



Planning Commission

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

Wednesday, September 27, 2006
7:00 PM

North Berkeley Senior Center
1901 Hearst Avenue

1. *Roll Call*
2. *Order of Agenda*
3. *Public Comment Period:* Speakers are customarily allotted up to three minutes each. Speakers are encouraged to submit more extensive comments in writing. To ensure adequate time for action items on the Agenda, the Planning Commission may limit the number of public speakers during the public comment period.
4. *Planning Staff Report:* Report on upcoming planning issues and recent Council actions. In addition to the items below, additional matters may be reported to the Commission at the meeting.
5. *Chairperson's Report:* Report by Commission Chair.
6. *Committee Reports:* Reports by Commission committees or liaisons. In addition to the items below, additional matters may be reported to the Commission at the meeting.
 - a. Creeks Task Force
 - b. Density Bonus Procedure/Inclusionary Housing Provisions Subcommittee
 - c. Downtown Area Plan Advisory Committee (DAPAC)
 - d. Major Residential Additions Subcommittee
 - Dissolve Subcommittee based on Council's adoption of recommendations.
 - e. Southside Plan Subcommittee
7. *Approval of Minutes:* Draft minutes of September 6, 2006 and September 13, 2006 meetings. Approved minutes of July 27, 2006 meeting.
8. *Future Planning Commission Agenda Items and Other Planning-Related Events*

ACTION ITEMS: *Matters for discussion and possible action.*

9. **Discussion: Recommendations on the Creeks Ordinance Revisions (BMC 17.08); Discussion and Set Public Hearing for ZA 6-06: Amendments to the Zoning Ordinance related to the Creeks Ordinance (BMC Title 23) and rebuilding after involuntary destruction of structure; and Draft Initial Study.** (Report attached.)
10. **Discussion and CONTINUE Public Hearing to October 11, 2006: Telegraph Avenue Economic Development Assistance Package, Zoning Component.** (Report attached.)

INFORMATION ITEMS: *Action may be taken on any information report at this meeting if any Commissioner requests its placement on the agenda as an action item.*

11. Council Action on Major Residential Additions, September 19, 2006. (Attached)
12. Council Action on the Recommendations from the Joint Subcommittee on Density Bonus on mixed-use and multi-family residential projects in commercial districts, September 19, 2006. (Attached)
13. ZAB Action on the Joint Subcommittee on Density Bonus recommendations. (Attached)

COMMUNICATIONS: In compliance with Brown Act regulations, no action may be taken on these items. However, discussion may occur at this meeting upon a Commissioner request. Normally, communications received by the end of the day on the Wednesday one week before the Planning Commission meeting will be transmitted with the staff report packet to the commissioners. Communications received later will be sent to the Commission separately, either by handing out at the meeting or including in the next available Planning Commission packet.

- Letter from Teresa Clarke dated September 13, 2006, regarding the density bonus.
- Email from Revan Tranter dated September 13, 2006, regarding the density bonus.
- Email from Christina Mun dated September 13, 2006, regarding the density bonus.
- Letter from Jason Kaldis dated September 13, 2006, regarding major residential additions.
- Letter from Robert Pennell dated September 13, 2006, regarding major residential additions.

Communications distributed on September 13, 2006:

- Invitation to the dedication of the Eastshore State Park on October 4, 2006.
- Letter from Evan McDonald and Christopher Hudson dated September 13, 2006, regarding the density bonus.
- Letter from Mark Troup dated September 13, 2006, regarding major residential additions.
- Email from Tricia Swift dated September 13, 2006 regarding major residential additions.
- Email from David Early dated September 13, 2006, regarding the density bonus.
- Letter from David Levy dated September 13, 2006, regarding the density bonus.
- Email from Katinka Wyle dated September 13, 2006, regarding major residential additions.
- Email from Jeff Hobson dated September 13, 2006, regarding the density bonus.
- Email from Patrick Kennedy dated September 13, 2006 regarding the density bonus.
- Email from Robin Pennell dated September 13, 2006, regarding major residential additions.
- Letter from Charles Krenz dated September 12, 2006 regarding Proposition 90 and the density bonus.
- Letter from Elizabeth Lake dated September 12, 2006, regarding the density bonus.
- Email from Rene Minneboo dated September 12, 2006, regarding the density bonus.
- Email from Suzanne Riess dated September 12, 2006, regarding major residential additions.
- Letter from Sharon Hudson dated September 11, 2006, regarding the density bonus.
- Email from Anthea Carmichael dated September 11, 2006, regarding major residential additions.
- Email from Patricia and Robert Spear dated September 9, 2006, regarding major residential additions.
- Email from G.S. Morris dated September 8, 2006 regarding major residential additions.
- Email from Charles Krenz dated September 6, 2006, regarding major residential additions.

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Please refrain from wearing scented products to public meetings.

Written material may be viewed in advance of the meeting at the Planning and Development Department, 2118 Milvia Street, Third Floor, during working hours or at the Main Branch Library, Shattuck/Kittredge Streets, during regular library hours at the Reference Desk.

Accommodations Provided Upon Request. To request meeting materials in large print, Braille, or on cassette, or to request a sign language interpreter, assistive-listening device, real-time captioning or other accommodation for the meeting, call 981-7480 (voice) or 981-7474 (TDD). Providing at least five working days' notice will help to ensure availability at the meeting.

Note: If you object to a project or to any City action or procedure relating to the project application, any lawsuit which you may later file may be limited to those issues raised by you or someone else in the public hearing on the project, or in written communication delivered at or prior to the public hearing. The time limit within which to commence any lawsuit or legal challenge related to these applications is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitations period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred.