



Planning Commission

## AGENDA

### REGULAR MEETING OF THE PLANNING COMMISSION

**November 29, 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. Southside Plan Subcommittee
7. *Approval of Minutes:* Draft minutes of November 8 and approved minutes of October 25 meeting.
8. *Future Planning Commission Agenda Items and Other Planning-Related Events*

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

9. **Public Hearing: ZA 9-06 Zoning Ordinance amendments for procedural changes to streamline the enforcement of permit violations and the abatement of nuisances** (Report attached)
10. **Public Hearing: ZA 8-06 Zoning Ordinance amendments clarifying role and limiting appeal of final design review action (BMC Chapter 23E.12)** (Memorandum attached)
11. **Public Hearing: ZA 7-06 Zoning Ordinance amendments addressing Design Review Committee membership (BMC Section 23B.08.010)** (Memorandum attached)
12. **Association of Bay Area Governments (ABAG) Regional Housing Needs Assessment (RHNA) Methodology for 2007-2014 Allocation** (To be delivered)

**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.

13. **Draft Regional Housing Needs Allocation Methodology, ABAG, October 26, 2006, Revised November 17, 2006; FAQ regarding RHNA process**
14. **City Council November 14, 2006 referral to Planning Commission regarding zoning amendments to allow small-scale electric vehicle dealerships in the CSA**
15. **Planning Commission meeting schedule for 2007**

**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.

- Email from Sharon Hudson regarding changes to DRC membership, November 17, 2006
- Letter from the Solano Avenue Neighborhood Association regarding the Milo Foundation, November 15, 2006
- Email from Katie Pilat regarding Creeks Ordinance, November 13, 2006
- Email from Geoffrey and Patricia Chandler regarding Creeks Ordinance, November 13, 2006
- Email from Phil Price regarding Creeks Ordinance, November 11, 2006
- Email from Commissioner Gurley regarding the Milo Foundation, November 11, 2006
- Email from Mary Ann Brewin regarding Creeks Ordinance, November 10, 2006
- Email from Kristen Quay regarding Creeks Ordinance, November 10, 2006
- Email from Abigail Fateman regarding Creeks Ordinance, November 9, 2006
- Email from Chair Burke regarding Proposition 90, November 9, 2006
- Email from Gus Yates regarding Creeks Ordinance, November 8, 2006
- Email from Phil Price regarding Creeks Ordinance, November 8, 2006

***Late communications received at last meeting 11-8-06:***

- Letter to Debbie Sanderson from Tamsen Plume regarding the Milo Foundation Pet Adoption Facility, November 8, 2006
- Notice of Intent to Adopt a Mitigated negative Declaration for the Demolition of Building 10 and Construction and Operation of a User Support Building, November 6, 2006
- Email from Diane Tokugawa regarding the Creeks Ordinance, November 6, 2006
- Email from Fran Block regarding the Creeks Ordinance, November 6, 2006
- Email from Alan Gould regarding the Creeks Ordinance, November 5, 2006
- Email from Tom Kelly regarding the Creeks Ordinance, November 3, 2006
- Email from Jenna Olsen regarding the Creeks Ordinance, October 28, 2006

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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.