



Planning Commission

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

January 24, 2007
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. Density Bonus Procedure/Inclusionary Housing Provisions Subcommittee
 - b. Downtown Area Plan Advisory Committee (DAPAC)
 - c. Southside Plan Subcommittee
7. *Approval of Minutes:* Draft minutes of January 10 and approved minutes of November 29, 2006.
8. *Future Planning Commission Agenda Items and Other Planning-Related Events*

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

9. **Public Hearing: Zoning Ordinance amendments related to hours of operation and TSF on Telegraph Avenue** (Report attached)
10. **Continued Public Hearing: Tract Map 7796: 2628 Telegraph Avenue, proposed 16 unit condominium project** (Report to be delivered) (Continued from 1-10-07)
11. **Set Meeting: West Berkeley Circulation Master Plan Joint Special Meeting with the Transportation Commission and the Redevelopment Agency's Project Area Committee, February 22, 2007** (Report attached)
12. **Discussion: FY06/07 Workplan status update** (Report to be delivered)
13. **ZA 8-06 Zoning Ordinance amendments clarifying role and limiting appeal of final design review action (BMC Chapter 23E.12)** (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.

14. Adopted Revised Creeks Ordinance (Ord. No-6,956, Effective January 4, 2007) and related Zoning Ordinance amendments (Ord. No-6,954 Effective December 28, 2006)

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 Roland Peterson, Executive Director, of the Telegraph Avenue Property and Business Management Corporation, regarding C-T Amendments, January 17, 2007.
- Letter from John Lineweaver, President Telegraph business Improvement District, regarding C-T Amendments, January 18, 2007.

Late Communications **distributed at previous meeting** (1-10-07):

- Letter to Aaron Sage from Gillian Thackray, Action Executive Director of the Milo Foundation, indicate Use Permit application withdrawn, January 10, 2007.
- Email and attachment from Manuela Albuquerque, City Attorney, to Planning Commission and Planning staff regarding Item 9 on 1-10-07 Agenda, January 10, 2007.
- Email and attachment from Commissioner Poschman to Planning Commission and Planning staff regarding Item 9 on 1-10-07 Agenda, January 10, 2007.

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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.