



Planning and Development Department  
Land Use Planning Division

# Action Minutes

## Joint Density Bonus Subcommittee of Planning Commission / Zoning Adjustments Board / Housing Advisory Commission

**When: Wednesday, February 7, 2007  
4:00 to 6:00 pm**

**Where: Magnolia Conference Room  
Permit Service Center (Third Floor)  
2120 Milvia Street, Berkeley, CA 94704 (Wheelchair Accessible)**

### Subcommittee Members

Zoning Adjustments Board  
members:

- Sara Schumer\* **P**
- Rick Judd **P**
- David Blake **P**
- Bob Allen **P**

Planning Commission  
members:

- Susan Wengraf **P**
- Gene Poschman **P**
- David Stoloff **P**

Housing Advisory  
Commission members:

- Jesse Arreguin **P**
- Marie Bowman **P**
- Steve Wollmer **P**

Staff Present: Planning Director Dan Marks, Land Use Planning Manager Mark Rhoades, Principal Planner Allan Gatzke, Principal Planner Debra Sanderson, Associate Planner Jordan Harrison, City Attorney Zach Cowan.

Agenda:

1. Public Comment – None.
2. Discussion of City Council Action of January 30, 2007 regarding Joint Subcommittee on Density Bonus – Planning Manager Rhoades indicated he had requested the Clerk's summary of the Council's action be revised to clarify that the council directed the subcommittee to complete their work by the end of March. The Subcommittee discussed the Council action, and asked if the original resolution establishing the committee needed amendment.
3. Discussion of Ordinance No. 6948, zoning amendments resulting from previous Joint Subcommittee/Staff recommendations, adopted September 26, 2006 – Rhoades provided an overview of the amendments. The subcommittee discussed revisiting their past recommendations. The Subcommittee discussed the following as topics for future meetings:
  - policies regarding incentives and concessions and waivers and modifications;
  - the staff-prepared flow chart and procedures for implementation of density bonus law;
  - a density bonus ordinance;
  - the “two-menu” approach to incentives and concessions and waivers and modifications;

- the inclusionary ordinance threshold for inclusionary units; and
- the Housing Department proposal for incentives and concessions in the Berkeley inclusionary ordinance.

M/S/C to recommend the above workplan. (Poschman / Blake) Ayes: Poschman, Wengraf, Bowman, Arreguin, Blake, Allan, Judd, Wollmer, Stoloff. Noes: None. Abstain: None. Absent: None.

4. Discussion of work plan for the remaining scheduled Subcommittee meetings (February 21, March 7, and March 21) – The Subcommittee chose the following dates: Tuesday February 20, Tuesday March 6, Monday March 19, and if necessary, Monday March 26.

Adjourn: 5:12 pm

\* Sara Schumer is not yet a voting member of the Joint Subcommittee.

If you have questions regarding this meeting summary, please contact Jordan Harrison at [jharrison@ci.berkeley.ca.us](mailto:jharrison@ci.berkeley.ca.us) or 981-7416.