



Planning and Development Department
Land Use Planning Division

Action Minutes

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

**When: Tuesday, March 6, 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 P – Present A – Absent

Zoning Adjustments Board
members:

- Sara Shumer 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

Agenda:

1. Public Comment

During the discussion below, Chris Hudson and Brendan Heafey commented about financial feasibility analysis, and stated that project applicants need a better explanation of how staff would utilize the financial pro forma data, what standard for acceptable amount of profit would be used, and what the project would be compared to – a base project with our without affordable units?

2. Continued Discussion: Procedures for implementation of density bonus law, including the proposed 2-menu option and prioritization of waivers and modification and incentives or concessions.

Using Commissioner Poschman's memo Decision List and Discussion, the Subcommittee discussed the subjects of: a Density Bonus Ordinance in the BMC; what specific development standards should be included and prioritized for waivers/modifications and incentives/concessions, if they should be in the Density Bonus Ordinance, and if they should be in separate lists; whether the City can require financial data to award waivers and modifications; outside review of the financial data; and the award of incentives or concessions when no density bonus is taken.

3. Discussion: Density Bonus Ordinance in the Berkeley Municipal Code.

During the discussion above, the Subcommittee discussed the necessity of a Density Bonus Ordinance and potential contents of a revised ordinance, including specific development standards to be utilized for incentives/concessions and waivers/modifications and when to require financial data. Staff recommended the

approach of including references to administrative procedures in the Density Bonus Ordinance to allow for easier modification over time and stated an ordinance outline would be provided at the following meeting.

4. Discussion: square footage bonus instead of unit bonus.

This item was not discussed.

5. Future meeting agendas and other business.

Continued discussion of the procedures outlined in Commissioner Poschman's memo and the staff-prepared draft procedures provided at the previous meeting; square footage bonus verses unit bonus; and the proposed incentives or concessions for payment of in-lieu fees in the Berkeley's Inclusionary Ordinance.

If you have questions regarding these action minutes, please contact Jordan Harrison at jharrison@ci.berkeley.ca.us or 981-7416.

Please refrain from wearing scented products to public meetings.

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 705-8116 (voice) or 981-6903 (TDD). Providing at least five working days' notice will help to ensure availability at the meeting.