

FINAL MINUTES OF REGULAR PLANNING COMMISSION MEETING

October 24, 2007

1 Time: The meeting was called to order by Chair Samuels at 7:08 p.m.

2 Location: North Berkeley Senior Center.

3 **ROLL CALL**

4 Commissioners Present: Burke (arrived 7:12), Dacey, Ferrazares, Gurley (arrived 7:13),
5 Pollack, Poschman, Samuels, Stoloff, Wengraf.

6 Commissioners Absent: none.

7 Staff Present: Sanderson, Homrighausen, Amoroso, Tran, Wolff.

8 **ORDER OF THE AGENDA**

9 **M/S/C to move Item #9, Tract Map #7886: 1821 Highland Avenue, to the consent**
10 **agenda (Poschman/Stoloff). Ayes: Dacey, Ferrazares, Pollack, Poschman, Samuels,**
11 **Stoloff, Wengraf. Noes: None. Absent: Burke, Gurley.**

12 M/S/C to approve the consent agenda. (Poschman/ Ferrazares). Ayes: Dacey, Ferrazares,
13 Pollack, Poschman, Samuels, Stoloff, Wengraf. Noes: None. Absent: Burke, Gurley.

14

15 **PUBLIC COMMENT PERIOD**

16 Speaker 1: Harvey Sherback presented an article from the San Francisco Chronicle about
17 Mayor Bates's plan to encourage solar panel installation on residents' homes. He
18 stated his concern about climate destabilization, using record size the recent Southern
19 California fires as an example. He reiterated his concern about "strained resources,"
20 especially water and oil. He suggested that government buildings should have solar
21 panels.

22 Speaker 2: Merri Mitchell stated her concern about climate destabilization. She stated
23 that the ice melt in Greenland has caused the houses in the area to sink and is a result
24 of an increase in recent earthquake magnitudes. She cited a San Francisco Chronicle
25 article about the tectonic activity in the Bay Area. She stated her concern that the "lift
26 slab" architecture of the Power Bar building is susceptible to these tectonic activities,
27 and that the city should take up this issue. In addition, she stated her concern about
28 the proposed location of biodiesel and nano-tech operations near the Strawberry
29 Canyon Aquifer.

30 **PLANNING STAFF REPORT**

31 Principal Planner Amoroso summarized a list of upcoming projects the staff will be
32 working on in November and December.

33 **CHAIRPERSON'S REPORT**

34 None.

FINAL MINUTES OF REGULAR PLANNING COMMISSION MEETING

October 24, 2007

35 **COMMITTEE REPORTS**

36 **Downtown Area Plan Citizen Advisory Committee**

37 Commissioner Samuels reported that DAPAC is about a month away from a final
38 recommendation on the Downtown Plan. The final subcommittee meetings are discussing
39 economic development, density, and building height. He commented on the Historic
40 Preservation voting procedure.

41

42 **APPROVAL OF MINUTES**

43 M/S/C to approve the draft minutes of September 26, 2007 with typo corrections
44 (Poschman/Wengraf). Ayes: Burke, Dacey, Ferrazares, Gurley, Pollack, Poschman,
45 Samuels, Stoloff, Wengraf. Noes: None. Abstain: None. Absent: None.

46 **UPCOMING AGENDA ITEMS**

47 Planning Manager Sanderson commented on the AC Transit BRT project. Planning staff
48 has been working closely with Transportation Planning. Council approved a process to
49 identify a locally preferred alternative on October 23, 2007. However, staff cannot
50 proceed without additional funding. She stated that the Planning Commission has been
51 selected as the lead commission on Bus Rapid Transit in Berkeley. Staff and the
52 commission discussed the installation of cell antennas in Berkeley.

53 **ACTION ITEMS**

54 **Item 10: Set Hearing on Zoning Amendments related to Alcohol Sales Outlets.**

55 Planning Manager Sanderson explained that the current alcohol zoning ordinance
56 language does not accommodate established alcohol sales outlets in good standing. The
57 current language prohibits outlets that have more than one complaint from renewing their
58 permit.

59 M/S/C to set the public hearing November 14, 2007 (Poschman/ Ferrazares). Ayes:
60 Burke, Dacey, Ferrazares, Gurley, Pollack, Poschman, Samuels, Stoloff, Wengraf. Noes:
61 None. Abstain: None. Absent: None.

62 **Item 11: Discussion of the Letter from Leo Tscharner, September 4, 2007, regarding**
63 **garage conversions and residential parking in rear yards.**

64 Staff and commission members discussed current procedures to keep staff informed
65 about zoning ordinance language. Staff meets once a week for one hour to discuss zoning
66 ordinances interpretations and amendments. Commissioner Poschman presented an
67 excerpt from the City's General Plan outlining staff evaluation and training procedures.
68 Staff suggested that the Planning Commission urge City Council members to make
69 working on zoning amendments a priority.

70

FINAL MINUTES OF REGULAR PLANNING COMMISSION MEETING

October 24, 2007

71 **Item 12: Discussion about the Recommendations of the Joint Density Bonus**
72 **Subcommittee.**

73
74 Planning Manager Sanderson explained that there was a misunderstanding between staff
75 and the Subcommittee Chairs regarding changes and comments to the Density Bonus
76 Standards and Procedures Report. Staff will meet with the Chairs to decide on changes to
77 the report and present it to the Planning Commission.

78
79 **ADJOURNMENT**

80 **The meeting was adjourned at 8:30 pm**

81 Note on Commission Meeting Reporting:

82 In June 2005, the City Council adopted a plan that requires commission secretaries to
83 submit an annual report that summarizes for each meeting a) the number of
84 commissioners in attendance, b) the number of members of the public in attendance, c)
85 the number of public speakers and d) the length of the meetings.

86
87 For the October 24, 2007 Planning Commission meeting, the following will be reported:
88 Commissioners in attendance: 9
89 Members of the public in attendance: 10
90 Public Speakers: 2
91 Length of the meeting: 1 hour 22 minutes