

FINAL MINUTES OF REGULAR PLANNING COMMISSION MEETING

December 19, 2007

1 Time: The meeting was called to order by Chair Samuels at 7:00 p.m.

2 Location: North Berkeley Senior Center.

3 **ROLL CALL**

4 Commissioners Present: Dacey, Ferrazares, Gurley, Pollack, Poschman, Samuels,
5 Wengraf.

6 Commissioners Absent: Burke (excused), Stoloff.

7 Staff Present: Sanderson, Amoroso, Harrison.

8 **ORDER OF THE AGENDA**

9 No change.

10 **PUBLIC COMMENT PERIOD**

11 Speaker 1: Steven Wollmer, asked what effect changes to the Uniform Building Code
12 will have on building envelopes in relation to base project sizes. He stated that on the
13 topic of the MUR Inclusionary zoning amendments, it is not good policy to exempt
14 one particular district and one approach would be an affordable housing fee for small
15 projects.

16 Speaker 2: Dana Merrday, stated concern about existing tritium and PDB contamination
17 in the Strawberry Creek watershed and concern about the potential added impacts
18 from genetically modified organisms and nanotechnology.

19 Speaker 3: Amy Beaton, stated concern about ground water contamination in the
20 Strawberry Creek watershed, which she stated could be necessary drinking in the
21 event of a major quake upsetting our supply. She stated concern about the quality of
22 the monitoring of contaminated soils during construction.

23 Speaker 4: Gianna Ranuzz, stated the CRT public comment period should be extended;
24 the projects are not being properly assessed for cumulative impacts; the projects pose
25 landslide risk; and there should be better alternative sites analysis.

26 Speaker 5: Merri Mitchell, stated the Helios computer should stay in Oakland where they
27 need the jobs and the proposed building would be subject to seismic hazards.

28 Speaker 6: Anonymous, stated more time is needed to review the EIRs and stated
29 concerns that the conceptual model of the tritium flows is insufficient; not enough
30 testing of groundwater has been done; and the seismic and landslide analysis is
31 inadequate.

32 **PLANNING STAFF REPORT** - None.

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33 **CHAIRPERSON’S REPORT** - None.

34 **COMMITTEE REPORTS** - None.

35 **APPROVAL OF MINUTES**

36 M/S/C to approve the draft minutes of December 12, 2007 (Ferrazares/Wengraf). Ayes:
37 Dacey, Ferrazares, Gurley, Pollack, Poschman, Samuels, Wengraf. Noes: None. Abstain:
38 None. Absent: Burke, Stoloff.

39 **UPCOMING AGENDA ITEMS**

40 Planning staff indicated that the January 9, 2008 meeting will be canceled and at the
41 January 23 meeting the planned items are Density Bonus and the Downtown Area Plan.

42 **ACTION ITEMS**

43 **Item 9: Lawrence Berkeley National Laboratory Presentations:** Helios Energy
44 Research (“Helios”) Facility and the Computational Research and Theory (CRT) Facility.

45 The LBNL presented the two projects and the accompanying environmental review
46 documents. The Commission discussed the projects, and indicated that the design of the
47 CRT building was too tall and prominent for its hillside location and encouraged the
48 project to exceed a LEED Silver rating. Commissioners expressed concern about the
49 CRT project’s affect on water quality, such as by disrupting contaminated soil, and the
50 visual impacts of the CRT building in terms of bulk, mass, and height. The Commission
51 felt the design of the Helios building was appropriate and encouraged the project to
52 exceed a LEED Silver rating. The Commissioners expressed concern about the
53 cumulative impacts of the two projects, parking impact from the projects, and air quality
54 impacts from increased shuttle trips for the projects.

55 **Item 10: Discussion: Implementation of State density bonus law and Berkeley’s**
56 **Inclusionary Ordinance.**

57 Land Use Planning Manager Sanderson gave an overview of the procedures that City
58 staff use to determine the base project and appropriate density bonus for development
59 proposals subject to Government Code Section 65915. The Commission discussed the
60 process and examples.

61 **ADJOURNMENT**

62 **The meeting was adjourned at 9:40 pm**

63 For the December 19, 2008 Planning Commission meeting, the following will be
64 reported:

65 Commissioners in attendance: 7

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- 66 Members of the public in attendance: 20
- 67 Public Speakers: 6
- 68 Length of the meeting: 2 hour 40 minutes