APPROVED MINUTES OF SPECIAL PLANNING COMMISSION MEETING
HELD JOINTLY WITH THE HOUSING ADVISORY COMMISSION, ZONING
ADJUSTMENTS BOARD AND JOINT SUBCOMMITTEE ON DENSITY BONUS
September 6, 2006

Time: The meeting was called to order by Planning Commission Chair Burke at 6:15 p.m.

Location: West Berkeley Senior Center.

ROLL CALL


Housing Advisory Commission Present: Arreguin, Bowman, St. John, Smith, Thomson-Story (arrived 6:35 pm), Wollmer. Absent: Chacin, Coulter, Dunner,

Staff Present: Barr (Housing), Dando, Gatzke, Harrison, Powell, Rhodes, Sanderson,

Sung (Housing).

ORDER OF THE AGENDA

No change.

PUBLIC COMMENT PERIOD

None.

ACTION ITEMS

Zoning Amendments: Recommendations from the Joint Subcommittee on Density Bonus on mixed-use and multi-family residential projects in commercial districts.

Joint workshop with the Housing Advisory Commission, Zoning Adjustments Board, Joint Subcommittee on Density Bonus.

Planning Commissioner Susan Wengraf, Chair of the Joint Subcommittee on Density Bonus chaired the meeting for this issue.

Planning Department Land Use Manager Mark Rhoades presented an overview of Proposition 90, the planning process of the Joint Subcommittee on Density Bonus and the recommendations of the Subcommittee and staff.

Speaker 1: Barbara Gilbert commented that Berkeley is too big and too dense and that more open space is needed.

Speaker 2: Prakash Pinto supported the Subcommittee recommendations.
Speaker 3: Susan Pinto supported the Subcommittee recommendations.
Speaker 4: Eva Herrer supported lower density development and more open space.
Speaker 5: Mary Wyand supported earlier comments and noted mostly residential districts are near the C-W District.
Speaker 6: David Mayeri supported smart growth, stating the Subcommittee recommendations would halt development. He supported the staff recommendations.
Speaker 7: Laura Billings did not support the recommendations stating they created greater uncertainty for development and that they resulted in intergenerational tyranny.
Speaker 8: Lyman Gee, Arcon, Inc. stated the recommendations would hurt residential development in Berkeley.
Speaker 9: Ali Kashani stated the issue should not be rushed through and that the density bonus had resulted in affordable housing in the City. He stated the amendments would require an environmental impact report.
Speaker 10: Sharon Hudson stated the staff models were not appropriately drawn and supported the Subcommittee recommendations.
Speaker 11: Chris Hudson stated that all of the recommendations are anti-affordable housing and anti-transit.
Speaker 12: Evan McDonald agreed with Mr. Hudson and stated that all affected property owners should be notified of the changes.
Speaker 13: Beatrice Burrigher expressed concern with dividing Berkeley and allowing bad development into South Berkeley.
Speaker 14: Kristin Leimkuhler supported the need for predictability stating the concessions are sometimes applied arbitrarily.
Speaker 15: John McBride supported the Subcommittee recommendations.
Speaker 16: Alexander Quinn did not support any downsizing stating Berkeley needed to take responsibility for its fair share of growth.
Speaker 17: Merrilee Mitchell stated that Berkeley is already dense and that density is not good on corridors for the environment or people.

The Commissioners and Board Members expressed their individual concerns with and support of the Subcommittee and staff recommendations. The Housing Advisory Commission agreed to make its recommendation at its meeting on September 7 and the Zoning Adjustments Board agreed to make its recommendations on September 14.

Members discussed the need to continue to work on the recommendations regardless of the outcome of Proposition 90.

There was not uniform support for the Subcommittee recommendations or the staff recommendations.

Members of the public who previous spoke made additional comments after the Commissioners addressed their concerns.
A 10-minute recess was held where members of the Housing Advisory Commission and Zoning Adjustments Board left and adjourned their individual Commission meeting.

Chair Burke resumed chairing the Planning Commission portion of the meeting.

Planning Commission Workshop on Major Residential Additions

Associate Planner Erin Dando presented the Major Residential Subcommittee and staff recommendations.

Speaker 1: Jason Kaldis submitted drawings and written comments to the Planning Commission, noting problems and concerns with the recommendations as drafted and his estimate that a large number of Administrative Use Permits would result.

The Commission discussed the work of the Subcommittee and concerns with and support for the recommendations.


Commissioners discussed the noticing of the September 13, 2006 meeting and whether or not it should be noticed as a meeting of the Joint Subcommittee on Density Bonus meeting.

ADJOURNMENT

Chair Burke adjourned the meeting at 10:00 pm.

Note on Commission Meeting Reporting:
In June 2005, the City Council adopted a plan that requires commission secretaries to submit an annual report that summarizes for each meeting a) the number of commissioners in attendance, b) the number of members of the public in attendance, c) the number of speakers at Public Comment and d) the length of the meetings.
For the September 6, 2006 Planning Commission meeting, the following will be reported:

Commissioners in attendance: 8

Members of the public in attendance: 25

Public Speakers: 18

Length of the meeting: 3 hours, 45 minutes