



Planning and Development Department
Land Use Planning Division

Agenda

Joint Planning Commission/ Zoning Adjustments Board/Housing Advisory Commission

Density Bonus Subcommittee

When: Wednesday, December 7, 2005
3:00 to 5:30 pm

Where: Sitka Spruce Conference Room
Permit Service Center (Second Floor)
2120 Milvia Street, **BERKELEY, CA 94704** (Wheelchair Accessible)

Subcommittee Members

Zoning Adjustments Board members:

- Dean Metzger
- Rick Judd
- David Blake
- Bob Allen

Planning Commission members:

- Susan Wengraf
- Helen Burke
- Gene Poschman
- David Stoloff

Housing Advisory Commission members:

- Jesse Arreguin
- Marie Bowman
- Andrew Murray

Agenda:

1. Public Comment
2. Report from staff: Subcommittee Procedures – Possible agenda posting at City web site
3. Set date for January meetings.
4. Recommendations from ZAB Density Bonus Subcommittee Draft Recommendations dated Oct. 13, 2005 (Stated briefly below; See ZAB Subcommittee Oct. 13, 2005 memo for full text of recommendations):
 - a) Except in downtown districts, require a separate use permit for some or all required usable open space which is not located outdoors at ground level.
 - b) Limit square footage of an additional story permitted as a result of including ground floor commercial space in a mixed-use building, to the square footage of the ground floor commercial space, rather than a full additional floor. Adopt standards for commercial space, which is used to establish eligibility to add an additional residential story to a mixed-use building, such as minimum dimensions, square footage and ceiling heights.
 - c) Except in downtown districts, require a separate use permit for lift parking, or for lift parking in excess of a specified percentage of a building's parking requirement.

5. Inclusionary issues and housing requirements.
6. Additional discussion of work plan topics.

Note: The Joint Subcommittee will also meet Thurs. Dec. 15, 3-5:30 p.m; January meeting dates to be set. Meetings will be in the second floor conference room, Permit Service Center, 2120 Milvia St.

If you have questions regarding this agenda, please contact Janet Homrighausen, Senior Planner, at (510) 981-7484.

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