



Office of the City Manager

CONSENT CALENDAR
November 17, 2020

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Jordan Klein, Interim Director, Planning and Development Department

Subject: Refer to the Planning Commission to Amend the General Plan Land Use Classification and Rezone Parcels Located at 1709 Alcatraz Street, 3404 King Street, 3244 Ellis Street, 1717 Alcatraz Avenue and 2024 Ashby Avenue

RECOMMENDATION

Refer to the Planning Commission consideration that the parcels located at 1709 Alcatraz Street (APN 052-1533-001-03), 3404 King Street (APN 052-1435-001-02), 3244 Ellis Street (APN 052-1533-005-00), 1717 Alcatraz Avenue (APN 052-1533-005-00) and 2024 Ashby Avenue (APN 053-1592-022-00) be reclassified to the new Adeline Corridor Mixed Use General Plan Land Use Classification; and consideration that the same areas be rezoned to the new Commercial – Adeline Corridor District.

FISCAL IMPACTS OF RECOMMENDATION

There are no direct fiscal impacts to the City of Berkeley by considering the proposed General Plan redesignation and rezoning.

CURRENT SITUATION AND ITS EFFECTS

Later this year the City Council will be presented with the proposed Adeline Corridor Specific Plan and associated General Plan and zoning amendments, which would apply the new Adeline Corridor Mixed Use General Plan land use classification and Commercial – Adeline Corridor District zoning to all the parcels within the Specific Plan boundary. The new Adeline Corridor Mixed Use General Plan Land Use Classification is designed to incentivize more affordable housing through providing streamlined approval and incrementally more density, height and floor-area ratio, in return for specified amounts of on-site affordable housing units. The new C-AC zoning permits uses that align with Plan Area vision and goals. The Plan Area for the Adeline Corridor Specific Plan does not include the parcels described in this staff report, so subsequent to the plan adoption and General Plan and zoning amendments, these parcels will retain their existing designations. Staff is recommending that the City Council refer to the Planning Commission consideration that the five parcels shown in Table 1 (below) be reclassified to the Adeline Corridor Mixed Use General Plan land use classification, and

consideration that these same parcels be rezoned to the Commercial – Adeline Corridor (C-AC) District. See Attachment A for a map of the parcels proposed for amendments.

Table 1. Parcels Proposed for General Plan and Zoning Map Amendments

	<u>Existing General Plan</u>	<u>Existing Zoning</u>
1. 1709 Alcatraz Street (APN 052-1533-001-03)	Avenue Commercial and Medium Residential	R-2A and Commercial – South Area (C-SA)
2. 3404 King Street (APN 052-1435-001-02)	Medium Density Residential	R-2A Restricted Multiple-Family Residential District
3. 3244 Ellis Street (APN 052-1533-005-00)	Neighborhood Commercial	Commercial – South Area (C-SA)
4. 1717 Alcatraz Avenue (APN 052-1533-005-00)	Neighborhood Commercial	Commercial – South Area (C-SA)
5. 2024 Ashby Avenue (APN 053-1592-022-00)	Avenue Commercial	Commercial – South Area (C-SA)

BACKGROUND

At the February 1, 2020 meeting of the Planning Commission Subcommittee for the Adeline Corridor Specific Plan, Subcommittee members heard public comment requesting specific expansions to the Plan Area boundary to include two parcels located at 3404 King Street and 1709 Alcatraz Avenue:

- The parcel located at 1709 Alcatraz Avenue is approximately one acre and is owned by the Ephesian Church of God in Christ. It is located at the northern corner of King Street and Alcatraz Avenue, near the Adeline Corridor Specific Plan Area boundary. Current uses on the parcel include the Ephesian Church building, surface parking, and a vacant building. The parcel is currently has two different General Plan and zoning designations: Medium Density General Plan Restricted Multiple-Family Residential District (R-2A), and Avenue Commercial General Plan South Area Commercial District (C-SA). The Ephesian Church has indicated that it is interested in redeveloping 0.52-acres of the site with a 100% affordable senior housing project along King, Harmon, and Ellis Streets.
- The parcel located at 3404 King Street is a 0.1 acre parcel owned by Fred Finch Youth and Family Services. It is adjacent to, but outside of, the Adeline Corridor Specific Plan Area boundary. It currently is classified as Medium Density

Residential in the General Plan and is in the R-2A Restricted Multiple-Family Residential District. The current use on the parcel is “Turning Point,” a temporary, transitional housing program designed to assist homeless youth age 18-25 to obtain and maintain independent permanent housing. The Berkeley Municipal Code (BMC) defines “transitional housing” as a type of Group Living Accommodation (GLA), which are not allowed to operate in the R-2A District. However, this property was granted a Use Permit (UP) with a Variance in 1978 to allow for a transitional home serving 12 youth. Amending the General Plan classification and rezoning the parcel from R-2A to the proposed C-AC zoning which would allow the current GLA uses and any potential future expansion/modification of the current use, with a Use Permit (with a public hearing).

Since the Adeline Corridor Specific planning process has been underway since 2015, and the Plan and the Environmental Impact Report (EIR) were prepared based on the current Plan Area boundary, staff recommends that these General Plan and zoning map amendments be considered separately from the approval process of the Adeline Corridor Specific Plan and associated General Plan, zoning and environmental review documents. At its meeting on September 30, 2020 the Planning Commission voted to recommend adoption of the Adeline Corridor Specific Plan and associated documents to the City Council.

In addition to the two parcels described above, staff has also included three other parcels to be considered for amendment of their General Plan Land Use Classification and zoning:

- The parcel located at 3244 Ellis Street is approximately 0.1 acres and its current use is a 6-unit apartment complex.
- The parcel located at 1717 Alcatraz Avenue is approximately 0.1 acres and current uses include a mixed-use building.
- The parcel located at 2024 Ashby Avenue is approximately 0.07 acres and its current use is a parking lot for St. Paul’s A.M.E. church, which is located on the adjacent parcel to the west (APN 053-1592-022-00). St. Paul’s A.M.E. church owns both parcels. The parcel on which the church is located is within the Adeline Specific Plan Area boundary, and is proposed through that Plan to have its General Plan and zoning changed to the Adeline Corridor Mixed Use General Plan land use classification, and rezoned to the C-AC District.

ENVIRONMENTAL SUSTAINABILITY

There are no direct environmental opportunities from these proposed actions. These parcels are located near or on a major transit corridor (Adeline Street) and within walking distance of the Ashby BART station. Future development proposed for some of these parcels would bring more transit oriented and affordable housing to the area.

RATIONALE FOR RECOMMENDATION

The new Adeline Corridor Mixed Use General Plan Land Use Classification and C-AC zoning is designed to incentivize more affordable housing through providing streamlined approval and incrementally more density, height and floor-area ratio, in return for specified amounts of on-site affordable housing units.

Amending the General Plan and zoning for the parcel located at 1709 Alcatraz Street would facilitate the development of affordable housing and support the Ephesian Church, a longstanding institution of South Berkeley’s African American community, which is consistent with the goals of the Adeline Corridor Specific Plan.

Amending the General Plan and zoning for the parcel located at 3404 King Street would allow for the potential change or expansion of the current use through the granting of a Use Permit (with a public hearing), which would be consistent with the goals of the Adeline Corridor Specific Plan.

Amending the General Plan and zoning of the two parcels located at 3244 Ellis Street and 1717 Alcatraz Avenue to the new Adeline Corridor Mixed Use General Plan Land Use Classification and C-AC zoning would ensure that there would not be two parcels classified as Avenue Commercial (General Plan) and zoned Commercial – South Area (C-SA) sandwiched between parcels that have the Adeline Corridor Mixed Use General Plan land use classification and C-AC District zoning. Existing uses on these two parcels, including a mixed-use building and a six-unit apartment complex, respectively, would not be affected by the change from C-SA to C-AC zoning.

Amending the General Plan and zoning of 2024 Ashby Avenue would facilitate the development of affordable housing and support St. Paul’s A.M.E. Church, a longstanding institution of South Berkeley’s African American community, which is consistent with the goals of the Adeline Corridor Specific Plan.

ALTERNATIVE ACTIONS CONSIDERED

The Council may choose not to refer this item to the Planning Commission.

CONTACT PERSON

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Attachments:

- 1: Parcels Proposed for General Plan and Zoning Map Amendments

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