

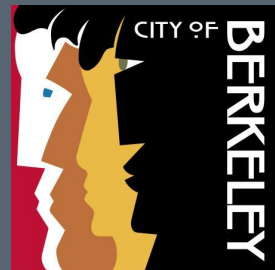
RESIDENTIAL OBJECTIVE STANDARDS

ZORP SUBCOMMITTEES

Meeting #1



December 15, 2021



What is the purpose of the project?

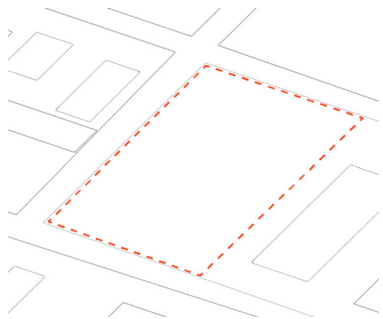
Prepare objective standards for multi-unit residential development.



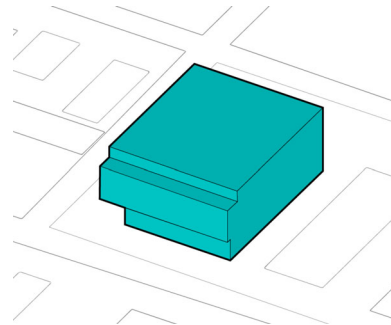
A Two-Part Process

PART 1 – OBJECTIVE DEVELOPMENT STANDARDS

WE ARE HERE (2021 to 2022)



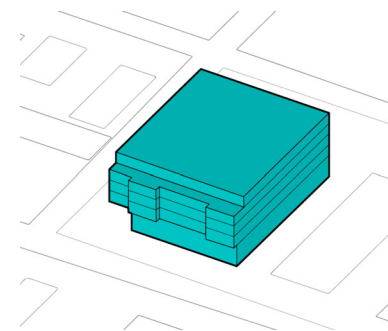
SITE



MASSING

PART 2 – OBJECTIVE DESIGN STANDARDS

2023 and later



ARTICULATION



FACADE

Creating Objective Standards: A Two-Part Process

PART 1 – OBJECTIVE DEVELOPMENT STANDARDS

WE ARE HERE (2021 to 2022)

- Housing Types (-plexes, 5+ unit)
- Building Massing & Envelope
- Open Space
- Residential Amenities

- Clear Housing Type Definitions
- Density, Min & Max
- Measurements, Ratios, Percentages
- Menu of Options

Discretionary review for projects that do not qualify or opt for subjective review

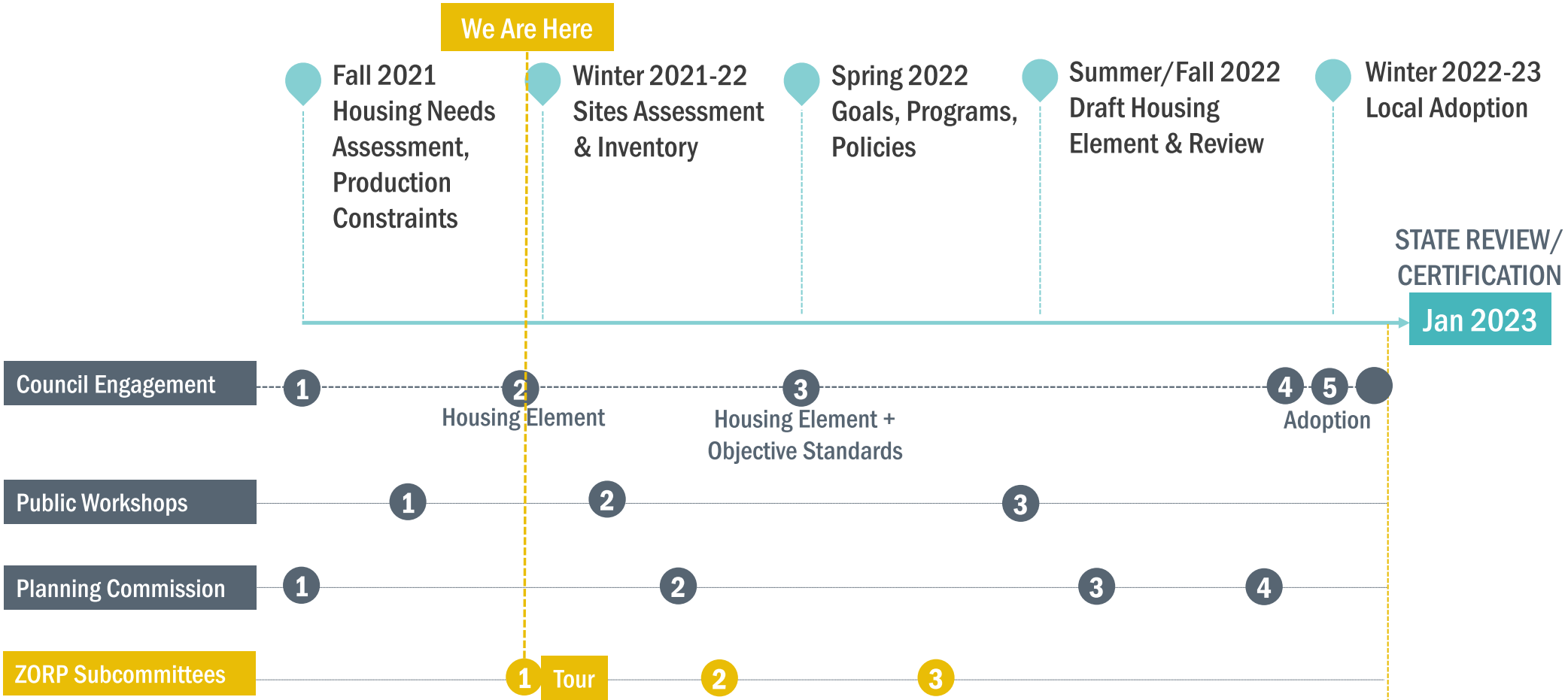
PART 2 – OBJECTIVE DESIGN STANDARDS

2023 and later

- Building Modulation (base, recesses)
- Roofline Articulation
- Orientation, Entries, Fenestration
- Façade: Materials, Patterns, Colors
- Landscape & Planting, Lighting, Art

- Measurements, Ratios, Percentages
- Menu of Options

Schedule Overview



Opportunities for Public Input

- ❑ Housing Element workshops
- ❑ Self-guided tour
- ❑ On-line input
- ❑ ZORP subcommittee meetings
- ❑ Planning Commission and City Council hearings

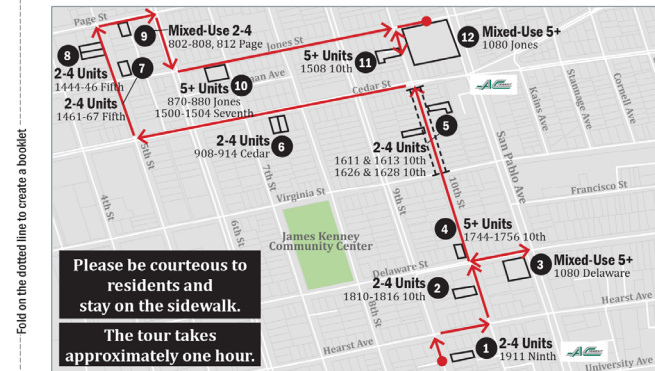


West Berkeley Self-Guided RESIDENTIAL WALKING TOUR

Nov-Dec 2021

As part of the City's Housing Element Update and Residential Objective Standards projects, this tour is an opportunity for you to provide input on the development of housing options in Berkeley.

For all new residential construction in Berkeley, projects must be found to be compatible with the scale and character of the neighborhood. With that in mind, please use the walking tour map below to explore a range of multi-unit and mixed-use residential development in the West Berkeley area.



We would like your feedback!

After the tour, here are TWO ways you can let us know your thoughts:

①

TAKE THE ONLINE SURVEY

Scan this QR code or go to www.surveymonkey.com/r/PV9C7PZ



OR

②

DROP OFF AT

1947 CENTER STREET, 3RD FLOOR
MON-THUR, 8:30AM-1:00PM

Write down your comments on the following pages and drop it off at the City of Berkeley Permit Service Center during regular business hours.

For more information, visit: www.cityofberkeley.info/ObjectiveStandards

For questions, contact: HousingElement@cityofberkeley.info

Subcommittees Overview

Subcommittees Purpose

- Provide feedback on draft standards to City staff and consultants
- Ensure the project is achieving its goals consistent with Council direction
- Stay engaged and be an advocate for the project
- Provide a forum for dialogue and discussion

Subcommittee Meetings

- **Tonight:** Objective Standards Framework
- **February 2022:** Standards for 2-4 Units
- **May 2022:** Standards for 5+ Units

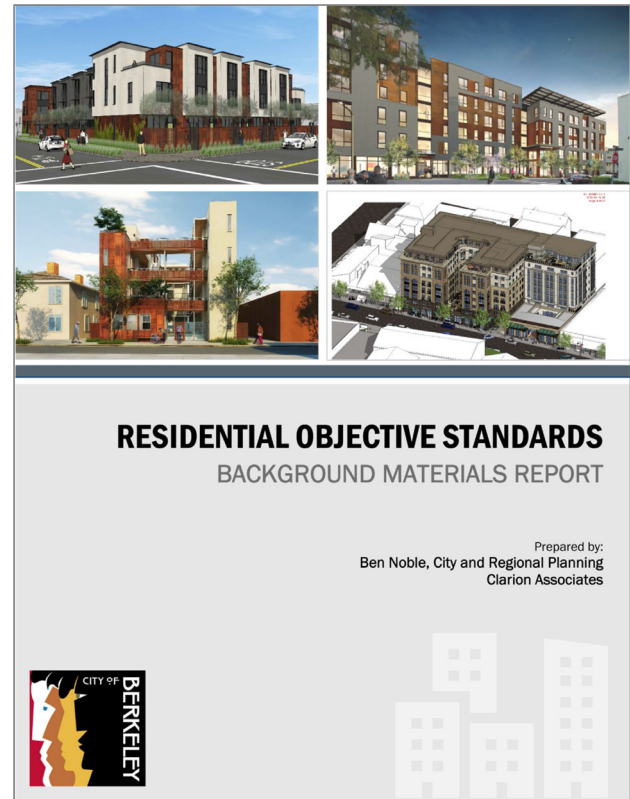
Background Materials Report

Purpose

- Equal access to background information
- Shared fact base
- Guide preparation of standards

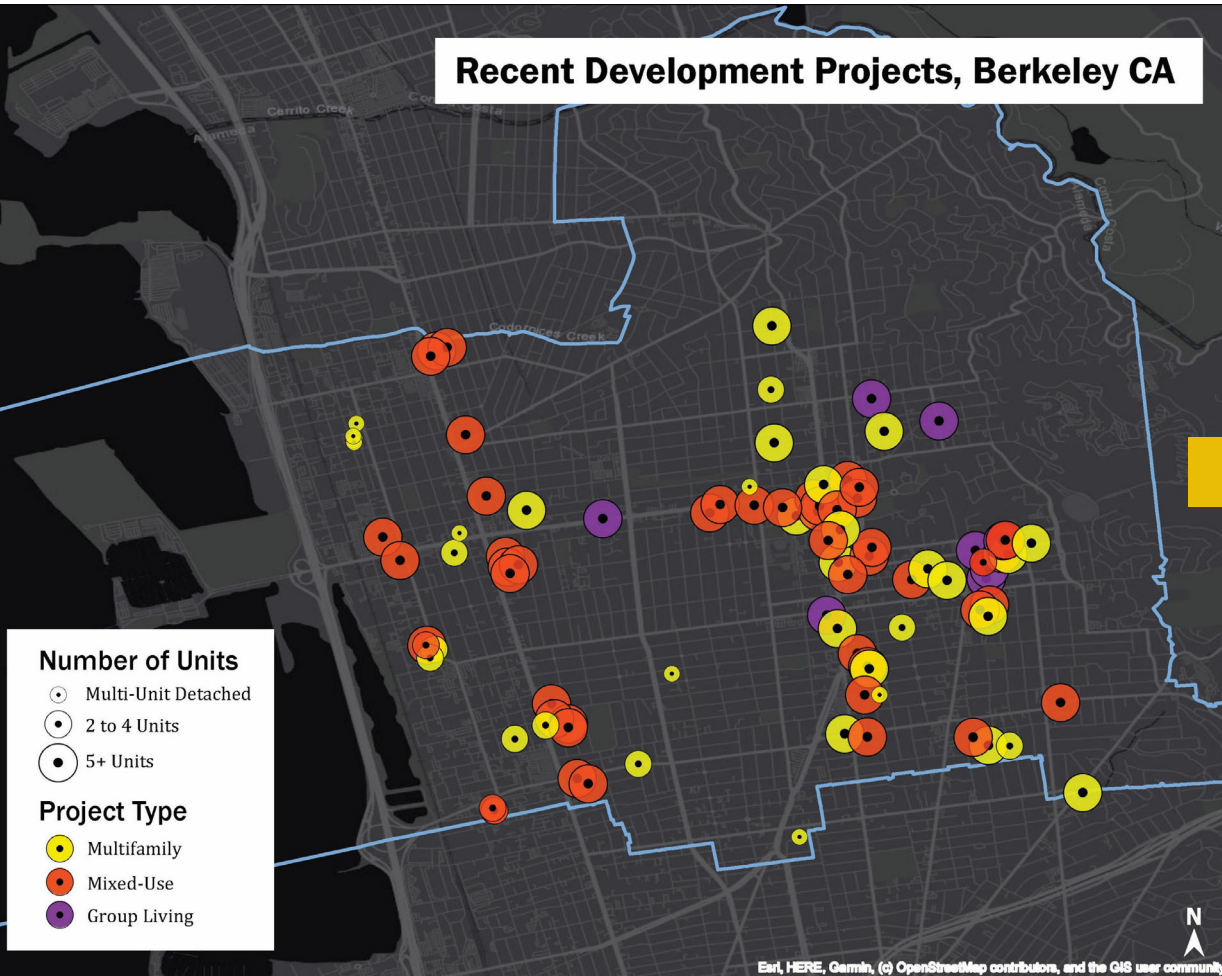
Contents

- State Housing Law
- City Council Referrals and JSISHL Materials
- Parallel Planning Efforts
- Existing Zoning Ordinance
- Recent Development Projects



Recent Development Trends

Recent Development Projects, Berkeley CA



Concentration along corridors, near Campus

Majority are 5+ Units developments

More "Missing Middle" in West Berkeley

Mixed-Use along major corridors

More Group Living Accommodations near campus

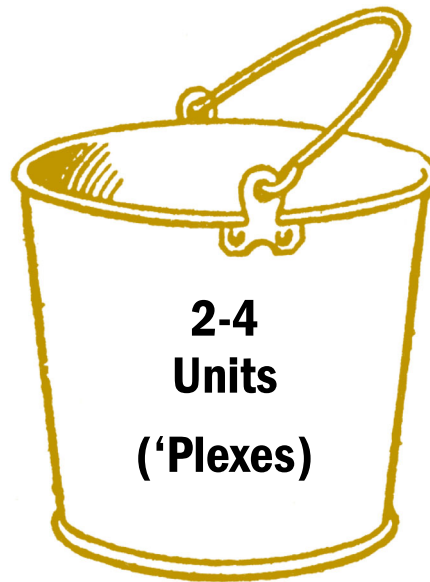
Objective Standards Framework – Three Buckets

CONCURRENT WITH HOUSING ELEMENT



Min & Max Density

Re-zonings (if needed)



Multi-Unit 2-4

Confirm / Modify / Add
New Standards



Multi-Unit 5+ / Mixed-Use

Confirm / Modify / Add
New Standards

Bucket 1: Standards for Housing Element Update

Definitely:

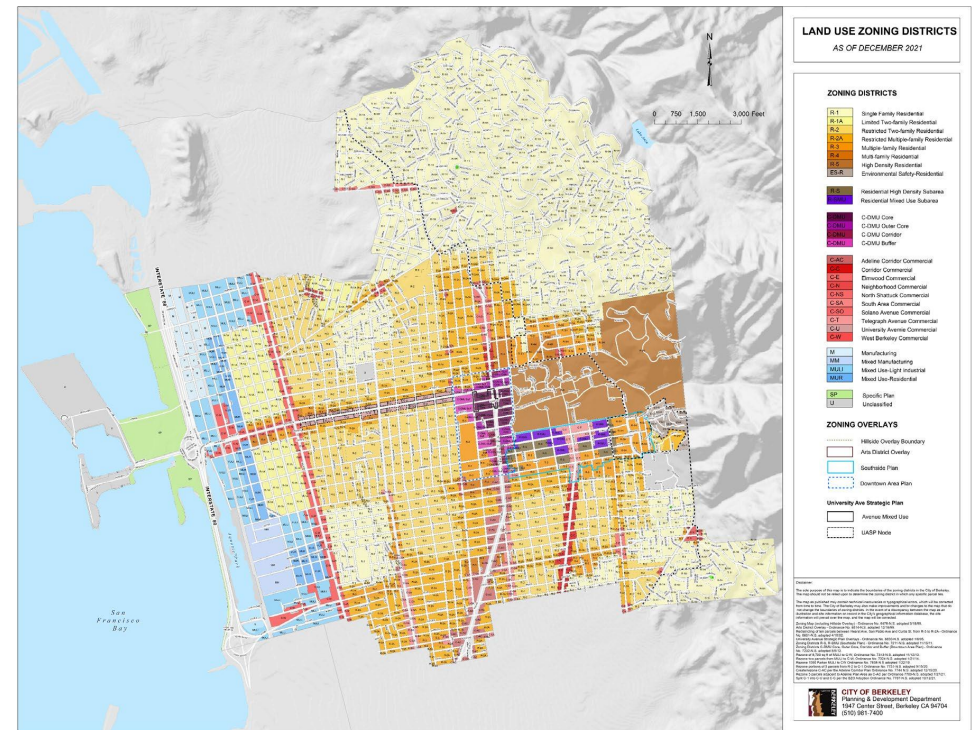
- Will permit densities currently allowed for under existing regulations

Consideration:

- Min and max residential density (du/ac)

If Needed:

- “Rezoning” and “upzonings” to accommodate RHNA
- Changes to building envelope standards

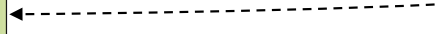


Example Bucket 1 Standard

TABLE 23.202 11: R-3 LOT AND HEIGHT STANDARDS

BASIC STANDARDS		SUPPLEMENTAL STANDARDS
Lot Area, Minimum		23.304.020– Lot Requirements
New Lots	5,000 sq. ft.	
Per Group Living Accommodation Resident	350 sq. ft. [1]	
Residential Density		
Minimum	XX du/ac	
Maximum	XX du/ac	
Usable Open Space, Minimum		23.304.090– Usable Open Space
Per Dwelling Unit	200 sq. ft.	
Per Group Living Accommodation Resident	90 sq. ft.	
Floor Area Ratio, Maximum	No maximum	
Main Building Height, Average		23.304.050– Building Height
New Buildings and Non-Residential Additions	35 ft. and 3 stories	
Residential Additions	16 ft. [2]	
Notes:		
[1] One additional resident is allowed for remaining lot area between 200 and 350 square feet.		
[2] Maximum 35 ft. with an AUP.		

New min. and max. density for review and consideration



Bucket 2: Two to Four Units

Allowed Land Use

- Create new “Multi-Unit 2-4” residential use category
- Allow by-right if consistent with standards and outside of high-fire risk areas

Development Standards

- Establish new standards as needed to ensure compatibility with surrounding neighborhood
- Include special standards for taller and larger projects

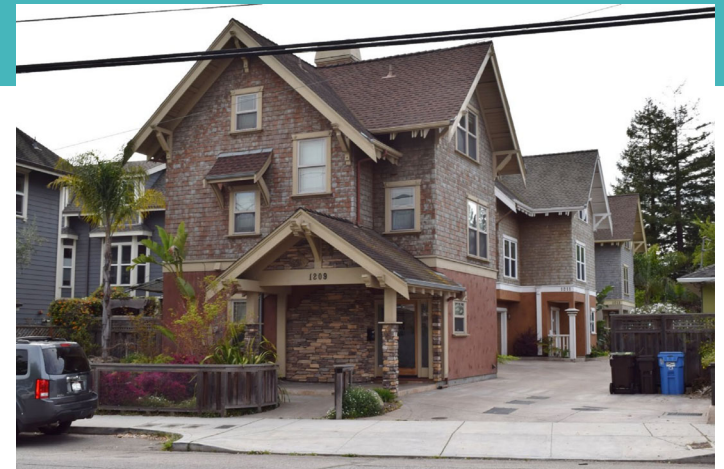


Example Bucket 2 Standards

ZC = Zoning Certificate UP(PH) = Use Permit required NP = Not Permitted	Districts				
	R-1	R-1A	R-2	R-2A	MU-R
Dwellings					
Single-Family	UP(PH)	UP(PH)	UP(PH)	UP(PH)	AUP
Multi-Unit 2-4 Two-Family	ZC NP	ZC UP(PH)	ZC UP(PH)	ZC UP(PH)	ZC AUP
Multi-Family Unit 5+	NP	NP	UP(PH)	UP(PH)	UP(PH)
Group Living Accommodation	NP	NP	NP	NP	UP(PH)
Senior Congregate Housing	NP	NP	NP	[1]	[1]
Mixed-Use Residential [2]	NP	NP	UP(PH)	UP(PH)	UP(PH)

[1] Zoning Certificate for change of use to accommodate six or fewer people; AUP for change of use to accommodate seven or more people; Use permit for new construction.

[2] Non-residential uses limited to uses allowed by Table 23.202-1.



Bucket 3: Mixed-Use and/or 5+ units

Allowed Land Use

- Create new “Multi-Unit 5+” residential use category

Development Standards

- Establish new standards as needed to ensure compatibility with surrounding neighborhood
- Include special standards for taller and larger projects
- Study how new development under revised building envelope standards may impact neighboring rooftop solar access.
- Prepare additional neighborhood transition standards if needed



Translate Subjective Requirement into Objective Standards

Residential Zoning District Permits

R Table 1: Residential Zoning District Permits				
	Topic/District	Permit Required	Code Location (Phase 1 ZORP)	Prior Code Location
1	Allowed Residential Uses			
A	All R districts	Use Permit to establish any residential use	Table 23.202-1	23D.32.030 23D.40.030 23D.52.030 23D.28.030 23D.36.030 23D.48.030
2	Allowed Commercial Uses (Mixed-Use Residential Projects)			
A	R-SMU	Use Permit for any project that creates new commercial floor area	23.202.140.B.2	
3	Residential Additions			
A	All R districts except ES-R	AUP for major residential additions more than 15 percent of lot area or 600 square feet	23.202.030.A.1.a	23D.40.030 23D.48.030 23D.28.030
B	ES-R	Use Permit for major residential additions more than 10 percent of lot area or 200 square feet, whichever is less	23.202.030.A.1.b	
4	Adding Bedrooms			
A	R-1, R-1A, R-2, R-2A, R-3	AUP to add a fifth bedroom to a lot; Use Permit to add a bedroom to a lot beyond the fifth	23.202.030.B.1	23D.32.050 23D.36.060 23D.28.050
B	ES-R	AUP to create a new bedroom	23.202.030.B.3	
5	Height of New Main Buildings			
A	R-1	AUP for building height greater than 28 feet up to 35 feet	Table 23.202-2	
B	R-1A	AUP for building height greater than 28 feet up to 35 feet	Table 23.202-3	23D.20.070.C
C	ES-R	AUP for building height greater than 24 feet up to 35 feet	Table 23.202-4	
D	R-2	AUP for building height greater than 28 feet up to 35 feet	Table 23.202-5	
E	R-2A	AUP for building height greater than 28 feet up to 35 feet	Table 23.202-8	23D.32.070
F	R-4	Use Permit for building height greater than 35 feet up to 65 feet	Table 23.202-14	23D.40.070.C

- **Multiple use permits now required for residential development**
- **Replace subjective detriment findings with new objective standards**

Example Bucket 3 Standards



Bucket 2 Deeper Dive: Two to Four Units

Overview

1. City Council Direction
2. Existing City Regulations
3. State Law (SB 9, SB 478)
4. Task Approach
5. Berkeley Precedents
6. Subcommittee Input



City Council Referrals

Missing Middle Housing (2019)

- Examine methods to provide for a broader range of housing types in Berkeley neighborhoods
- Explore opportunities to allow “missing middle” housing in the R1, R1A and R2, and R2A districts



Eliminating Exclusionary Zoning (2021)

- Resolution of intent to allow multi-family housing in residential neighborhoods
- Begin process to revise the Zoning Ordinance to allow for small-scale multifamily development in the R1, R1A, R2, and R2A districts



Allowed Residential Uses in R-1, R-2 & MU-R Districts

ZC = Zoning Certificate UP(PH) = Use Permit required NP = Not Permitted	Districts				
	R-1	R-1A	R-2	R-2A	MU-R
Dwellings					
Single-Family	UP(PH)	UP(PH)	UP(PH)	UP(PH)	AUP
Two-Family	NP	UP(PH)	UP(PH)	UP(PH)	AUP
Multi-Family	NP	NP	UP(PH)	UP(PH)	UP(PH)
Group Living Accommodation	NP	NP	NP	NP	UP(PH)
Senior Congregate Housing	NP	NP	NP	[1]	[1]
Mixed-Use Residential [2]	NP	NP	UP(PH)	UP(PH)	UP(PH)

Use Permit or
AUP Required



[1] Zoning Certificate for change of use to accommodate six or fewer people; AUP for change of use to accommodate seven or more people; Use permit for new construction.

[2] Non-residential uses limited to uses allowed by Table 23.202-1.

Allowed Units in R-1 & R-2 Districts

	Allowed Primary Dwellings	Yield on 5,200 sq. ft. lot
R-1	Max 1 regardless of lot size	1 primary dwelling*
R-1A	Minimum 4,500 sq. ft. lot for 2 dwelling units	2 primary dwellings
R-2	Minimum 2,500 sq. ft. of lot area per dwelling units, with 1 additional dwelling unit allowed for remaining lot area between 2,000 and 2,500 square feet	2 primary dwellings
R-2A	Minimum 1,650 sq. ft. of lot area per dwelling units, with 1 additional dwelling unit allowed for remaining lot area between 1,300 and 1,650 square feet	3 primary dwellings
MU-R	Minimum 1,250 sq. ft. of lot area per dwelling units, with 1 additional dwelling unit allowed for remaining lot area between 750 and 1,250 square feet	4 primary dwellings

*2 dwelling allowed under SB 9

Senate Bill (SB) 9

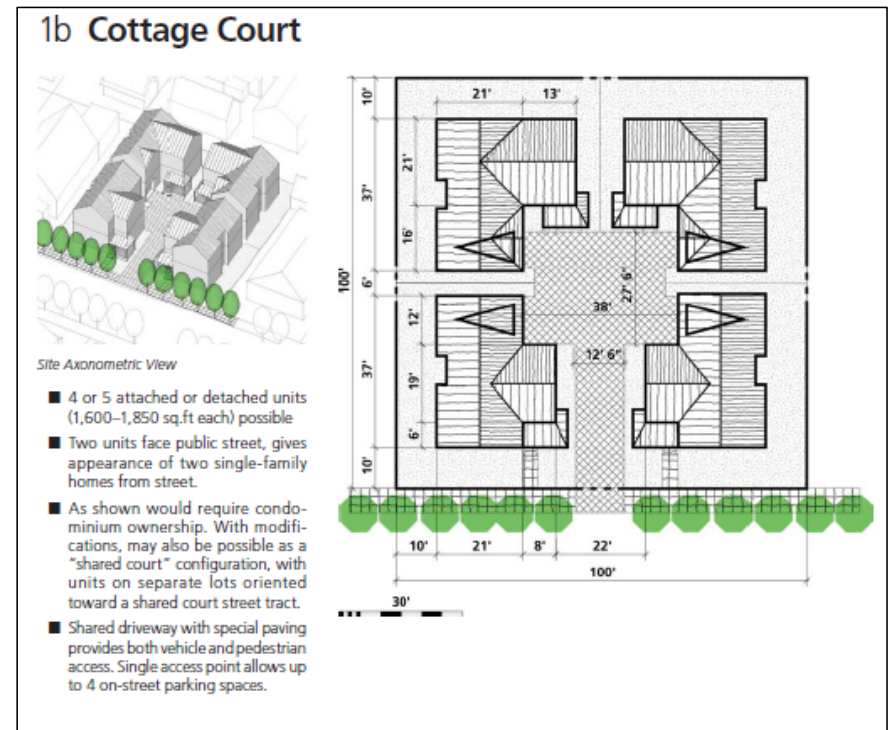
Effective January 1, 2022

- Cities must allow two dwelling units on one parcel in a single-family zone if the development meets certain requirements
- Cities must allow an “urban lot split” in a single-family zone, with two units allowed on each of the two newly created parcels (four units total)
- Unit size: City must allow at least 800 sq. ft.
- Minimum parcel size for urban lot split: no more than 1,200 sq. ft.



Bucket 2 Task Approach

1. Illustrate building envelope allowed under existing zoning
2. Create models for three missing middle configurations
3. Identify conflicts between missing middle configurations and existing standards
4. Revise existing standards to allow for desired missing middle housing types



Missing Middle Housing in Berkeley

Three general configurations:

- **Multi-Unit Detached:** Two or more detached units on a site
- **Multi-Unit Attached:** Two or more units in one or more buildings on a site
- **Additions & Conversions:** New units added to a site with existing buildings retained



Multi-Unit Detached



Detached Rowhomes
1461 Fifth Street
4 units

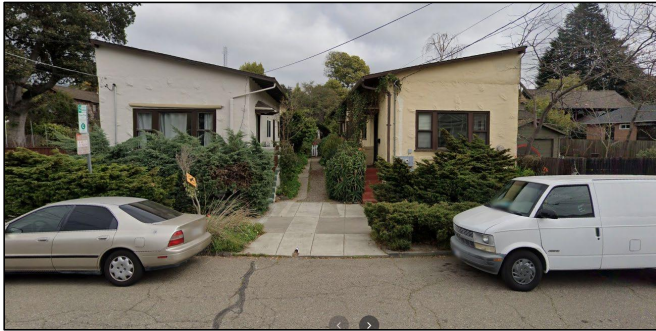


Detached Cluster
908 Cedar
4 units (2 lots)



Detached Cluster
1444 Fifth Street
8 units (2 lots)

Multi-Unit Detached



Cottage Court
2125 Roosevelt Ave
4 units



Detached Motorcourt
1508 Tenth Street
6 units



Detached Sidecourt
1911 Ninth Street
3 units

Multi-Unit Attached



Fourplex
2134 Grant
4 units

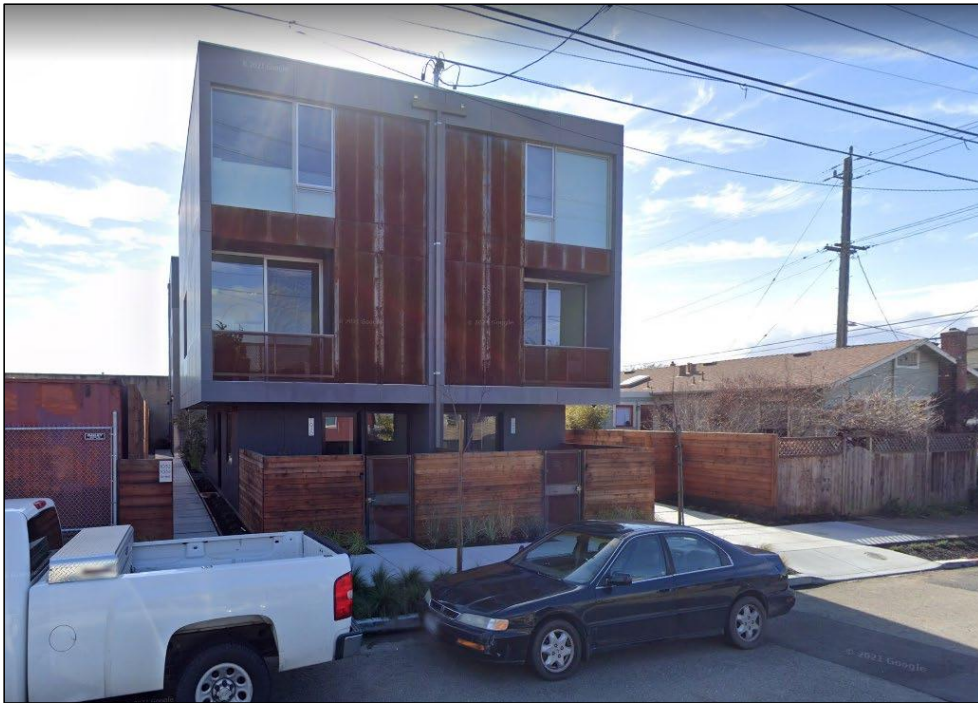


Duplex
2110 Grant
2 units

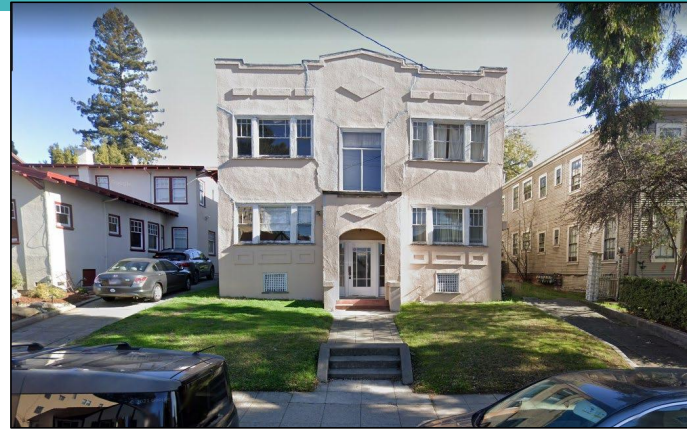


Triplex
2138 McKinney
3 units

Multi-Unit Attached



Two duplexes
1030 Grayson
4 units

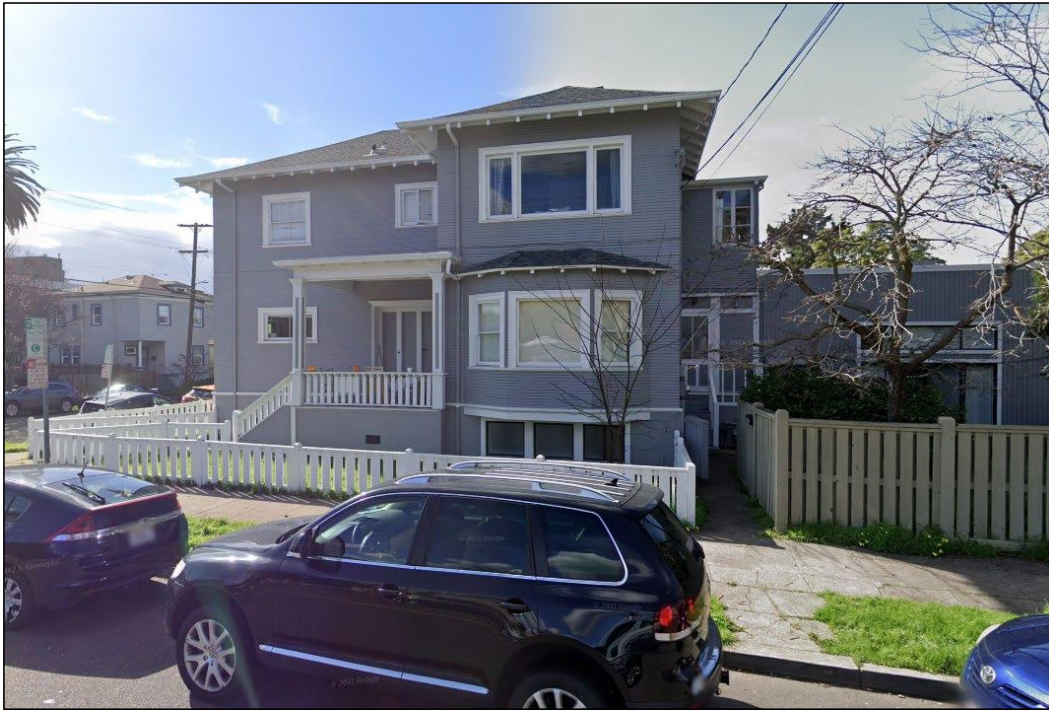


Fourplex
1661 Oxford
4 units



Attached Motorcourt
802 Page
4 units (w/ office)

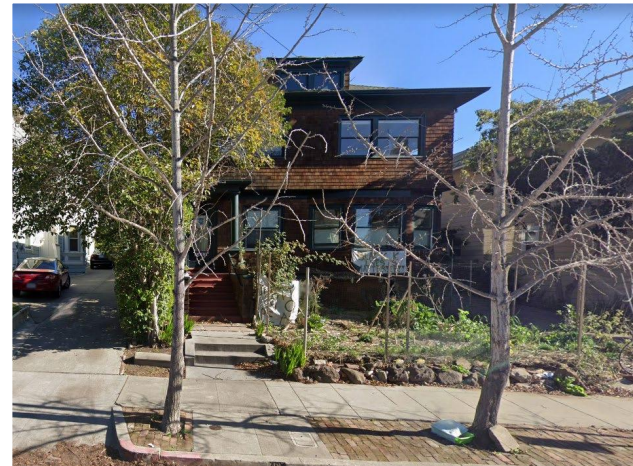
Additions & Conversions



Duplex Addition
2240 Grant Street
2 unit



Duplex Addition
1643 Oxford
2 units

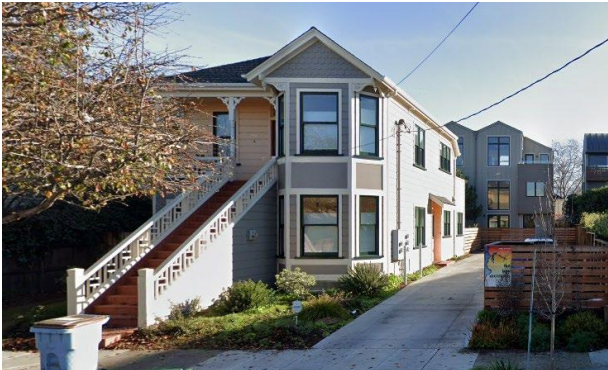


Duplex Conversion
1428 Oxford
2 units

Additions & Conversions



**Conversion of care facility
to duplex**
3028 Regent Street
2 units



**New duplex behind
restored duplex**
2411 Fifth Street
4 units (new and existing)



**New mixed-use behind
existing duplex**
2422 Fifth Street
4 units (new and existing)

Additions & Conversions



Second Unit Detached
1611 Tenth Street
2 units



New duplex behind existing duplex
2015 Eighth Street
4 units (new and existing)



Second Unit Detached
1626 Tenth Street
2 units

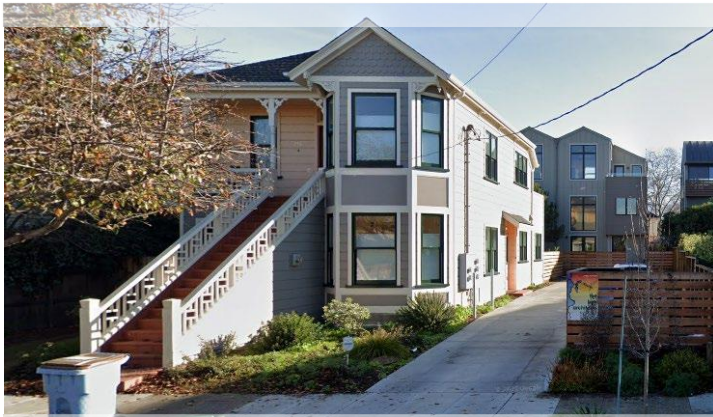
Planned Missing Middle (2-4 units) Prototypes to Model



Rowhomes – Detached and Attached



Detached Cluster



New detached building behind existing home



Attached Sidecourt

Discussion and Subcommittee Input

Requested Feedback

1. Objective Standards Framework

- General reaction
- Anything we should add, remove, or change?

2. Missing Middle Housing

- Configurations to model
- Important standards to consider



Upcoming Meetings and Workshops

Date	Event	Purpose
January 27, 2022	Housing Element Public Workshop #2	Objective Standards Framework
February 16, 2022	ZORP Subcommittees Meeting #2	Missing Middle Prototypes and Standards
March 15, 2022	City Council Work Session #3	Policy Questions Check-in
May 18, 2022	ZORP Subcommittees Meeting #3	Mixed-Use and 5+ Prototypes and Standards

THANK YOU



FOR MORE INFORMATION

www.cityofberkeley.info/objectivestandards

CONTACT US

HousingElement@cityofberkeley.info