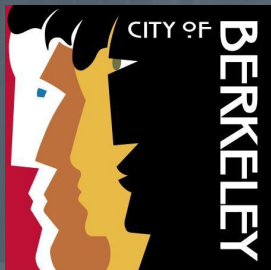


HOUSING ELEMENT UPDATE & Residential Objective Standards

Council Work Session #3

March 15, 2022





Required Element of the General Plan

Must be updated every 8 years and certified by HCD

Currently planning for the 6th cycle (2023-2031)

Statutory deadline is January 31, 2023

**Bay Area: 441,176 units
Berkeley: 8,934 units**

Housing Element includes...

1

Housing Needs Assessment

Demographic trends and needs, including Special Needs populations

2

Evaluation of Past Performance

How we did in the 5th Cycle Housing Element

3

Housing Sites Inventory

Likely Sites, Pipeline Sites and Opportunity sites, by income level

4

Constraints Analysis

Barriers to housing development

5

Policies & Programs

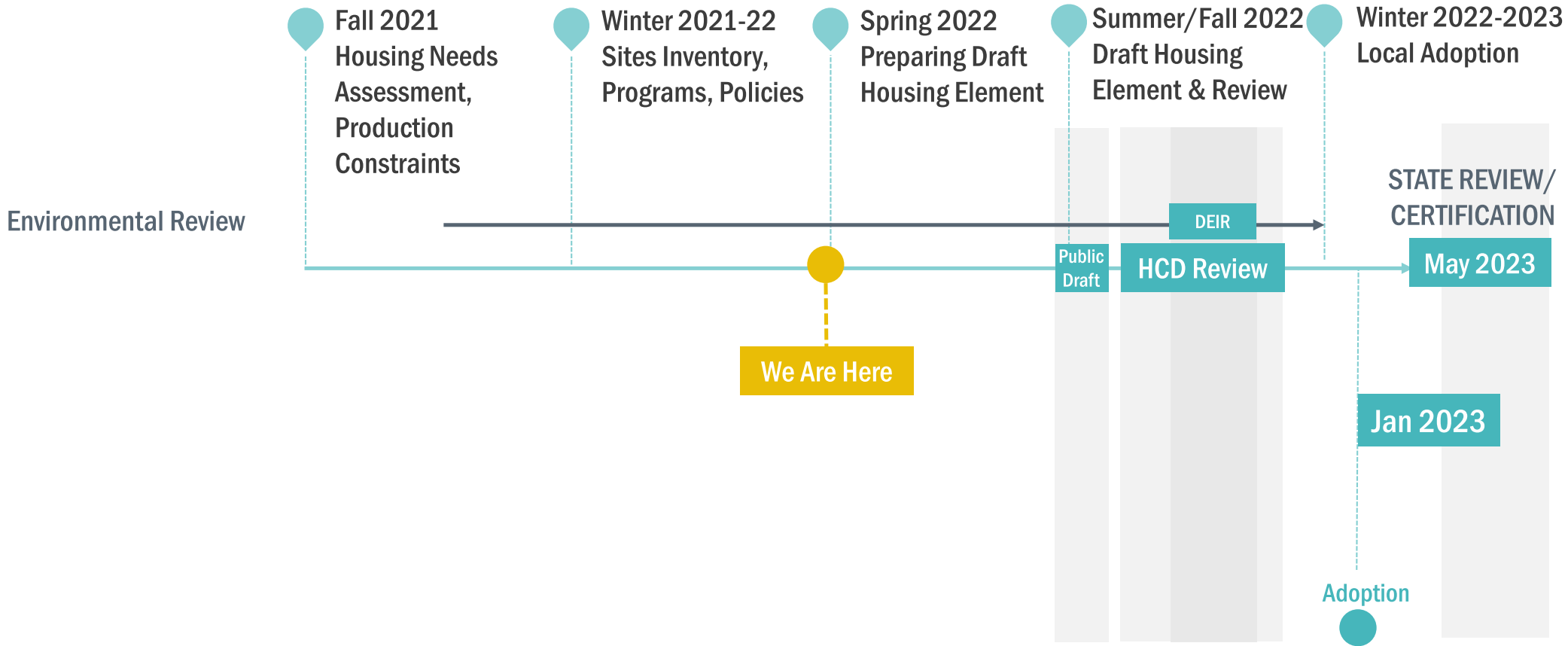
Address identified housing needs

6

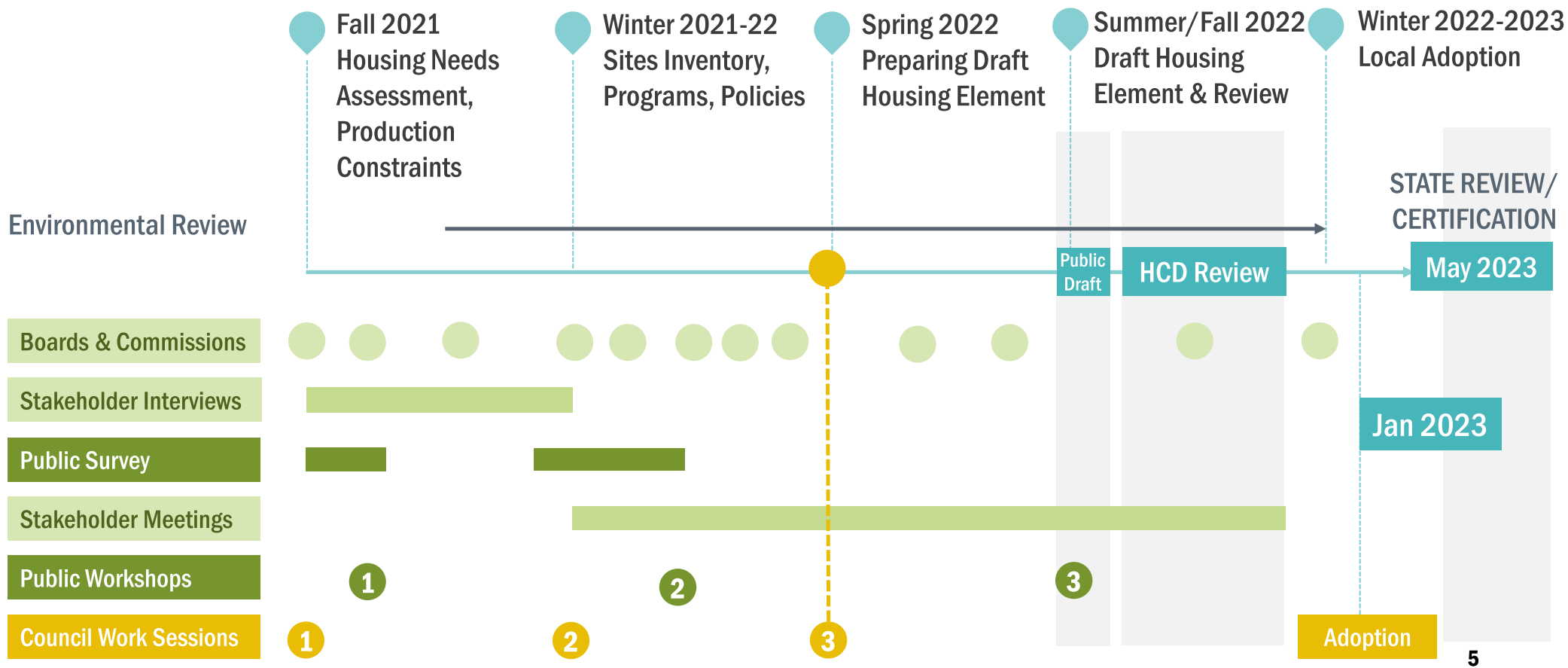
Community Engagement

Residents, businesses, stakeholders, policy-makers

The 6th Housing Element Update Process



The 6th Housing Element Update Process



AGENDA – 2 PARTS

PART I – HOUSING ELEMENT

1. What We've Heard
2. Sites Inventory Capacity & Environmental Review
3. Sustainability & Resilience
4. Clarifying Questions

PART II – RESIDENTIAL OBJECTIVE STANDARD

1. 2-4 unit development standards
2. 5+ and mixed-use methodology
3. Residential Objective Standards & the Environment
4. Comments & Questions

WHAT WE'VE HEARD

1. Public Workshop #2
2. Stakeholder Interviews
3. Downtown Farmer's Market
4. Residential Tour & Survey

Presented to 13 Berkeley Boards & Commissions¹

Held 18 Meetings with 14 Stakeholder Interest Groups²

Held two online public workshops, ~60 participants

Tabled at a Downtown Farmers Market

Received 745 responses from Nov '21 citywide survey

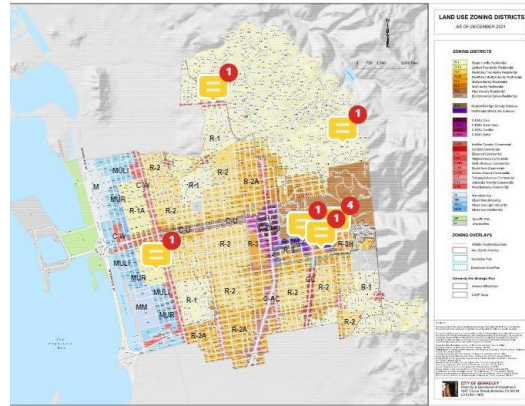
Received 49 responses from Residential Tours survey

¹ Planning Commission (9/1/21); Homeless Services Panel of Experts (9/1/21); Commission on Disability (9/1/21); Landmarks Preservation Commission (9/2/21); Zoning Adjustments Board (9/9/21); Commission on Aging (9/15/21); Energy Commission (9/22/21); Children, Youth, and Recreation Commission (9/27/21), Housing Advisory Commission (9/30/21), Rent Stabilization Board (11/18/21), Civic Arts Commission (1/9/22), City/UC Committee (1/28/22), ZORP SC's (2/16/22)

² Black/African American Faith Institution, Market Rate Developers, Affordable Developers, Senior Center, Real Estate Professional, Property Managers, Homeless Services, Housing Advocacy, Disabilities Services, Latinx Advocacy, Institutions (BUSD, UC Berkeley), West Berkeley Business Owners/Neighborhood Assoc.

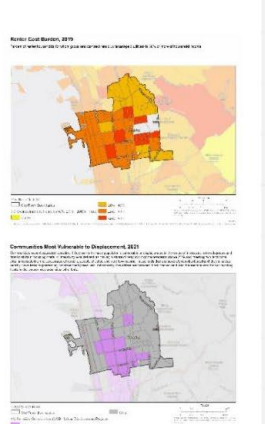
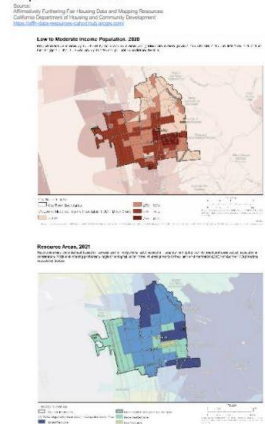
Public Workshop #2

What are the most important criteria for selecting areas to rezone?



- Potential Criteria for Areas to Rezone:**
- Corridors and Priority Development Areas
 - Proximity to BART
 - Proximity to schools
 - Proximity to parks and open spaces
 - Proximity to grocery stores
 - Proximity to other retail
 - Proximity to transit
 - Reducing displacement
 - Reducing poverty concentration
 - Increasing racial and ethnic diversity

- Other Suggested Criteria:**
- example comment here
 - access to transit
 -
 -



Multi-Unit 2-4 Units Per Lot

Housing Element Update 2023-2031 / Public Workshop #2 / January 27, 2023

908 CEDAR ST. (R-1.5 zoning district): Comments include 'different roofline', 'thumbs up - attractive', 'doesn't tower over', 'roofs and garages', 'effective use of space', 'Two lots each with two detached single-family dwellings. Four units (2 per lot)'. Neighbors: One-story single-family homes and duplexes.

211 NINETH ST. (R-3 zoning district): Comments include 'how transparent exterior?', 'urban design', 'Three detached of one lot', 'R-3 zoning district'. Neighbors: One-story duplex two-story single-family home, two-story small apartment building.

2411 FIFTH ST. (M-U zoning district): Comments include 'back setback look light and not too dark', 'urban design', 'Four attached units', 'M-U zoning district'. Neighbors: One and two-story duplexes and single-family homes.

2817 EIGHTH ST. (M-U zoning district): Comments include 'no solar panels on roof', 'very dark', 'Four attached units', 'M-U zoning district'. Neighbors: Mix of one-story single-family homes, heavy commercial/workshop space, parking lot.

Multi-Unit 5+ & Mixed Use

Housing Element Update 2023-2031 / Public Workshop #2 / January 27, 2023

1080 JONES ST. (M-U zoning district): Comments include 'no solar panels on roof', 'very dark', 'parking on first floor', 'large setbacks and low-rise buildings', 'like the retail (T3)', 'Two-story residential building with ground floor retail'. Neighbors: One and two-story residential uses on Berkeley Way.

UNIVERSITY AVE. (M-U zoning district): Comments include 'building is brick, works for people', 'could be more creative in design', 'shopping is about for residents', 'Bacheimer Apartments with ground floor commercial, 44 units', 'M-U zoning district'. Neighbors: Downtown commercial and mixed-use buildings.

2119 UNIVERSITY AVE. (M-U zoning district): Comments include 'large setbacks and low-rise buildings', 'shopping is about for residents', 'Residential hotel converted to dwelling units, 22 units', 'C-2A zoning district'. Neighbors: Self-storage and vacant lot, multi-family behind.

2711 SHATTUCK AVE. (M-U zoning district): Comments include 'large setbacks and low-rise buildings', 'shopping is about for residents', 'Residential hotel converted to dwelling units, 22 units', 'C-2A zoning district'. Neighbors: Self-storage and vacant lot, multi-family behind.

Additional Stakeholder Meetings



Maintaining affordability & livability; age in place

High costs for seniors, artists, students, and others

Repurpose unoccupied or deteriorated properties

Infrastructure, amenities for increased population

Finding and assembling land to build new housing



Design Considerations

Many new residential buildings look the same

Blend in with the architectural style and scale of the neighborhood

Potential Housing Locations

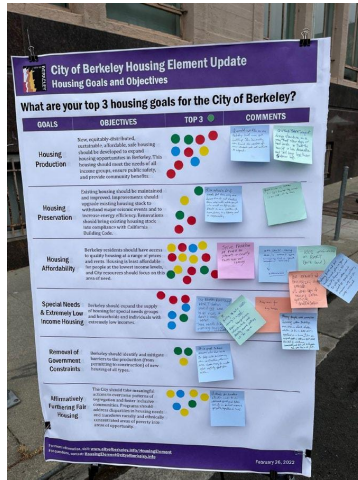
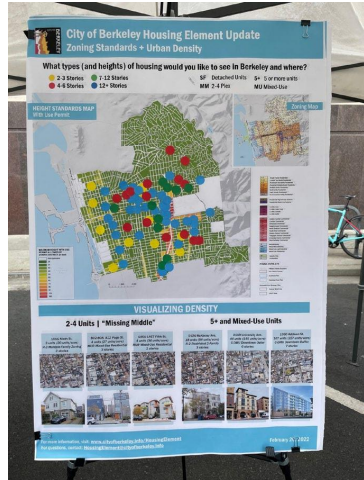
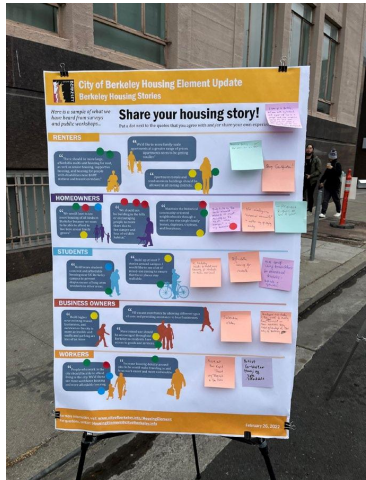
Convert vacant homes and properties

In-fill in single-family neighborhoods

Higher density paired with better transit access

Higher density along corridors, student areas, downtown, and industrial

Downtown Farmers Market



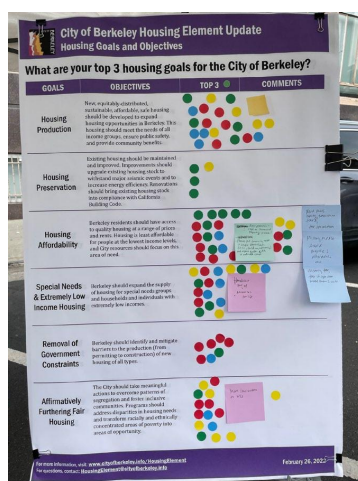
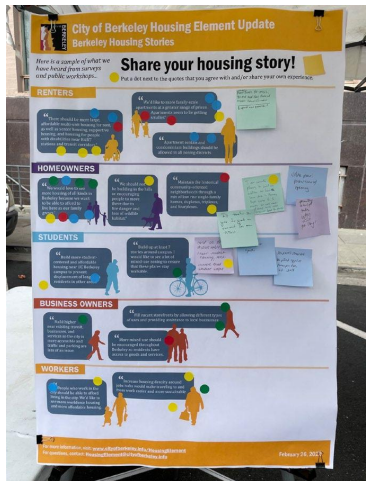
What We Heard

Want diversity of housing types as household needs change (e.g. student & artist housing, apartments, homes with yards, senior and ADA)

Increase housing in all districts

Protect rights to sun and solar

Streamline permit process



Residential Types (and Heights)

Taller (and more units) in Downtown/Southside/near BART and on major corridors, such as San Pablo and University

Housing Goals & Objectives

Top 3 goals: Housing Affordability, Housing Production, and Special Needs and Extremely Low Income

Downtown and W Berkeley Residential Tour & Survey

DOWNTOWN TOUR

Compatible with the neighborhood scale...

Building Height

Massing

Design (color, materials, articulation)

W BERKELEY TOUR

Placement (setbacks and Location on lot)

Building Heights

Overall shape, size, form

To create more compatibility...

Landscaping, Planting

Architectural details

Vehicular Access and Loading

Building/Parking Orientation

Additional Landscaping and Planting



PRELIMINARY SITES INVENTORY & ENVIRONMENTAL REVIEW

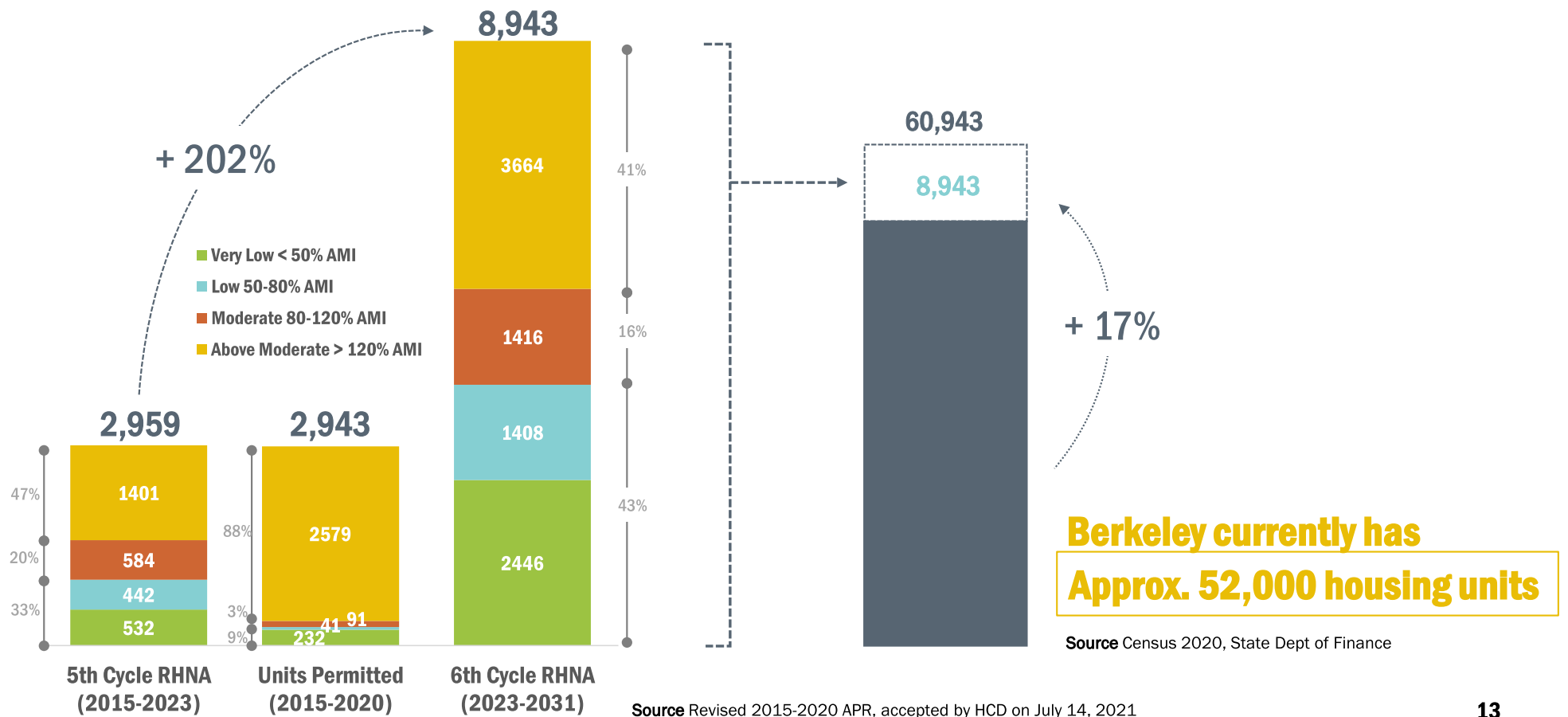
1. Meeting the RHNA
2. HCD Methodology
3. Preliminary Sites Inventory Capacity
4. Environmental Impact

Using HCD's Capacity
Methodology

CAPACITY ≠ HOUSING PRODUCTION

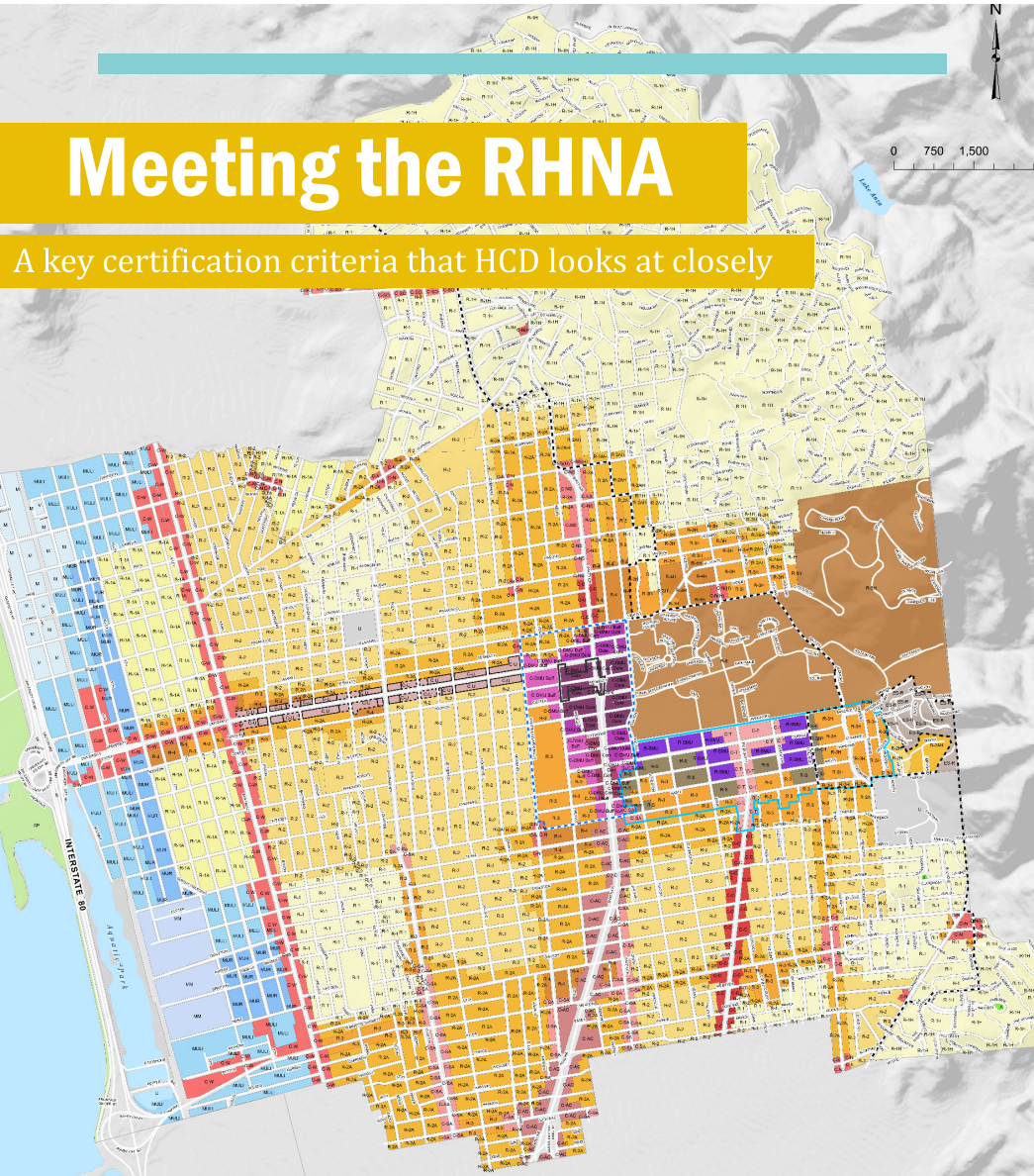
Regional Housing Needs Allocation (RHNA)

5th & 6th cycle



Meeting the RHNA

A key certification criteria that HCD looks at closely



- > Adequate Sites
- > Zoned Appropriately
- > Available for residential use
- > Capacity to provide units, by income level, required by RHNA
- > Meet HCD's criteria (physical characteristics, density)

Likely Sites

ADU Trend

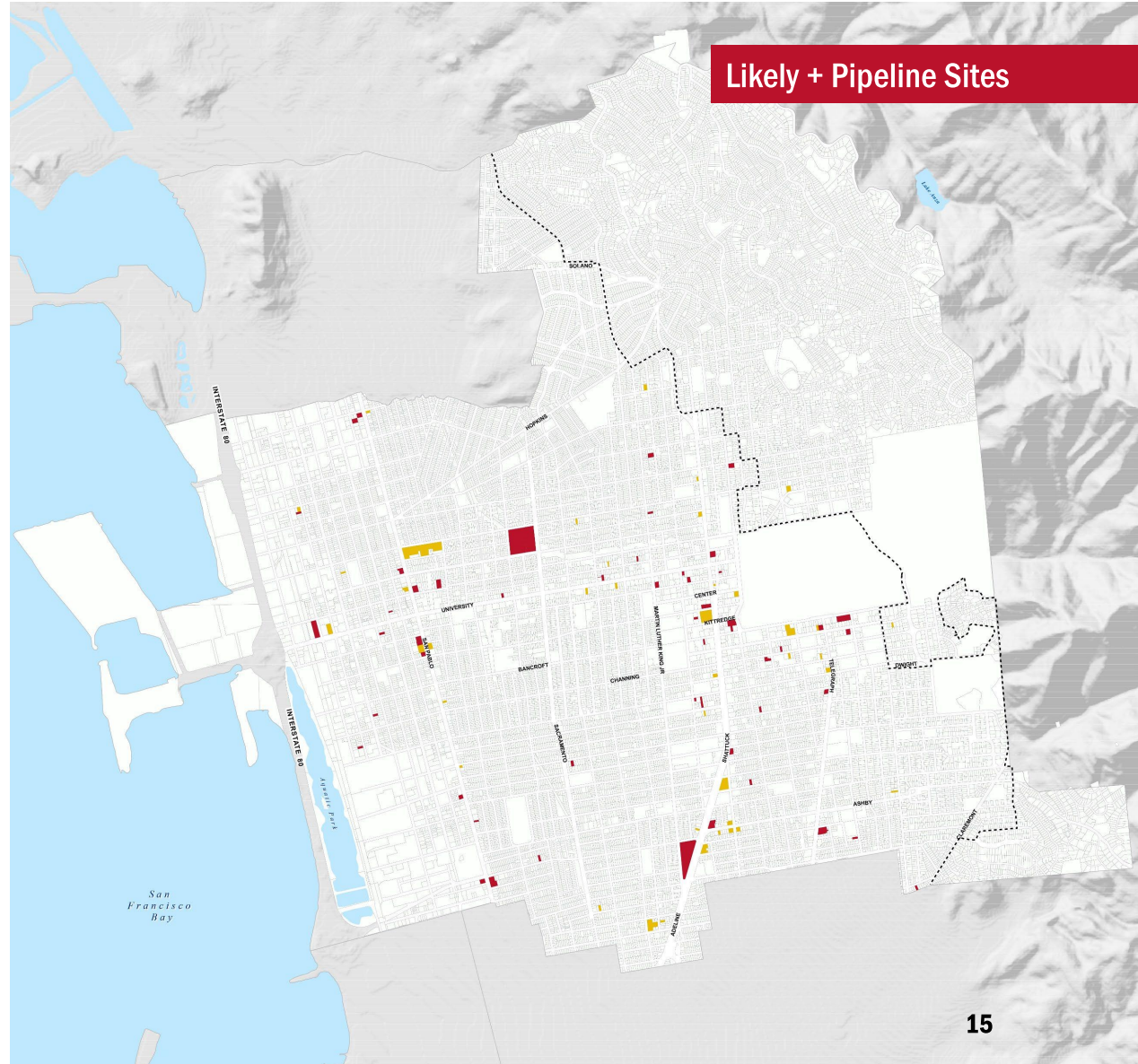
N Berkeley & Ashby BART

Approved Projects since 2018

Pipeline Sites

Projects under Review

Anticipated



Opportunity Sites

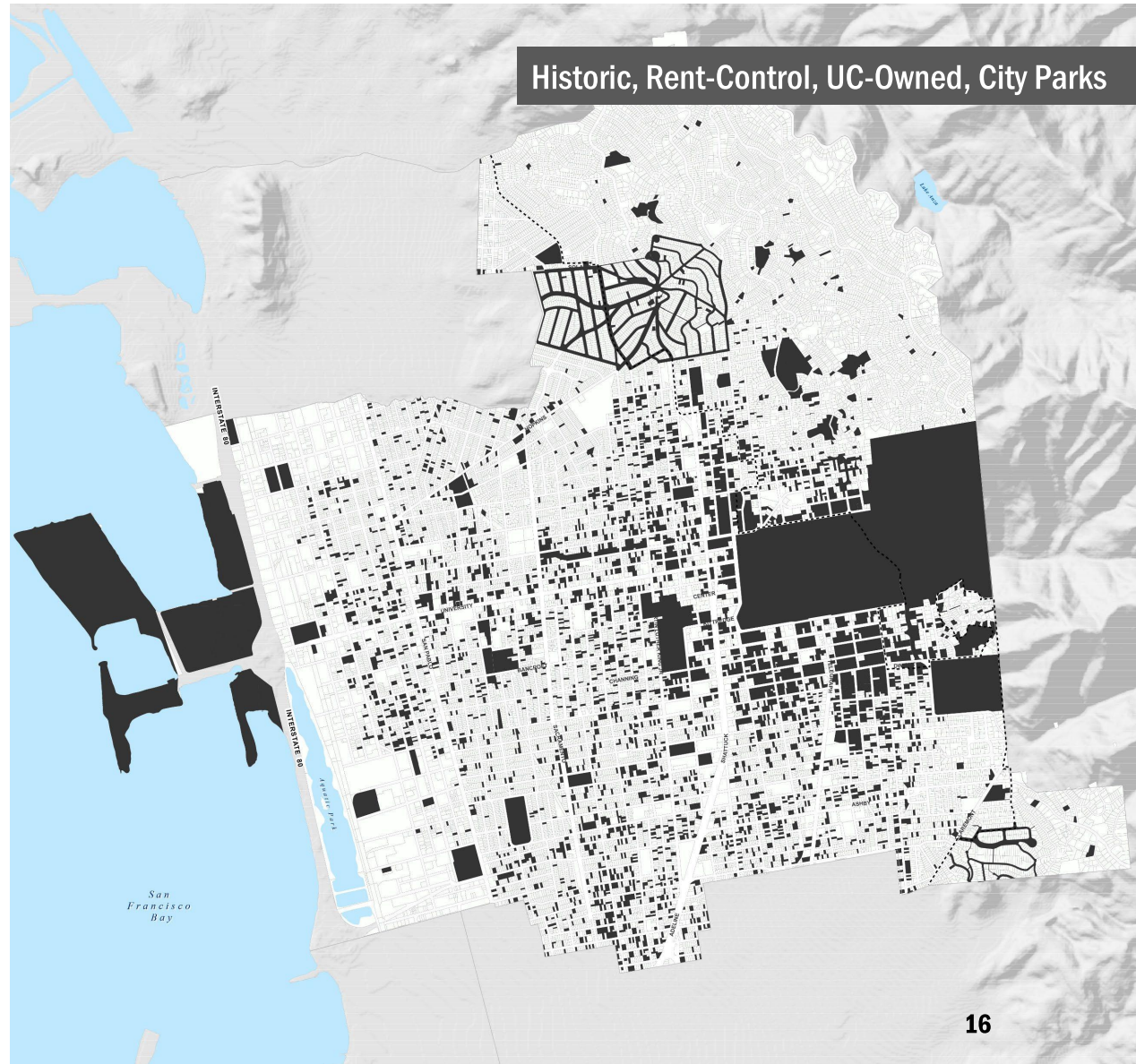
Federal, State, County-owned

Condo or Large Apartment Bldg

Historically-sensitive

Rent-Controlled Units

Most Supermarkets



Opportunity Sites

Vacant Land Use

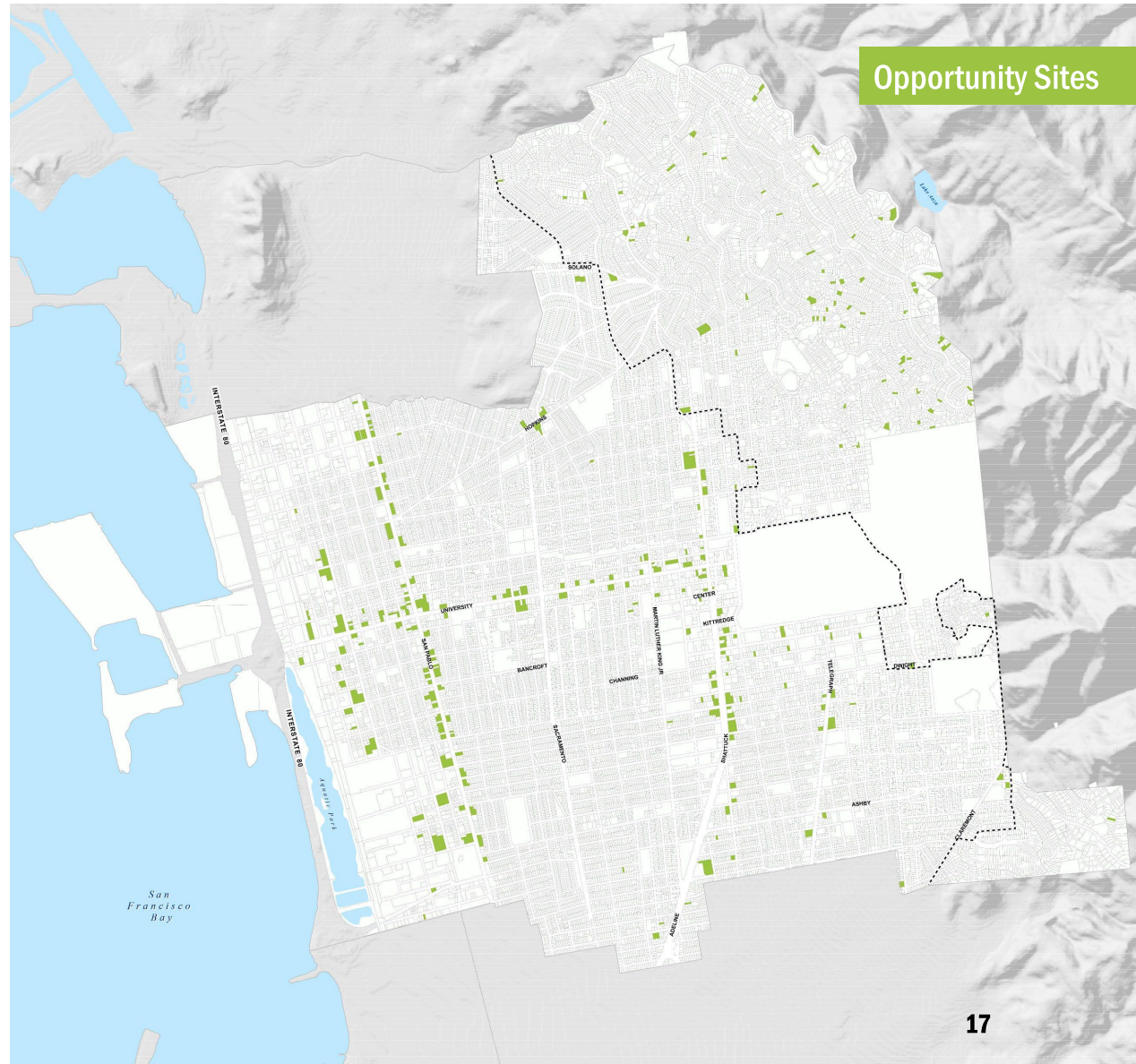
Non-residential Building > 30 yrs old

Built at $\leq 35\%$ capacity (e.g. density, height)

**Affirmatively Furthering
Fair Housing**

*Racial Diversity
Concentration of Poverty
Environmental Equity
Community Benefits*

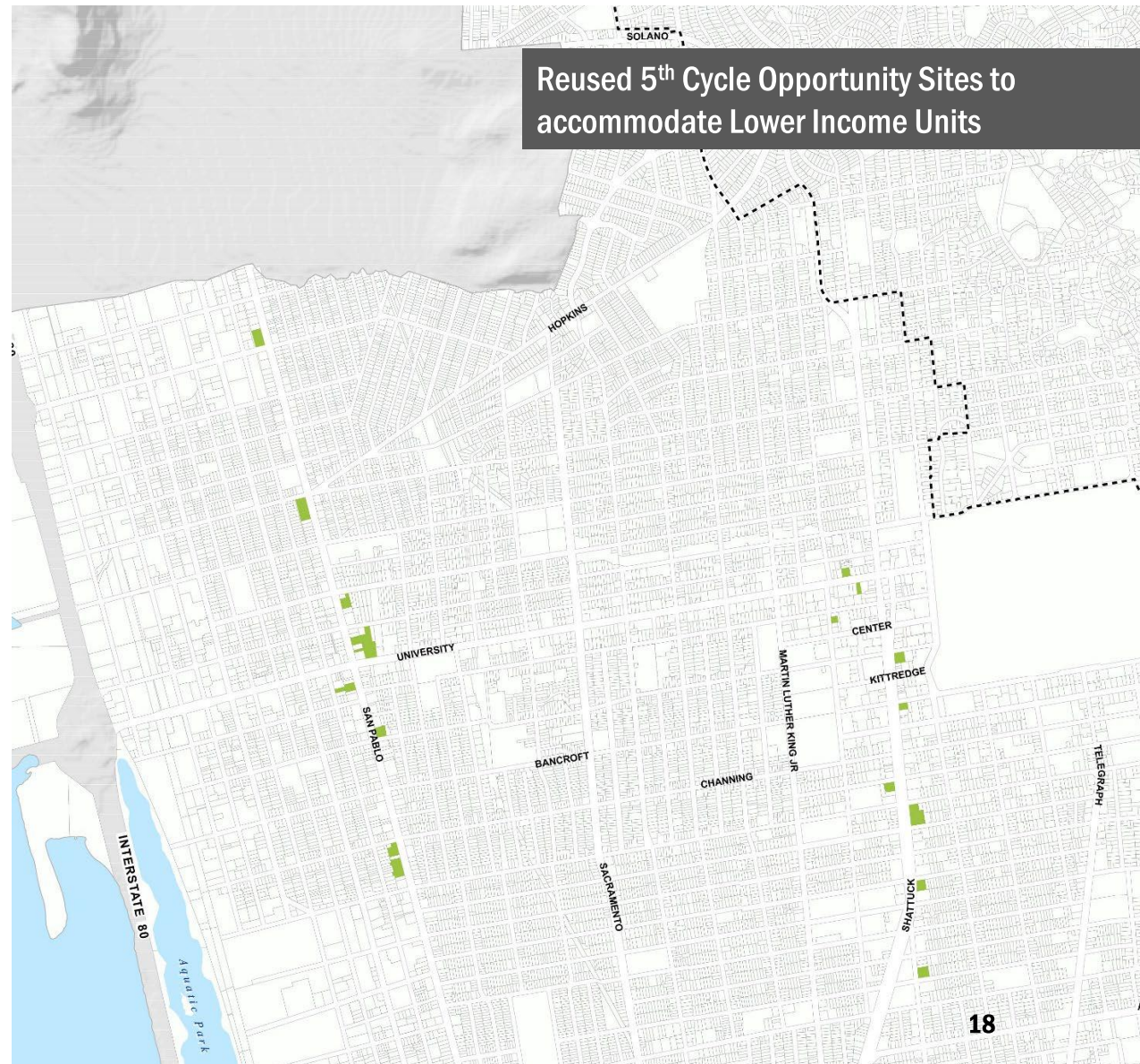
**Ensure affordable housing is distributed
and balanced in “high opportunity”
neighborhoods.**



Opportunity Sites

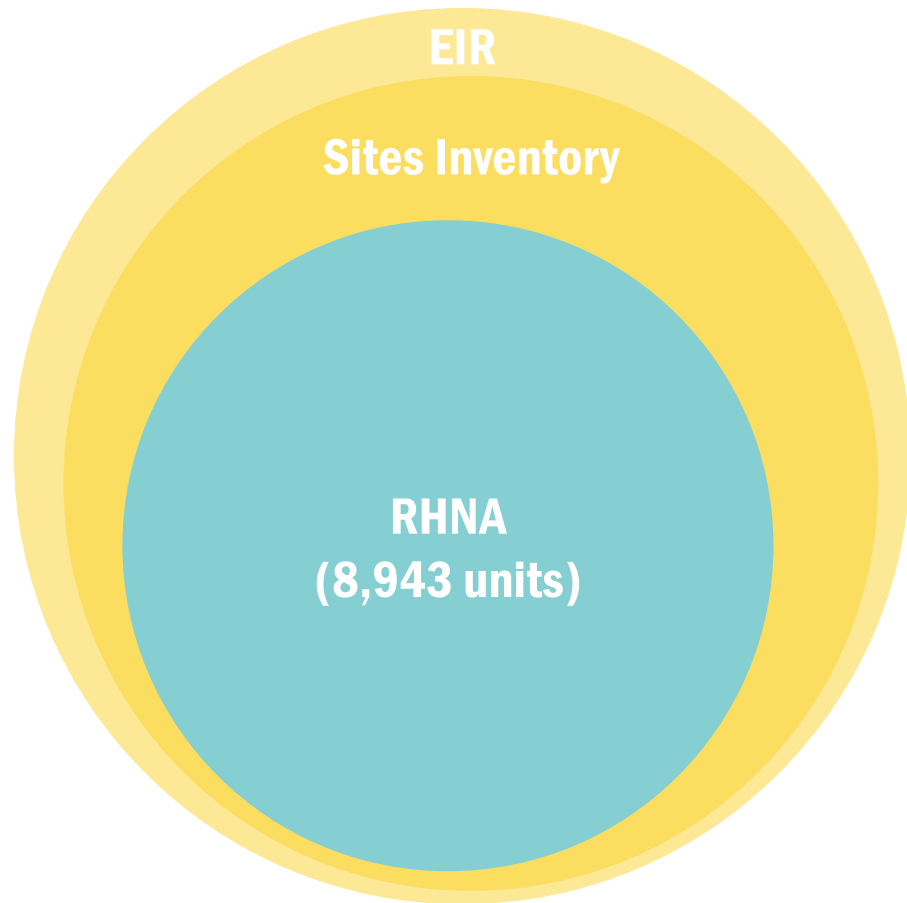
AB 1397 Reused 5th Cycle Sites for Lower Income Units

- > 18 opportunity sites
- > Accommodates 1,419 lower income units
- > Located mainly along commercial corridors



Meeting the RHNA

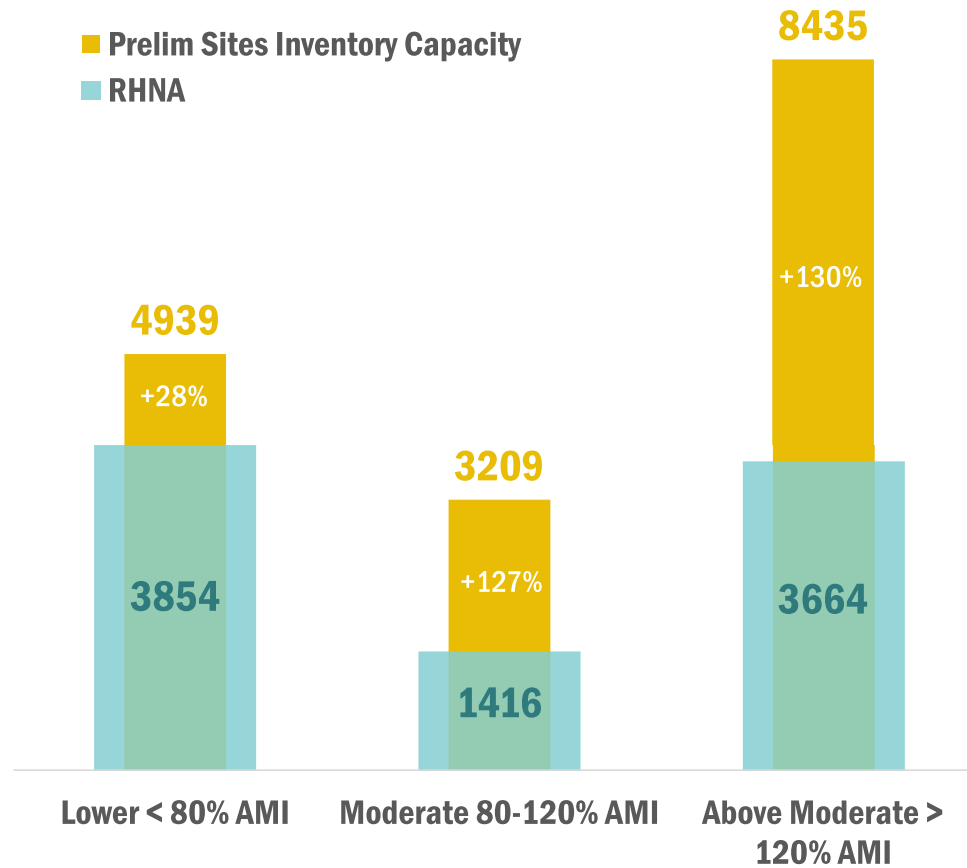
No Net Loss (SB 166) → Buffers



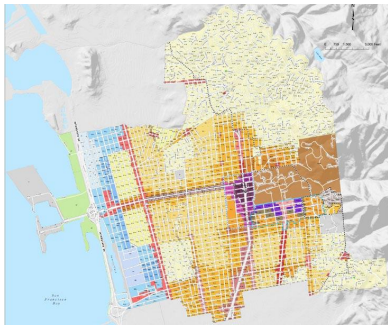
NOT ACTUAL DEVELOPMENT PROPOSALS

- > City is not required to build or finance the housing
- > Does not automatically authorize the construction of housing units
- > No obligation by property owner to take action
- > Reliant on the development industry (market rate/affordable) to construct

RHNA vs. Preliminary Sites Inventory Capacity



Potential Zoning Code Amendments

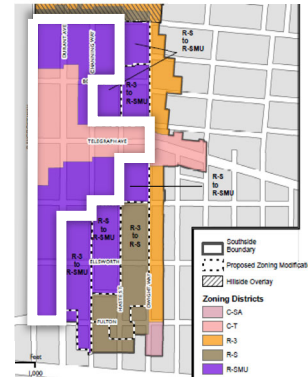


R-1, R-1A, R-2, and R-2A
Up to 2-3-4 units per parcel,
allow division of units.

Variety and flexibility of
housing types and tenure

April 23, 2019. *Missing Middle Housing Report.* Berkeley City Council.
https://www.cityofberkeley.info/Clerk/City_Council/2019/04_Apr/Documents/2019-04-23_Supp_2_Reports_Item_32_Rev_Droste_pdf.aspx

February 23, 2021. *Resolution to End Exclusionary Zoning in Berkeley.*
Berkeley City Council.
https://www.cityofberkeley.info/Clerk/City_Council/2021/02_Feb/Documents/2021-02-23_Item_29_Resolution_to_End_Exclusionary.aspx



Southside Plan Area
Increased height and coverage;
12 story within the original R-
SMU and the C-T north of Dwight

July 12, 2016. Allow increased development potential in the Telegraph Commercial (C-T) District between Dwight Avenue and Bancroft Avenue. [\[Link\]](#)

April 4, 2017. Create a citywide Use Permit process to allow non-commercial use on the ground floor. [\[Link\]](#)

May 30, 2017. Develop a pilot Density Bonus program for the C-T District. [\[Link\]](#)

October 31, 2017. Facilitate student housing by increasing the height and Floor Area Ratio (FAR) in the portions of the R-SMU, R-S and R-3 District [\[Link\]](#)

January 23, 2018. More Student Housing Now Resolution. [\[Link\]](#)

May 1, 2018. Convert commercial space into residential use within all districts in the Southside located west of College Avenue. [\[Link\]](#)

November 27, 2018. Move forward with parts of More Student Housing Now resolution and implementation of SB 1227. [\[Link\]](#)

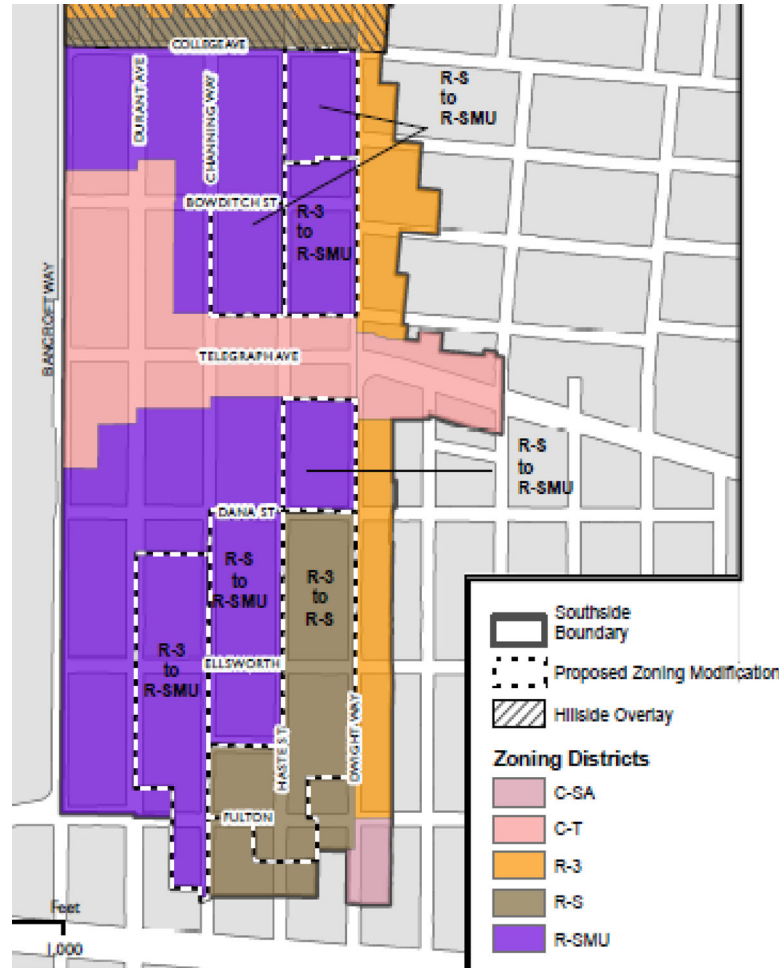
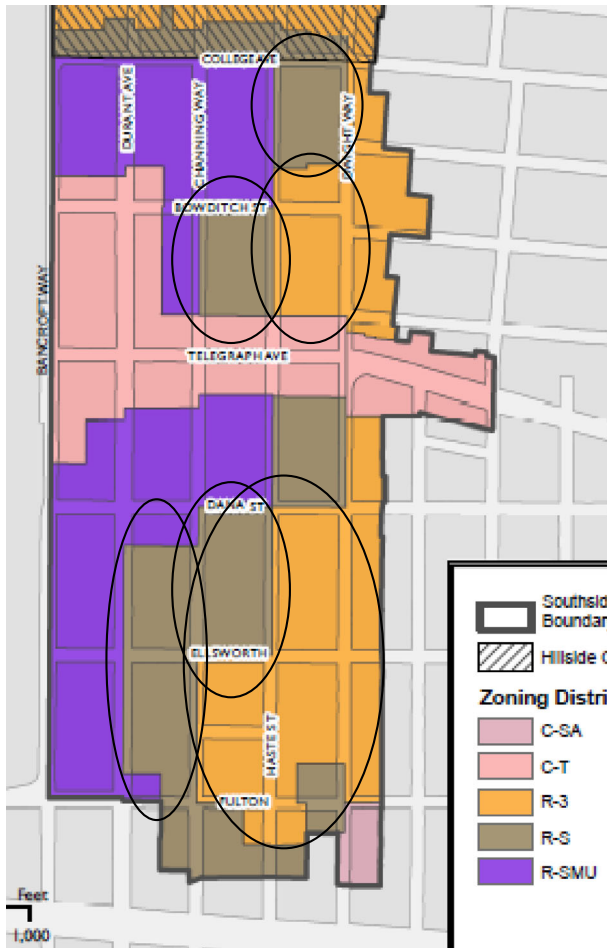


Priority Development Areas (PDAs)
Downtown, University, San Pablo,
Shattuck, Telegraph
Adeline (not included)

Transit + Commercial Corridors
Min. 15-minute peak headways

March 25, 2021. *Initiation of Public Process and Zoning Concepts for 2023-2031 Housing Element Update.* Report to Berkeley City Council, Councilmember Droste et al.
https://www.cityofberkeley.info/uploadedFiles/Clerk/City_Council/2021/03_Mar/Documents/Initiation%20of%20Public%20Process%20and%20Zoning%20Concepts%20-%20Mayor%203-25-21.pdf

Southside Zoning Amendments



5 areas now zoned R-S and, one area zoned R-3, → R-SMU

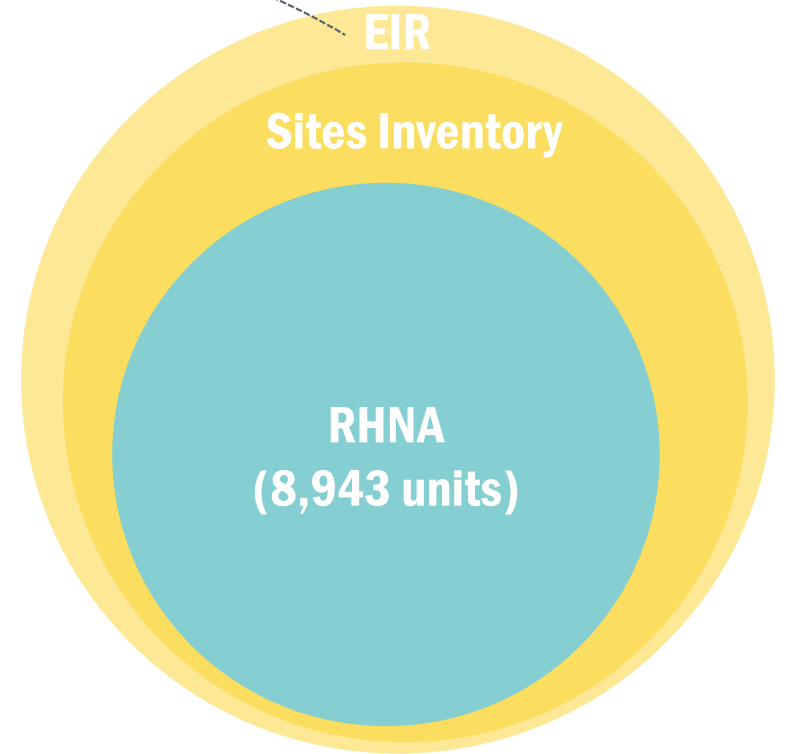
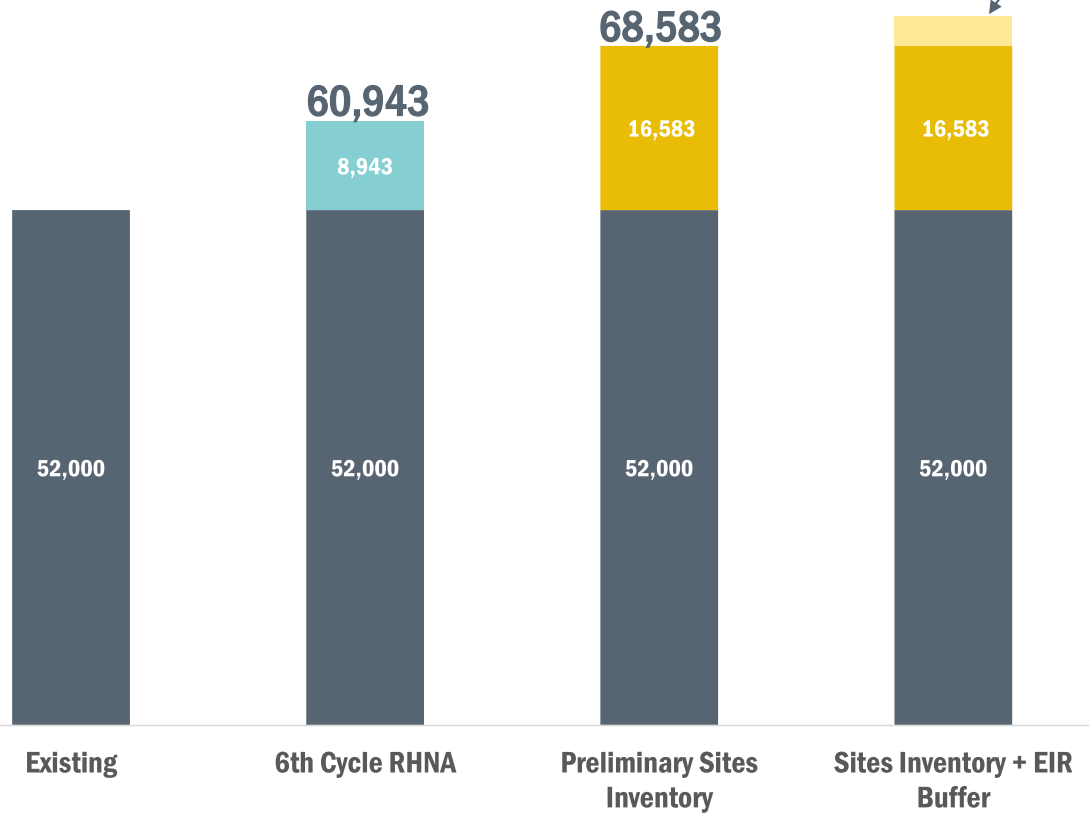
- > Increased maximum heights (from 4/5 to 6 stories)
- > Increased lot coverage (from 70%/75% to 85%)

One area now zoned R-3 → R-S

- > Increased maximum heights (from 4 stories to 5 stories)
- > Increased lot coverage (from 70% to 75%)

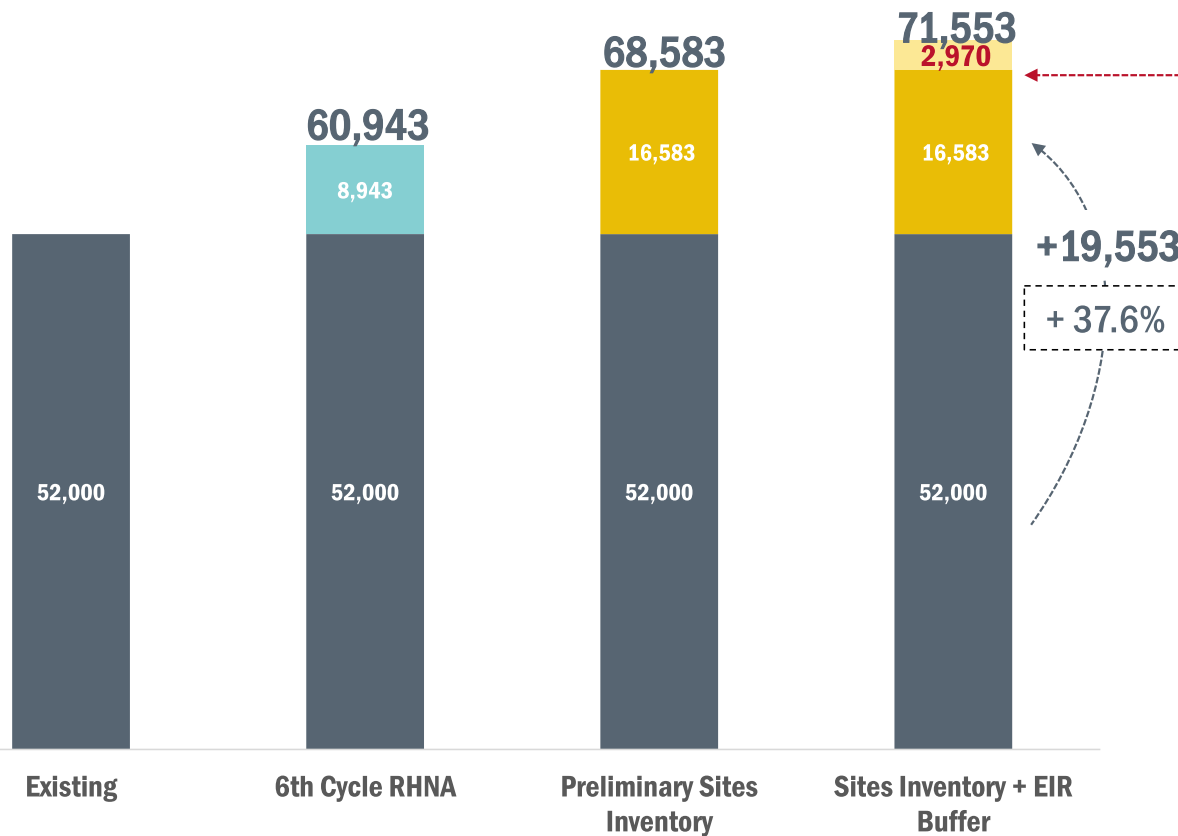
EIR Project Description

■ Existing Housing Units ■ 6th Cycle RHNA ■ Preliminary Sites Inventory ■ Add'l EIR Buffer



EIR Project Description

■ Existing Housing Units ■ 6th Cycle RHNA ■ Preliminary Sites Inventory ■ Add'l EIR Buffer



ANALYZE ADDITIONAL UNITS FOR EIR

- > **+1,200 units** at BART sites to match current EIR assumptions¹
- > **+770 units** to accommodate for R-1 and R-1A rezoning²
- > **+1,000 units** to accommodate Southside rezoning in C-T, R-S and R-SMU.³

1. October 2021, *Ashby and North Berkeley BART Station TOD DEIR*. <https://www.cityofberkeley.info/bartplanning>
2. July 21, 2021, *Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single-Family Create New Homes?* Turner Center. <https://turnercenter.berkeley.edu/wp-content/uploads/2021/08/Turner-Center-SB9-model-jurisdiction-output.xlsx>
3. July 2020, *Southside Zoning Ordinance Amendments Project Initial Study*. <https://www.cityofberkeley.info/southsideplan>



Sustainability & Resilience

CLIMATE BENEFITS

- > Infrastructure proximity
- > New construction standards

HEALTH BENEFITS

- > Air quality
- > Active transportation

CONNECTIVITY & COMMUNITY

- > Access
- > Affordability

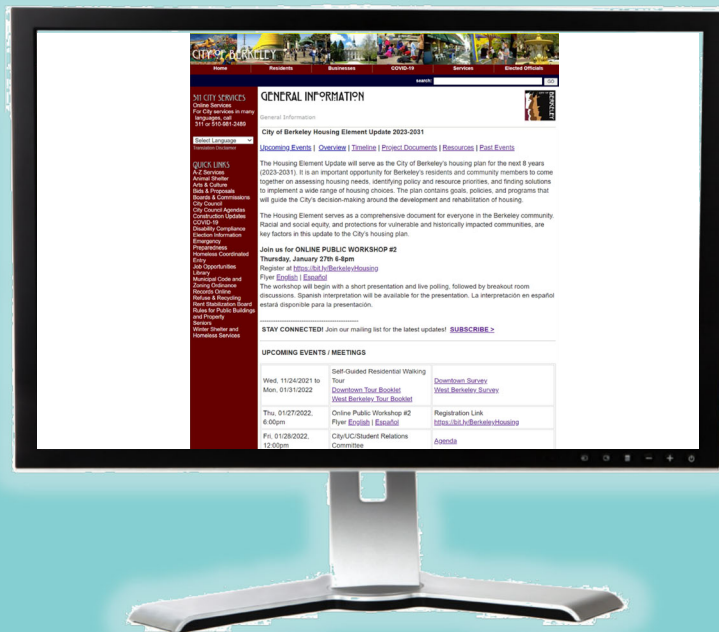
CLARIFYING QUESTIONS?

**FOR MORE INFORMATION /
SUBSCRIBE TO THE EMAIL LIST**

www.cityofberkeley.info/HousingElement

CONTACT US

HousingElement@cityofberkeley.info



Residential Objective Standards

1. Overview
2. Two to Four Units
3. Multi-Unit 5+ and Mixed-Use
4. Residential Objective Standards & the Environment

Framework – Three Buckets



Re-zoning not required



Confirm / Modify / Add
New Standards

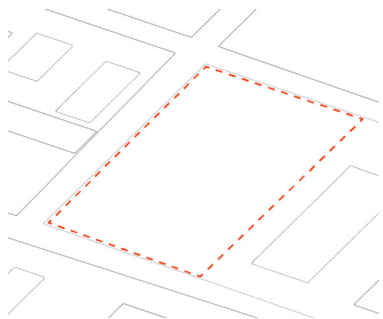


Confirm / Modify / Add
New Standards

A Two-Part Process

PART 1 – OBJECTIVE DEVELOPMENT STANDARDS

WE ARE HERE (2021 to 2023)

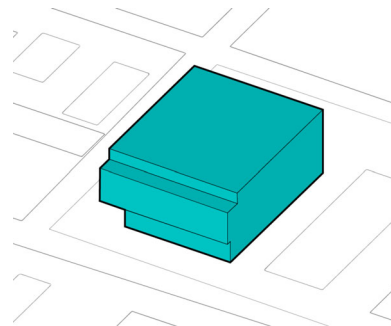


SITE

Zoning

Land Use

Building Placement



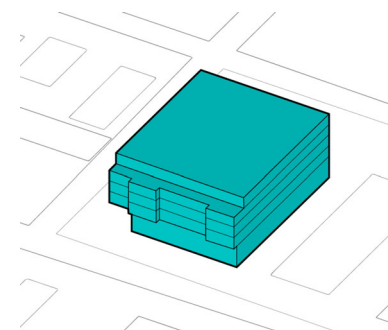
FORM/MASSING

Density (units/acre)

Open Space

PART 2 – OBJECTIVE DESIGN STANDARDS

2023 and later

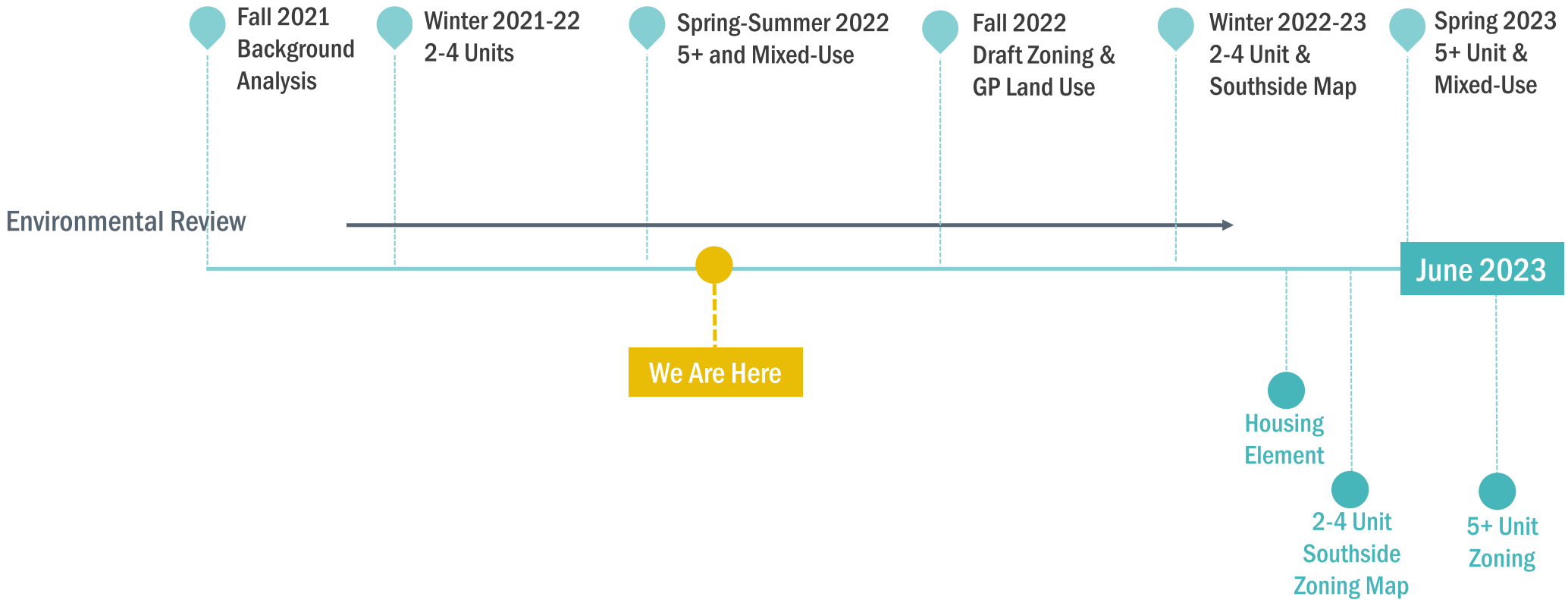


ARTICULATION



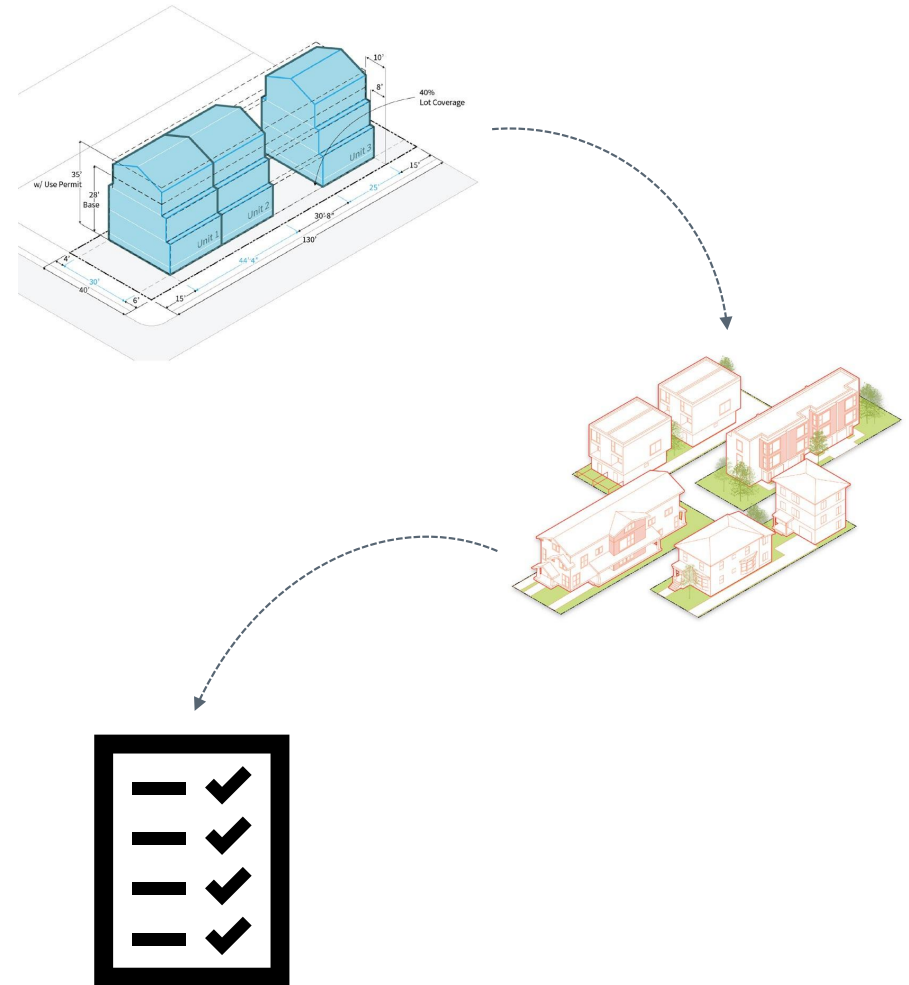
FACADE

Residential Objective Standards Timeline

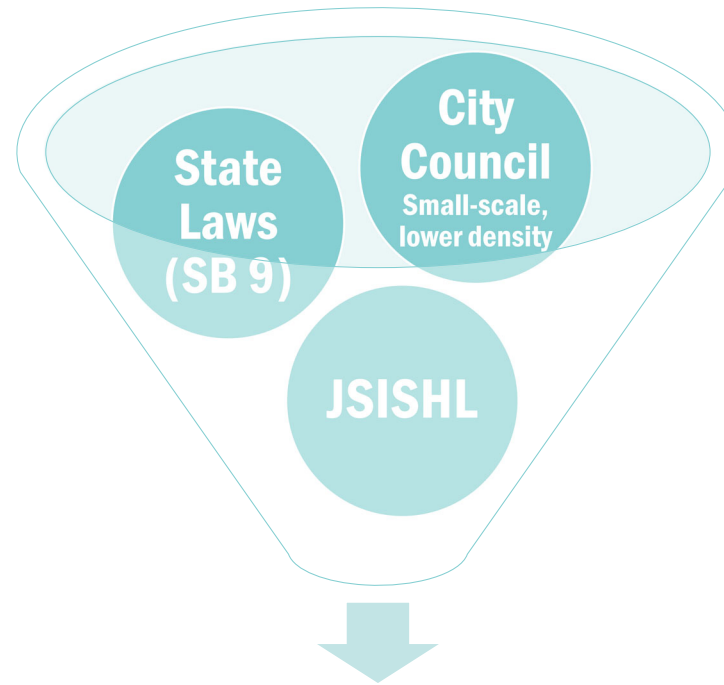


2-4 Unit Residential Objective Standards

1. 10 Existing Standards Models
2. 4 Prototype Models
3. Draft Development Standards



Standards for 2-4 Unit Residential



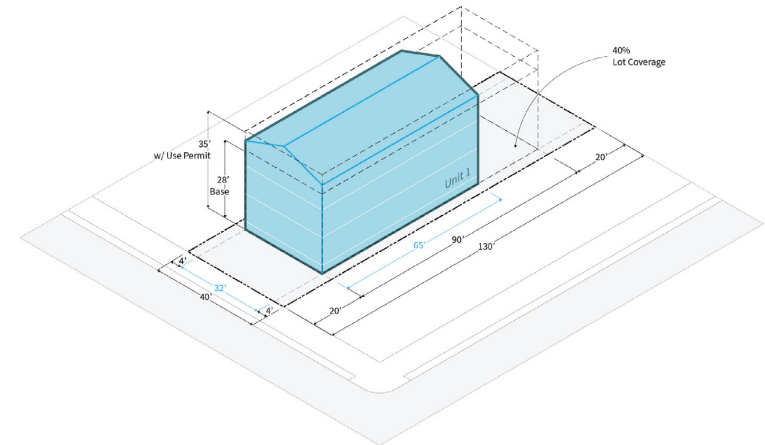
ANTICIPATED OUTCOMES

- > Creates a new “Multi-Unit 2-4” land use category
- > Allows this use in the R-1, R-1A, R-2, R-2A, and MU-R Districts
- > Establishes development standards for this use

Existing Standards

- > Illustrate and analyze existing standards in R-1, R-1A, R-2, R-2A, and MU-R districts
- > Use typical 5,200 sq. ft. lot (40' by 130')
- > Show developable envelope (“glass box”) defined by setbacks and height
- > Identify achievable floor area and building volume limited by lot coverage, step backs, FAR, and other standards

Model 1: R-1 Single Building on Internal Lot



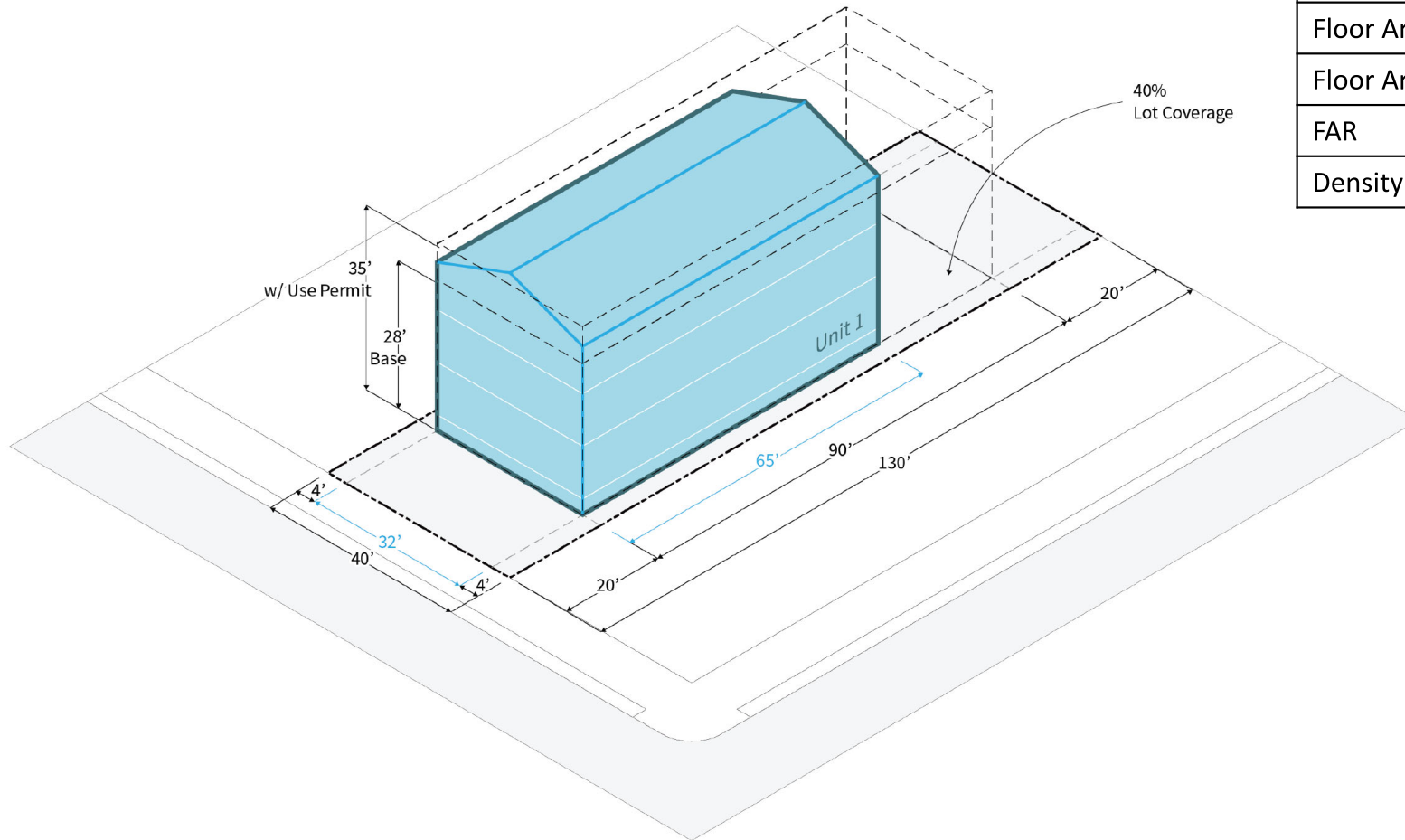
This first model shows the typical maximum building envelope on a standard R-1 lot for one unit only. This is the prevailing typical single-family housing typology for residential zoning. As shown in this model, **lot coverage is a limiting standard in the R-1 district** that prevents the blue building volume from occupying the entire developable envelope shown by the dashed line.

| Standards | Existing Standard | Illustrated Volume | Assumptions | Existing Standard | Illustrated Volume |
|------------------------|-------------------|--------------------|----------------------------|-------------------|--------------------|
| Primary Dwelling Units | 1 | 1 | Lot Area | 5,000 sf min | 5,200 sf |
| Average Height | 28', 35' w AUP | 35' | Lot Area per Dwelling Unit | No minimum | Meets standard |
| Stories | 3 | 3 | Lot Dimension | Not limited | 40' x 130' |
| Lot Coverage | 40% max | 40% | Outputs | | |
| Setbacks | | | Total Footprint | Not limited | 2,080 sf |
| Front | 20' min | 20' | Total Floor Area | 6,000 sf | 6,240 sf |
| Rear | 20' min | 20' | FAR | Not limited | 1.2 |
| Side | 4' min | 4' | Density | 1 unit per lot | 8.4 du/ac |
| Street Side | 4' min | N/A | Usable Open Space | 400 sf/du | Meets standard |
| Building Separation | N/A | N/A | | | |

* This requires an AUP ** May be reduced with an AUP

5

Existing R-1 Standards



| Model Outputs | |
|---------------------|-----------|
| Dwelling Units | 1 |
| Floor Area, Total | 6,240 sf |
| Floor Area per Unit | 6,240 sf |
| FAR | 1.2 |
| Density | 8.4 du/ac |

Summary of Existing Standards

| | Units | Floor Area | FAR | Density | Limiting Factors |
|--|-------|------------|-----|------------|--|
| R-1 | | | | | |
| Model 1: Single Building on Internal Lot | 1 | 6,240 sf | 1.2 | 8.4 du/ac | Lot coverage |
| R-1A | | | | | |
| Model 2: Single Building on Corner Lot | 2 | 7,008 sf | 1.3 | 16.9 du/ac | Lot coverage |
| R-2 | | | | | |
| Model 3: Two Buildings on Internal Lot | 2 | 5,229 sf | 1.0 | 16.9 du/ac | Corner lot building separation, upper story setbacks, and lot coverage |
| Model 4: Two Buildings on Internal Lot | 2 | 4,881 sf | 0.9 | 16.9 du/ac | |
| Model 5: Two Buildings on Corner Lot | 2 | 5,884 sf | 1.1 | 16.9 du/ac | |
| R-2A | | | | | |
| Model 6: Two Buildings on a Corner Lot | 3 | 6,212 sf | 1.2 | 25.1 du/ac | Corner lot setbacks and lot coverage |
| Model 7: Two Buildings on Internal Lot | 3 | 4,881 sf | 0.9 | 25.1 du/ac | |
| MU-R | | | | | |
| Model 8: Two Buildings on Internal Lot | 4 | 7,800 sf | 1.5 | 33.5 du/ac | FAR |
| Model 9: Four Buildings on Corner Lot | 4 | 7,800 sf | 1.5 | 33.5 du/ac | |
| SB 9 | | | | | |
| Model 10: Two Buildings with Split Lot (SB9) | 4 | 2,400 sf | 0.9 | 33.5 du/ac | SB 9 allows 800 sf min per unit |



Prototype Models

- > Show potential configurations of three- to four-unit projects based on recent development in Berkeley and surrounding jurisdictions
- > Identify where the residential types and configurations may conflict with existing zoning standards
- > Prepare new development standards for consideration in each low-density Residential District

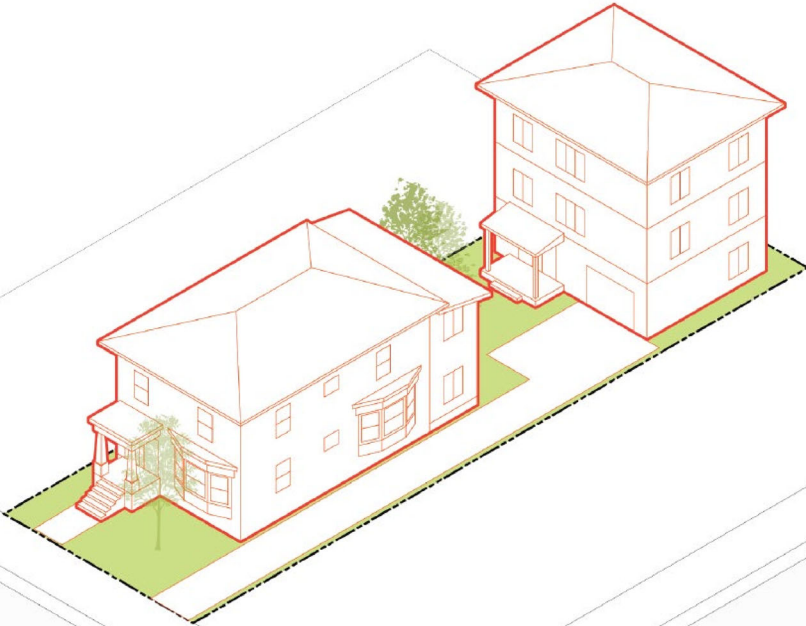


| Model Info | | Complies with Existing Standards? | | | | |
|-------------------------------------|----------|-----------------------------------|------|------|------|------|
| | | R-1 | R-1A | R-2 | R-2A | MU-R |
| Number of Units | 4 | No | No | Yes | Yes | Yes |
| Lot Area Per Unit | 1,300 sf | No | No | No | No | Yes |
| Total Footprint | 2,100 sf | Yes | Yes | Yes | Yes | Yes |
| Total Floor Area | 5,000 sf | Yes | Yes | Yes | Yes | Yes |
| Lot Area | 5,200 sf | Yes | Yes | Yes | Yes | Yes |
| Lot Coverage | 40% | Yes | Yes | No | No | Yes |
| Lot Width | 40' | Yes | Yes | Yes | Yes | Yes |
| Lot Depth | 130' | Yes | Yes | Yes | Yes | Yes |
| Usable Open Space Per Dwelling Unit | ≈ 215 sf | No | No | No | No | Yes |
| Floor Area Ratio | 1.0 | Yes | Yes | Yes | Yes | Yes |
| Building Height, Average | 27-32' | Yes* | Yes* | Yes* | Yes* | Yes |
| Stories | 2-3 | Yes | Yes | Yes | Yes | Yes |
| Setbacks | | | | | | |
| Front | 20' | Yes | Yes | Yes | Yes | Yes |
| Rear | 5' | No | No | Yes* | Yes* | Yes |
| Side | 4' | Yes | Yes | Yes | Yes | Yes |
| Street Side | n/a | n/a | n/a | n/a | n/a | n/a |
| Building Separation | 30 ft. | Yes | Yes | Yes | Yes | Yes |

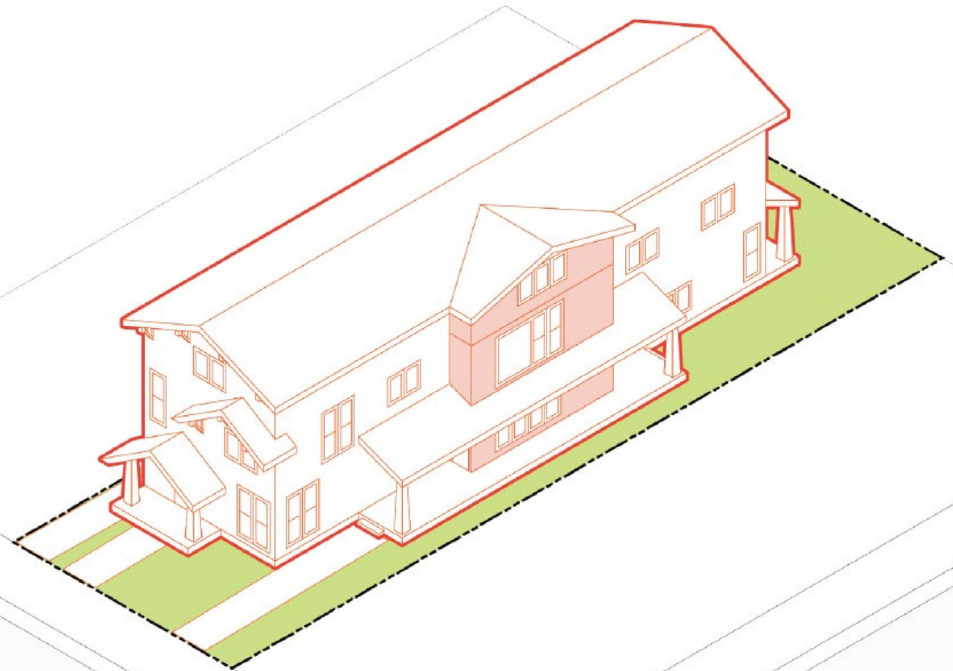
* ALP required

Four Prototype Models

**New Detached Building
Behind Existing**

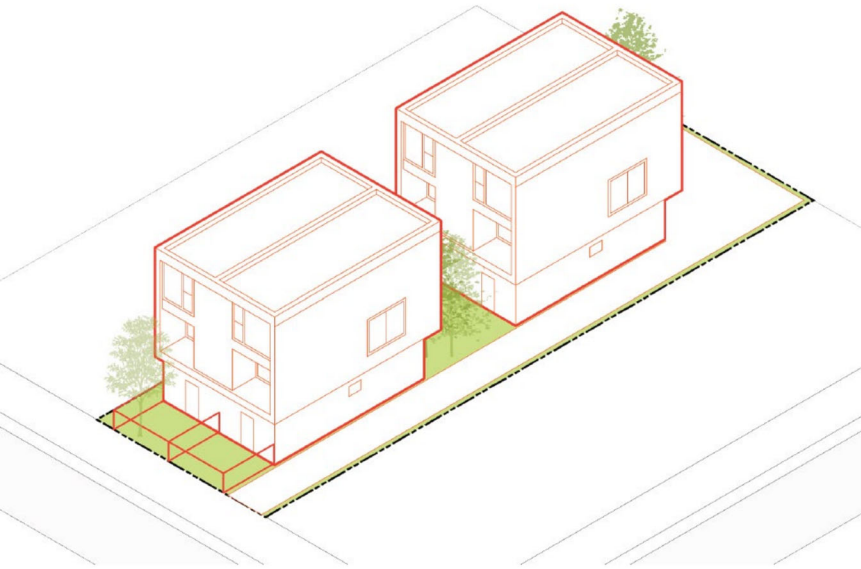


Attached Sidecourt



Four Prototype Models

Detached Cluster



Attached Row Homes

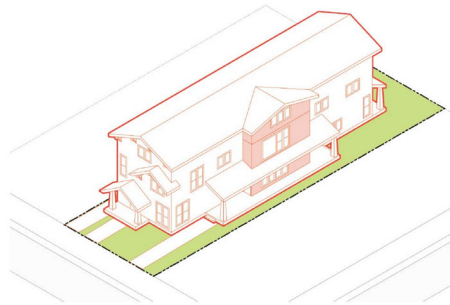


Four Prototype Models – Context

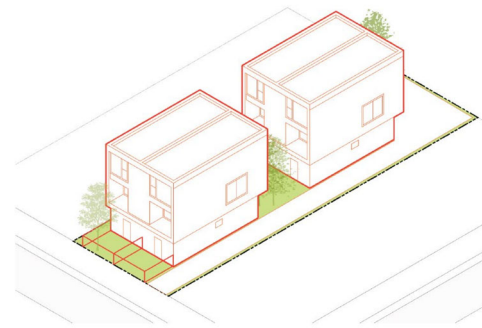
New Detached Building Behind Existing



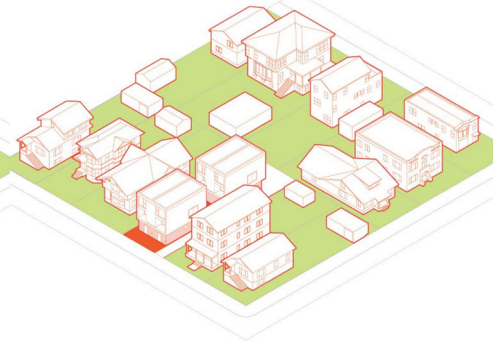
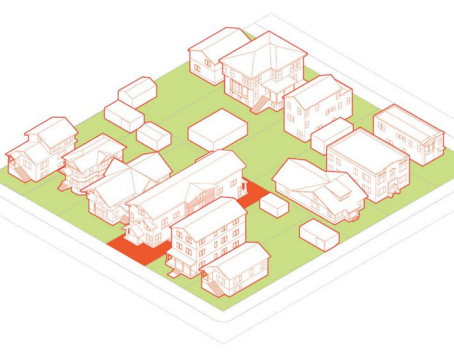
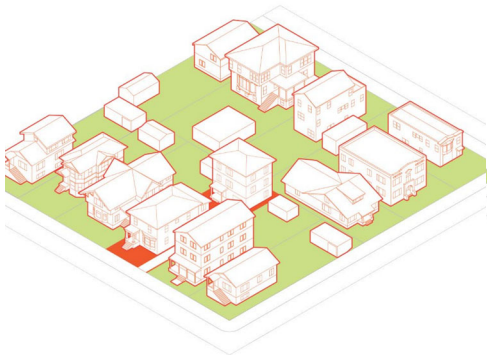
Attached Sidecourt



Detached Cluster



Attached Row Homes



Four Prototype Models – Conflicts with Current Zoning

| New Detached Building Behind Existing | Attached Sidecourt | Detached Cluster | Attached Row Homes |
|---------------------------------------|-----------------------|-----------------------|-----------------------|
| # of Units per Lot | # of Units per Lot | # of Units per Lot | # of Units per Lot |
| Lot Area per Unit | Lot Area per Unit | Lot Area per Unit | Lot Area per Unit |
| Lot Coverage | Lot Coverage | Lot Coverage | Lot Coverage |
| Usable Open Space | Usable Open Space | Usable Open Space | Usable Open Space |
| Building Height, Avg. | Building Height, Avg. | Building Height, Avg. | Building Height, Avg. |
| # of Stories | # of Stories | # of Stories | # of Stories |
| Front Setback | Front Setback | Front Setback | Front Setback |
| Rear Setback | Rear Setback | Rear Setback | Rear Setback |
| Side Setback | Side Setback | Side Setback | Side Setback |
| Bldg Separation | Bldg Separation | Bldg Separation | Bldg Separation |

Proposed Draft Standards

- > Zoning districts: R-1, R-1A, R-2, R-2A, and MU-R outside of H overlay
- > 2-4 unit projects only
- > Summary table with existing and proposed new standards
- > Options for certain standards

DRAFT STANDARDS FOR RESIDENTIAL PROJECTS WITH TWO TO FOUR UNITS IN THE R-1, R-1A, R-2, R-2A, AND MU-R ZONING DISTRICTS

This document presents draft standards for residential projects with two to four units in the R-1, R-1A, R-2, R-2A, and MU-R zoning districts. These standards are intended to implement the City Council's direction to eliminate exclusionary zoning and allow for small-scale multifamily development in Berkeley's lower-density residential districts.

These draft standards also reflect Senate Bill (SB) 9, which requires all California cities to allow two dwelling units on one parcel in a single-family zone if the development meets certain requirements. SB 9 also requires cities to allow an "urban lot split" in a single-family zone, with two units allowed on each of the two newly created parcels (resulting in four units total).

The draft standards in this document are organized into two main sections:

- Allowed Uses and Permits Required
- Development Standards

For certain standards, different options are presented along with staff recommendations. City staff and consultants will request feedback on these options at the ZORP Subcommittee meeting on February 16, 2022.

ALLOWED USES AND PERMITS REQUIRED

City Council direction calls for the City to allow 2-4 unit projects in R-1, R-1A, R-2, R-2A, MU-R districts. The options below address permits required for this use.

Option 1: Allow All 2-4 Unit Projects By-right (Recommended)

Option 1 would allow 2-4 unit residential development, including new buildings and additions, with a Zoning Certificate in the R-1, R-1A, R-2, R-2A, and MU-R districts. The City would approve the development ministerially if it complies with all objective standards – which are being developed as part of this project. No discretionary permit or public hearing would be required. Table 1 shows proposed changes to the allowed use table for residential districts consistent with this option.

Proposed Draft Standards

- Density
- Lot Area
- Lot Area per Unit
- Lot Coverage
- Open Space
- Building Height
- Setbacks
- Step Backs
- Building Separation
- Floor Area Ratio



Floor Area and FAR and Preservation

R-1 District

| | Standards | | | Achievable Floor Area | |
|---------------------------|-----------|---------|----------|-----------------------|----------|
| | Height | Stories | Coverage | Total | Per Unit |
| Existing Standards | | | | | |
| 1 unit | 28/35 ft. | 3 | 40% | 6,240 sf | 6,240 sf |
| Proposed Standards | | | | | |
| 2 units | 28 ft. | 3 | 40% | 6,240 sf | 3,120 sf |
| 3 units | 35 ft. | 3 | 45% | 7,020 sf | 2,340 sf |
| 4 units | 35 ft. | 3 | 50% | 7,800 sf | 1,950 sf |

Achievable floor area increases as # units increase

R districts: Height and coverage standards scale up

MU-R: FAR scales up

Option to increase floor area if existing front main residential building preserved.

Permits Required - Existing

Existing Permit Requirements

| Dwelling Types | R-1 | R-1A | R-2 | R-2A | MUR |
|----------------|--------|--------|--------|--------|--------|
| 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) |

ZC Zoning Certificate

UP(PH) Use Permit(Public Hearing)

AUP Administrative Use Permit

NP Not Permitted

Permits Required - Proposed

Proposed Permit Requirements

| Dwelling Types | R-1 | R-1A | R-2 | R-2A | MUR |
|----------------|--------|--------|--------|--------|--------|
| Single-Family | UP(PH) | UP(PH) | UP(PH) | UP(PH) | AUP |
| Multi-Unit 2-4 | ZC | ZC | ZC | ZC | ZC |
| Multi-Unit 5+ | NP | NP | UP(PH) | UP(PH) | UP(PH) |

ZC Zoning Certificate

UP(PH) Use Permit(Public Hearing)

AUP Administrative Use Permit

NP Not Permitted

ZORP Subcommittees Feedback

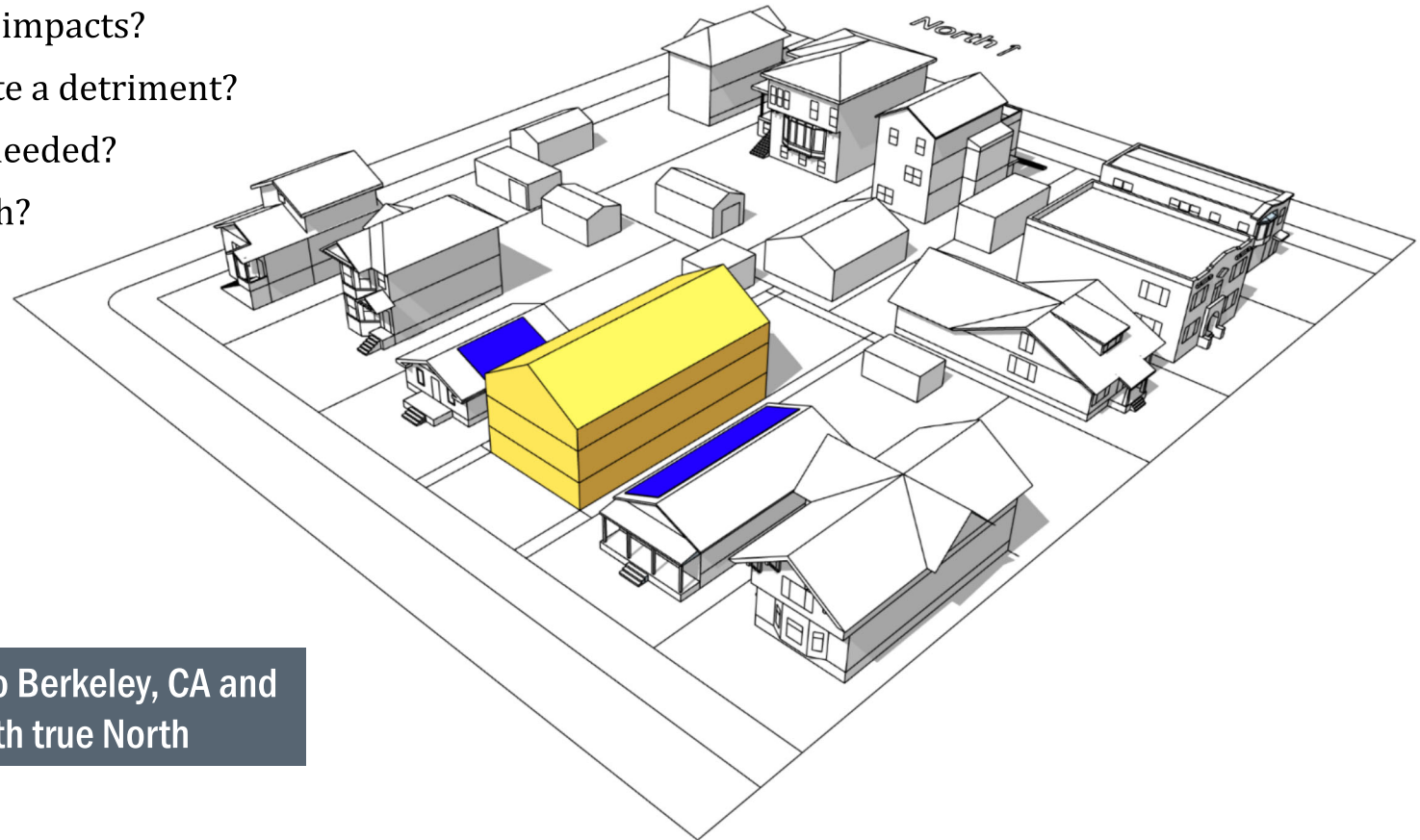
- > **By-right approvals**
- > **Unit sizes**
- > **Preservation Incentive**
- > **Shade and Solar Access Impacts**
 - Concern about impacts on adjacent rooftop solar (existing and potential future)
 - Concern about individual properties, as well as citywide renewable energy generation and climate resilience
 - Requests for new objective standards for shade and solar access impacts

Q: Council feedback on proposed zoning modifications and development standards for two- to four-unit projects in low-density residential districts?

Model for Solar Studies

Models help us answer...

- > Expected rooftop solar access impacts?
- > Would these impacts constitute a detriment?
- > Are new objective standards needed?
- > If so, what is the best approach?



Model is Geo-located to Berkeley, CA and set on a grid aligned with true North

Solar Conditions

Solar Energy Production Months

Assuming February through October (the summer half the year), but also knowing that there are more months.

Applicable Hours of Day

8am, 10am, noon, 2pm, 4pm

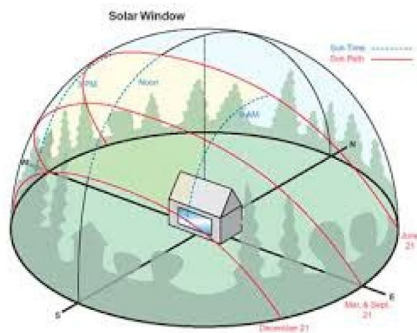
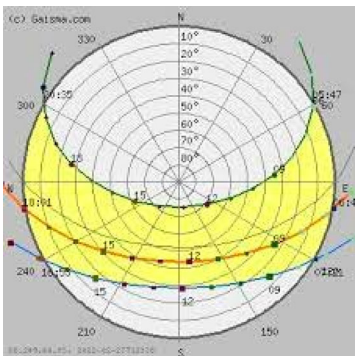


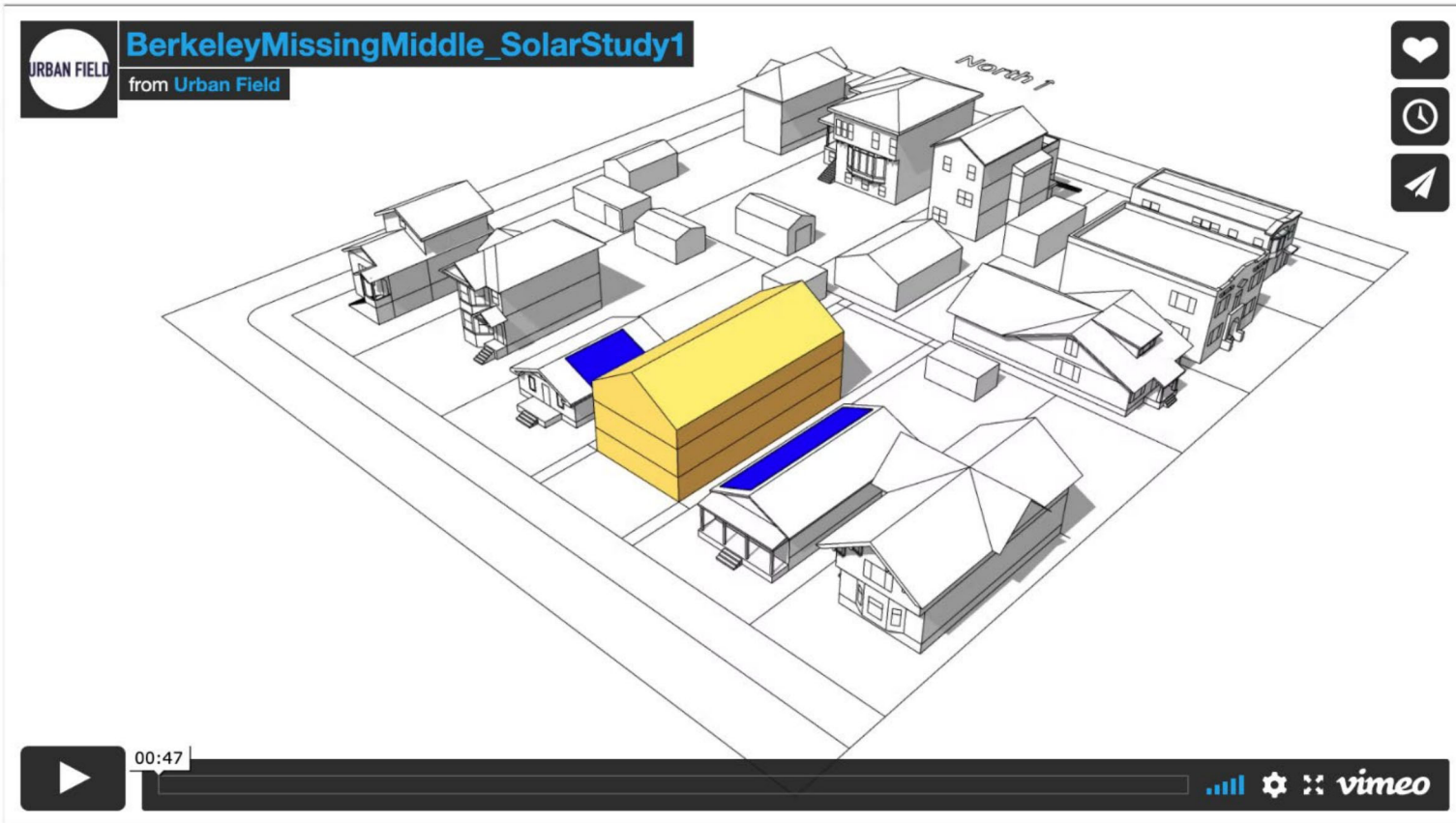
Average monthly sunhours in San Francisco, United States of America Copyright © 2022 weather-and-climate.com

On average, May is the most sunny month with 324 hours of sunshine

On average, December has the lowest amount of sunshine with 160 hours

The average annual amount of sun hours is 3072 hours



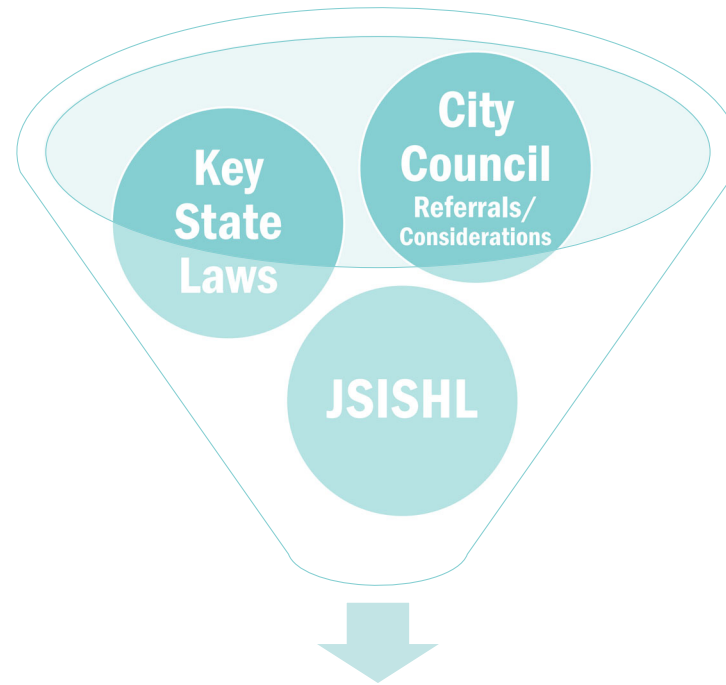


<https://vimeo.com/686933499>

Multi-Unit 5+ and Mixed-Use Methodology

1. Overview
2. Proposed Methodology
3. Early Policy Questions

Standards for Multi-Unit 5+ and Mixed Use



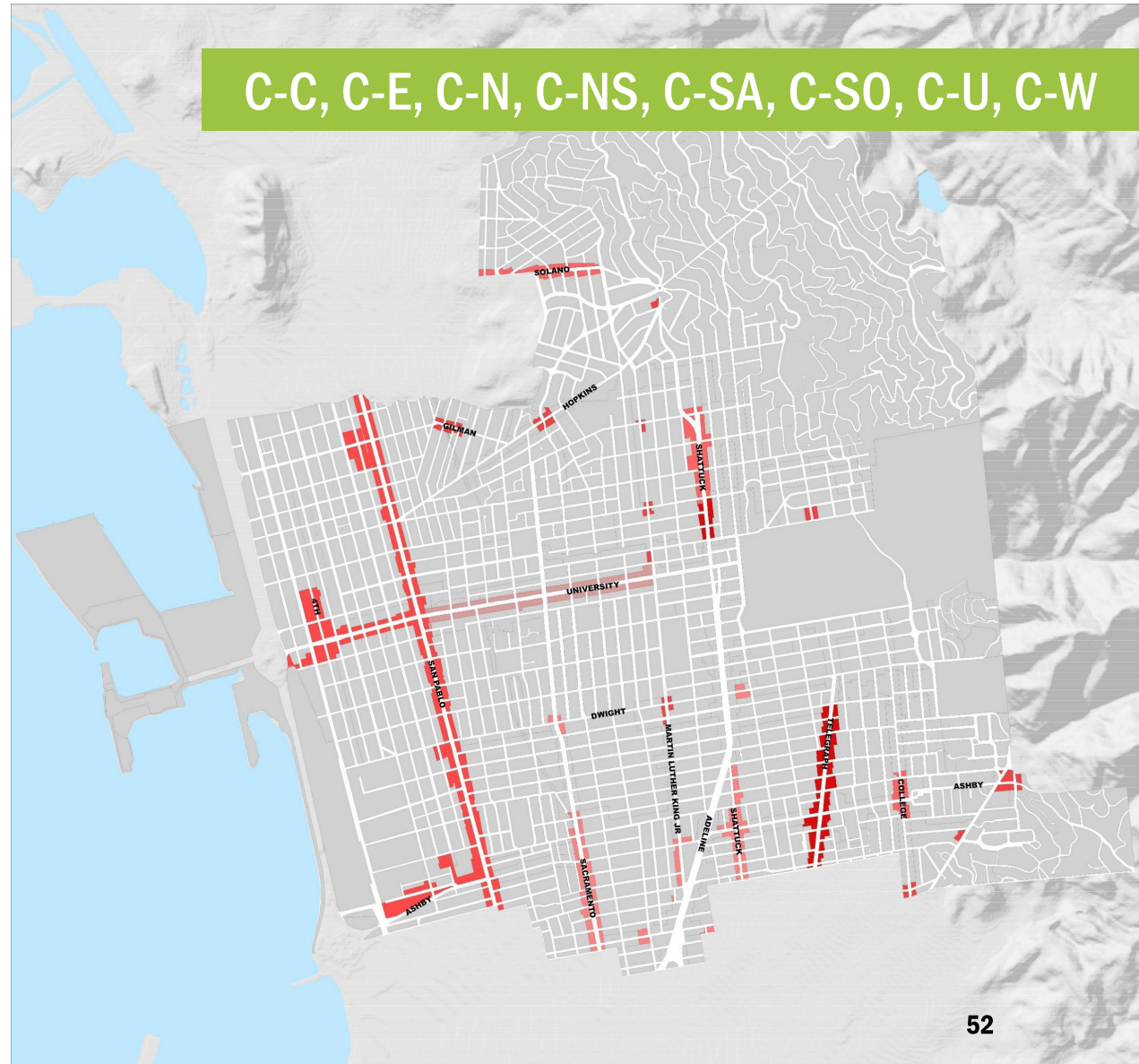
ANTICIPATED OUTCOMES

- > **Considers diversity of project types, sizes, locations**
- > **Codifies typical City requirements**
- > **Reduces reliance on subjective Use Permit requirements**

Mixed Use vs. Residential Only

- > In most Commercial Districts, development standards vary between mixed-use and residential-only projects
- > Results in significantly greater achievable floor area for mixed-use projects
- > Intended to encourage mixed-use development along commercial corridors
- > Unintended ground floor vacancies

April 4, 2017. *Referral to Allow Non-commercial Ground Floor Uses*. Wengraf et al.
https://www.cityofberkeley.info/Clerk/City_Council/2017/04_Apr/Documents/2017-04-04_Item_21_Referral_to_the_Planning_Commission_to_Allow_Non-commercial_Use.aspx



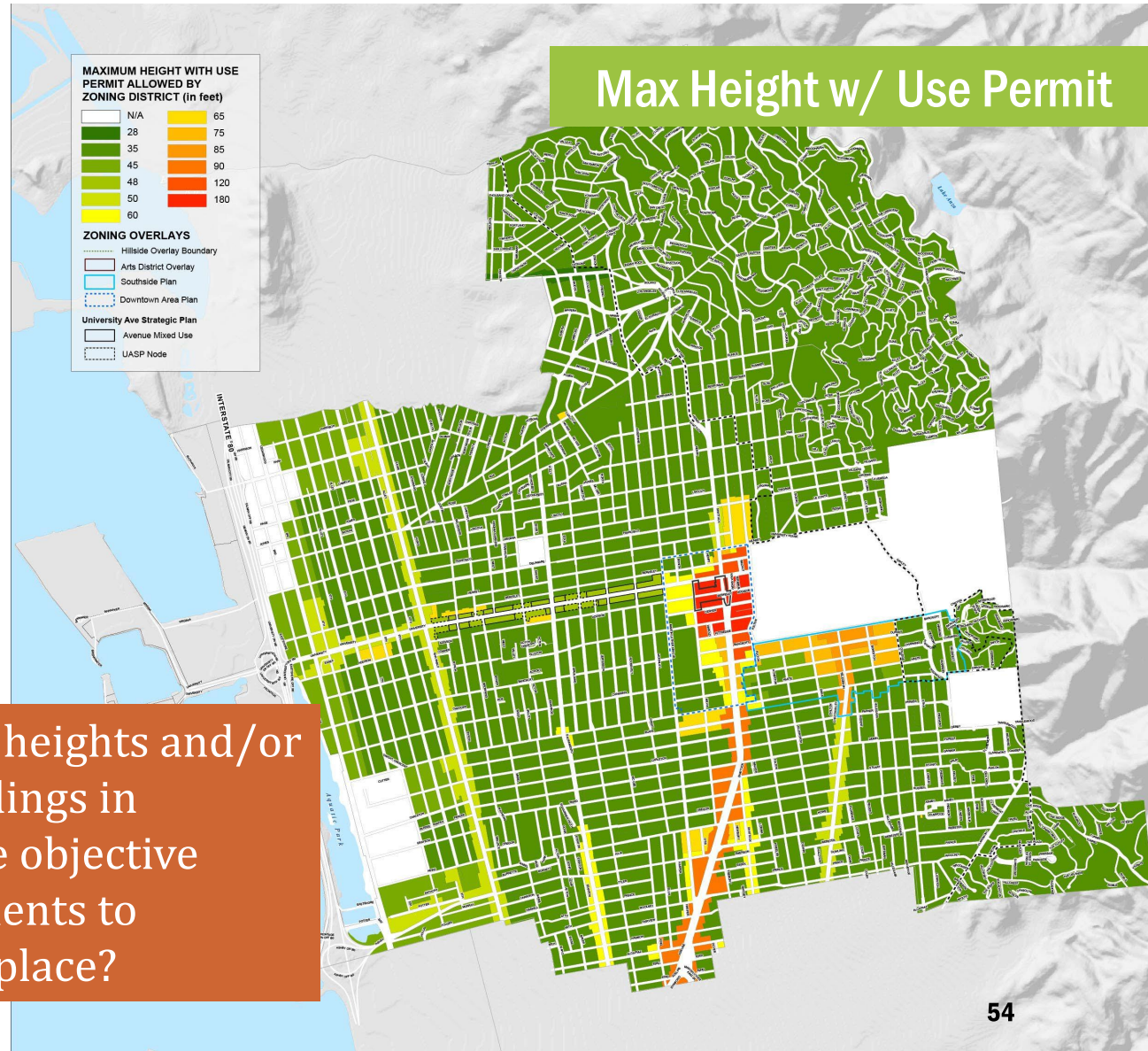
Example: C-C District

| | Mixed-Use | Residential-Only |
|---|----------------|--------------------------------|
| Lot Area, min | No min | 5,000 sf |
| Bldg Height, max | 40', 50' w/ UP | 35' |
| # Stories, max | 3, 4 w/ UP | 3 |
| Lot Coverage (Interior), max | 100% | 1-2 story: 45% 3-story: 40% |
| Lot Coverage (Corner), max | 100% | 1-2 story: 50% 3-story: 45% |
| Floor Area Ratio, max | 3.0 | No max |
| Approx. Max Floor Area on a 5,000 sf interior lot | 15,000 sf | 6,000 sf |

Q: Should residential-only projects on commercial corridors—outside designated nodes—have the same built envelope and maximum floor area as mixed-use residential projects?

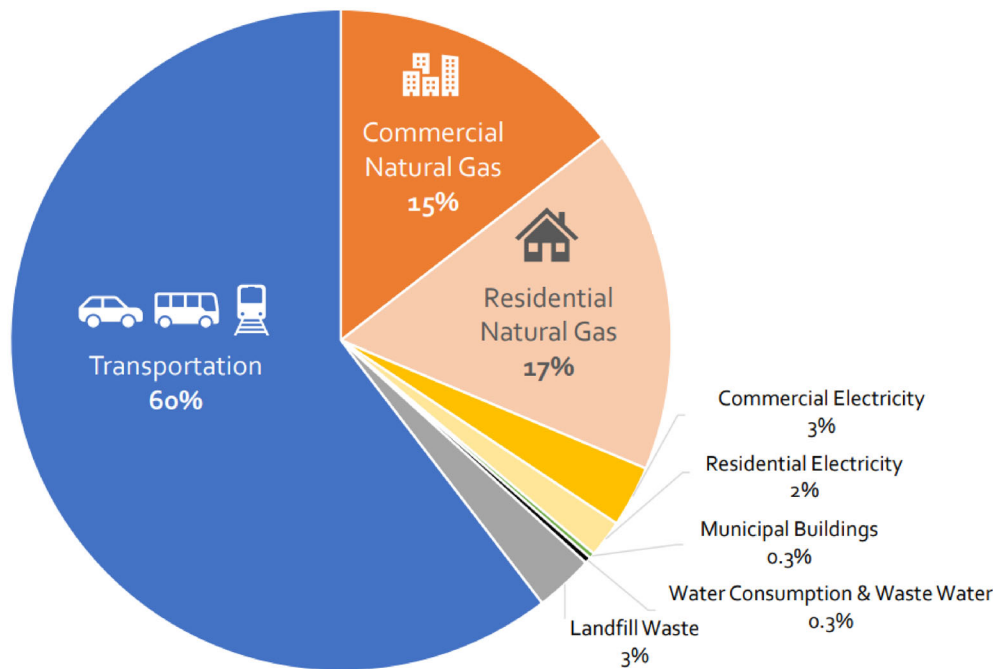
Heights & Stories

- > Majority of the City allows a maximum height of 35' and 3 stories.
- > In Downtown:
Max two 120-foot buildings + three 180-foot buildings in C-DMU Core
- > In Southside:
Currently allows 45-75 with use permit in R-3, R-S, R-SMU, C-T, C-SA
- > In Southside Plan Initial Study: Up to three 12-story buildings



Q: Should the City raise maximum heights and/or uncapping the number of tall buildings in Downtown and the Southside once objective standards and programmatic elements to incentivize affordable units are in place?

2019 GHG Inventory

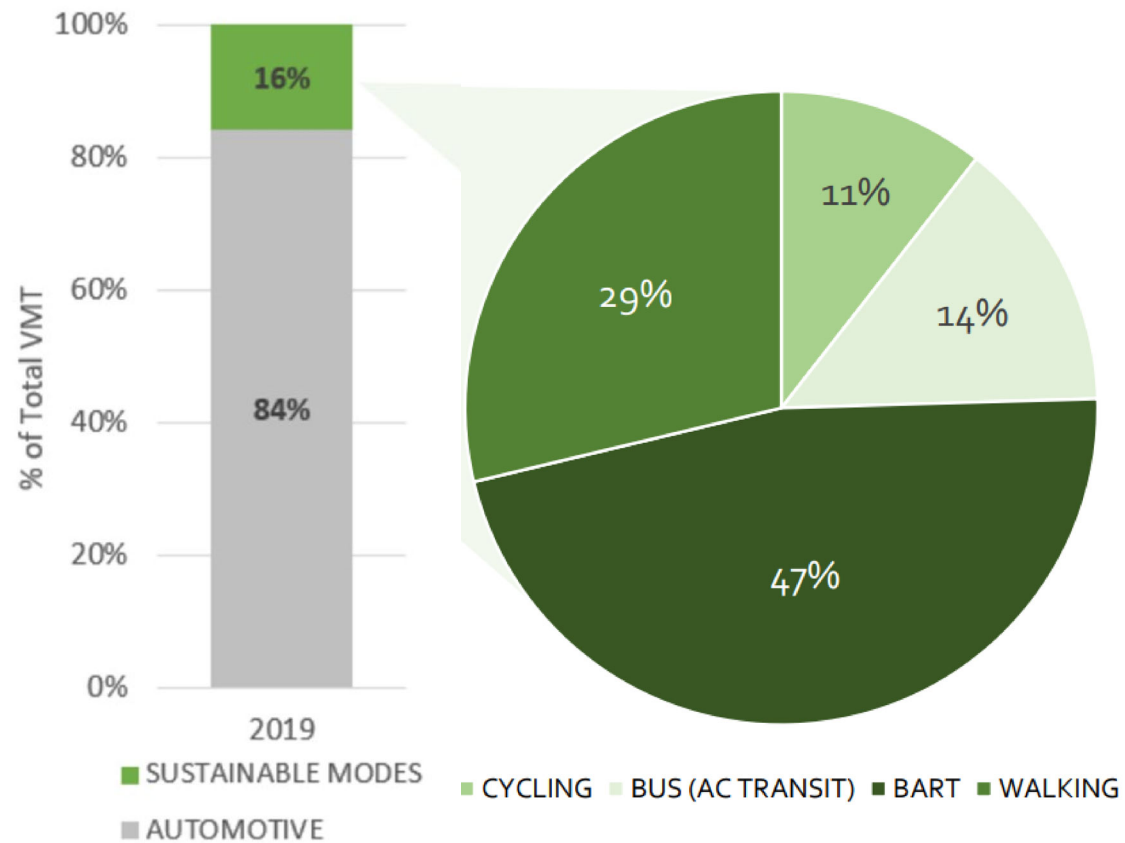


Source 2019 Greenhouse Gas Inventory, UC Berkeley and the Berkeley Lab are not included in the GHG Inventory

DECARBONIZING BUILDINGS

- > Prohibition of Natural Gas Infrastructure in New Construction
- > Low Carbon Concrete
- > EBCE Renewable 100
- > Existing Buildings Electrification Strategy

Reducing transportation emissions



THANK YOU



Photo Credit Jessica Christian / The Chronicle [LINK](#)

FOR MORE INFORMATION

www.cityofberkeley.info/objectivestandards

CONTACT US

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