RESIDENTIAL OBJECTIVE STANDARDS

Middle Housing

June 1, 2022

PLANNING COMMISSION

Why are we creating Residential Objective Standards?

Recent State Law

- Housing Accountability Act (2017)
- SB 35 (2017) Streamlining for Affordable Development
- SB 330 (2019), SB 8 (2021) Housing Crisis Act
- 2021 Housing Bills, including SB 9, SB 478

City Council Referrals

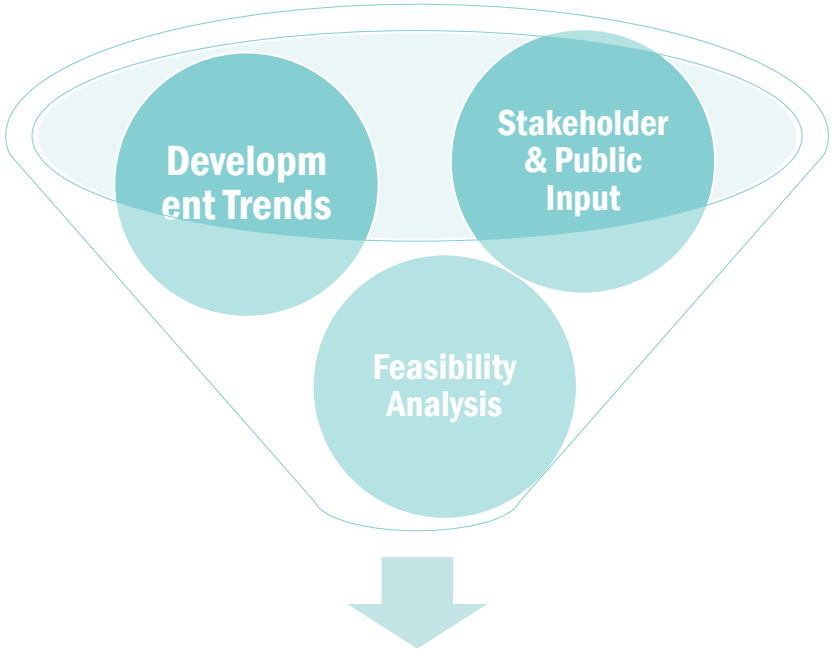
- Housing Accountability Act (2017)
- Missing Middle Housing (2019)
- Eliminate Exclusionary Zoning (2021)

Housing Element

- Plan for 8,934 new units between 2023-2031
- Housing Program to encourage Middle Housing

ENCOURAGE HOUSING PRODUCTION

What is the goal of the project?



PREDICTABILITY

CLEAR MULTI-UNIT DEVELOPMENT CRITERIA

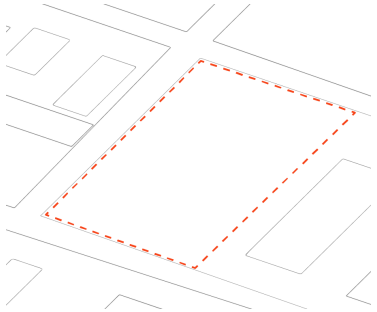
STREAMLINED

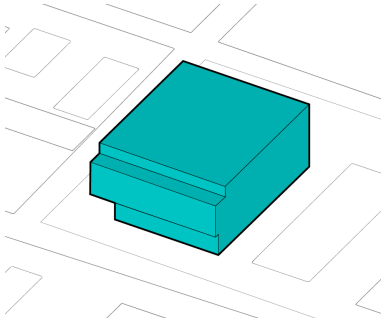
SHORTENED ENTITLEMENT PROCESS

A Two-Part Process

PART 1 – OBJECTIVE DEVELOPMENT STANDARDS

WE ARE HERE (2021 to 2023)





SITE

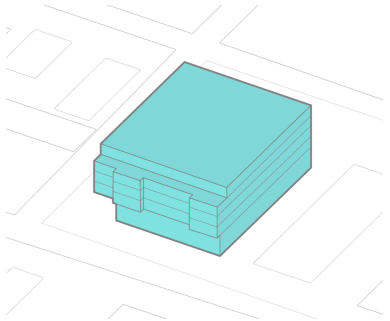
- Lot Size
- Coverage
- Setbacks

FORM/MASSING

- Density (units/acre)
- Floor Area Ratio (FAR)
- Height

PART 2 – OBJECTIVE DESIGN STANDARDS

2023 to 2025

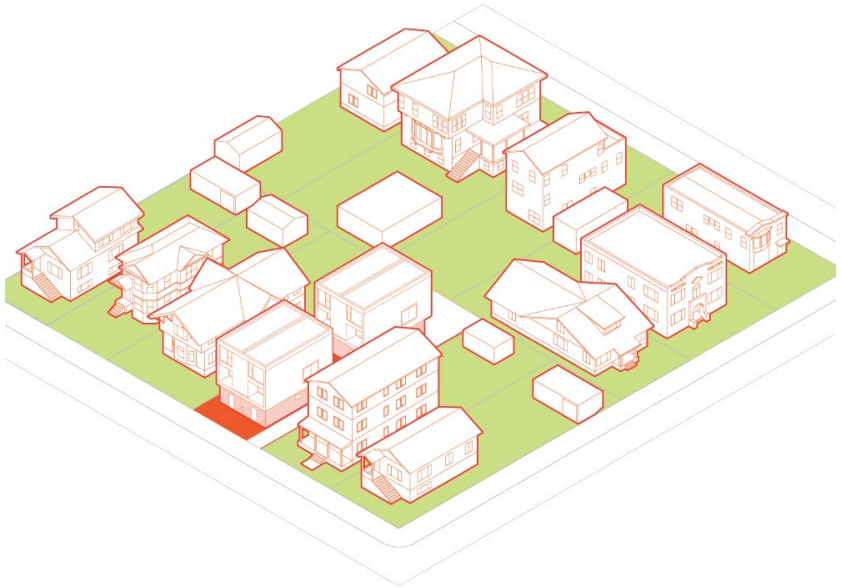


ARTICULATION

FACADE

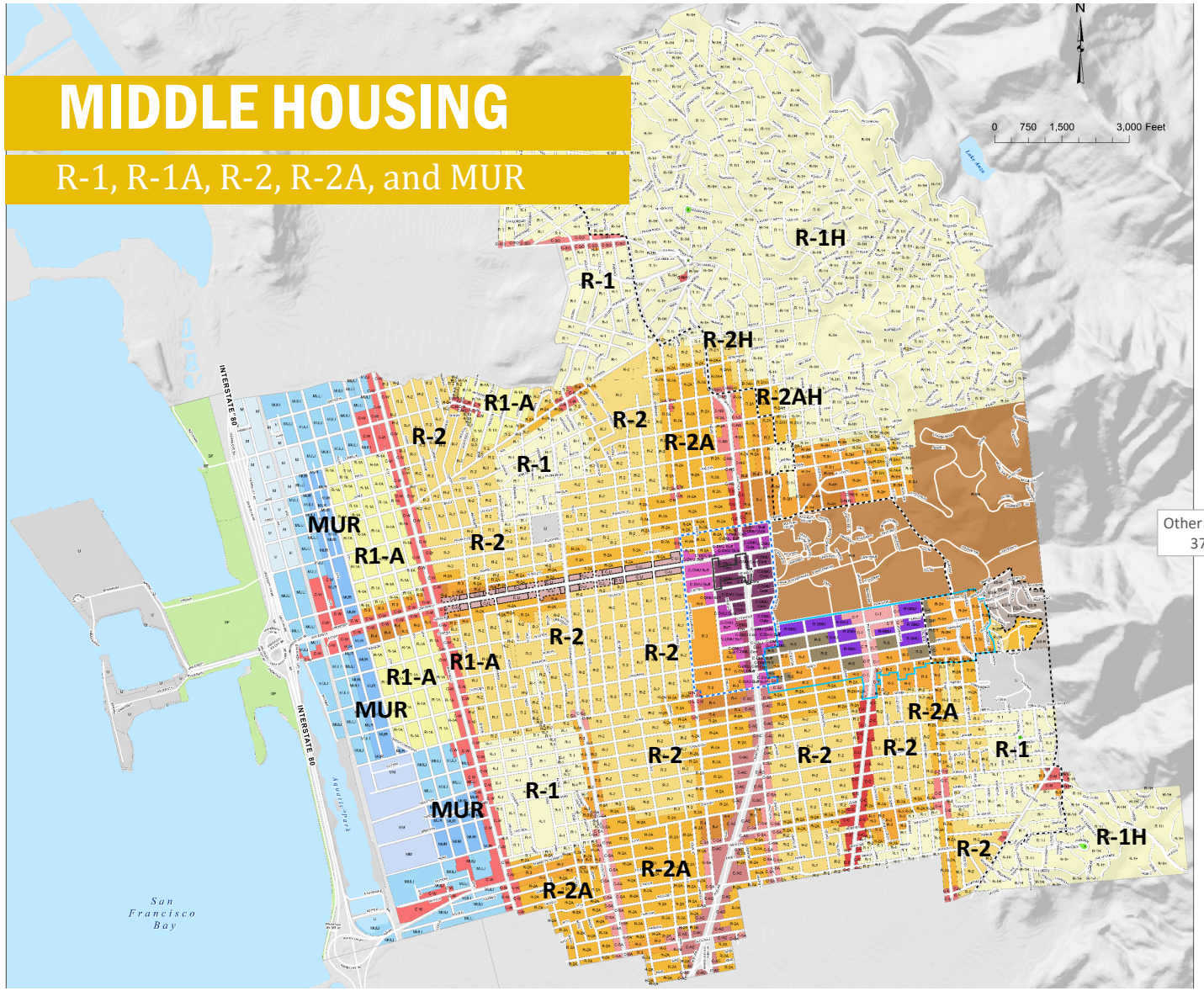
Objective Standards Framework

HOUSING ELEMENT — MIDDLE HOUSING — HIGHER DENSITY



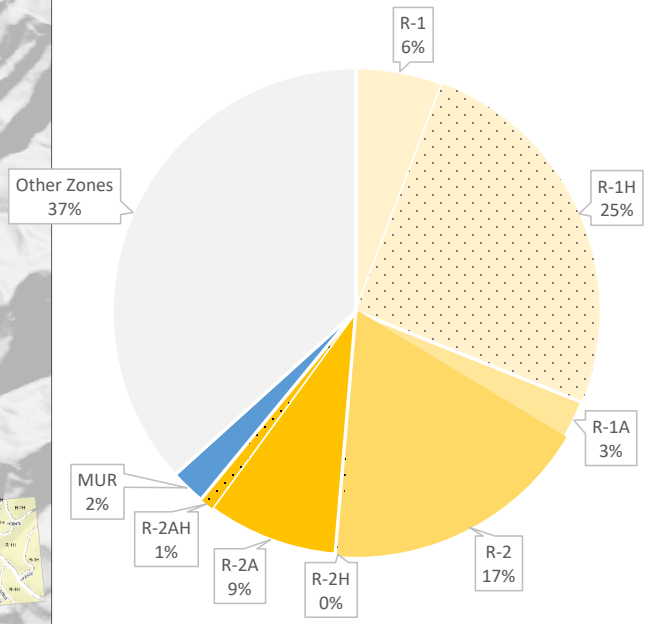
MIDDLE HOUSING

R-1, R-1A, R-2, R-2A, and MUR



ZONING DISTRICTS

R-1	Single Family Residential
R-1A	Limited Two-family Residential
R-2	Restricted Two-family Residential
R-2A	Restricted Multiple-family Residential
MUR	Mixed Use-Residential



Agenda – Middle Housing Development Standards

1. What We've Heard (Public Engagement, ZORP, and Council)
2. Recommended Standards
3. Solar Modeling
4. Discussion

WHAT WE'VE HEARD

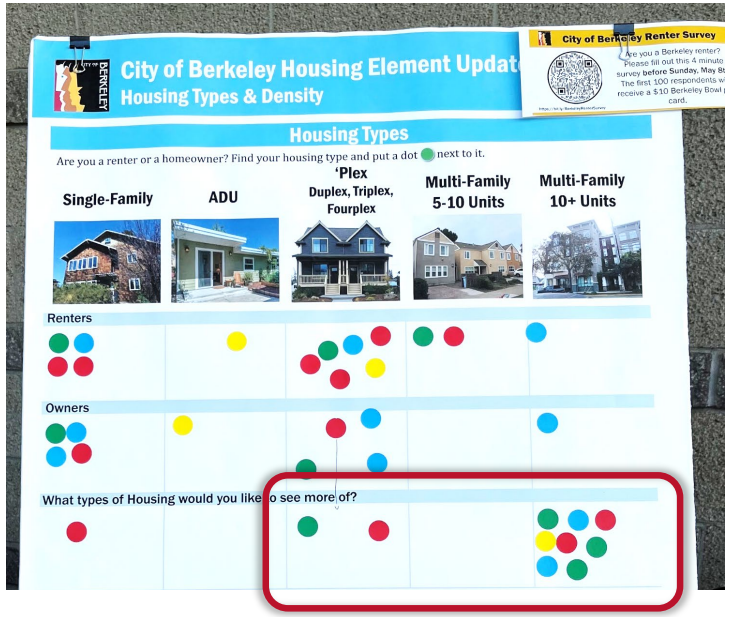
1. Community Engagement
2. Council and ZORP feedback


Downtown Berkeley Self-Guided
RESIDENTIAL WALKING TOUR
West Berkeley Self-Guided
RESIDENTIAL WALKING TOUR
We would like your feedback!

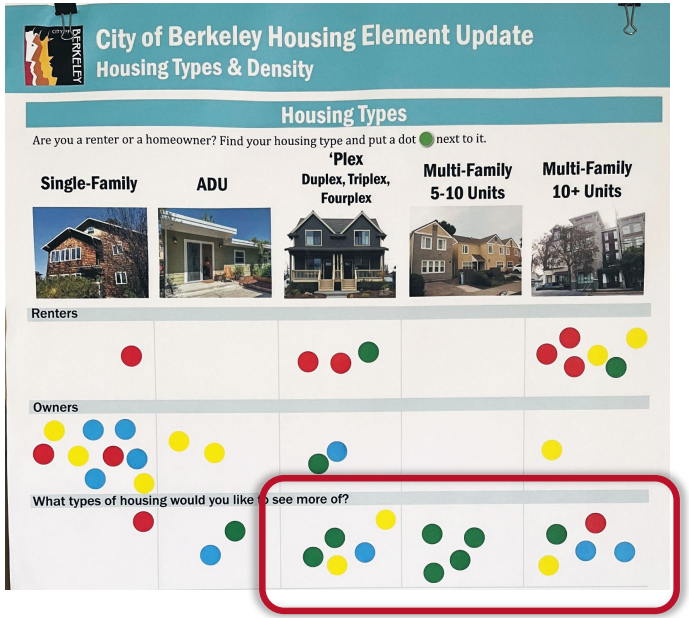

City of Berkeley Housing Element Update
What are your top 3 housing goals for the City of Berkeley?
City of Berkeley Housing Element Update
What three residential features or amenities are most important to you?

"What type of housing would you like to see more of?"

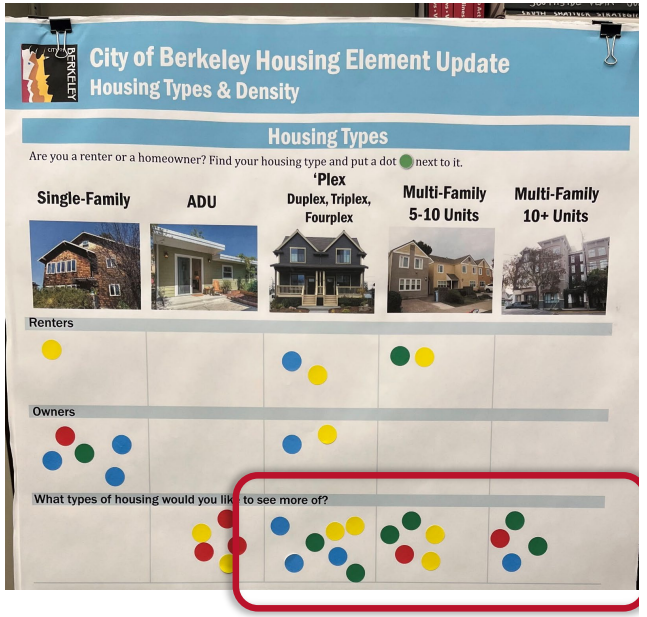
Berkeley Bowl 4/25/22



Roses in Bloom 5/14/22



Poppin Skate Party 5/19/22



Desire for a mix of housing types and higher density living

Council and ZORP feedback

ZORP Subcommittees (12/15 & 2/16)

- Encourage smaller units that are "affordable by design"
- Permitting more density while discouraging financial speculation
- Balance protecting solar access and allowing higher densities

City Council (3/15)

- Consider merging zoning districts
- Permit higher density equitably throughout the City, including consideration of the Hillside Overlay
- Incentive for adaptive reuse and smaller, more affordable units, allow more than four units
- Embrace climate adaption, but solar access should not be a barrier to creating more housing

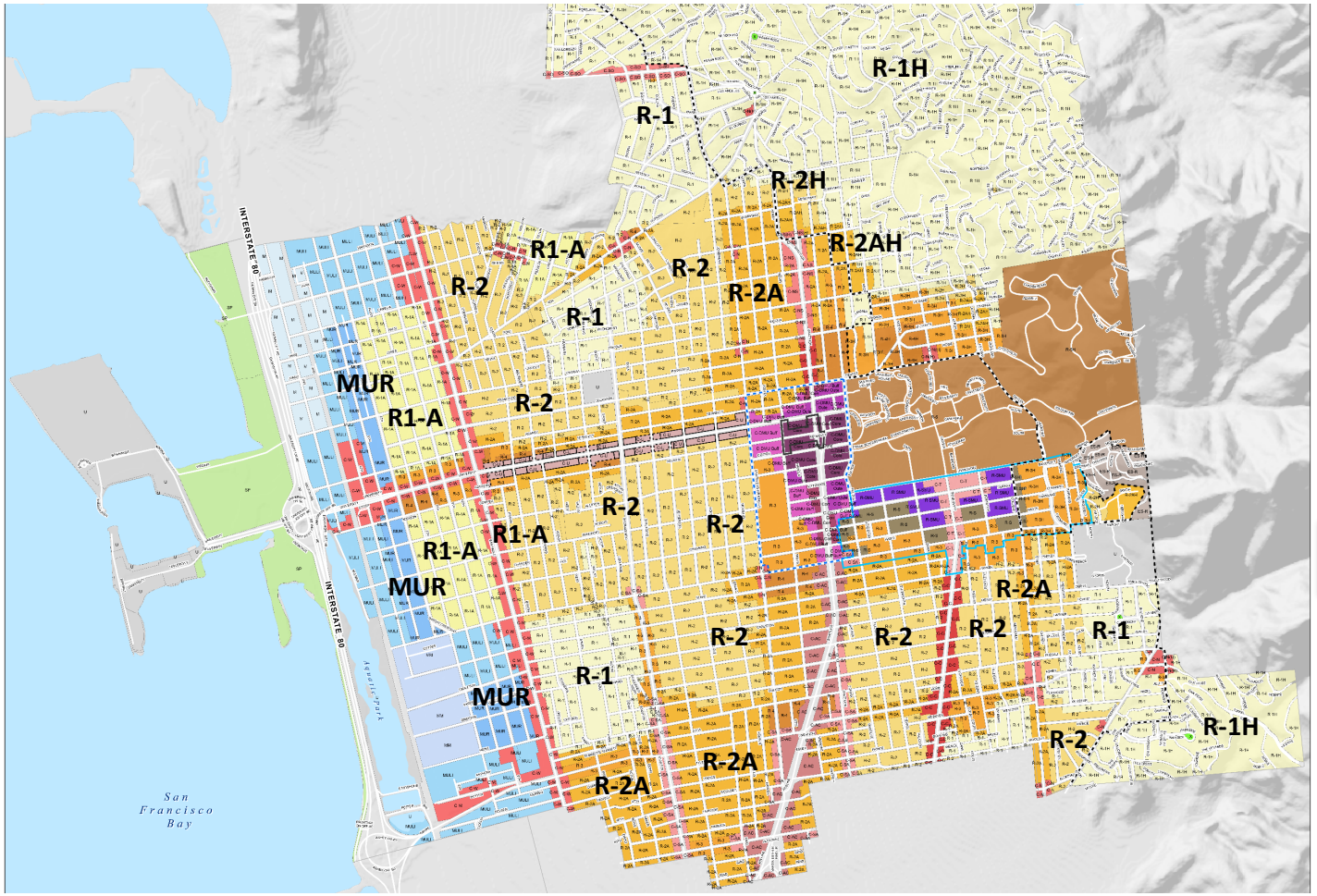
PRELIMINARY DEVELOPMENT STANDARDS

1. Merging Zoning Districts
2. Allowed Uses & Permits Required
3. Min and Max Density (Units per Acre)
4. Max Floor Area Ratio (FAR)
5. Min Open Space
6. Max Height
7. Min Lot Coverage & Setbacks
8. Min Separation

NOT A BLANK SLATE

- Existing Standards
- Development Patterns
- City Council Referrals
- State Laws
- Environmental/Social/Economic/ Demographic Factors

Consider Merging Zoning Districts



ZONING DISTRICTS

R-1	Single Family Residential
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R-2A	Restricted Multiple-family Residential
MUR	Mixed Use-Residential

General Plan Land Use Classification	Compatible Zoning District
Low Density Residential	R-1, ES-R
Low Medium Density Residential	R-1A, R-2
Medium Density Residential	R-2A, R-3
High Density Residential	R-4, R-5, R-S, R-SMU
Neighborhood Commercial	C-N, C-E C-NS C-SA C-SO
Avenue Commercial	C-C C-U C-T C-W, C-AC
Downtown	C-DMU
Mixed Use-Residential	MU-R

Minimum & Maximum Density (Units per Acre)

	R-1	R-1H	R-1A	R-2	R-2H	R-2A	R-2AH	MU-R
Min. Density (du/ac)	10	No min.	10		No min.	20	No min.	20
Max. Density (du/ac)	25	20	35		20	55	55	55

Resulting units on a 5,000 sf lot…

Min. # Units	1	No min.	1	No min.	2	No min.	2
Max. # Units	3	2	4	2	6	6	6
Max ADUs	1 or 2*	1 or 2*	1 or 2*	1 or 2*	1 or 2*	1 or 2*	1 or 2*

*ADUs allowed per https://berkeley.municipal.codes/BMC/23.306

- More than 1 detached dwellings → max 1 ADU
- Duplex or attached multi-family dwellings → max 2 detached ADUs or 1 converted ADU

Note: Minimum densities would apply for new development on a vacant lot or redevelopment of a nonvacant lot.

Density - Examples

1911 Ninth Street

1028-1030 Grayson Street

1744-1756 10th Street

Maximum Floor Area Ratio (FAR)

	R-1	R-1H	R-1A	R-2	R-2H	R-2A	R-2AH	MU-R
1 unit or nonresidential	1.2		1.2			1.2		1.5
2 units	0.5		0.6			1.0		1.5
3-7 units	1.0		1.0			1.25		1.5
8 + units	1.25		1.25			1.5		1.75

Match State Law

SB 478 (2021, GOV §65913.11)
Prohibits a local agency from imposing a FAR
< 1.0 for project with 3 to 7 units
< 1.25 for a project with 8 to 10 units

Encourage smaller unit sizes

	R-1	R-1H	R-1A	R-2	R-2H	R-2A	R-2AH	MU-R
1 unit or nonresidential	1.2		1.2			1.2		1.5
2 units	0.5		0.6			1.0		1.5
3-7 units	1.0		1.0			1.25		1.5
8 + units	1.25		1.25			1.5		1.75

Resulting average floor area (sf) per unit on a 5,000 sf lot...

More Units ↓ Smaller Unit Sizes

1 unit, w/ UP	6,000 sf		6,000 sf			6,000 sf		7,500 sf
2 units	1,250 sf		1,500 sf			2,500 sf		3,750 sf
3 units	1,667 sf	--	1,667 sf	--		2,083 sf		2,500 sf
4 units	--		1,250 sf	--		1,563 sf		1,875 sf
5 units	--		--	--		1,250 sf		1,500 sf
6 units	--		--	--		1,042 sf		1,250 sf

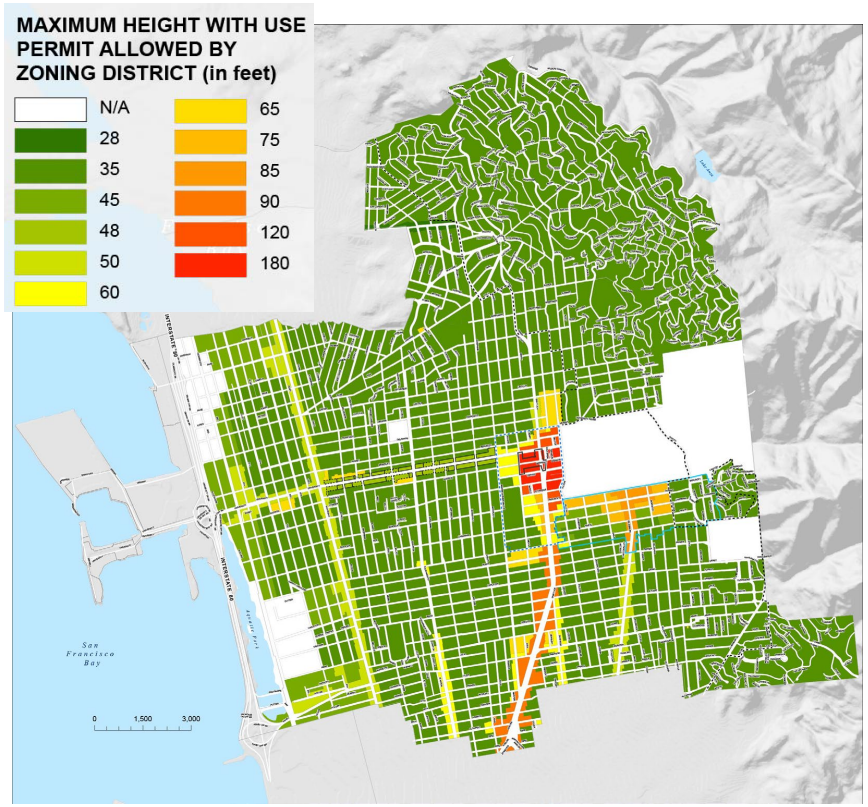
FAR - Examples

1911 Ninth Street

1028-1030 Grayson Street

1744-1756 10th Street

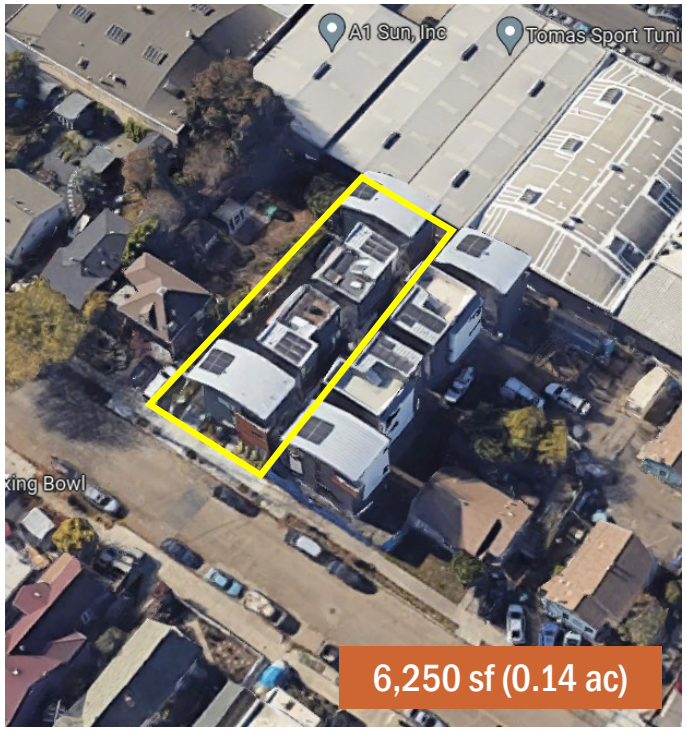
Building Height Standards



35 feet max average height

- *Reduce to 22 feet max height within rear 15 feet of lot*
- *Limit by height in feet; not # of stories*
- *Main buildings and additions treated the same*

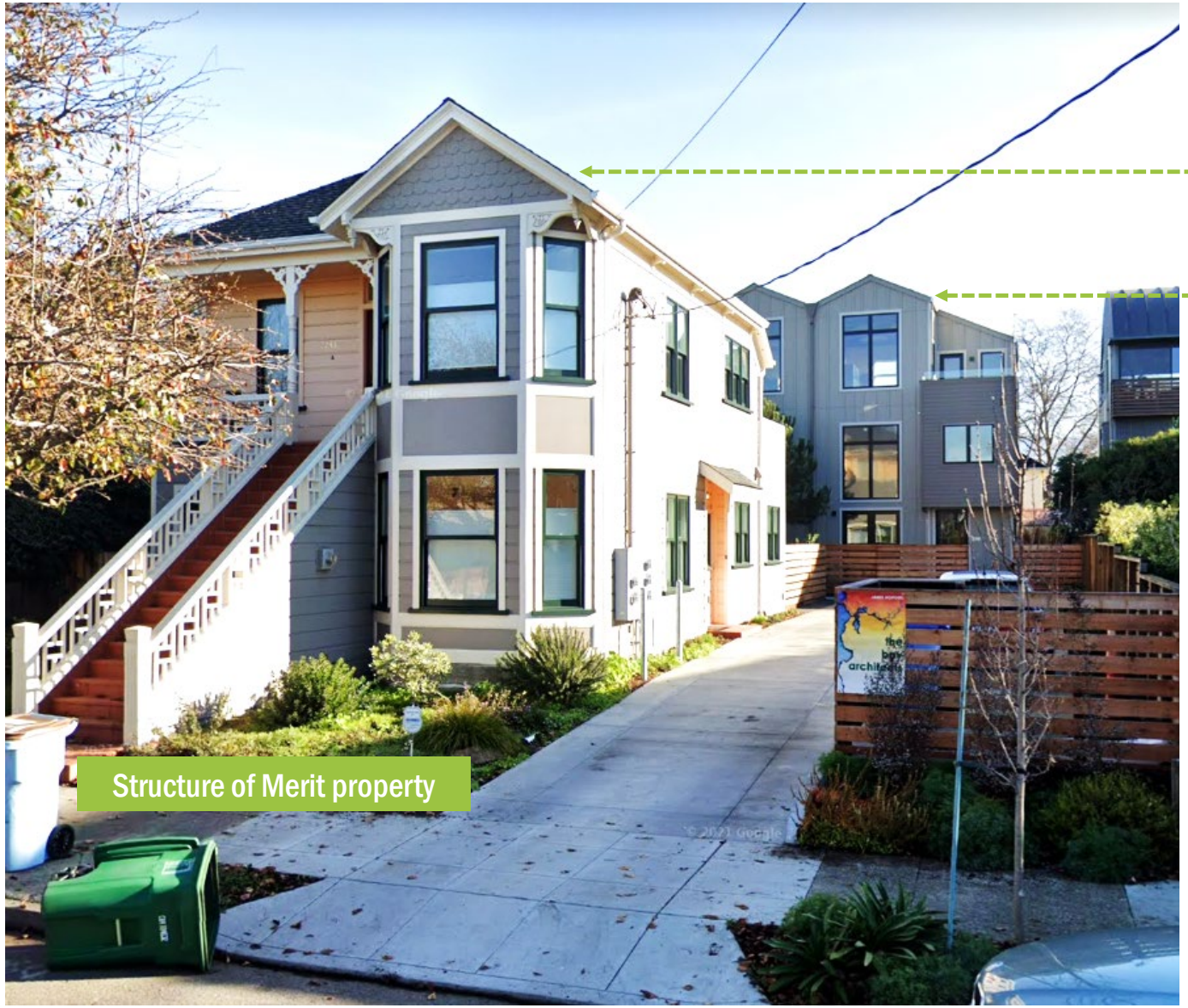
1446 Fifth Street




34’11” maximum height
29’6” average max height
25’3” eave
1911A

1911 Ninth

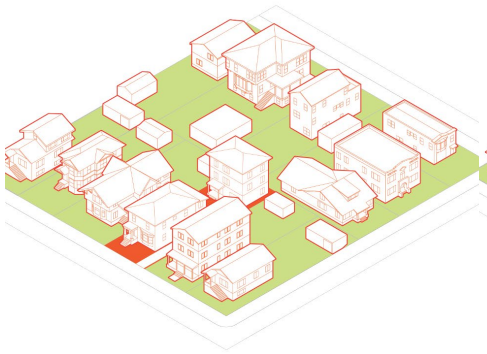

6,505 sf (0.15 ac)



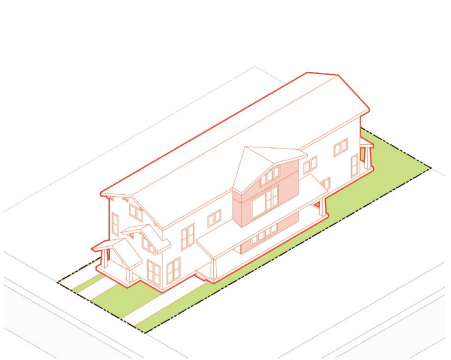
2411 Fifth Street

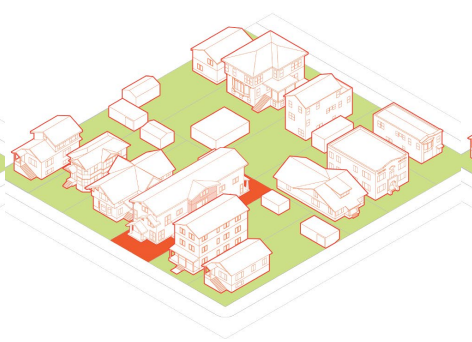
Four Prototype Models & Neighborhood Context

New Detached Building Behind Existing

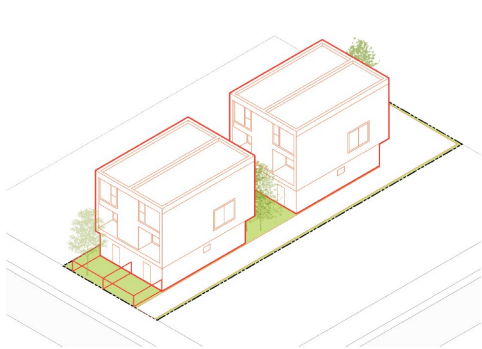


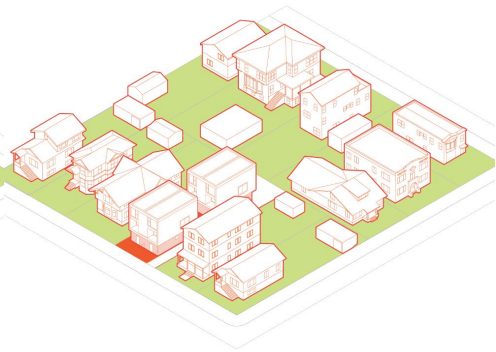
Attached Sidecourt



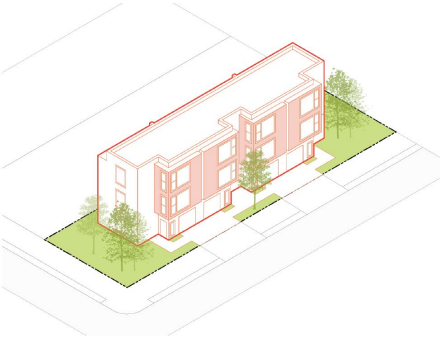


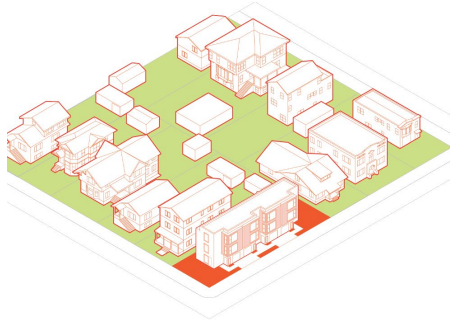
Detached Cluster





Attached Row Homes





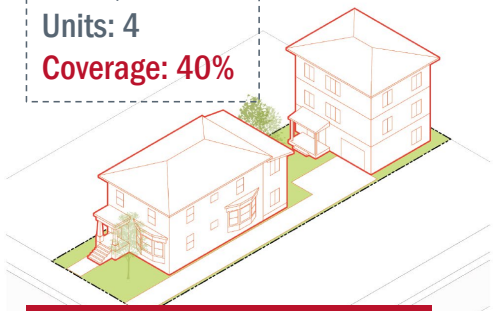
Four Prototype Models – Conflicts with Current Zoning

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

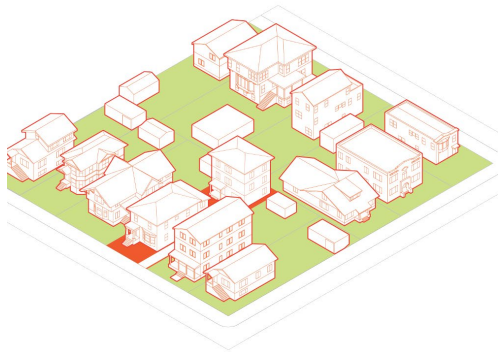
Lot Coverage

New Detached Building Behind Existing

Lot: 5,200 SF
Units: 4
Coverage: 40%

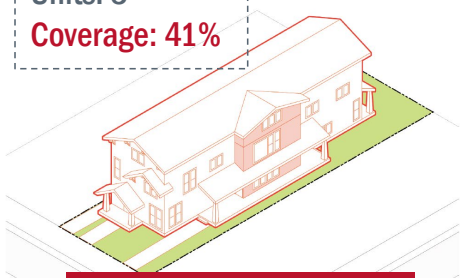


Max 35-40% *in R-2, R-2A*



Attached Sidecourt

Lot: 5,200 SF
Units: 3
Coverage: 41%



Max 35-40% *in R-1, R-1A, R-2, R-2A*

More Units

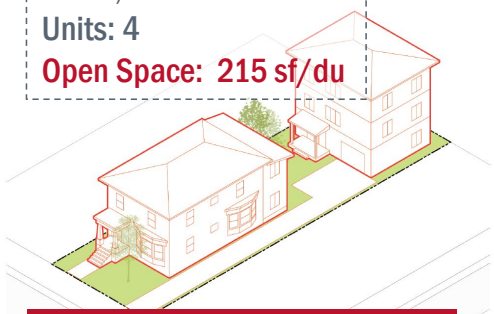
More Coverage

	R-1, R-1H	R-1A, R-2, R-2H	R-2A, R-2AH	MU-R
1-2 units or non-residential	40%	50%	50%	100%
3-7 units	50%	55%	55%	100%
8+ units	55%	55%	60%	100%

Open Space

New Detached Building Behind Existing

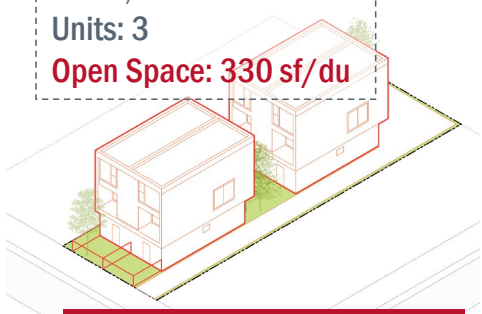
Lot: 5,200 SF
Units: 4
Open Space: 215 sf/du



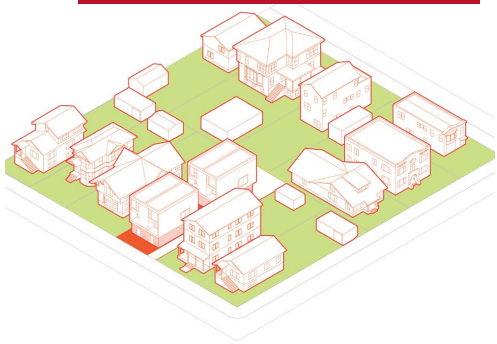
300-400 sf/du *in R-1, R-1A, R-2, R-2A*

Detached Cluster

Lot: 5,200 SF
Units: 3
Open Space: 330 sf/du



400 sf/du *in R-1, R-1A, R-2*



150 sf *open space* per 1,000 sf *residential floor area*

- Units can vary widely in size
- Open Space linked to total residential floor area, rather than per unit
- Flexibility in configuration of open space for multiple units on a lot
- Maintain 10' x 10' min dimension (or 6' dimension for balconies)

Example
- 5,000 sf total floor area
- → 750 sf required open space

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
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Building Height, Avg.	Building Height, Avg.	Building Height, Avg.	Building Height, Avg.
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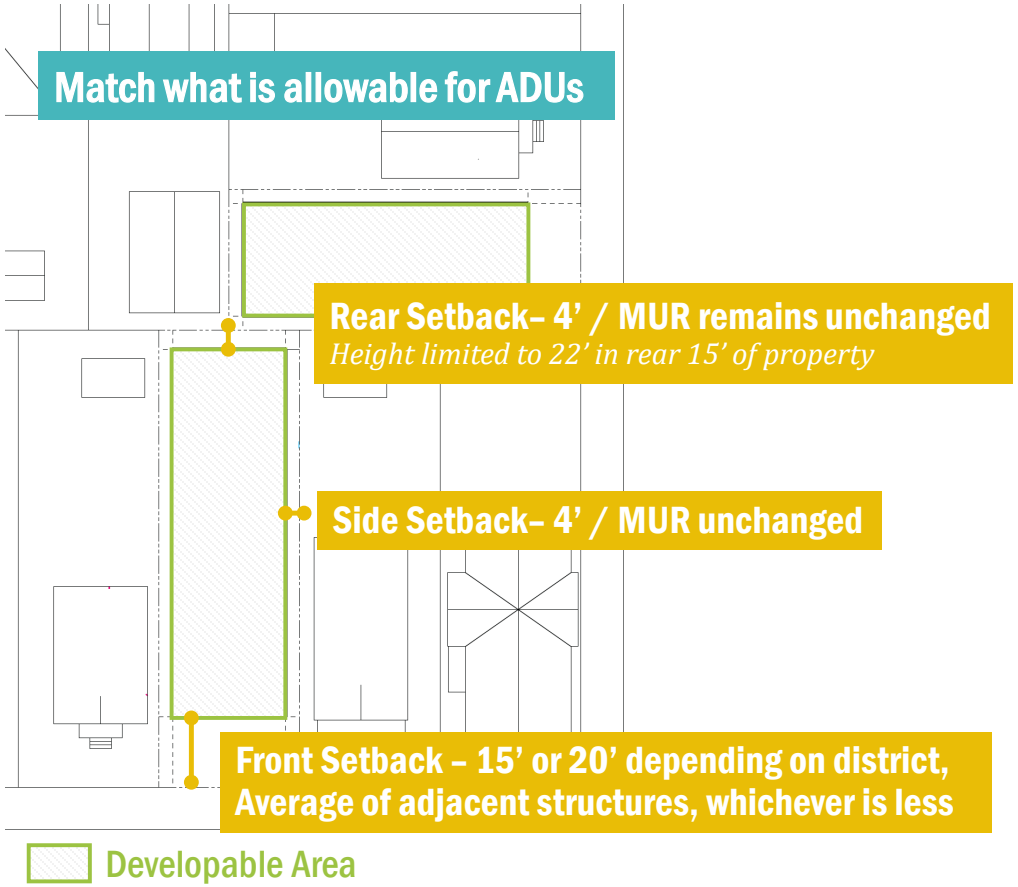
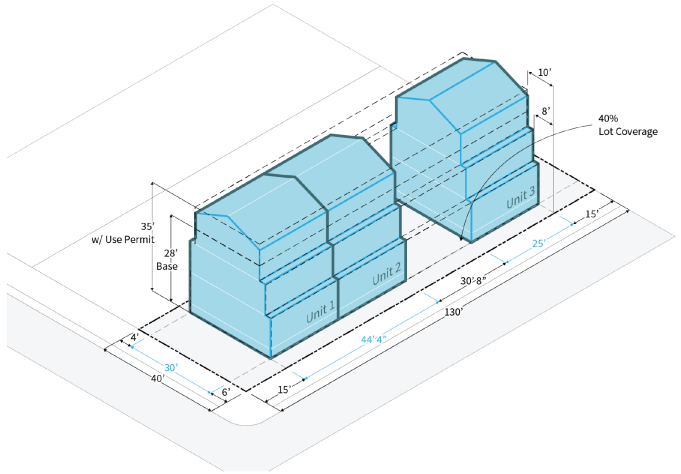
Rear Setback	Rear Setback	Rear Setback	Rear Setback
Side Setback	Side Setback	Side Setback	Side Setback
Bldg Separation	Bldg Separation	Bldg Separation	Bldg Separation

Consistent Setbacks & Building Separation



Consistent upper-story setbacks

- Remove “wedding cake” design

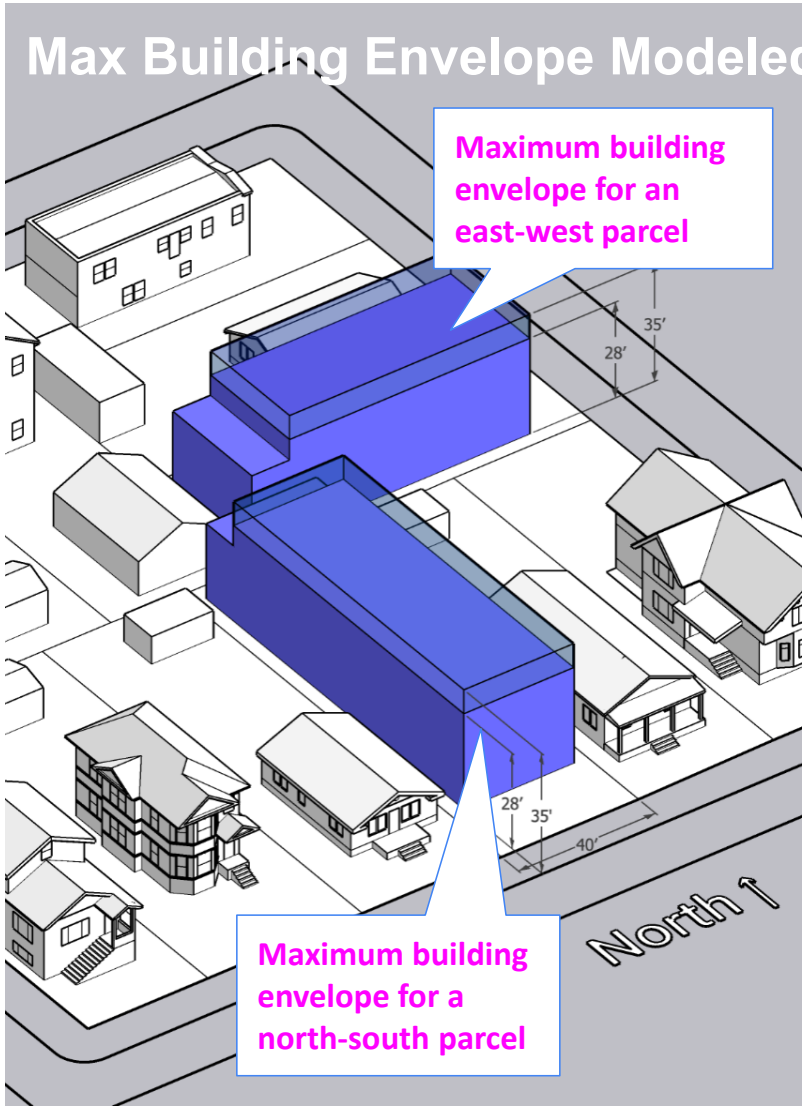


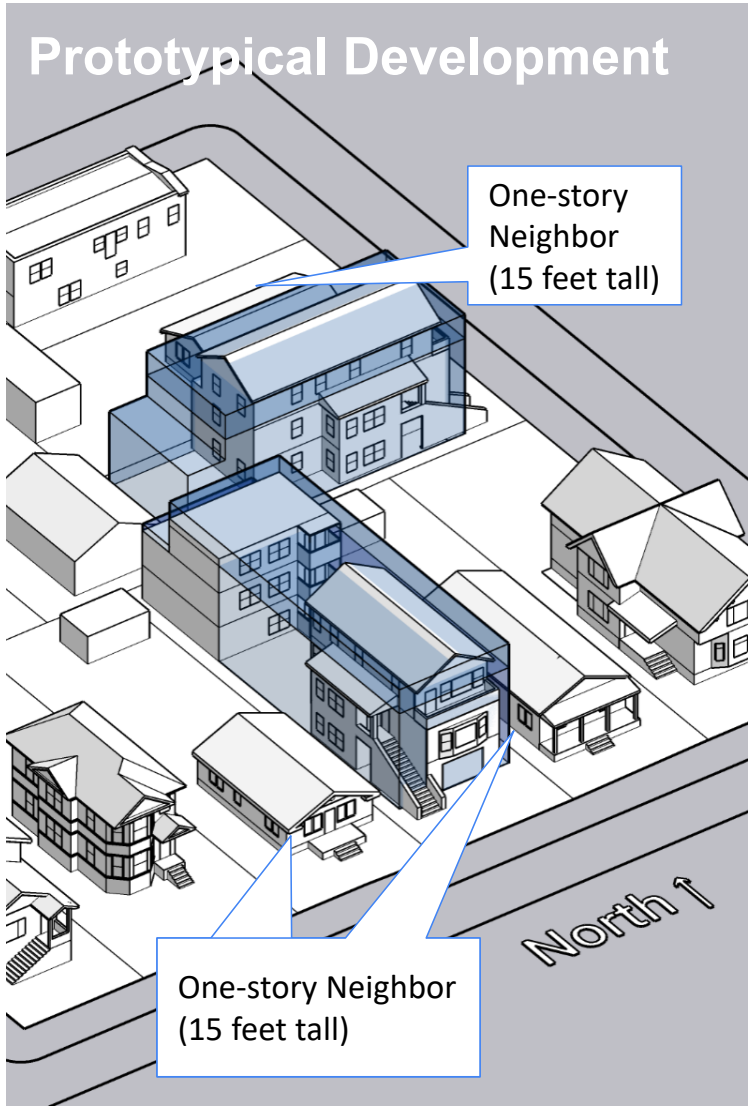
No minimum building separation

Building and Fire Codes still apply!

SHADOW ANALYSIS

1. Purpose
2. Methodology
3. Results
4. Testing Options
5. Recommendations





The maximum building envelope defines the edges of what can be built and was modeled to cast shadows for the most impactful scenario.

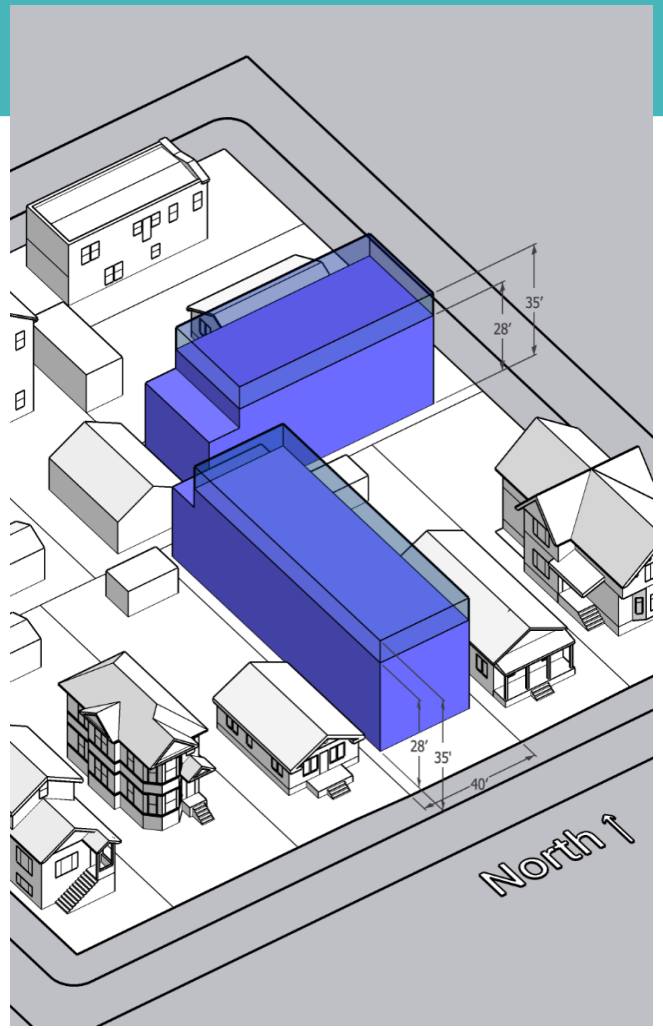
There are more standards define new prototypical development, such as lot coverage and FAR, that reduces the mass and bulk.

Not shown in the model:

- Shading from trees
- Sloping site
- Overcast skies
- Optimized solar panel locations

Model Methodology

- Built model in SketchUp
- Projected shadows from allowed building envelopes on the equinox (March or September 21)
- Calculated the percentage of adjacent rooftops shaded at 8am, 10am, noon, 2pm, and 4pm
- Compared calculations for 28’ and 35’ heights
- Created video to show how shadows change over the course of a day
- Tested increased upper story setbacks

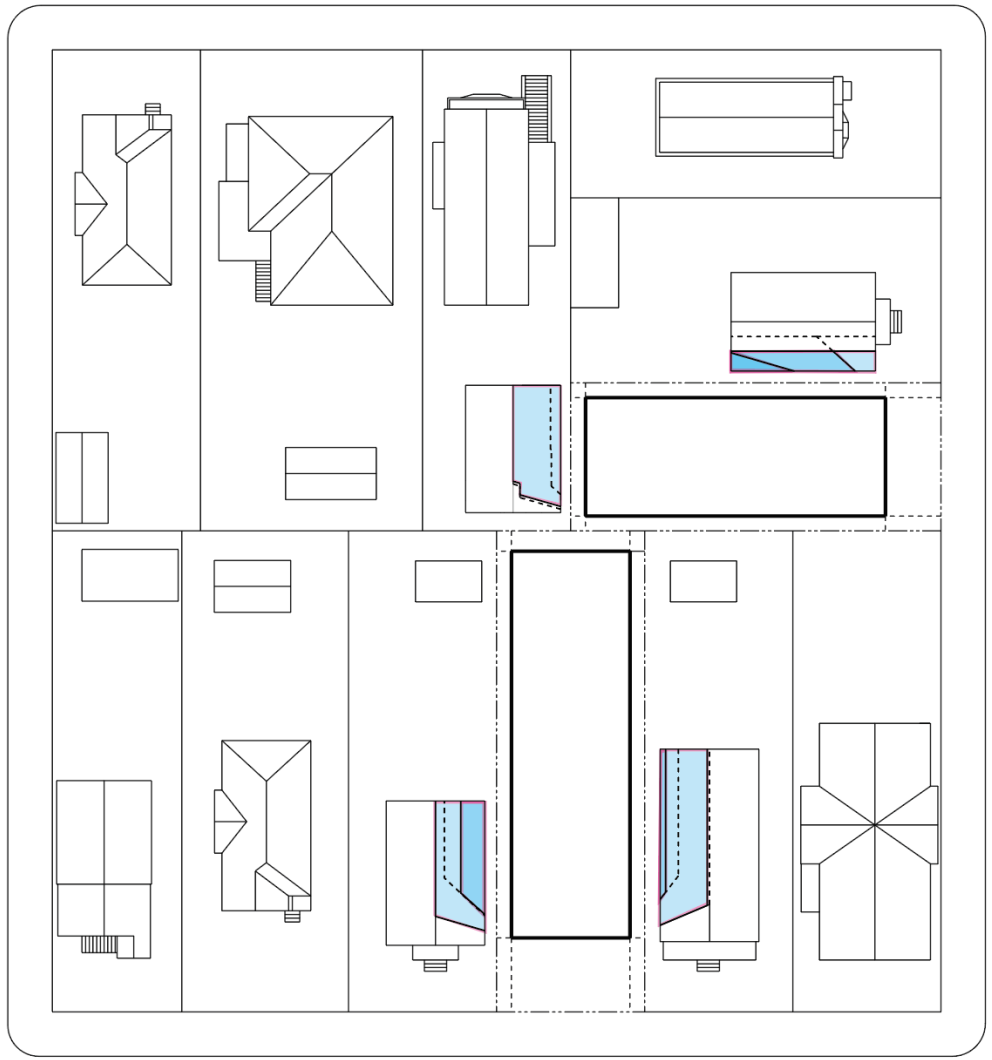


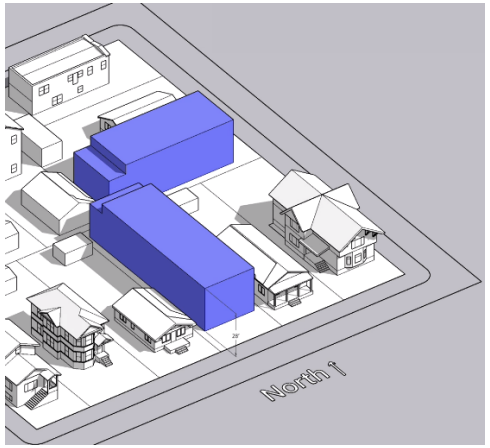

URBAN FIELD
Berkeley Shadow Study
from Urban Field
START VIDEO
12:00 PM
2:00 PM
4:00 PM
8:00 AM
00:49
vimeo

Proposed Max Height 28 Feet

Shadow cast

Darker blue = shadows at more times during the day



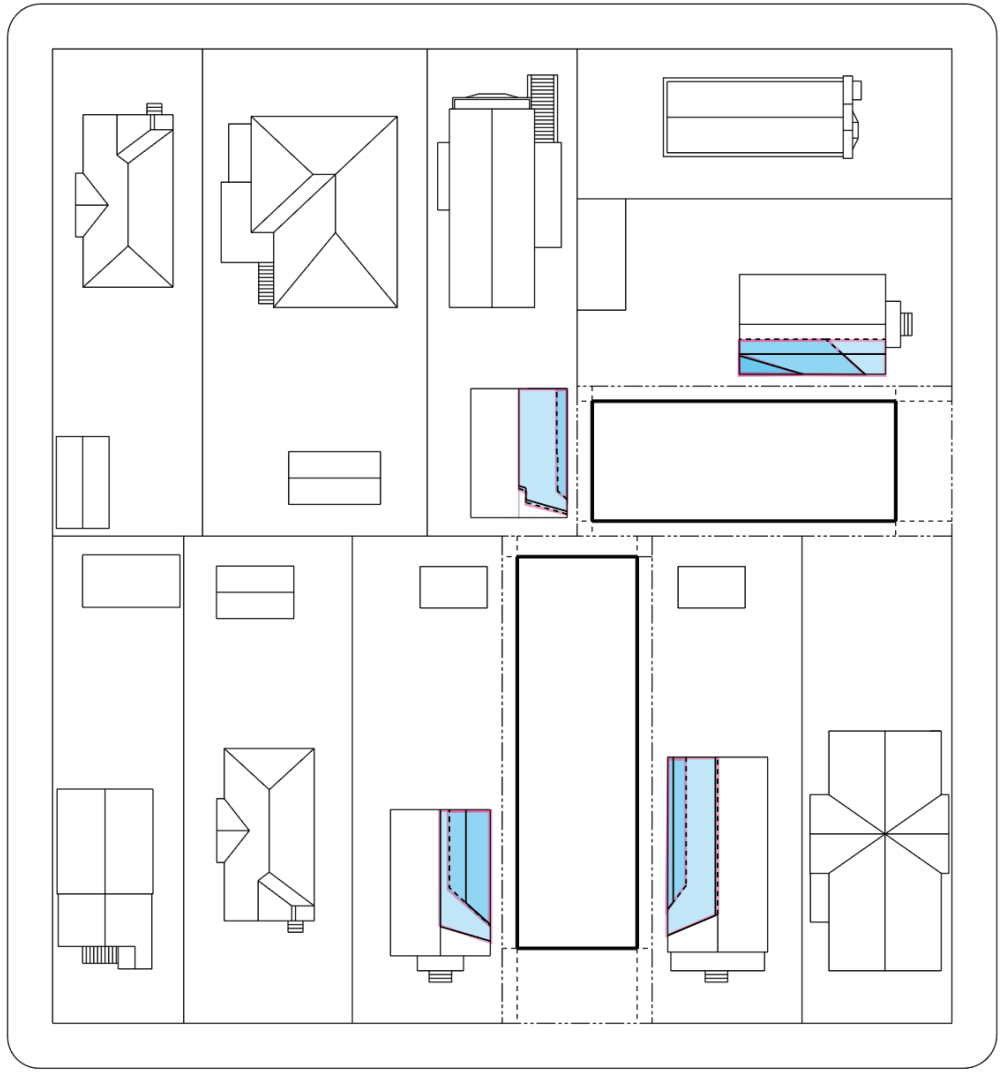


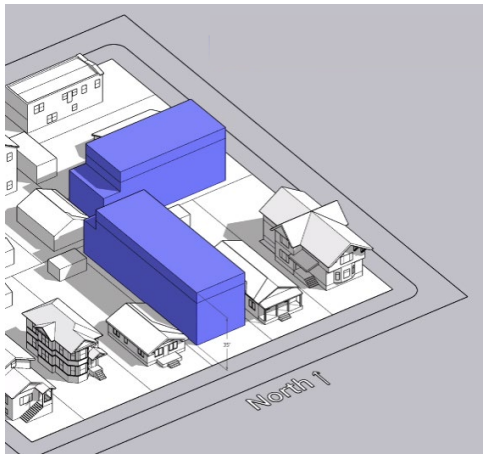
N

Proposed Max Height 35 Feet

Shadow cast

Darker blue = shadows at more times during the day



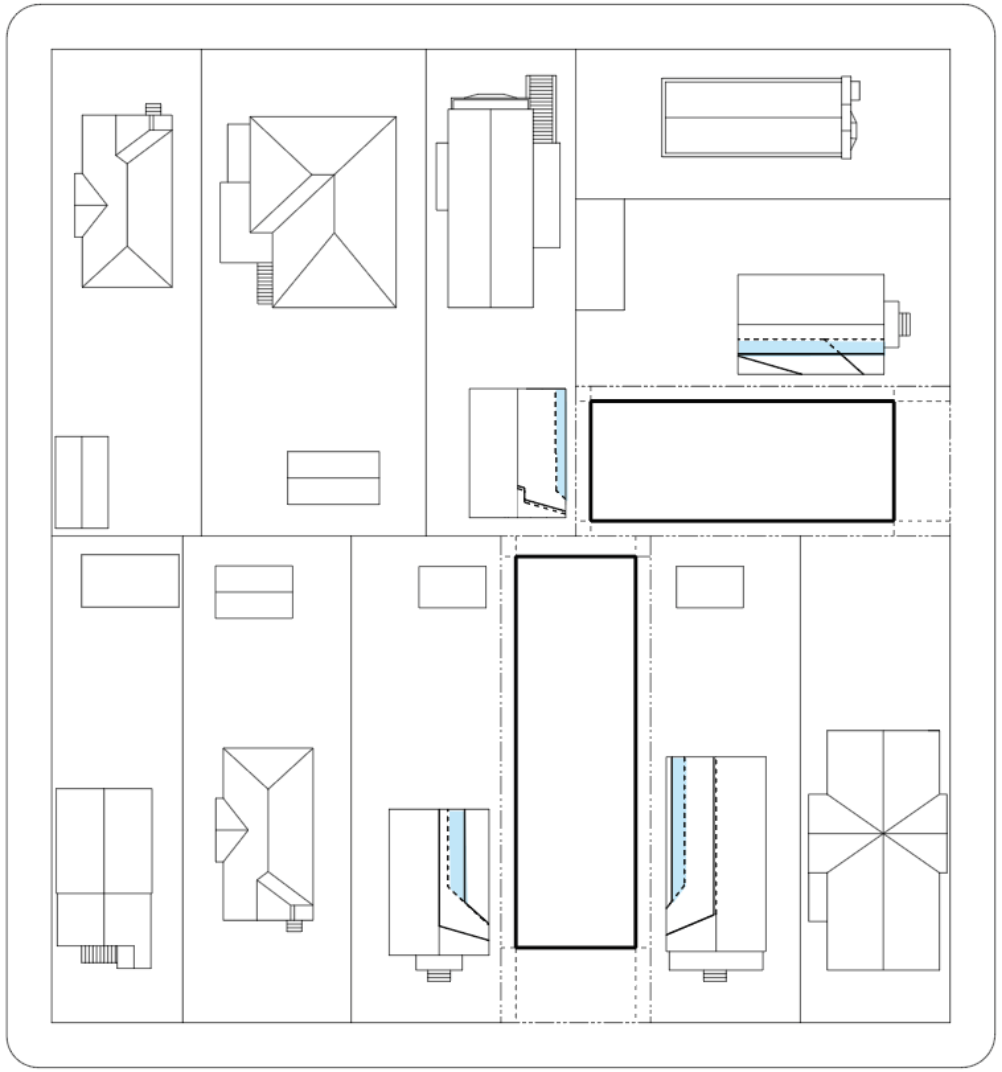


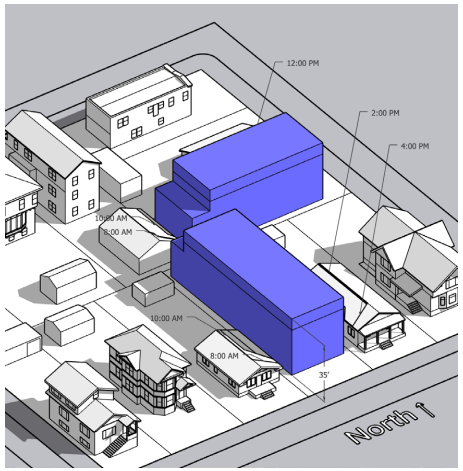
N

Difference

Less than a 10% difference in shadow impact when building envelope increases from 28 to 35 feet

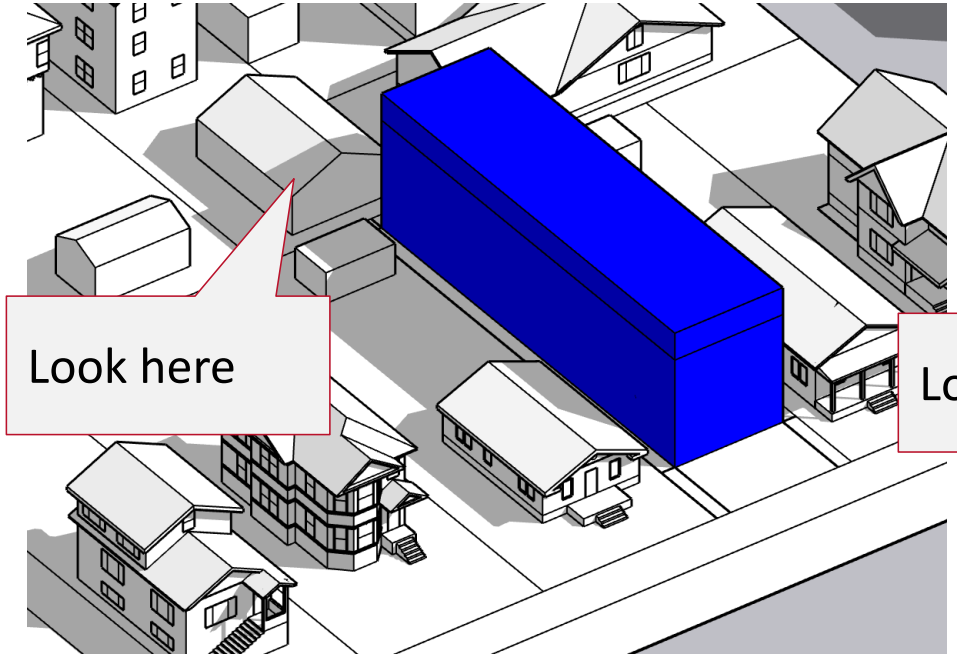
Shadow at 35' but not at 28'



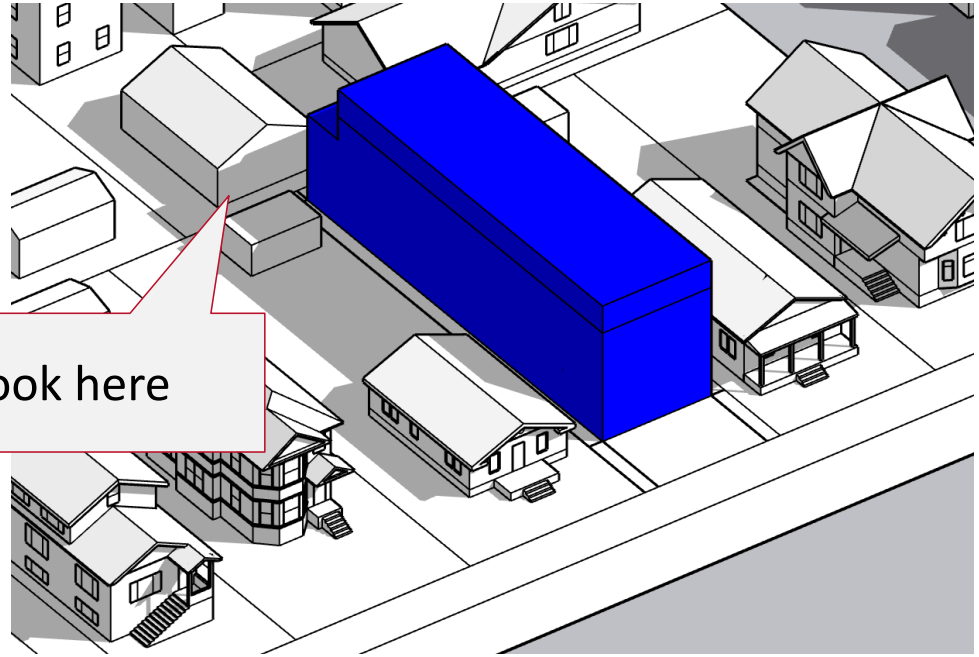


N

Testing Standards - Rear Height

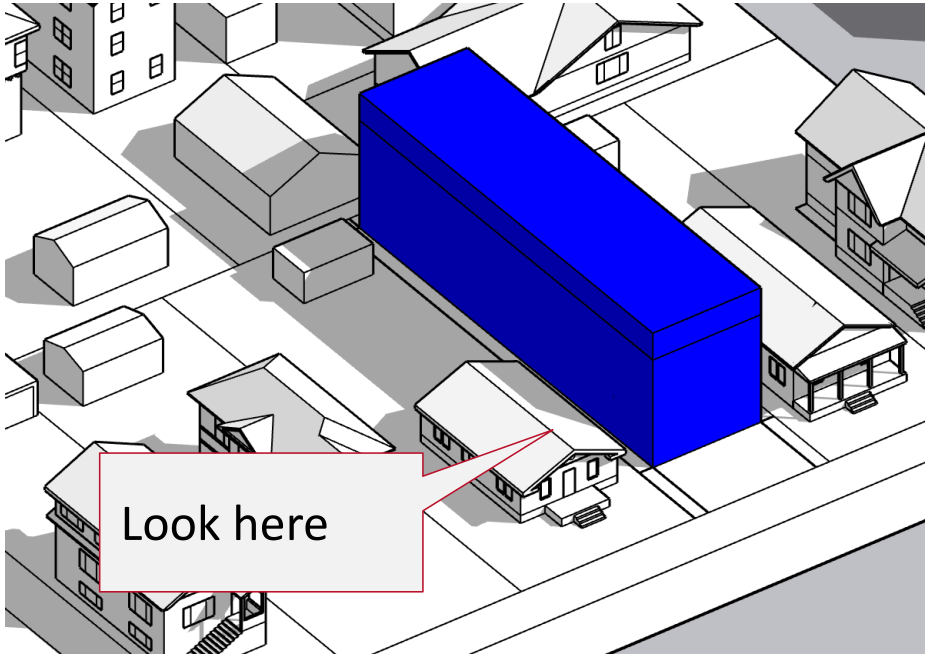


35’ height 4’ from rear property line

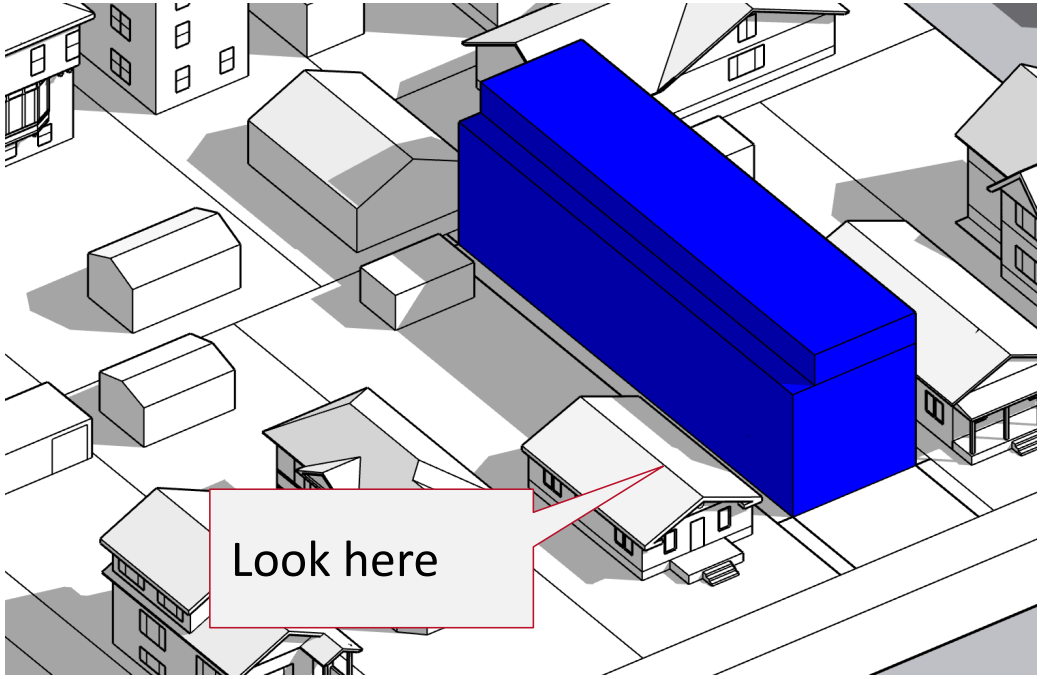


Proposed standard: 22’ within 15 feet of rear property line

Testing Standards – Side Upper Story Setbacks

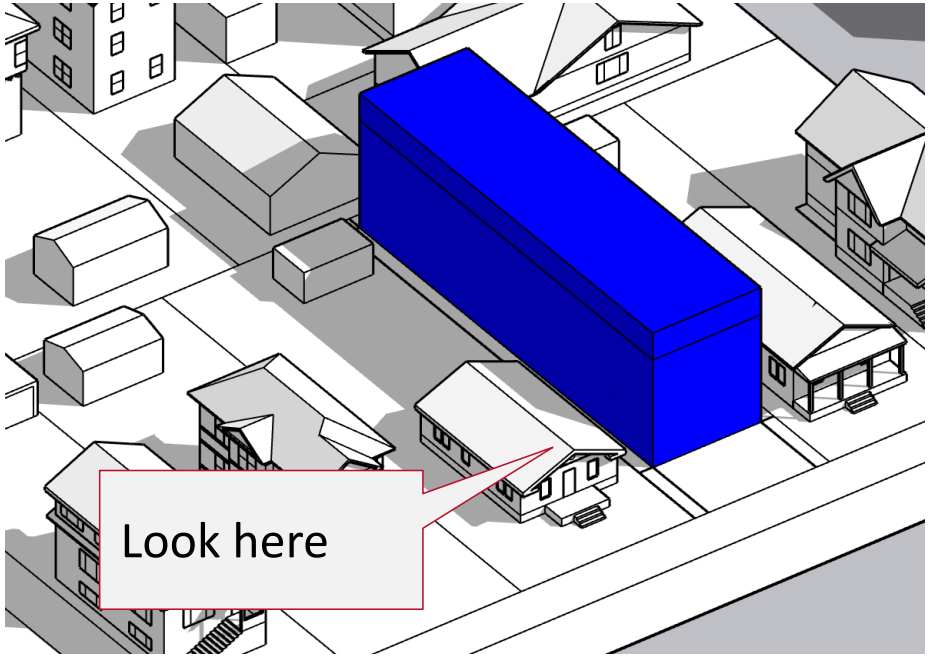


Proposed 4’ Setbacks for all stories

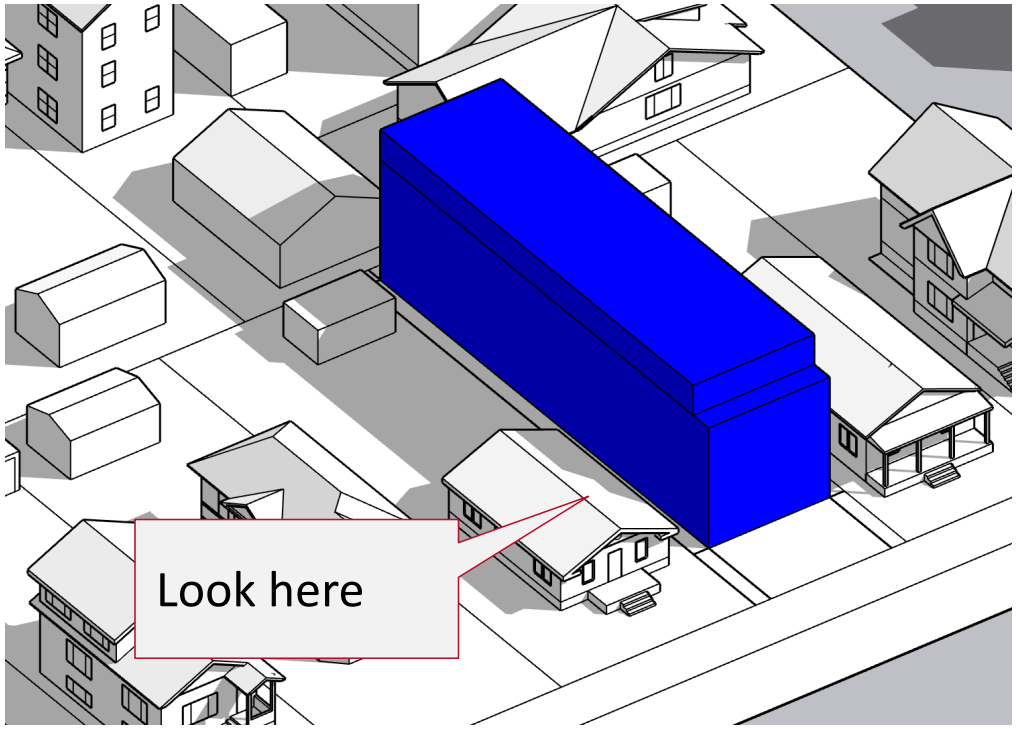


Additional 5’ above 28 feet – not recommended

Testing Standards - Front Upper Story Step Back

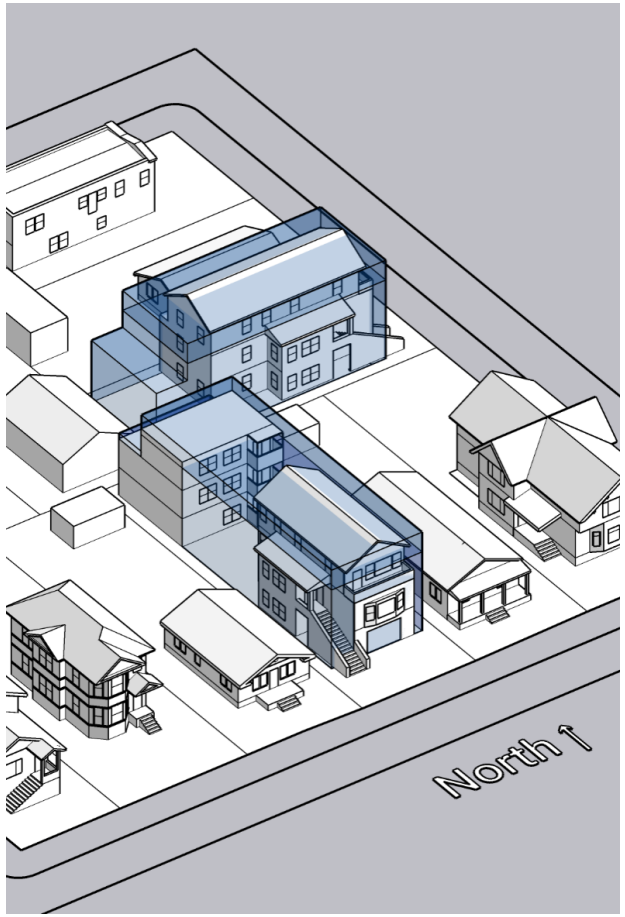


Proposed 20’ front setback for all stories



Additional 5’ above 28 feet – not recommended

Staff Recommendations Based on Model Results



- Proposed height and setbacks standards are sufficient to address rooftop solar impacts; additional standards are not needed
- Proposed middle housing standards, including lot coverage and FAR limitations, are sufficient to address privacy and aesthetic impacts on adjacent properties
- Homeowners may establish a solar easement to guarantee no future reduction in solar access

Allowed Uses & Permits Required

	R-1	R-1H	R-1A	R-2	R-2H	R-2A	R-2AH	MU-R
Multi-Unit Residential	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC

Include consideration of the Hillside Overlay

Discretionary permit still required for -

- *Structures of Historic Merit → Structural Alteration Permit*
- *Cortese List Hazardous Waste and Substances site*

Discussion

Meeting the Goals?

Do the proposed development standards achieve the goals of the City Council referrals, namely encouraging the development of middle housing in low-density residential districts?

Changes or Revisions?

Are there provisions of the proposed zoning standards that should be changed or revised?

Additional Considerations?

Are there additional considerations that remain unaddressed by the proposed development standards?

THANK YOU

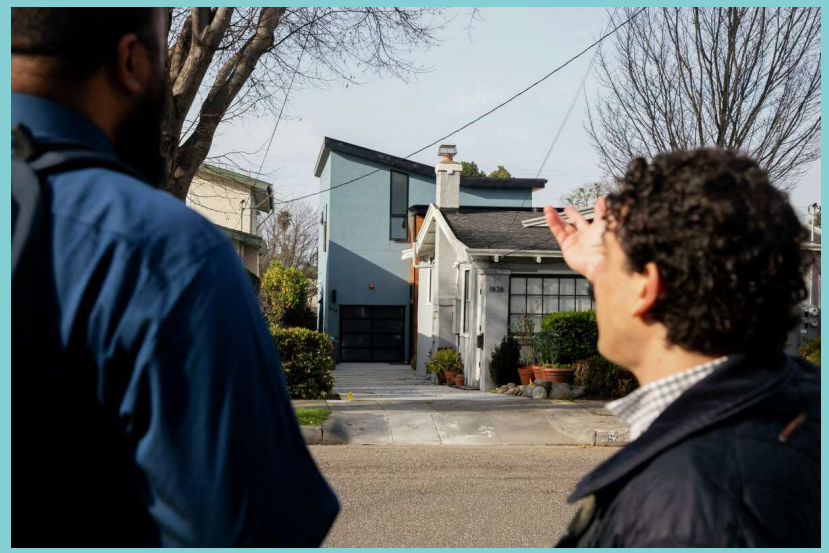


Photo Credit Jessica Christian / The Chronicle LINK

CONTACT US

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