Southside Zoning Ordinance Amendments Project: Update and Draft EIR Scoping Session





CITY OF BERKELEY PLANNING COMMISSION

August 5, 2020

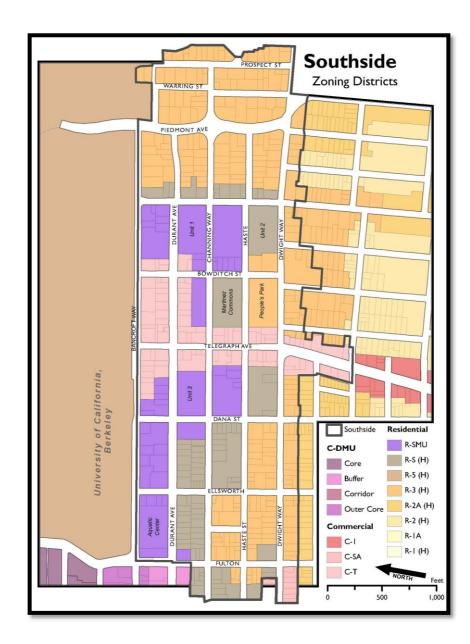
FOCUS OF TONIGHT'S DISCUSSION

Provide an update of the Project

Provide information about the CEQA process

➤ Take comments on the Draft EIR

SOUTHSIDE AREA AND PLAN



BASIS FOR PROJECT

Six Council referrals:

- Increase development potential in C-T
- Allow non-commercial uses on ground floors
- Pilot density bonus program to build low-income housing
- Increase height and FAR in R-SMU, R-S, R-3
- Remove parking, allow two high-rises for student housing
- Convert commercial space into residential

PROJECT DESCRIPTION

- Development Standards
- Ground Floor Residential Uses
- Reduced Discretion
- Zoning Map Modifications

BUILDOUT ASSUMPTIONS

4,597 units; 10,344 residents

(over existing conditions)

PURPOSE OF CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

- Disclose the potential significant environmental effects of proposed actions
- Identify ways to avoid or reduce adverse environmental effects
- Consider feasible alternatives to proposed actions
- Foster interagency coordination in the review of projects
- Enhance public participation in the planning process

PURPOSE OF THE SCOPING MEETING

- Inform the community and concerned agencies about the project and the EIR
- Solicit input regarding the EIR scope
- Inform the community about future opportunities for input

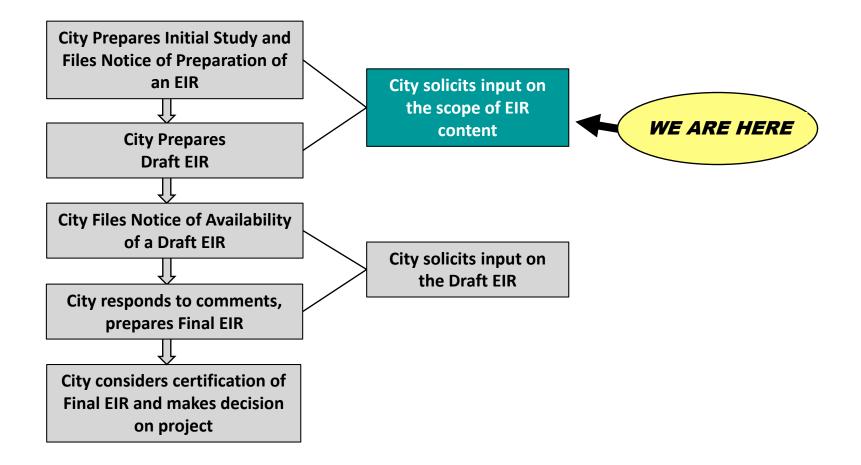
SOUTHSIDE PROJECT CEQA ANALYSIS

Environmental Issues to be studied in EIR:

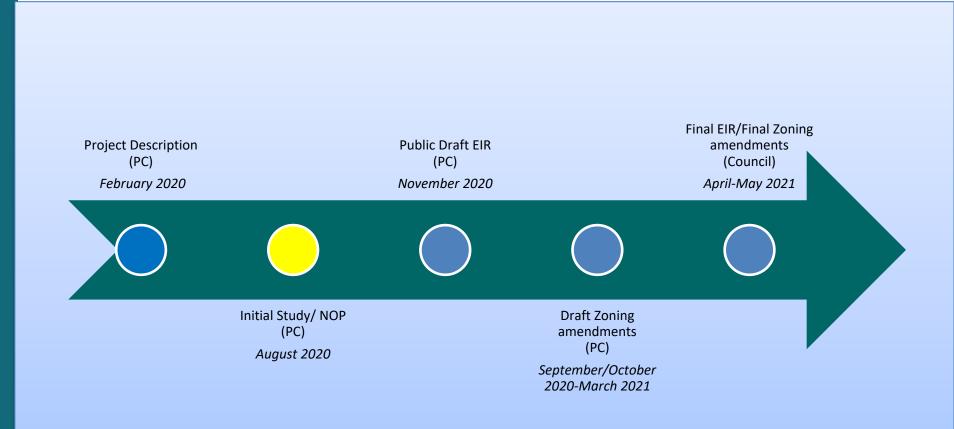
- Air Quality
- Cultural, Tribal Cultural, and Historic Resources
- Energy
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation
- Utilities and Service Systems

All other issue areas found to be less than significant or less than significant with mitigation in the Initial Study

THE EIR PROCESS



PUBLIC REVIEW TIMELINE



WE WELCOME YOUR COMMENTS ON...

- The scope, focus, and content of the EIR
- Mitigation measures to avoid or reduce environmental effects
- Alternatives to avoid or reduce environmental effects
- Please submit written comments by September 9, 2020 to:

Elizabeth Greene, Senior Planner Planning and Development Department, 1947 Center Street, 2nd Floor Berkeley, CA 94704 EGreene@cityofberkeley.info

ZONING DISTRICT LOCATIONS

Existing Zoning Proposed Zoning Option Southside Southside Existing Zoning Zoning Districts Proposed Modifications PROSPECT ST PROSPECT WARRING ST WARRING ST PIEDMONT AVE PIEDMONT AVE COLLEGEAVE University of California, Berkeley DURANT AVE DURANT AVE R-S University of California Berkeley to R-SMU BOWDITCH ST BOWDITCHST **D**.3 R-SMU TELEGRAPH AVE TELEGRAPH AVE R-S to R-SMU DANA ST DANA'ST R-S R-3 to R-SMU to Southside Plan Southside Plan R-S Boundary Boundary R-3 ELLSWORTH ELLSWORTH to Proposed Zoning Modification Hillside Overlay R-SMU Zoning Districts Hillside Overlay C-SA Zoning Districts **----**C-T C-SA ULTON FULTON R-3 C-T R-S R-3 R-SMU R-S R-SMU 500 L'000 500 1,000 Updated: June 19, 2020