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





**CITY OF BERKELEY PLANNING COMMISSION** 

August 5, 2020

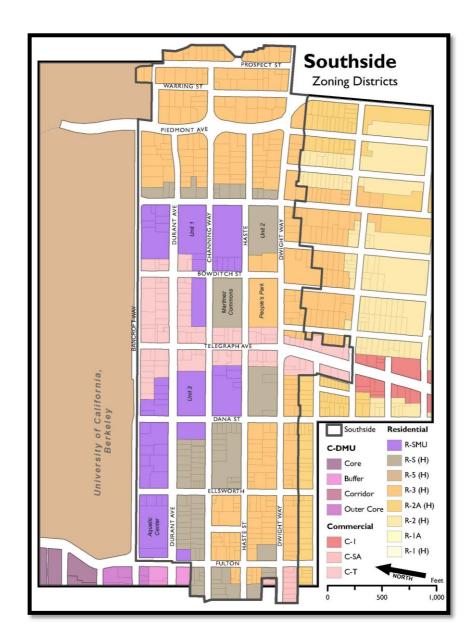
#### FOCUS OF TONIGHT'S DISCUSSION

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

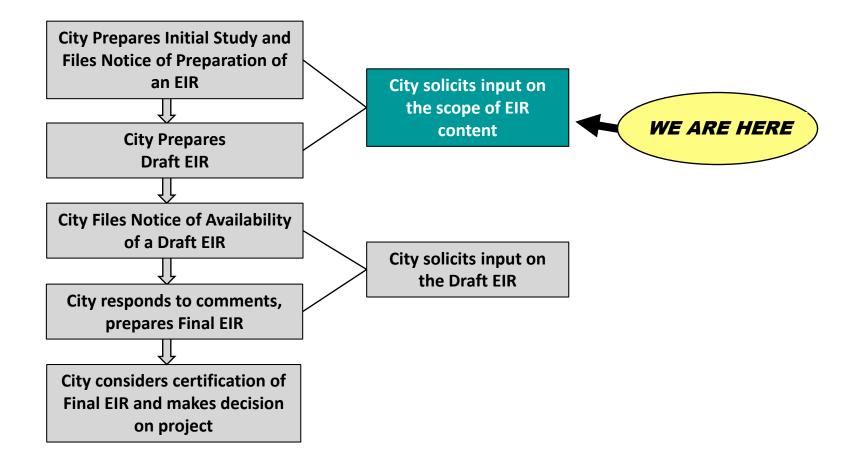
# SOUTHSIDE PROJECT CEQA ANALYSIS

Environmental Issues to be studied in EIR:

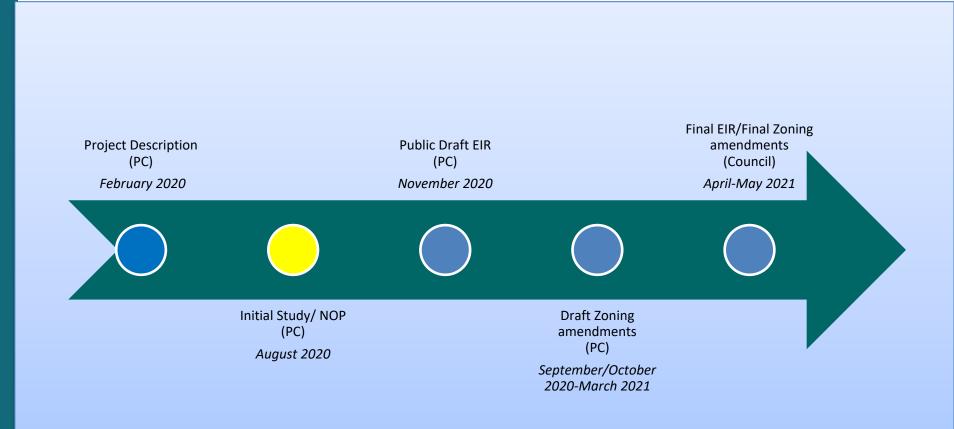
- Air Quality
- Cultural, Tribal Cultural, and Historic Resources
- Energy
- Greenhouse Gas Emissions
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation
- Utilities and Service Systems

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