



February 5, 2020

Chairperson Christine Schildt

Chair, Planning Commission
2939 Ellis Street
Berkeley, CA 94703

Re: In Support of Establishing Zoning Ordinance Changes on the Southside

Chairperson Schildt:

On behalf of the Associated Students of the University of California, the representative body of more than 40,000 students at the University of California, Berkeley, I am writing to express my support for establishing zoning ordinance changes in the Southside neighborhood that incentivize height and densification.

A Student and Workforce Housing Study, conducted last spring by the University of California, Berkeley, found that the median student pays between \$1,100 and \$1,575 a month for a single bedroom in the city. Many students go into debt and/or neglect their basic needs to afford rent, and some lack secure housing altogether. The study found existing demand among students for an additional 6,428 beds of housing, while only about 300 units have been added to the housing supply annually on average since 2014. **Students overwhelmingly do not qualify for Below Market Rate (BMR) units. Therefore, an increase in housing supply in the Southside neighborhood — a student-supermajority neighborhood — is critical to stabilizing the market rate and supporting students' well-being.** In addition, allowing more students to live in the Southside neighborhood would alleviate the gentrifying effect that the campus population has on the surrounding community.

Tonight's Planning Commission meeting is a valuable opportunity to address the student housing crisis head-on. I strongly encourage the Commission to increase (or simply eliminate) height requirements, allow for greater lot coverage, incentivize density, and eliminate parking requirements. The staff report is a strong first step.

Should you have any questions regarding my position, please don't hesitate to contact me at eavp@asuc.org.

Sincerely,

VARSHA SARVESHWAR
External Affairs Vice President

CC: Members, Planning Commission
Alene Pearson, Planning Commission Secretary

Lapira, Katrina

From: quincy griffin <bquincygriffin@gmail.com>
Sent: Wednesday, February 5, 2020 11:09 AM
To: Lapira, Katrina
Subject: R2 adu conversion path

Hi Katrina,
Here's my comment for tonights meeting"

I am a second generation Berkeley native of 50 years, and would like to support more lenient adoption of the state ADU guidelines in this time of housing emergency.

I understand that the city of Berkeley does not currently interpret the new adu laws to apply to the conversion of existing detached garages/accesory buildings on R2(Duplex) lots. Berkeley seems to be the exception here. Our neighboring cities Oakland, Albany and San Jose interpret the new stat law to pertain to multi-family. These cities allow for adu conversion of existing garages/accessory builings on multifamily properties. Berkeley should be following the same state guidelines for detached structure conversion regardless of whether SFR or duplex. The Berkeley SFR limitation does not seem to meet the state law requirement. Why would Berkeley interpret the law more restrictively than our neighbors in a time of housing shortage?.

The state housing and community development guidelines indicate that the new laws should make no distinction between single family and R2 properties. These guidelines are clearly identified in their memo dated 1/10/20:

https://www.hcd.ca.gov/community-development/housing-element/docs/ADU_TA_Memo_Final_01-10-20.pdf

"Effective January 1, 2020, Section 65852.2 of the Government Code is amended to read:

(D)(ii) The lot is zoned to allow single-family or multifamily *dwelling residential* use and includes a proposed or existing **single-family** dwelling.

"Single-family" has been stricken in the hcd guidelines.

B)(vii) No setback shall be required for an existing **garage** *living area or accessory structure or a structure constructed in the same location and to the same dimensions as an existing structure* that is converted to an accessory dwelling unit

I hope that the city will update their ADU ordinance guideline to allow for conversion ADU of detached accessory builing/stucture to match the requirements for sfr properties.

Thanks for your consideration,

Quincy

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B. Quincy Griffin

www.quincygriffin.com

Music Production and Composition

Draft Southside Housing Capacity Analysis

Planning Commission Meeting, February 5, 2020

The analysis eliminated the following types of sites:

- UC-owned parcels
- Historic resources
- Recent developments (within the last 10 years)
- Rent-controlled units

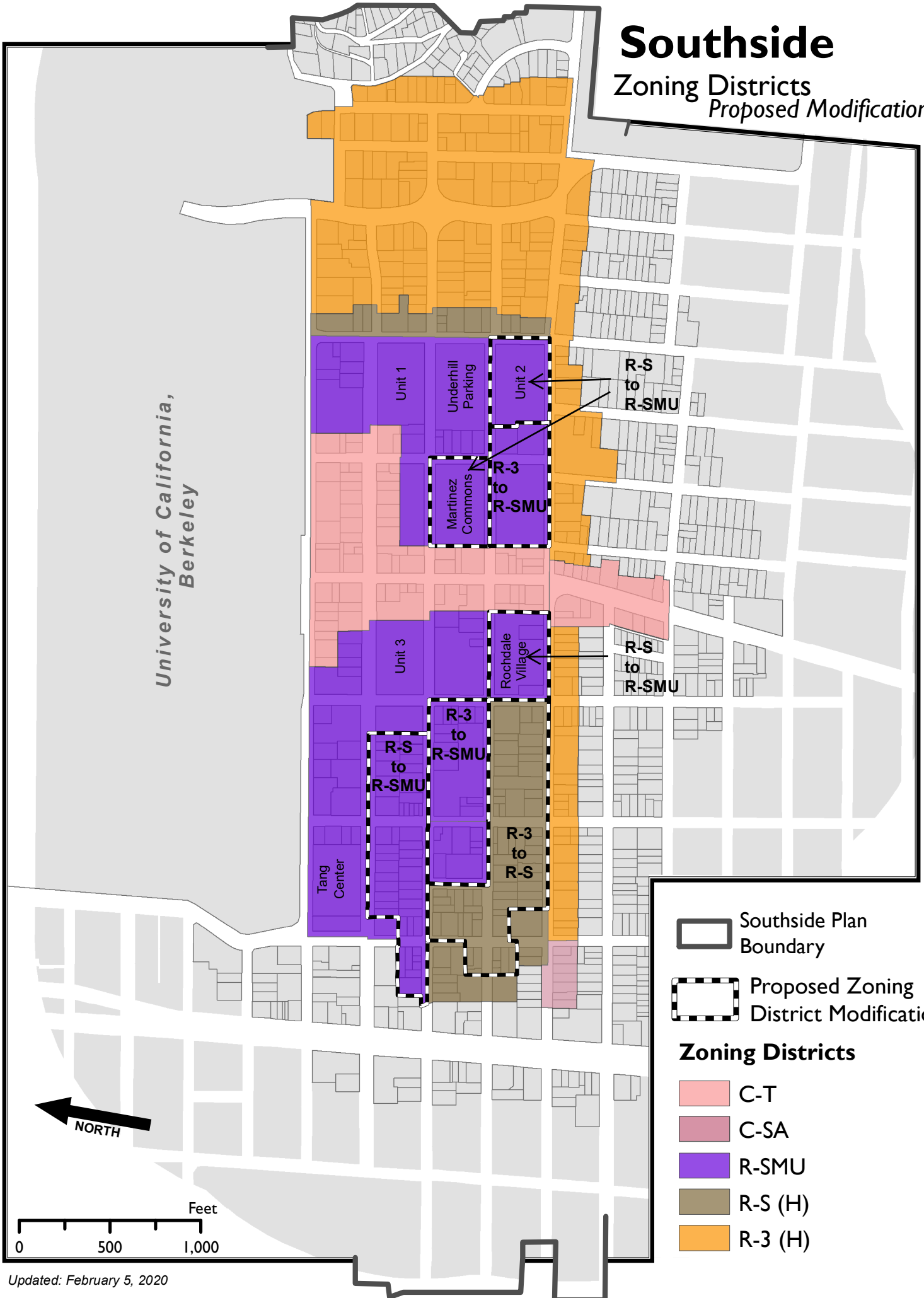
Of those remaining, the following types of sites were identified and included in the analysis:

- Surface parking lots
- 1-2 story non-historic, non-residential buildings

Theoretical Maximum Building Scenarios using Existing and Proposed Zoning (actual 20-year buildout would be lower)								
	Number of possible lots		Total Lot Area Available		Estimated Max Units Possible		Estimated Max Beds/People Possible	
	Existing zoning	Proposed zoning	Existing zoning	Proposed zoning	Existing zoning	Proposed zoning	Existing zoning	Proposed zoning
C-SA	5	5	31,612 sf	31,612 sf	94	216	187	432
C-T(n)	34	34	225,072 sf	225,072 sf	1,718	1,890	3,436	3,780
C-T(s)	6	6	57,913 sf	57,913 sf	265	309	531	619
R-3	4	1	17,560 sf	7,928 sf	31	36	62	71
R-S	9	5	89,884 sf	45,547 sf	289	275	578	549
R-SMU	6	13	58,928 sf	112,896 sf	227	922	455	1,845
Addl units, 12-story	N/A	N/A	N/A	N/A	N/A	270	N/A	540
TOTAL	64	64	480,969 sf	480,969	2,625	3,918	5,249	7,836

Southside

Zoning Districts
Proposed Modifications



University of California,
Berkeley

Unit 1

Underhill
Parking

Unit 2

Martinez
Commons

Unit 3

Rochdale
Village

Tang
Center

R-S
to
R-SMU

R-3
to
R-SMU

R-S
to
R-SMU

R-S
to
R-SMU

R-3
to
R-SMU

R-3
to
R-S