



Planning Commission

# **PUBLIC HEARING NOTICE**

## **PROPOSED TEMPORARY OFFICE MORATORIUM IN THE WEST BERKELEY MIXED USE-LIGHT INDUSTRIAL DISTRICT (THE MU-LI)**

**THE PLANNING COMMISSION WILL CONSIDER AN AMENDMENT TO THE ZONING ORDINANCE [BMC TITLE 23] TO PROHIBIT FOR ONE YEAR (1) THE CONVERSIONS OF EXISTING BUILDING SPACE FROM ANY OTHER USE TO OFFICE USE AND (2) THE DEVELOPMENT OF NEW OFFICE USES OF 5,000 SQUARE FEET OR MORE OF GROSS FLOOR AREA (EXCLUDING ANCILLARY OFFICE USES) IN THE MIXED USE-LIGHT INDUSTRIAL (MU-LI) ZONING DISTRICT IN WEST BERKELEY.**

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The public is invited to comment on the above matter at a Public Hearing to be held by the Planning Commission on **Wednesday, October 10, 2001** at the North Berkeley Senior Center, 1901 Hearst Ave (at Martin Luther King), Berkeley. The meeting begins at 7 p.m.

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Relevant topics include:

- The availability of building stock and work space for light industry, artists, artisans, and non-profits;
- The future of environmentally-oriented industry
- The provision of well-paying blue collar jobs;
- Traffic congestion and parking problems
- The overall quality of life and the environment in West Berkeley;
- The promotion, creation and retention of space for industry, artists, artisans and nonprofit groups;
- The City Attorney's elimination of the mitigation requirement in Section 23E.80.090.D.2 and 3;
- And other pertinent issues.

The City Council has directed the Planning Commission to pursue interim controls on substantial office conversions and new office construction projects of 5,000 square feet or more in the MU-LI District. The following interim amendment to Section 23E.80.030 of the Berkeley Municipal Code (BMC) is proposed:

Conversions of structures to office use or construction of new office space of 5,000 square feet or more of gross floor area, excluding ancillary office uses, are prohibited in the Mixed Use-Light Industrial District in West Berkeley for one year from [date of adoption of this amendment.]

The Planning Commission may vote to adopt, modify, or reject the proposed amendment. If adopted by the Planning Commission, the proposed amendment will be forwarded for action by the City Council, which may approve, modify, or reject the proposed amendment.

**Environmental Review Status:** The proposed action is exempt from review under the California Environmental Quality Act because it can be seen with certainty that the proposed amendment would not have a significant effect on the environment. Moreover, the proposed action is not a project as defined under Public Resources Code Sec. 21065 because it would not cause either a direct physical change or a reasonably foreseeable indirect physical change in the environment.

The purposes of the Mixed Use-Light Industrial (MU-LI) District are to:

- A. Implement the West Berkeley Plan's designation of a Light Manufacturing District;
- B. Encourage development of a mixed use-light industrial area for a range of compatible uses;
- C. Encourage development of an area where light manufacturers can operate free from the economic, physical and social constraints caused by incompatible uses;
- D. Encourage the creation and continuation of well paid jobs which do not require advanced degrees;
- E. Provide for the continued availability of manufacturing and industrial buildings for manufacturing uses, especially of larger spaces needed by medium sized and larger light manufacturers;
- F. Provide opportunities for office development when it will not unduly interfere with light manufacturing uses and/or the light manufacturing building stock;
- G. Provide the opportunity for laboratory development in appropriate locations;
- H. Support the development of businesses which contribute to the maintenance and improvement of the environment;
- I. Allow on site ancillary retail as a tool to maintain and enhance the economic viability of manufacturers in the district;
- J. Maintain and improve the quality of the West Berkeley environment, while allowing the lawful and reasonable operation of light industrial uses. (Ord. 6478-NS § 4 (part), 1999)

To obtain copies of the proposed amendments and report to the Planning Commission regarding this matter please contact Christina Ratcliffe at (510) 705-8189.

Notice mailed to:

- All Occupants and Owners in the MU-LI District
- All Occupants and Owners in a 300-foot radius of the MU-LI District
- Neighborhood and Community Organizations
- Members of the Planning Commission
- Members of the Zoning Adjustments Board
- Members of the Landmarks Preservation Commission
- Interested Parties