

PROPOSED AMENDMENTS TO THE GENERAL PLAN TO IMPLEMENT THE SOUTHSIDE PLAN

Page I-2

Add footnote 2 to the third sentence of the second paragraph under “General Plan Organization”:

² The Southside Plan was adopted by City Council Resolution No. [number to be added]-N.S., on [date to be added], 2011.

Page I-3

Amend Figure 1: Berkeley Area Plans, to:

- Show the Southside Plan as an adopted plan;
- Revise the Southside boundaries to conform with the Southside boundaries as shown on Map LU-10 in the Southside Plan; and
- Remove the reference to changing the Southside Plan boundaries.

Page LU-13

Add a Policy for the Southside Plan to the Residential Areas policies:

SOUTHSIDE AREA

Policy LU-45 Southside Plan

Implement the Southside Plan and take actions to achieve the six goals of the Plan:

1. Housing: Create additional housing at appropriate locations to help meet the housing demand for students and people employed nearby, thus taking advantage of proximity to the University and Downtown to reduce automobile dependence and to increase travel to work or school by non-automobile transportation. Encourage the provision of affordable housing.
2. Land Use: Provide for a high-density residential and commercial mixed-use edge to the University of California campus and the “spine” along Telegraph Avenue. The high-density edge and spine are the focus for infill development. Development becomes progressively less dense and more residential in use the greater the distance from Bancroft and Telegraph, providing a buffer and transition to the lower density residential areas to the east and south of the Southside Area.
3. Transportation: Increase the quality, amenity, and use of all non-automotive modes (public transit, bicycles, and pedestrian), and reduce the number of trips made in single-occupant automobiles.
4. Economic Development: Enhance the commercial district so that it better meets the needs of the wide variety of users who frequent the neighborhood. Improve access, marketing and safety.
5. Community Character: Recognize, preserve, and enhance the unique physical character of the Southside.
6. Public Safety: Improve public safety, address social needs, and act to minimize loss of life and property in the event of a natural disaster.

Page LU-24, High Density Residential, paragraph 2

Add description of R-S:

For information purposes, the compatible zoning districts for this classification are: Multi-Family Residential (R-4), which allows building heights of 35 feet with provisions to allow buildings up to 65 feet, ~~and~~ High Density Residential (R-5), which allows building heights of 40 feet with provisions to allow building heights up to 65 feet., and Residential Southside (R-S) which allows building heights of 35 feet with provisions to allow buildings up to 45 feet.

Page LU-24

Add new classification, Residential Mixed-Use, between the High Density Residential and Neighborhood Commercial classifications:

Residential Mixed Use

These areas are generally characterized by a diverse mixture of residential, commercial and institutional structures, in close proximity to transit and major shopping and employment centers. Appropriate uses for these areas include residential, neighborhood serving retail, offices, school, institutional, recreational uses, and open space. Building heights will generally range from two stories to either four or five stories, depending on type of use and location. Building intensity will range from 40 to 100 dwelling units per net acre, and the population density will generally range from 88 to 220 persons per net acre.

For information purposes, the compatible zoning district for this classification is Residential Southside Mixed Use (R-SMU), which allows building heights up to 60 feet with provisions to allow buildings up to 65 feet or 75 feet depending on their location within the district.

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Change maximum height of C-T district in development standards table:

Zoning District	Maximum FAR	Maximum Height
South Area Commercial (C-SA):	4	24-60 ft
General Commercial (C-1): ⁹	3	35-50 ft
Telegraph Avenue Commercial (C-T):	3-3.5	50- <u>65</u> ft
West Berkeley Commercial (C-W) ¹⁰ :	3	40-50 ft

Page LU-26

Remove Southside Study Area paragraph:

~~Southside Study Area~~

~~The Land Use Diagram shows the approximate location of the Southside Plan Study Area that is currently the subject of a community planning effort. The Study Area is shown for information~~

~~purposes only and is not intended to serve as a land use classification. Once completed the Southside Plan will be adopted as an amendment to the General Plan. The amendment is anticipated to result in changes to some of the General Plan land use designations within the Study Area. The General Plan Land Use Diagram will be modified accordingly at that time.~~

Page UD-4-5

Add reference to the Southside Plan in the last sentence on page UD-4:

Recognizing the particular character of areas, the City Council has adopted a series of area plans, including the Waterfront Plan (1986), Downtown Plan (1990), South Berkeley Plan (1990), West Berkeley Plan (1993), South Shattuck Strategic Plan (1997), ~~and~~ University Avenue Strategic Plan (1997), and the Southside Plan (2011).

Page UD-17

Add references to the R-S, R-SMU and R-3 districts in the Design Review paragraph, second sentence:

(Design review is now also required for: commercial and mixed use projects in the R-4 multi-family residential zone; commercial, mixed use and community and institutional uses in the R-S Residential Southside residential zone and the R-SMU Residential Southside Mixed Use zone; and mixed use and community and institutional uses in the R-3 Residential Multiple Family Residential zone within the Southside Plan area.)

Figure 4 of the General Plan (The General Plan Land Use Diagram) will be amended in the following manner:

- Remove the “Southside Study” boundary and the legend’s reference thereto.
- Add the category “Residential Mixed Use” to the legend.
- Depict as “Medium Density Residential” all of the same blocks or portions thereof, except People’s Park itself, that the Southside Plan includes in its Residential Medium Density Subarea.
- Depict as “High Density Residential” all of the same blocks or portions thereof that the Southside Plan includes in its Residential High Density Subarea.
- Depict as “Residential Mixed Use” all of the same blocks or portions thereof that the Southside Plan includes in its Residential Mixed Use Subarea.
- Depict as “Avenue Commercial” the same partial block that the Southside Plan includes in its Dwight Way Commercial Subarea.