



PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

JANUARY 17, 2018

Amendments to the Accessory Dwelling Unit (ADU) Ordinance: Expand Districts where ADUs are Permitted, Modify ADU Development Standards and Levels of Discretion, and Clarify ADU Ordinance Language.

The Planning Commission of the City of Berkeley will hold a public hearing on the above matter, pursuant to Zoning Ordinance Section 23A.20.30, on **Wednesday, January 17, 2018**, at the North Berkeley Senior Center, 1901 Hearst Ave. (at Martin Luther King, Jr. Way), Berkeley (wheelchair accessible). The meeting starts at 7:00 p.m.

PROJECT DESCRIPTION: The proposed amendments to the City's Zoning Ordinance (Title 23) respond to direction previously provided by the Planning Commission, and would expand where ADUs are allowed, modify development standards, levels of discretion and associated findings. Amendments will also simplify the structure and language of the ADU Ordinance and update definitions related to ADUs.

Full text of ADU Ordinance Amendments can be found on the Planning Commission's homepage (https://www.cityofberkeley.info/Clerk/Commissions/Commissions_Planning_Commission_Homepage.aspx). Changes to be considered are summarized as follows (the Planning Commission may further amend the language of the proposed ordinance):

- Update the structure and wording of the ADU Ordinance.
- Move the ADU Ordinance from Chapter 23D (Residential Districts) to Chapter 23C (Applicable in All Districts). This requires:
 - Repealing Section 23D.10 (Accessory Dwelling Units).
 - Creating Section 23C.24 (Accessory Dwelling Units).
 - Updating code references in applicable "Permitted Uses" tables.
- Expand the allowable districts for ADUs to include all Commercial districts and Mixed-Use Residential (MU-R). This requires:
 - Updating the "Permitted Uses" tables in all Commercial districts and Mixed-Use Residential (MU-R) to include ADUs.
- Modify ADU Development Standards for height, unit size, and front door location.
- Modify ADU levels of discretion and associated findings for changes to Development Standards.
- Update the existing ADU definition and create a definition for Primary Dwelling Unit.

Additional considerations may include increased building height, larger unit size, and demolition and replacement of accessory buildings as ADUs.

LOCATION: Affected districts include: R-1, R-1A, R-2, R-2A, R-3, R-4, R-5, R-S, R-SMU, C-1, C-E, C-N, C-NS, C-SA, C-SO, C-T, C-W, C-DMU and MU-R. The zoning map is available online: http://www.ci.berkeley.ca.us/uploadedFiles/IT/Level_3_-_General/Zoning%20Map%2036x36%2020050120.pdf

ENVIRONMENTAL REVIEW STATUS: The project is statutorily exempt from the California Environmental Quality Act by Guidelines Section 15282(h).

PUBLIC COMMENT

Comments may be made verbally at the public hearing and in writing before the hearing. Those wishing to speak at the hearing must submit a speaker card. Written comments concerning this project should be directed to:

Planning Commission
Alex Amoroso, Secretary
Land Use Planning Division
1947 Center Street
Berkeley, CA 94704

Fax: (510) 981-7520
E-mail: aamoroso@ci.berkeley.ca.us

To assure distribution to Commission members prior to the meeting, **correspondence must be received by 12:00 noon, eight (8) days before the meeting date.** Fifteen (15) copies must be submitted of any correspondence that requires color printing or pages larger than 8.5x11 inches.

COMMUNICATION ACCESS

To request a meeting agenda in large print, Braille, or on audiocassette, or to request a sign language interpreter for the meeting, call (510) 981-7410 (voice), or 981-6903 (TDD). Notice of at least five (5) business days will ensure availability.

FURTHER INFORMATION

Questions should be directed to **Alex Amoroso**, at (510) 981-7520, or aamoroso@ci.berkeley.ca.us. Past and future agendas are also available on the Internet at: www.ci.berkeley.ca.us.