

CITY OF BERKELEY ZONING ORDINANCE REVISION PROJECT



Planning Commission Meeting
May 1, 2019

Meeting Purpose

- Update Planning Commission on the Zoning Ordinance Revision Project (ZORP)
- Nominate and approve ZORP Subcommittee members

Project Origins

City Council 2016 Referral

“Direct staff to make structural improvements to the Zoning Ordinance, communication improvements to better explain complex technical and procedural elements to the public, and organizational improvements to the Land Use Planning Division.”

Project Purpose

- **Revise the Zoning Ordinance to:**
 - Make the document easier to understand
 - Clarify existing rules and procedures
 - Enhance customer service

- **Explore substantive changes that:**
 - Improve the permitting process and requirements
 - Address state and federal law
 - Support City goals and policies

Phased Approach

Phase 1: Baseline Zoning Ordinance (BZO)

- Improve Zoning Ordinance organization, format, and writing style
- Limited substantive changes to existing standards and procedures

Phase 2: Substantive Amendments

- Focus on permits and administrative procedures
- Toolkit for other substantive changes
- Amendments completed outside of project

BZO Chapter Bundles

- Bundle 1: Permits and Administration
- Bundle 2: Zoning Districts
- Bundle 3: Citywide Standards

Prior Meetings

- Planning Commission and ZAB Subcommittees formed in 2017
- Planning Commission and ZAB meetings June 2017
- Subcommittee Meetings January and May 2018

Prior Meeting Materials

Subcommittee Meeting 1

- Annotated Outline
- Existing Zoning Code Disposition Table
- Sample Chapters
- Sample “Content Questions”

Prior Meeting Materials

Subcommittee Meeting 2

- Draft Permits and Administration Chapters (Bundle 1)
- Content Questions
- Potential Phase 2 Amendments

“Consent Calendar” Changes

- Include in BZO substantive changes that are minor and not controversial
- Examples:
 - Authority to revoke permits
 - LPC application review process
 - Variance eligibility
 - Design review, when required
- All changes will be clearly documented
- Subcommittee role to help determine appropriate changes

ZORP Subcommittee

- Approximately four meetings over next year
- Meeting concurrent with ZAB Subcommittee
- Review and provide feedback on:
 - BZO chapters
 - “Consent Calendar” changes
 - Potential Phase 2 revisions
- Provide status updates to full Planning Commission and provide background on complete BZO when completed

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