



**CITY / UC / STUDENT RELATIONS COMMITTEE
SPECIAL MEETING**

BERKELEY CITY COUNCIL SPECIAL MEETING

Friday, January 28, 2022

12:00 to 2:00 PM

Via Zoom

PUBLIC ADVISORY: THIS MEETING WILL BE CONDUCTED EXCLUSIVELY THROUGH VIDEOCONFERENCE AND TELECONFERENCE

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the January 25, 2021 meeting of the Peace and Justice Commission will be conducted exclusively through teleconference and Zoom videoconference. Please be advised that pursuant to the Executive Order and the Shelter-in-Place Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, there will not be a physical meeting location available.

To access the meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL <https://us02web.zoom.us/j/83409506029>; Meeting ID: 834 0950 6029.

If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "rename" to rename yourself to be anonymous. To request to speak, use the "raise hand" icon by rolling over the bottom of the screen.

*To join by phone: Dial 1-669-900-9128 and enter Meeting ID 834 0950 6029. If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Chair. Please be mindful that all other rules of procedure and decorum will apply for Commission meetings conducted by teleconference or videoconference.*

Committee Members (10):

Representing	Committee Member
Council District 4	Kate Harrison
Council District 6	Susan Wengraf
Council District 7	Rigel Robinson
Council District 8	Lori Droste
Mayor (Alternate)	Jesse Arreguín
UC Berkeley	Becca Lopez, Assistant Dean of Students and Director for Student Conduct, Student Affairs
UC Berkeley	Ruben Lizardo, Director, Local Government and Community
ASUC Undergraduate	Riya Masters, External Affairs Vice President, ASUC
ASUC Undergraduate	Davina Srioudom, ASUC Local Affairs Director
Graduate Assembly	Lucy Andrews, External Affairs Vice President, Graduate Assembly
Graduate Assembly	Conner Jackson, Labor Liaison of the Graduate Assembly

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54653. Any member of the public may attend this meeting. Questions regarding this meeting may be addressed to Peter Radu, Assistant to City Manager, at pradu@cityofberkeley.info or at (510) 981-7045.

AGENDA

1. Roll Call/Introductions (facilitation will rotate between 4x6 Committee Members)
2. Public Comment
3. Agenda Item: Street Lighting Master Plan update (Public Works Department)
4. Agenda Item: Housing Element update (Planning and Development Department)
(Attachment 1)
5. Agenda Item: Southside Complete Streets (PW, ASUC)
6. Agenda Item: GLA Ordinance Implementation Update (City Manager's Office)
7. Agenda Item: Seamless Bay Area (ASUC)
8. Agenda Item: BPD Update on Reimagining Public Safety (BPD)
9. Future Meetings and Agenda Items:

Next Meeting Date: TBD

Next Meeting Facilitator: TBD

Potential topics for future meetings:

- Joint City/Campus/Community Strategies to Support Unhoused Community Members in People's Park and Telegraph Neighborhood

10. Adjournment

• **Communication Access Information (A.R.1.12)**



Meeting Access: To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services Specialist, at 981- 6418 (V) or 981-6347 (TDD), at least three (3) business days before the meeting date. Communications Disclaimer Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

• **SB 343 Disclaimer**

Any writings or documents provided to a majority of the Commission regarding any item on this agenda will be made available for public inspection at Old City Hall located at 2134 Martin Luther King Jr. Way, Berkeley, CA 94704.

HOUSING ELEMENT UPDATE OVERVIEW

6th Cycle 2023-2031

4x6 Committee Meeting

January 28, 2022



The Berkeley General Plan is a comprehensive and long-range statement of priorities and values developed to guide public decision-making in future years.

All land use approvals and decisions must be consistent with the goals, objectives, and policies of the General Plan.

The Berkeley General Plan contains the following “Elements”:

1. Land Use
2. Transportation
3. **Housing** ← We are here
4. Disaster Preparedness and Safety
5. Open Space and Recreation
6. Environmental Management
7. Economic Development and Employment
8. Urban Design and Preservation
9. Citizen Participation

Housing Element Overview



- Required Element of the General Plan
- Must be updated on an 8-year cycle, certified by HCD
- Currently planning for the 6th cycle (2023-2031)
- Statutory deadline is January 31, 2023

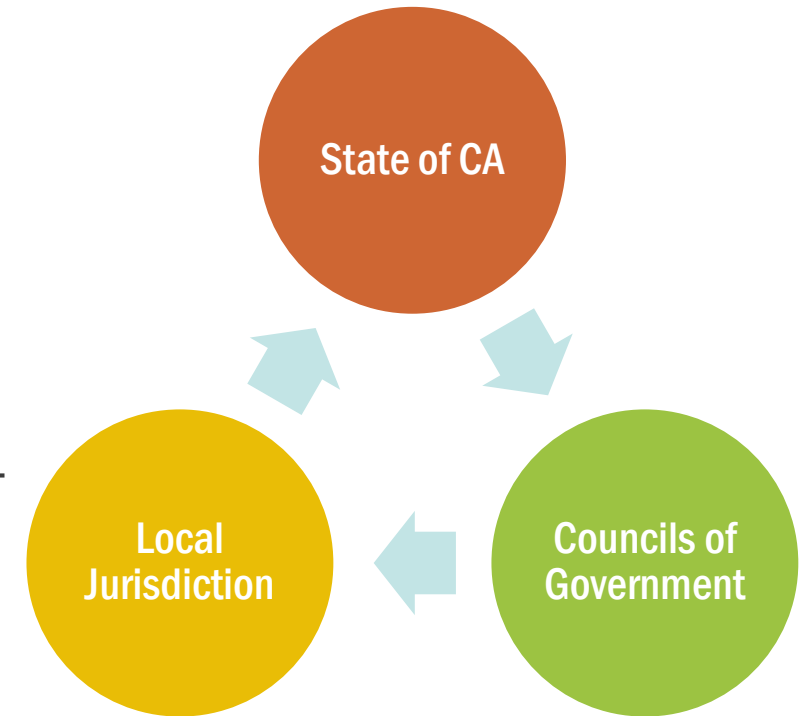
Regional Housing Needs Allocation (RHNA)

For each region, the State analyzes:

- + Jobs to homes ratio
- + Proximity to jobs and education centers
- + Expected job and population growth
- + Demographic trends that affect housing demand

= # of units to plan for in each region, by income level

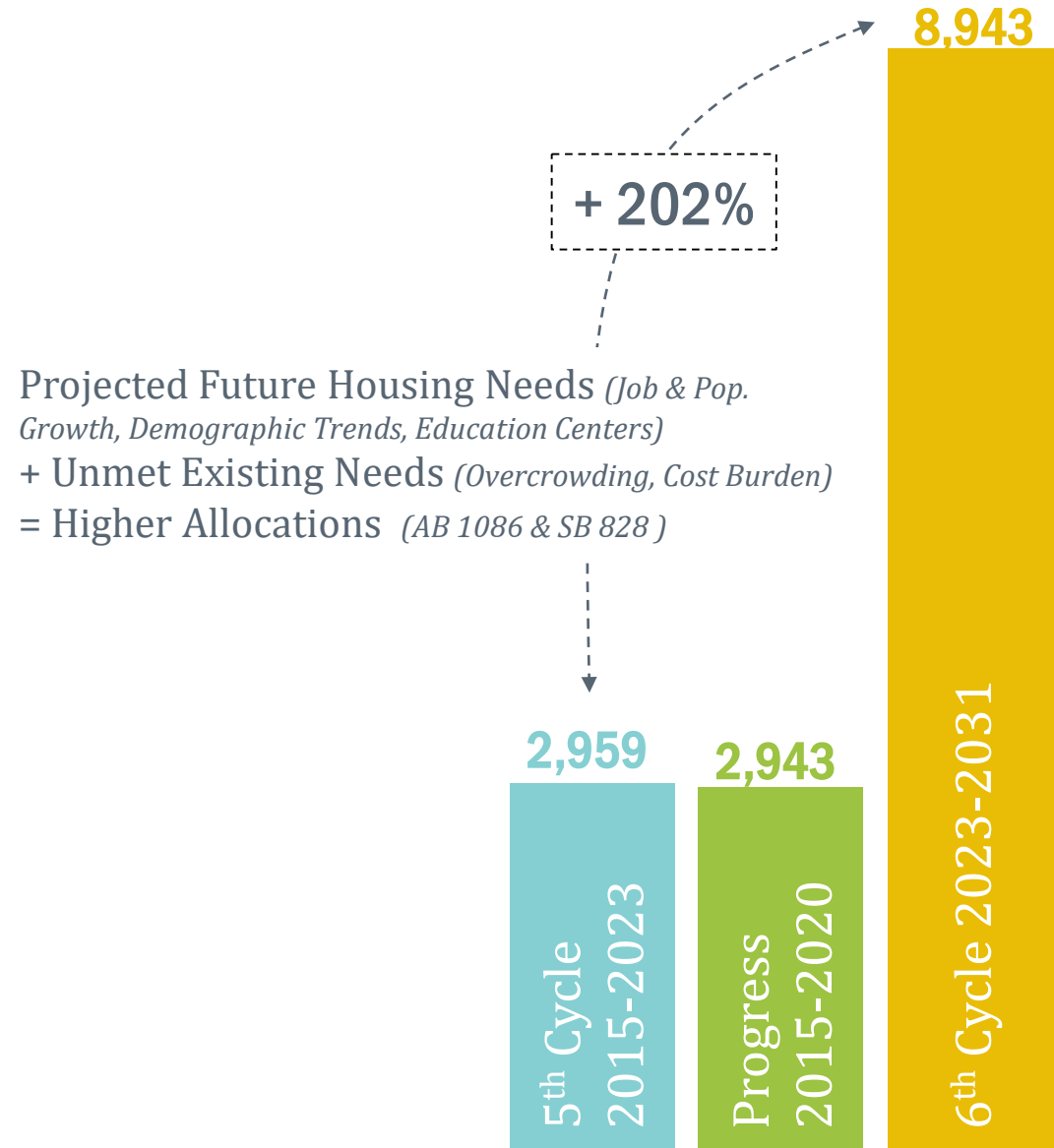
= **Regional Housing Needs Allocation, or RHNA**



- The methodology for distributing the RHNA was approved in January 2021
- The Bay Area must plan for 441,176 new housing units during the 6th cycle (vs. 187,990 in 5th cycle)
- Berkeley's 6th cycle RHNA is 8,934 units (vs. 2,959 in 5th cycle)

Regional Housing Needs Allocation (RHNA)

5th & 6th cycle



Projected Future Housing Needs (*Job & Pop. Growth, Demographic Trends, Education Centers*)
 + Unmet Existing Needs (*Overcrowding, Cost Burden*)
 = Higher Allocations (*AB 1086 & SB 828*)

Currently, Berkeley has
 ~52,000 housing units

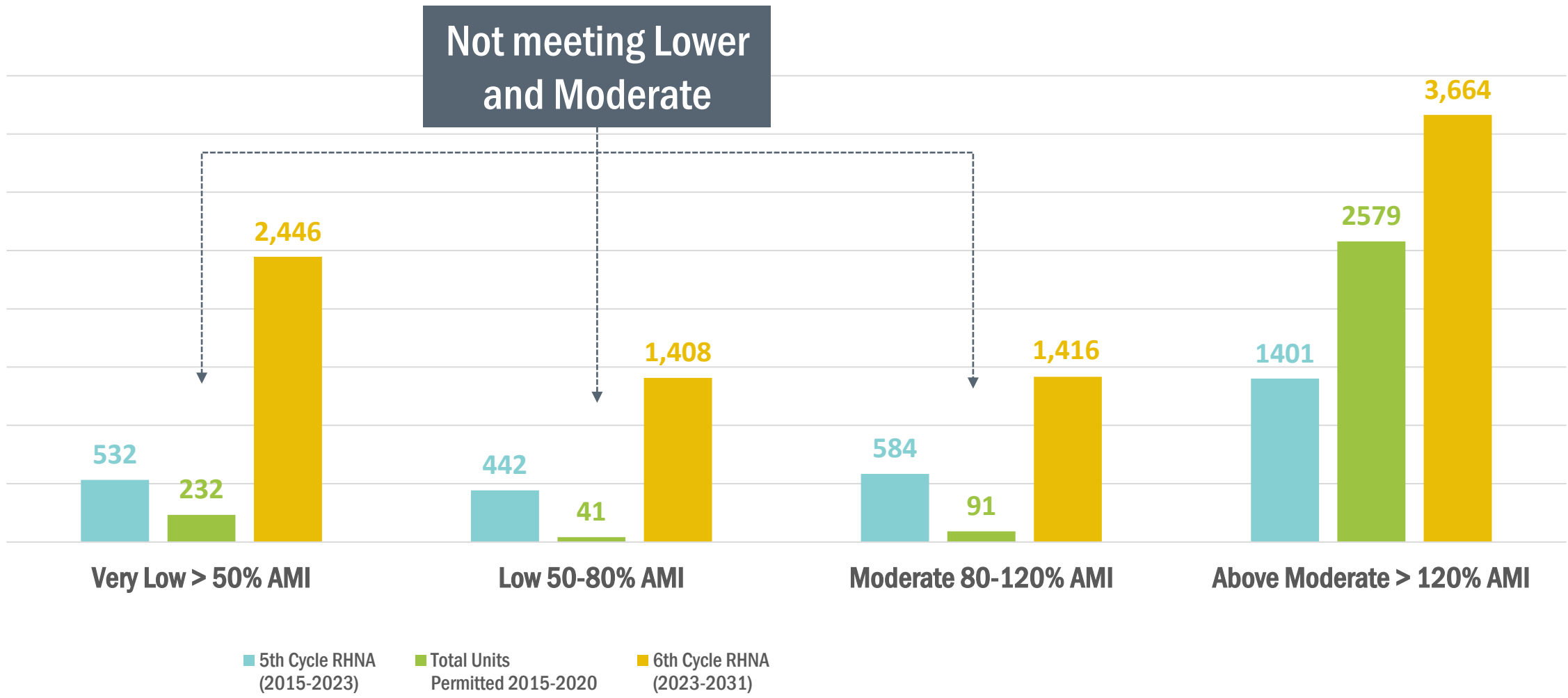
Source 2020 Census & State Dept of Finance E-5 estimates

~71% (30k) of UCB
 students live in Berkeley

Source 2020 Census & UCB LRDP EIR

Regional Housing Needs Allocation (RHNA)

5th & 6th cycle



Source Revised 2015-2020 APR, accepted by HCD on July 14, 2021

What counts as a unit?

A house, an apartment, a group of rooms, or a single room occupied as a separate living quarter.

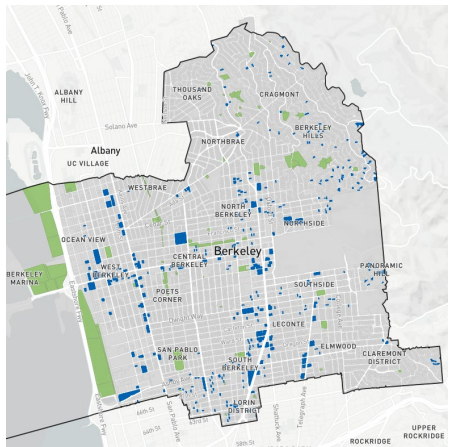
✓	Separate living quarters for staff or resident employee in institutions.
✓	Single-room occupancy units or Group living accommodations
✓	Supportive or transitional housing
✗	Student dorms, hospital beds, short-term hotels/motels

Sites Inventory

“An ART, not a science”

Likely Sites

- Pipeline Projects
- Developer Interest
- ADU Trends
- Reused 5th Cycle Sites



Potential Sites

- Minimum 0.3 or 0.5 acres
- Vacant Land Use
- Non-residential Building < 30 yrs old
- Built at ≤ 35% capacity (e.g. density, height)
- ~~Federal, State, County-owned~~
- ~~Condo or Large Apartment Bldg~~
- Historically-sensitive*
- Rent-Controlled Units*

Screen & Evaluate



+ Transit, Schools, Parks, Retail

- Wildfire, Flood, Pollution

Affirmatively Furthering Fair Housing

Racial Diversity

Concentration of Poverty

Environmental Equity

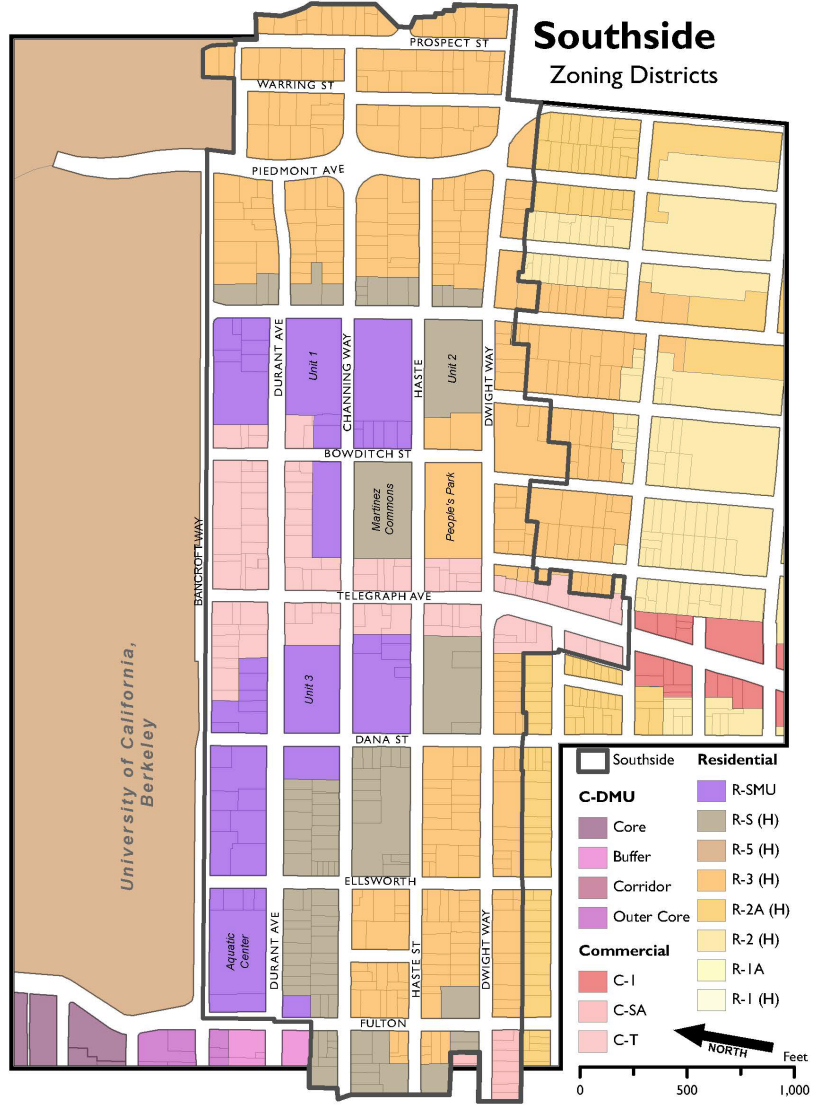
Community Benefits

Ensure affordable housing is distributed and balanced in “high opportunity” neighborhoods.

NOTE: Sample map screenshots only

SOUTHSIDE

Southside Plan Area Zoning Amendments

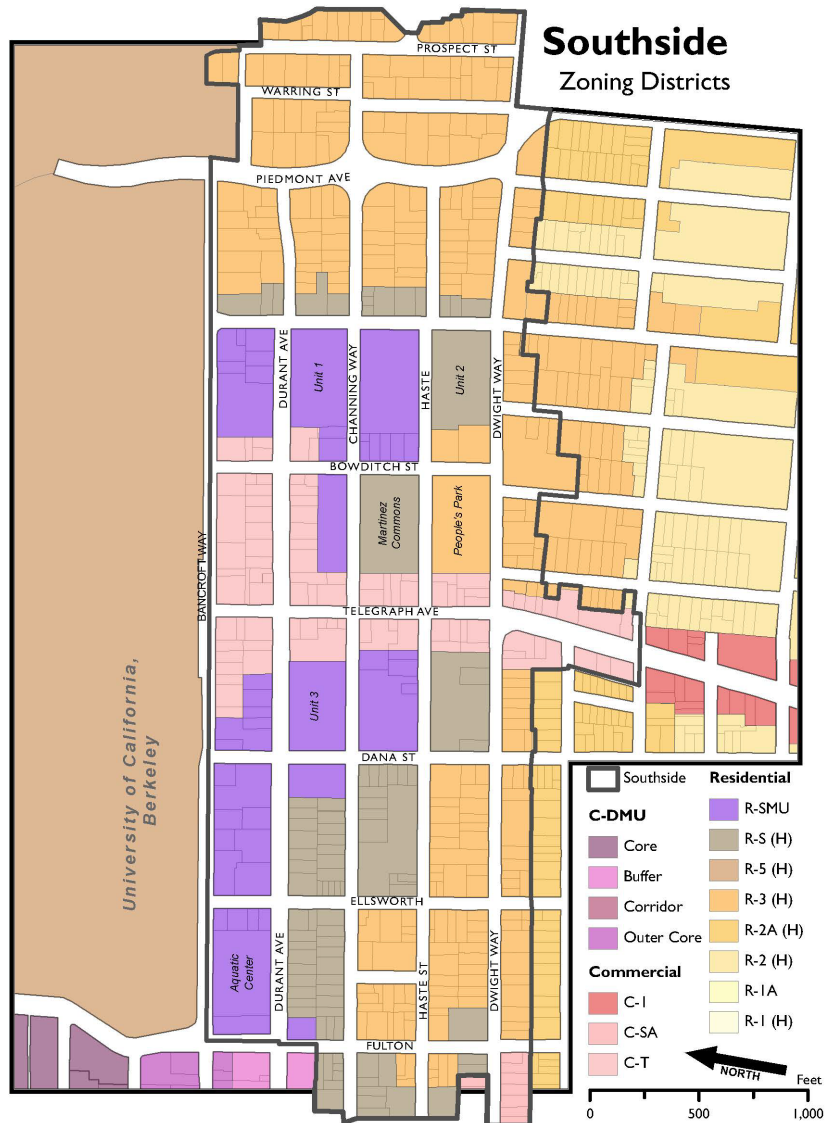


Southside Plan (1998 - 2011)

City Council referrals (2016-2018)

Proposed Southside amendments and environmental review (2019-2020)

Southside Plan Area Zoning Amendments



1. Building heights
2. Building footprints
3. Zoning district boundary changes
4. High-rise buildings
5. Parking
6. Ground-floor residential uses

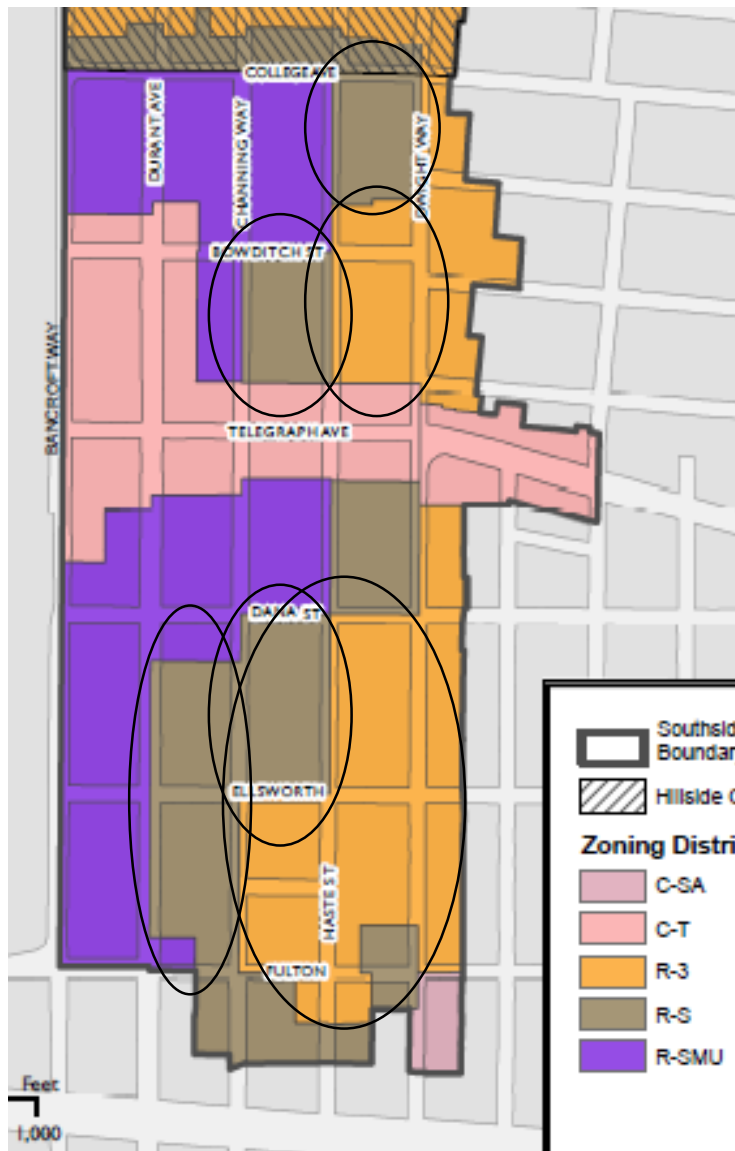
Southside Plan Area Zoning : Height

District	Current Height Standards	Proposed Height Standards
C-T (Telegraph Avenue Commercial) North of Dwight	65 feet (75 feet with Use Permit)	6 stories 68 feet
C-T (Telegraph Avenue Commercial) South of Dwight	4 stories 50 feet (65 feet with Use Permit)	No changes
R-SMU (Residential Southside Mixed Use)	4 stories (5 with a Use Permit) 60 feet (65 or 75 feet with a Use Permit)	6 stories 65 feet (68 feet if ground-floor retail)
R-S (Residential Southside High Density)	3 stories (4 with a Use Permit) 35 feet (45 feet with a Use Permit)	5 stories 55 feet
R-3 (Multiple-Family Residential)	3 stories 35 feet	4 stories 45 feet
C-SA (South Area Commercial)	5 stories and 60 feet (residential) 3 stories and 36 feet (non-residential)	No changes

Southside Plan Area Zoning : Building Footprint

District	Current Setback Standards	Proposed Setback Standards
C-T (Telegraph Avenue Commercial)	None 100% maximum lot coverage	No changes
R-SMU (Residential Southside Mixed Use)	Front: 10 feet Rear: 10 – 19 feet Side: 4-10 feet (No setback with AUP) 40-60% maximum lot coverage (100% coverage with AUP)	Front and street side: None required Side: None required for non-residential Upper story side: Reduce Upper and lower story rear: Reduce 85% lot coverage
R-S (Residential Southside High Density)	Front: 10 feet Rear: 10 – 17 feet Side: 4-8 feet (No setback with AUP) 55-70% maximum lot coverage (100% coverage with AUP)	Front: None required Street side: None required Upper story side: Reduce Upper and lower story rear: Reduce 75% lot coverage
R-3 (Multiple-Family Residential)	Front: 15 feet Rear: 15 feet (Can be reduced with AUP) Side: 4-6 feet (No setback with AUP) 40-50% maximum lot coverage	Upper story side: Reduce Upper and lower story rear: Reduce 70% lot coverage
C-SA (South Area Commercial)	Front: 15 feet Rear: 15 - 21 feet Side: 4-12 feet 40-50% maximum lot coverage	Front: None required

Zoning District Boundary Changes

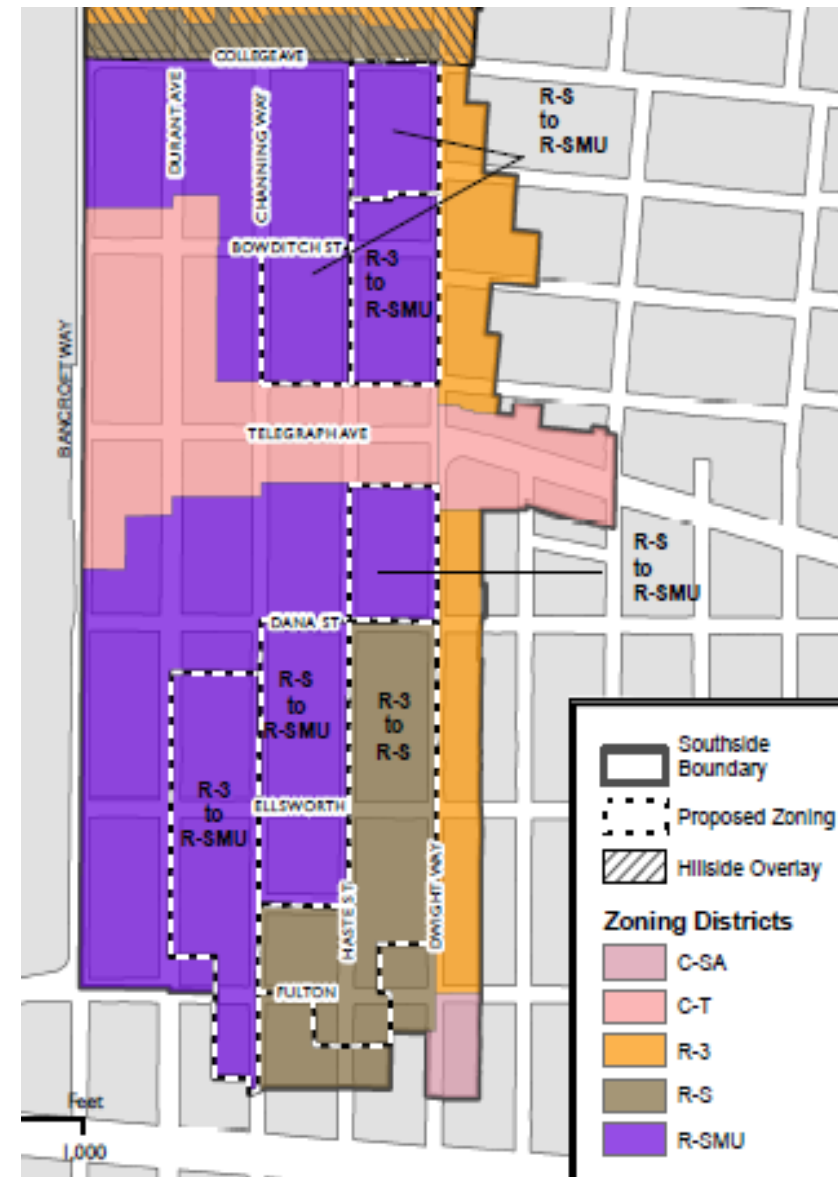


5 areas now zoned R-S and, one area zoned R-3, would become R-SMU

- Increased maximum heights (from 4/5 to 6 stories)
- Increased lot coverage (from 70%/75% to 85%)

One area now zoned R-3 would become R-S

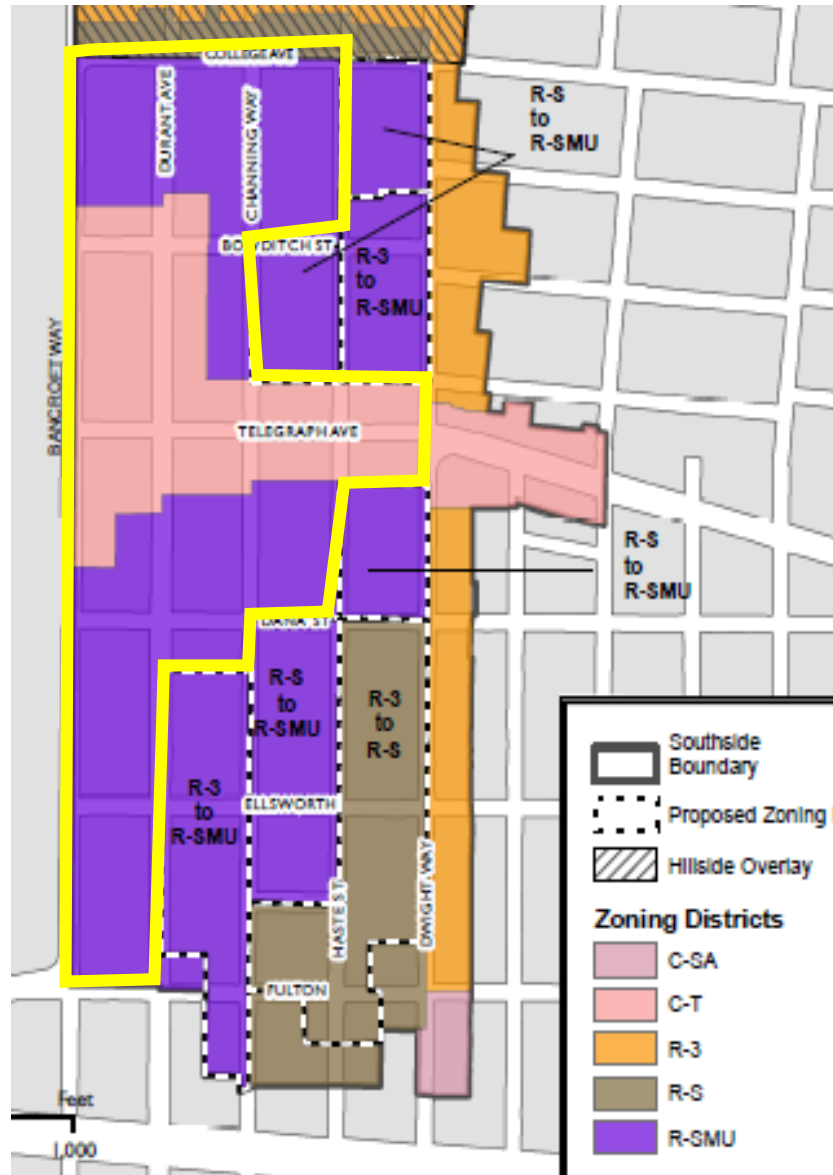
- Increased maximum heights (from 4 stories to 5 stories)
- Increased lot coverage (from 70% to 75%)



High-Rise Buildings

Permit the construction of a number of 12 story buildings within the original R-SMU and the C-T (north of Dwight)

**Staff projection:
500 units**



Southside Plan Area Zoning : Parking

New Regulations as of March 2021

- No residential off-street parking required
- Transportation Demand Management (TDM) requirements for projects of 10+ units

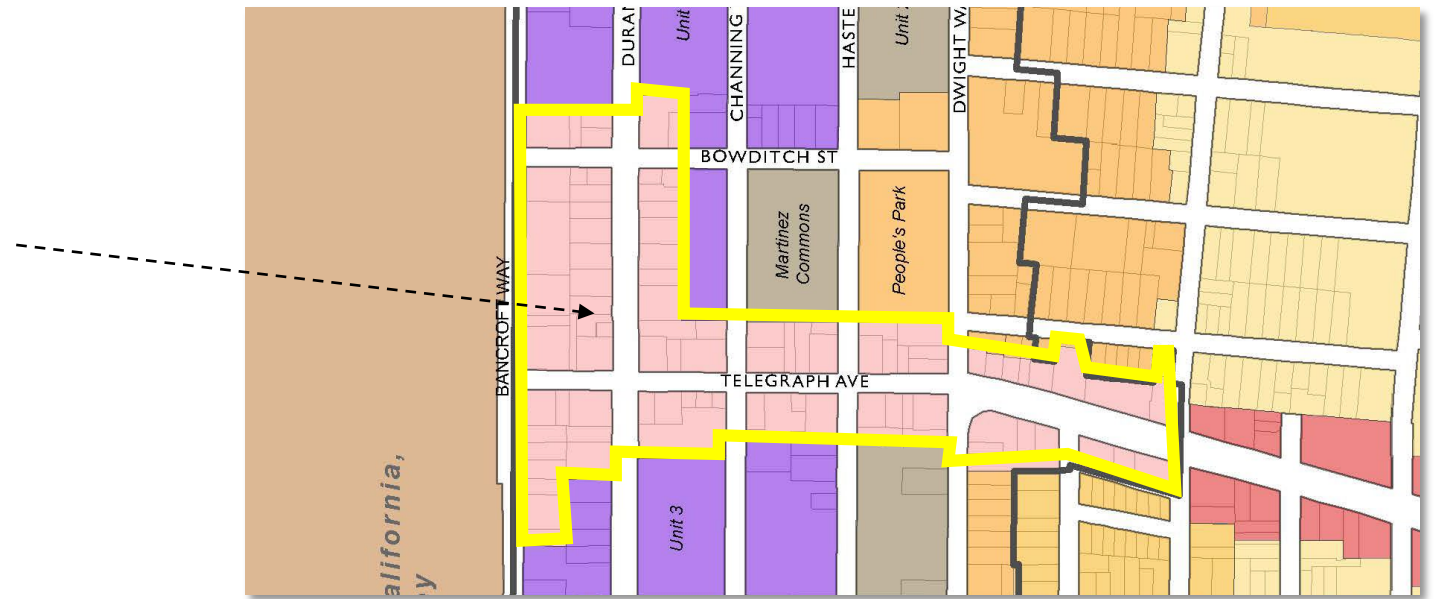
Proposed Plan Amendments

- Removal of existing residential off-street parking by right
- Conversion of structures parking into residential or non-residential use

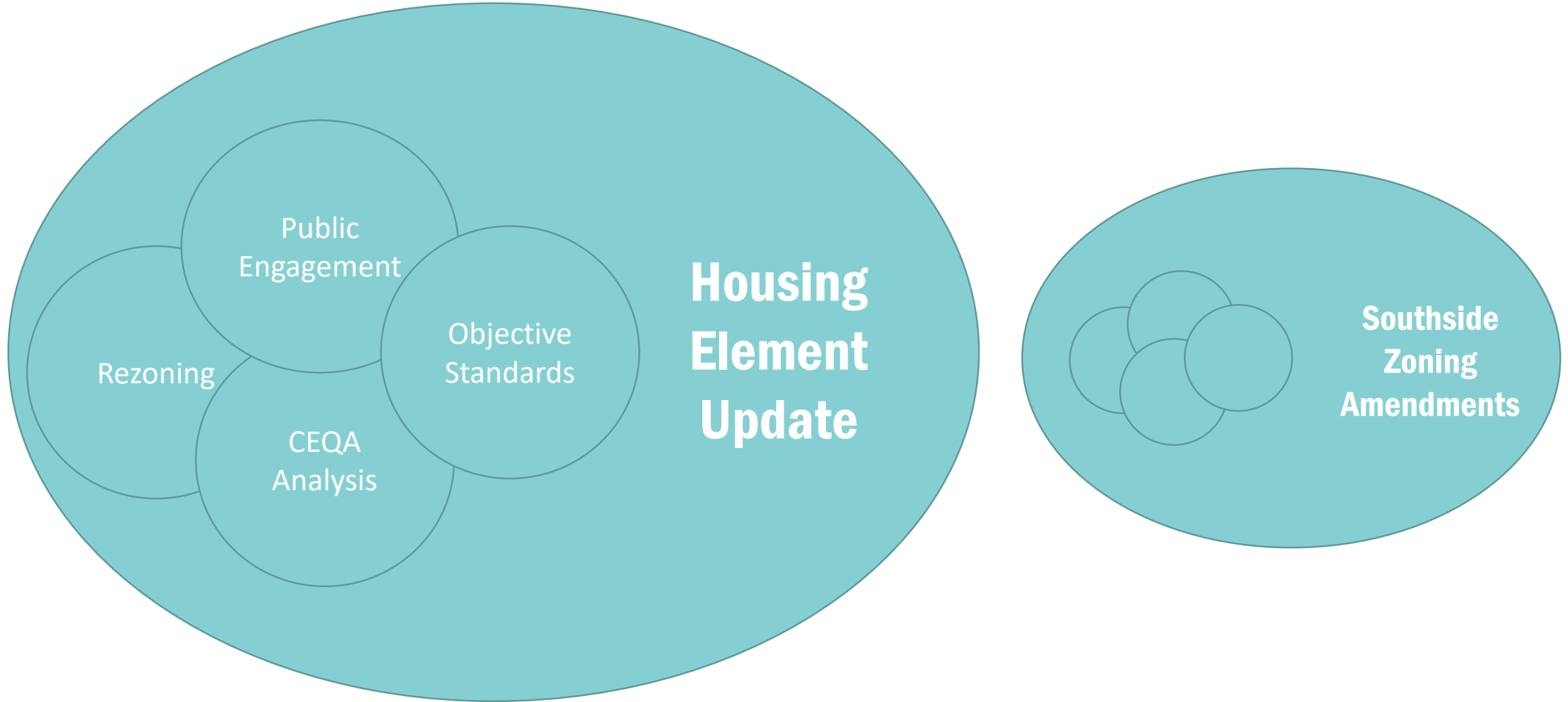


Southside Plan Area Zoning : Ground-Floor Residential

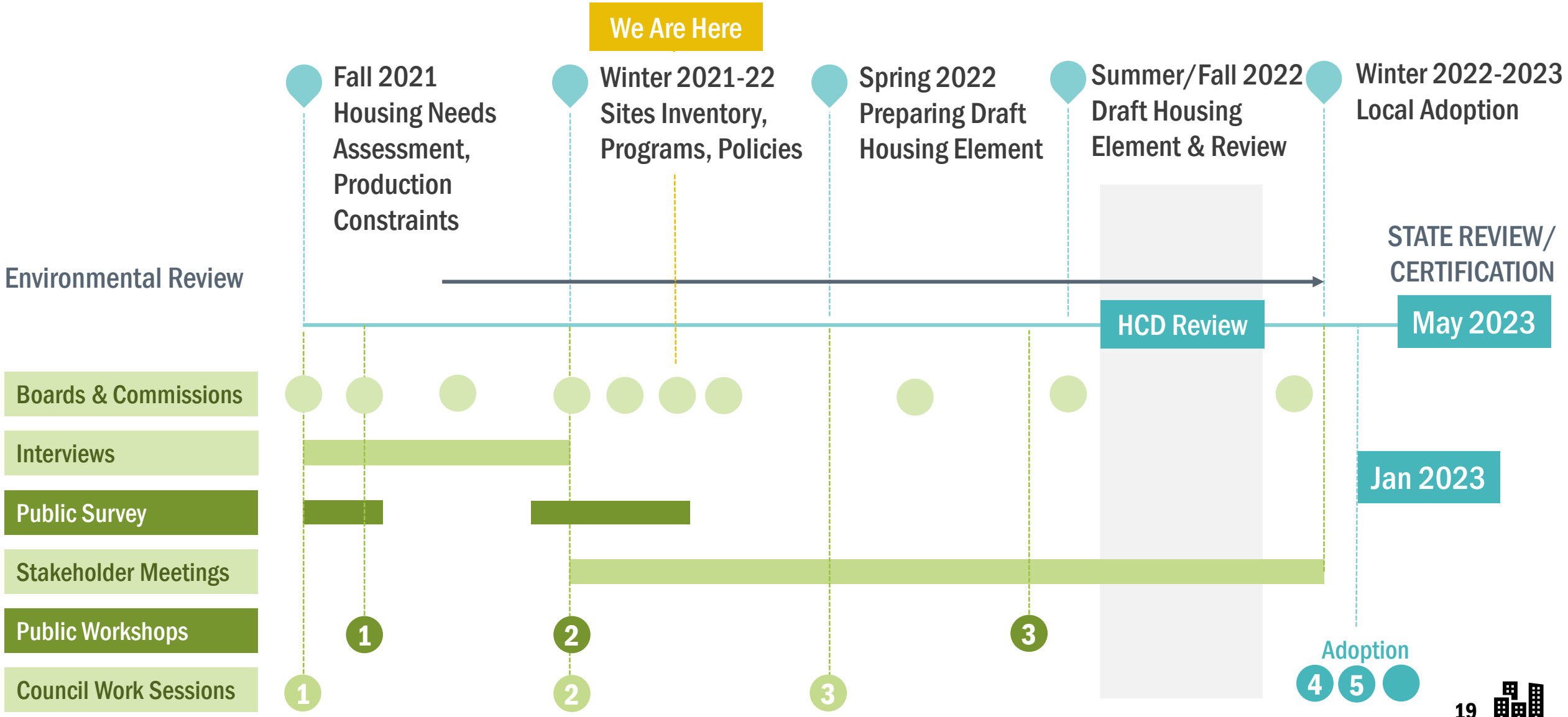
Allow residential uses on the ground floor in C-T district if located behind an active commercial use



Relationship to Housing Element Update



The 6th Housing Element Update Process



THANK YOU

**Self-Guided Residential Walking Tours
& Online Survey**



Nov 24th thru Jan 31st!

**FOR MORE INFORMATION /
SUBSCRIBE TO THE EMAIL LIST**

www.cityofberkeley.info/HousingElement

CONTACT US

HousingElement@cityofberkeley.info