



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

**BERKELEY CITY COUNCIL SPECIAL MEETING**

**Friday, October 14, 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 April 20, 2022 meeting of the City-UC Student Relations Committee 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/88409848844>; **Meeting ID: 88409848844**. 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: 88409848844**. 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	Vice Mayor Kate Harrison
Council District 6 <b>(Meeting Chair)</b>	Councilmember Susan Wengraf
Council District 7	Councilmember Rigel Robinson
Council District 8	Councilmember Lori Droste
Mayor (Alternate)	Mayor 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	Bailey Henderson, External Affairs Vice President, ASUC
ASUC Undergraduate	Pari Parajuli, Local Government Relations Director, ASUC
Graduate Assembly	Anne Green, Chief of Staff to the External Affairs Vice President, Graduate Assembly (Alternate for McKalee Steen, External Affairs Vice President, Graduate Assembly)

Graduate Assembly	Lamisa Mustafa, City of Berkeley Liaison, Office of the External Affairs Vice President, Graduate Assembly
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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](mailto:pradu@cityofberkeley.info) or at (510) 981-7045.

### **AGENDA**

1. Roll Call/Introductions (facilitation will rotate between 4x6 Committee Members)
2. Public Comment
3. Approval of Minutes from the April 20, 2022 Meeting (*Attachment 1*)
4. Introductions to new UC Berkeley Committee members
5. Agenda Item: Proposed zoning amendments in the Southside Plan Area (presentation from City staff) (*Attachment 2*)
6. Presentation/overview on current plans for the LRDP Agreement, with feedback/discussion from Committee.
7. Future Meetings and Agenda Items:
  - Next Meeting Date: TBD
  - Next Meeting Facilitator: TBD
  - Potential topics for future meetings:
8. 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.

2180 Milvia Street, Berkeley, CA 94704. Tel: 510.981.700. TDD:510.981.7009

Email: [manager@cityofberkeley.info](mailto:manager@cityofberkeley.info)



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

**BERKELEY CITY COUNCIL SPECIAL MEETING**

**Wednesday, April 20, 2022**

**Meeting Minutes**

**Attendance:**

**Committee Members (10): ✓=Present**

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 (Meeting Chair) ✓
ASUC Undergraduate	Davina Srioudom, ASUC Local Affairs Director ✓
Graduate Assembly	Lucy Andrews, External Affairs Vice President, Graduate Assembly ✓
Graduate Assembly	Connor Jackson, Labor Liaison of the Graduate Assembly ✓

**AGENDA**

1. Comments from the Public on non-agenda items
  - a. No public comments.
2. Approval of Minutes from the January 28, 2022 Meeting
  - a. M/S/C Robinson/Wengraf to approve minutes as written
  - b. Vote: All Ayes
3. Agenda Item: Seamless Bay Area (ASUC)
  - a. Ian Griffiths from Seamless Bay Area provided a presentation to the Committee
  - b. General committee questions and discussion included expressions of support for a more integrated transit network and fare system and improved transit experience (addressing “last mile” concerns, access to

restrooms, and real-time schedule integration, for example), as a means to increase transit use among the general public.

- c. No action was taken on this item.
  - d. No public comments.
4. Agenda Item: Introductions to new ASUC leadership
- a. Chair Master recommended that the Committee re-order the agenda to hear this item after the Seamless Bay Area presentation; there were no objections from Committee members.
  - b. The Committee was introduced to new ASUC External Affairs Vice President-Elect Bailey Henderson, who provided a brief introduction and overview of his priorities.
  - c. No action was taken on this item.
  - d. No public comments.
5. Agenda Item: Joint City/Campus/Community Strategies to Support Unhoused Community Members in People's Park and Telegraph Neighborhood (City Manager's Office and UC Berkeley).
- a. Marc Fisher and Ari Neulight (UC Berkeley) provided an overview of the efforts to provide services and housing opportunities for the unsheltered residents currently living in People's Park as well as the broader Telegraph District, including the opening of a new Sacred Rest Drop-In Center, an interim housing location at the Rodeway Inn, and a Portland Loo restroom.
  - b. General committee discussion and questioning centered on the rules of the program at the Rodeway, harm reduction efforts, the efforts to provide permanent (not just interim) housing, the role of the Police in any interventions, and the role of those with lived experience of homelessness in the planning process.
  - c. No action was taken on this item. Commissioner Andrews requested that updates on this item be agendized for the Committee in the future.
  - d. No public comments.
6. Agenda Item: Priorities for spending future allocations of UC/COB settlement Agreement Payments (City Manager's Office)
- a. Deputy City Manager Paul Buddenhagen provided an overview of the City and University Settlement Agreement requirements and the process for determining expenditures of the payment moneys.
  - b. General Committee recommendations on spending priorities included continuing the services provided to the unsheltered after the closure of People's Park, closing funding gaps for Southside Complete Streets; funding for the Street Lighting Master Plan; the infrastructural

enhancements to the physical interfaces between Campus and City, especially Telegraph Avenue and Center Street; fire safety measures for the hills; infrastructure near campus including sidewalk paving, street lighting, and parklets; and improvements to public safety, especially environmental enhancements to public safety.

- c. No action was taken on this item.
  - d. No public comments.
7. Agenda Item: GLA Ordinance Implementation Update (City Manager's Office)
- a. Due to time constraints, this item was not heard.
8. Future Meetings and Agenda Items:
- o Next Meeting Date: TBD.
  - o Next Meeting Facilitator: Lucy Andrews, External Affairs Vice President, Graduate Assembly agreed to serve as next Chair.
  - o Potential topics for future meetings:
    - Update on Joint City/Campus/Community Strategies to Support Unhoused Community Members in People's Park and Telegraph Neighborhood (recommended at this meeting)
    - GLA Ordinance Implementation Update
9. Adjournment
- a. M/S/C Robinson/Wengraf to adjourn at 2:00 PM (approved by consensus).

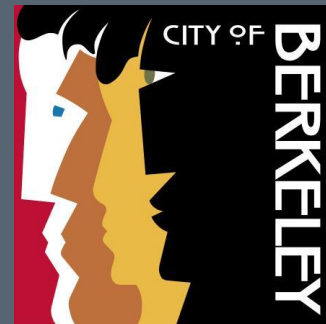


# Residential Objective Standards

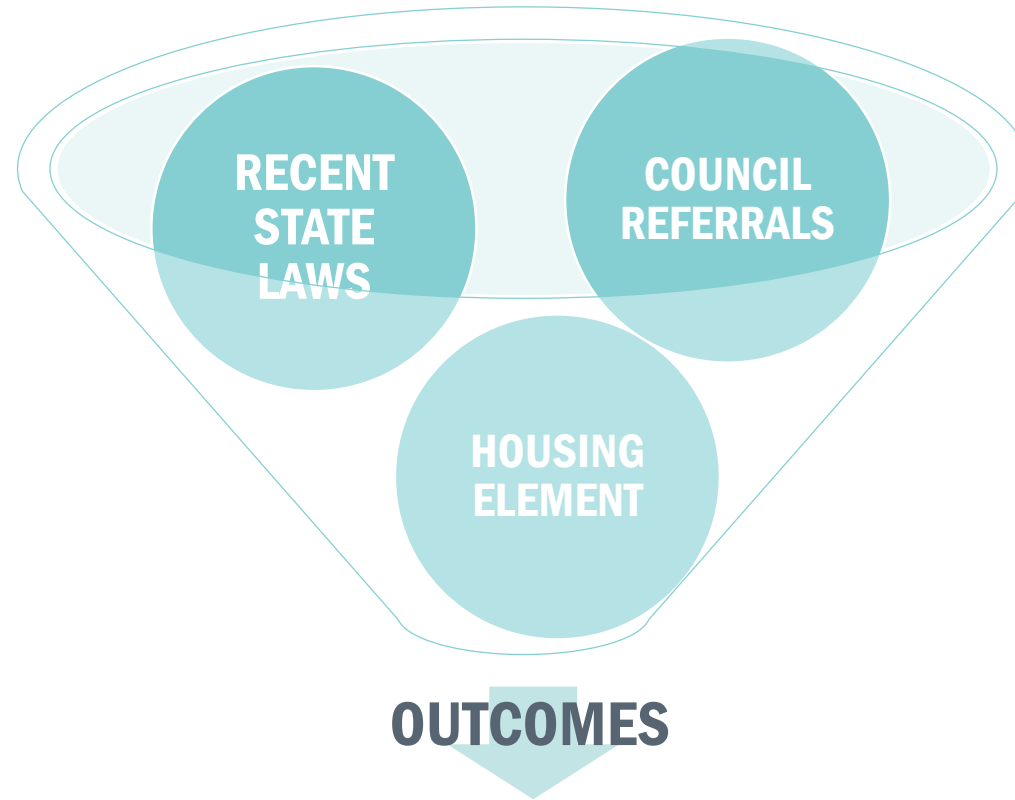
## SOUTHSIDE AREA

**October 14, 2022**

**City/UC/Student Relations Committee**



# What is the goal of the project?



**HOUSING**  
**RESIDENTIAL DEVELOPMENT  
AND AFFORDABLE HOMES**

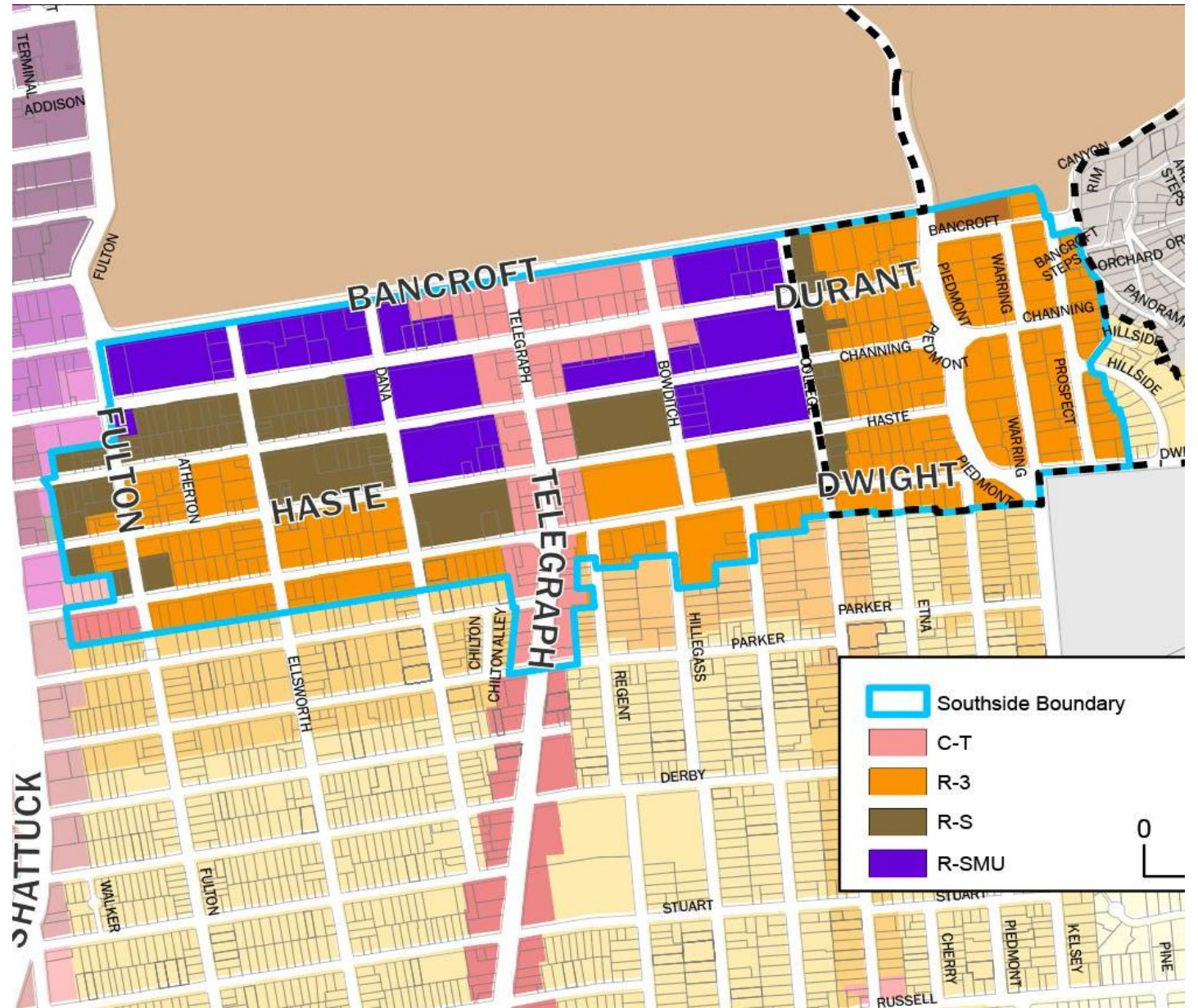
**PREDICTABILITY**  
**CLEAR MULTI-UNIT  
DEVELOPMENT CRITERIA**

**STREAMLINED**  
**REDUCE ADMINISTRATIVE  
BURDEN & COSTS**



# SOUTHSIDE PLAN AREA

R-3, R-S, R-SMU, and C-T  
Zoning Districts



# SOUTHSIDE DEVELOPMENT STANDARDS

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1. Background
2. Zoning Map Amendments
3. Allowed Uses & Permits Required
4. Max Height
5. Min Lot Coverage & Setbacks
6. Min Open Space
7. Min Separation



# Southside Background

## City Council Referrals + Reports

1. Community Benefits within C-T (2016)
2. Non-Commercial Ground Floor in C-T (2017)
3. Pilot Density Program in C-T (2017)
4. Increase Height and FAR in Southside (2017)
5. Increase Student Housing (2018)
6. More Student Housing Now (2018)



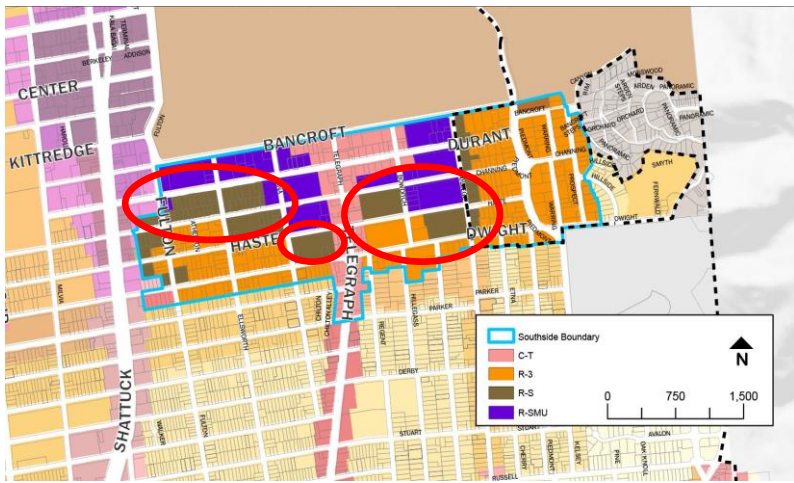
## Southside Zoning Ordinance Amendments Project (2020)

- Zoning map adjustments
- New development standards
- Revised permitted land uses
- Administrative Draft EIR  
→ Housing Element EIR

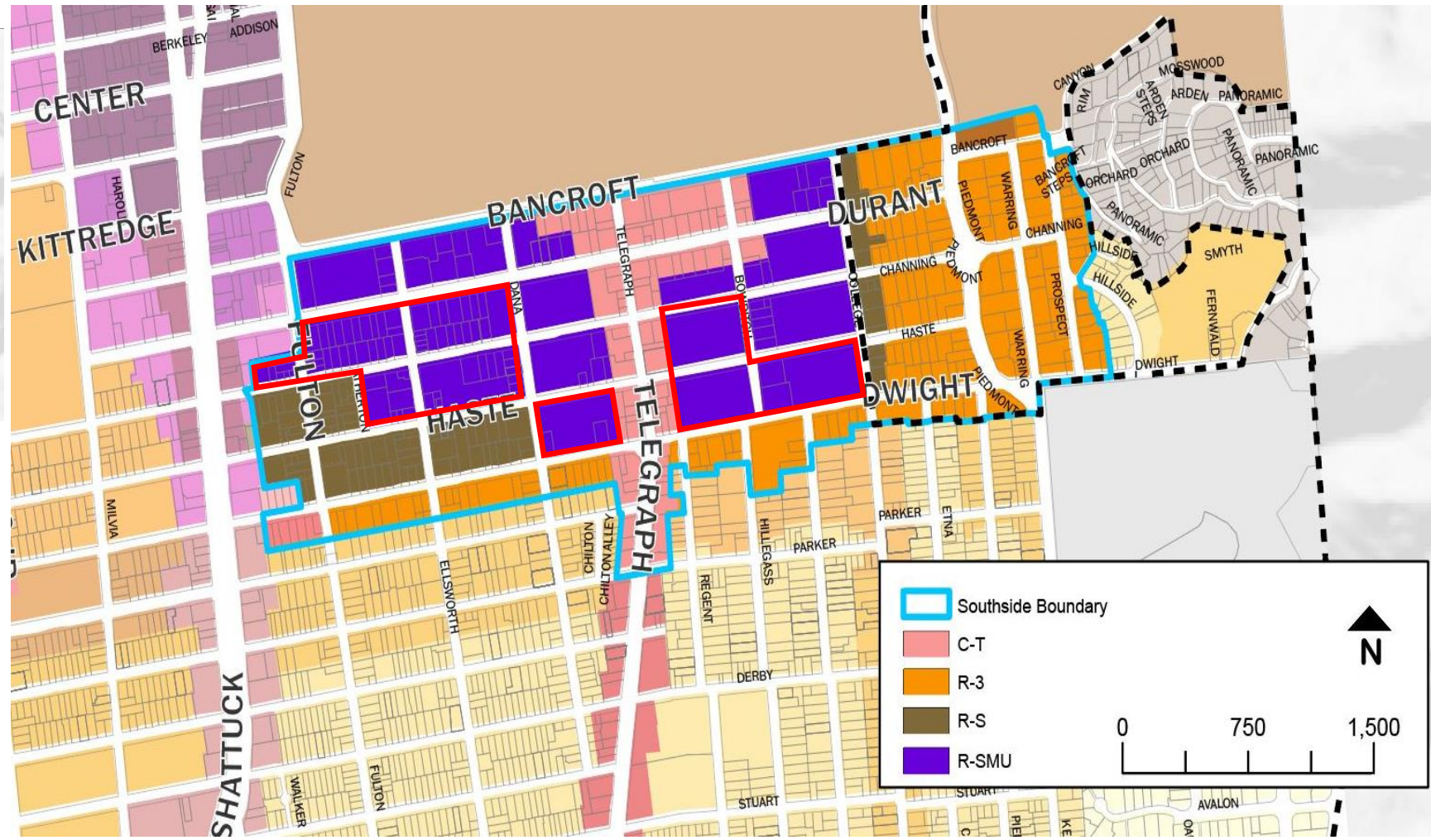


These proposed standards encourage more development than the 2020 proposal

# Southside Map Amendments – Expand R-SMU



Current

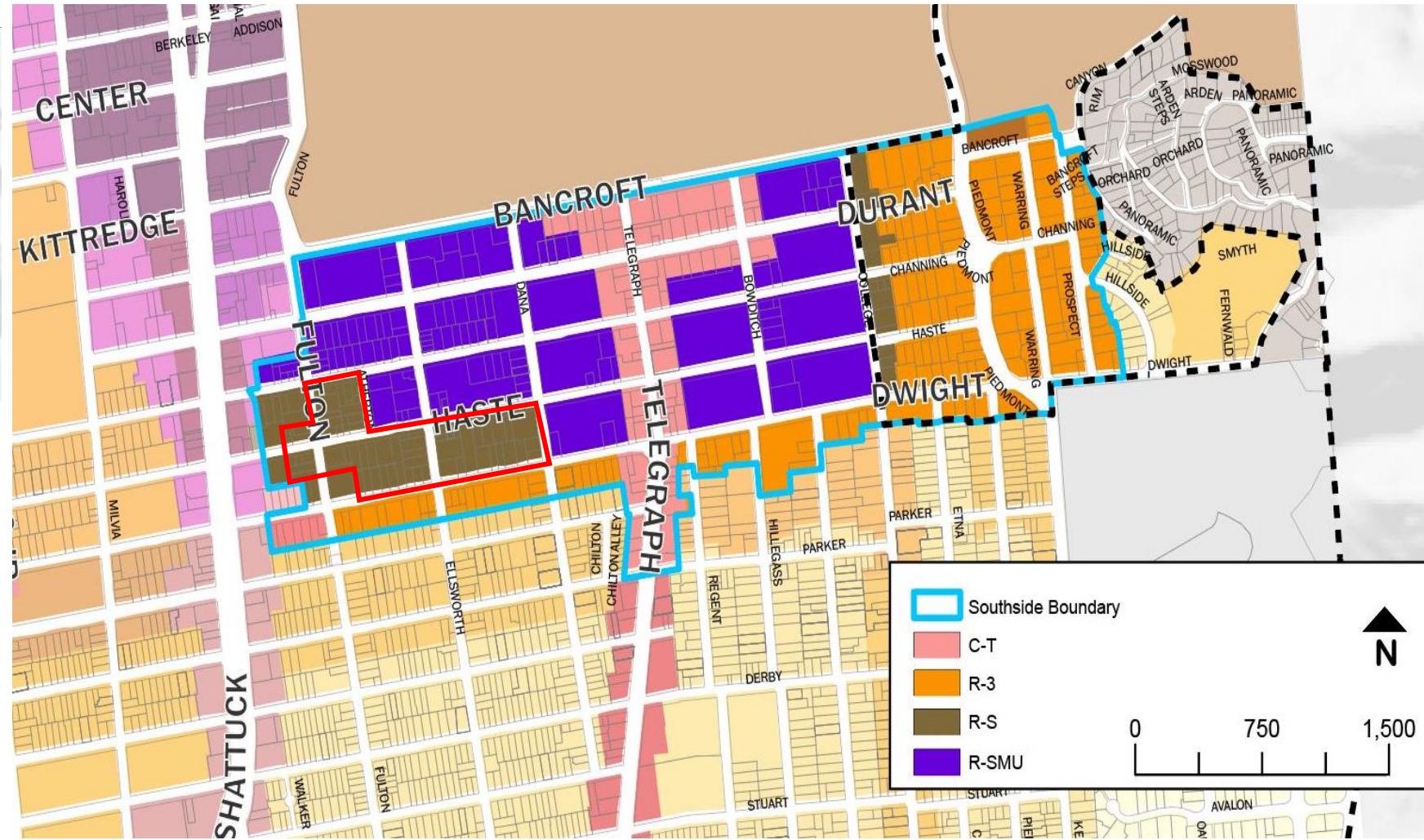


Proposed

# Southside Map Amendments – R-3 to R-S

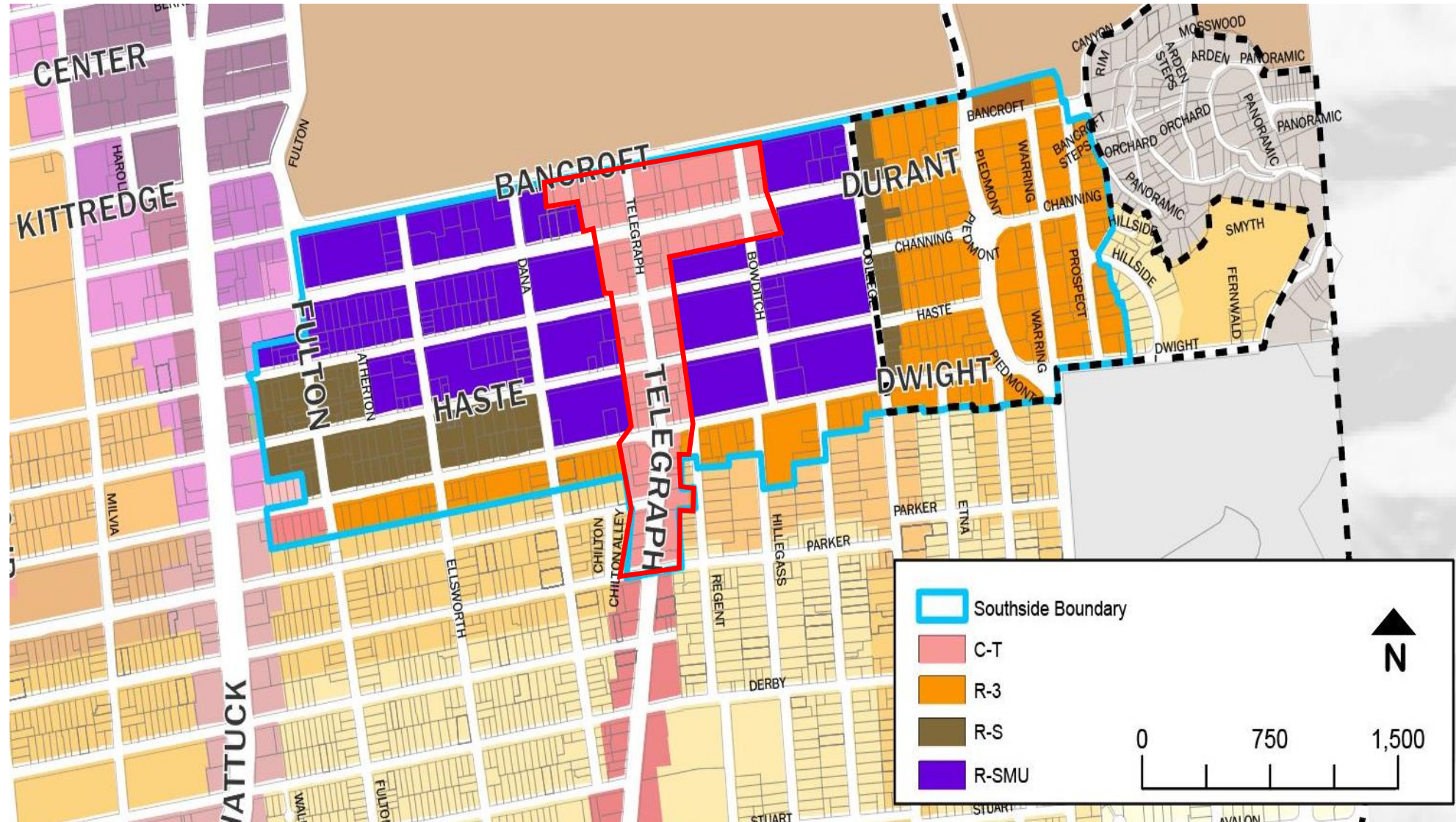


Current



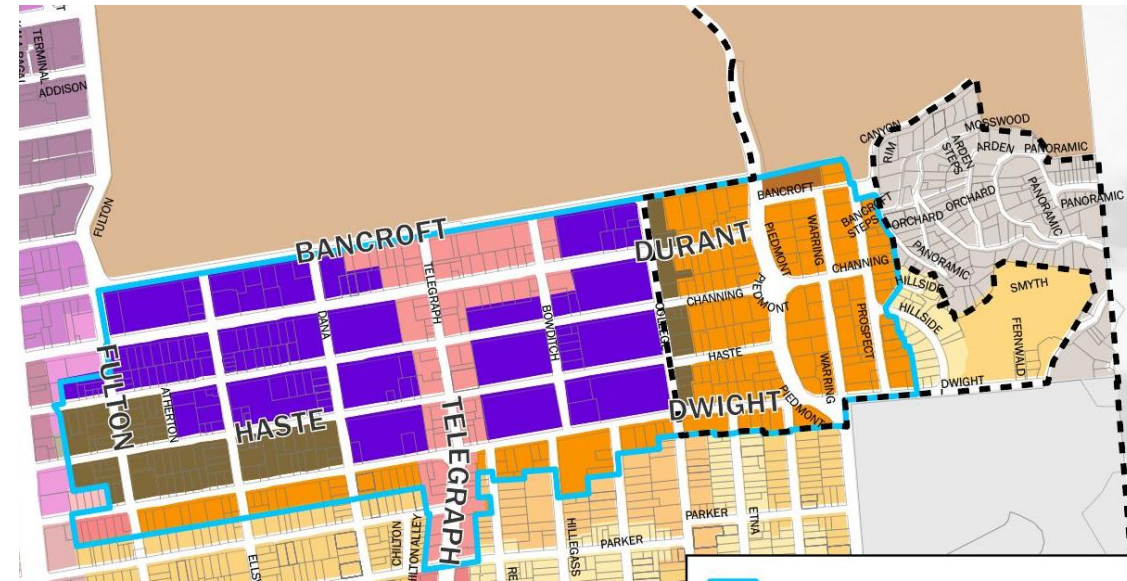
Proposed

# Allowed Land Uses– Ground Floor Residential in C-T



# Maximum Height

Zoning District	Current		Proposed
<b>R-3</b> <i>(Southside only)</i>	35'	3 stories	45 feet
<b>R-S</b>	35' (45' with UP)	3 stories (4 with UP)	55 feet
<b>R-SMU</b>	60', (65-75' with UP)	4 stories (5 with UP)	85 feet
<b>C-T</b> <i>(south of Dwight)</i>	50' (65' with UP)	5 stories	65 feet
<b>C-T</b> <i>(north of Dwight)</i>	65', (75' with UP)	6 stories	85 feet
<b>C-SA</b> <i>(Southside only)</i>	36 feet (non-residential); 60 feet (residential)	3 (non-residential); 5 (residential)	60 feet



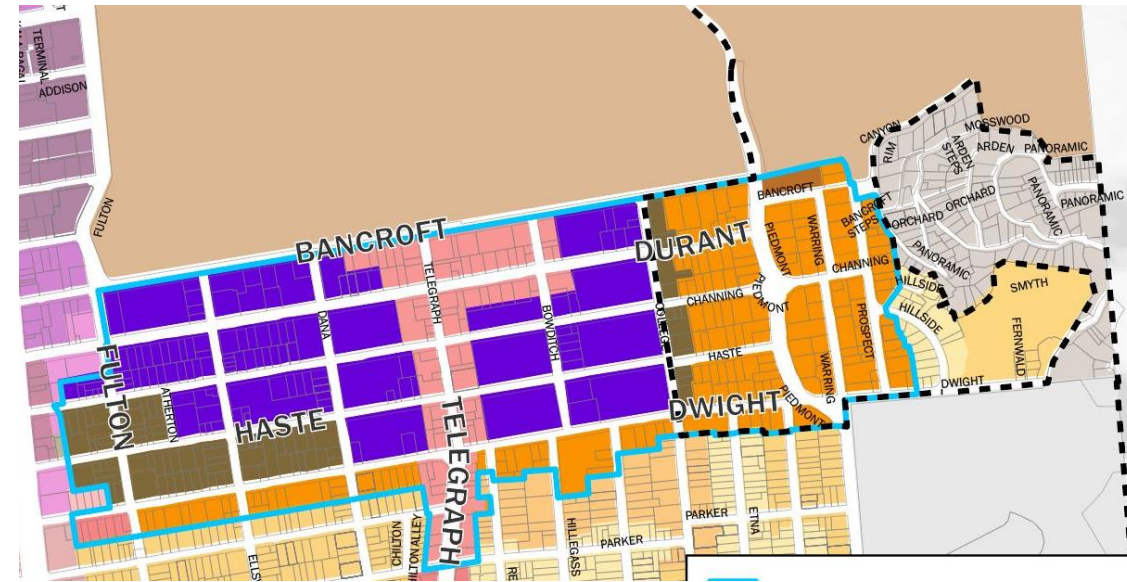
Regulate by height in feet only

85 feet = At least 12 stories if maximizing density bonus

# Maximum Lot Coverage

Zoning District	Current	Proposed
<b>R-3</b> <i>(Southside only)</i>	30-50%*	70%
<b>R-S</b>	55-70%*	75%
<b>R-SMU</b>	40-60%*; 100% with AUP	85%
<b>C-T</b> <i>(south of Dwight)</i>	100%	No Change
<b>C-T</b> <i>(north of Dwight)</i>		
<b>C-SA</b> <i>(Southside only)</i>	35-50%, increase with UP; 100% for non-residential	100%

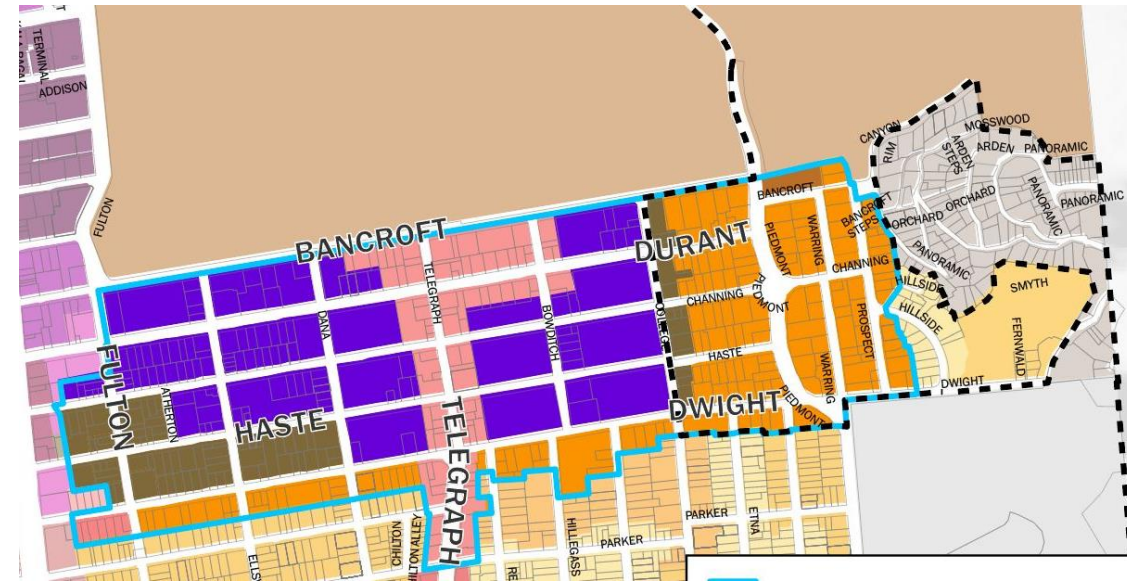
\*Varies by # of stories, interior vs. corner lot





# Minimum Setbacks

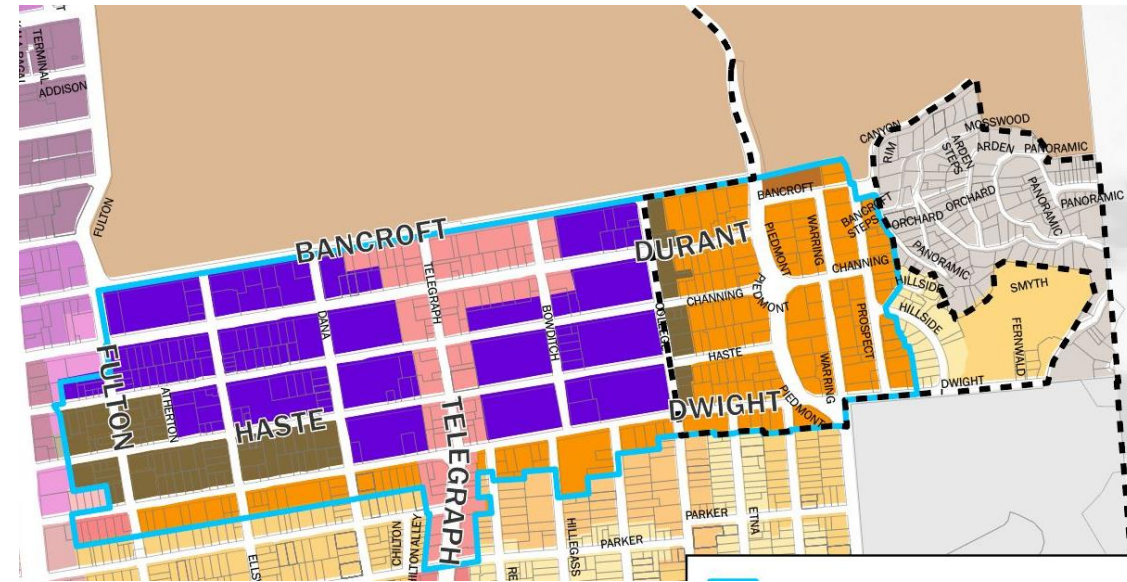
Zoning District	Current	Proposed
<b>R-3</b> <i>(Southside only)</i>	Front and Rear: 15 ft Interior Side: 4 ft to 6 ft* Street Side: 6 ft to 10 ft*	Front : No change Rear: No change Interior Side: 4 ft Street Side: No change
<b>R-S</b>	Front : 10 ft Rear: 10 ft to 17 ft* Interior Side: 4 ft to 8 ft* Street Side: 6 ft to 10 ft*	Front : None Rear: 4 ft Interior Side: 4 ft Street Side:
<b>R-SMU</b>	Front : 10 ft** Rear: 10 ft to 19 ft* Interior Side: 4 ft to 10 ft* Street Side: 6 ft to 10 ft*	None
<b>C-SA</b> <i>(Southside only)</i>	Front/Rear : 15 ft Interior Side: 4 ft to 12 ft* Street Side: 6 ft to 15 ft*	Front : None Rear: None Interior Side: No change Street Side: No change
<b>C-T</b>	None	No Change



*\*Varies by # of stories, interior vs. corner lot  
Can be modified with an AUP or UP*

# Minimum Open Space

Zoning District	Current per dwelling unit	Current per GLA Resident
<b>R-3</b> <i>(Southside only)</i>	200 sf	90 sf
<b>R-S</b>	50 sf	20 sf
<b>R-SMU</b>	40 sf	20 sf
<b>C-T</b> <i>(south of Dwight)</i>	40 sf	No min.
<b>C-T</b> <i>(north of Dwight)</i>	40 sf	No min
<b>C-SA</b> <i>(Southside only)</i>	Mixed Use: 40 sf Res-Only: 200 sf	Mixed Use: No min Res-Only: 90 sf



## *Proposed*

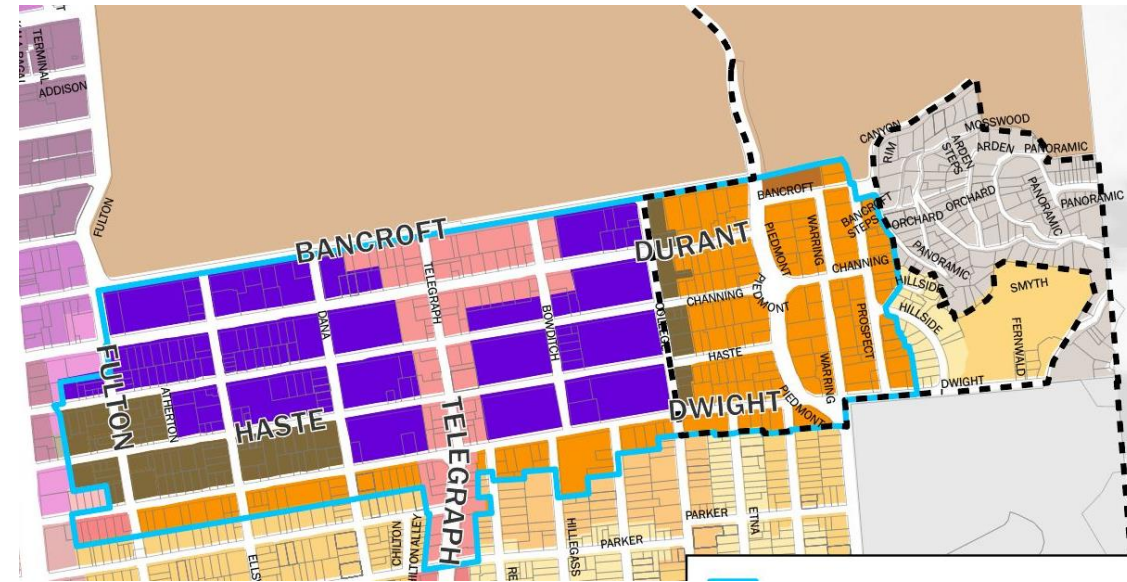
**A single requirement based on a ratio of total floor area, not per unit.**

# Minimum Building Separation

<i>Current Requirements</i>						
<i>Zoning District</i>	<i>1st Story</i>	<i>2nd Story</i>	<i>3rd Story</i>	<i>4th Story</i>	<i>5th Story</i>	<i>6th Story</i>
<b>R-3</b> <i>(Southside only)</i>						
<b>R-S</b>	8' <sup>1</sup>	12' <sup>1</sup>	16' <sup>1</sup>	20' <sup>1</sup>		
<b>R-SMU</b>					24' <sup>1</sup>	
<b>C-T</b> <i>(south of Dwight)</i>	No minimum					
<b>C-T</b> <i>(north of Dwight)</i>						
<b>C-SA</b> <i>(Southside only)</i>	8' <sup>2</sup>	12' <sup>2</sup>	16' <sup>2</sup>	20' <sup>2</sup>	24' <sup>2</sup>	28' <sup>2</sup>

**1** Reduce with AUP

**2** Reduce with UP



*Proposed*

**No minimum**

**(Building & Fire Code continue to apply)**

# Pending additional analysis & input

## Density...

Per unit? Per room? Per bed?

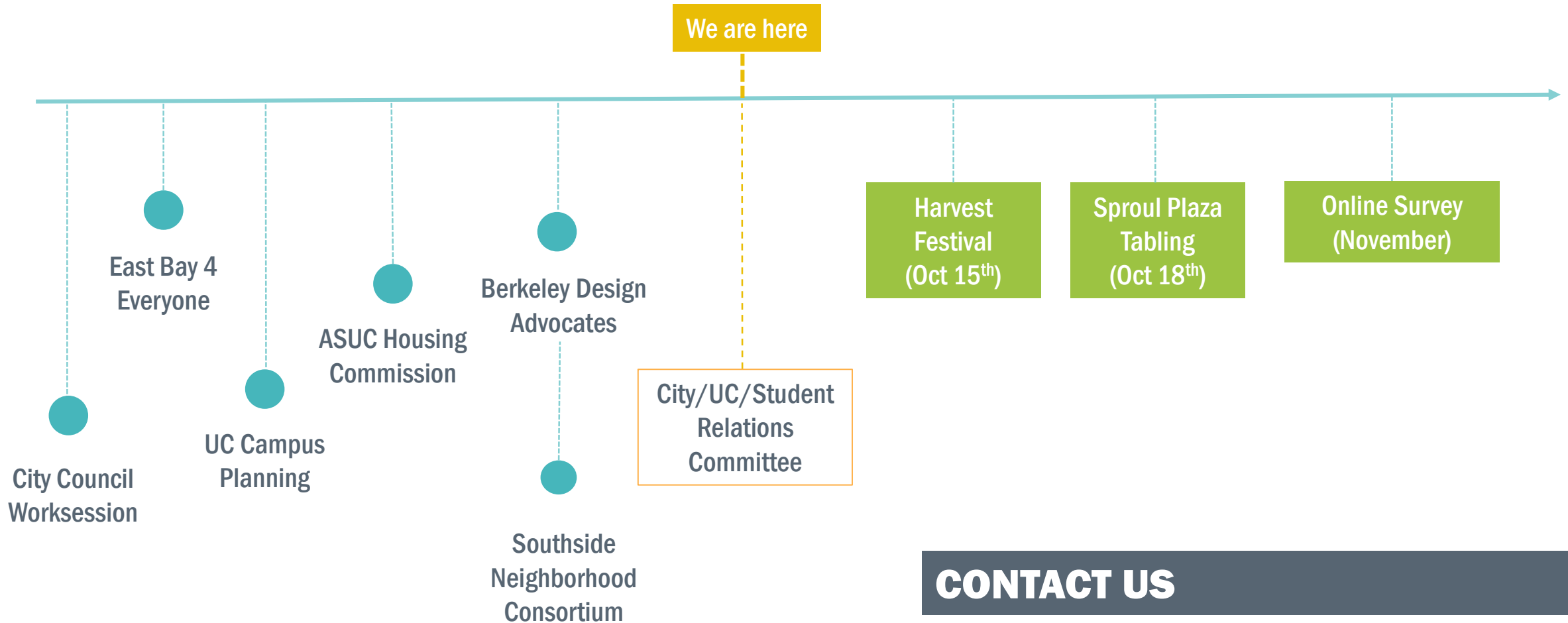
State (& local) density bonus

Housing Element RHNA:  
Separate living quarters

## Floor Area Ratio....

Sliding scale?

# Outreach & Engagement Fall 2022



**CONTACT US**

**[HousingElement@cityofberkeley.info](mailto:HousingElement@cityofberkeley.info)**