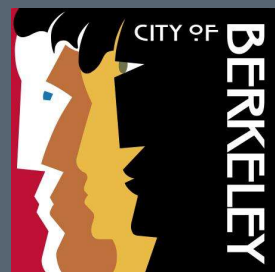




General Plan Amendments MIDDLE HOUSING

PLANNING COMMISSION PUBLIC HEARING
April 3, 2024



Background and Summary

Planning Commission Middle Housing Recommendation – February 7, 2024

- R-1 zoning district no longer a single-family zone;
- R-1A and R-2 zoning districts consolidated;
- Development standards revised.

Conforming General Plan Amendments

- Remove mentions of R-1A zoning district;
- Revise Land Use Classification descriptions;
- Revise General Plan Land Use Designations map.

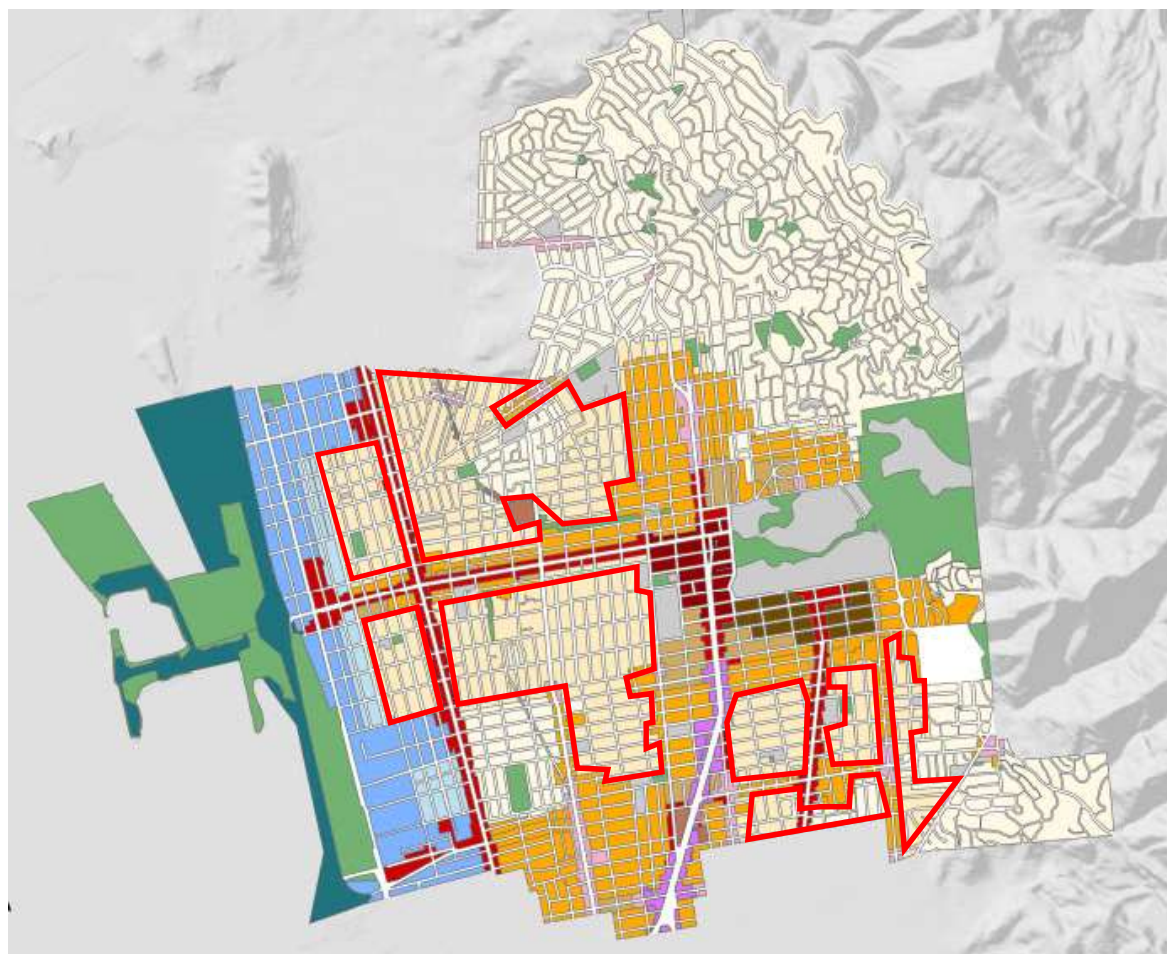
Revise Land Use Classifications

Existing	Proposed
Low Density Residential <ul style="list-style-type: none">• R-1 and ES-R zoning districts	Low Medium Density Residential <ul style="list-style-type: none">• R-1 and ES-R zoning districts
Low Medium Density Residential <ul style="list-style-type: none">• R-1A and R-2 zoning districts	Medium Density Residential <ul style="list-style-type: none">• R-2, R-2A and R-3 zoning districts
Medium Density Residential <ul style="list-style-type: none">• R-2A and R-3 zoning districts	

Other Text Edits

- Low Medium Density Residential districts include single family homes “and small multi-family structures.”
- Density, Floor Area Ratio and Height updated to reflect recommended development standards.
- Names of zoning districts updated.

General Plan Land Use Map: Existing



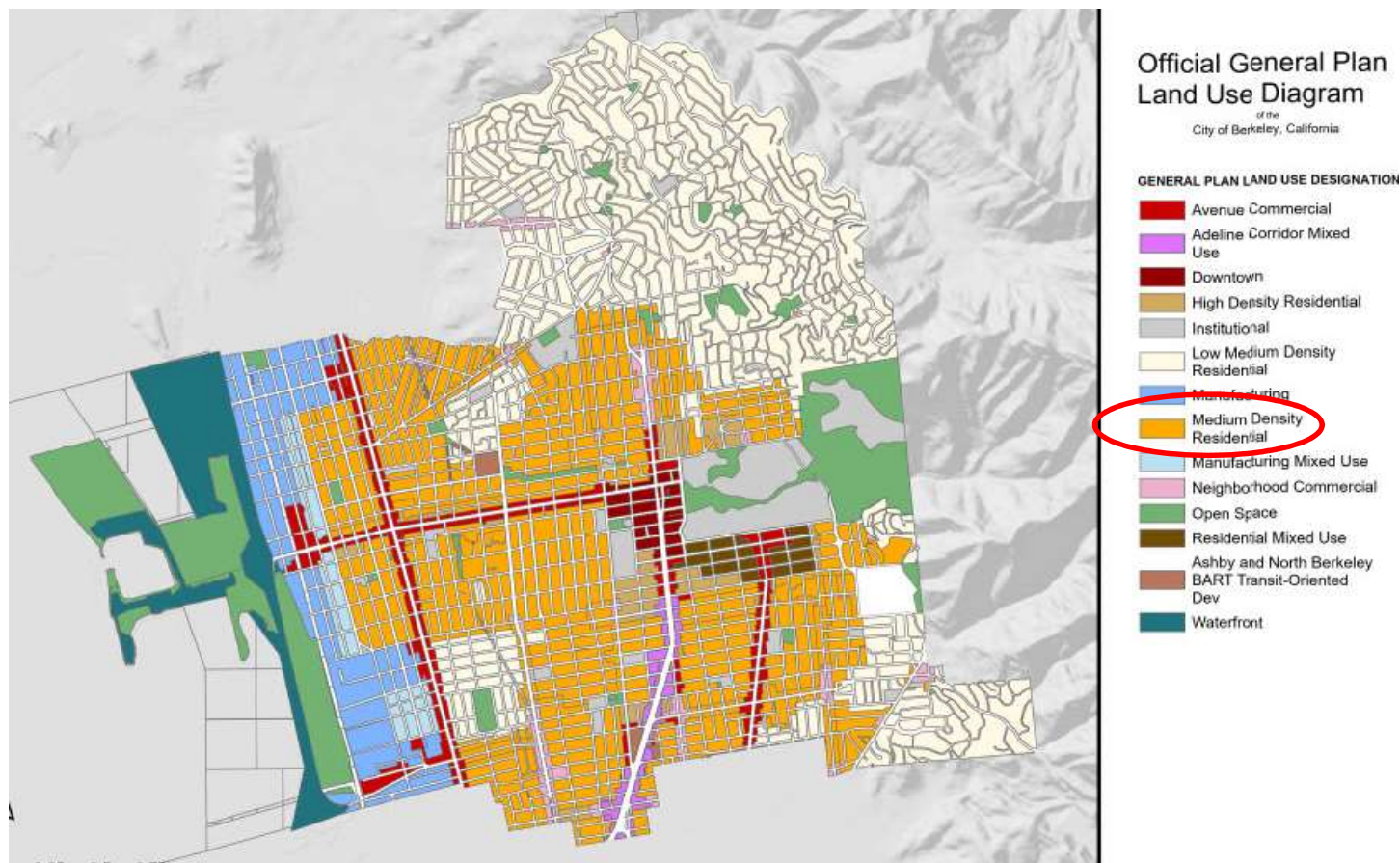
Official General Plan Land Use Diagram

of the
City of Berkeley, California

GENERAL PLAN LAND USE DESIGNATIONS

- Avenue Commercial
- Adeline Corridor Mixed Use
- Downtown
- High Density Residential
- Institutional
- Low Density Residential
- Low Medium Density Residential
- Manufacturing
- Medium Density Residential
- Manufacturing Mixed Use
- Neighborhood Commercial
- Open Space
- Residential Mixed Use
- Ashby and North Berkeley BART Transit-Oriented Dev
- Waterfront

General Plan Land Use Map: Proposed



Next Steps

1. Conduct a public hearing

2. Make a recommendation to Council

3. Amendments will be heard at City Council with middle housing zoning changes

Questions and Discussion

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