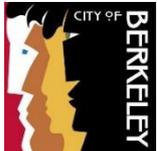


Housing Element Program 32:

By-Right Approval of Residential Uses
on Certain Sites

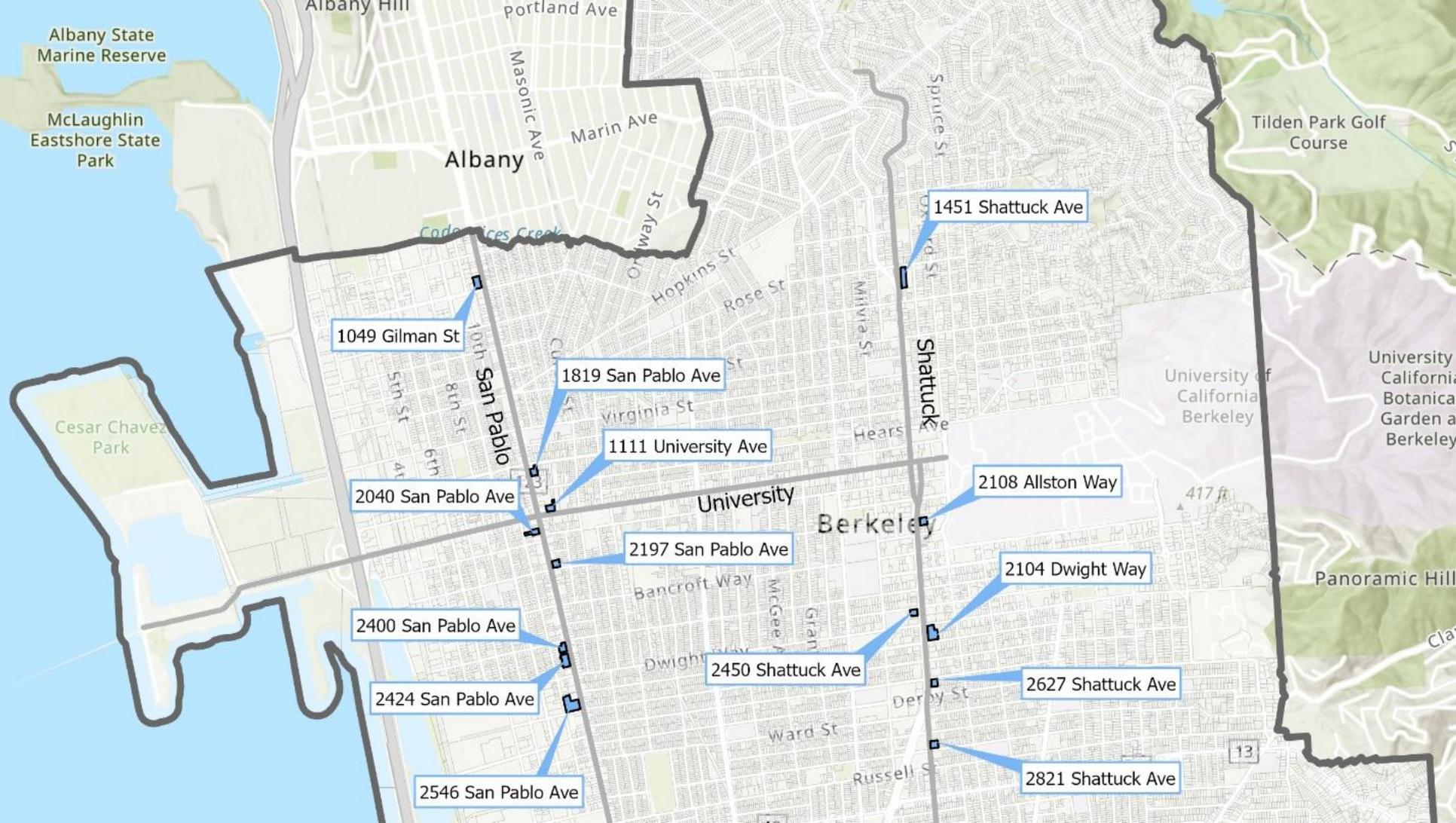
Design Review Revisions:

For Program 32 Sites & Residential Projects in the MU-R



Program 32

Amend the Zoning Code to provide by-right approval of projects with 20 percent lower income units on opportunity sites that are reused from the previous Housing Element cycles.



Albany State Marine Reserve

McLaughlin Eastshore State Park

Albany

Tilden Park Golf Course

1049 Gilman St

1819 San Pablo Ave

1111 University Ave

2040 San Pablo Ave

2197 San Pablo Ave

2400 San Pablo Ave

2424 San Pablo Ave

2546 San Pablo Ave

1451 Shattuck Ave

2108 Allston Way

2104 Dwight Way

University

Berkeley

2450 Shattuck Ave

2627 Shattuck Ave

2821 Shattuck Ave

University of California Berkeley

University of California Botanical Garden at Berkeley

Panoramic Hill

13

MU-R & Middle Housing

Middle Housing permitted the approval of code-compliant multi-family residential uses and additions in the MU-R with a Zoning Certificate.

No discretionary hearings. No appeal.

Design Review

Required for all projects in Non-Residential Districts

- MU-R is a manufacturing (non-residential) district
- Program 32 sites are all in commercial (non-residential) districts

Design Review is appealable to ZAB and City Council

Proposed Ordinance Amendments

Revise Design Review requirements for Program 32 projects and Middle Housing projects in the MU-R.

- Staff-level design review;
- A single visit to the DRC for non-binding input on design; and
- Design Review under these amendments is not appealable.

Thank you!

Justin Horner, Principal Planner
jhorner@berkeleyca.gov