



Rashi Kesarwani
Councilmember, District 1

CONSENT CALENDAR
September 15, 2026

TO: Honorable Mayor and Members of the City Council

FROM: Councilmember Rashi Kesarwani (Author)

SUBJECT: Zoning Ordinance Modification for Manufacturing Research and Development (M-RD) District

RECOMMENDATION

Referral to the City Manager and Planning Commission to amend Berkeley Municipal Code (BMC) Chapter 23.206.020 to allow for a reduced level of discretion for Vehicle Repair and Service in the Manufacturing Research and Development (M-RD) District.

CURRENT SITUATION AND ITS EFFECTS

Currently, vehicle repair is permitted in the M-RD zone with a Use Permit Public Hearing (UP-PH) which is time consuming and extends the length of the permitting process. As a result, many potential vehicle repair operators who would otherwise consider starting new businesses or expanding their existing businesses into new, larger spaces do not consider West Berkeley and the M-RD District as a viable location for doing so. This is true for businesses that the City has an interest in attracting, such as repair operations for an emerging class of electric vehicles that provide cleaner alternatives to internal combustion engine vehicles that emit harmful pollutants. Lowering the level of discretion for these types of uses to a zoning certificate (ZC) from a UP(PH) would streamline the review process and encourage these revenue-producing uses to locate in the M-RD district.

BACKGROUND

The M-RD zone was first established in March, 2025¹ in response to Councilmember Kesarwani's April, 2021 "Referral to the Planning Commission to Establish a Zoning Overlay at the Pacific Steel Casting Property."² The former ten acre Pacific Steel

¹ Berkeley City Council Meeting on March 25, 2025, Public Hearing: Establishment of M-RD Zoning District, Associated General Plan and West Berkeley Plan Amendments, and Environmental Impact Report, item #8: <https://berkeleyca.gov/sites/default/files/documents/2025-03-25%20Item%2008%20Establishment%20of%20M-RD%20Zoning%20District.pdf>

² Berkeley City Council Meeting, April 20, 2021: Referral to the Planning Commission to Establish a Zoning Overlay at the Pacific Steel Casting Property, item #35:

Casting (PSC) property had been vacant, contaminated and blighted since the company's bankruptcy in 2018. The referral requested allowances to enable all Mixed Use Light Industrial (MU-LI) uses and override any existing constraints on MU-LI uses for the rezoned site. The intent was to support redevelopment of the property which would contribute to the City's tax base and be consistent with the overall goals of the General and West Berkeley Plans for manufacturing areas.

More specifically, and as stated in the 2025 staff report for the M-RD public hearing, the goal of the new zoning designation is to:

- Support a mix of industrial and heavy commercial uses, such as light manufacturing and R&D, particularly those which can provide high-quality employment for people at all educational levels and add significantly to the tax base;
- Allow office and laboratory uses that support light industrial and research and development uses;
- Provide flexibility to facilitate the development and reuse of large sites with an urban campus-like environment, demonstrating high-quality design and site planning that includes amenities for employees and customers; and
- Support the development of industrial uses which would satisfy performance standards that protect the environment.

While the zoning referrals had the desired effect and the site was purchased later in 2025, the parcel has seen little development activity as it winds its way through the city's permitting process. Currently ground conditions remain challenging.

RATIONALE FOR RECOMMENDATION

This referral aligns with Councilmember Kesarwani's September 2023 "Referral to Rezone Gilman Street to Maximize Revenue Productivity Per Acre,"³ with a goal to maximize revenue productivity and job creation per acre in the Gilman District by encouraging modernized, higher-yield uses and reducing regulatory barriers that slow parcel redevelopment. It similarly aligns with former Councilmember Rigel Robinson's September 2022 referral: "Keep Innovation in Berkeley,"⁴ that recommended enhancing development standards to increase the likelihood of redevelopment and the growth and retention of Research and Development (R&D) in Berkeley.

Significantly, the City will soon implement the San Pablo Area Specific Plan that will focus land use policies and economic development programs to support diverse housing options, commercial activities and public amenities which could result in San Pablo Avenue, heavily populated by automotive services and repair operations, less

https://berkeleyca.gov/sites/default/files/documents/2024-11-06_PC_Item%2010_ATT%202_2021-04-20_PSC%20Zoning%20Overlay.pdf

³ Berkeley City Council Meeting, September 19, 2023: Referral to Rezone Gilman Street to Maximize Revenue Productivity Per Acre, item #19: <https://berkeleyca.gov/sites/default/files/documents/2023-09-19%20Item%2019%20Gilman%20Rezone%20Kesarwani%20Supp%201.pdf>

⁴ Berkeley City Council Meeting September 13, 2022: Keep Innovation in Berkeley, item #30: <https://berkeleyca.gov/sites/default/files/documents/2022-09-13%20Item%2030%20Referral%20Keep%20Innovation%20in%20Berkeley.pdf>

inviting to emerging technologies for electric vehicles and other innovations requiring large spaces. Modifying the M-RD zoning to allow a lower level of discretion for uses such as vehicle repair and services will provide alternate landing spaces for these types of businesses in an area of Berkeley that would benefit from their existence.

FISCAL IMPACTS

Staff time to amend BMC Chapter 23.206.020. Lowering the level of discretion for vehicle repair and services to a ZC from a UP(PH) would streamline the review process and encourage revenue producing industries to locate in the M-RD zoning district. The city would potentially benefit from the additional tax revenue and expanding business.

ENVIRONMENTAL SUSTAINABILITY

The impacts of amending BMC 23.206.020 to allow for more uses like vehicle repairs at a lower level of discretion, especially for the emerging class of electric vehicles, could boost the city's EV economy and potentially incentivize more residents to purchase these vehicles, reducing greenhouse gas emissions in Berkeley.

CONTACT PERSON

Councilmember Rashi Kesarwani, District 1

(510) 981-7110

ATTACHMENTS

1. Amended BMC Chapter 23.206.020

23.206.020 Allowed Land Uses and Permit Requirements.

A. *Allowed Land Uses.* Table 23.206-1 identifies allowed land uses and required permits in the Manufacturing Districts. All land uses are defined in Chapter [23.502](#)--Glossary. Permit requirements are described in Chapter [23.406](#)--Specific Permit Requirements. Permits required for land uses shown in Table 23.206-1 apply to both:

1. The initial establishment of a land use in a new building; and
2. The change of use in an existing building or portion of a building.

Table 23.206-1. Allowed Uses in Manufacturing Districts

ZC = Zoning Certificate AUP = Administrative Use Permit UP(PH) = Use Permit -- = Permitted with an AUP, see 23.206.020(B) NP = Not Permitted [#] = Floor Area Permit Requirement * Use-Specific Standards Apply	Manufacturing Districts					Use-Specific Standards Applies to uses with an asterisk following the permit requirement (e.g., ZC*)
	M	MM	MU-LI	MU-R	M-RD	
Residential Uses						
Accessory Dwelling Unit	NP	NP	NP	See 23.306	NP	
Dwellings						
Single-Family Residential	NP	NP	NP	AUP	NP	
Multi-Unit Residential	NP	NP	NP	ZC*	NP	23.206.090(B)(8)
Group Living Accommodation	NP	NP	NP	UP(PH))*	NP	23.206.090(B)(8)
Hotel, Residential	NP	NP	NP	NP	NP	
Mixed-Use Residential	NP	NP	NP	UP(PH))*	NP	23.206.090(B)(7)

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	M	MM	MU-LI	MU-R	M-RD	
Senior Congregate Housing	NP	NP	NP	See 23.302.070(I)	NP	
Public and Quasi-Public Uses						
Child Care Center	NP	NP	AUP*	UP(PH))*	AUP*	23.206.040(C) & (D)
Cemetery/Crematory/Mausoleum	NP	NP	NP	NP	NP	
Club/Lodge	UP(PH))*	UP(PH))*	UP(PH))*	UP(PH))	UP(PH))*	23.206.040(F)
Columbaria	NP	NP	NP	--	NP	
Community Care Facility	NP	NP	NP	ZC*	NP	23.206.090(B)(3)
Community Center	NP	NP	NP	UP(PH))	NP	
Emergency Shelter	NP	NP	NP	--	NP	
Hospital	NP	NP	NP	NP	NP	
Library	NP	NP	NP	UP(PH))	NP	
Low Barrier Navigation Center	NP	NP	NP	ZC	NP	
Mortuaries and Crematories	NP	NP	NP	UP(PH))*	NP	23.206.090(B)(6)

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	M	MM	MU-LI	MU-R	M-RD	
Municipal Animal Shelter	UP(PH))	UP(PH))	UP(PH))	--	UP(PH))*	
Nursing Home	NP	NP	NP	UP(PH))	NP	
Park/Playground	NP	NP	NP	UP(PH))*	NP	23.206.040(D)
Public Safety and Emergency Service	UP(PH))	UP(PH))	UP(PH))	UP(PH))	UP(PH))	
Public Utility Substation/Tank	UP(PH))	UP(PH))	UP(PH))	UP(PH))	UP(PH))	
Religious Assembly	NP	NP	NP	UP(PH))	NP	
School	NP	NP	NP	UP(PH))*	NP	23.206.040(D)
School, Vocational	NP	NP	ZC* [1]	UP(PH))	ZC* [1]	23.206.040(R)
Supportive Housing	NP	NP	NP	ZC*	NP	23.302.070(J) --Supportive Housing
Retail Uses						
Alcoholic Beverage Retail Sale	NP	NP	UP(PH))* [2]	NP *	NP	23.206.080(B)(3) ; 23.206.090(B)(2) ; 23.310

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	M	MM	MU-LI	MU-R	M-RD	
Firearm/Munitions Business	NP	NP	NP	NP	NP	
Industrial and Mining Products	AUP [2]	AUP [2]	AUP [4]	NP	NP	
Pawn Shop/Auction House	NP	NP	NP	NP	NP	
Pet Store	NP	NP	NP	NP	NP	
Retail, General	NP	NP	AUP*	AUP* [3]	AUP*	23.206.040(G) ; 23.206.090(B)(4)
Smoke Shop	NP	NP	NP	NP	NP	
Personal and Household Service Uses						
Personal and Household Services, General	NP	NP	NP	AUP	NP	
Kennels and Pet Boarding	NP	NP	NP	UP(PH))	NP	
Laundromats and Cleaners	NP	NP	NP	AUP	NP	
Veterinary Clinic	NP	NP	NP	UP(PH))	NP	
Video Tape/Disk Rental	NP	NP	NP	NP	NP	
Office Uses						
Business Support Services	NP	NP	AUP	AUP	AUP	

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	M	MM	MU-LI	MU-R	M-RD	
			[6]	[3]	[6]	
Banks and Financial Services, Retail	NP	NP	--	NP	NP	
Insurance Agents, Title Companies, Real Estate Agents, Travel Agents	NP	NP	--	--	NP	
Medical Practitioners	NP	NP	NP	AUP [3]	NP	
Non-Chartered Financial Institutions	NP	NP	--	--	NP	
Office, Business and Professional	NP	ZC* [4]	AUP [4]	AUP [3]	AUP [4]	23.206.070(B)(2)
Food and Alcohol Service, Lodging, Entertainment, and Assembly Uses						
Adult-oriented Business	--	--	NP	NP	NP	
Amusement Device Arcade	NP	NP	ZC	ZC	NP	See 23.302.070(B)
Bar/Cocktail Lounge/Tavern/Tap Room/ Wine Tasting	NP	NP	NP	See 23.310	NP	
Commercial Recreation Center	NP	NP	--	NP	NP	
Entertainment Establishment	NP	NP	--	UP(PH)	NP	
Food Service Establishment, Under	--	--	AUP*	AUP*	AUP*	23.302.070(E)

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	M	MM	MU-LI	MU-R	M-RD	
5,000 sq. ft.						
Food Service Establishment, 5,000 sq. ft. larger	--	--	UP(PH))*	UP(PH))*	UP(PH))*	23.302.070(E)
Group Instruction	ZC	ZC	--	ZC	ZC	
Health and Fitness Facility	NP	NP	--	NP	NP	
Hotel, Tourist	NP	NP	NP	NP	NP	
Motel, Tourist	NP	NP	NP	NP	NP	
Theater	NP	NP	UP(PH))*	NP	NP	23.206.080(B)(4)
Vehicle Service and Sale Uses						
Alternative Fuel Station	AUP [4]	AUP [4]	AUP [4]	AUP	AUP [4]	
Gasoline/Vehicle Fuel Station	NP	NP	NP	NP	NP	
Large Vehicle Sales and Rental	--	NP	AUP [4]	NP	AUP [4]	
Small Vehicle Sales and Rental	--	NP	NP	NP	NP	
Tire Sales and Service	--	--	--	NP	NP	
Vehicle Parts Store	NP	NP	NP	UP(PH))	NP	

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	M	MM	MU-LI	MU-R	M-RD	
Vehicle Repair and Service	UP(PH))	UP(PH))	UP(PH))	UP(PH))	UP(PH))	
Vehicle Rentals	NP	--	--	NP	NP	
Vehicle Sales, New	AUP* [7]	NP	NP	NP	NP	23.206.060(B)(3)
Vehicle Sales, Used	AUP* [7]	NP	NP	NP	NP	23.206.060(B)(3)
Vehicle Wash	NP	NP	NP	NP	NP	
Vehicle Wrecking	AUP [7]	AUP [4]	AUP* [4]	NP	NP	23.206.080(B)(5)
Industrial and Heavy Commercial Uses						
Bus/Cab/Truck/Public Utility Depot	AUP [8]	AUP [8]	AUP* [4]	UP(PH))	AUP* [4]	23.206.040(B)
Commercial Excavation	UP(PH))	UP(PH))	UP(PH))	NP	NP	
Contractors Yard	AUP [7]	AUP [7]	AUP [4]	UP(PH))	AUP [4]	
Dry Cleaning and Laundry Plant	ZC* [9]	ZC [9]	ZC [1]	UP(PH))	NP	23.206.060(B)(2)
Laboratory						

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	M	MM	MU-LI	MU-R	M-RD	
Commercial Physical or Biological	NP	AUP [4]	UP(PH) *	NP	AUP [4]	23.206.040(P)
Cannabis Testing	NP	AUP [4]	UP(PH)	NP	AUP [4]	
Manufacturing						
Construction Products	ZC [9]	ZC [9]	UP(PH)	NP	UP(PH)	
Light Manufacturing	ZC [7]	ZC [7]	ZC [1]	AUP* [3]	ZC [1]	23.206.040(H) ; 23.206.090(B)(5)
Pesticides/Herbicides/Fertilizers	NP	NP	NP	--	NP	
Petroleum Refining and Products	NP	NP	NP	--	NP	
Pharmaceuticals	AUP [4]	AUP [4]	AUP* [4]	--	AUP* [4]	23.206.040(J)
Primary Production Manufacturing	AUP [4]	AUP [4]	NP	NP	NP	
Semiconductors	UP(PH)	UP(PH)	NP	--	UP(PH)	
Material Recovery Enterprise	--	--	UP(PH)	--	UP(PH)	
Media Production	ZC [10]	ZC [10]	ZC [10]	AUP [11]	ZC [10]	

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	M	MM	MU-LI	MU-R	M-RD	
Mini-storage	NP	NP	NP	NP	NP	
Recycled Materials Processing	ZC* [9]	ZC* [9]	UP(PH))*	--	UP(PH))*	23.206.040(L) ; 23.206.040(M)
Recycling Redemption Center	AUP [7]	ZC [9]	UP(PH))*	AUP	UP(PH))*	23.206.040(M)
Repair Service, Non-Vehicle	ZC* [9]	ZC* [9]	ZC* [1]	AUP	ZC* [1]	23.206.040(I)
Research and Development	--	ZC [12]	ZC [12]	--	ZC [13]	
Services to Buildings and Dwellings	AUP	AUP	AUP	AUP	AUP	
Warehouse	ZC [9]	ZC [9]	ZC [1]	UP(PH))	ZC [1]	
Warehouse-Based Non-Store Retailer	ZC [9]	ZC [9]	ZC [1]	--	ZC [1]	
Wholesale Trade	ZC [9]	ZC [9]	ZC* [1]	AUP [3]	ZC* [1]	23.206.040(S)
Incidental Uses						
Amusement Devices	NP	NP	AUP	AUP	AUP	
Alcoholic Beverage Service	See 23.310					
Cafeteria, On-Site	ZC [2]	AUP [2]	ZC [2]	AUP	ZC [2]	
Child Care Center	NP	NP	See 23.206.040(C)			

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	M	MM	MU-LI	MU-R	M-RD	
Columbaria	--	--	--	--	--	
Food Service Establishment, Under 20,000 sq. ft.	AUP*	AUP*	AUP*	AUP*	AUP*	23.302.070(E)
Food Service Establishment, 20,000 sq. ft. larger	NP	AUP*	NP	AUP*	NP	23.302.070(E)
Home Occupations	NP	NP	NP	See 23.206.040(D)	NP	
Live Entertainment, Unamplified	NP	NP	ZC	ZC	ZC	
Live Entertainment, Amplified	NP	NP	AUP	AUP	AUP	
Retail Sales of Goods Manufactured On-Site	AUP* [14]	AUP* [15]	AUP* [15]	AUP*	AUP* [15]	23.206.040(N)
Storage of Goods Manufactured On-Site (>25% gross floor area)	ZC	ZC	ZC	AUP	ZC	
Wholesale Activities	ZC	ZC	ZC	AUP	ZC	
Other Miscellaneous Uses						
Art/Craft Studio	ZC* [10]	ZC [10]	ZC* [10]	AUP [11]	ZC* [10]	23.206.040(A)
ATM, Exterior and Attached to Bank	AUP	AUP	--	AUP	NP	
ATM, Interior or Exterior and Not	AUP	AUP	AUP	AUP	AUP	

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	M	MM	MU-LI	MU-R	M-RD	
With Bank						
Circus/Carnival	NP	NP	UP(PH))*	UP(PH))	UP(PH))*	23.206.040(E)
Drive-in Uses	NP	NP	NP	NP	NP	
Live/Work	NP	NP	See 23.312		NP	NP
Parking Lot/Structure	See 23.302.070(G)					
Public Market, Open Air	--	--	UP(PH))* [16]	--	UP(PH))* [16]	23.206.040(K)
Public Market, Enclosed	--	--	AUP [5]	--	AUP [5]	
Short-Term Rental	--	--	--	ZC*	NP	23.314
Urban Agriculture, Low-Impact	ZC	ZC	ZC	ZC	ZC	
Urban Agriculture, High-Impact	AUP	AUP	AUP	AUP	AUP	

Notes:

[1] Requires an AUP for uses 20,000 sq. ft. to 30,000 square feet. Requires a Use Permit for uses more than 30,000 sq. ft.

[2] Not permitted 20,000 sq. ft. or more.

[3] Requires a Use Permit if 5,000 sq. ft. or more.

[4] Requires a Use Permit for uses more than 20,000 sq. ft.

[5] Requires a Use Permit for more than 5,000 sq. ft. of floor area.

[6] Not permitted over 3,000 sq. ft.

- [7] Requires a Use Permit for uses more than 40,000 sq. ft.
- [8] Requires a Use Permit for uses 20,000 sq. ft. to 40,000 square feet.
- [9] Requires an AUP for uses 20,000 sq. ft. to 40,000 square feet. Requires a Use Permit for uses more than 40,000 sq. ft.
- [10] Requires an AUP for uses 10,000 sq. ft. to 20,000 square feet. Requires a Use Permit for uses more than 20,000 sq. ft.
- [11] Allowed with Zoning Certificate if under 1,000 sq. ft. Requires Use Permit if over 20,000 sq. ft.
- [12] Requires an AUP for uses more than 20,000 sq. ft.
- [13] Requires an AUP for uses 60,000 sq. ft. to 100,000 sq. ft. Requires a Use Permit for uses 100,000 sq. ft. or more.
- [14] Not permitted 1,500 sq. ft. or more.
- [15] Requires a Use Permit for sales area 1,501 to 3,000 sq. ft. Not permitted over 3,000 sq. ft.
- [16] Requires Use Permit for markets over 5,000 sq. ft.

B. *Unlisted Land Uses.* Any use not listed in Table 23.206-1 is permitted with an AUP. To approve the AUP, the Zoning Officer must find that the use is compatible with the purposes of the district where it is located. Any use found to be incompatible with the purposes of the district is not permitted.

C. *Use-Specific Regulations.* Uses subject to supplemental regulations are shown in Table 23.206-1 with an asterisk (*) following the permit requirement (e.g., ZC*). The Use-Specific Standards column in Table 23.206-1 identifies the location of these standards in the Zoning Ordinance. (Ord. 7978-NS § 36, 2025; Ord. 7957-NS § 2, 2025; Ord. 7955-NS § 14, 2025; Ord. 7945-NS § 3, 2024; Ord. 7898-NS § 13, 2024; Ord. 7882-NS §§5--7, 2023; Ord. 7838-NS § 3, 2022; Ord. 7810-NS § 9, 2022; Ord. 7787-NS § 2 (Exh. A), 2021)

The Berkeley Municipal Code is current through Ordinance 8008-NS, passed May 12, 2026.

Disclaimer: The City Clerk's Office has the official version of the Berkeley Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.berkeleyca.gov](http://www.berkeleyca.gov)

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