

ORDINANCE NO. 8,035-N.S.

AMENDMENTS TO TITLE 23 (ZONING ORDINANCE) OF BERKELEY MUNICIPAL CODE TO REQUIRE UNDERGROUNDING OF TRANSFORMERS ON PRIVATE PROPERTY

BE IT ORDAINED by the Council of the City of Berkeley as follows:

Section 1. That Berkeley Municipal Code Section 23.304.100 is amended to read as follows:

23.304.100 Site Features.

A. *Residential and Commercial Zoning Districts.* The standards in this section apply in all Residential and Commercial zoning districts, and to all residential, commercial, and mixed-use projects.

1. Electrical Distribution Equipment. Electrical Distribution Equipment means primary-voltage electrical distribution system equipment, including but not limited to transformers, switches and fuses, and junction bars, and associated pads and enclosures needed for installation, operation, and maintenance.

2. Above Grade and Pad-Mounted Electrical Distribution Equipment Prohibited: No Electrical Distribution Equipment serving the development shall be installed above grade on a private parcel, except where the City Engineer determines that it is not in the public interest to site electric distribution equipment within the public right-of-way.

3. Electrical Distribution Equipment within Public Right-of-Way. Approval of the placement of any Electrical Distribution Equipment within the public right-of-way shall be at the sole discretion of the City Engineer and shall be based on protection of public safety, ADA accessibility, pedestrian and bicycle access, emergency response, existing and future public infrastructure, streetscape impacts, utility conflicts, operations, and maintenance considerations. Nothing in this section requires Public Works or the City Engineer to identify, design, or approve a location in the public right-of-way.

B. *Residential Districts.* The standards in this section apply in Residential Districts.

1. *Garbage Cans.* All garbage cans shall be effectively screened from view from the public right-of-way and surrounding properties.

2. *Utility Meters.* For buildings with two or more units, all utility meters shall be effectively screened from view from the public right-of-way and surrounding properties.

3. *Pedestrian Walkway for Multiple Dwellings.*

a. All multi-family dwellings shall have an unobstructed walkway for pedestrian access from the public right-of-way to the building.

b. The required walkway shall be separated and physically protected from a driveway or off-street parking spaces with a minimum 2-foot wide landscaped strip.

4. *Exterior Lighting.*

a. All exterior lighting shall be shielded and directed downward and away from lot lines to prevent excessive glare beyond the property on which the light is located.

b. Lights on motion sensors may not be triggered by movement or activity located off the property on which the light is located.

Section 2. Copies of this Ordinance shall be posted for two days prior to adoption in the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way. Within 15 days of adoption, copies of this Ordinance shall be filed at each branch of the Berkeley Public Library and the title shall be published in a newspaper of general circulation.

At a regular meeting of the Council of the City of Berkeley held on October 13, 2026, this Ordinance was passed to print and ordered published by posting by the following vote:

Ayes: Blackaby, Humbert, Kesarwani, Lunaparra, O'Keefe, Tregub, and Ishii.

Noes: None.

Absent: Bartlett, Taplin.