



Office of the City Manager

CONSENT CALENDAR  
May 21, 2024

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: Contract: Raimi + Associates for Professional Planning Services for the North Shattuck, College and Solano Avenue Corridors Zoning Update

RECOMMENDATION

Adopt a Resolution authorizing the City Manager to execute a contract and any amendments with Raimi + Associates to perform professional planning services for the North Shattuck, College, and Solano Avenues Corridors Zoning Update, in an amount not to exceed \$600,000, for the period of June 6, 2024 to Dec 31, 2026.

FISCAL IMPACTS OF RECOMMENDATION

Funding for this project comes from two sources: \$350,000 is available in Fund 011 (General Fund), and \$250,000 in Fund 621 (Permit Service Center), for a total project budget of \$600,000. Funds will be expended from 011-53-584-622-0000-000-441-612990- (General Funds Professional Services - Miscellaneous) and the PSC account is 621-53-584-622-0000-000-472-612990- (Permit Service Center Professional Services - Miscellaneous).

CURRENT SITUATION AND ITS EFFECTS

The North Shattuck, College, and Solano Avenue Corridors Zoning Update (Corridors Zoning Update) is an effort to amend the zoning of the three-priority commercial and transit corridors. In January 2024, the City released an RFP (Specification No. 24-11655-C) seeking a planning consultant to aid with Corridors Zoning Update. The City held a pre-bid meeting on February 8, 2024 and accepted proposals through March 14, 2024.

BACKGROUND

The 2023-2031 Housing Element Update includes Program 27-Priority Development Areas (PDAs), Commercial and Transit Corridors, which include updates to the Zoning Ordinance to increase allowed densities and/or development capacity with the goal of achieving consistency among all transit and commercial corridors, especially between formerly red-lined areas and higher-resource areas of Solano Avenue, north Shattuck Avenue, and College Avenue. The Housing Element Update also includes Program 33 – Zoning Code Amendment: Residential. Program 33, which includes adopting Zoning

Ordinance amendments to increase residential development potential, and developing objective standards for residential and mixed-use developments in commercial districts. This work will also address a City Council referral from May 23, 2023, authored by Councilmember Hahn, which provided further guidance to staff regarding the implementation of that Housing Element program.

Accordingly, the Planning and Development Department is embarking on a zoning update for the North Shattuck, College, and Solano Avenue corridors, with an estimated completion date of December 2026. The goals of the zoning updates are to revisit the allowed land uses and permits required in these districts, establish objective development standards in accordance with State laws, and increase the zoned capacity for housing development. The project will also include targeted updates to the General Plan Land Use Element to align with proposed zoning amendments, and associated environmental review.

To accomplish this significant scope of work, the City requires the help of a strong consultant team to work collaboratively with staff and stakeholders to analyze and develop land use policy recommendations. The process will proactively engage the community, consider relevant statutory laws and regulations, and result in updates to the Berkeley Municipal Code and Berkeley General Plan.

#### ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

There are no identifiable environmental effects, climate impacts, or sustainability opportunities associated with the subject of this report

#### RATIONALE FOR RECOMMENDATION

The 2023-2031 Cycle Housing Element 2023-2031 identifies Solano, North Shattuck, and College Avenues as priority commercial and transit corridors for increasing housing capacity, in part to further fair housing and mitigate barriers to development in high resource neighborhoods (Program 27-Priority Development Areas (PDAs), Commercial and Transit Corridors). The Housing Element also includes a program to increase residential development potential, and developing objective standards for residential and mixed-use developments in commercial districts (Program 33-Zoning Code Amendment: Residential).

Staff recommends the selection of Raimi + Associates, a planning consultant with extensive experience in Berkeley and throughout the State. Raimi + Associates' team includes Plan to Place, Yes Duffy Architects, Strategic Economics, Rincon Consultants, and Kittleson and Associates, and has particular experience with Berkeley's Zoning Ordinance, California Housing Law, CEQA and community engagement.

ALTERNATIVE ACTIONS CONSIDERED

The scope of the work and the level of effort required to update the land use regulations for the North Shattuck, College, and Solano corridors exceed the capacity of existing City staff. As such, the City did not consider managing and executing the project exclusively with staff resources.

CONTACT PERSON

Uttara Ramakrishnan, Associate Planner, Planning and Development Department, 510-981-7483

Attachments:

1: Resolution

RESOLUTION NO. ##,###-N.S.

CONTRACT WITH RAIMI + ASSOCIATES FOR PROFESSIONAL PLANNING SERVICES FOR THE NORTH SHATTUCK, COLLEGE, AND SOLANO AVENUE CORRIDORS ZONING UPDATE

WHEREAS, the State Department of Housing and Community Development (HCD) determines the Bay Area housing needs for an 8-year cycle; and

WHEREAS, the City of Berkeley (“City”) adopted the 2023-2031 Housing Element Update of the Berkeley General Plan on January 18, 2023 with Resolution No. 70,669-N.S.; and

WHEREAS, the City prepared the 2023-31 Housing Element in conformance with State and local planning laws and practices, considering local conditions and context, including economic, environmental, and fiscal factors; and

WHEREAS, the Housing Element includes an inventory of sites that can accommodate the new housing sufficient to meet the City’s Regional Housing Needs Allocation (RHNA) obligation at each income level; and

WHEREAS, HCD requires the City’s sites inventory, identified to meet the RHNA, affirmatively furthers fair housing. This includes ensuring RHNA units, especially lower income units, are not disproportionately concentrated in areas with larger populations of interest or special needs populations such as racial/ethnic minority groups, persons with disabilities, Racially or Ethnically Concentrated Areas of Poverty, cost burdened renters, etc.; and

WHEREAS, in adopting the 2023-2031 Housing Element Update, Program 33 includes adopting Zoning Ordinance amendments to increase residential development potential, and developing objective standards for residential and mixed-use developments in commercial districts; and

WHEREAS, the Planning and Development Department determined that consultant assistance is needed to complete the North Shattuck, College, and Solano Avenue Corridors Zoning Update; and

WHEREAS, in January 2023, the City of Berkeley released Request for Proposals Specification No. 24-11655-C for professional planning services; and

WHEREAS, in March 2024, Raimi + Associates submitted a proposal with a detailed scope of work and budget for the preparation of the North Shattuck, College, and Solano Avenue Corridors Zoning Update; and

WHEREAS, funding will be expended from 011-53-584-622-0000-000-441-612990- (General Funds Prof Svcs - Misc) and the PSC account is 621-53-584-622-0000-000-472-612990- (Permit Service Center Prof Svcs - Misc).

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the City Manager or their designee is authorized to execute a contract and any amendments with Raimi + Associates to perform professional planning services for the North Shattuck, College, and Solano Avenues Corridors Zoning Update, for an amount not to exceed \$600,000, for a period of June 6, 2024 to December 31, 2026. A record signature copy of said contract and any amendment to be on file in the City Clerk Department.

