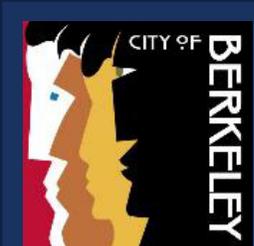


M-RD DISTRICT ZONING, PLAN AMENDMENTS, AND CEQA DETERMINATION



City Council

March 25, 2025

Ashley James, Senior Planner & Florentina Craciun, LSA

AGENDA

- I. Zoning and Plan Amendments
- II. CEQA Determination
- III. Recommendation





Second St. @ Berkeley Steel, west



Second St., north, conceptual rendering

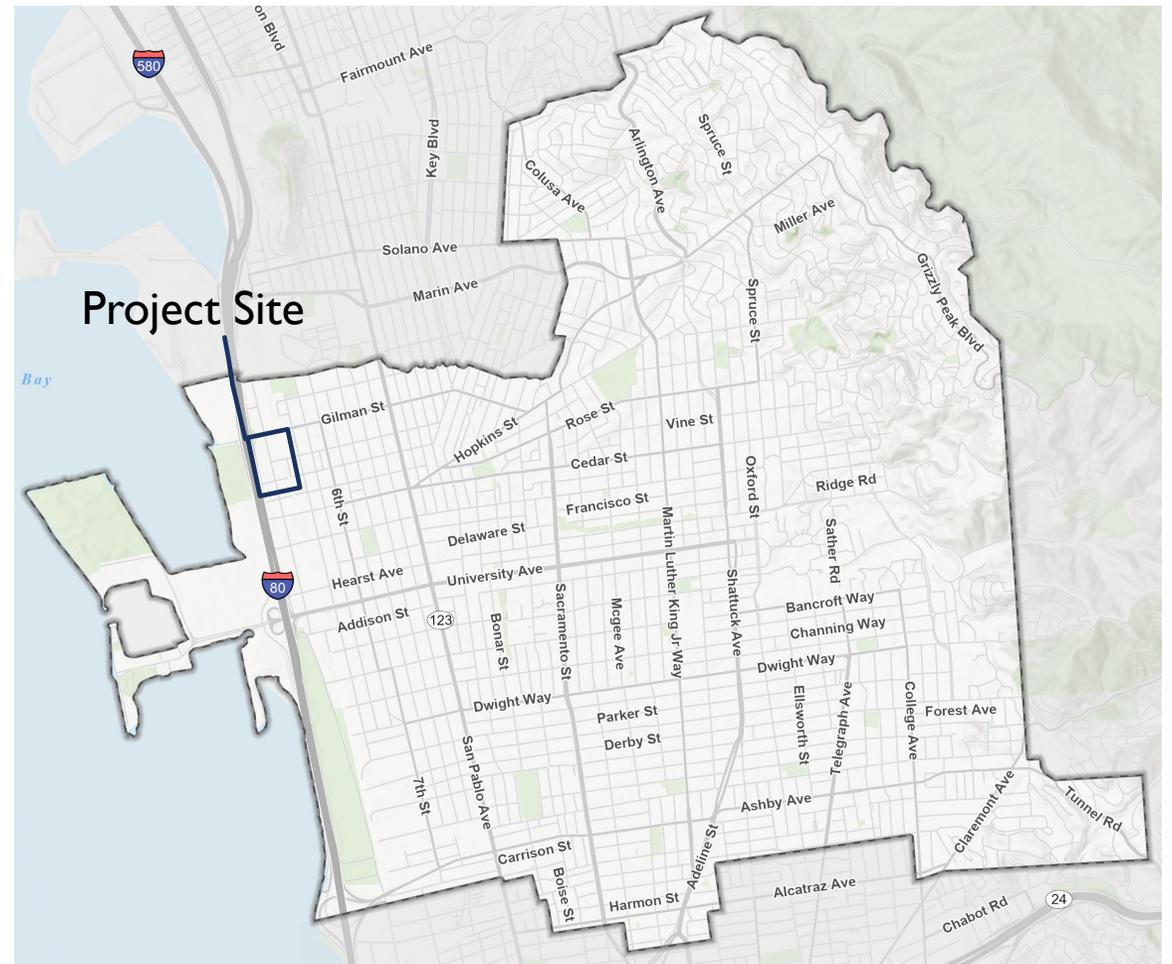


Second St. @ Gilman St., south

I. ZONING AND PLAN AMENDMENTS

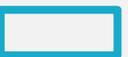
BACKGROUND

- Council Referral
- Project Timeline



PROJECT SITE



-  Project Site Boundary
-  Conceptual Project Boundary – Potential Berkeley Forge Development

LSA



0 100 200
FEET

COUNCIL REFERRAL

- Create a zoning overlay—currently zoned Manufacturing and redesignate property as Mixed Use - Light Industrial (MU-LI) due to unique issues of public concern.
- Enable all MU-LI uses, override any existing zoning constraints on MU-LI uses.
- Developer interest in biotechnology, laboratories, warehouse, research & development (R&D), commercial, office.

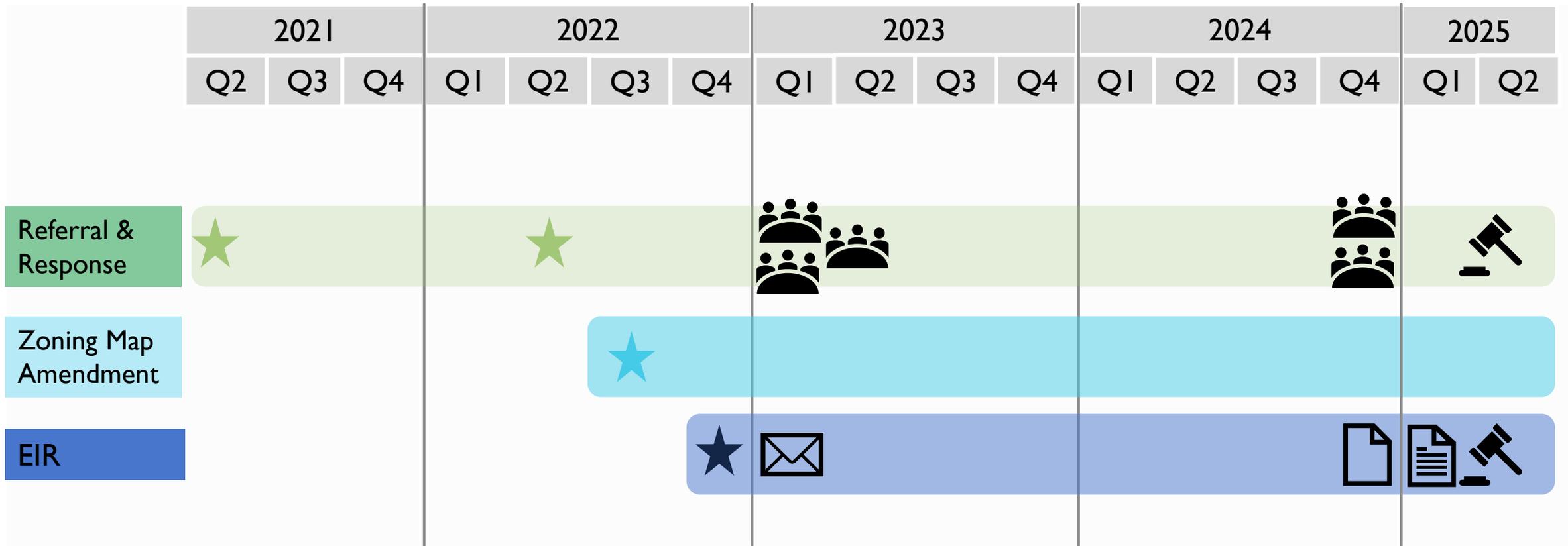


Gilman St. @ Third St., west



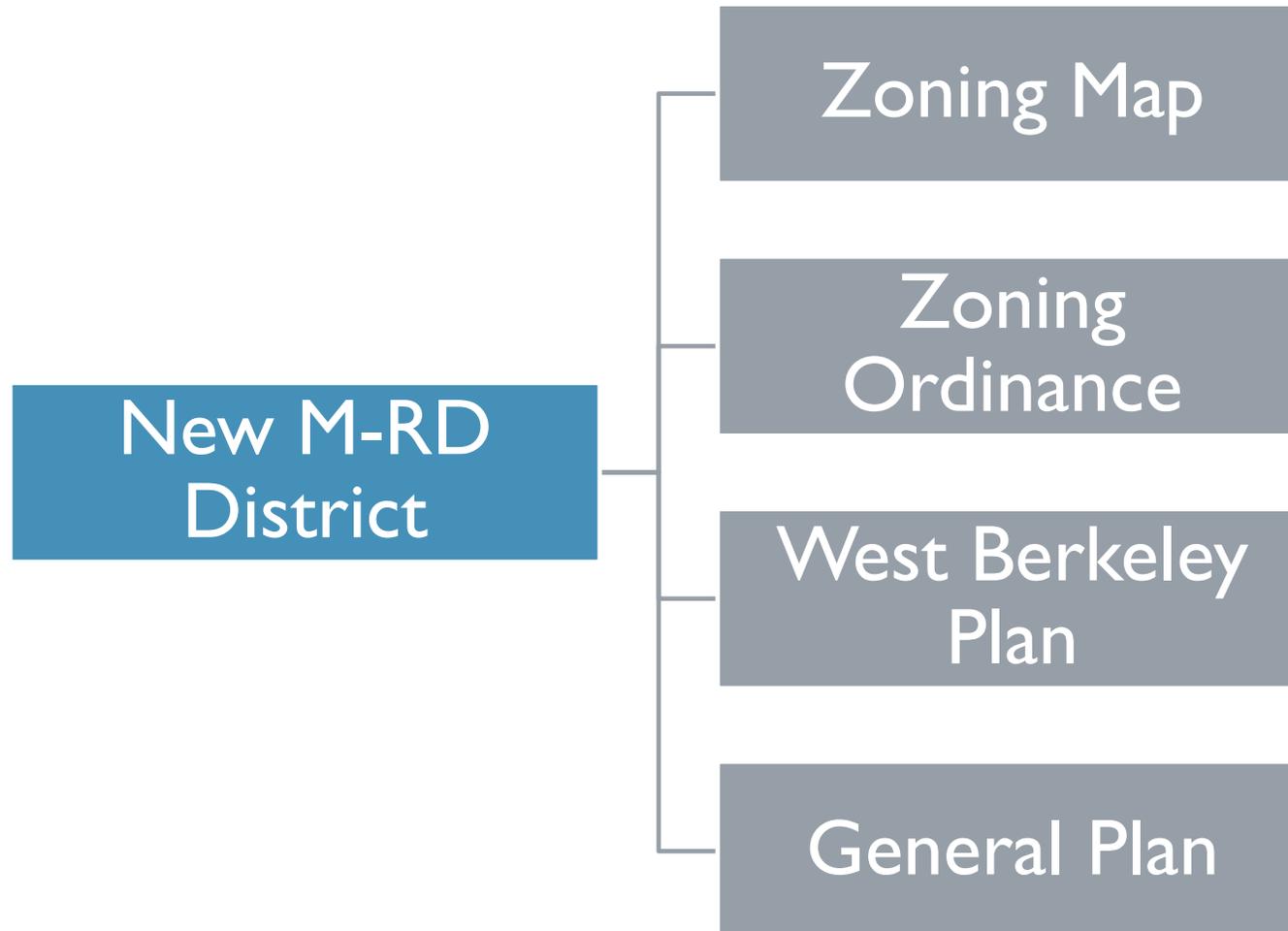
Arris Composites

TIMELINE



- ★ Initiation/
Submittal
- ✉ Notice of
Preparation
- 📄 Draft EIR
- 📄 Final EIR
- 👥 Public
Meeting
- ⚖️ Adoption &
Certification

AMENDMENTS



LAND USES - ALLOWED IN M-RD, NOT IN M

<i>Land Use</i>	Existing (M)	MU-LI	Proposed M-RD
General Retail	X	AUP	=
Large Vehicle Sales & Rental	X	AUP/ UP(PH) >20k	<
Live Entertainment	X	ZC or AUP	=
Public Markets	X	AUP or UP(PH)	=

X Not Allowed = Same Permit Level as MU-LI < Lower Permit Level than MU-LI

LAND USES – LOWER PERMIT LEVEL THAN IN M OR MU-LI

<i>Land Use</i>	Existing (M)	MU-LI	Proposed M-RD
Laboratory	X	UP(PH)	<
Research & Development	X	ZC/ AUP >20k	<
Semiconductor Manufacturing	UP(PH)	X	<

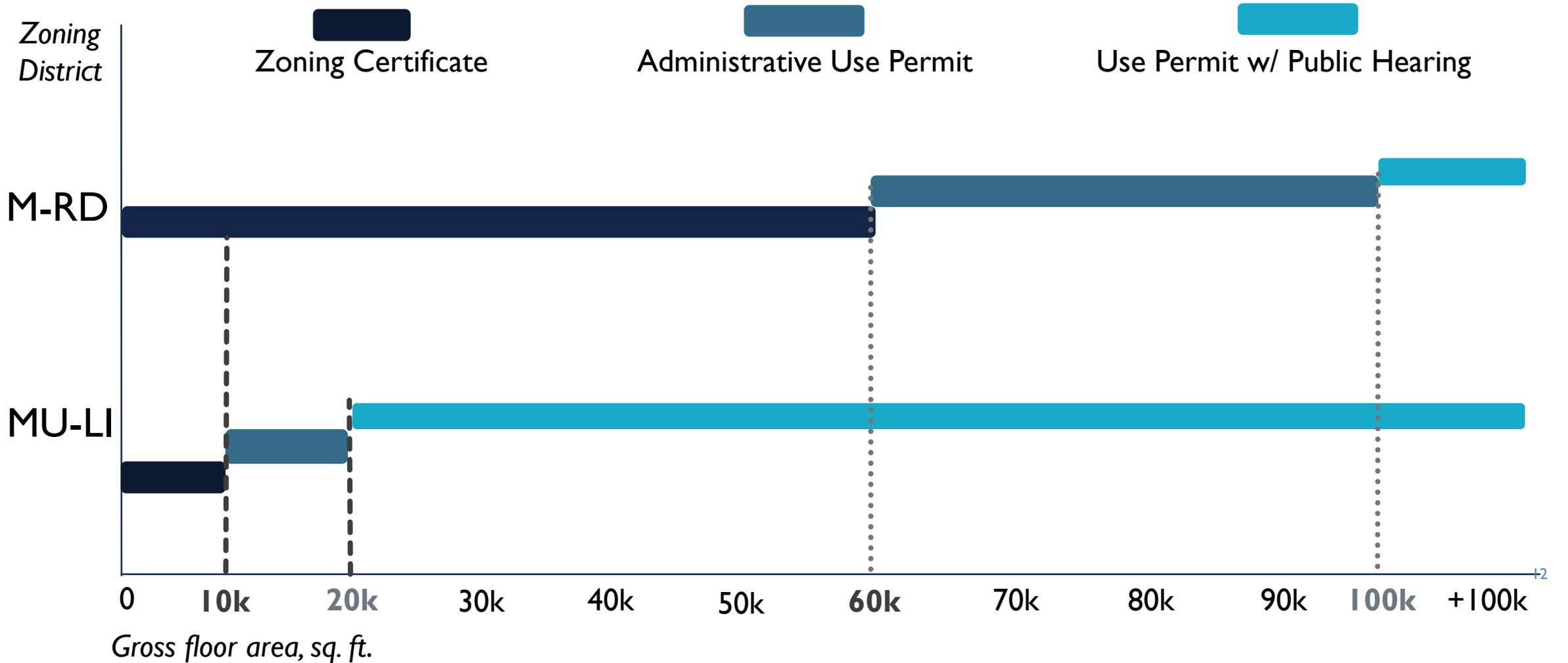
X Not Allowed **=** Same Permit Level as MU-LI **<** Lower Permit Level than MU-LI

LAND USES - ALLOWED IN M OR MU-LI, NOT IN M-RD

<i>Land Use</i>	Existing (M)	MU-LI	Proposed M-RD
Alcoholic Beverage Retail Sale	X	Allowed up to 20k sq. ft.	X
Amusement Device Arcade	X	ZC	X
Theater	X	UP(PH)	X
Commercial Excavation		UP(PH)	X
Dry Cleaning & Laundry Plant		Varies	X
Industrial & Mining Products Retail Sale		Allowed up to 20k sq. ft.	X
Vehicle Wrecking		Varies	X

X Not Allowed

ADDITIONS AND NEW BUILDINGS



DEVELOPMENT STANDARDS

Standard	Existing (M & MU-LI)	Proposal (M-RD)
Usable Open Space per 1,000 square feet of gross floor area, minimum	None	20 sq. ft.
Maximum Floor Area Ratio	2.0	2.0
Maximum Building Height	45 ft.	55 ft. (105 ft. if certain conditions are met)
Minimum Lot Line Setbacks	None	None
Minimum Building Separation	None	None
Maximum Lot Coverage	None	80 percent
Minimum Off-Street Parking	Varies based on type of use	None
Minimum On-Site Loading	Varies based on type of use	R&D uses only: Varies by size
Protected Uses	M - None MU-LI – Some industrial and non-industrial uses	None

MODIFICATIONS TO DEVELOPMENT STANDARDS – LARGE SITES

- **Purpose:** Facilitate development, reuse of large sites as urban campus-like environment – high quality design and site planning, amenities for employees and customers
- **Eligibility:** Sites of at least 9 acres



742 Grayson



600 Addison

MODIFICATIONS TO DEVELOPMENT STANDARDS – LARGE SITES

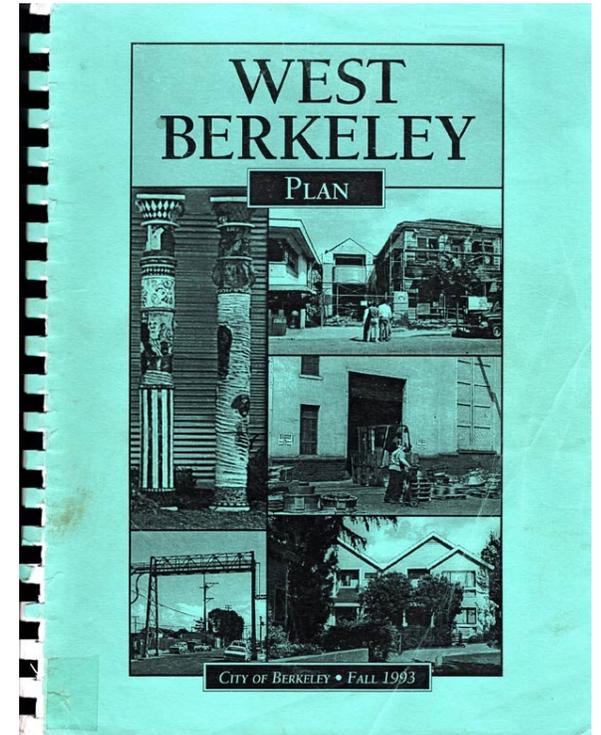
- **Maximum height – 105 feet**
- **Allowed modifications to FAR and/or lot coverage:**
 - May exceed maximum on individual parcel by up to 20 percent
 - Must comply with maximum allowed (2.0 and 80 percent) on project-wide basis



Second St., south conceptual rendering

PLAN AMENDMENTS - WEST BERKELEY PLAN

- Scope: Incorporate new zoning district into Land Use Element
 - Add new policy related to M-RD district
 - Update Land Use Map to include M-RD district
 - Add description of M-RD district to land use districting concept



PLAN AMENDMENTS – GENERAL PLAN

- Scope: Incorporate new zoning district into Land Use Manufacturing Designation

Manufacturing

These areas are intended to maintain and preserve areas of Berkeley for manufacturing and industrial uses necessary for a multi-faceted economy and job growth. Appropriate uses for these areas are identified in the West Berkeley Plan. Within these areas, building intensity will generally range from a Floor Area Ratio (FAR) of less than 1 to an FAR of 2. For information purposes, the compatible zoning districts for this classification are: Manufacturing (M), Mixed Manufacturing (MM), ~~and~~ Mixed Use-Light Industrial (MU-LI), and Manufacturing, Research and Development (M-RD), which all allow a maximum FAR of 2 and a maximum building height of 45 to 105 feet.



II. CEQA DETERMINATION

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

INFORM

decision makers and the public about the potential significant environmental impacts

IDENTIFY

the ways that the environmental damage can be avoided or reduced

PREVENT

significant, avoidable damage to the environment by requiring changes to a project

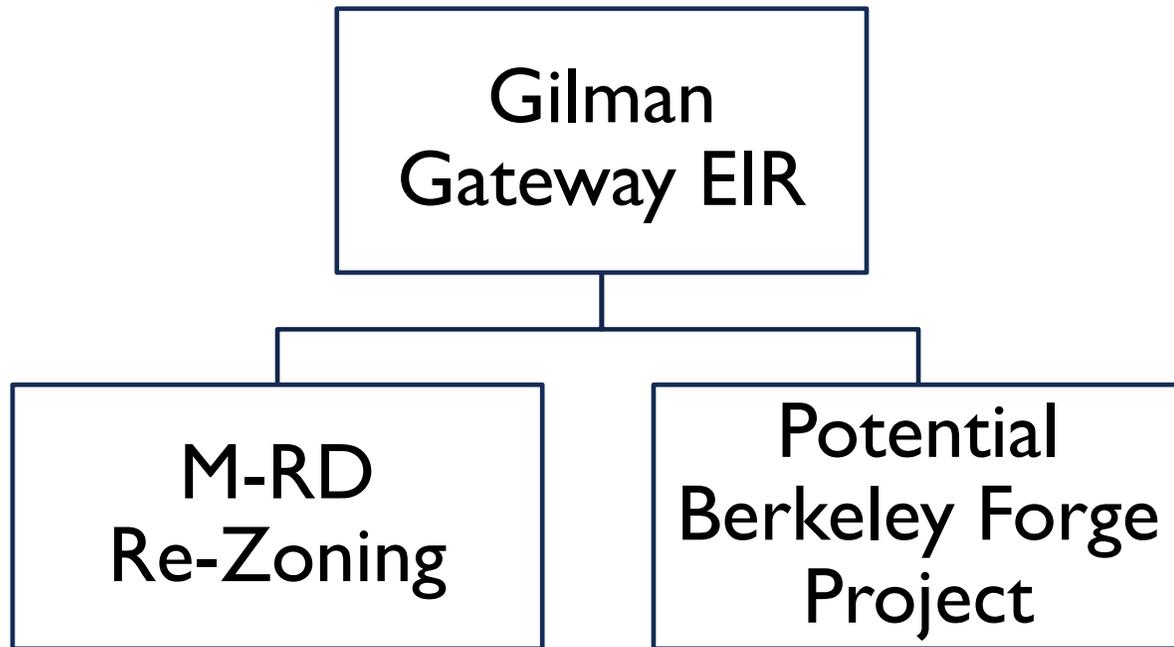
DISCLOSE

to the public the reasons why decisions are made if significant impacts occur

When should the process conclude?
Prior to Project Approval



OVERVIEW OF THE ENVIRONMENTAL IMPACT REPORT (EIR)



PROPOSED PROJECT IMPACTS

- **Aesthetics**
- **Agriculture and Forestry Resources**
- **Air Quality**
- **Biological Resources**
- **Cultural Resources**
- **Energy**
- **Geology and Soils**
- **Greenhouse Gas Emissions**
- **Hazards and Hazardous Materials**
- **Hydrology and Water Quality**
- **Land Use and Planning**
- **Mineral Resources**
- **Noise**
- **Population and Housing**
- **Public Services**
- **Recreation**
- **Transportation**
- **Tribal Cultural Resources**
- **Utilities and Service Systems**
- **Wildfire**

SIGNIFICANT UNAVOIDABLE IMPACTS

Cultural Resources

- Substantial Adverse Impact On Historic Resource (1306 Third Street)

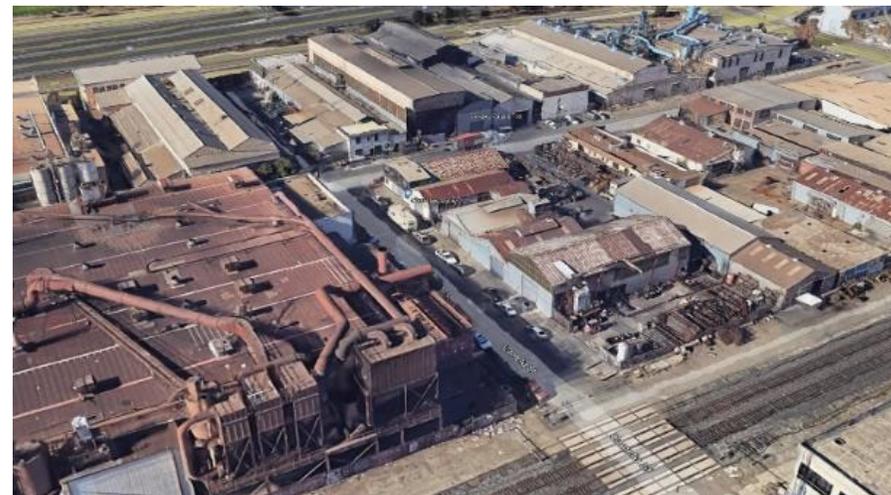


1306 Third St.

SIGNIFICANT UNAVOIDABLE IMPACTS

Air Quality

- Construction and Operation
Toxic Air Contaminants Health Risks
- Cumulative Conditions



Camelia St. and Second St., west

SIGNIFICANT UNAVOIDABLE IMPACTS

Greenhouse Gas Emissions

- Inconsistency With Plans, Policies or Regulations Adopted for the Purpose of Reducing Greenhouse Gas Emissions (Natural Gas Usage)



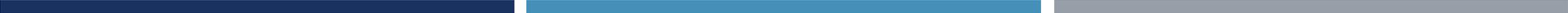
FINAL 2017 CLEAN AIR PLAN



ADOPTED APRIL 19, 2017

PROJECT ALTERNATIVES CONSIDERED

Alternative	Impact Reduced
No Action	All potential impacts would be avoided
General Plan Compliant	Avoid significant and unavoidable <i>air quality impacts</i> associated with construction health risks
Reduced Development	<ul style="list-style-type: none">• Reduce impacts related to <i>air quality, energy, greenhouse gas, and noise</i>• Avoid significant and unavoidable impact on <i>historic resources</i>



III. RECOMMENDATION

RECOMMENDATION

- Adopt the first reading of an Ordinance amending Title 23 of the BMC and the Zoning Map to establish the Manufacturing, Research & Development (M-RD) zoning district to encourage redevelopment of the former Pacific Steel Casting site.
- Adopt a Resolution:
 - Approving and adopting West Berkeley Plan and General Plan amendments to be consistent with the associated Ordinance amendments; and
 - Certifying the Environmental Impact Report (EIR) (SCH#2022120549) and adopt related California Environmental Quality Act (CEQA) findings, a statement of overriding considerations, mitigation measures, and a mitigation monitoring and reporting program.



QUESTIONS AND DISCUSSION