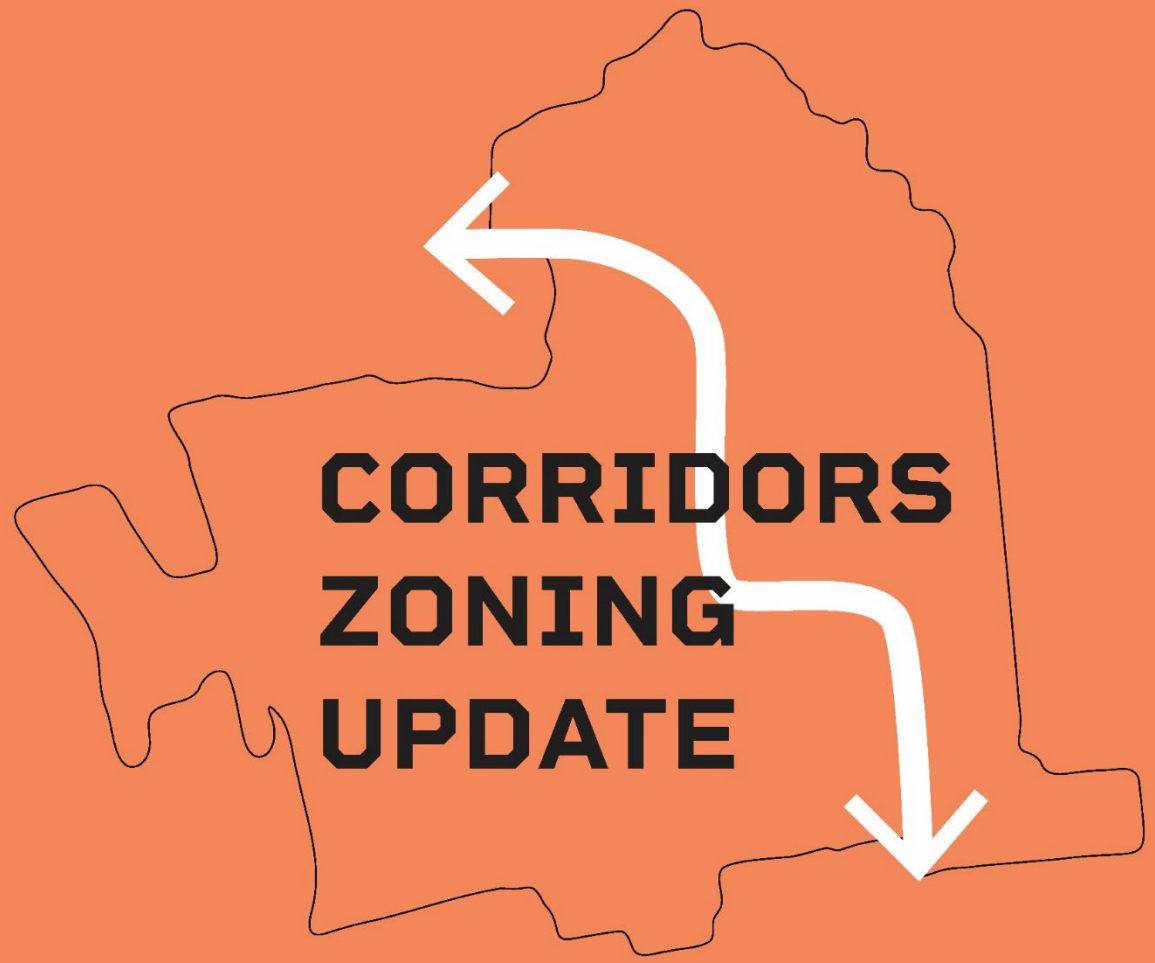


City Council Work Session

November 6, 2025

Agenda

I. Presentation

- Overview
- Development Standards Options
- Feedback Summary

II. Discussion Questions

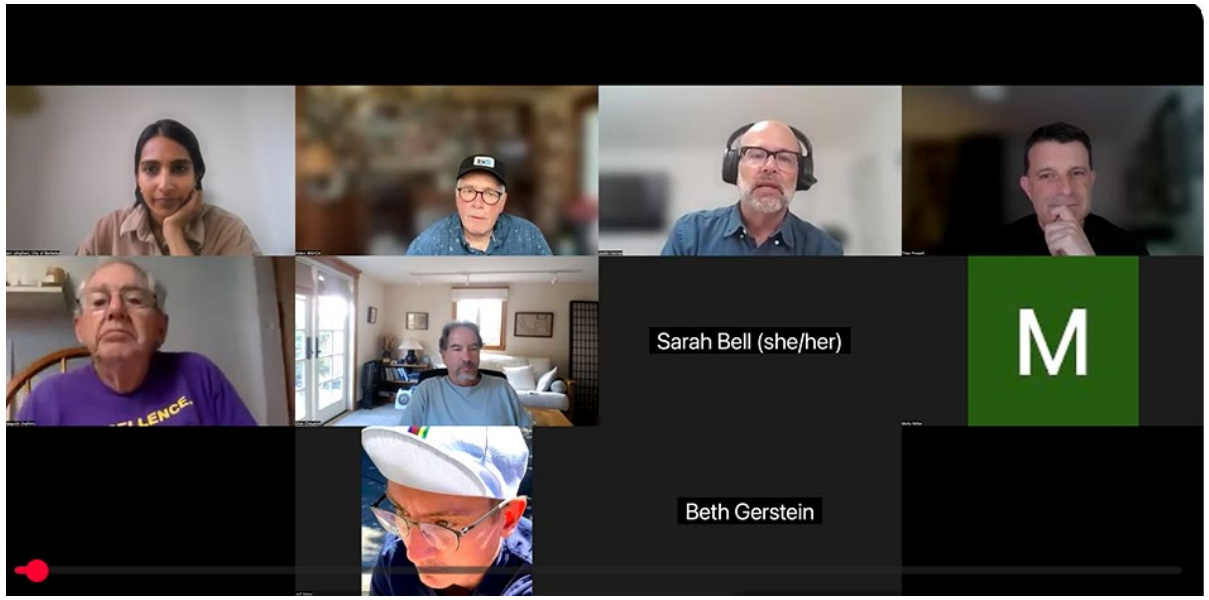
Fall 2024
2025
Winter to Summer 2026
Project Tasks & Deliverables
Existing Conditions
Alternatives
Environmental Review
Objective Development Standards (ODS)
Adoption
Existing Conditions Report
Alternatives Report
Zoning & ODS Public Draft
Final Zoning & ODS Report
Final CEQA
We are here!
Engagement Opportunities
Workshop #1
Virtual, Citywide: Kick-off
Small Group Engagement
Workshop #2
In-Person, Site-Specific: Alternatives
Survey
City Council/ Planning Commission
Select Preferred Alternative
Workshop #3
Virtual or In-Person, Citywide: Draft Zoning & ODS

Community Engagement

Date	Engagement
May 1, 2025	Community Workshop (Virtual)
June – August 2025	Community Organizations 1-on-1
August 20, 2025	North Shattuck Community Workshop
August 26, 2025	College Avenue Community Workshop
August 27, 2025	Solano Avenue Community Workshop
August 27 – October 10, 2025	Community Survey
September 17, 2025	Planning Commission Study Session
October 29, 2025	Meetings with Property Owners
November 6th	**City Council Study Session**
February-April 2026	Planning Commission/City Council Hearings

Community Organizations

- Claremont-Elmwood Neighborhood Association
- Elmwood Merchants Association
- Solano Avenue Business Improvement District
- Berkeley Neighborhoods Council
- Berkeley Design Advocates
- Berkeley Neighbors for Housing & Climate Action

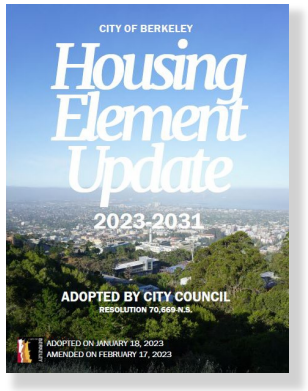


+ e-mails to over 30 organizations

Project Overview

Project Description

Adopt new zoning for three priority corridors, designated in the City's Housing Element 2023-31



Program 27

Increase housing opportunities along commercial and transit corridors, particularly in the **highest-resource** and **highest-income** neighborhoods

Key Project Goals

Expand Housing Capacity

Encourage development opportunities for new housing

Support Local Businesses

Strengthen vibrant commercial activity

Foster Equity and Inclusion

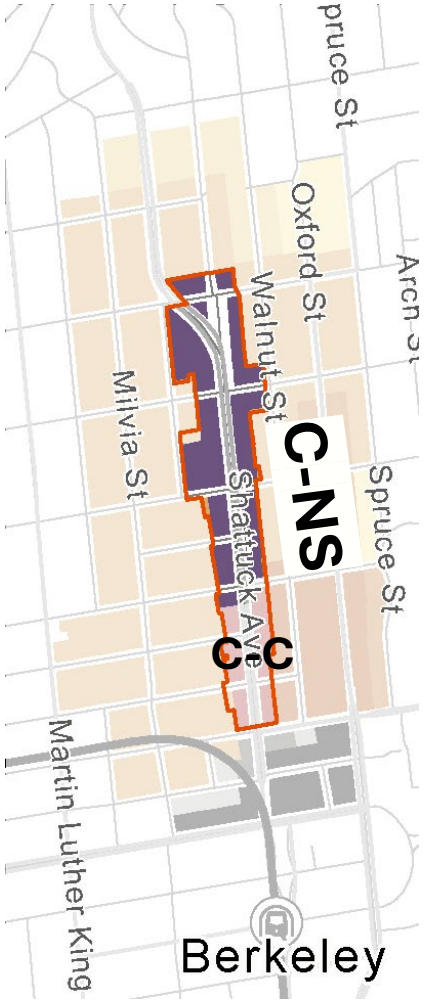
Create development standards that prioritize zoning consistency and community benefit

Promote Sustainability

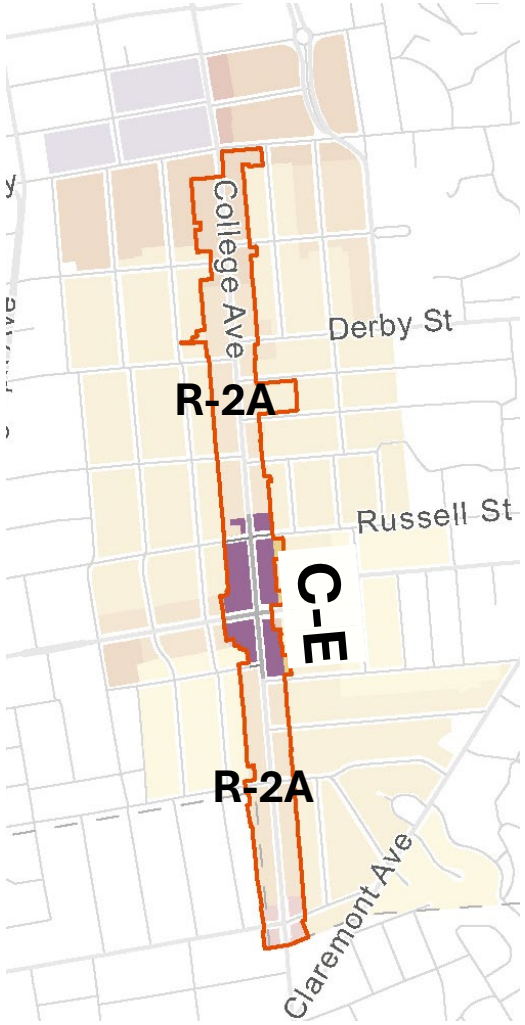
Align development with Berkeley's broader goals of environmental and social resilience

Rezoning Areas

Solano Avenue



N. Shattuck Avenue

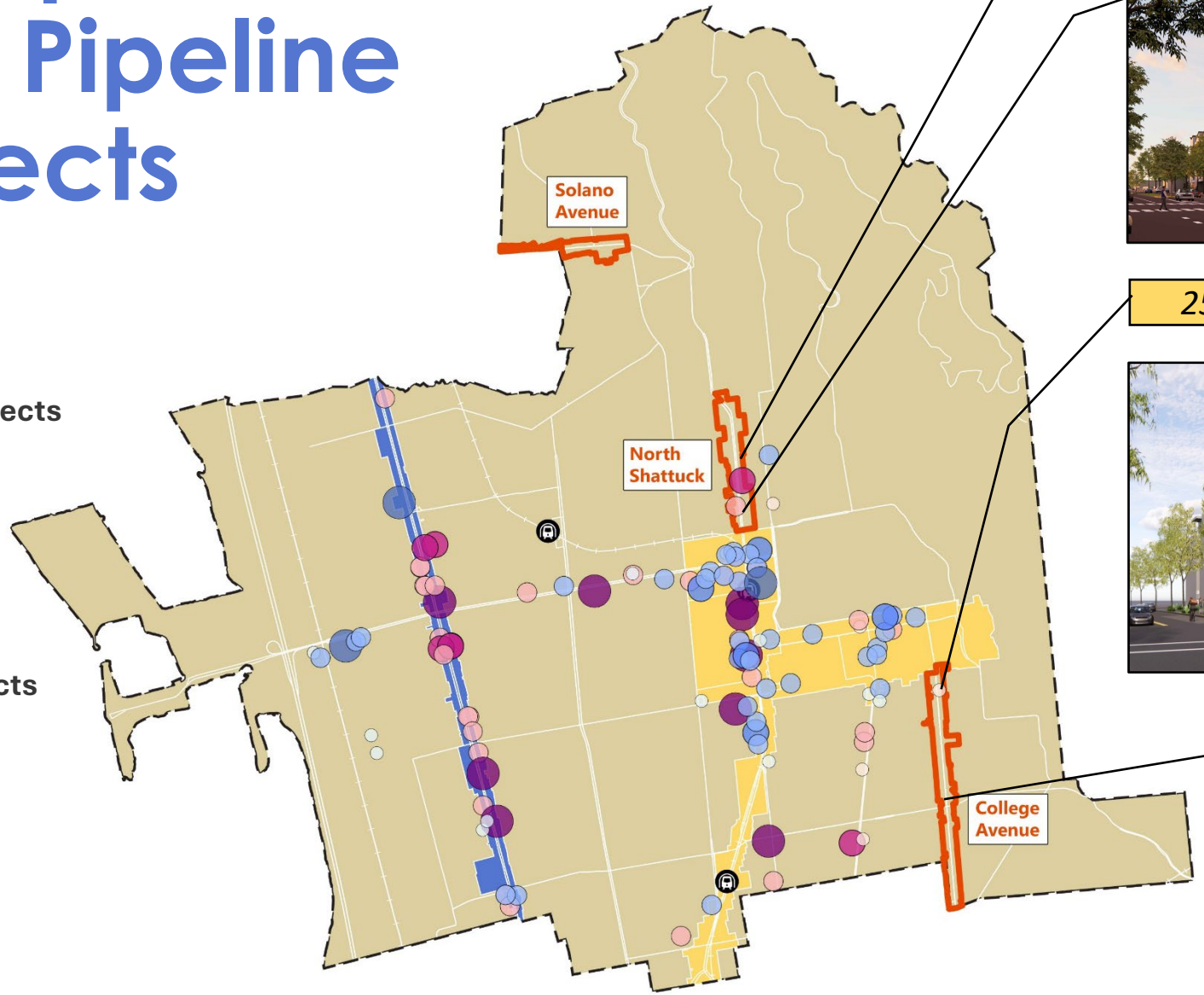


College Avenue

Limited Area

- C-SO (Solano)
- C-NS (N. Shattuck)
- C-E (Elmwood)

Completed and Pipeline Projects



Completed Projects
Units

- 5 - 25
- 26 - 100
- 101 - 150
- 151 - 331

Approved Projects
Units

- 0 - 25
- 26 - 100
- 101 - 150
- 151 - 326

1685 Shattuck Ave

1752 Shattuck Ave

2555 College Ave

2942 College Ave

Zoning Comparison

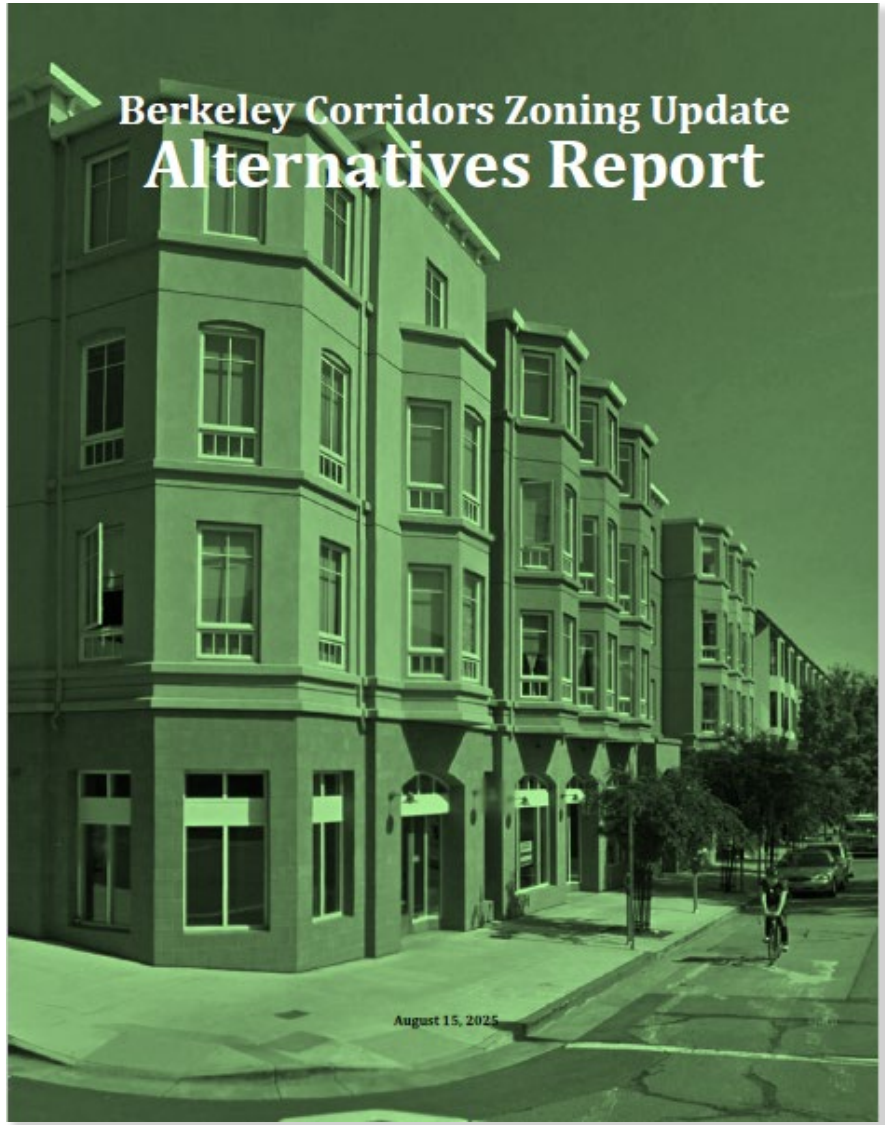
Maximum Allowable Number of Stories	
7/8 stories	• Downtown Core/Corridor (C-DMU)** • Telegraph Avenue, Southside Specific Plan (C-T)
6 stories	-
5 stories	• San Pablo Draft Specific Plan (C-W) (Proposed)* • Downtown Buffer (C-DMU)**
4 stories	• Adeline Corridor (C-AC), South Shattuck • North Shattuck south of Virginia (C-C) • Telegraph Avenue (C-C) • University Avenue (C-U)
3 stories	• College Avenue and Alcatraz Avenue(C-N) • **North Shattuck (C-NS) (Existing)** • Adeline Corridor (C-AC), North and South Adeline • San Pablo Existing (C-W)* (Existing)
2 stories	• **Solano Avenue (C-SO) (Existing)** • **College Avenue (C-E) (Existing)**

Zoning Comparison

Maximum Allowable Number of Stories	
7/8 stories	• Downtown Core/Corridor (C-DMU)** • Telegraph Avenue, Southside Specific Plan (C-T)
6 stories	-**North Shattuck (C-NS) (Proposed Alternative #2)**
5 stories	• San Pablo Draft Specific Plan (C-W) (Proposed)* • Downtown Buffer (C-DMU)** • **Solano Avenue (C-SO) (Proposed Alternative #2)** • **North Shattuck (C-NS) (Proposed Alternative #1)**
4 stories	• Adeline Corridor (C-AC), South Shattuck • North Shattuck south of Virginia (C-C) (Existing/No Proposed Change) • Telegraph (C-C) • University Avenue (C-U) • **College Avenue (C-E) (Proposed Alternative #2)** • **Solano Avenue (C-SO) (Proposed Alternative #1)**
3 stories	• **College Avenue (C-E) (Proposed Alternative #1)** • North Shattuck (C-NS) (Existing) • College Avenue in Rockridge (C-N) (Existing/No Proposed Change) • Adeline Corridor (C-AC), North and South Adeline • San Pablo Existing (C-W)* (Existing)
2 stories	• **Solano Avenue (C-SO) (Existing)** • **College Avenue (C-E) (Existing)**

Alternatives Report

1. Zoning Alternatives (Maximum Height)
2. Building Form Alternatives
3. Ground Floor Land Use Alternatives



A. Zoning Alternatives

Maximum Height

Zoning Alternatives

Alt #1: Medium Density

Solano:
+2 stories

N. Shattuck:
+2 stories

College (Elmwood):
+1 story

Alt #2: High Density

Solano:
+3 stories

N. Shattuck:
+3 stories

College (Elmwood):
+2 stories

Zoning Alternatives & 50% Density Bonus

Alt #1: Medium Density

Solano:
5 - 6 stories

N. Shattuck:
7 - 8 stories

College (Elmwood):
4 – 5 stories

Alt #2: High Density

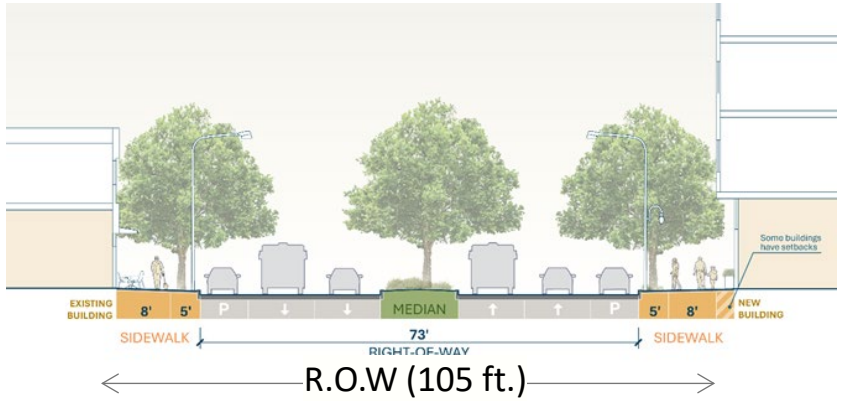
Solano:
7 – 8 stories

N. Shattuck:
8 – 9 stories

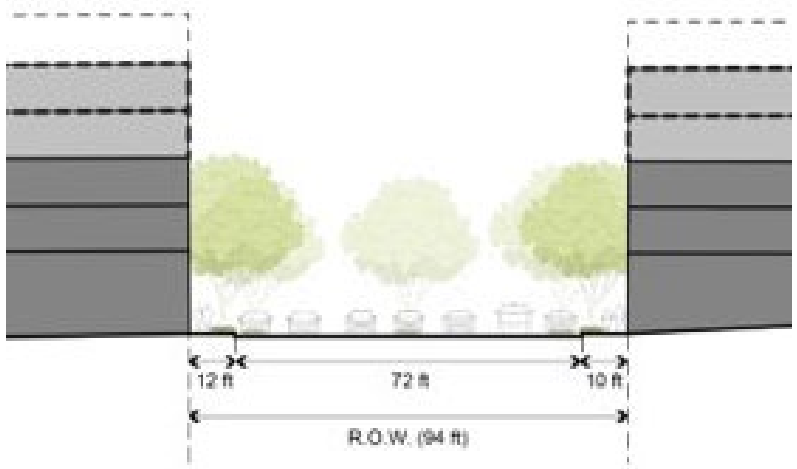
College (Elmwood):
5 – 6 stories

Height Comparison

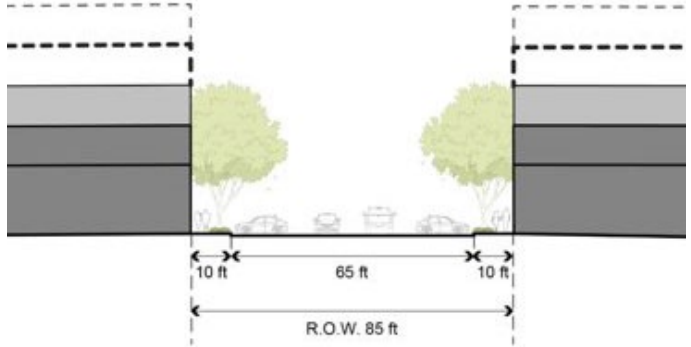
Existing Street Sections



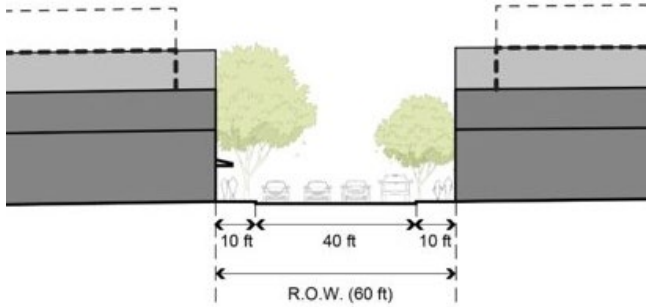
San Pablo Avenue



N. Shattuck Avenue



Solano Avenue



College Avenue

BASE ZONING

50% DENSITY BONUS

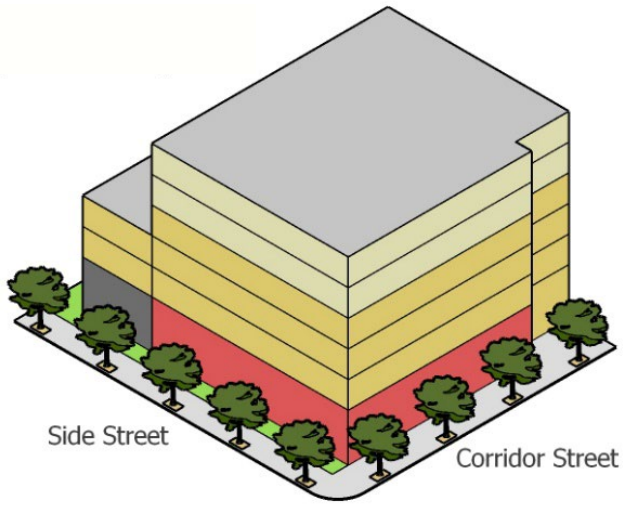
ALTERNATIVE 1

ALTERNATIVE 2

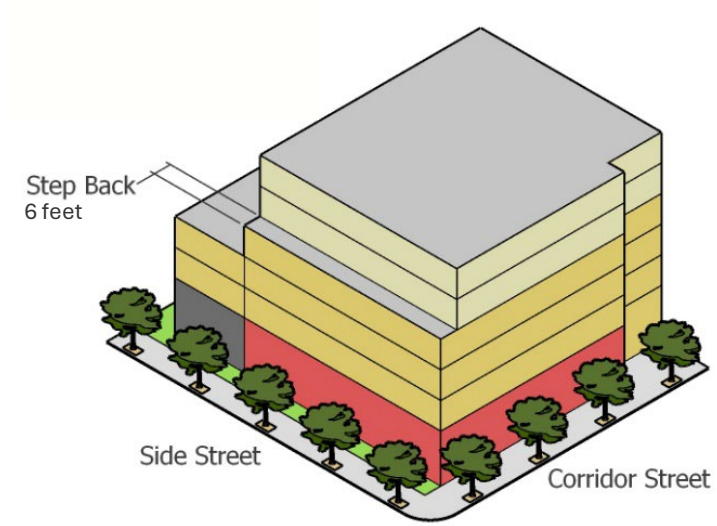
B. Building Form Alternatives

Upper Floor Step Backs

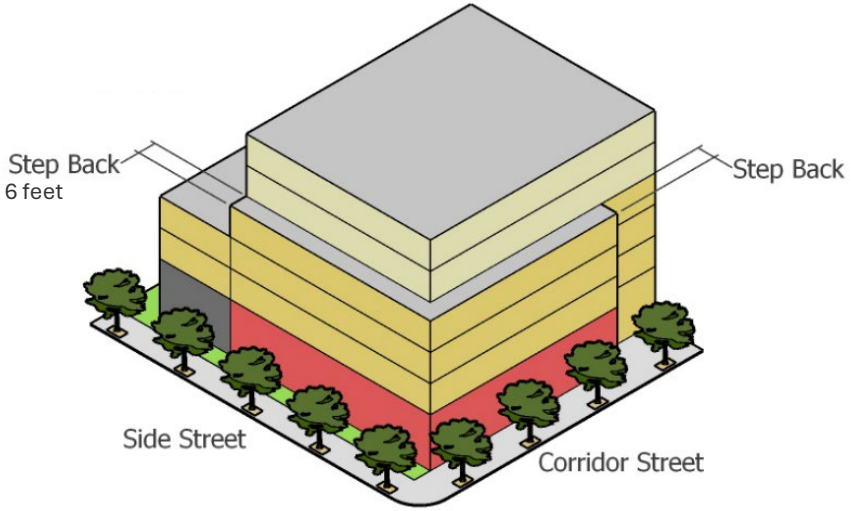
Alternative 1
No Upper Floor Step Back



Alternative 2
Upper Floor Step Back on Side Streets

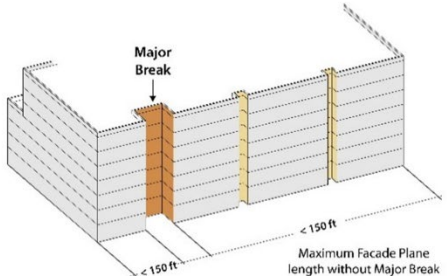


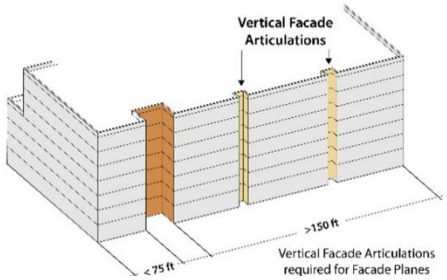
Alternative 3
Upper Floor Step Back on All Streets



Additional Objective Design Standards

Should the zoning update include objective design standards?





Facade Articulation

Residential - Entries

Privately Owned Public Spaces

Roof Treatments

Parking

Table of Contents

Introduction
Building Types
- Small/Middle Housing (S)
- Medium/Mid-Rise Multi-Family Housing (M)
- Large/High-Rise Multi-Family Housing (L)

Building Modulation and Articulation
- Modulation and Articulation
- Stepbacks/Neighborhood Transitions (M/L)
- Roof Treatments (S/M/L)
- Fenestration (S/M/L)
- Colors and Materials (S/M/L)

Ground Floor Design
- Ground Floor Typologies
- Storefront Ground Floor
- Other Non-Residential Ground Floor
- Residential Ground Floor
- Live/Work

Private Open Space
- Privately Owned Public Open Spaces (POPOS)
- Common Private Open Space
- Personal Private Open Space

Site Design
- Access and Connectivity
- Parking
- Services and Utilities

Public Art
- Public Art on Private Development

C. Ground Floor Land Use Alternatives

Solano Ave Ground Floor Land Use

Ground Floor Retail Required

Ground Floor Residential OK

North Shattuck Ground Floor Land Use

Ground Floor Retail Required

Ground Floor Residential OK

College Ave Ground Floor Land Use

Ground Floor Retail Required

Ground Floor Residential OK

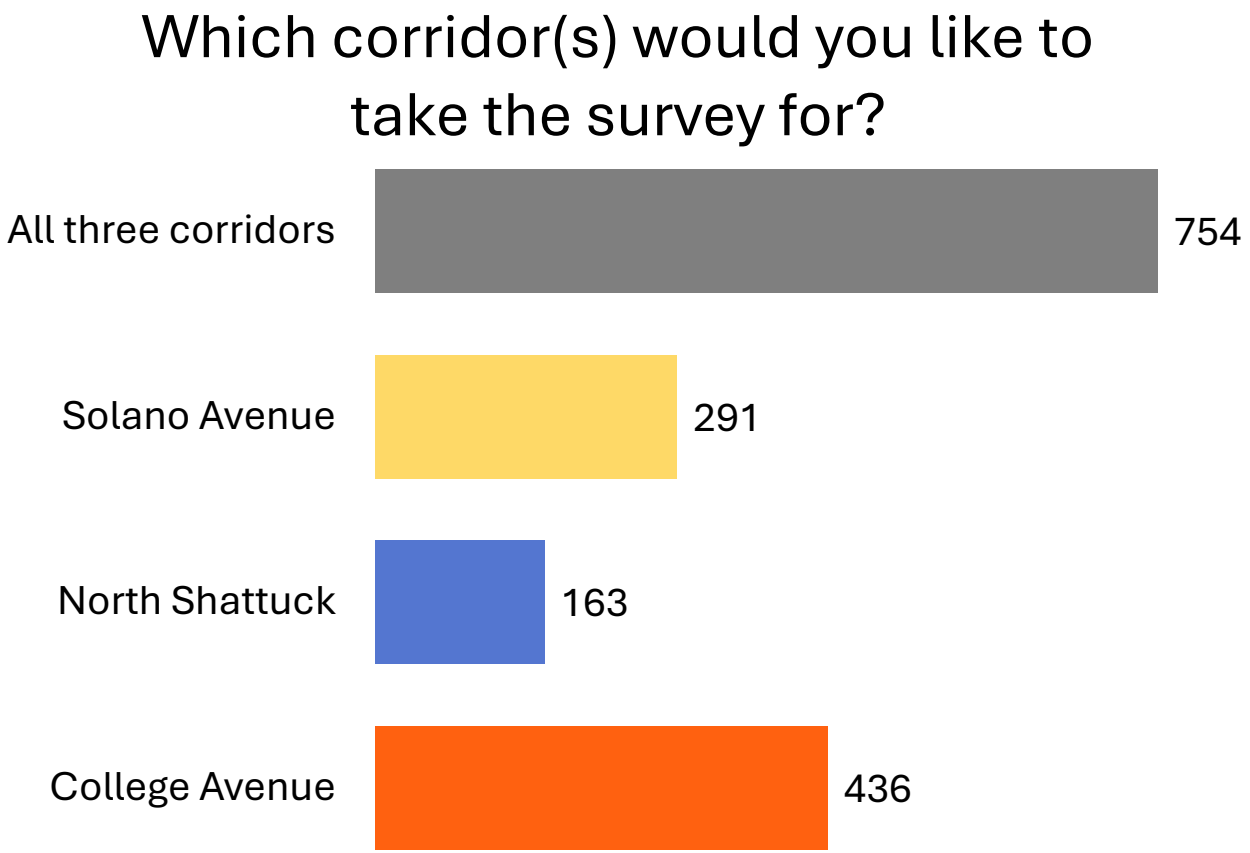
Summary of Feedback

Takeaways from PC 9/17

- Prioritize active, pedestrian-oriented ground floors
- Protect small and legacy businesses
- Focus less on strict upper-level design standards
- Open to greater building heights when design quality is strong

Survey Recap

- **1644** total responses!
- Survey was open between August 27 and October 10th



Survey Demographics

Overall

~ 1200 respondents

Live in Berkeley - **87%**

- Own - **76%**
- Rent - **22%**

Work in Berkeley - **35%**

Age

- 18-54 - **47%**
- 55-64 - **15%**
- 65 or older - **38%**

Ethnicity

- White - **68%**
- Asian or Asian American - **9%**
- Hispanic of Latino/a/x - **6%**

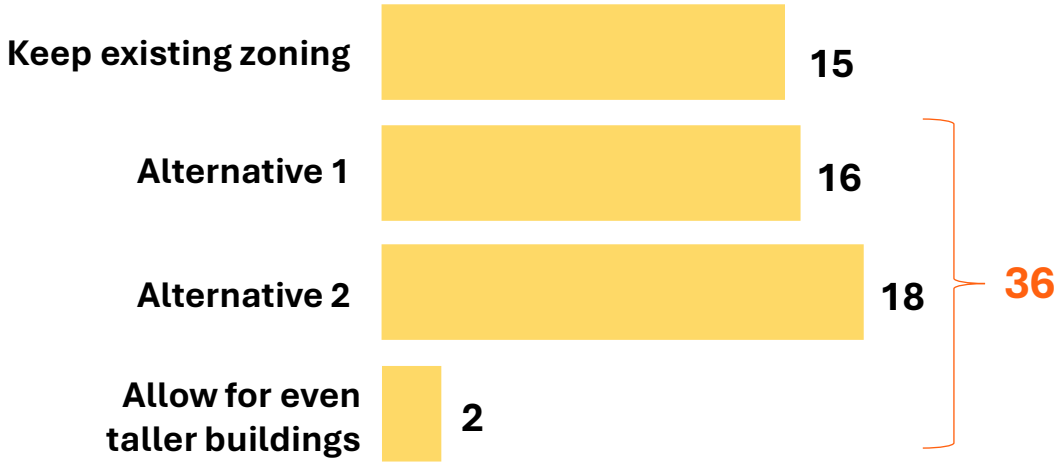
Connection to Corridors

- Live near Solano Avenue – **37%**
- Live near North Shattuck – **34%**
- Live near College Avenue – **39%**

Solano Avenue Results

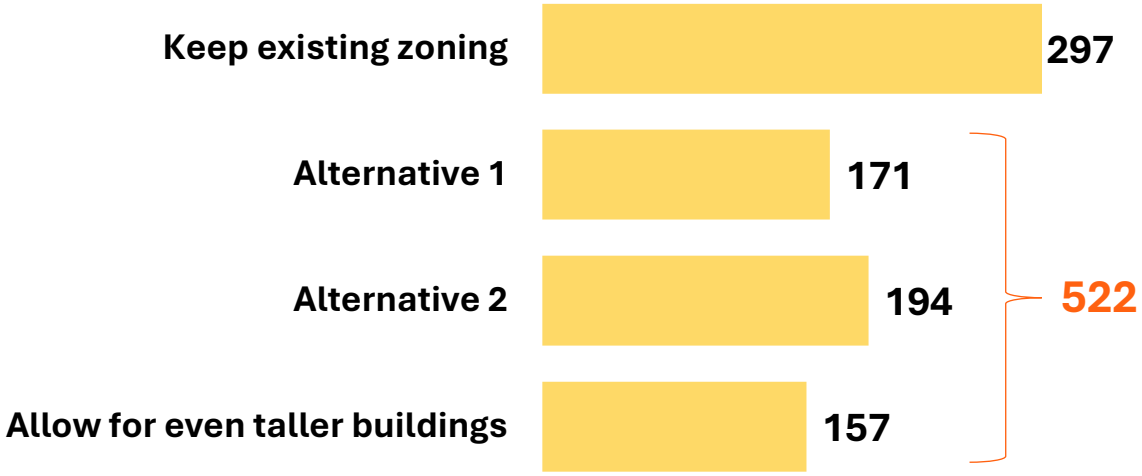
Workshop (~120 participants)

Preferred Alternative



Survey (819 respondents)

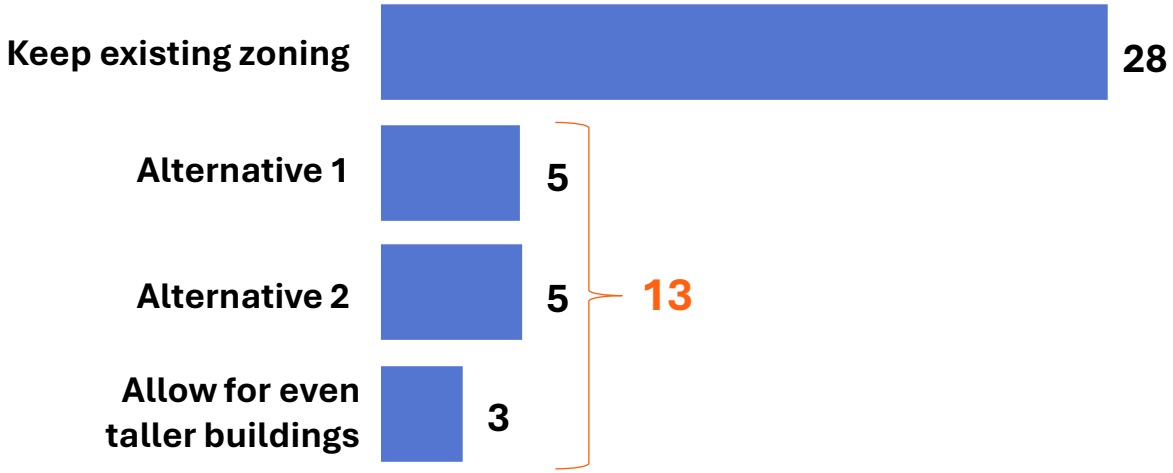
Preferred Alternative



North Shattuck Results

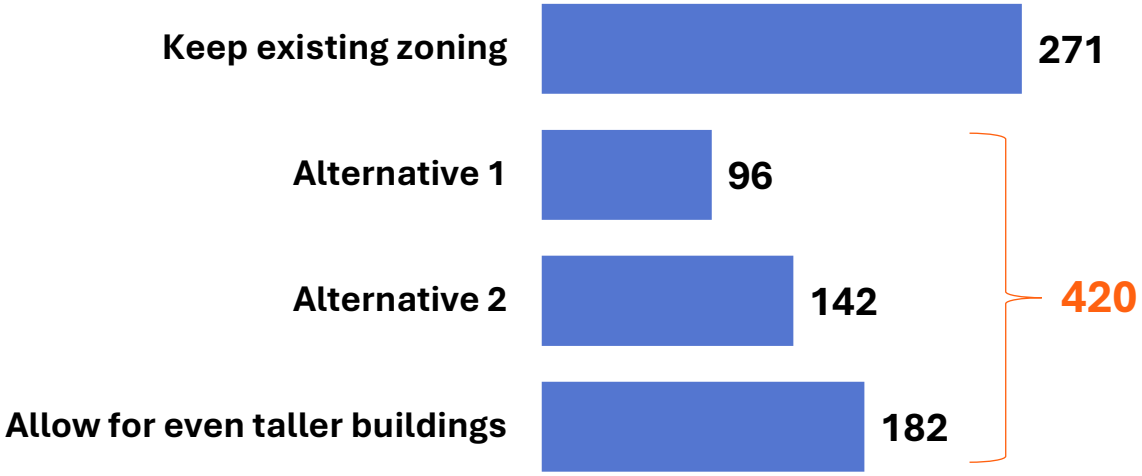
Workshop (~60 participants)

Preferred Alternative



Survey (691 respondents)

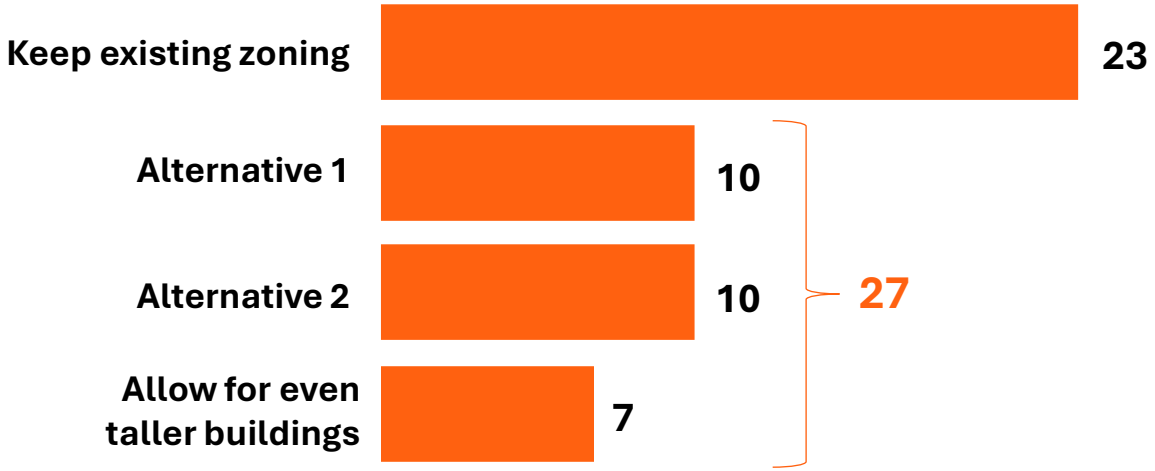
Preferred Alternative



College Ave Results

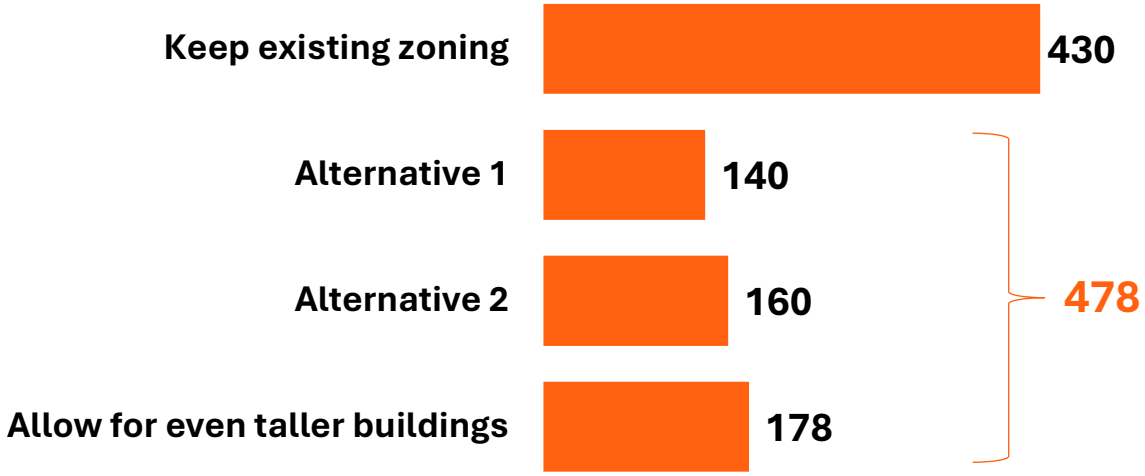
Workshop (~130 participants)

Preferred Alternative



Survey (908 respondents)

Preferred Alternative

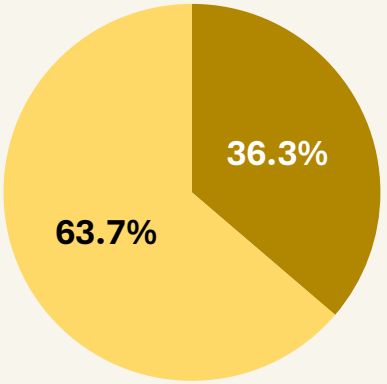


Summary Feedback

- **Community Priorities**
  - Maintain **corridor vibrancy** and support **small & legacy businesses**
  - Add **housing at all affordability levels**
  - Ensure **high-quality, context-sensitive design**
  - Improve **walkability, greenery, and public space**
- **Community Concerns**
  - Potential **small business displacement**
  - **Height, scale, and design** compatibility
  - **Parking, traffic, and infrastructure** impacts
  - Skepticism about **affordability outcomes**

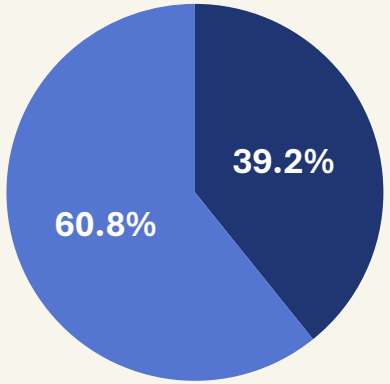
All (Survey Respondents)

Solano Avenue



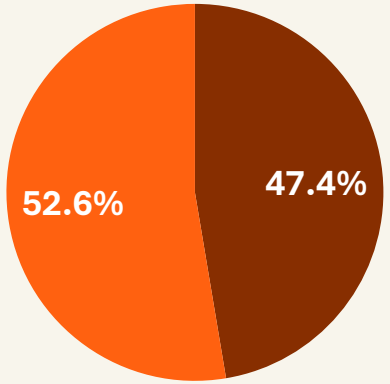
- Keep existing zoning
- Alternative 1, Alternative 2, or Allow for even taller buildings

North Shattuck



- Keep existing zoning
- Alternative 1, Alternative 2, or Allow for even taller buildings

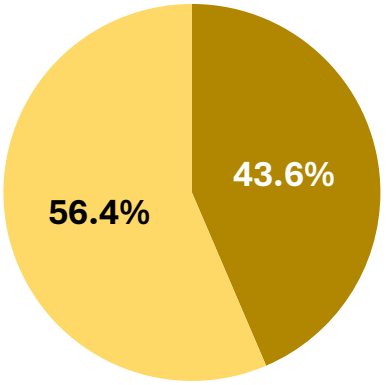
College Avenue



- Keep existing zoning
- Alternative 1, Alternative 2, or Allow for even taller buildings

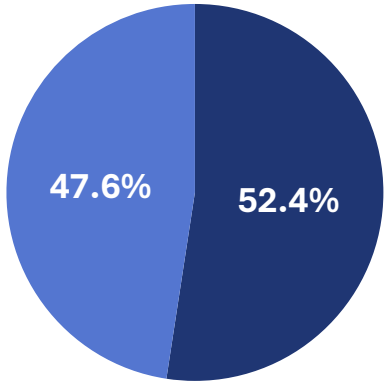
Live Near (Survey Respondents)

Solano Avenue



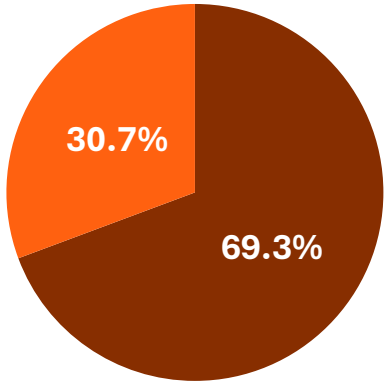
- Keep existing zoning
- Alternative 1, Alternative 2, or Allow for even taller buildings

North Shattuck



- Keep existing zoning
- Alternative 1, Alternative 2, or Allow for even taller buildings

College Avenue



- Keep existing zoning
- Alternative 1, Alternative 2, or Allow for even taller buildings

Discussion Questions

Next Steps

2025 | **Winter to Summer 2026**

Small Business Assistance Strategies → **PC & CC** → **Zoning & ODS Public Draft** → **Final Zoning & ODS Report** → **Final CEQA**

Workshop #3
Virtual or In-Person, Citywide: Draft Zoning & ODS

Opportunity for Public Feedback

Questions per Corridor

Zoning Alternatives (Minimum Base Height)

50% Density Bonus

Solano Avenue	
Alt 1	5 – 6 stories
Alt 2	7 – 8 stories

N. Shattuck Avenue	
Alt 1	7 – 8 stories
Alt 2	8 – 9 stories

College Avenue	
Alt 1	4 – 5 stories
Alt 2	5 – 6 stories

100% Density Bonus

Solano Avenue	
Alt 1	7 – 8 stories
Alt 2	10 – 11 stories

N. Shattuck Avenue	
Alt 1	10 – 11 stories
Alt 2	11 – 12 stories

College Avenue	
Alt 1	5 – 6 stories
Alt 2	7 – 8 stories

Building Form Alternatives (Upper Floor Step back)

Alt 1: No Upper Floor Step Back

Alt 2: Upper Floor Step Back on Side Streets

Alt 3: Upper Floor Step Back All Streets

Question per Corridor

Ground Floor

Where, and under what conditions, should ground-floor residential be permitted?

Additional Design Standards

Should the project include more detailed Objective Design Standards?

Thank you!

Feedback Topics

Zoning Alternatives (Minimum Base Height)

Which base-height option best adds housing while fitting corridor character – Alt 1, Alt 2, Keep Existing Zoning, or Other?

Building Form Alternatives (Upper Floor Step back)

Alt 1: No Upper Floor Step Back

Alt 2: Upper Floor Step Back on Side Streets

Alt 3: Upper Floor Step Back All Streets

Ground Floor

Where, and under what conditions, should ground-floor residential be permitted?

Additional Design Standards

Should the project include more detailed Objective Design Standards?