City Council Referral:
Pacific Steel Casting/Gilman Forge
Zoning and General Plan
Amendments and Environmental Impact Report

Project Update
Presentation Overview

• Background
• Timeline
• Revised Zoning Regulations
Background: **Pacific Steel Casting Zoning Amendments**

**Site Context**

![Project Site on the map]

[Map showing the project site in Berkeley, California]
Background: Pacific Steel Casting Zoning Amendments

Site Context:
- 1433 Eastshore Hwy – Recycling & Contractor Yard
- 631 Camelia – Clearflow Valves
- Berkeley Forge and Tool
- 600 Gilman – Avis Rental
- 1306 Third – Live/Work
Background: **Pacific Steel Casting Zoning Amendments**

**Council Recommendation**

- Create a zoning overlay—currently zoned Manufacturing and redesignate property as Mixed Use - Light Industrial (MULI) due to the unique issues of public concern.

- Enable all MULI uses and override any existing constraints in Zoning Code on MULI uses for the property.

- Developer interest in biotechnology, laboratories, warehouse, research & development (R&D), commercial, office at the site.
Background: **Pacific Steel Casting Zoning Amendments**

**Manufacturing, Research & Development (M-RD) District**

Support industrial & heavy commercial uses, high quality **employment for all educational levels**, add significantly to the tax base.

Allow **office, laboratory uses** that support high employment density **light industrial, research & development uses**.
Project Timeline: **Pacific Steel Casting Zoning Amendments**

- **Notice of Preparation**: Winter 2022-2023
- **Technical Reports, Project Description**: Winter/Spring 2023
- **Prepare Draft EIR**: Spring/Summer 2023
- **45-day public comment period**: Summer 2023
- **Final EIR, Zoning Amendments**: Summer/Fall 2023
- **Zoning Amendments Effective**: Fall/Winter 2023-2024

**Certification and Approval**

**1. Planning Commission**
- Scoping
- Zoning
- 2. Landmarks Preservation Commission
- Scoping
- 3. City Council
- Comment
- 4. Recommendation

**Gilman Forge Entitlements**
Zoning Amendments: **Manufacturing, R&D District**

**Revised Proposal**

![Map of the revised proposal for the Manufacturing, R&D District with building heights indicated.]
Zoning Amendments: Manufacturing, R&D District

Revised Proposal