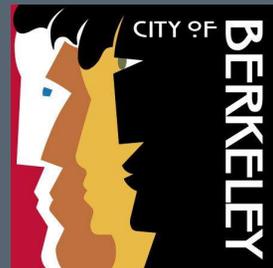




General Plan Amendments

MIDDLE HOUSING

PLANNING COMMISSION PUBLIC HEARING
October 9, 2024



Background and Summary

Planning Commission Meetings

- Middle Housing Zoning Amendments – February 7, 2024
- Middle Housing General Plan Amendments – April 3, 2024

City Council Public Hearing – July 23, 2024

- Revisions to recommended zoning standards;
- Review General Plan for consistency.

Planning Commission Recommendation & City Council Direction

Standard	Planning Commission Recommendation	City Council Direction
Hillside Overlay Zone	Included	Not included
Maximum Density Standard	Not Included	Added
Height	28 ft. maximum average height 35 ft. maximum height	35 ft or 3 stories maximum height
Setbacks	Front: 15 ft (R-1 and R-2) Front: 10 ft (R-2A) Rear: 4 ft. (R-1, R-2, R-2A) No changes in H Overlay	Front: 5 ft. Rear: 5 ft. Rear + front = 20 feet minimum
Maximum Size of Single-Family Home on a Single Lot	No recommendation	2,500 sf or 50% of lot area (AUP to exceed)

General Plan Amendments

1. Same as April 3, 2024 Planning Commission Meeting

2. Revised from April 3, 2024 Planning Commission Meeting

3. New to the Planning Commission today

Proposed General Plan Amendments (Table 1 of Staff Report)

SAME AS APRIL 3, 2024 PLANNING COMMISSION MEETING

Element and Section of General Plan	Summary	Rationale
Policy LU-7 Neighborhood Quality of Life (Land Use Element)	Removes mention of R-1A	Zoning ordinance amendments merge R-1A and R-2.
Low Medium Density Residential Land Use Classification (Land Use Element)	Removes this Land Use Classification	Zoning ordinance amendments merge R-1A and R-2, and R-2 is now more typical of the Medium Density Residential classification.
General Plan Map	Revised to remove Low Medium Density Residential Land Use Classification.	Conformity with General Plan text amendments.

Proposed General Plan Amendments (Table 1 of Staff Report)

REVISED FROM APRIL 3, 2024 PLANNING COMMISSION MEETING

Element and Section of General Plan	Summary	Rationale
Lower Density Residential Land Use Classification (Land Use Element)	Revisions to density and development standards. Renaming.	Changed to reflect City Council recommendation of July 23, 2024
Medium Density Residential Land Use Classification (Land Use Element)	Revisions to density and development standards. Renaming.	
Mixed-Use Residential Land Use Classification (Land Use Element)	Revision of height standard.	

Proposed General Plan Amendments (Table 2 of Staff Report)

NEW FROM APRIL 3, 2024 PLANNING COMMISSION MEETING

1	Encourage Infill Development (Introduction)	Adds language on State law requirements, the Housing Element, and encouraging infill in low-density neighborhoods.	Changed to reflect City Council recommendation of July 23, 2024
2	Improve Citizen Participation (Introduction)	Adds language acknowledging State and local policies that mandate timely review of housing projects.	Changed to reflect City Council recommendation of July 23, 2024, particularly permitting residential development with a ZC.
3	Page LU-3 (Land Use Element)	Revises language to include areas “in proximity” to transit corridors.	Policies not encourage housing <i>proximate</i> to transit, not just on parcels <i>on</i> transit corridors.
4	Page LU-4 (Land Use Element)	Revises language that General Plan is to “maintaining existing zoning.”	The Middle Housing zoning amendments change existing development standards in residential neighborhoods.
5	Policy UD-22 Regulating New Construction and Alteration (Urban Design and Preservation Element)	Remove section that requires Use Permits for all residential projects “to enable the imposition of area sensitive conditions.”	The Middle Housing zoning amendments permit residential projects with a ZC and establish objective standards.

Next Steps

1. Conduct a public hearing

2. Make a recommendation to Council

3. Amendments will be heard at City Council with middle housing zoning changes

Questions and Discussion

Justin Horner, Principal Planner

jhorner@berkeleyca.gov

510-981-7476