

Internal

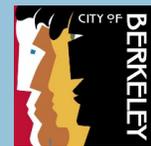


# Planning Department 2025-2026 Policy Work Plan

Item 10 - Presentation, Planning Commission

September 17, 2025

Justin Horner, Principal Planner



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# Completed Projects: 2024-2025 Workplan

- ADU Ordinance and State Law Compliance
- Middle Housing
- North Berkeley BART Station Area Planning
- Demolition Ordinance Revisions
- Gilman Gateway Rezoning
- Keep Innovation in Berkeley (R&D) Zoning Amendments
- Affordable Housing Fee Revisions
- Local Hazard Mitigation Plan and Evacuation Study
- Affordable Housing Overlay Off-Agenda Memo



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## 2025-2026 Workplan

- On-going responsibilities and annual reporting requirements
- Active Projects, pursuant to State Law
- Active Projects, pursuant to City Council Referrals
- Projects, anticipated to start in 2025-2026
- Projects, to be started with additional funding



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# On-Going and Annual Reporting/Updates

- Administration

- Planning Commission
- Zoning Counter
- Implementation



- Annual Reporting and Updates

- State Law and Technical Edits (SLTE)
- General Plan Annual Progress Report (APR)
- RHNA Monitoring



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## Active Projects – State Law

- Housing Element Implementation

- San Pablo Specific Plan
- Corridors Rezoning
- Ashby BART Station Area Planning
- Program 32 (by-right development for opportunity sites)



- General Plan Updates

- Safety Element and Environmental Justice Elements



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## Active Projects – City Council Referrals

- SB 684 and Small-Lot Subdivisions
- AB 1033 (ADU Condos)
- Southside Local Density Bonus



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## Projects Anticipated to Start in 2025-2026

- General Plan Updates
  - Land Use, Open Space and Noise Elements
- Development Standards for Accessory Structures
- Neighborhood-Scale Retail in Residential Areas



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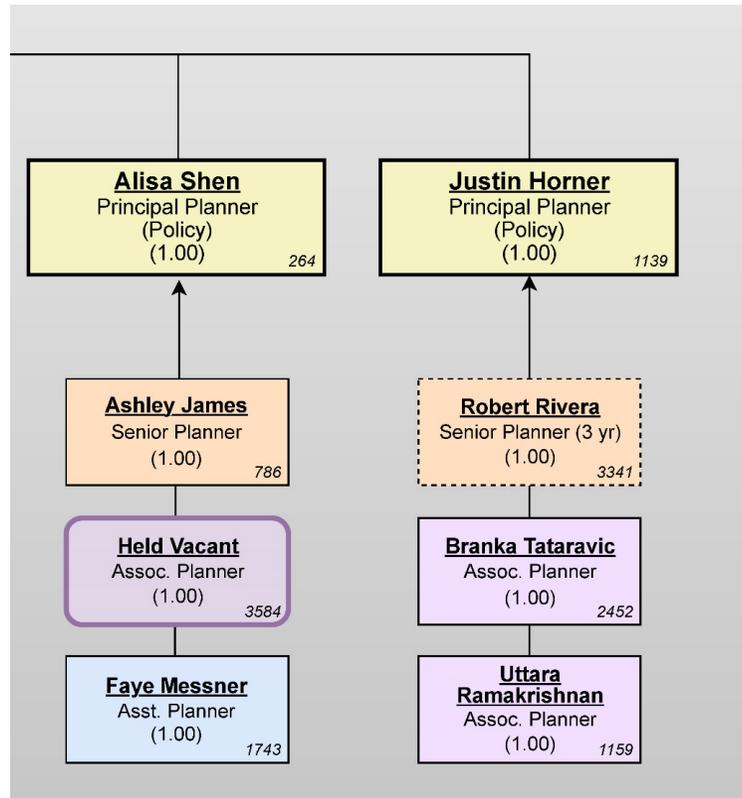
# Projects To Be Started— Need Additional Funding

- Rezoning Gilman for Commercial Uses
- Regulations for Windows in All Bedrooms and Habitable Spaces
- Zoning changes to add density to offset HARDHATS costs
- Design guidelines for Middle Housing



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# Staffing Summary: 8 FTE (1 vacancy, 1 temp)



2 Principal Planners

2 Senior Planners

- 1 permanent
- 1 temporary (expires April 2026)

3 Associate Planners

- 2 filled
- 1 vacant

1 Assistant Planner



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# III. Questions & Discussion