

PLANNING COMMISSION HEARING

May 6, 2026

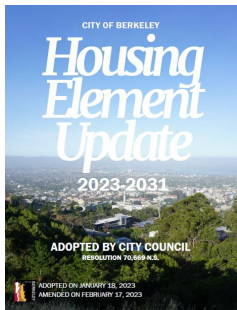
Contents

- I. **Project Overview, Purpose, and Goals**
- II. **Summary of Feedback**
- III. **Summary of Zoning and General Plan Changes**
- IV. **CEQA Analysis**
- V. **Staff Recommendations**

I. Project Overview, Purpose, and Goals

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

Promote Sustainability

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

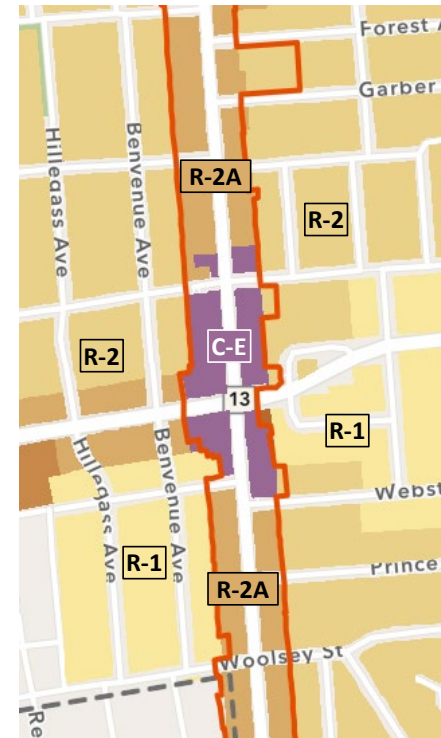
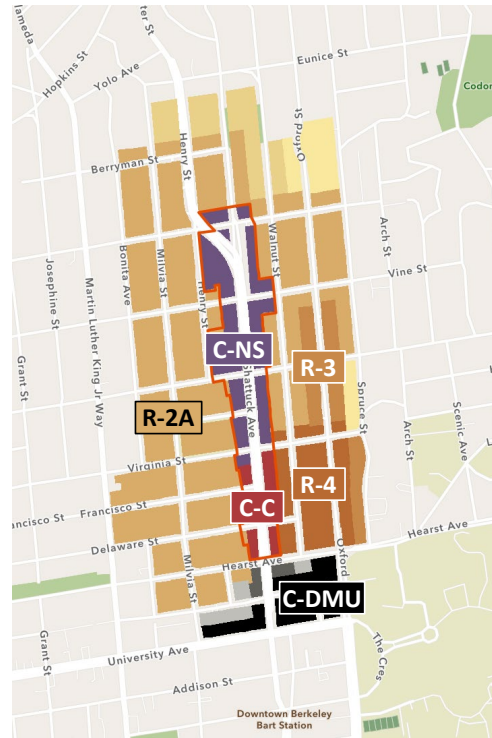
Foster Equity and Inclusion

Create development standards that prioritize fairness and community benefit

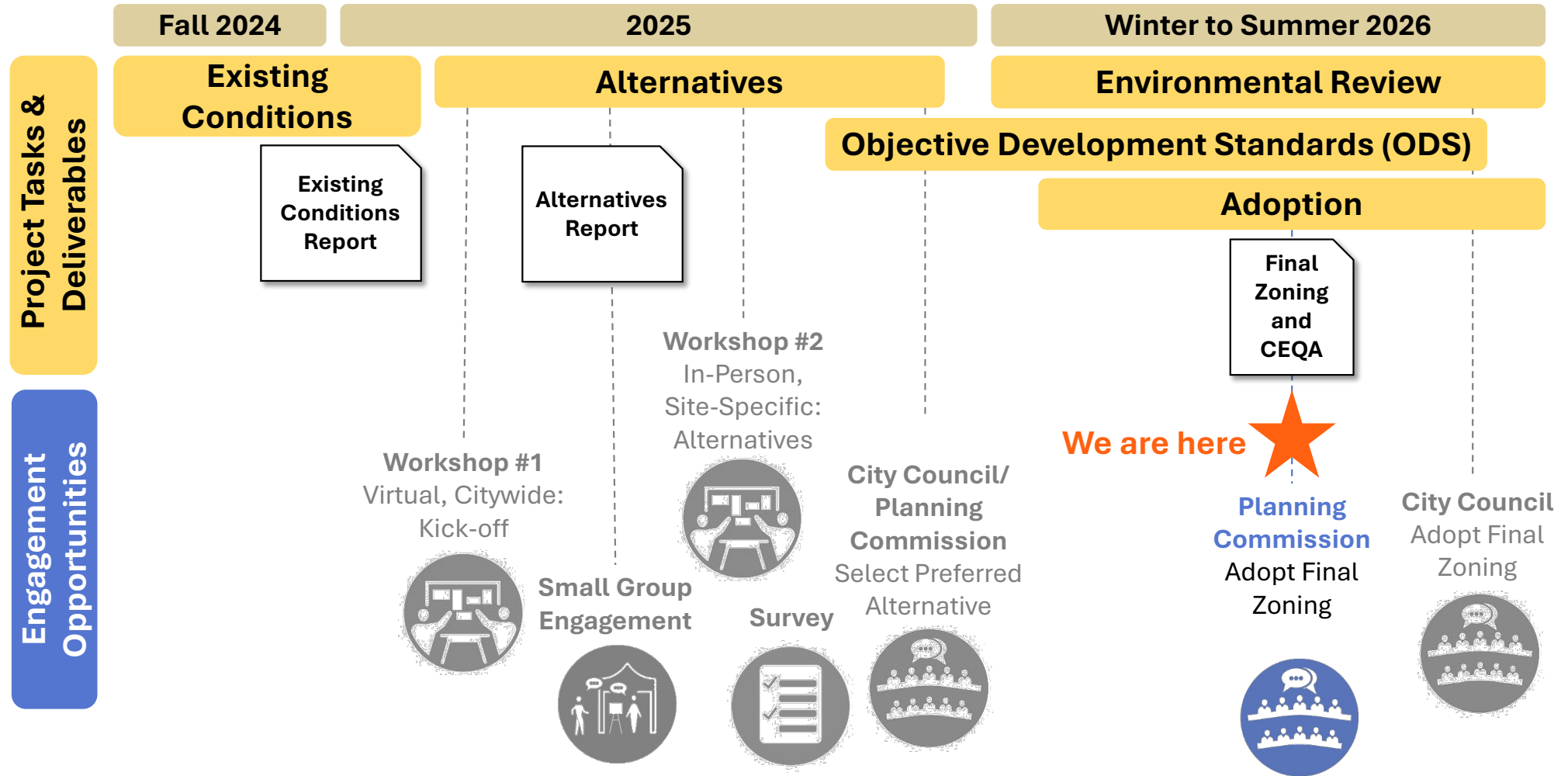
Support Local Businesses

Strengthen vibrant commercial activity

Rezoning Areas



- C-SO (Solano)
- C-NS (North Shattuck)
- C-E (Elmwood)



II. Summary of Feedback



Community Engagement

Date	Engagement
May 1, 2025	Community Workshop #1 (Virtual)
August 20, 2025	North Shattuck Community Workshop #2
August 26, 2025	College Avenue Community Workshop #2
August 27, 2025	Solano Avenue Community Workshop #2
September 2025	Community Pop-Ups (Solano Stroll, North Shattuck Farmer's Market, weekend on College)
August 27 – October 10, 2025	Community Survey #1
September 17, 2025	Planning Commission Study Session #1
November 6, 2025	City Council Study Session
February 4, 2026	Planning Commission Study Session #2
March 4, 2026	Planning Commission Study Session #3
May 6, 2026	Planning Commission Adoption Hearing
TBD	City Council Adoption Hearing

Meetings with 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
- North Shattuck Association
- Save Berkeley Shops
- Avalon & Monkey Island Neighbors
- Keith-Shasta Neighbors
- Berkeley Urban Studies Student Association (BUSSA)
- Telegraph for People (TFP)
- Planning Students Association (PSA)
- Transportation Graduate Students Organizing Committee (TRANSOC)

Planning Commission/ City Council Input

City Council (November 2025)

- Support for **7 stories** by some Councilmembers
- **Consistent height** across each corridor

Planning Commission (March 2026)

- Consistent building height-to-street width ratio across each corridor: **0.75 to 1**
- Focus development on “**Opportunity Sites**”
- Develop clear **objective design standards**
- Strengthen **affordable housing outcomes**

III. Summary of Zoning and General Plan Changes

Proposed Changes Summary

Mixed-Use Opportunity Areas

- Identify opportunity sites
- Allow for increase in height and density for selected opportunity sites

Base Zoning Changes

- Keep existing base height with update on other development standards
- Add maximum and minimum density standards for each district
- Add massing standards to prioritize massing along corridors
- Modifications to the use table
- Other small development standard changes

Map Changes

- Solano: Move Andronico's parking lot parcels into C-SO
- College: Move USPS and Wells Fargo parking lot parcels into C-E

General Plan Amendments

- Consistency with zoning changes

Small Business Support

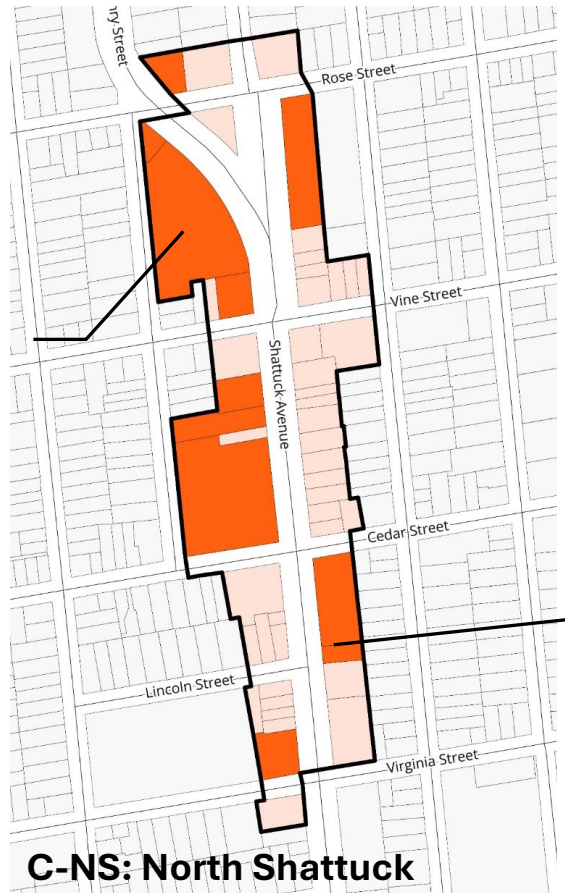
- Pre-Application Notice Requirement for Commercial Tenants

Ground Floor Standards

- Ground floor standards to prioritize activation

Mixed-Use Opportunity Areas

Identify select opportunity sites



- Opportunity sites
- Other C-NS sites

Allow for increase in height and density for selected opportunity sites

C-NS: North Shattuck

Mixed-Use Opportunity Areas

1A. Proposed select sites

Select sites identified by City Staff

Mixed-Use Opportunity site characteristics

- High redevelopment potential due to parcel size, corner location, parcel depth, and/or existing land use
- Lower impact on core areas
- Ability to access and service property from side street
- Large site with surface parking

Staff recommendation

1B. Criteria-based sites

Sites identified by criteria

- *Parcel aggregation allowed to meet required site criteria*

Mixed-Use Opportunity site criteria

Sites meeting all the following criteria:

- *No existing residential units*
- *Not a designated historic site*
- *Corner or through lot*
- *7,000 sq. ft. minimum lot size*
- *80 ft. minimum lot depth*

C-E Elmwood: Mixed-Use Opportunity Areas

1A. Proposed select sites

Parcel Area: 0.9 acres



- Opportunity sites
- Other C-E sites

1B. Criteria-based sites

Parcel Area: 1.0 acres

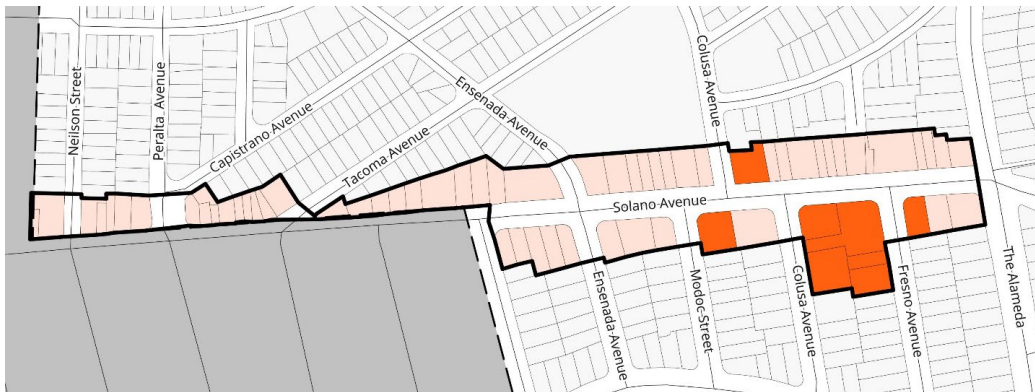




- Opportunity sites
- Other C-E sites

C-SO Solano: Mixed-Use Opportunity Areas

1A. Proposed select sites

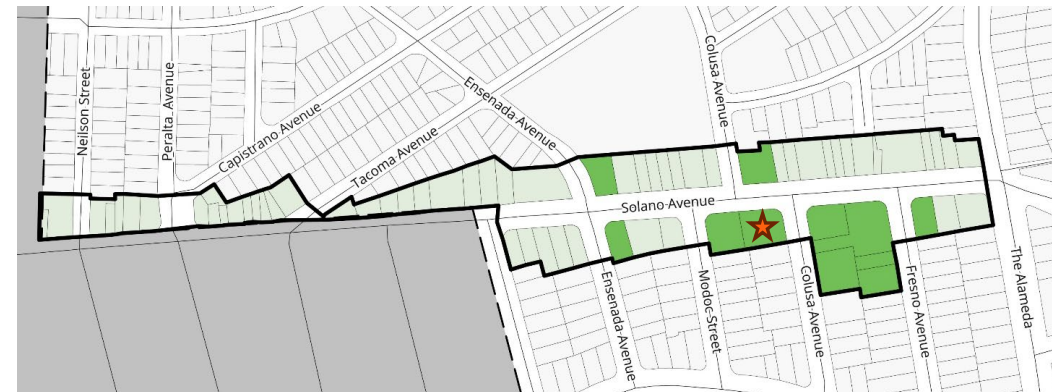
Parcel Area: 2.2 acres






-  Opportunity sites
-  Other C-SO sites

1B. Criteria-based sites

Parcel Area: 2.9 acres



-  Opportunity sites
-  Other C-SO sites

 Sites meet criteria but not likely to redevelop because existing buildings are relatively new, include pending applications, or are built out at high density commercial

C-NS North Shattuck: Mixed-Use Opportunity Areas

1A. Proposed select sites

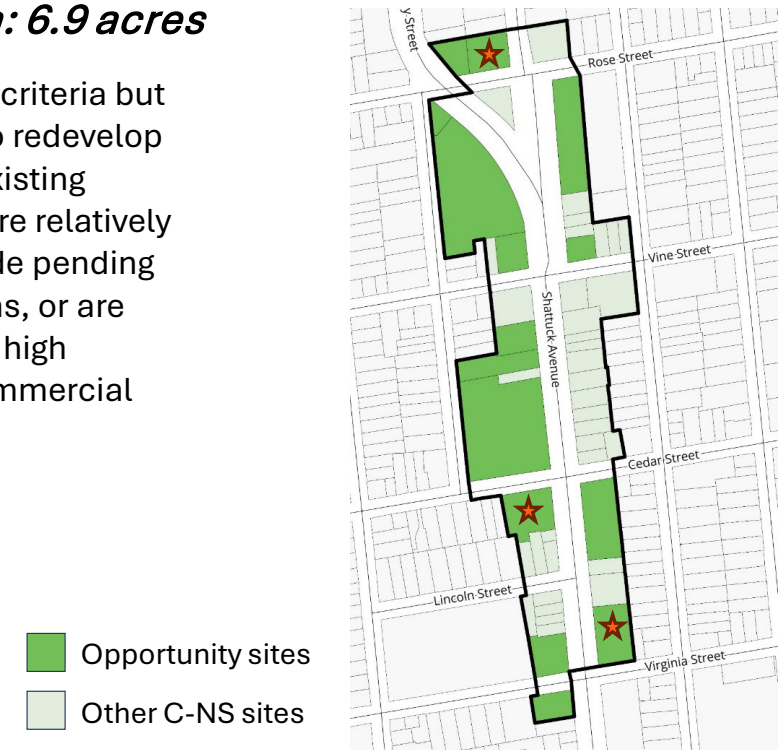
Parcel Area: 5.1 acres



1B. Criteria-based sites

Parcel Area: 6.9 acres

★ Sites meet criteria but not likely to redevelop because existing buildings are relatively new, include pending applications, or are built out at high density commercial



1B. Criteria-Based Sites

Parcel Aggregation Potential



*Lot size is 5,000 sq. ft.
The site does not meet the minimum lot size criteria.*



*If the owner acquires the adjacent lot, the aggregated lot size is 13,000 sq. ft.
The site now meets the minimum lot size criteria.*

Proposed Base Zoning Changes

	C-E: Elmwood <i>60 ft street width</i>	C-SO: Solano <i>77-82 ft street width</i>	C-NS: North Shattuck <i>95 ft street width</i>
Base Zoning			
Maximum Height	2 stories 28 ft	2 stories 28 ft	3 stories 38 ft
<i>Height 50% Bonus</i>	<i>3 stories (38 ft)</i>	<i>3 stories (38 ft)</i>	<i>4-5 stories (58 ft)</i>
<i>Height 100% Bonus</i>	<i>4 stories (48 ft)</i>	<i>4 stories (58 ft)</i>	<i>5-6 stories (68 ft)</i>
Non-Residential Maximum Floor Area Ratio	1.0 for corner lots/ 0.8 for interior lots	2.0	1.0
Proposed Maximum Density:	40 du/a	60 du/a	85 du/a
Proposed Minimum Density:	25 du/a	40 du/a	40 du/a
Maximum Lot Coverage: 1st Story	100%	100%	100%
2nd and 3rd Story	75%	75%	75%
4th and Above	60%	60%	60%

new

Note: du/ac = dwelling unit per acre

Proposed Base Zoning Changes

Proposed Lot Coverage + Massing Standards

Non-residential lot coverage maximum

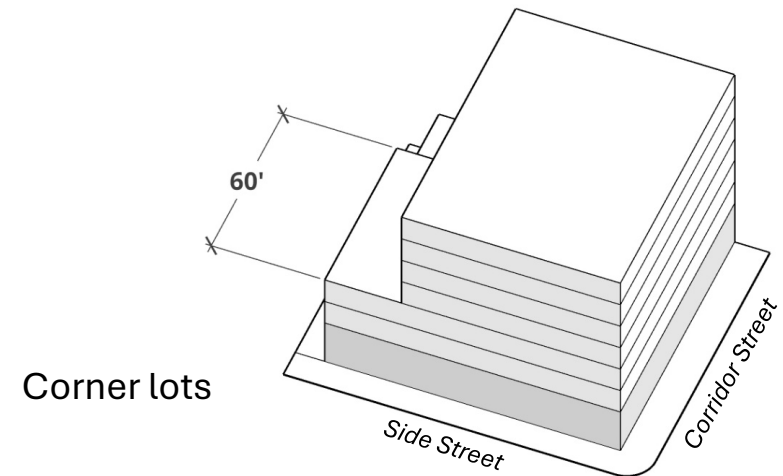
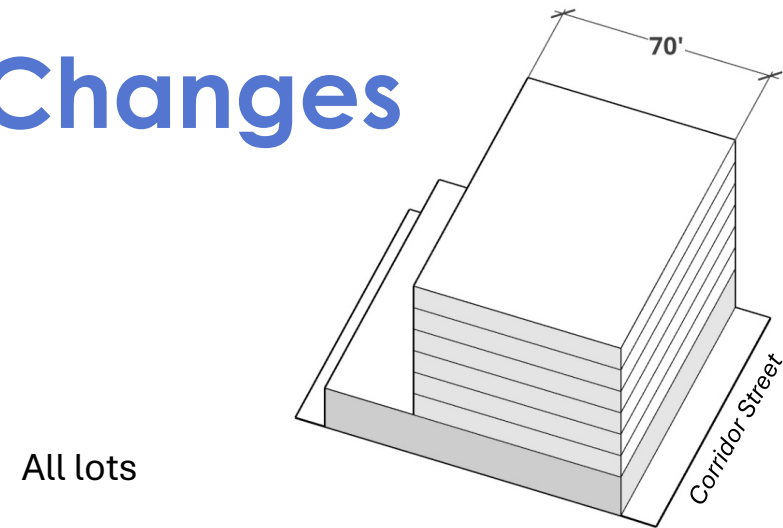
- 100% (10 ft. rear setback)

Mixed-use lot coverage maximum

- 1st, 2nd and 3rd story: 75%
- 4th story and above: 60%

Massing

- On all lots abutting a residential district, building massing above the 3rd story shall be restricted to the first 70 feet from the corridor frontage
- On corner lots, the 1st, 2nd, and 3rd story shall be allowed additional building floor area within 60 feet of the side street frontage



Proposed Base Zoning Changes

Proposed Mixed-Use Opportunity Area Standards

Base Zoning Height

- C-E: 2 stories
- C-SO: 2 stories
- C-NS: 3 stories

Objectives (PC, March 2026)

Consistent ***0.75:1 building-to-street ratio*** across each corridor:

- ***College: 45 ft : 60 ft = 4 stories, 45 ft max***
- ***Solano: 61 ft : 82 ft = 5 stories, 55-58 ft max***
- ***Shattuck: 71 ft : 95 ft = 6 stories, 65-68 ft max***

Additional height/density from Base Zoning to achieve **0.75:1 building-to-street ratio**

- C-E: **Increase of 2 stories**, 20 feet 45 du/a maximum density increase
- C-SO: **Increase of 3 stories**, 30 feet 75 du/a maximum density Increase
- C-NS: **Increase of 3 stories**, 30 feet 80 du/a maximum density Increase

Proposed Base Zoning with Mixed-Use Opportunity Areas

	C-E: Elmwood <i>60 ft street width</i>	C-SO: Solano <i>77-82 ft street width</i>	C-NS: North Shattuck <i>95 ft street width</i>
Base Zoning			
Maximum Height	2 stories 28 ft	2 stories 28 ft	3 stories 38 ft
<i>Height 50% Bonus</i>	<i>3 stories (38 ft)</i>	<i>3 stories (38 ft)</i>	<i>4-5 stories (58 ft)</i>
<i>Height 100% Bonus</i>	<i>4 stories (48 ft)</i>	<i>4 stories (58 ft)</i>	<i>5-6 stories (68 ft)</i>
Maximum Density	40 du/a	60 du/a	85 du/a
Mixed-Use Opportunity Areas			
Maximum Height <i>0.75 building-to-street ratio</i>	4 stories 48 ft	5 stories 58 ft	6 stories 68 ft
<i>Height 50% Bonus</i>	<i>6 stories (68 ft)</i>	<i>8 stories (88 ft)</i>	<i>9 stories (98 ft)</i>
<i>Height 100% Bonus</i>	<i>8 stories (88 ft)</i>	<i>10 stories (108 ft)</i>	<i>12 stories (128 ft)</i>
Maximum Density	85 du/a	115 du/a	140 du/a

Capacity Tradeoffs

Projected Number of Units

	College Avenue	Solano Avenue	North Shattuck	Total Berkeley Corridors
7 Stories Across All Three Corridors	161 units	617 units	1,036 units	1,814 units
Higher Density Alternative (2025)	130 units	650 units	1,000 units	1,780 units
Option 1A	131 units	424 units	963 units	1,518 units
Option 1B	130 - 146 units	441 - 533 units	991 – 1,027 units	1,561 – 1,723 units

Affordable Housing

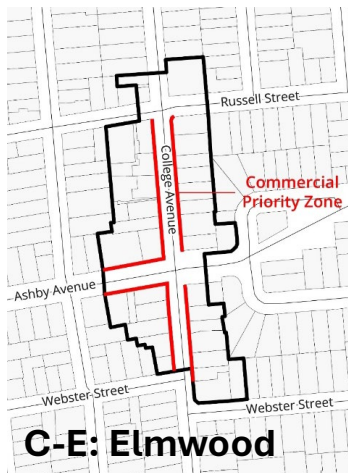
Approximately **10%** of total units are expected to be built as below market-rate affordable units.

- 7 Stories Across All Three Corridors: **181 units**
- Higher Density Alternative (2025): **178 units**
- **Option 1A: 152 units**
- **Option 1B: 156 – 172 units**

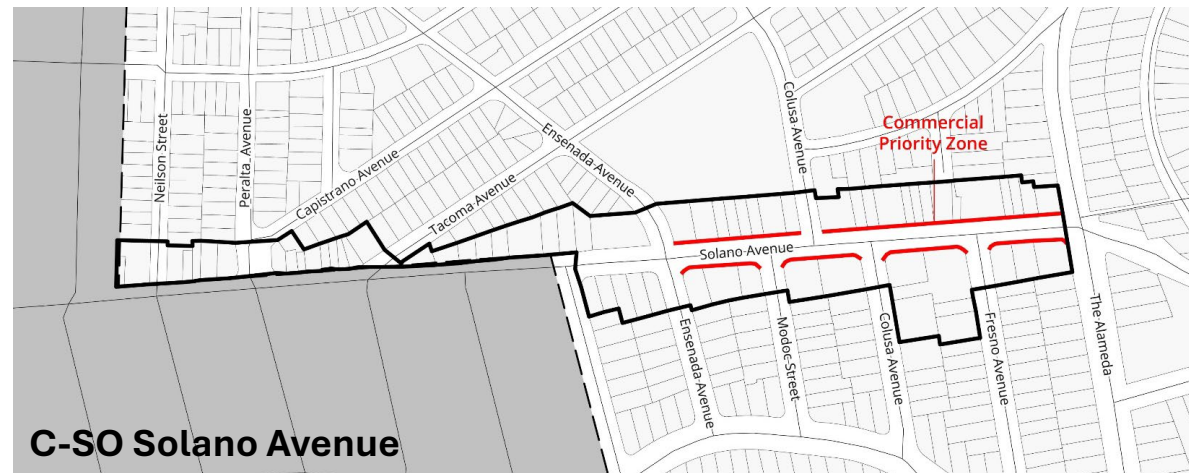
Ground Floor Standards

Commercial Priority Zones

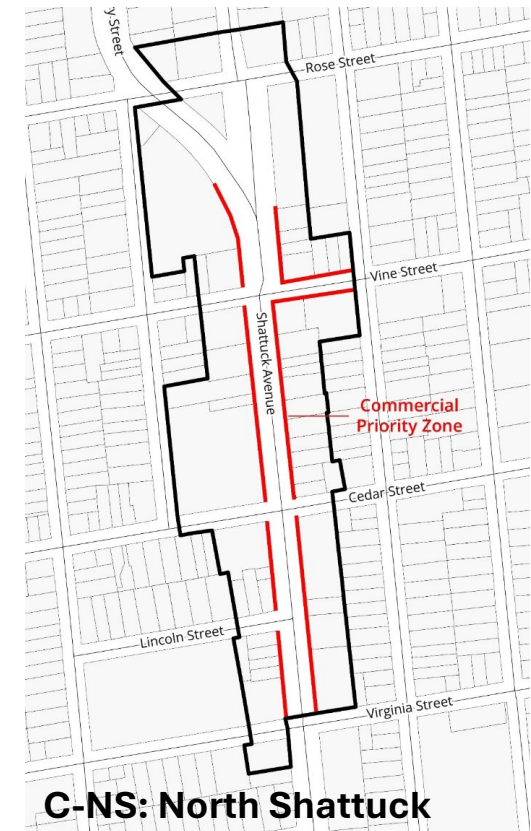
- Commercial uses required in Commercial Priority Zones
- Minimize ground floor residential and utility spaces on corridor frontages
- Commercial uses or live/work ground floor uses required for mixed-use projects outside of Commercial Priority Zones



C-E: Elmwood



C-SO Solano Avenue



C-NS: North Shattuck

Commercial Space Design

Design Requirements

- Minimum ground floor height
- Minimum depth
- Rectangular shape
- Recessed entries
- Widened ground floor setbacks
- Minimum storefront transparency
- Control storefront lighting

Flexible subdivision

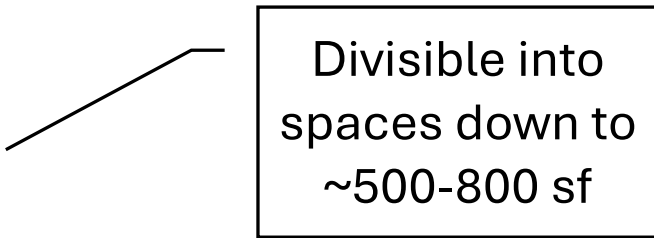
- Able to be subdivided into leasable commercial area widths 15-20 feet
- Potential for individual entries

Restaurant ready

- Provision for exhaust vents venting up to the roof
- Stub-outs for plumbing and grease traps
- Separate entry for trash storage/handling

Warm shell/white box ready

- Cold shells prohibited



Divisible into
spaces down to
~500-800 sf

Commercial Space Design

Anchor tenant preservation

- Proposed demolition of existing commercial space greater than 18,000 square feet
- Commercial space with a minimum size of 10,000 square feet required on-site
- Able to accommodate one tenant but may be subdivided to accommodate smaller commercial spaces



Safeway, North Shattuck



Andronico's, North Shattuck

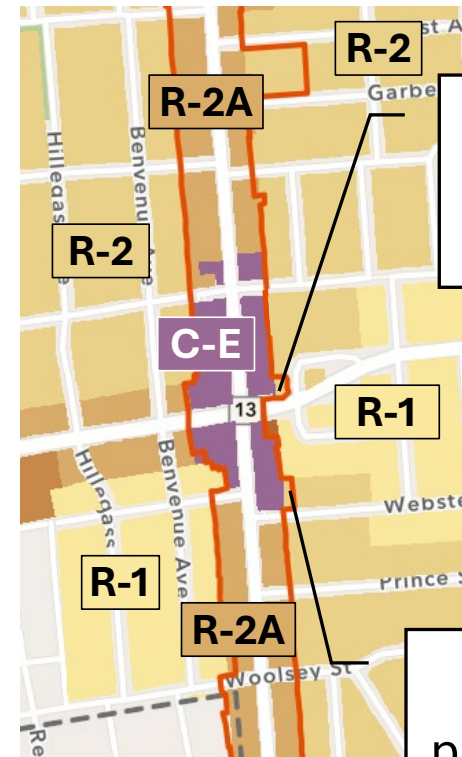


Andronico's, Solano

Map Changes



Rezone Andronico's parking lot parcels as C-SO



Rezone Wells Fargo parking lot as C-E

Rezone USPS parking lot as C-E

Proposed General Plan Changes

Land Use Classifications

Neighborhood Commercial

For information purposes, the compatible zoning districts for this classification are shown below with accompanying development standards.

New density and height standards

Zoning District	Maximum FAR	Maximum Height	Maximum Density	Mixed-Use Opportunity Area Maximum Height	Mixed-Use Opportunity Area Maximum Density
Neighborhood Commercial	3	35 ft.	N/A	N/A	N/A
Elmwood Commercial	0.8 to 1 (non-residential)	28 ft.	40 du/ac	48 ft.	85 du/ac
North Shattuck Commercial	1 (non-residential)	35 ft.	85 du/ac	68 ft.	115 du/ac
Solano Avenue Commercial	2 (non-residential)	28 ft.	60 du/ac	58 ft.	140 du/ac
South Area Commercial	4	24 – 36 ft.	N/A	N/A	N/A

Small Business Support

Pre-Application Notice Requirement for Commercial Tenants

- Early pre-application noticing requirements for proposed projects located on sites with existing commercial tenants
- In addition to posting an on-site notice, applicants would be required to notify commercial tenants prior to submitting a discretionary permit application
- Intent is to provide businesses with earlier awareness of potential redevelopment and additional time to plan for potential impacts

Staff Recommendation

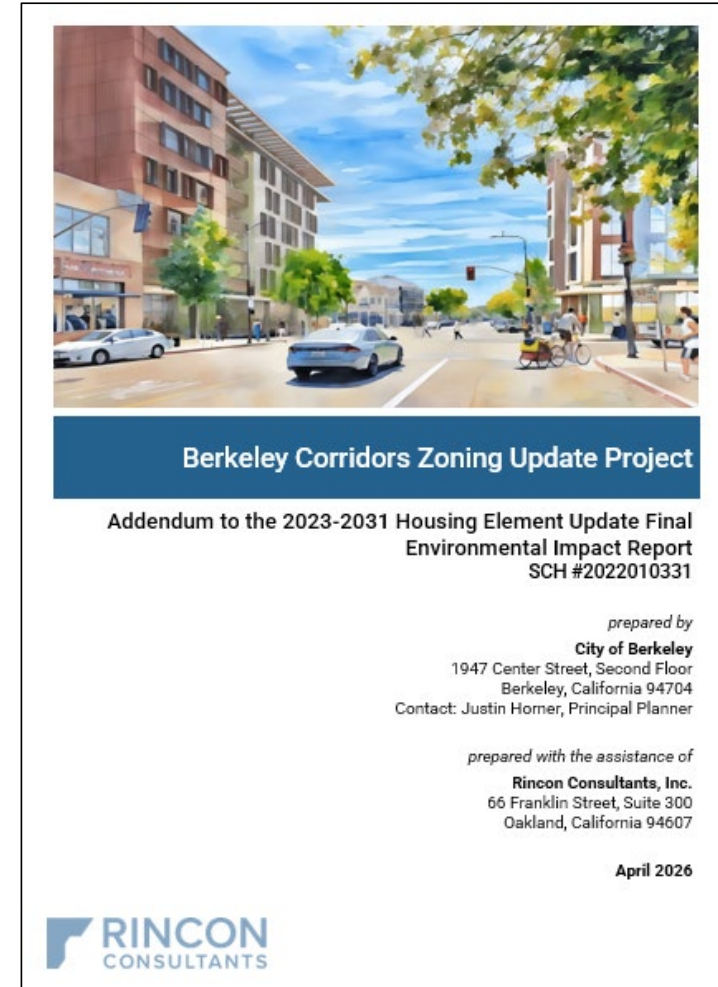
The Planning Commission is also encouraged to recommend that the City Council refer to the City Manager direction to explore strategies to support businesses that may be displaced by redevelopment along the corridors, such as:

- *Evaluation of a business license tax waiver for businesses displaced by development projects*
- *Identification of additional mitigation measures to support business continuity and relocation*

IV. CEQA Analysis

CEQA Overview

- **2023-2031 Housing Element Update EIR** studied citywide effects of the Housing Element
- An Addendum to a previously certified EIR can be prepared if:
 - Changes to original project have occurred
 - Changes result in no new or more severe significant impacts
- The Addendum analyzes changes compared to original EIR based on the proposed zoning changes
- **No new or more severe environmental impacts were identified**
- Standard Conditions of Approval and EIR mitigation measures would continue to apply



V. Staff Recommendations & Alternatives to Consider

Staff Recommendations

- **Zoning Approach:** Focus growth in Mixed-Use Opportunity Areas; retain existing zoning elsewhere; apply ground-floor standards corridor-wide.
- **Site Selection:** Recommend Option 1A (Proposed Sites) for predictability; Option 1B allows more capacity with less certainty.
- **Development Standards:** Support proposed standards (height, density, form) using a height-to-street-width ratio; seek feedback on calibration. *Staff seeks feedback on the overall framework and level of these standards.*
- **Small Business Support:** Approve early tenant notification; recommend City Council explore additional displacement mitigation strategies.