

Housing Element Program 32:

By-Right Approval of Residential Uses
on Certain Sites

Design Review Revisions:

For Program 32 Sites & Residential Projects in the MU-R



Agenda

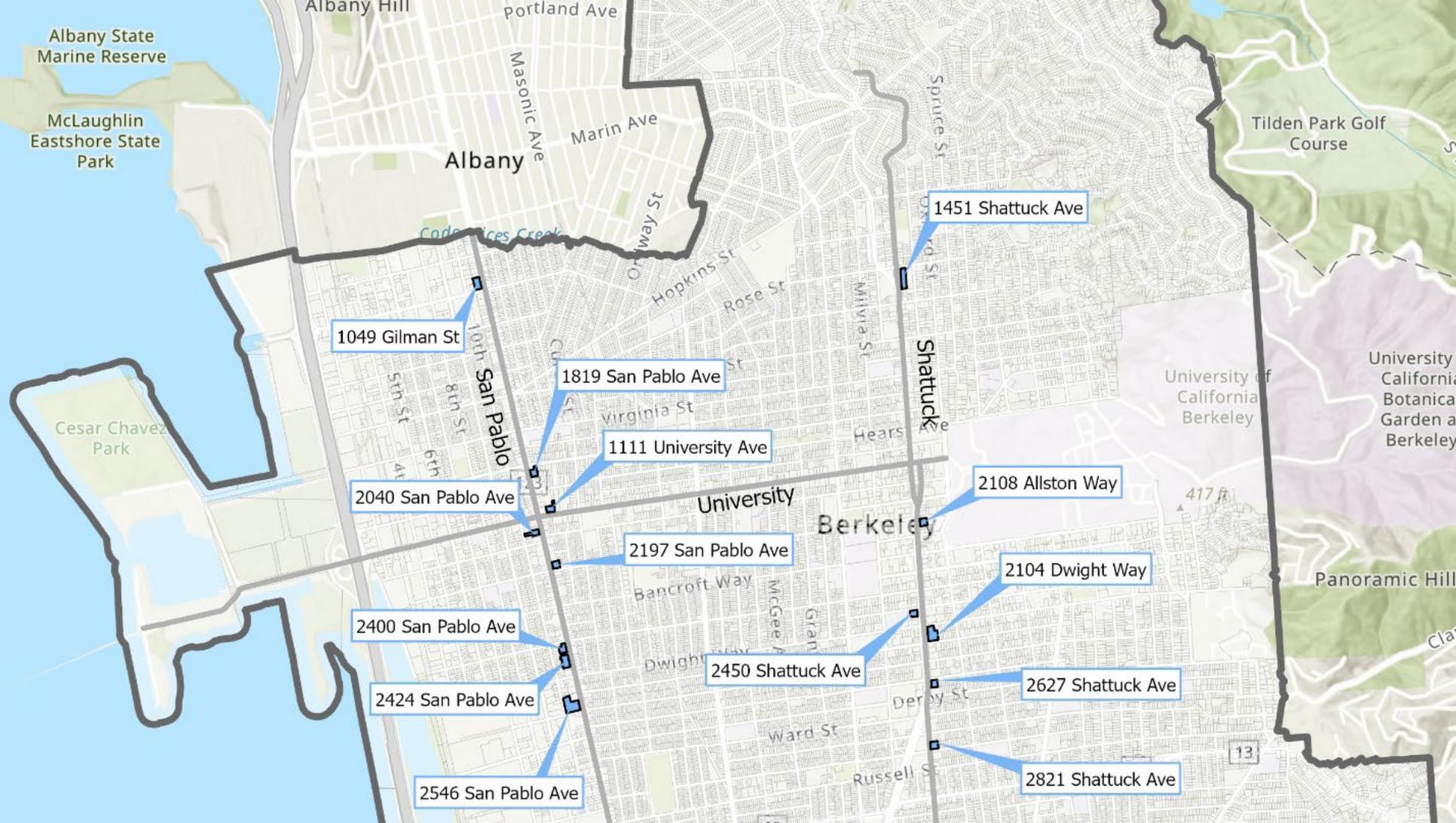
I. Background

- Program 32
- Middle Housing and MU-R
- Design Review

II. Proposed BMC Changes

I. Background: Program 32

1. Amend the Zoning Code to provide by-right approval of projects with 20 percent lower income units on opportunity sites that are reused from the previous Housing Element cycles.
2. Create an additional GIS layer in the public facing Community Map portal to identify all Sites Inventory sites



Albany State Marine Reserve

McLaughlin Eastshore State Park

Albany

Tilden Park Golf Course

1049 Gilman St

1819 San Pablo Ave

1111 University Ave

2040 San Pablo Ave

2197 San Pablo Ave

2400 San Pablo Ave

2424 San Pablo Ave

2546 San Pablo Ave

1451 Shattuck Ave

2108 Allston Way

2104 Dwight Way

University

Berkeley

2450 Shattuck Ave

2627 Shattuck Ave

2821 Shattuck Ave

University of California Berkeley

University of California Botanical Garden at Berkeley

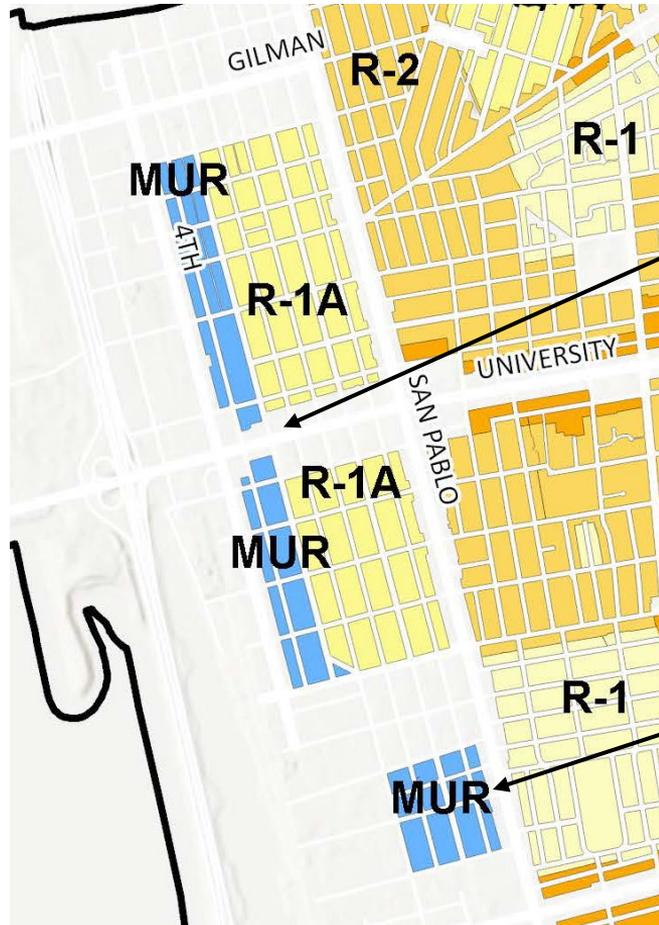
Panoramic Hill

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I. Background: MU-R & Middle Housing

Middle Housing permitted the approval of code-compliant multi-family residential uses and additions in the MU-R with a Zoning Certificate.

No discretionary hearings. No appeal.



Camelia to Dwight, along 5th and 6th Streets

Area including Heinz Ave, 7th Street, Carleton Street and 10th Street

I. Background: Design Review

- **Required for all projects in *all* Non-Residential Districts**
 - MU-R is a manufacturing (non-residential) district
 - Program 32 sites are all in commercial (non-residential) districts
- **Design Review Committee (DRC) hearing for projects that require a Use Permit**
 - Smaller projects in the MU-R (fewer than five units) have not required a hearing before the Design Review Commission
- **Design Review is staff-level for projects that do not require a Use Permit**
 - Staff-level DR decisions are appealable to the ZAB and to the City Council (although this is rare)

I. Background: November PC

Abbreviated DR process for Program 32 projects:

- 1) staff-level review;
- 2) one *advisory* visit to DRC; and
- 3) not appealable to ZAB or City Council.

Proposed Ordinance Amendments

1. Permit by-right approval of qualifying housing projects on sites identified in previous Housing Elements;
2. Revise Design Review requirements for Program 32 projects and Middle Housing projects in the MU-R.
 - Staff-level design review;
 - A single visit to the DRC for non-binding input on design (except for projects of fewer than 5 units in the MU-R); and
 - Design Review under these amendments is not appealable.

Thank you!

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