

**ANNOTATED AGENDA  
BERKELEY CITY COUNCIL LAND USE, HOUSING, & ECONOMIC  
DEVELOPMENT COMMITTEE  
REGULAR MEETING**

**BERKELEY CITY COUNCIL SPECIAL MEETING**

**Thursday, March 21, 2019  
10:30 AM**

2180 Milvia Street, 1st Floor - Cypress Room

Committee Members:

Mayor Jesse Arreguin, and Councilmembers Sophie Hahn and Lori Droste

**Roll Call:** 10:33 a.m.

**Present:** Droste, Hahn

**Absent:** Arreguin

**Public Comment on Non-Agenda Matters:** None.

## **Minutes for Approval**

*Draft minutes for the Committee's consideration and approval.*

### **1. Minutes for Approval – March 7, 2019**

**Action:** M/S/C (Hahn/Droste) to approve minutes as presented.

**Vote:** Ayes: Hahn, Droste; Noes: None; Abstain: None; Absent: Arreguin

## **Committee Action Items**

*Following review and discussion of the items listed below, the Committee may continue an item to a future committee meeting, or refer the item to the City Council.*

## Committee Action Items

2. **Analysis of Site Capacity for Housing Development at the West Berkeley Service Center, 1900 6th Street** *(Item contains revised material.)*  
**From: Mayor Arreguin and Councilmembers Kesarwani, Wengraf, and Bartlett**  
**Referred: January 7, 2019**  
**Due: May 27, 2019**

**Recommendation:** 1) Short-Term Referral to the City Manager to conduct an analysis of potential site capacity looking at site context and yield under three scenarios: existing zoning conditions in the MUR; a potential maximum height of six stories under the MUR zoning, and a potential maximum height of six stories and reclassification as C-W. Staff will present the findings of this analysis to the City Council as an Information Item.

2) Direct the City Manager to return to City Council at the same meeting when the site capacity analysis is presented with an Action Item to: issue an RFI for the development of the West Berkeley Service Center site (formerly the West Berkeley Senior Center) into a senior housing and services project consistent with Age Friendly Berkeley recommendations, maximizing the number of affordable units; and refer to the Planning Commission potential modifications to the underlying MUR zoning for the West Berkeley Service Center site, 1900 6th Street.

**Financial Implications:** Staff time

Contact: Jesse Arreguin, Mayor, 981-7100

**Action:** No speakers. M/S/C (Hahn/Droste) to continue the item to the next meeting.

**Vote:** Ayes: Hahn, Droste; Noes: None; Abstain: None; Absent: Arreguin

## Committee Action Items

3. **Open Doors Initiative: First Time Homebuyer Program** *(Item contains revised material.)*

**From: Councilmembers Bartlett and Robinson, and Mayor Arreguin**

**Referred: February 11, 2019**

**Due: July 1, 2019**

**Recommendation:** That the City Council direct the Planning Commission to design a regulatory mechanism (Open Doors Initiative) to incentivize the creation of affordable starter homes for Berkeley city employees and persons of moderate income. Also recommend that the City Council direct Housing and Economic Development to analyze the financial barriers to access for low-income homeowners, and to develop a financial program of low-interest loans tied to outreach and education to ensure low-income homeowners can participate and benefit from this program. The Open Doors Initiative is intended to provide assistance to homeowners in R1 and R1A zones to renovate their properties and become multi-family condominiums (the “Missing Middle”). To qualify for zoning approval, families must agree to deed restrictions which limit the sale of the newly-created condominiums to Employees of the City of Berkeley and/or first time moderate income first time home buyers.

Increasing the supply of one bedroom and studio condominiums also allow community members, previously shut out of the middle class, the opportunity to own a home while simultaneously enabling older homeowners to downsize and efficiently utilize their equity. The deed restrictions provided a path to homeownership for moderate income persons; first responders to be on hand in the event of a crisis; and for workers to avoid long commutes by owning homes in the city they serve. The Open Doors initiative serves the policy goals of economic inclusion, community resilience, and environmental sustainability.

**Financial Implications:** To be determined by an impact study.

Contact: Ben Bartlett, Councilmember, District 3, 981-7130

**Action:** 1 speaker. M/S/C (Droste/Hahn) to continue the item to the next meeting.

**Vote:** Ayes: Hahn, Droste; Noes: None; Abstain: None; Absent: Arreguin

## Committee Action Items

4. **Refer to the City Manager and the Planning Commission to Modify BMC 22.20.065 (the Affordable Housing Mitigation Fee Act) such that Affordable Housing Fees for Rental Developments are Levied Based on a Project's Gross Residential Floor Area and are Applied to all Projects Regardless of Size** (*Item contains revised materials.*)

**From: Councilmembers Robinson, Hahn, and Droste and Mayor Arreguin**

**Referred: February 11, 2019**

**Due: July 1, 2019**

**Recommendation:** Refer to the City Manager and the Planning Commission to modify BMC 22.20.065 (the Affordable Housing Mitigation Fee Act) such that Affordable Housing Mitigation Fees for rental developments are levied on the basis of a project's gross residential floor area (GRFA), rather than on its number of housing units, and so that all new rental housing developments will be subject to the fee.

**Financial Implications:** See report

Contact: Rigel Robinson, Councilmember, District 7, 981-7170

**Action:** No speakers. M/S/C (Hahn/Droste) to recommend that the report submitted to the Land Use, Housing & Economic Development Committee on March 21, 2019 and further amended to include a referral to the Planning Commission and additional language in the Recommendation section be submitted to the City Council with a Positive Recommendation.

**Vote:** Ayes: Hahn, Droste; Noes: None; Abstain: None; Absent: Arreguin

## Unscheduled Items

*These items are not scheduled for discussion or action at this meeting. The Committee may schedule these items to the Action Calendar of a future Committee meeting.*

- None

## Adjournment

**Action:** M/S/C (Droste/Hahn) to adjourn the meeting.

**Vote:** Ayes: Hahn, Droste; Noes: None; Abstain: None; Absent: Arreguin

Adjourned at 11:07 a.m.

## Communications

Communications submitted to City Council Policy Committees are on file in the City Clerk Department at 2180 Milvia Street, 1st Floor, Berkeley, CA.

I hereby certify that these are the true and correct minutes of the meeting of March 21, 2019.

Deon Sailes  
Assistant City Clerk