



Igor Tregub, Councilmember District 4

REVISED
AGENDA MATERIAL
for Supplemental Packet 2

Meeting Date: June 26, 2025

Item Number: 1

Item Description: Additional Referral to the City Manager – Zoning Ordinance and General Plan Amendments Relating to Middle Housing

Submitted by: Councilmember Igor Tregub

Summary of Changes:

The item contemplates an additional referral to the City Manager as part of the Zoning Ordinance and General Plan Amendments Relating to Middle Housing. It is intended to complement, rather than serving as a substitute for, the item.



Igor Tregub, Councilmember District 4

JUNE 26, 2025

To: Honorable Mayor and Members of the City Council
From: Councilmember Igor Tregub
Subject: Additional Referral to the City Manager – Zoning Ordinance and General Plan Amendments Relating to Middle Housing

RECOMMENDATION

Refer to the City Manager an effectiveness assessment of the Zoning Ordinance and General Plan Amendments Relating to Middle Housing. Not later than November 30, 2026, the City Manager shall submit to the Berkeley City Council a report that evaluates the effectiveness of the subject amendments with respect to the goals set forth in the item. The report, as part of its review, should evaluate the effectiveness of implementing this ordinance against that of other jurisdictions in which similar middle housing ordinances have been implemented; evaluate any barriers to achieving the affordability goals contemplated in the proposal; and explore opportunities for the City Council to enact additional objective development standards in a manner that balances the City of Berkeley's housing production goals with other goals in its General Plan.

BACKGROUND

This supplemental is initiated because of a large number of resident communications we received through holding and participating in community meetings, email communications and other community engagement. The Berkeley City Council has heard from various residents and stakeholder organizations in support of, opposition to, and with concerns and suggestions regarding the proposed Zoning Ordinance and General Plan Amendments Relating to Middle Housing.

When decision-making bodies adopt major changes to land use development standards, it is not uncommon, and generally considered a best administrative practice,

to schedule an effectiveness review of its implementation towards stated goals some time following the beginning of implementation.

This supplemental referral directs the City Manager to, not later than November 30, 2026, to submit to the Berkeley City Council a report that evaluates the effectiveness of the subject amendments with respect to the goals set forth in the item. It is intended to complement, rather than serving as a substitute for, the item.

The report, as part of its review, should evaluate the effectiveness of implementing this ordinance against that of other jurisdictions in which similar middle housing ordinance have been implemented (such as the City of Sacramento).¹

The proposed zoning changes are intended to increase the development potential of properties in low-density residential districts, in part, to increase the affordability of ownership and rental housing and provide opportunities for first-time homeownership and intergenerational living arrangements. The report should identify any barriers to achieving such goals based on the ordinance's implementation and recommend resolutions to these barriers, as necessary.

Finally, the report should explore opportunities for the City Council to enact additional objective development standards in a manner that balances the City of Berkeley's housing production goals with other goals in its General Plan. Specifically, the report should evaluate whether commonly expressed concerns from some community members, such as around possible loss of open or permeable yard space, solar access, privacy, tree canopy, biodiversity, and opportunities for stormwater runoff mitigations can be mitigated through additional objective development standards in a manner that does not reduce the development potential of the ordinance as proposed.

CURRENT SITUATION AND ITS EFFECTS

The proposed ordinance includes zoning changes to encourage the development of Multi-Family Residential Uses in the R-1, R-1A, R-2, R-2A and MU-R zoning districts, as directed by City Council at its meeting of July 23, 2024, and recommended by the Planning Commission. The proposed changes include:

- Permitting Single-Family Residential and Multi-Family Residential uses with a Zoning Certificate (ZC).
- Consolidating the R-1A and R-2 zoning districts.
- Revising development standards related to building height, lot coverage and setbacks, to permit larger residential buildings.

¹ <https://www.cityofsacramento.gov/community-development/planning/housing/missing-middle-housing>

- Establishing new minimum and maximum density standards.
- Revising requirements related to Residential Additions and additional bedrooms;
- Regulating the size of new single-family homes on a single lot.
- Permitting demolition of single-family homes with a ZC if they are part of a project that includes a net increase in units.
- Authorizing the Zoning Officer to attach Standard Conditions of Approval to projects approvable with a ZC.

FINANCIAL IMPLICATIONS

Unknown staff time to conduct study and submit report to the City Council

ENVIRONMENTAL SUSTAINABILITY

Consistent with any and all identifiable environmental effects or opportunities associated with the subject of the staff-proposed Ordinance

CONTACT

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