01

Special Meeting Item

Office of the City Manager

WORKSESSION
November 6, 2025

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: Corridors Zoning Update

SUMMARY
The Corridors Zoning Update is an implementation action of Berkeley's 2023–2031 Housing Element (Program 27)[1] to expand housing opportunities in three high-resource commercial and transit corridors—Solano Avenue, North Shattuck, and College Avenue. The project seeks to affirmatively further fair housing by addressing historic patterns of exclusionary zoning and promoting equitable distribution of housing growth, while supporting small, locally owned businesses.

The zoning update would revise existing development standards to allow additional height and density, consider updates to permitted uses, and establish objective development standards consistent with state housing law. It would not redesign streets, sidewalks, or the public right-of-way.

Since project initiation in October 2024, staff and consultants have completed a citywide virtual workshop, three corridor-specific in-person workshops, tribal consultation per AB 52 and SB 18, and multiple meetings with business associations, neighborhood organizations, and the Technical Advisory Committee. The Draft Alternatives Report (***Attachment 1***) presents zoning alternatives that include varying building heights relative to corridor street widths, and options for upper-floor stepbacks, massing, and ground-floor use requirements (corridor-wide retail versus targeted retail nodes).

On September 17, 2025, the Planning Commission reviewed the Alternatives Report and received public testimony. Commissioners emphasized the importance of active ground-floor design, protecting small businesses, and aligning affordability outcomes under the State Density Bonus Law with Berkeley's inclusionary requirements. Following the second series of community workshops in August, staff asked the consultant team, including Strategic Economics, to develop strategies for mitigating potential negative impacts to small businesses. These findings will be presented to the Planning Commission and City Council in the coming months. Staff anticipate returning

[1] *City of Berkeley Housing Element Update 2023-2031*. https://berkeleyca.gov/sites/default/files/documents/Berkeley_2023-2031%20Housing%20Element_02-17-2023v2_0.pdf

with draft objective development standards in early 2026, with Planning Commission recommendation by mid-2026 for City Council consideration before the 2026 summer recess.

Staff request that City Council provide feedback on the specific topics listed in Table 6, as well as provide general direction on the overall approach to the Corridors Zoning Update.

CURRENT SITUATION AND ITS EFFECTS

The Corridors Zoning Update is a Strategic Plan Priority Project, advancing the City's goals to create affordable housing and housing support services for its most vulnerable community members, and to champion and demonstrate social and racial equity**.**

The three corridors have easy access to transit, quality schools, neighborhood-serving businesses and jobs, but have produced comparatively less housing than other parts of the city. The Draft Alternatives Report outlines two building-form alternatives that raise base heights in proportion to street width, paired with optional upper-floor stepbacks and rear transitions to adjacent residential districts. The report also presents two approaches to ground-floor activity: (1) *requiring* retail or retail-ready space along all corridor frontages, or (2) *concentrating* retail in targeted nodes while allowing ground-floor residential or office in other locations to improve feasibility. A redevelopment likelihood analysis included in the Draft Alternatives Report indicated the potential for approximately 40% of the acreage across the three corridors to redevelop over time, with outcomes shaped by site conditions, market feasibility, and tenant considerations.

Public input to date has underscored two goals the project should balance: (1) expanding housing supply, including family-sized and income-restricted units in high-resource locations; and (2) sustaining the corridors' economic vitality and character by protecting small and legacy businesses and delivering active, pedestrian-oriented ground floors. The Planning Commission echoed these priorities and requested that the project team draft objective design standards that ensure high-quality storefronts and smooth transitions to adjacent neighborhoods. Commissioners cautioned that the discussion should focus less on building heights and more on corridor vitality and active ground floors, with some noting that buildings could reach maximum heights if these design and vitality goals are achieved.

Based on direction from this City Council worksession, staff and the consultant team will refine the development standards and return with draft objective standards for Planning Commission review in early 2026, followed by Council consideration later in 2026.

Existing Conditions Report

The Existing Conditions Report **(*Attachment 2*)** analyzed land use, demographics, and housing within a 1/8-mile buffer of the three corridors. Some of its findings included:

- Solano Avenue has the highest levels of homeownership (83%) and household income of the three corridors, but with little new development.
- North Shattuck has the largest percentage of renter households (74%) of the three corridors, is more economically diverse, and has seen some recent housing growth.
- College Avenue sits in between, with a mix of homeowners and renters, and has a very low level of housing production.

These corridors have strong access to transit, schools, and jobs, yet have produced less housing than other areas of the city, particularly when compared to lower-income areas. The goal of the Corridors Zoning Update is to affirmatively further fair housing by encouraging residential development in these high resource areas.

Berkeley Corridors Zoning Update Alternatives Report Overview

The Corridors Alternatives Report outlines zoning alternatives for the Berkeley Corridors Zoning Update project. It includes a summary of existing zoning for each corridor, an analysis of how State Density Bonus applies to current zoning, an assessment of the redevelopment potential of parcels along each corridor, and a review of the financial feasibility of typical development types. The report also proposes alternatives for base zoning, building form, and ground floor uses across Solano Avenue, North Shattuck, and College Avenue.

A. Existing Zoning Framework

As shown in Table 1, the three corridors currently permit lower heights than other commercial areas in Berkeley:

- **Solano Avenue (C-SO)**: 2 stories and 28 feet.
- **North Shattuck (C-NS, C-C)**: 3–4 stories and 35–40 feet (up to 50 ft with Use Permit)
- **College (C-E, C-N)**: 2–3 stories and 28–35 feet.

By contrast, corridors like University, Telegraph, Adeline, and San Pablo, as well as Southside and Downtown, allow significantly greater heights.

Table 1: Base height comparison along Berkeley Corridors

Maximum Allowable Number of Stories		
	7/8 stories	• Downtown Core/Corridor (C-DMU)** • Telegraph Avenue, Southside Specific Plan (C-T)
	6 stories	-
	5 stories	• San Pablo Draft Specific Plan (C-W) (Proposed)* • Downtown Buffer (C-DMU)**
	4 stories	• Adeline Corridor (C-AC), South Shattuck • **North Shattuck south of Virginia (C-C) (Existing/No Proposed Change)** • Telegraph Avenue (C-C) • University Avenue (C-U)
	3 stories	• **College Avenue in Rockridge (C-N) (Existing/No Proposed Change)** • **North Shattuck (C-NS) (Existing)** • Adeline Corridor (C-AC), North and South Adeline • San Pablo Existing (C-W)* (Existing)
	2 stories	• **Solano Avenue (C-SO) (Existing)** • **College Avenue (C-E) (Existing)**

B. State Density Bonus and Berkeley's Inclusionary Zoning Requirements

State Density Bonus Law incentivizes developers to include affordable housing by granting increased residential density, and concessions and waivers of development standards and other requirements.

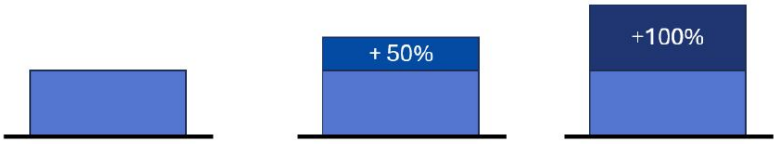
Under the State Density Bonus Law, projects that include on-site affordable housing may qualify for a density bonus of up to 100 percent of the allowable density, depending on the percentage of affordable units provided and the income levels those units serve. Because the five zoning districts in the three project areas do not currently establish maximum residential density, the allowed density under the State Density Bonus Law is determined by calculating the maximum residential floor area and number of units that fit within the largest building envelope permitted by the applicable zoning development standards. This building envelope becomes the "Base Project" for the purposes of applying the density bonus. The final project that incorporates the density bonus must generally maintain the same unit sizes, design, and amenities as the Base Project.

The City of Berkeley's Inclusionary Housing Ordinance requires that at least 20 percent of the units in a residential project be affordable to either Very Low Income (VLI) households or Low Income (LI) households, with at least half of those required affordable units designated for VLI households. In lieu of providing some or all of the

required affordable units on-site, project applicants may elect to pay an in-lieu fee. By meeting the Inclusionary Housing Ordinance requirements on-site, most projects automatically qualify for a density bonus of between 35 and 50 percent.

In recent Berkeley projects, a common approach has been to provide 15 percent of the base zoning units at the VLI level and pay an in-lieu fee for the remaining 5 percent, which qualifies the project for a 50 percent density bonus. Providing 20 percent of units at the VLI level yields a 70 percent density bonus, while a project with 15 percent of units at VLI and 15 percent at Moderate Income (MI) qualifies for a 100 percent density bonus. Figure 1 provides an example of a theoretical project in the C-NS zone.

Figure 1: Example project in the C-NS zone



SDBL	Base	50% Density Bonus	100% Density Bonus
Affordable Housing	0% on-site, pays in-lieu fee	15% VLI + in-lieu fee	30% (15% VLI; 15% MI)
Example Project Max: 3 story/35 ft zone 10,450 sf lot	3 stories (2.5 FAR*)	5-6 stories (2.25 FAR*)	6-8 Stories (3.0 FAR*)
	17 units (71 du/a)**	26 units (108 du/a)** *(3 units VLI, 15% of base)*	36 units (150 du/a)** *(3 units VLI, 15% of base + 3 units MI, 15% of base)*

**Estimated Residential FAR; actual base FAR may change based on lot size and shape and configuration of building*
*** Unit count and density will vary depending on unit sizes*

C. Redevelopment Potential

As shown in Table 2, of the 35 acres across the three project areas, 14.6 acres (or 40 percent of all parcels) are considered likely to redevelop. Fifty to sixty percent of parcels are unlikely to develop due to historic designations, active businesses, site constraints, or rent-controlled housing. The sites with potential to redevelop are categorized as:

1. **High Potential Sites:** Vacant lots, large parcels (larger than 10,000 square feet), and corner lots with parking.
2. **Modest Potential Sites:** Corner lots with older 1–2 story buildings, and mid-block lots with 1-2 story buildings, whose feasibility improves if combined with corner parcels.
3. **Special Conditions:** Some grocery stores (Andronico's) may redevelop depending on corporate decisions.

4. **Very Low/ No Redevelopment Potential:** Sites with thriving businesses, construction staging challenges, historic buildings, challenging site conditions and sites with recently approved development.

Table 2: Total Parcel Area by Redevelopment Potential

		Total Potential Redevelopment Area (A+B+C)	Very Low / No Redevelopment Potential	A. High Redevelopment Potential	B. Modest Redevelopment Potential	C. Special Conditions
Solano	Parcel Area	*6.4 acres*	3.7 acres	0.9 acres	4.1 acres	1.3 acres
	% Total Area	*63%*	37%	10%	40%	13%
North Shattuck	Parcel Area	*6.7 acres*	11.4 acres	3.4 acres	1.3 acres	2.0 acres
	% Total Area	*37%*	63%	19%	7%	11%
College	Parcel Area	*1.5 acres*	5.4 acres	1.0 acres	0.5 acres	0 acres
	% Total Area	*22%*	66%	16%	7%	0%
Total	*Parcel Area*	*14.6 acres*	*20.4 acres*	*5.4 acres*	*5.9 acres*	*3.3 acres*
	% Total Area	*42%*	*58%*	*16%*	*17%*	*9%*

Summary of Alternatives

1. Base Zoning Alternatives

The report presents two zoning alternatives. The draft zoning alternatives are designed to increase the allowable development potential along Solano Avenue, North Shattuck, and College Avenue in order to encourage new housing production in these high-resource areas. The alternatives balance this goal with maintaining an acceptable neighborhood scale by using a building height-to-street width ratio to guide maximum base heights, while reflecting an increase in height from the assumed use of a 50% density bonus on projects in these corridors. Summaries of these alternatives are shown in Table 3.

- **Alternative 1 – Medium Density:** This alternative sets the building form at a maximum height to create a 0.8:1 building height-to-street width ratio for each corridor area. This alternative is the lower of the two in scale and density. It increases the maximum base height on Solano Avenue and North Shattuck by two stories and increases the maximum base height on College Avenue by one story.

- **Alternative 2 – Higher Density:** This alternative sets the maximum base height one story taller than Alternative 1 and, consequently, results in a building height-to-street width ratio at 0.9:1 for each corridor area. This alternative would allow for buildings on Solano Avenue and North Shattuck of seven to eight stories with a 50% State Density Bonus, and buildings of six stories on College Avenue with the 50% State Density Bonus.

Table 3: Zoning Alternatives - Maximum Building Height

	Existing Zoning	Alt Form 1 Medium Density	Alt Form 2 Higher Density
Solano Avenue (C-SO) (85 ft wide)	2 stories 28 ft	4 stories 48 ft	5 stories 58 ft
With 50% Density Bonus	3-4 stories	6 stories	7 stories
Building-to-Street Ratio	(0.33:1) @ 2 stories	(0.8:1)	(0.9:1)
Estimated Density*	35-85 du/acre	150 du/acre	175 du/acre
North Shattuck (C-NS) (94 ft wide)	3 stories 35 ft	5 stories 58 ft	6 stories 68 ft
With 50% Density Bonus	5-6 stories	7 stories	8 stories
Building-to-Street Ratio	(0.37:1) @ 2 stories	(0.83:1)	(0.94:1)
Estimated Density*	70-170 du/acre	175 du/acre	200 du/acre
College Avenue (C-E) (60 ft wide)	2 stories 28 ft	3 stories 38 ft	4 stories 48 ft
With 50% Density Bonus	3-4 stories	4 stories	6 stories
Building-to-Street Ratio	(0.5:1) @ 2 stories	(0.8:1)	(1.13:1)
Estimated Density*	35-85 du/acre	85 du/acre	130 du/acre

** Estimated average density based on a mixed-use building with an average unit size of 1,000 sf*
*** Buildings would be eligible for additional height with a 100% SDBL*
**** Based on existing base zoning standards and calculations*

Table 4: Comparison of Allowable Height

Maximum Allowable Number of Stories		
	7/8 stories	• Downtown Core/Corridor (C-DMU)** • Telegraph Avenue, Southside Specific Plan (C-T)
	6 stories	-**North Shattuck (C-NS) (Proposed Alternative #2)**
	5 stories	• San Pablo Draft Specific Plan (C-W) (Proposed)* • Downtown Buffer (C-DMU)** • **Solano Avenue (C-SO) (Proposed Alternative #2)** • **North Shattuck (C-NS) (Proposed Alternative #1)**
	4 stories	• Adeline Corridor (C-AC), South Shattuck • North Shattuck south of Virginia (C-C) (Existing/No Proposed Change) • Telegraph (C-C) • University Avenue (C-U) • **College Avenue (C-E) (Proposed Alternative #2)** • **Solano Avenue (C-SO) (Proposed Alternative #1)**
	3 stories	• **College Avenue (C-E) (Proposed Alternative #1)** • North Shattuck (C-NS) (Existing) • College Avenue in Rockridge (C-N) (Existing/No Proposed Change) • Adeline Corridor (C-AC), North and South Adeline • San Pablo Existing (C-W)* (Existing)
	2 stories	• **Solano Avenue (C-SO) (Existing)** • **College Avenue (C-E) (Existing)**

2. Density Analysis of Zoning Alternatives

Table 4 shows the potential range of development based on the likelihood of redevelopment analysis noted above. Determining how many sites may redevelop within a certain timeframe is an inexact process based on several factors, including market analysis, past development cycles, property ownership patterns, property sizes, and developer experience. The estimated growth ranges below show the upper end of the density range and higher development numbers than are likely, considering previous market cycles in Berkeley.

For sites considered to have High Redevelopment Potential, the ranges below represent 50% to 75% of the sites redeveloping. For sites considered to have Modest Redevelopment Potential, the ranges below represent 20% to 40% of the sites redeveloping. The ranges assume that both Andronico's locations (North Shattuck and Solano Avenue) would redevelop.

Table 5: **Estimated Residential Growth Ranges of Zoning Alternatives**

	Existing Zoning + 50% Density Bonus	Alternative 1 Medium Density + 50% Density Bonus	Alternative 2 Higher Density + 50% Density Bonus
Solano Estimated growth*	**3-4 stories** 150 - 250 units	**6 stories** 400 - 550 units *(~280 above existing zoning)*	**7 stories** 450 - 650 units *(~350 above existing zoning)*
Estimated Density**	60 du/acre	150 du/acre	175 du/acre
North Shattuck Estimated growth*	**5-6 stories** 450 - 550 units	**7 stories** 650 - 850 units *(~250 above existing zoning)*	**8 stories** 750 - 1,000 units *(~380 above existing zoning)*
Estimated Density**	115 du/acre	175 du/acre	200 du/acre
College Estimated growth*	**3-4 stories** 40 - 60 units	**4 stories** 50 - 80 units *(~20 above existing zoning)*	**6 stories** 80 - 130 units *(~60 above existing zoning)*
Estimated Density**	60 du/acre	85 du/acre	130 du/acre
Totals	***650 – 860 units***	***1,100 - 1,600 units*** *~600 units above currently allowable by zoning and density bonus*	***1,300 - 1,780 units*** *~ 800 units above currently allowable by zoning and density bonus*

** Estimated growth numbers rounded to nearest 10 or 50 units*
** *Estimated average density based on a mixed-use building with an average unit size of 1,000 sf*

3. *Building Form – building massing and upper floor stepbacks*

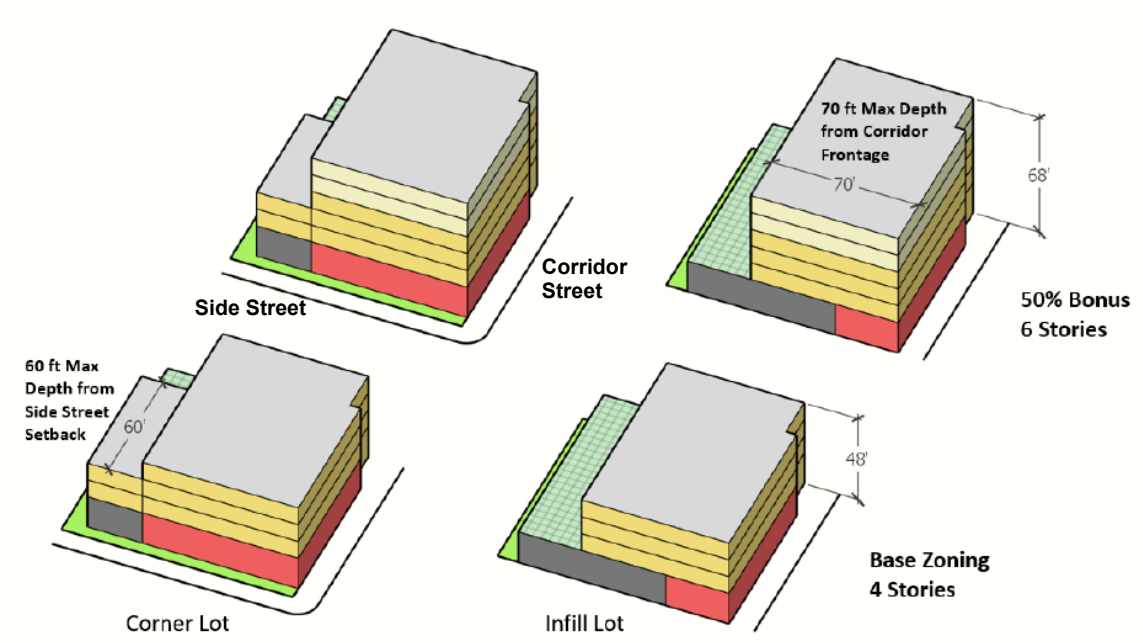
In addition to the building heights, the report also presents options for building massing and upper floor stepbacks as strategies to address transitions to residential neighborhoods.

Draft Building Massing Standards

Building massing standards would limit where building area can be located on a lot. The “corridor street” refers to Solano Avenue, Shattuck Avenue, and College Avenue; the side street refers to cross streets that intersect the corridors. The standards are illustrated in Figure 2, and would include:

- Floor area above the 1st story for all lots would be restricted to the first 70 feet maximum depth measured from the corridor frontage.
- For corner lots, additional floor area would be allowed up to the 3rd story for building massing within 60 feet of the building setback line along a side street.
- All buildings would have a minimum 10 feet rear setback when abutting residential zoning districts (the current requirement is the lesser of 10 feet or 10% of the lot depth).

Figure 2: Draft Building Massing Standards

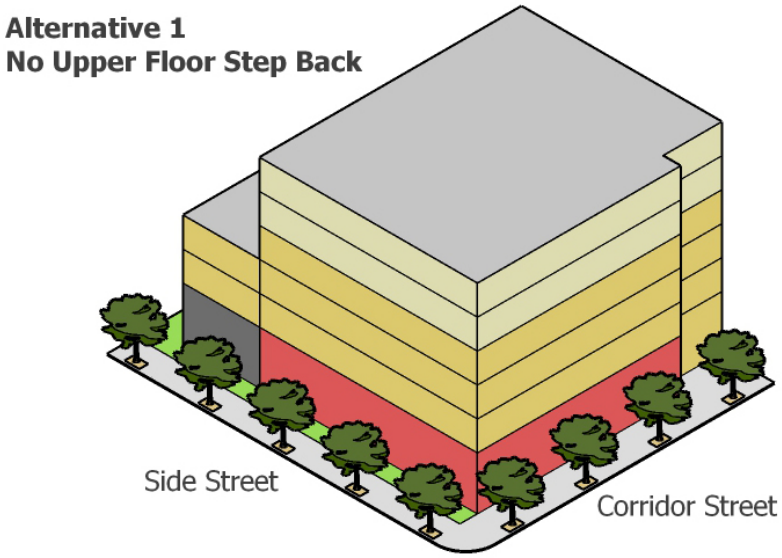


Draft Stepback Standards

Upper-floor stepback standards sculpt building massing by requiring the building façade to stepback above a certain height to reduce the perceived height of a building. The alternatives range from not requiring an upper-floor stepback to requiring them on both street facing facades.

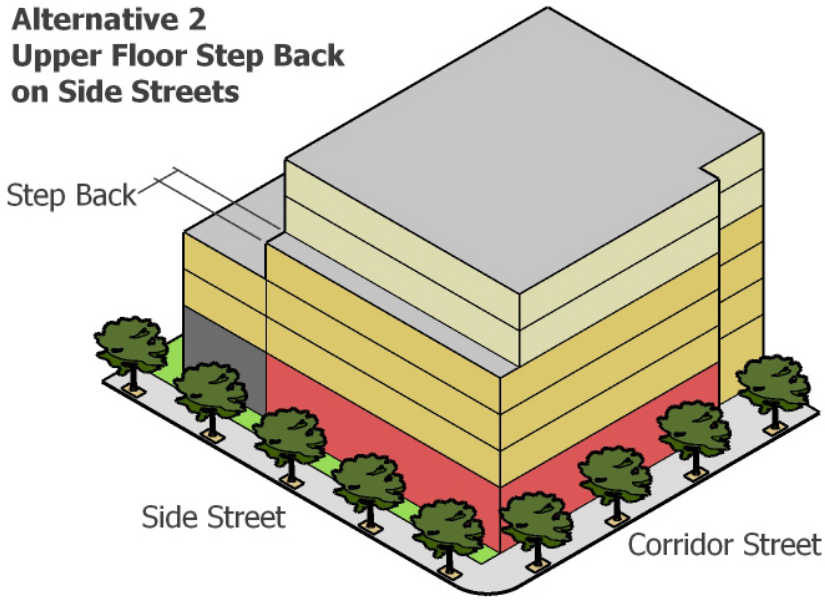
- **Alternative 1**: This alternative would require no upper floor stepbacks on street facing facades, as illustrated in Figure 3.

Figure 3: Stepback Alternative – no upper floor stepback



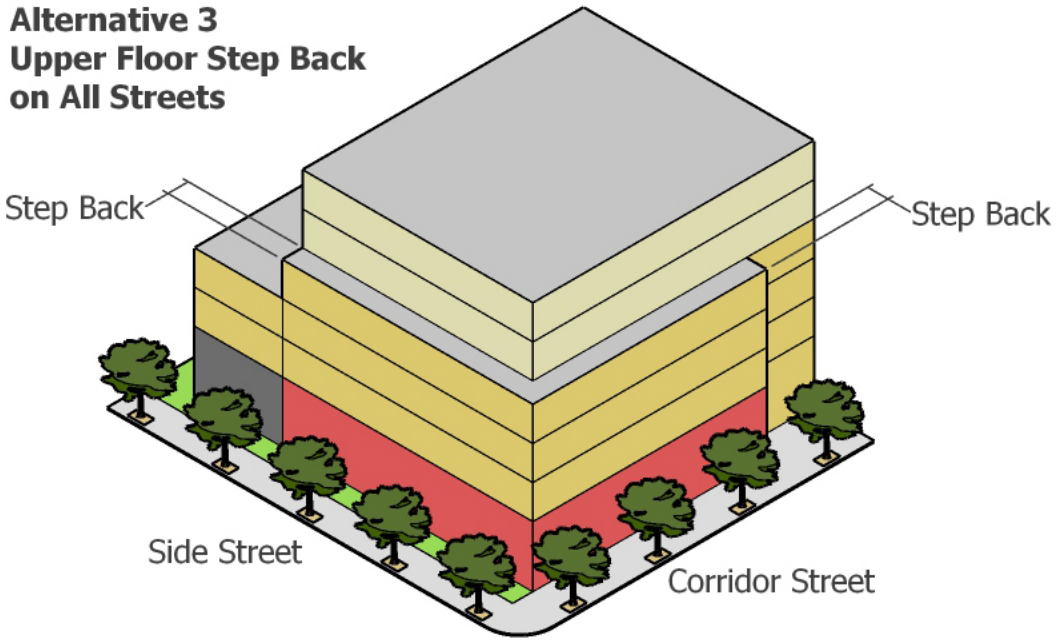
- **Alternative 2**: This alternative would require no upper-floor stepbacks on corridor facing facades, but would require upper-floor stepbacks on side street-facing facades, as illustrated in Figure 4.

Figure 4: Stepback Alternative – upper floor stepbacks on side streets



- **Alternative 3**: This alternative would require upper-floor stepbacks on all street-facing facades, as illustrated in Figure 5.

Figure 5: Stepback Alternative – upper floor stepback on all streets



4. Ground Floor Uses: Retail vs Residential

The report presents alternatives that would regulate where **retail and other active commercial uses**—such as personal services, entertainment, and food and beverage establishments—would be required, and where other ground floor uses, like office space or residential units, would be allowed. In this report, the term “retail” is used as shorthand to describe this broader category of active commercial uses that contribute to a lively streetscape.

The decision about whether to require retail (or other active commercial uses) or allow residential at the ground floor has implications for corridor character, economic vitality, and housing production. Requiring retail can help maintain active, pedestrian-friendly streets and support local businesses, but it may also increase development costs and risk, particularly in today’s challenging retail market, potentially delaying or preventing new projects. Allowing residential or office space on the ground floor can improve project feasibility and accelerate housing delivery but may result in fewer continuous retail frontages and reduced opportunities for neighborhood-serving businesses.

- **Retail Alternative 1:** This alternative would require retail or retail-ready ground floor spaces along all C-E, C-SO, and C-NS corridor frontages.
- **Retail Alternative 2**: This alternative would target retail in certain locations along each corridor to create future nodes of retail, while allowing other areas of the corridors to have 100% residential projects or ground floor office spaces. Allowing residential-only projects and not requiring mixed-use could increase project feasibility and encourage more housing along the corridors (see Figures 6, 7, and 8).

Figure 6: Alternative Retail 2 on Solano Avenue

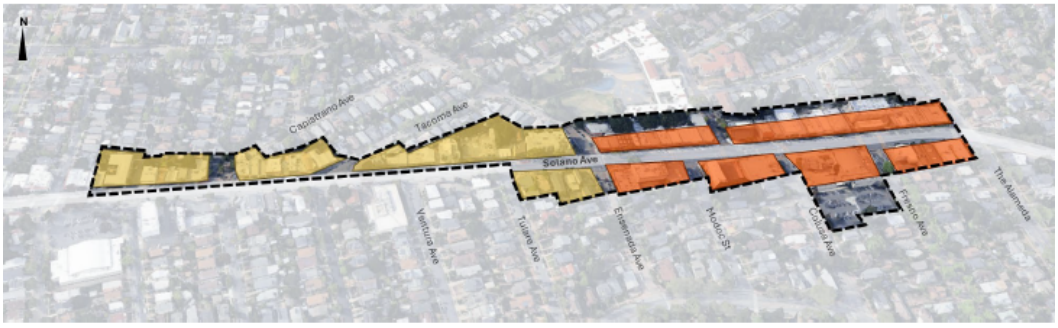


Figure 7: Alternative Retail 2 on North Shattuck



Figure 8: Alternative Retail 2 on College Avenue



5. Residential-Only Buildings

Under the existing zoning along each corridor, 100% residential buildings have lower maximum heights, special building setbacks, and lower allowed lot coverage when compared to mixed-use or commercial buildings. To encourage more housing, the proposed zoning alternatives would remove these special standards that reduce the building envelopes for 100% residential buildings, except for building setbacks; these buildings would be allowed to be of the same size and scale of mixed-use building

BACKGROUND

The City has engaged a consultant team led by Raimi + Associates, with support from Plan to Place, Yes Duffy Architects, Strategic Economics, Rincon Consultants, and Kittleson & Associates. The team's work has been informed by community input gathered through meetings, workshops, and direct outreach efforts.

Outreach conducted to date has included presentations by City staff to community organizations, a citywide virtual workshop for all three corridors held on May 1, three in-person corridor-specific workshops conducted in late August, two Technical Advisory Committee meetings, and an online survey completed by approximately 1,600 respondents.

Staff sent outreach messages to 35 neighborhood groups and business associations in the vicinity of the three corridors, requesting an opportunity to meet and present. Staff have presented the project to several community organizations, including the Claremont-Elmwood Neighborhood Association, the Elmwood Merchants Association, the Solano Avenue Business Improvement District, the Berkeley Neighborhoods Council, Berkeley Design Advocates, and Berkeley Neighbors for Housing and Climate Action.

Feedback from Community Organizations and Workshops 1 & 2

Community members and stakeholders consistently emphasized the importance of **protecting and sustaining small, locally-owned businesses** across the three corridors, including concerns that prolonged construction, rising rents, or redevelopment could displace existing shops and services. Many supported integrating retail with residential uses, pointing to examples such as a Costco project in Los Angeles that included housing above retail, and recommended smaller, more flexible storefronts to support a wider range of tenants. Commercial activity was noted to be uneven along the corridors, with active nodes near Zachary's Pizza and Peet's on Solano Avenue, and more inactive stretches further east. On North Shattuck, the CVS and Bank of America sites were cited as strong candidates for redevelopment, while on College Avenue,

business owners cautioned that increased height could harm the avenue's historic character and long-standing shops. Several participants favored targeting retail to strategic "nodes" rather than requiring it uniformly, particularly where ground-floor retail is not viable, and others raised concerns that zoning changes could threaten small business livelihoods. They expressed interest in policies to support displaced businesses. They also noted a desire for new buildings to accommodate restaurants and food businesses and raised questions about high retail vacancies.

Housing variety and affordability emerged as major priorities. Participants supported providing diverse housing types, including varied sizes, income levels, household types, and senior-friendly designs, and called for deeper affordability commitments beyond state minimums. Many noted that most new housing has been rental and focused on students, raising concerns about its ability to serve families, middle-income residents, and community members seeking ownership opportunities. Skepticism was voiced about supply-only approaches to affordability, with fears that new market-rate units could raise surrounding rents. Other participants expressed support for limiting any zoning constraints to the greatest extent feasible, in order to maximize new housing production at all affordability levels. On College Avenue, some recommended focusing higher-density housing on wider, nearby corridors such as Claremont Avenue rather than on the College Avenue corridor itself. In Workshop 2, participants emphasized strong interest in affordable housing but skepticism about actual production levels.

Participants placed strong emphasis on preserving **each corridor's unique "flavor," charm, and scale**. They asked that new development be compatible with existing urban fabric, avoid blanket zoning changes that could erode local identity, and incorporate sensitive massing and height transitions. Many urged the City to consider shadow studies and detailed massing analysis to protect light, air, and the pedestrian experience. Participants reiterated concerns about design and scale, including ground-floor transitions to adjacent residential areas, and called for objective design standards. They requested human-scale design, while also noting that controls should not be so limited that they allow unattractive design. Safety was also raised, with participants noting unsafe crossings for children and asking for streetscape and right-of-way improvements, as well as corridor-specific comprehensive planning.

Parking, access, and infrastructure were also recurring concerns. Stakeholders reported limited parking for customers, residents, and workers, particularly in the Elmwood and along Solano Avenue, and suggested exploring structured or shared parking solutions, including decks over existing sites. Additional EV charging stations and better loading/unloading areas were requested. Some supported reducing on-street parking to widen sidewalks and improve the pedestrian realm, while others stressed the importance of maintaining adequate parking to sustain retail activity. Several participants also questioned open space and park standards, noting that increased housing would increase demand for public space.

Mobility, public realm, and environmental quality were cited as areas for improvement. Suggestions included expanding public transit, increasing walkability and bikeability, and investing in wider sidewalks, bulb-outs, and parklets to activate streets and support local businesses. Traffic congestion, particularly at intersections such as Ashby and College, was a common concern. Many asked for environmentally sensitive design in new projects, with attention to tree canopy, stormwater management, and green infrastructure.

Feedback from Planning Commission Meeting on September 17

Public Comment

Public comment reflected a wide range of perspectives, with notable divisions between those opposed to rezoning and those urging more ambitious housing production. Many speakers expressed concern about the potential displacement of legacy businesses and the loss of retail spaces. Suggestions included providing relocation assistance to extend current rent levels to displaced businesses, adopting commercial vacancy taxes, and establishing protections for grocery stores as anchor tenants. Several community members raised objections to the format of public comment at community workshops, stating that input is sometimes misrepresented or dismissed, and criticized communications around the application of the State Density Bonus Law.

Opponents emphasized that taller buildings would disrupt the small-scale character and historic identity of the corridors, particularly in the Elmwood, and raised safety concerns related to fire evacuation routes and infrastructure capacity. Others questioned whether Berkeley has already provided sufficient rental housing and argued that additional density would not lower rents or improve livability. In contrast, many younger residents and long-time renters spoke in support of upzoning, citing the need to address the housing shortage, create opportunities for multi-generational living, and revitalize businesses through increased foot traffic. Supporters argued that denser housing would make Berkeley more inclusive and sustainable, while also noting the need for more open space, tree canopy, and amenities to serve new residents.

Planning Commission Discussion

Commissioners emphasized the importance of the ground floor experience, with repeated calls to prioritize active, pedestrian-oriented storefronts and protect space for small and legacy businesses. Several Commissioners noted that ground-floor residential could be acceptable in limited cases if designed with stoops, lobbies, or amenity spaces that contribute to a lively streetscape. Commissioners also stressed the need to study commercial vacancies and understand why recently-built retail spaces remain empty.

On building form, Commissioners generally agreed that height should not be the central issue; rather, the focus should be on quality design, transitions to adjacent neighborhoods, active and economically-viable ground floor spaces, and walkable

streets. Views on stepbacks were mixed, with some supporting step-downs on the neighborhood side and others cautioning against rigid requirements that limit flexibility in building design. Commissioners further emphasized the importance of including a variety of unit types, serving households of different sizes and incomes.

Several Commissioners raised concerns about confining new housing to only three corridors, suggesting that the scope of rezoning may be too narrow. They encouraged consideration of adjacent street redesigns and public realm improvements, particularly along North Shattuck. Overall, Commissioners expressed broad support for significantly expanding housing opportunities, if design standards are objective, retail vitality is preserved, and small businesses are meaningfully protected.

The table below lists questions presented by staff to the Planning Commission, and a summary of their responses.

Office of the City Manager

Table 6: Topics for Feedback

Topic for Feedback	Specific Considerations	PC Feedback
Minimum Base Height: Alternative 1 or Alternative 2	Of the two approaches (Alternative 1- Medium Density or Alternative 2- Higher Density), which option do you believe best meets Berkeley's goals of increasing housing in high-resource areas while maintaining each of the corridors' unique character?	Commissioners emphasized the importance of being more ambitious with building heights. They noted that the discussion should center less on height itself and more on ensuring a high-quality pedestrian experience.
Upper floor Stepbacks: Alternative 1, or Alternative 2, or Alternative 3	Of the three approaches, which option do you believe helps reduce the perceived height of the building?	Commissioners highlighted the need for appropriate rear setbacks when buildings abut residential lots.
Retail and Ground Floor Uses: Alternative 1 or Alternative 2	Where should retail be required? What design strategies support small businesses?	Commissioners agreed that active ground floor uses are critical. If ground-floor residential is permitted, it should contribute to an attractive and walkable pedestrian environment.
Residential on Ground Floors	Where, and under what conditions, should ground-floor residential be permitted?	Commissioners reiterated that ground-floor residential should be carefully designed to ensure an active, pedestrian-friendly experience.

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Support for Existing Businesses During Redevelopment	What strategies could mitigate business disruption or displacement during redevelopment?	Commissioners reiterated support for staff's next steps, including having Strategic Economics study the impacts of redevelopment on existing businesses and potential strategies to mitigate disruption and displacement.
Design Standards	In addition to updating the zoning's development standards, should the project team advance recommendations for additional, more detailed objective design standards to be included in the new zoning?	Commissioners supported advancing objective design standards, particularly those that reinforce the quality of the pedestrian environment.
Additional Feedback	Are there other standards or community benefits that should be included?	-
Community Engagement	What additional community engagement activities should be conducted?	-

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ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

There are no identifiable environmental effects or opportunities associated with this informational report. Possible future actions will be reviewed in accordance with the California Environmental Quality Act Guidelines (CEQA).

POSSIBLE FUTURE ACTION

City Council feedback and direction will guide staff and the consultant team in refining zoning standards and preparing draft zoning amendments for Planning Commission and Council consideration in 2026.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

Staff resources and consultant support for drafting zoning standards and conducting the associated environmental review are already funded through the adopted budget. Any additional fiscal impacts will be identified in future staff reports.

CONTACT PERSON

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Attachments:

1: Draft Alternatives Report *(Attached)*
2: Existing Conditions Report (*Attached*)
3: Summary of Community Workshop 2 *(Attached)*
4: Summary of Community Workshop 1 *(Link: https://berkeleyca.gov/sites/default/files/documents/Berkeley%20Corridors%20Zoning%20Update_Workshop%20%231%20Summary_0.pdf)*

Berkeley Corridors Zoning Update
Alternatives Report



August 15, 2025

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Introduction

Purpose of the Report

This document provides context and outlines zoning and development standard alternatives for the Berkeley Corridors Zoning Update project. The rezoning project includes three Berkeley corridors: upper Solano Avenue, North Shattuck, and the commercial portions of College Avenue. The zoning and development standard alternatives will be presented to the community in August 2025 and will be presented to the Planning Commission and City Council in October/November 2025. At that time, the Planning Commission will send a recommendation to City Council and City Council will select a preferred alternative. Upon selecting the preferred alternative, the consultant team and City staff will work together on draft zoning and General Plan changes that will implement the selected alternative. In the Spring of 2026, staff will bring the potential zoning and potential General Plan changes to the Planning Commission and City Council for adoption.

Community Engagement

The community will have multiple opportunities to provide input to the City and consultant team on the draft alternatives and proposed zoning changes. Upcoming meetings and opportunities include the following:

May 1, 2025 – Virtual Community Meeting
(visit the project website to view the first community meeting presentation)

Community Survey (Estimated Date Range: September/October 2025)

August 20, 2025 – North Shattuck Community Meeting

August 26, 2025 – College Avenue Community Meeting

August 27, 2025 – Solano Avenue Community Meeting

September 17, 2025 – Planning Commission Study Session

November 18 or December 2, 2025 – City Council Study Session

February-April 2026 – Planning Commission/City Council Hearings

Purpose of the Project

The purpose of the Berkeley Corridors Zoning Update is to study and implement zoning changes to increase housing opportunities in the city's highest-resource areas, specifically along Solano Avenue, North Shattuck, and College Avenue. These areas have been identified as priority corridors by Berkeley City Council and Program 27 of the City's Housing Element 2023-2031 to address housing scarcity, promote fair housing, and overcome barriers to development.

Project Description

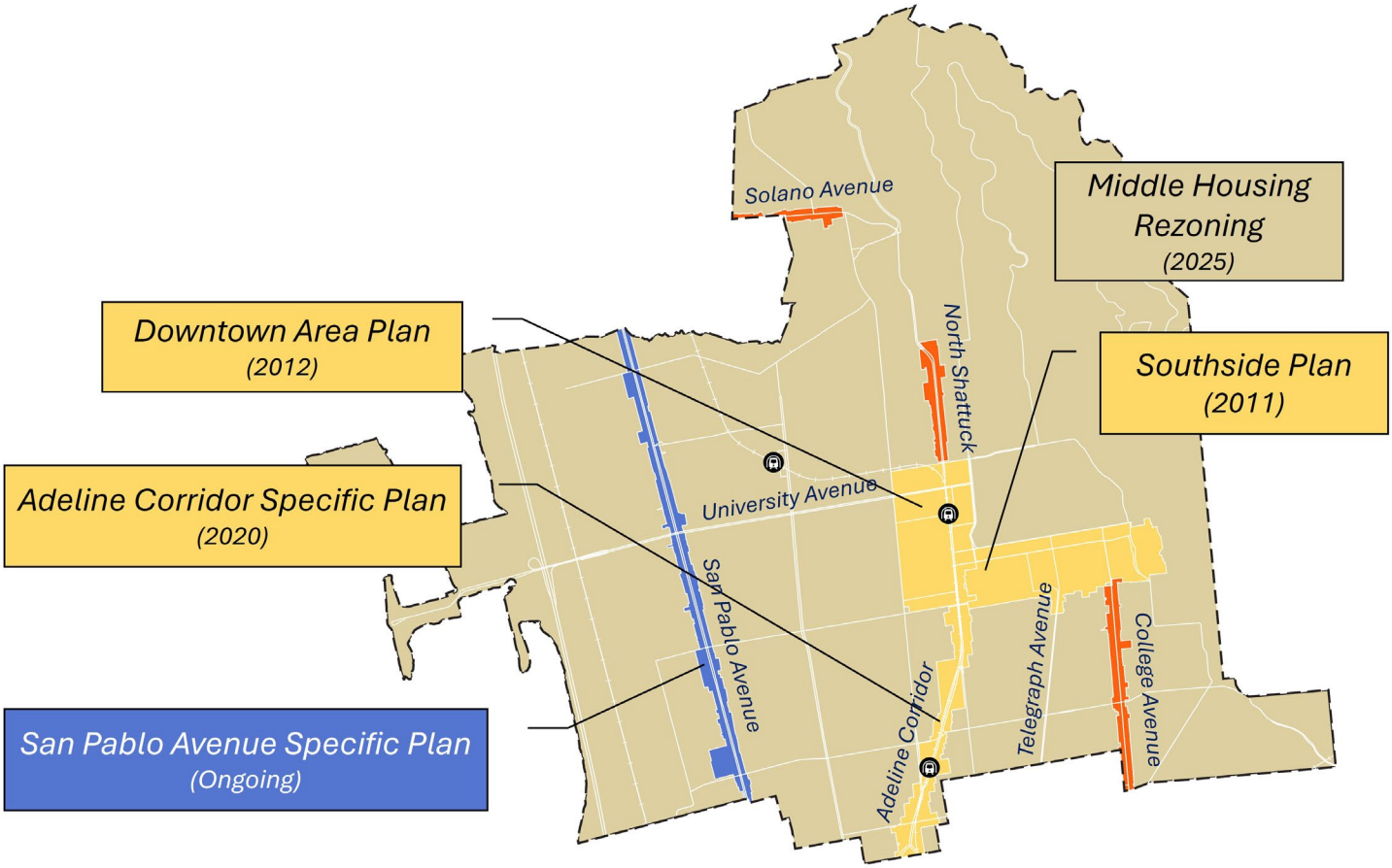
The Berkeley Corridors Zoning Update will change the development standards of existing zoning districts that apply to the three project areas to increase the allowable height, density, and massing to allow for mixed-use and residential development. The zoning update may also change allowed land uses within each district. The Berkeley Corridors Zoning Update will not redesign streets, sidewalks, or the public right-of-way along the three corridors nor propose new parks and public open spaces in those areas.

Existing Zoning Framework

Existing Zoning

This section summarizes current development standards in the zoning districts that apply to the three project areas and other key Berkeley corridors and rezoning projects (see Figure 1).

Figure 1 Berkeley Corridors Zoning Update Project Areas and Other Recent Rezoning Projects



Berkeley Corridors Project Areas

Building form and massing are generally regulated by height, building setbacks, lot coverage and Floor Area Ratio (FAR) in the three corridors. FAR maximums only apply to non-residential development or non-residential portions of mixed-use developments. For non-residential and mixed-use developments, the maximum lot coverage is 100% across the three corridors. Where properties abut residential districts, which occurs along rear property lines on most parcels within each corridor, minimum rear and side street setbacks limit lot coverage. Additional ground floor and upper floor building setbacks are required for residential-only projects.

Solano Avenue

The existing commercial zone that applies to the Solano Avenue project area is Solano Commercial (C-SO).

The C-SO zone allows for a maximum height of 28 feet and 2 stories. The maximum allowable FAR in the C-SO zone for non-residential and mixed-use development is 2.0. There is no maximum FAR for residential-only projects.

North Shattuck

The existing commercial zones that apply to the North Shattuck project area are North Shattuck Commercial (C-NS) and Corridor Commercial (C-C).

The C-NS zone allows for a maximum height of 35 feet and 3 stories for non-residential and mixed-use development and 28 feet and 2 stories for residential-only development. The maximum allowable FAR in the C-NS zone for non-residential and mixed-use development is 1.0. There is no maximum FAR for residential-only projects.

The C-C zone allows for a maximum height of 40 feet and 2 stories for non-residential development, 40 feet and 3 stories for mixed-use development and 35 feet and 3 stories for residential-only development. The maximum height of mixed-use developments can be increased to 50 feet and 4 stories with the issuance of a Use Permit. The maximum allowable FAR in the C-C zone for non-residential and mixed-use development is 3.0. There is no maximum FAR for residential-only projects.

College Avenue

The existing commercial zones that apply to the College Avenue project area are Elmwood Commercial (C-E) and Neighborhood Commercial (C-N).

The C-E zone allows for a maximum height of 28 feet and 2 stories for non-residential and mixed-use development and 35 feet and 3 stories for residential-only development. The maximum allowable FAR in the C-E zone for non-residential and mixed-use development is 1.0 on corner lots and 0.8 on all other lots. There is no maximum FAR for residential-only projects.

The C-N zone allows for a maximum of 3 stories for mixed-use or residential development and 2 stories for non-residential-only. The maximum allowable height is 35 feet for all types of development. The maximum allowable FAR for non-residential and mixed-use development is 3.0. There is no maximum FAR for residential-only projects.

Other Berkeley Corridors and Rezoning Projects

Adeline Corridor

The existing commercial zone that applies to the Adeline Corridor area is Adeline Corridor Commercial (C-AC). The C-AC zone was rezoned in 2020 as part of the Adeline Corridor Specific Plan. The rezoning includes development standards for 4 tiers of density depending on the percentage of affordable housing provided on-site in three sub-areas: South Shattuck, North Adeline, and South Adeline.

The South Shattuck sub-area allows for base height of 45 feet and 4 stories, base FAR of 2.5 and base residential density of 120 dwelling units per acre (du/acre). Mixed-use and residential projects may go up to 8 stories, 5.5 FAR, and 300 du/acre residential density, if they provide 25% affordable housing on-site.

The North and South Adeline sub-areas allow for base height of 35 feet and 3 stories, base FAR of 2.0 and base residential density of 100 du/acre. Mixed-use and residential projects may go up to 7 stories, 5.0 FAR, and 250 du/acre residential density, if they provide 25% affordable housing on-site.

University Avenue

The existing commercial zone that applies to the University Avenue corridor is University Commercial (C-U). The C-U zone includes different development standards depending on location (inside or outside of designated Node Areas, North side or South side of the corridor) and use (non-residential, mixed-use, or residential-only). FAR maximums only apply to non-residential development or non-residential portions of mixed-use developments.

For Node Areas, the C-U zone allows for a maximum height of 48 feet and 4 stories for mixed-use development and 40 feet and 3 stories for non-residential development. The maximum allowable FAR for Node Areas is 3.0 for development on the South side of University Avenue and 2.5 for development on the North side of the corridor. Residential-only development is not allowed in Node Areas.

Outside Node Areas, the C-U zone allows for a maximum height of 36 feet and 3 stories for all types of development. The maximum allowable FAR outside Node Areas is 2.5 for development on the South side of University Avenue and 2.2 for development on the North side of the corridor.

San Pablo Avenue

The existing commercial zone that applies to the San Pablo Avenue corridor is West Berkeley Commercial (C-W). This area is going through a Specific Plan process and will likely increase the maximum height and density throughout the corridor.

The C-W zone currently allows for a maximum height of 40 feet and 3 stories for all types of development. The maximum allowable FAR in the C-W zone is 3.0. The FAR maximum only applies to non-residential development or non-residential portions of mixed-use developments.

Middle Housing

Middle Housing zoning changes allow for duplexes, triplexes/fourplexes, courtyard apartments, and other small-scale multi-family housing types in all Single-Family Residential (R-1), Restricted Two-Family Residential (R-2), Restricted Multiple-Family Residential (R-2A), and Mixed-Use Residential (MU-R) districts to increase the supply of housing in a range of sizes. These changes allow for more mixed housing types and sizes, particularly infill housing in high-resource neighborhoods close to jobs, public transit, quality schools, parks, and neighborhood commercial activity.

These zoning changes will permit multi-unit housing in low-density residential districts by changing rules related to building height, setbacks (the distance a building must be from a neighbor's property line), lot coverage (the total amount of a lot that can be occupied by buildings), density (how many units are allowed on a single lot), and residential additions.

City Council adopted the Middle Housing Zoning Amendments ordinance on July 8, 2025. The zoning changes will be effective November 1, 2025.

State Density Bonus Law Interpretation

Under the **State Density Bonus Law** (**density bonus**), projects that include on-site affordable housing qualify for a density bonus of up to 100% of the allowable density depending on the percentage of affordable units and the level of affordability.

Since the three corridors don't include density standards, to calculate the allowed density under the State Density Bonus Law, projects must calculate the maximum allowable residential floor area and number of units based on the maximum allowable building envelope that meets the development standards in the zoning. This building envelope becomes the "Base Project" for the purpose of calculating the proposed density. Characteristics of the final proposed project that includes the density bonus--such as unit size, design and amenities--must generally be consistent with the Base Project.

The City of Berkeley's Inclusionary Housing Ordinance requires at least 20% of the residential units in a project to be affordable to Very Low Income (VLI)[1] or Lower-Income (LI) Households[2]. At least 50% of the required Affordable Units in the project must be affordable to VLI Households. In lieu of providing some or all required Affordable Units, project applicants may choose to pay an in-lieu fee.

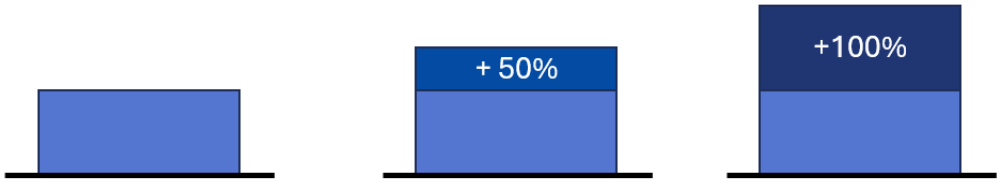
By meeting the Inclusionary Housing Ordinance on-site, most projects automatically qualify for a 35-50% density bonus. Most recent multi-family projects in Berkeley have included 15% of the base zoning at VLI and paid an in-lieu fee for the remaining 5% which gives the project a 50% density bonus. A project with 20% of units at VLI would receive a 70% density bonus. A project with 15% VLI units and 15% Moderate-Income[3] (MI) units would receive a 100% density bonus.

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[1] *"Very Low Income Household" is defined in California Health and Safety Code section 50105.*
[2] *"Lower-Income Household" is defined in California Health and Safety Code section 50079.5.*
[3] *Moderate-Income Household" is defined in California Health and Safety Code section 50093.*

Figure 2 outlines the affordable housing and density outcomes of an example project on a 10,450 square-foot lot in the C-NS district. The "Base" column describes a potential project under the City's Inclusionary Housing Ordinance and existing zoning with a maximum allowable height of 3 stories. The two columns on the right of the "Base" column describe a potential project using a 50% and a 100% State Density Bonus.

Figure 2 Example Project in the C-NS zone



SDBL	Base	50% Density Bonus	100% Density Bonus
Affordable Housing	0% on-site, pays in-lieu fee	15% VLI + in-lieu fee	30% (15% VLI; 15% MI)
Example Project Max: 3 story/35 ft zone 10,450 sf lot	3 stories (2.5 FAR*)	5-6 stories (2.25 FAR*)	6-8 Stories (3.0 FAR*)
	17 units (71 du/a)**	26 units (108 du/a)** *(3 units VLI, 15% of base)*	36 units (150 du/a)** *(3 units VLI, 15% of base + 3 units MI, 15% of base)*

**Estimated Residential FAR; actual base FAR may change based on lot size and shape and configuration of building*
*** Unit count and density will vary depending on unit sizes*

Redevelopment Potential

Sites Most Likely to Redevelop

The total parcel area across the three corridors is 35 acres. The team analyzed each parcel to determine the likelihood for redevelopment. About 50-60 percent of the total project area was determined unlikely to redevelop or very difficult to redevelop. These parcels include historic sites, residential buildings, office buildings, sites with challenging dimensions (narrow or shallow), sites with existing successful businesses, and small sites with rent-controlled units. While it is always possible for a site to redevelop, for the purposes of this study, these parcels were assumed to not redevelop.

Only 14.6 acres or about 40% of the total parcel acreage within the three corridors is considered likely to be redeveloped. The team categorized these sites into three groups:

A. High Redevelopment Potential

- Vacant lots.
- Large lots, larger than 10,000 sf (e.g., the bank sites and CVS Pharmacy sites). These lots have high potential to redevelop as they are large enough to accommodate financially feasible building types. These sites also include business uses that have diminishing demand, have seen market consolidation, and/or may no longer be the highest value and best use of the land.
- Medium to large corner lots with surface parking (e.g., 7-Eleven on College, Post Office on College, old Virginia Bakery site on Shattuck). These lots have higher potential for redeveloping, as they are large enough to accommodate more financially feasible building types and the current amount of development or current use may no longer be the highest value use of the land.

B. Modest Redevelopment Potential

- Corner lots with one- to two-story older structures on them. These lots have modest potential to redevelop, as they currently have low-scale existing development on them, and they have the ability to provide on-site parking with access from side streets.
- Mid-block lots with one- to two-story older structures on them. These lots have modest potential to redevelop, as they currently have low-scale existing development on them but are less likely to redevelop than corner lots due to their inability to provide on-site parking because of a lack of access from side streets. Mid-block lots may have a greater redevelopment potential if adjoining lots are assembled into larger parcels, particularly with corner lots.

C. Special Conditions

- Grocery store sites. These are large sites that are physically ideal for redevelopment, but their redevelopment potential depends on the corporate decision to close one or more of the stores. Redevelopment into a mixed-use building replacing the same grocery store is unlikely. Due to these special conditions, only the Andronico's sites on Solano Avenue and North Shattuck are considered potentially likely to redevelop. The Safeway site on North Shattuck is not considered likely to redevelop because it recently went through a major architectural upgrade.
- City-owned sites. These include the surface parking lot and the Fire Station along College Avenue. These lots have very low redevelopment potential. The city parking lot is very tight physically and redevelopment is difficult because of site dimensions and required service access to the buildings fronting College Avenue.

Figure 3 Redevelopment Potential on Solano Avenue

(Total Redevelopment Potential Area: 63% of Total Project Area)

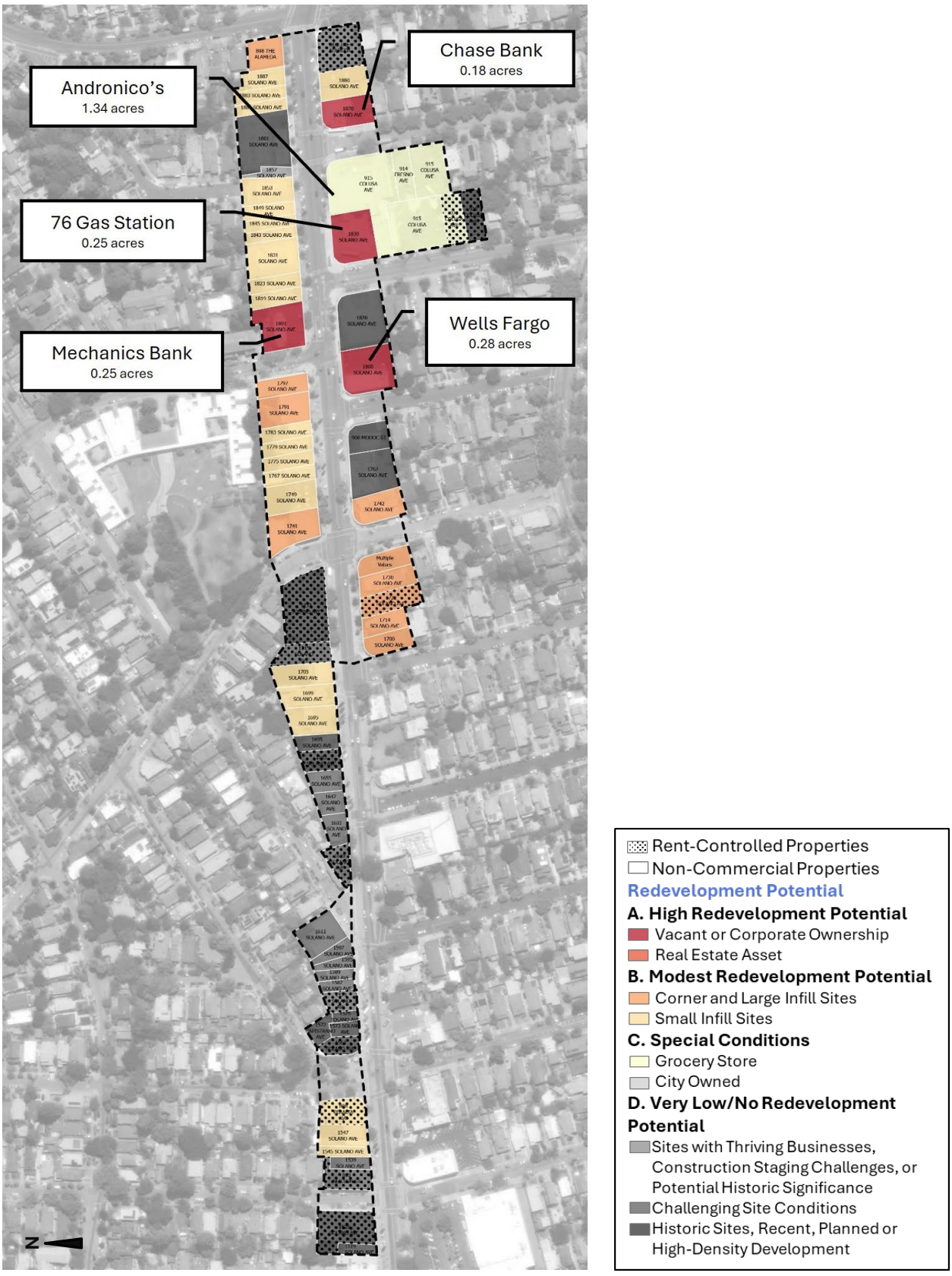


Figure 4 Redevelopment Potential on North Shattuck

(Total Redevelopment Potential Area: 37% of Total Project Area)

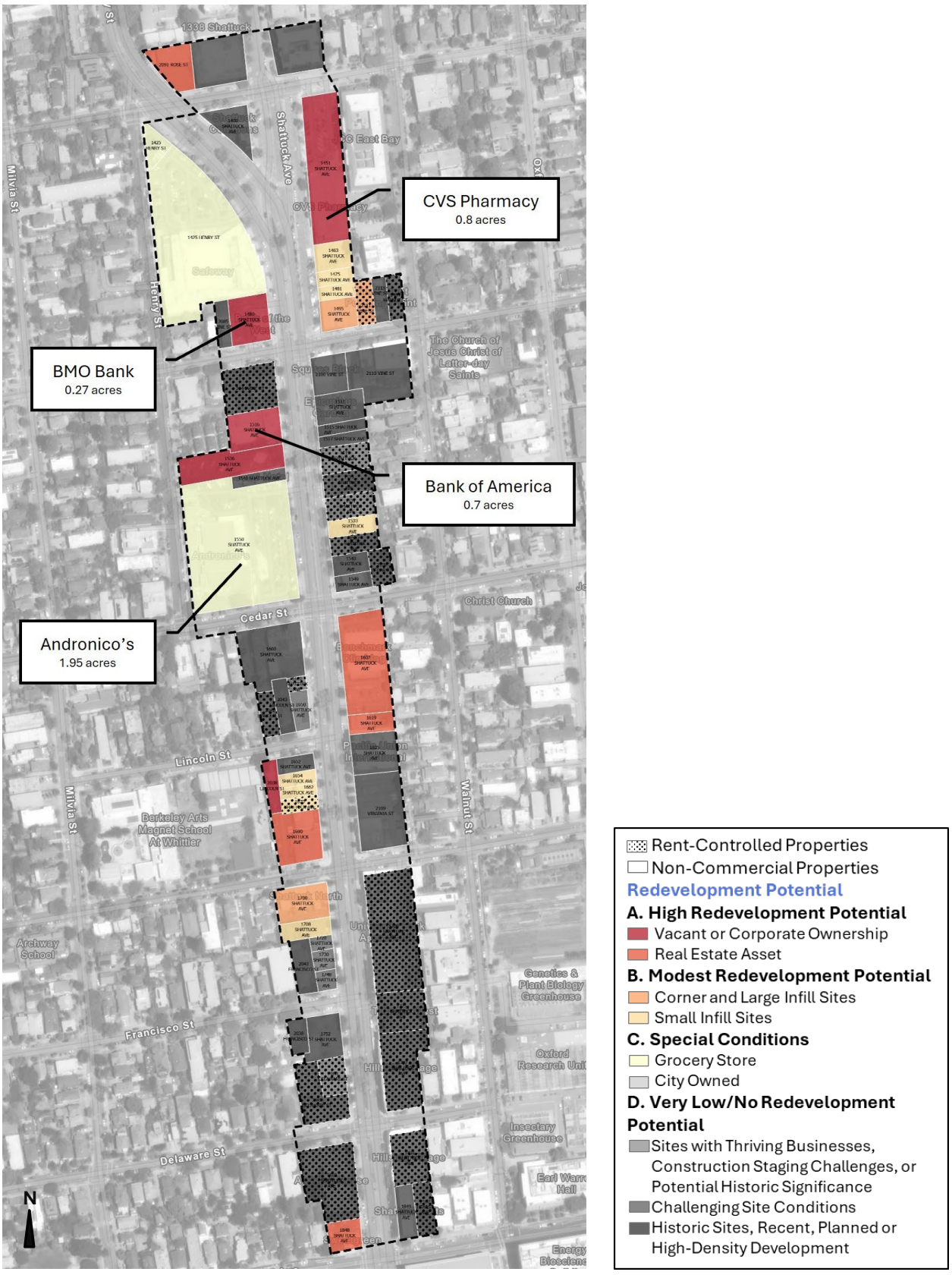


Figure 5 Redevelopment Potential on College Avenue

(Total Redevelopment Potential Area: 22% of Total Project Area)

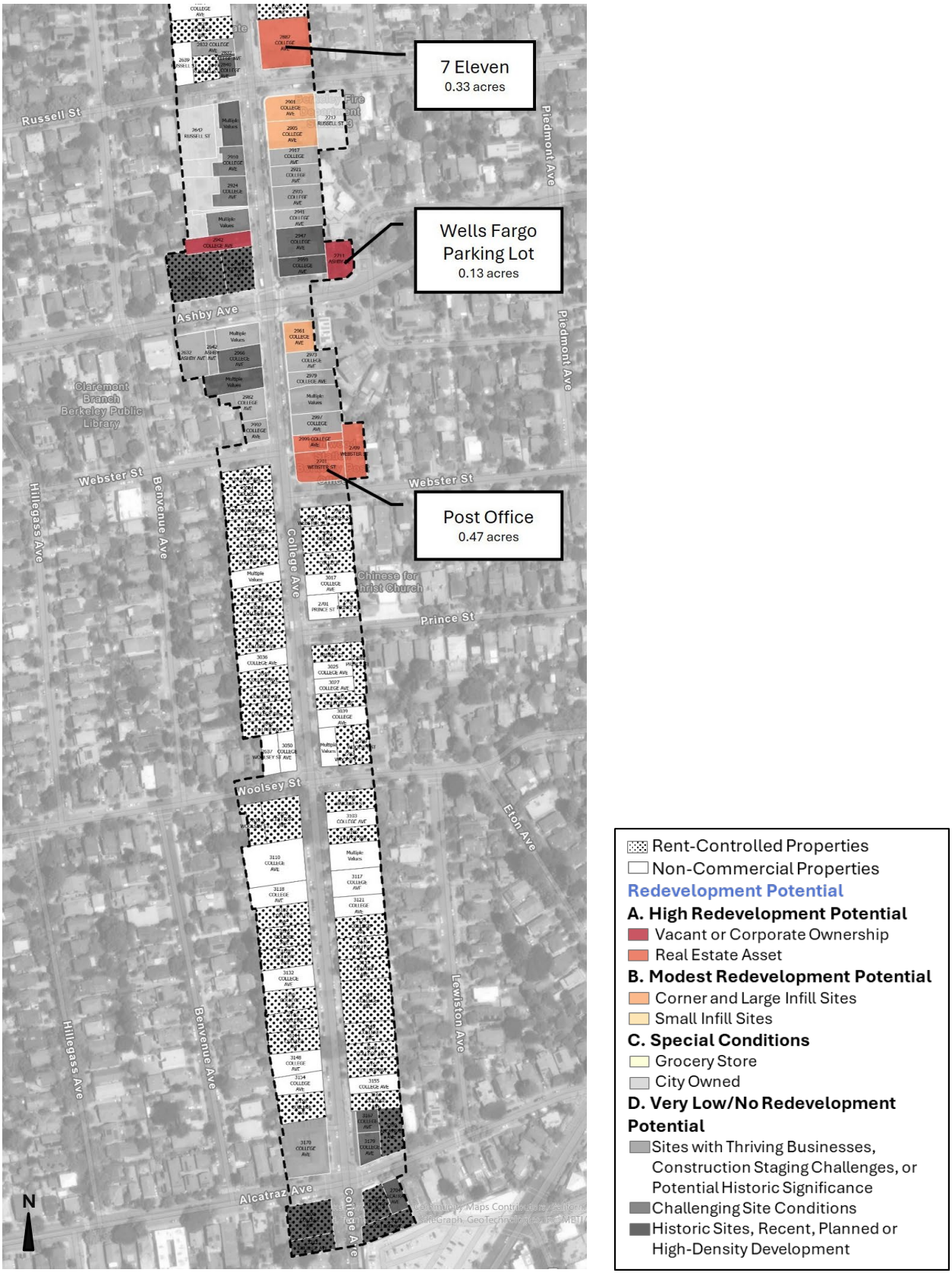


Table 1 Total Parcel Area by Redevelopment Potential

		Total Potential Redevelopment Area (A+B+C)	Very Low / No Redevelopment Potential	A. High Redevelopment Potential	B. Modest Redevelopment Potential	C. Special Conditions
Solano	Parcel Area	***6.4 acres***	3.7 acres	0.9 acres	4.1 acres	1.3 acres
	% Total Area	***63%***	37%	10%	40%	13%
North Shattuck	Parcel Area	***6.7 acres***	11.4 acres	3.4 acres	1.3 acres	2.0 acres
	% Total Area	***37%***	63%	19%	7%	11%
College	Parcel Area	***1.5 acres***	5.4 acres	1.0 acres	0.5 acres	0 acres
	% Total Area	***22%***	66%	16%	7%	0%
Total	*Parcel Area*	***14.6 acres***	*20.4 acres*	*5.4 acres*	*5.9 acres*	*3.3 acres*
	% Total Area	***42%***	*58%*	*16%*	*17%*	*9%*

Financially Feasible Building Types

Financial feasibility is based on market rental rates, cost of construction, and soft costs like design and other professional services, real estate taxes, insurance, municipal fees, and construction financing, as well as broader economic factors that determine the financial returns required to attract investment. Stakeholders interviewed for this study mentioned that few rental projects in Berkeley are feasible in the current market, citing currently high interest rates and construction costs, together with the large number of new apartments added to the housing supply in Berkeley and Oakland in the last decade. Consequently, higher density rental developments generally are not feasible under current conditions.

There are two major factors in determining the economic "sweet spot" for the density of a new development. The first is economies of scale – higher density projects are able to distribute the costs of land acquisition, predevelopment, design, engineering, and other services over more units and floor area. The second, and countervailing, factor is the type of building. Higher density buildings are more expensive to build when elevated standards of construction are required with increases in building height. Table 2 below shows typical building types and the different construction types used for each prototype. A Type V building is constructed from all wood framing, which is the least expensive to build but limits building height to four stories. Taller buildings, which require a higher standard of fireproofing, must utilize Type 3A or Type IV construction at a cost premium, and/or Type I fire resistive concrete or steel, which is the most expensive construction type. Type I concrete construction is also appropriate for the initial floor(s) of a mid-rise structure, which may include a parking garage or retail spaces with high ceilings.

All of the building prototypes analyzed for this study are considered mid-rise building types (between 4 and 7 or 8 stories, depending on site conditions). Nine-story buildings and taller are classified as high-rises that must use all Type I construction. For this reason, nine-story high-rises are generally the least feasible building height, because they use the most expensive construction type without benefiting from the economies of scale of taller high-rises. The optimal height of a mid-rise, however, will depend on how construction costs balance against the less variable costs mentioned above.

Table 2 Typical Building Typologies by Construction Type and Cost

Number of Stories	Construction Type	Construction Cost
4-Story (mid-rise)	Type V	$
5-Story (mid-rise)	4 over 1; Type V over Type 1 5 stories of Type 3A or Type IV	$$
6-Story (mid-rise)	5 over 1; Type 3A or Type IV over Type 1	$$
7/8-Story (mid-rise)	5 over 2/3; Type 3A or Type IV over Type 1	$$$
9 or More Stories (high-rise)	Highrise; Type I, Type II, or Type IV Mass Timber	$$$$$

Summary of Alternatives

This section summarizes proposed building forms and zoning alternatives for the Solano Avenue, North Shattuck, and College Avenue corridors. The building form alternatives set the maximum height and massing which regulates project density. In addition to the building form alternatives, this section of the report outlines a few other potential development standards and design concepts such as whether to require ground floor commercial, upper floor step backs, or other design issues like location of utilities and refuse infrastructure. The City of Berkeley does not have parking minimums, so parking is not addressed in the alternatives.

The three corridors are within Berkeley's highest resource and highest-income neighborhoods, characterized by access to essential amenities and opportunities that promote well-being and economic advancement for residents. The proposed zoning alternatives increase the maximum allowable height along the three corridors to match or exceed the maximum allowable height along other, lower-resourced or lower-income Berkeley neighborhoods, such as Adeline Street, Telegraph Avenue, University Avenue, Downtown and San Pablo (currently undergoing a Specific Plan and likely upzoning). The proposed zoning alternatives will allow the three corridors to provide their fair share of housing in proximity to transit, jobs, quality schools, open spaces, and public services. Table 3 compares the existing and proposed base zoning alternative maximum allowable number of stories along the three corridors to the existing maximum allowable number of stories along other Berkeley corridors.

Table 3 Base Zoning Comparison Across Berkeley Corridors

Base Zoning: Maximum Allowable Number of Stories	Corridors
2 stories	Solano Avenue (C-SO) (Existing) College Avenue (C-E) (Existing)
3 stories	College Avenue in Rockridge (C-N) (Existing/No Proposed Change) North Shattuck (C-NS) (Existing) Adeline Corridor (C-AC), North and South Adeline San Pablo Existing (C-W)* (Existing) **College Avenue (C-E) (Proposed Alt 1)**
4 stories	Adeline Corridor (C-AC), South Shattuck North Shattuck south of Virginia (C-C) (Existing/No Proposed Change) Telegraph Avenue (C-C) University Avenue (C-U) **College Avenue (C-E) (Proposed Alt 2)** **Solano Avenue (C-SO) (Proposed Alt 1)**
5 Stories	San Pablo Draft Specific Plan (C-W) (Proposed)* Downtown Buffer (C-DMU)** **Solano Avenue (C-SO) (Proposed Alt 2)** **North Shattuck (C-NS) (Proposed Alt 1)**
6 Stories	**North Shattuck (C-NS) (Proposed Alt 2)**
7/8 Stories	Downtown Core/Corridor (C-DMU)** Telegraph Avenue, Southside Specific Plan (C-T)**

** San Pablo (C-W) is undergoing a Specific Plan and likely to be upzoned. The draft document includes a base zoning of 5 stories with a higher base zoning at specific nodes.*
*** Downtown (C-DMU) and Telegraph Avenue (C-T) zoning have height standards in feet. For this table, the height maximum was translated into maximum stories.*

Building Form Alternatives

This section outlines two zoning alternatives that would govern building form in each of the project areas. These alternatives are proposed to apply to the C-SO, C-NS, and C-E zones.[4]

The two alternatives include proposed maximum heights in the base zoning and the estimated maximum height that would be allowed for projects eligible to receive a 50% density bonus. Additional standards for building setbacks, lot coverage, and maximum FAR per floor would be developed after a preferred alternative is selected.

Detailed sections and renderings of the alternatives are shown below the additional draft standards.

Maximum Height

Alternative Form 1 – Medium Density. This alternative sets the building form at a maximum height to create a 0.8:1 building height-to-street width ratio for each corridor area. This alternative is the lowest in scale and density. It increases the maximum base height on Solano Avenue and North Shattuck by two stories and increases the maximum base height on College Avenue by one story.

Alternative Form 2 – Higher Density. This alternative sets the maximum base height one story taller than Alternative 1. This alternative would allow for buildings on Solano Avenue and North Shattuck to maximize the mid-rise building type with a 50% density bonus. College Avenue would have a maximum of 6 stories with the 50% density bonus.

Table 4 Zoning Alternatives: Maximum Building Height

	Existing Zoning	Alternative Form 1 Medium Density	Alternative Form 2 Higher Density
Solano Avenue (C-SO) (85 ft wide)	**2 stories** 28 ft	**4 stories** 48 ft	**5 stories** 58 ft
With 50% Density Bonus	**3-4 stories**	**5-6 stories**	**7-8 stories**
Building-to-Street Ratio	(0.33:1) @ 2 stories	(0.8:1)	(0.9:1)
Estimated Density*	35-85 du/acre	150 du/acre	175 du/acre
North Shattuck (C-NS) (94 ft wide)	**3 stories** 35 ft	**5 stories** 58 ft	**6 stories** 68 ft
With 50% Density Bonus	**5-6 stories**	**7-8 stories**	**8-9 stories**
Building-to-Street Ratio	(0.37:1) @ 2 stories	(0.83:1)	(0.94:1)
Estimated Density*	70-170 du/acre	175 du/acre	200 du/acre
College Avenue (C-E) (60 ft wide)	**2 stories** 28 ft	**3 stories** 38 ft	**4 stories** 48 ft
With 50% Density Bonus	**3-4 stories**	**4-5 stories**	**5-6 stories**
Building-to-Street Ratio	(0.5:1) @ 2 stories	(0.8:1)	(1.13:1)
Estimated Density*	35-85 du/acre	85 du/acre	130 du/acre

** Estimated average density based on a mixed-use building with an average unit size of 1,000 sf*

[4] *After analysis of the impact of the State Density Bonus Law and specific redevelopment potential of the corridor areas within the C-C and C-N zones, these areas of the North Shattuck (South of Virginia Street) and College Avenue (Rockridge) corridors will retain their existing zoning.*

Additional Building Form Standards

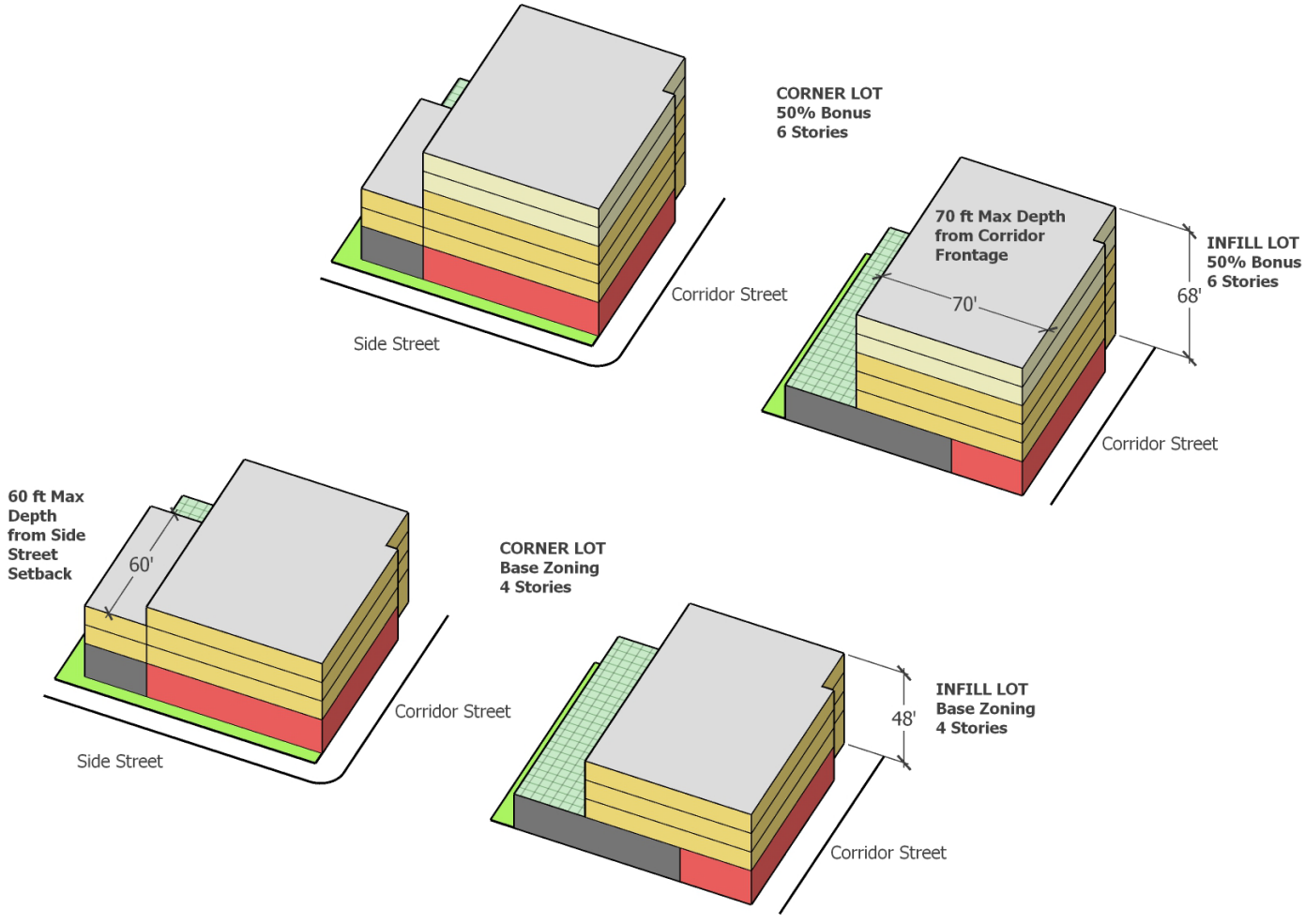
Building Massing

Building massing standards would limit where building area can be located on the site. The draft standards below show that the zoning could, for example, limit floor area above the ground floor at the rear of the lot, concentrating the building's mass along the corridor. This would create a transition to properties behind the corridor. Along side streets, the building mass could be allowed to continue along the street frontage up to 3 stories in height.

Draft Building Massing Standards:

- Floor area above the 1st story for all lots would be restricted to the first 70 feet of building area measured from the corridor frontage.
- For corner lots, additional floor area would be allowed up to the 3rd story for building massing within 60 feet of the building setback line along a side street.
- All buildings would have a minimum 10 feet rear setback when abutting residential zoning districts.

Figure 6 Draft Building Massing Standards

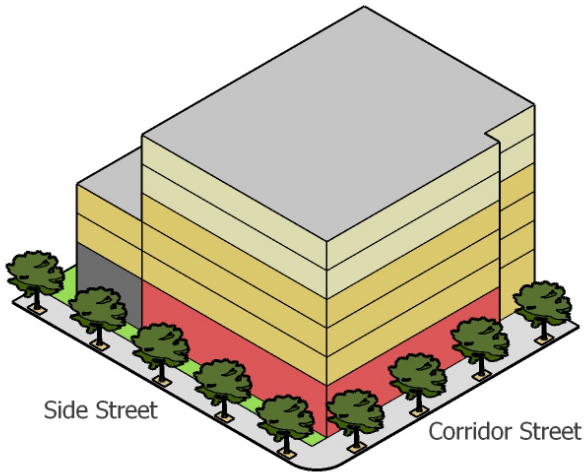


Upper Floor Step Backs

Upper floor step back standards may further sculpt a building's massing. The below alternatives for upper floor step backs would require the building façade to step back above a certain height to reduce the perceived height of a building. The alternatives range from not requiring an upper floor step back to requiring step backs on both street facing facades. Table 5 outlines upper floor step back alternatives by corridor. The diagrams below show diagrams of massing scenarios. The corridor street refers to Solano Avenue, North Shattuck, and College Avenue. The side street refers to cross streets that intersect the corridor streets.

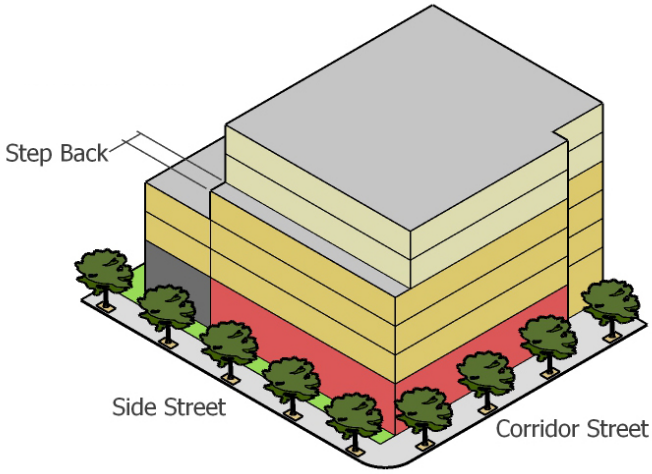
Alternative Upper Floor Step Backs 1

This alternative would require no upper floor step backs on street-facing facades.



Alternative Upper Floor Step Backs 2

This alternative would require no upper floor step backs on corridor-facing facades but would require upper floor step backs on side street-facing facades to step down building massing.



Alternative Upper Floor Step Backs 3

This alternative would require upper floor step backs on all street-facing facades to step down building massing.

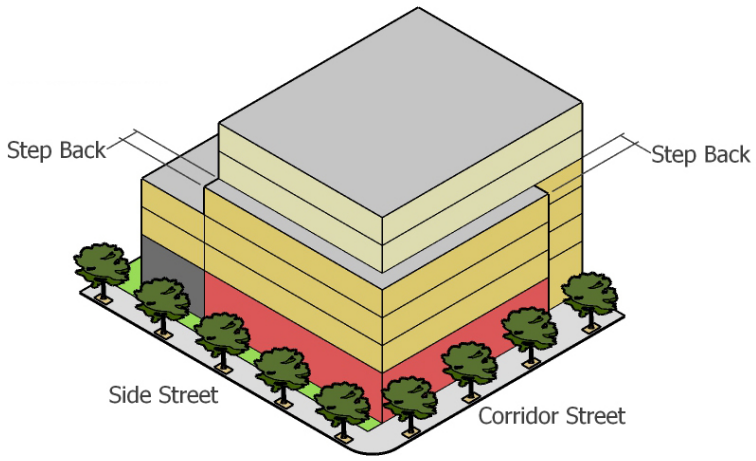


Table 5 Upper Floor Step Back Alternatives

	Alternative 1 No Upper Floor Step Back		Alternative 2 Upper Floor Step Back on Side Streets		Alternative 3 Upper Floor Step Back on All Streets	
	Corridor Street	Side Street	Corridor Street	Side Street	Corridor Street	Side Street
Solano Avenue	None	None	None	6 feet above 4th story	6 feet above 4th story	6 feet above 4th story
North Shattuck	None	None	None	6 feet above 5th story	6 feet above 5th story	6 feet above 5th story
College Avenue	None	None	None	10 feet above 3rd story	10 feet above 3rd story	10 feet above 3rd story

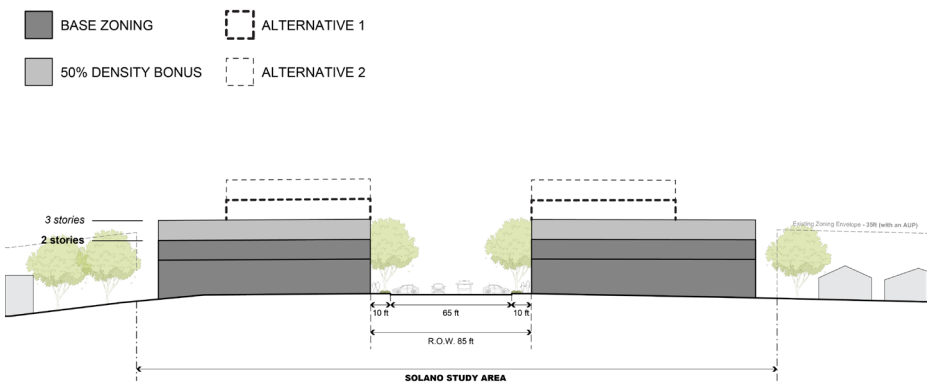
Residential-only Buildings

The existing zoning has lower maximum heights, special building setbacks, and lower allowed lot coverage for residential-only buildings. To encourage more housing, the proposed zoning alternatives do not have special form standards for residential-only buildings except for building setbacks. Residential buildings would be allowed to be of the same size and scale as mixed-use buildings.

Solano Avenue

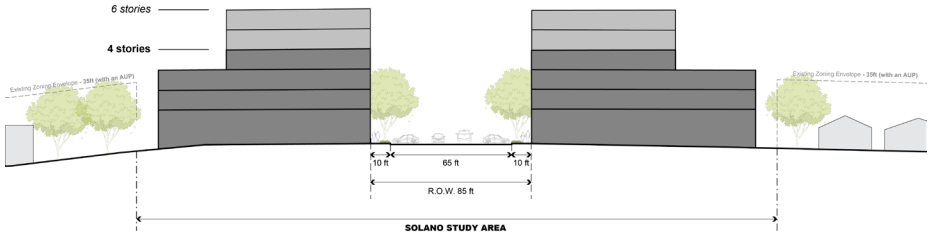
Existing Zoning

Solano Avenue (C-SO)	Existing Zoning
Base Zoning Maximum Height	2 stories 28 ft
With 50% Density Bonus	3-4 Stories
With 100% Density Bonus	5-6 stories



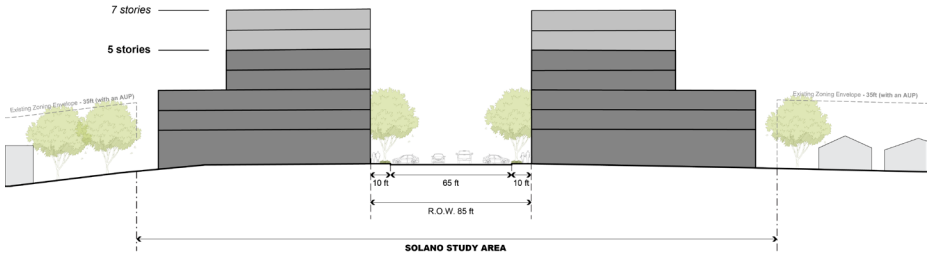
Base Zoning Alternative 1

Solano Avenue (C-SO)	Alternative 1 Medium Density
Base Zoning Maximum Height	4 stories 48 ft
With 50% Density Bonus	5-6 Stories
With 100% Density Bonus	7-8 stories



Base Zoning Alternative 2

Solano Avenue (C-SO)	Alternative 2 Higher Density
Base Zoning Maximum Height	5 stories 58 ft
With 50% Density Bonus	7-8 Stories
With 100% Density Bonus	10-11 stories



Solano Avenue



Existing Zoning



Base Zoning Alternative 1



Base Zoning Alternative 2

Solano Avenue



Existing Zoning



Base Zoning Alternative 1

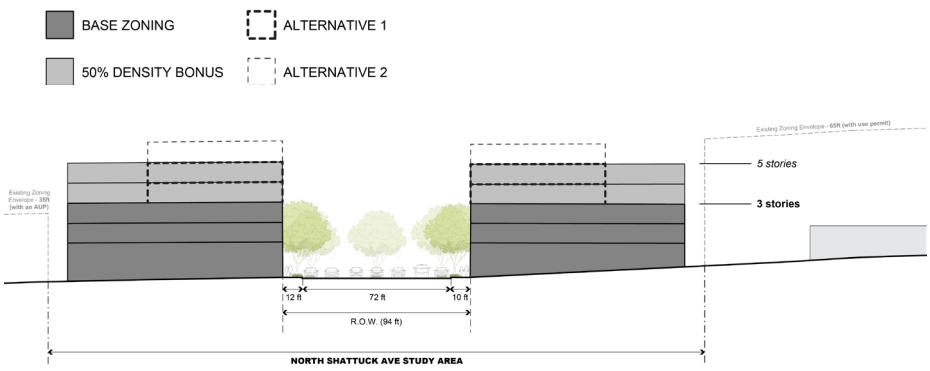


Base Zoning Alternative 2

North Shattuck

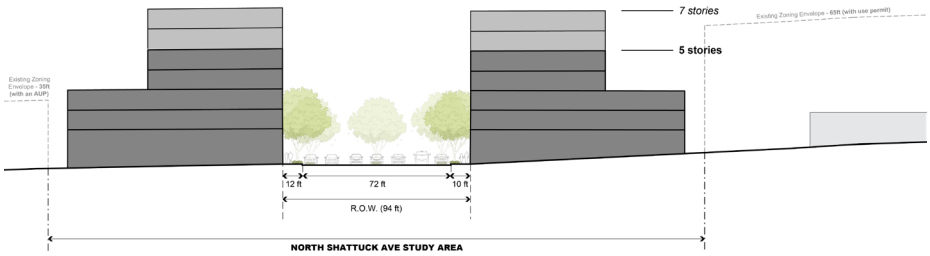
Existing Zoning

North Shattuck (C-NS)	Existing Zoning
Base Zoning Maximum Height	3 stories 35 ft
With 50% Density Bonus	5-6 stories
With 100% Density Bonus	7-8 stories



Base Zoning Alternative 1

North Shattuck (C-NS)	Alternative 1 Medium Density
Base Zoning Maximum Height	5 stories 58 ft
With 50% Density Bonus	7-8 Stories
With 100% Density Bonus	10-11 stories



Base Zoning Alternative 2

North Shattuck (C-NS)	Alternative 2 Higher Density
Base Zoning Maximum Height	6 stories 68 ft
With 50% Density Bonus	8-9 Stories
With 100% Density Bonus	11-12 stories



North Shattuck



Existing Zoning



Base Zoning Alternative 1



Base Zoning Alternative 2

North Shattuck



Existing Zoning



Base Zoning Alternative 1

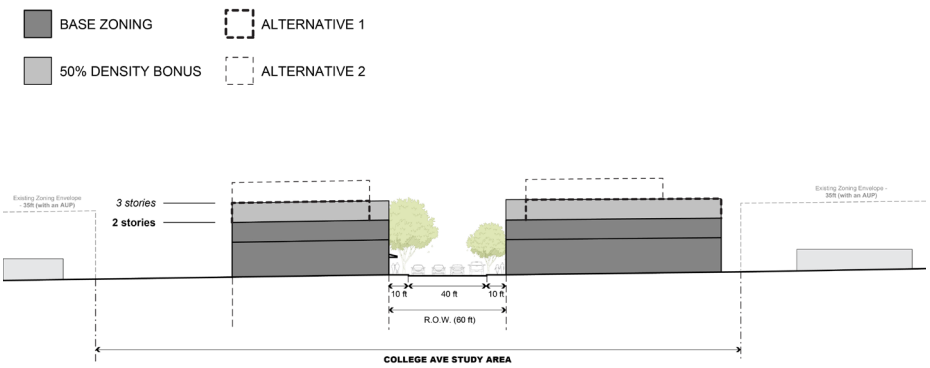


Base Zoning Alternative 2

College Avenue/Elmwood

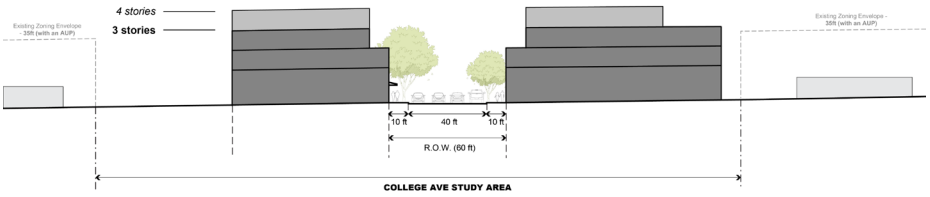
Existing Zoning

College Avenue (C-E)	Existing Zoning
Base Zoning Maximum Height	2 stories 28 ft
With 50% Density Bonus	3-4 Stories
With 100% Density Bonus	5-6 stories



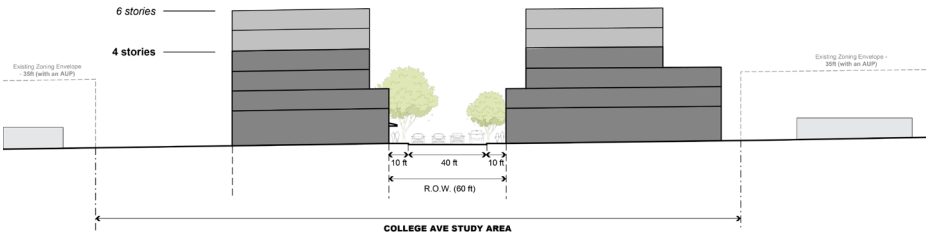
Base Zoning Alternative 1

College Avenue (C-E)	Alternative 1 Medium Density
Base Zoning Maximum Height	3 stories 38 ft
With 50% Density Bonus	4-5 Stories
With 100% Density Bonus	5-6 stories



Base Zoning Alternative 2

College Avenue (C-E)	Alternative 2 Higher Density
Base Zoning Maximum Height	4 stories 48 ft
With 50% Density Bonus	5-6 Stories
With 100% Density Bonus	7-8 stories



College Avenue/Elmwood



Existing Zoning



Base Zoning Alternative 1



Base Zoning Alternative 2

College Avenue/Elmwood



Existing Zoning



Base Zoning Alternative 1



Base Zoning Alternative 2

Density Analysis of Zoning Alternatives

The following analysis shows the potential range of development based on the likelihood of redevelopment analysis noted above. Determining how many sites may redevelop within a certain timeframe is an inexact process that is based on several factors, including market analysis, past development cycles, property ownership patterns, property sizes, and professional experience. The estimated growth ranges below show the upper end of the density range, and higher development numbers, than what has occurred in previous market cycles in Berkeley. For sites considered to have **High Redevelopment Potential**, the ranges below represent 50% to 75% of the sites redeveloping. For sites considered to have **Modest Redevelopment Potential**, the ranges below represent 20% to 40% of the sites redeveloping. The ranges assume both Andronico's locations will redevelop. For all cases, the build-out assumption meets the *Building Form Alternatives* which roughly matches the proposed *Base Zoning Alternatives* plus a 50% density bonus.

Table 6 Estimated Residential Growth Ranges of Zoning Alternatives

	Alternative 1 **Medium Density** **+ 50% Density Bonus**	**Alternative 2** **Higher Density** **+ 50% Density Bonus**
Solano Estimated growth*	**6 stories** 400 - 550 units	**7 stories** 450 - 650 units
Estimated Density**	150 du/acre	175 du/acre
North Shattuck Estimated growth*	**7 stories** 650 - 850 units	**8 stories** 750 - 1,000 units
Estimated Density**	175 du/acre	200 du/acre
College Estimated growth*	**4 stories** 50 - 80 units	**6 stories** 80 - 130 units
Estimated Density**	85 du/acre	130 du/acre
Totals	***1,100 - 1,600 units***	***1,300 - 1,780 units***

** Estimated growth numbers rounded to nearest 10 or 50 units*
***Estimated average density based on a mixed-use building with an average unit size of 1,000 sf*

Retail/Commercial Location Alternatives

The following retail alternatives outline where retail may be required and where other ground floor uses like office space or residential units may be allowed. The retail market has gone through seismic changes over the last decade and it is unlikely that each of these corridors will be able to support ground floor retail across all properties.

Alternative Retail 1

This alternative requires retail or retail-ready ground floor spaces along all areas of the C-E, C-SO, and C-NS corridor frontages.

Alternative Retail 2

This alternative targets retail in certain locations along each corridor to create future nodes of retail while allowing other areas of the corridors to have 100% residential projects or ground floor office spaces. Allowing for residential-only projects and not requiring mixed-use would increase project feasibility and encourage more housing along the corridors (see Figures 7, 8, and 9).

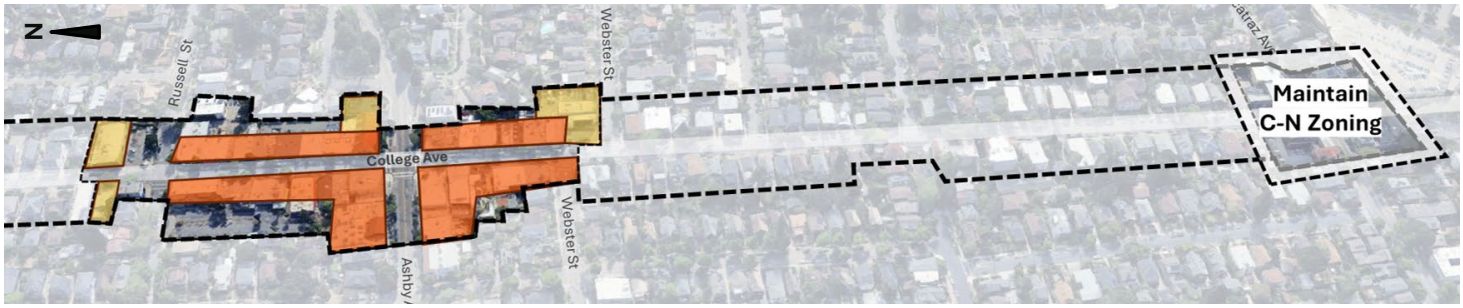
Figure 7 Alternative Retail 2 on Solano



Figure 8 Alternative Retail 2 on North Shattuck



Figure 9 Alternative Retail 2 on College



Ground Floor Retail Required
Ground Floor Residential OK

Berkeley Corridors Zoning Update Existing Conditions Report



March 5, 2025

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Overall Context

Purpose

The purpose of the Berkeley Corridors Zoning Update is to explore zoning changes to increase housing development in the city's high-resource areas, specifically along Solano, North Shattuck, and College Avenues. These areas have been identified as priorities by Berkeley City Council to address housing scarcity, promote fair housing, and overcome barriers to development. A key component of the project will be a detailed analysis of current land use and potential opportunities for residential growth along these corridors. Each area presents unique challenges, including existing development, land ownership, and community concerns. The project will focus on understanding these dynamics and proposing strategies for effective zoning implementation, aligned with the City's goals of fostering environmental justice and social equity.

Project Area

The following section outlines a high-level overview of each of the project corridors. In addition to the summary information below, a project Mapbook includes visual representations of the following within the City of Berkeley and the project area boundaries:

- Public Transportation
- Existing Zoning
- General Plan Land Use
- Population by Race/Ethnicity
- Population by Age
- Median Income
- Renter-Occupied Housing
- Rent-Controlled Properties
- Recent Development (last 10 years)
- Pipeline Development
- Parcel Ownership (parcels that allow for aggregation)
- Existing Land Use
- FAR
- Building Age
- Historic Buildings
- Parcel Size
- TCAC/HCD Opportunity Map
- RCAA Map

To view the *Mapbook*, please follow this link.



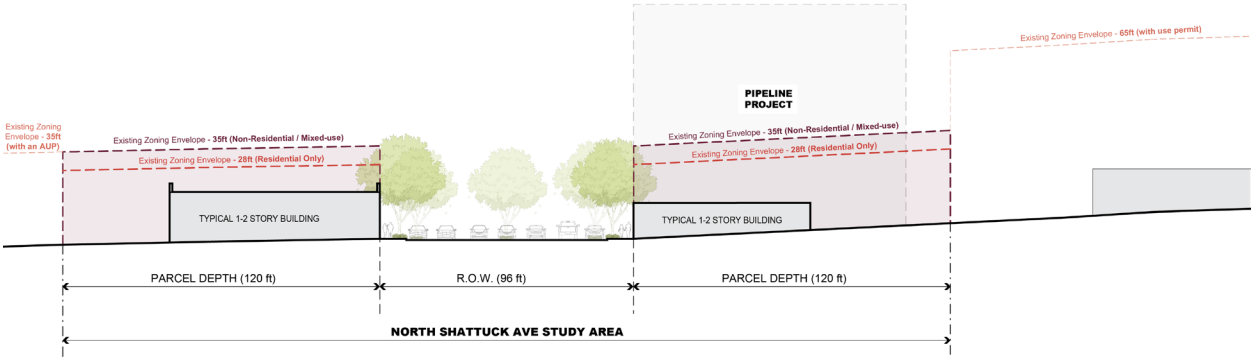
North Shattuck

Character and Use

Located just north of Downtown Berkeley, the **North Shattuck** area runs between Rose Street and Hearst Avenue. This half-mile stretch of Shattuck Avenue in the project area covers 78 parcels over approximately 19.3 acres. North Shattuck serves as the main corridor in the North Shattuck neighborhood and hosts a variety of commercial and residential uses, including two grocery stores and a national chain pharmacy. Common uses include housing, restaurants, hair and beauty salons, clothing and accessory stores, co-working spaces, financial services, and realty services. North Shattuck features a total of 155 businesses, including approximately 298.181 square feet of commercial space. Food and beverage businesses make up 26.4% of total businesses in the area. The North Shattuck area has a history of being key in the development of California Cuisine and the farm-to-table movement.

A typical section through Shattuck Avenue in the project area (Figure 1) features a right-of-way of about 95 feet, flanked by 1 and 2 story buildings on 120-foot-deep parcels. The current height standards allow new non-residential and mixed-use projects to be built up to 35 feet and three stories, while new residential-only projects can go up to 28 feet and two stories. A couple of pipeline developments currently underway are taking advantage of California's density bonus law to add taller structures up to 7 and 8 stories, changing the character of this portion of Shattuck Avenue. Abutting properties feature a range of building types including single-family and larger scale multi-family projects up to 4 stories in height. New projects in these neighboring areas can be built up to 35 feet and up to 65 feet in certain areas on the east side of the corridor with an Administrative Use Permit.

Figure 1: Typical Section of Shattuck Avenue in North Shattuck



History of Development

Both residential and commercial development in the North Shattuck area began in the late 1870s when the Berkeley Branch Railroad was extended north from its original terminus at Shattuck Avenue and University Avenue to Shattuck Avenue and Vine Street. From the late 1800's to 1948, Southern Pacific and Key System trains and streetcars provided transit services along many major corridors in the city and spurred the development of streetcar suburbs, including North Shattuck. The North Shattuck area has seen the most change in the last 20 years of the three corridors, including two sites that have 7-story mixed-use projects approved or under construction.

Figure 2: Aerial View of the North Shattuck project area



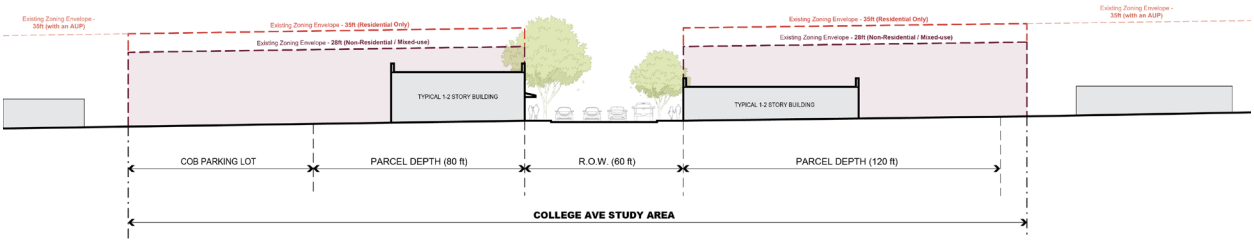
College Avenue

Character and Use

Located just south of University of California Berkeley, the **College Avenue** area runs between Dwight Way to the north and Alcatraz Ave to the south. The one-mile stretch of College Avenue that makes up the project area covers 208 parcels over approximately 30.7 acres and serves as the main commercial corridor of the Elmwood neighborhood. College hosts a variety of residential and commercial uses, including medium to high-density residential and neighborhood-serving and small- to medium-scale commercial uses. About three quarters of the total parcels in the College Avenue project area are residentially zoned (155 parcels over 23.6 acres). The residentially zoned parcels are a mix of R-3 and R-2A zoned properties. Those in the R2-A zone are currently going through a zoning update as part of the Middle Housing project and will not be considered as part of this project. The College Avenue area features a total of 102 businesses, including approximately 132,500 square feet of commercial space. Food and beverage businesses make up 27.5% of total businesses in the area.

A typical section through College Avenue in the project area (Figure 3) features a right-of-way and building-to-building dimension of about 60 feet, flanked by 1 and 2 story buildings on parcels ranging in depth from 80 to 120 feet. The current height standards allow new non-residential and mixed-use projects to be built up to 28 feet and two stories and new residential-only projects to go up to 35 feet and three stories. Abutting properties on either side of the College Avenue corridor feature low-scale residential structures. New projects in these neighboring areas can be built up to 35 feet with an Administrative Use Permit.

Figure 3: Typical Section of College Avenue



History of Development

The residential properties of College Avenue developed as a streetcar suburb as residential development in the area boomed in the early 1900s. The residential subdivisions adjacent to College Avenue were the first areas of the city to be designated as single-family residential zones. College Avenue and the adjacent Elmwood neighborhood saw major development in the first quarter of the 20th century as well as in the post-war 1960s. The major decline in new development from the 1930s to the 1950s can be attributed to depression-era economic hardship and World War II. Since the post-war boom, there has been a lack of new development.

Figure 4: Aerial View of the College Avenue project area



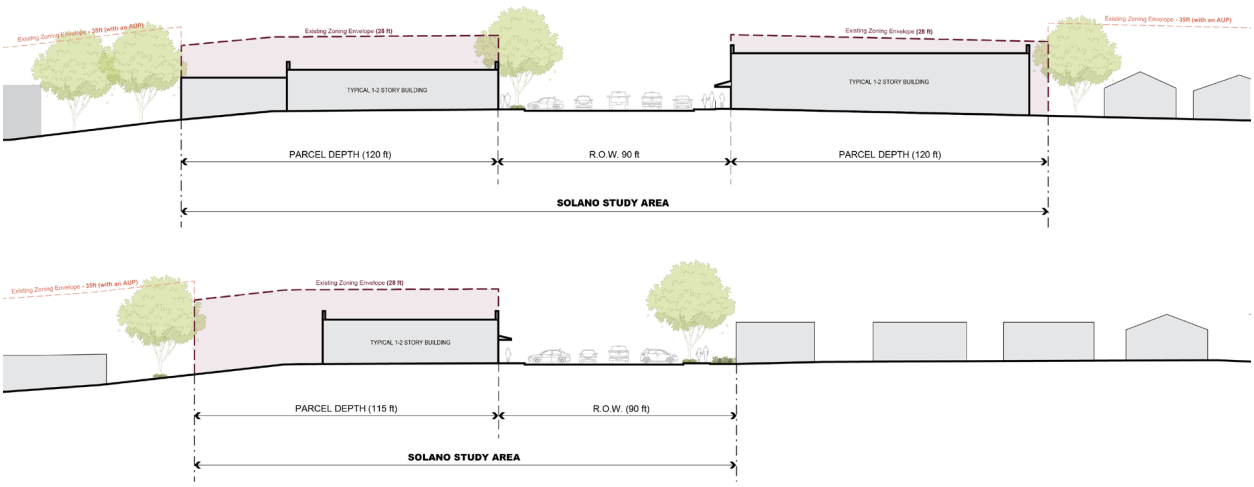
Solano Avenue

Character and Use

Located in both the Thousand Oaks and Northbrae neighborhoods, the **Solano Avenue** area runs along Solano Avenue between The Alameda to the east and slightly west of Neilson Street to City limits. This half-mile stretch of Solano Avenue in the project area covers 74 parcels over approximately 10.8 acres and serves as the main commercial corridor for the adjacent Thousand Oaks and Northbrae neighborhoods. The majority of uses along this portion of Solano Avenue are neighborhood-serving commercial uses; common businesses include hair and beauty salons, restaurants, clothing stores, home furnishings stores, and realty services. The Solano Avenue area features a total of 138 businesses, including approximately 188.278 square feet of commercial space. Food and beverage businesses make up 23.2% of total businesses in the area.

A typical section through Solano Avenue in the project area (Figure 5) features a right-of-way and building-to-building dimension of about 90 feet, flanked by 1 and 2 story buildings on 115- to 120-foot-deep parcels. The current height standards allow new projects to be built up to 28 feet and two stories. Abutting properties on either side of the Solano Avenue corridor feature low-scale residential structures. New projects in these neighboring areas can be built up to 35 feet with an Administrative Use Permit.

Figure 5: Typical Sections of Solano Avenue



History of Development

The Northbrae and Thousand Oaks communities abutting Solano Avenue first began developing in the early 20th century as commuter suburbs, especially spurred by the relocation of thousands of San Francisco residents following the 1906 earthquake that shook the region. Three of Southern Pacific's East Bay Electric Lines met at the intersections of Solano and Colusa Avenue—formerly referred to as Colusa Wye—offering access from the East Bay to San Francisco. Development along Solano Avenue in the Thousand Oaks/Northbrae area saw steady and minimal growth from the 1910s to the late 1990s. Since the turn of the century, there has been little to no development in the area. Additionally, the area has seen very little ownership parcel aggregation, as each individual storefront building is generally owned individually.

Figure 6: Aerial View of the Solano Avenue project area



Affirmatively Furthering Fair Housing

The Affirmatively Further Fair Housing (AFFH) mandate was established by the Fair Housing Act (Title VIII of the Civil Rights Act) in 1968. The Fair Housing Act not only prohibits discrimination in housing—on the basis of age, race, religion, national origin, sex, familial status, or disability—but requires federal agencies to combat the lingering effects of segregation and create real housing choice by implementing programs that further fair housing.

To further its commitment to protecting California residents' right to fair housing, the California Legislature passed AB 686 in 2019 to expand fair housing requirements outlined in the California Fair Employment and Housing Act (FEHA) and AB 1304 to require cities to identify racial integration and segregation patterns locally and regionally in the development of their Housing Elements. These updated regulations require all state and local public agencies in California to address inequities resulting from prior patterns of segregation, as well as create new requirements for Housing Elements adopted after 2021.

AFFH in Berkeley

The City establishes its commitment to AFFH in Goal E (Table 1) of its recently adopted 6th Cycle Housing Element.

Table 1: Berkeley Housing Element AFFH Policies

Goal E Affirmatively Further Fair Housing: The City should continue to take meaningful actions to affirmatively further fair housing choices in Berkeley.	
H-29	**Fair Housing.** Ensure compliance with federal, state, and local Fair Housing and anti-discrimination laws and ordinances to affirmatively further fair housing for all, ensuring equal access to housing regardless of their special circumstances as protected by fair housing laws.
H-30	**Accessible Housing.** Promote housing mobility by exceeding the accessibility requirements of the ADA and California Title 24 Disabled Access Regulations, and by encouraging incorporation into new construction and rehabilitation the use of technologies and design features that create universal accessibility.
H-31	**Affordable Accessible Housing.** Encourage new construction and rehabilitation of accessible housing units that are permanently affordable, in particular to extremely low-income households.
H-32	**Middle Housing.** Promote and facilitate a mix of dwelling types and sizes, particularly infill middle housing in high resource neighborhoods.

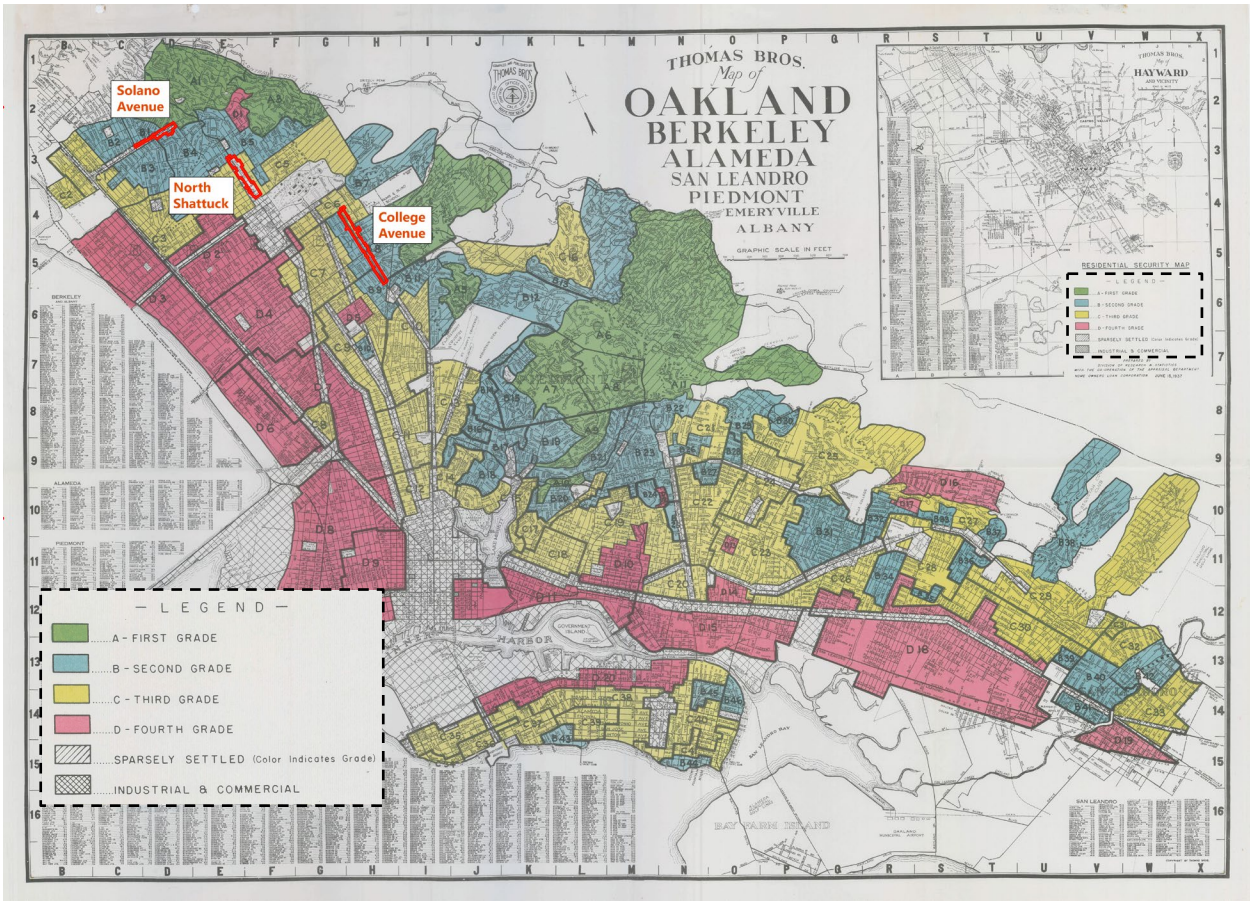
In order to implement Goal E, the City has used state resources like the California Department of Housing and Community Development's (HCD) Racially Concentrated Areas of Affluence (RCAA) and California Tax Credit Allocation Committee (TCAC) Opportunity maps to identify the areas chosen for this project. Rezoning areas along the three project areas ensures that high resourced—and in many cases more affluent—areas accommodate their fair share of affordable housing, rather than concentrating new development in historically marginalized areas of the city.

Segregation and Redlining

Many neighborhoods in the city were shaped by segregation and exclusionary practices like redlining and racially restrictive covenants. Redlining, initiated by the federal Home Owners' Loan Corporation (HOLC) in the 1930s, categorized neighborhoods by desirability, often downgrading areas with Black and immigrant populations. The HOLC maps were primarily used by banks, real estate agents, and government agencies to assess the risk of offering home loans in different neighborhoods. The maps labeled certain parts of Berkeley as "hazardous" or "declining," limiting homeownership opportunities and reinforcing segregation. These practices—alongside local housing covenants—reinforced racial inequalities, the effects of which persist today.

The Solano Avenue and College Avenue study areas were located in the A "Best" and B "Still Desirable" categories. North Shattuck was located adjacent to the B category but mostly within the C "Definitely Declining." None of the project areas are located within or near the D "Hazardous" category. These classifications are likely to have impacted the project areas positively in maintaining a high level of resources and investment over time.

Figure 7: Project areas on HOLC Map of Alameda County Cities



Downzoning and Neighborhood Preservation Ordinance

In the post-war era, several downzoning efforts occurred in Berkeley, reducing allowable densities, and limiting the construction of housing in many areas of the city. In 1951, the first downzoning action reclassified several areas of the City from R-3 and R-4 to a new, lower-density R-2A district. The new R-2A district was prevalent in the North Shattuck neighborhood and along the College Avenue corridor. In 1962, another downzoning action reduced the allowable densities in approximately 30% of the city.

In addition to downzoning actions, the Neighborhood Preservation Ordinance of 1973, a citizen-led initiative, further limited the production of housing in Berkeley by requiring use permits and public hearings for any new housing units in any zone and mandating public hearings for any demolition of a housing unit.

Racially Concentrated Area of Affluence

As a direct result of redlining and other exclusionary practices such as racial restrictive covenants, downzoning actions, and the Neighborhood Preservation Ordinance, the three project areas have historically seen a concentration of wealthy, predominantly white populations.

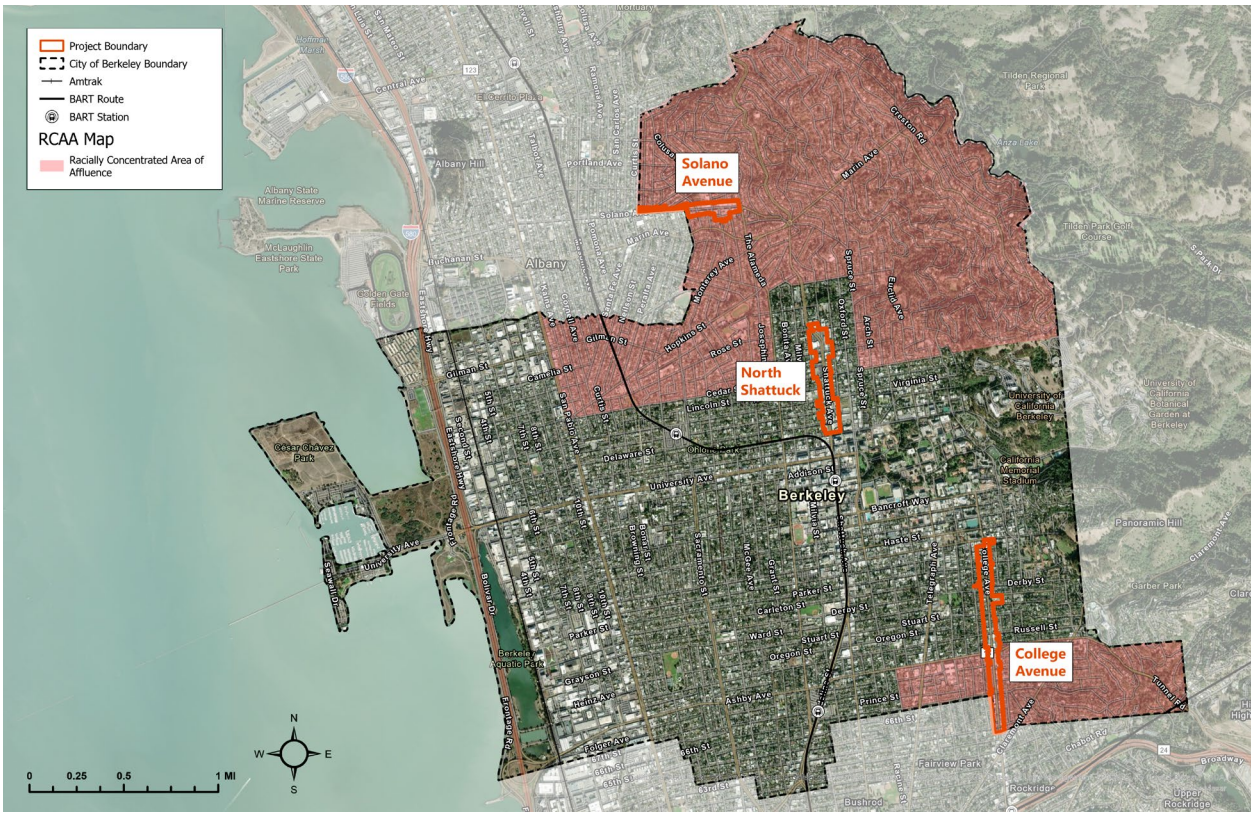
State law (Gov. Code §65583(c)(10)) requires that all jurisdictions analyze racially concentrated areas of affluence (RCAA) in the development of the Housing Element of their General Plan. An RCAA describes an area where the populations are disproportionally white and affluent, highlighting the lasting impacts that segregation and other exclusionary policies had on community makeup.

As illustrated in Figure 8, Berkeley neighborhoods that are fully or partially* a RCAA are:

- Berkeley Hills
- Claremont
- Cragmont
- Elmwood
- Le Conte
- Live Oak
- Northbrae
- South Hampton
- Terrance View
- Thousand Oaks
- Westbrae

In order to equitably distribute the stock of affordable housing across the city, the City must actively incentivize housing development in these areas. HCD has identified Solano Avenue and College Avenue south of Ashby Avenue as RCAAs, so rezoning efforts along these portions of the project area would help the City undo the lasting effects of racial and economic segregation still impacting some communities.

Figure 8: RCAAs in Berkeley

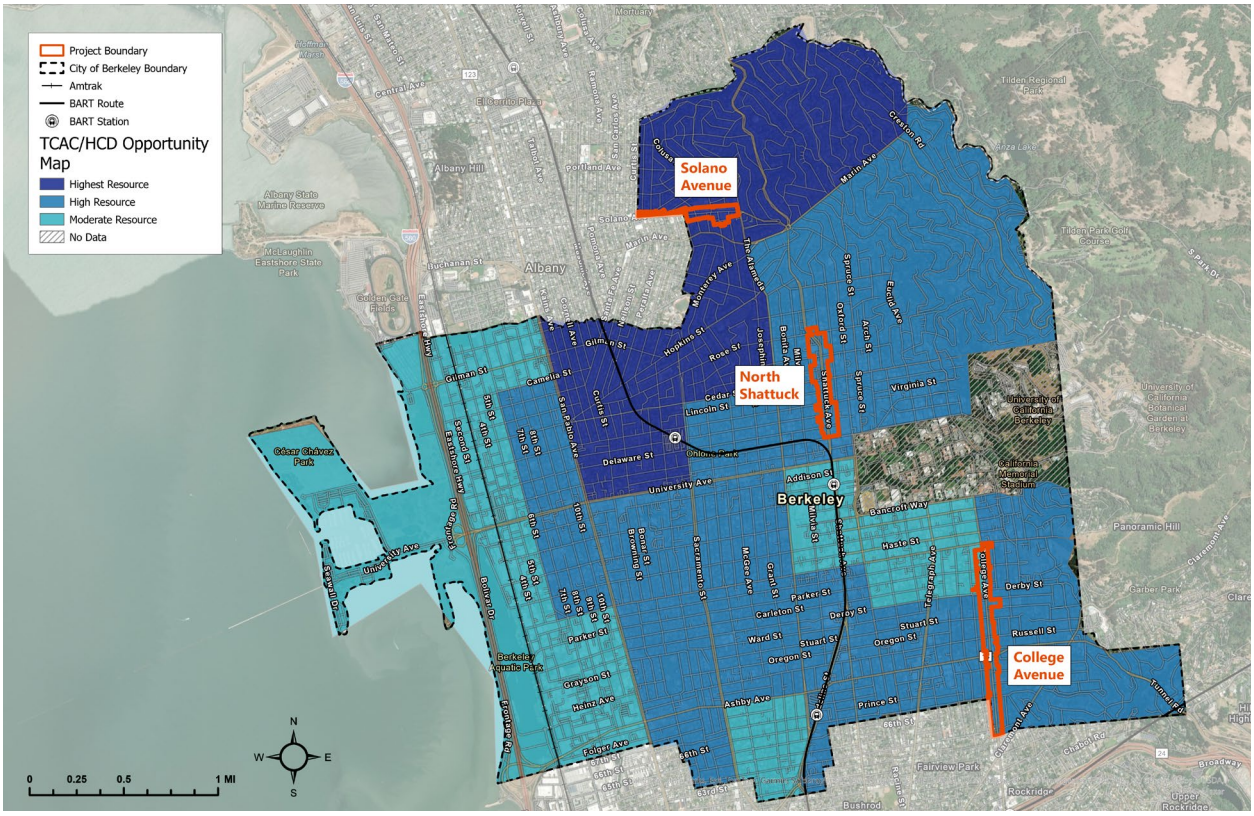


TCAC/HCD Opportunity Map

In 2017, the State Treasurer's' Tax Credit Allocation Committee (TCAC) and the Department of Housing and Community Development (HCD) established the California Fair Housing Task Force—a group of independent organizations and researched centers—to create an opportunity map that identifies areas across the state whose characteristics have been proved to support the educational, economic, and health well-being of low-income families.

The TCAC/HCD Opportunity Map (Figure 9) is used to inform statewide policy for funding affordable housing as a part of the 9% Low Income Housing Tax Credit (LIHTC) program, as well as other state programs (e.g., 4% Low-income Housing Tax Credit (LIHTC) program and HCD's Multifamily Housing Program).

Figure 9: TCAC/HCD Opportunity Map

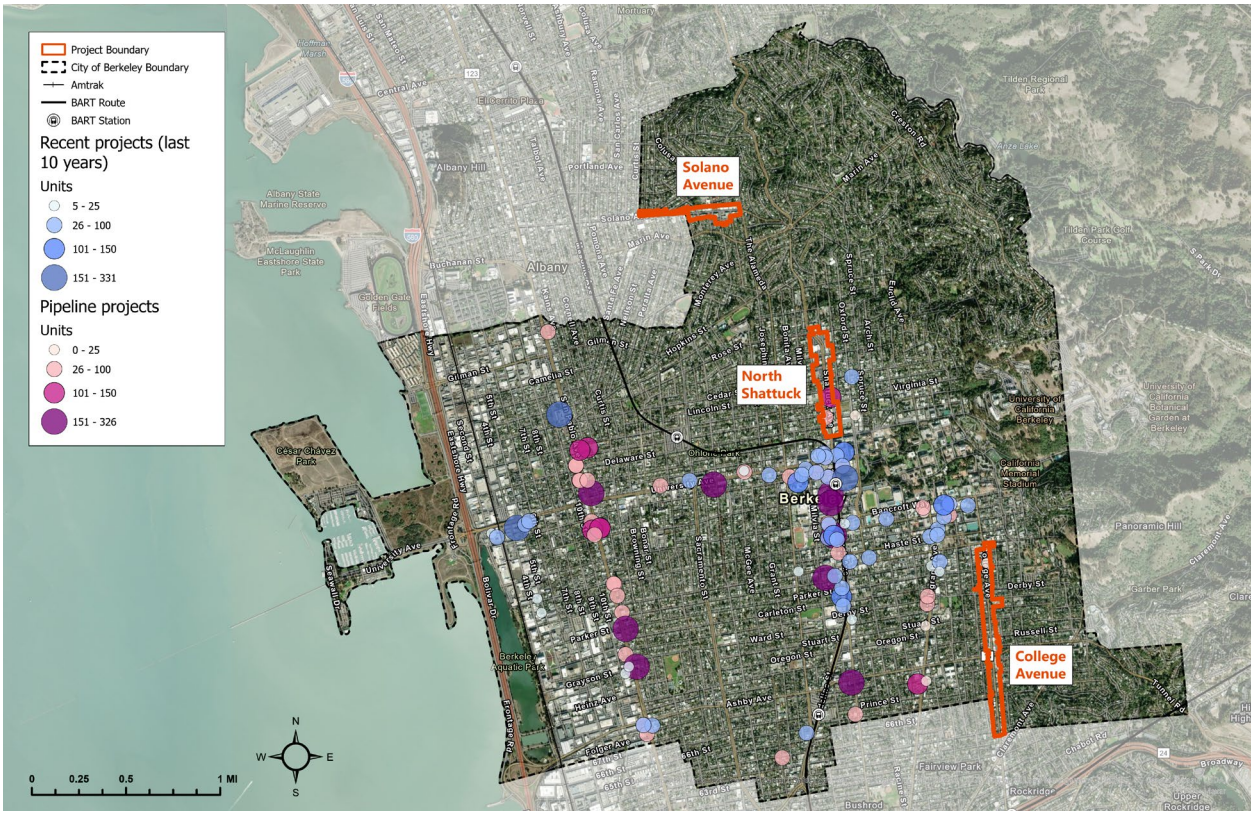


The three project areas fall in either a High or Highest Resource community. Ensuring that affordable housing options are equitably distributed across the city, especially in areas with high-quality transit, jobs, high-performing schools, and low exposure to environmental hazards and pollutants is a high priority to the City. Rezoning the three project areas for housing will encourage new residential construction and increase access to affordable housing in these amenity-rich areas through the City's Inclusionary Housing Ordinance that requires any new housing development to provide at least 20 percent affordable units.

Recent Housing Developments

The Recent Housing Development Heat Map (Figure 10) shows projects built within the last 10 years and approved multifamily housing projects, labeled as pipeline projects. The heat map shows that the majority of new housing is being built in the lower resourced areas and no new multifamily housing is being built in the RCAA areas mapped in Figure 8. The highest concentration of new housing has been along San Pablo Avenue, University Avenue, Downtown, along Shattuck Avenue, and the Southside area along Telegraph. There are only 3 projects within the study areas; two 7-story projects in North Shattuck that are approved or under construction and one 11-unit project on College Avenue that is under construction.

Figure 10: Recent and Pipeline Development Heat Map



Socioeconomic Context

The below socioeconomic data represents the project areas and a small buffer; the addition of a ⅛-mile buffer around each project area provides insight on the communities surrounding the corridors. The below sections summarize four main socioeconomic categories: age, race/ethnicity, tenancy, and income.

Age

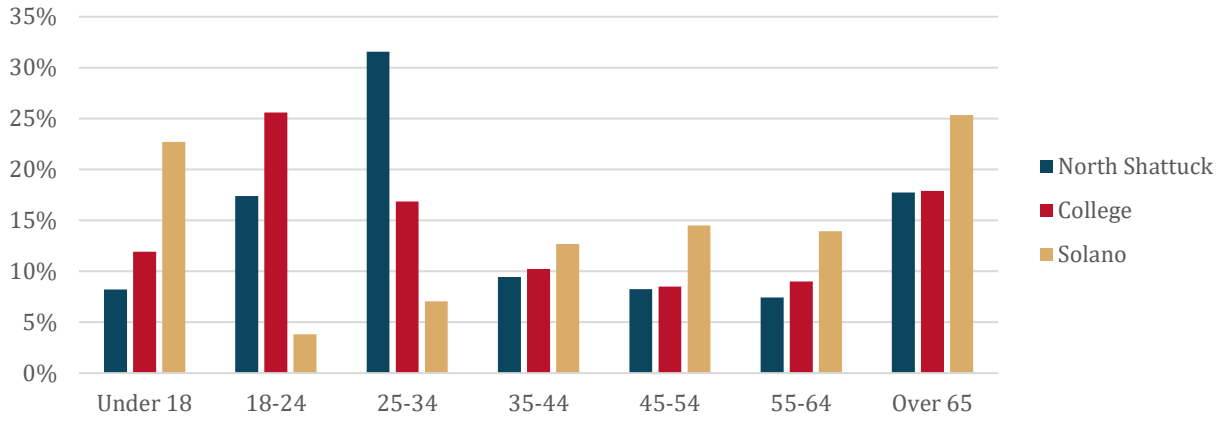
Age distribution provides insights into the community's life stage trends. A younger population may suggest a growing community with young families and schools, while an older demographic may indicate a retirement-friendly area with healthcare needs. Mixed age groups reflect intergenerational diversity, affecting community services, housing, and recreational activities.

The following are some insights drawn from the summary in Figure 11:

- **Students and Young Professionals: North Shattuck** and **College** have a notably higher proportion of young adults (18-34), at 49% and 42% respectively, compared to Solano (11%), hinting at dominant student and early career populations. College has a much higher percentage in the age group of 18-24, reflecting the student population while North Shattuck has a much higher percentage in the age group of 25-34, reflecting a larger percentage of graduate students and young professionals.
- **Families and Seniors: Solano** has a higher proportion of seniors (25%) and the highest proportion of children (22%). It also has the lowest percentage of young adults. These statistics imply it is an area of families with young school age children and retirees.

This suggests **Solano** is more family and retirement-friendly, while **North Shattuck** and **College** are more student or working-professional-focused areas.

Figure 11: Age Distribution



Race and Ethnicity

The racial and ethnic makeup of a community shapes its cultural and social landscape. A diverse population can bring a range of traditions, languages, and practices, enriching the community's social fabric. However, it may also highlight challenges in terms of equity and access to resources. A less racially and ethnically diverse population in a neighborhood also signals the lasting impacts of segregation and other exclusionary policies at the local level.

The following are some insights drawn from the summary in Table 2:

- **White** is the majority group across all areas, with **Solano** (69%) and **College** (64%) having the highest percentages. **North Shattuck** is more racially diverse, with only 51% identifying as White, indicating greater variation in ethnic backgrounds compared to the other two areas.

- **Asian** populations are notably higher in **North Shattuck** (35%) compared to **College** (20%) and **Solano** (16%), making North Shattuck the most significant Asian demographic area, possibly reflecting more cultural or community connections.
- The **Black/African American** population is small across all areas, with **North Shattuck** at 4%, slightly higher than the others.
- **Hispanic/Latino** populations are relatively small but higher in **College** (13%) and **North Shattuck** (11%) compared to **Solano** (7%).

North Shattuck appears to be the most ethnically diverse, particularly with a larger Asian presence and lower percentage of White residents, while **Solano** is less diverse, with a higher concentration of White residents. **College** strikes a middle ground between the two. North Shattuck is also the most densely populated of the three corridors and the closest to the university and downtown.

Table 2: Race and Ethnicity Distribution

Race/Ethnicity	North Shattuck	College	Solano
White (alone)	51%	64%	69%
Black / African American	4%	3%	2%
American Indian / Alaskan Native	<1%	<1%	<1%
Asian (alone)	35%	20%	16%
Hawaiian / Pacific Islander	<1%	<1%	0%
Other (alone)	3%	4%	2%
Hispanic / Latino	11%	13%	7%
Not Hispanic / Latino	89%	87%	93%

Owners and Renters

Communities with a high rate of homeownership often signal stability and long-term investment but may be more averse to change. Areas with a larger renter population may offer more affordable housing options but may suggest a younger or transient population. Renter communities are often in denser, more urban settings where mobility and flexibility of renting is valued or where there may be economic barriers to homeownership.

The following are some insights drawn from the summary in Table 3:

- **Solano** has the highest homeownership rate (83%), indicating a more stable and possibly older population. Its low renter percentage (17%) supports the idea of a more settled, owner-occupied community. This follows the age demographic spread with the very high percentage of residents that are younger than 18 and older than 65.
- **College** has a more balanced distribution, with 44% owners and 56% renters. This mix suggests a blend of long-term residents and transient populations, potentially younger people or students, making the area somewhat more dynamic and flexible. This area is close to the college but also includes a large percentage of single-family homes.
- **North Shattuck** has the lowest homeownership rate (26%) and a high renter population (74%), implying a more transient population, potentially younger people or students, possibly due to affordability issues or a higher demand for rental housing in a denser, urban setting.

In summary, **Solano** represents a homeowner-dominated area, while **North Shattuck** leans more toward a renter-heavy, potentially more mobile community. **College** falls in between, with a fairly even mix of owners and renters.

Table 3: Tenancy Distribution

Tenancy	North Shattuck	College	Solano
Owner	**26%**	**44%**	**83%**
Renter	**74%**	**56%**	**17%**

Income

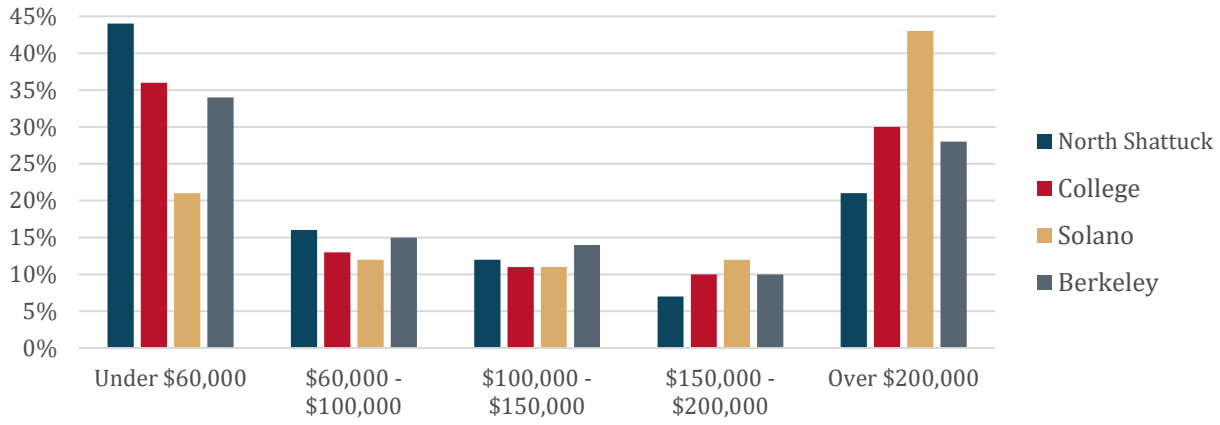
Income distribution in a community reveals economic diversity. A broad range of income levels points to a mixed-class environment with varied housing, schooling, and service needs. High concentrations of wealth or poverty highlight inequality, influencing everything from education quality to job opportunities. Communities with middle-income stability may reflect more balanced access to services and economic opportunity.

The following are insights drawn from the summary in Figure 12:

- **Solano** has the highest proportion of residents earning over $200,000 (43%), compared to North Shattuck (21%), College (30%), and Berkeley as a whole (28%), indicating it is a relatively affluent area of the city. It also has the smallest percentage of residents earning under $60,000 (21%), suggesting fewer lower-income households compared to the city's percentage (34%). This, combined with high homeownership rates, points to Solano being a wealthier community.
- **College** has a significant portion of high-income earners as well, with 30% of residents earning over $200,000, but it also has a broader distribution of incomes, including 36% of households earning under $60,000. This reflects a more mixed-income area, balancing wealthier residents with those at lower income levels. College has an income distribution that is closest to the City's overall income distribution, compared to the two other areas.
- **North Shattuck** has a higher percentage of residents earning less than $60,000 (44%), compared to Berkeley (34%), signaling a more economically diverse or lower-income area of the city. However, it also has 21% of residents earning over $200,000, showing a wide range of economic backgrounds, possibly indicating gentrification or a split between wealthy and lower-income residents.

In summary, **Solano** is clearly the wealthiest and most stable area, while **North Shattuck** appears more economically diverse, with a mix of high and low incomes. **College** sits in the middle, featuring some economic diversity but with a stronger representation of high-income households.

Figure 12: Income Distribution



Policy Framework

General Plan

Land Use Element

The Land Use Element of the General Plan outlines the long-term vision for development in the City of Berkeley, addressing how land should be used to balance housing, employment, recreation, and environmental needs. It sets the foundation for zoning regulations by guiding land use decisions and ensuring that future growth aligns with community goals. This section includes excerpts of key sections and policies from the Land Use element related to the project areas. Some things have changed since the last update to the land use element, specifically, the City has since removed land use quotas throughout the city.

Downtown and Other Commercial Mixed-Use Areas

The third objective of the Land Use Element is to maintain and enhance Berkeley's commercial areas and the Downtown. Commercial activity is primarily distributed between Downtown, West Berkeley, the neighborhood and avenue commercial districts of North Shattuck, Elmwood, Solano, Shattuck/Adeline, and Telegraph Avenue, and the commercial strips along San Pablo and University Avenues.

Berkeley's neighborhood commercial and avenue commercial areas include a large number of specialty stores and services that attract customers from outside the surrounding neighborhoods. The types of businesses that attract customers from outside the immediate neighborhood include popular restaurants, specialty furniture stores, and unique book, music, and specialty food stores which are not found in regional malls or neighboring communities.

Commercial quotas have been adopted since 1977, as part of the Zoning Ordinance, to regulate new uses occurring in the Telegraph, Elmwood, North Shattuck, and Solano Avenue commercial zoning districts. In the late 1970s, rising lease rates in some of these districts were beginning to drive out the familiar neighborhood-serving shops and services in favor of a multiplicity of new restaurants and boutique shops. In response, commercial rent control was an early method used by the City to protect merchants. However, when that was overturned by the California courts, the present quota system was enacted to regulate specific categories of use. Quotas for various uses, such as gift/novelty shops, beauty shops, or certain food services, are now codified through the Zoning Ordinance for several neighborhood and avenue commercial areas. In most cases, these numerical quotas were set at or below the existing number of establishments in any one particular category. The goal was to limit the number of certain types of businesses while allowing a diverse range of other, neighborhood-serving businesses to remain and find space in the districts.

For the neighborhood and avenue commercial corridors shown on the Land Use Diagram, the Land Use Element respects the existing development standards and height limits and provides guidance for future City decision-making to ensure that these areas continue to be vital, thriving, pedestrian-oriented commercial centers that serve area residents and provide necessary goods and services.

Policy LU-26 Neighborhood Commercial Areas

Maintain and improve Neighborhood Commercial areas, such as Elmwood, Solano, and North Shattuck, as pedestrian-friendly, visually attractive areas and ensure that Neighborhood Commercial areas fully serve neighborhood needs. (See Land Use Diagram for locations of Neighborhood Commercial areas. Also see Economic Development and Employment Policy ED-4 and Urban Design and Preservation Policy UD-28.)

Actions:

A. Require ground-floor commercial uses to be oriented to the street and sidewalks to encourage a vital and appealing pedestrian experience.

B. *Ensure safe, well-lighted, wide walkways that are appropriately shaded for compatibility with upper story residential units and adequate traffic signals for pedestrian street-crossings in commercial areas.*
C. *Provide street trees, bus shelters, and benches for pedestrians in commercial areas.*
D. *Provide bicycle facilities and ample and secure bicycle parking wherever appropriate and feasible.*
E. *Maintain and encourage a wide range of community and commercial services, including basic goods and services.*
F. *Encourage sensitive infill development of vacant or underutilized property that is compatible with existing development patterns.*
G. *Control the design and operation of commercial establishments to ensure their compatibility with adjacent residential areas.*
H. *Use design review and careful land use decisions to preserve the historic character of Neighborhood Commercial areas.*

Land Use Classifications

Neighborhood Commercial

These areas of the city are generally characterized by pedestrian-oriented, neighborhood-serving commercial development, and multi-family residential structures. These areas are typically located on two-lane streets with on-street parking and transit. Appropriate uses for these areas include: local-serving commercial, residential, office, community service, and institutional. Building intensity will generally range from a Floor Area Ratio (FAR) of less than 1 to a FAR of 3. Population density will generally range from 44 to 88 persons per acre.

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

Zoning District	*Maximum FAR*	*Maximum Height*
Neighborhood Commercial	*3*	*35 ft.*
Elmwood Commercial	*0.8 to 1*	*28 ft.*
North Shattuck Commercial	*1 (non-residential)*	*35 ft.*
Solano Avenue Commercial	*2*	*28 ft.*
South Area Commercial	*4*	*24 – 36 ft.*

Housing Element

The City of Berkeley's 6th Cycle Housing Element was adopted by City Council in January 2023. The goal of the Housing Element is to ensure that the City of Berkeley adequately plans to meet the housing needs of their communities, with a focus on affordability, inclusivity, and accessibility. Below are programs that are relevant to the project areas.

For a full table of Housing Element goals and policies, see Appendix A: Housing Element Policy Framework.

Program 27: Priority Development Areas (PDAs), Commercial and Transit Corridors

San Pablo Avenue PDA Specific Plan

The City will be developing a San Pablo Avenue Corridor PDA Specific Plan, which will increase allowed densities and/or development capacity, and study design standards, public improvements, and mechanisms to incentivize affordable housing. The Housing Element sites inventory identifies 64 sites completely or partially within the San Pablo Avenue PDA, accounting for a total of 3,429 anticipated units (665 very low income, 599 low income, 353 moderate income, and 1,812 above moderate income units). As part of the San Pablo Specific Plan, the team will also study live/work or other innovative "all-use building" strategies. The specific plan process kicks-off in December 2022.

Southside Plan Area

The City will also be pursuing zoning map and development standard amendments in the Southside Plan Area, which comprises a portion of the Telegraph PDA. These proposed zoning modifications are intended to increase housing capacity and production in the Southside through changes in a targeted number of zoning parameters: building heights, building footprints (including setbacks and lot coverage), parking, ground-floor residential use, and adjustments to the existing zoning district boundaries. Under existing zoning, the Housing Element identifies 21 sites in the Southside Plan area, accounting for a total of 752 anticipated units (44 very low income, 38 low income, 150 moderate income, and 520 above moderate income units. This Southside zoning modification program proposes amendments that could facilitate an additional 1,000 units compared to existing zoning and sites inventory capacity.

Land Use, Safety, and Environmental Justice Element Update

The City will update zoning map and development standards to accommodate housing capacity and growth on transit and commercial corridors, particularly in the highest resource and higher income neighborhoods pursuant to the Affirmatively Furthering Fair Housing requirement. These updates will increase allowed densities and/or development capacity with the goal of achieving consistency among all transit and commercial corridors, especially between formerly red-lined areas and higher-resource areas of Solano Avenue, north Shattuck Avenue, and College Avenue. An update to the City's Land Use Element, Safety Element, and Environmental Justice Element will be conducted in tandem with this effort.

Specific Actions and Timeline.	*By December 2024, complete Telegraph PDA/Southside Plan Area zoning map amendments and up-zoning.* *By December 2025, develop and adopt the San Pablo PDA Specific Plan. Conduct analysis, public and stakeholder engagement, and policy options, including zoning and General Plan amendments.* *By December 2026, update Land Use, Safety, and Environmental Justice Elements of the General Plan to increase new housing opportunities by at least 2000 units on commercial and transit corridors, particularly in the highest resource and higher income neighborhoods, to achieve consistency among all transit and commercial corridors, and revise the City's zoning map and development standards to be consistent. The City commits to initiate this work within one year of certification of the Housing Element.*
Lead Department(s)/Agency	*Planning*
Funding Source(s)	*General Fund, ABAG/MTC PDA Planning Grant*
AFFH	*New Opportunities in High Resource Areas* *Targeted outreach to Southside Area residents and UC students*
Policies Implemented	*H-16 Medium and High-Density Zoning* *H-17 Transit-Oriented New Construction* *H-19 Regional Housing Needs* *H-22 Inter-Jurisdictional and Regional Coordination* *H-33 Reduce Governmental Constraints* *H-35 Incentivize Affordable Housing*

Program 33: Zoning Code Amendment: Residential

The City will study and establish residential objective standards to provide clarity and predictability and reduce reliance on the use permit process and non-detriment findings by replacing them with new objective standards. The proposed Zoning Ordinance amendments would create or modify objective standards to increase residential development potential, including increasing building height, coverage, floor area ratio, and reducing setbacks and building separation, and allowing for more flexibility in the

calculation and configuration of open space. In addition, the Berkeley zoning code currently does not contain a minimum or maximum density standard expressed in "units per acre" for the majority of its residential and mixed-use zoning districts. While the zones have no density caps, a minimum density threshold can ensure adequate baseline capacity to meet RHNA targets and achieve Housing Element compliance. The City will also evaluate and modify the standards for ground floor uses to address commercial living situations, such as live/work artist space, in order to add vibrancy along commercial corridors and incentivize vacant space conversion for residential use.

Specific Actions and Timeline.	*By June 2024, as part of the Multi-Unit Residential Objective Standards project, minimum densities will be applied to all residential and mixed-use developments with five or more units.* *By December 2025, develop and amend the Zoning Ordinance to adopt Objective Design Standards for residential and mixed use developments in order to reduce reliance on the use permit process and non-detriment findings for larger (e.g. 10+ units) housing projects in higher density districts (e.g. R-3, R-4, and commercial districts), and commercial living situations, such as live/work units.*
Lead Department(s)/Agency	*Planning*
Funding Source(s)	*General Fund*
AFFH	*Place-Based Strategy for Neighborhood Improvements* *New Opportunities in High Resource Areas*
Policies Implemented	*H-19 Regional Housing Needs* *H-33 Reduce Governmental Constraints* *H-34 Streamlined Review Process*

Current Zoning

Zoning Districts

The eight zoning districts that make up the three project areas are summarized in Table 4. The following sections provide additional detail on each district.

Table 4: Zoning Districts by Project Area

Zone	North Shattuck	College	Solano
Corridor Commercial (C-C)	X		
Neighborhood Commercial (C-N)		X	
North Shattuck Commercial (C-NS)	X		
Elmwood Commercial (C-E)		X	
Solano Commercial (C-SO)			X
Restricted Multiple-family Residential (R-2A)	X	X	
Multiple-family Residential (R-3)		X	X
Multi-family Residential (R-4)	X	X	

Corridor Commercial (C-C)

The Corridor Commercial (C-C) district is intended to accommodate a wide variety of commercial activities, from retail to services, that can thrive along major corridors. A key aspect of the C-C zone is its emphasis on underutilized neighborhood and community shopping areas, encouraging development in locations that may have been previously overlooked or underserved.

Neighborhood Commercial (C-N)

The Neighborhood Commercial (C-N) district serves the immediate needs of local residents and focuses on creating convenient access to goods and services that cater to everyday necessities for those living nearby, like grocery stores, pharmacies, or other essential services.

North Shattuck Commercial (C-NS)

The North Shattuck Commercial (C-NS) district serves as a community-oriented hub, focusing on providing retail and services that cater to residents of both adjacent and outlying neighborhoods. The C-NS district supports a diverse mix of uses, including retail, services, and appropriate residential integration. The zoning also restricts certain commercial uses, particularly offices, from occupying excessive space, as they are seen as more suitable for the downtown area.

Elmwood Commercial (C-E)

The Elmwood Commercial (C-E) district emphasizes a community-oriented approach to commercial development that serves nearby residential neighborhoods and maintains an appropriate scale and balance of retail goods and services aligned with the everyday needs of residents.

Solano Commercial (C-SO)

The Solano Commercial (C-SO) district emphasizes maintaining a balance of commercial activities that enhances the surrounding Thousand Oaks and Northbrae neighborhoods. The C-SO district encourages neighborhood-serving businesses rather than those catering to a broader regional clientele.

Restricted Multiple-family Residential (R2-A)

The Restricted Multiple-family Residential (R-2A) district supports medium-density residential areas and is geared toward the development of small multi-family residences and garden-style apartment buildings, emphasizing a layout that maximizes open space while maintaining a residential feel. R2-A allows for up to one unit per 1,650 sf of lot area, for a maximum density of approximately 26 du/a.

The R-2A zone is the primary non-commercial or mixed-use zone located along the College Ave corridor outside of the Elmwood C-E Zone and located adjacent to the North Shattuck corridor. Adjacent to the R-2A and C-E zoning along the College Avenue corridor, the dominant zone is R-2 with some R-1 zoned parcels.

The Solano Avenue corridor is bordered by R-1 Single Family Residential.

As part of the Middle Housing project, the City is proposing to change the density of R-1, R-2, and R2-A zones to encourage a range of middle housing types, such as duplexes, triplexes, fourplexes, courtyard apartments, and other small-scale multi-family housing.

Multiple-family Residential (R-3)

The Multiple-family Residential (R-3) district supports higher density residential developments that offer a balance between urban convenience and accessible open space. This district supports the construction of a wide range of housing types, including dormitories, fraternity and sorority houses, and boarding or rooming houses. This provides flexibility for different housing needs, including student accommodations and shared living spaces.

Multi-family Residential (R-4)

The Multi-family Residential (R-4) district encourages the development of high-density residential areas, to increase housing availability in convenient, urban locations. The district also allows for the construction of institutional and office uses, provided that these developments do not negatively affect the surrounding residential neighborhood.

Uses

A full table of allowed uses for zones in the project areas is provided in *Appendix B: Allowed Uses in Commercial Districts* and *Appendix C: Allowed Uses in* Residential Districts.

Development Standards

The below sections are high-level development standards—minimum lot area, residential density, FAR, and height—for both residential and commercial zones in the project area.

Residential Zones

Table 5: Development Standards for Residential Zones

		R-2A Restricted Multiple-family Residential	R-3 Multiple-family Residential	R-4 Multi-family Residential
Min Lot Area (square feet)	New Lots	5000	5000	5000
	Per Dwelling Unit	1650	No min	No min
	2 Units	No min	No min	No min
	Per Group Living Accommodation	-	350	350
Density (dwelling units/acre)		26	No max	No max
Max Floor Area Ratio		No max	No max	No max
Max Average Height (feet)		28	35	35
Max Height (feet)		35 (with an AUP)	-	65 (with Use Permit)
Max Stories		3	3	3, 6 (with Use Permit)

Commercial Zones

Table 6: Development Standards for Commercial Zones

		C-C Corridor Commercial			C-N Neighborhood Commercial		
		Non-Residential	Mixed-Use	Residential Only	Non-Residential	Mixed-Use	Residential Only
Min Lot Area (square feet)	New Lots	No min	No min	5000	No min	No min	5000
	Per Group Living Accommodation	-	350	350	-	350	350
Density (dwelling units/acre)		-	-	-	-	-	-
Max Floor Area Ratio	Corner Lots	3.0	3.0	No max	3.0	3.0	No max
	All Other Lots	3.0	3.0	No max	3.0	3.0	No max
Max Height (feet)		40	40	35	35	35	35
Max Stories		2	3	3	2	3	3

		C-E Elmwood Commercial			C-NS North Shattuck Commercial			C-SO Solano Avenue Commercial		
		Non-Residential	Mixed-Use	Residential Only	Non-Residential	Mixed-Use	Residential Only	Non-Residential	Mixed-Use	Residential Only
Min Lot Area (square feet)	New Lots	No min	No min	5000	4000	4000	5000	No min	No min	5000
	Per Group Living Accommodation	-	350	350	-	350	350	-	350	350
Density (dwelling units/acre)		-	-	-	-	-	-	-	-	-
Max Floor Area Ratio	Corner Lots	1.0	1.0	No max	1.0	1.0	No max	2.0	2.0	No max
	All Other Lots	0.8	0.8	No max	1.0	1.0	No max	2.0	2.0	No max
Max Height (feet)		28	28	35	35	35	28	28	28	28
Max Stories		2	2	3	3	3	2	2	2	2

Other Policies and Plans

The City of Berkeley has recently undertaken planning efforts for two major commercial corridors in the city; the ongoing San Pablo Avenue Specific Plan and the Adeline Corridor Specific Plan, adopted in 2020. These plans are relevant to this project as examples of recent rezoning efforts along corridors to help achieve the Berkeley's housing goals set forth in the City's 6th Cycle Housing Element.

San Pablo Avenue Specific Plan

The San Pablo Avenue Specific Plan covers the 2.35-mile stretch of San Pablo Avenue in West Berkeley, running from the Berkeley-Oakland border to the Berkeley-Albany boundary. This plan aims to guide future development through land use policies and economic strategies that support a diverse mix of housing, commercial ventures, and public amenities.

In addition to addressing development standards and employment trends, the plan will assess transportation needs, such as improving public and active transportation. It will also examine parking and loading demands, coordinating these efforts with ongoing public improvement initiatives.

The project began in June 2023 and is expected to span approximately two years. A draft of the Specific Plan, along with an addendum to the Housing Element Environmental Impact Report (EIR), is scheduled for completion by early 2025. Following staff review, the Planning Commission will evaluate it by mid-2025, with final adoption by the City Council anticipated by the end of that year.

For more information on the San Pablo Avenue Specific Plan project, visit the project page here.

Adeline Corridor Plan

The Adeline Corridor Specific Plan focuses on a 1.3-mile area in South Berkeley, stretching north from the Berkeley-Oakland border along Adeline Street and part of Shattuck Avenue. Serving as a key gateway between Downtown Berkeley and Oakland, this corridor plays a vital role in connecting the two cities.

The plan provides a framework for guiding future development and public initiatives within the area. It aims to shape the corridor's evolution by aligning public and private actions with the community's goals. In addition to proposing new land use regulations and development standards, the plan emphasizes public improvements that foster inclusive, vibrant, and socially and economically healthy neighborhoods.

The Adeline Corridor Specific Plan establishes development standards allowing for varying densities in three plan subareas: South Shattuck (near Downtown), North Adeline, and South Adeline. The greatest density is focused in the South Shattuck area, with a maximum allowable height of 4 stories, 2.5 FAR, and residential density of 120 du/acre. The base density for the North and South Adeline subareas is slightly less intense with a maximum height of 3 stories, 2.0 FAR, and 100 du/acre residential density.

In addition to the base density, the plan offers a density bonus to incentivize the provision of on-site affordable housing units. The development standards for the affordable housing incentive allow for maximum heights ranging from 6 to 8 stories, maximum FAR of 3.5 to 5, and residential density of 150 to 300 du/acre, depending on the subarea and the level of affordability provided.

Work on the Adeline Corridor Specific Plan began in 2015, and it was formally adopted in 2020. The plan continues to serve as a roadmap for securing resources and partnerships to implement its vision.

Transit and Mobility

Bay Area Rapid Transit (BART)

Although no BART stations are located within the project areas, the Downtown Berkeley BART station is roughly ¼ mile from the southern end of the North Shattuck project area. This station is served by the Orange (Berryessa/North San Jose to Richmond) and Red (Richmond to SFO/Millbrae) Lines. Solano Avenue and the Elmwood area of College Avenue are approximately one mile from BART stations.

Alameda County (AC) Transit

AC Transit operates bus routes along North Shattuck, College, and Solano Avenues. Below is a list of bus routes that operate within the project areas:

- Line FS: University Transbay
- Line G: Colusa – Solano Transbay
- Line 7: Arlington – Shattuck – Ashby
- Line 18: Solano – Shattuck – MLK Jr.
- Line 79: Colusa – The Alameda – Claremont
- Line 51B: University – College – Rockridge
- Line 604: Head Royce – OHDS – Berk.
- Line 605: Head Royce – Montclair – College
- Line 688: St. Mary's College – Montclair
- Line 851: College – Broadway All Nighter

AC Transit Realign

AC Transit Realign is a comprehensive evaluation of all AC Transit bus routes, prompted by significant changes in ridership and commuting habits since the COVID-19 pandemic. Through data collection and public input, the goal of Realign is to create a revamped, equity-driven bus network that enhances both ridership and service reliability. The following lines in the project areas have been changed in the draft Realign plan but are yet to be approved by the AC Transit Board:

- **Line 7**: This route currently runs through North Shattuck and College, connecting El Cerrito to Emeryville. Service may be rerouted so that the route travels along Shattuck Ave and down Adeline rather than to College and down Ashby.
- **Line 18**: This route currently runs through Solano and North Shattuck, stretching from Albany to Downtown Oakland. Service may be extended west along Park Boulevard from Downtown Oakland to Piedmont.
- **Line 29**: This route currently connects Emeryville and Oakland but may be extended along Ashby and College into Downtown Berkeley.

Active Transportation Plans (ATP)

Berkeley Strategic Transportation Plan (2016)

The Complete Streets Corridors program outlined in the Strategic Transportation Plan includes both College and Shattuck Avenues:

- **College Avenue**: This project spans from the intersection of College Avenue at Bancroft Street on the north to the Oakland border on the south and includes elements of the Berkeley Bike and Pedestrian Plans designed to improve pedestrian, bicycle, and automobile safety and circulation. As a corridor project, it includes elements of other projects in the Individual/Citywide and Area Programs, such as Residential Bike Boulevard Enhancements on the Bowditch/Hillegass Bicycle Boulevard; 1 of the Bikeway Intersection projects; and 6 of the High Priority Pedestrian Plan Projects.
- **Shattuck Avenue:** This project spans from Rose Street in North Berkeley to the Oakland border in South Berkeley and includes elements of the Berkeley Bike and Pedestrian Plans, the Downtown Area Plan and Streets and Open Space Improvement Plan (SOSIP), and the South Shattuck Strategic Plan, designed to improve pedestrian, bicycle, and automobile safety and circulation. The improvements are within and provide access to the University, Downtown, Adeline, and South Shattuck PDAs. As a corridor project, it includes elements of other projects in the Individual/Citywide and Area Programs, such as 5 of the Bikeway intersection improvements; segments of the Residential Bike Boulevard Enhancements on the Milvia Street Bicycle Boulevard; an upgraded bikeway on both Adeline and Oxford/Fulton Streets, with an extension of the recently completed Fulton bikeway from

Channing Way to Dwight Way; 11 of the High Priority Pedestrian Plan Projects; the Shattuck Square/University Avenue, Center Street Plaza & Greenway, and Shattuck Park Blocks projects from the SOSIP; and improvements to pedestrian access, parking, and neighborhood cut-through traffic discouragement from the South Shattuck Strategic Plan.

Berkeley Bicycle Plan (2017)

The Berkeley Bicycle Plan recommends Complete Street Corridors studies for both the Solano and North Shattuck project areas since the implementation of Class IV Cycle Tracks to these corridors may impact transit operations.

Berkeley Pedestrian Plan (2020)

The Berkeley Pedestrian Plan did not identify any portions of the project area as *Priority Streets.*

Land Use

Existing Uses

Table 7 summarizes the number of high-level uses for each project area.

Table 7: High-Level Uses

Use Category	North Shattuck	College	Solano
Single Family Residential	11	70	39
Multiple Residential (2-4 units)	24	106	2
Multiple Residential (5+ units)	84	210	15
Commercial*	40	59	58
Improved Commercial**	13	16	15
Institutional	3	4	0

** Commercial uses include: retail stores, department stores, chain retailers, restaurants, bars, shopping center, supermarkets*
***Improved commercial uses include: Motels, mobile home parks, banks, medical/dental buildings, veterinarian offices, office buildings, bowling alleys, movie theaters, wineries, fitness centers/gyms, museums, historical societies/clubs*

Ground-floor Retail Spaces

North Shattuck

Below are the most common ground-floor retail uses in the North Shattuck area, food and beverage uses make up 26.4 percent of total businesses, bolded below. (number of establishments)

- **Full-Service Restaurant (19)**
- **Limited-Service Restaurant (12)**
- Hair & Beauty Salons (11)
- Clothing / Accessories (9)
- Co-Working Space (8)
- Banks and Financial Services (7)
- Realtor (7)
- Dry Cleaners / Laundry (5)
- **Bakery w/ Retail (5)**
- Gifts & Souvenirs (5)
- Fitness / Gyms (5)
- Medical Services (5)
- **Café (5)**

College Avenue

Below are the most common ground-floor retail uses in the College area, food and beverage uses make up 27.5 percent of total businesses, bolded below. (number of establishments)

- **Full-Service Restaurant (13)**
- Grocery Stores & Markets (4)
- **Café (6)**
- Hair & Beauty Salons (9)

- Clothing / Accessories (13)
- Gifts & Souvenirs (6)
- **Limited-Service Restaurant (4)**
- **Bakery w/ Retail (2)**
- Fitness / Gyms (5)
- Vacant (5)

Solano Avenue

Below are the most common ground-floor retail uses in the Solano area, food and beverage uses make up 23.2 percent of total businesses, bolded below. (number of establishments)

- Hair & Beauty Salons (20)
- **Full-Service Restaurant (18)**
- Clothing / Accessories (10)
- Home Furnishings (9)
- Realtor (7)
- **Limited-Service Restaurant (7)**
- Gifts & Souvenirs (6)
- Fitness / Gyms (4)
- **Café (4)**
- **Bakery w/ Retail (3)**

Rent Control

North Shattuck

North Shattuck has the highest number and density of rent-controlled units among the three areas, with 414 units over 5.4 acres of land. A total of 25 parcels in the project area have rent-controlled units, and 16 of these parcels are 100% residential.

College Avenue

The College Avenue project area includes 654 rent-controlled units distributed across 113 parcels of 15.4 acres in total. Most of these units are located within residentially zoned areas. Only 28 rent-controlled units are located within the commercial areas. A total of 8 parcels in these commercially zoned areas have rent-controlled units, 3 of which are 100% residential.

Solano Avenue

The Solano Avenue project area has 98 rent-controlled units over 2.3 acres of land. A total of 15 parcels in the project area have rent-controlled units, and 7 of these are 100% residential.

Historic Buildings

Table 8 summarizes historic buildings in the project areas. A map of historic buildings is available in the Mapbook.

Table 8: Historic Buildings

Building	Address	Corridor	Year Built
Whittlemore/Woodworth House	2043 Lincoln St	North Shattuck	1903
EBMUD Vine Street Pumping Plant	2113 Vine St	North Shattuck	1930
Swink House, Cottage, and Garden	1525 Shattuck Ave	North Shattuck	1900 and 1903
Squires Block	2100 Vine St	North Shattuck	1892
Capitol Market Building	2044 Vine St	North Shattuck	1898
Strand Theater Elmwood Theater	2966 College Ave	College Ave	1920
Bolfing's Elmwood Hardware	2947 College Ave	College Ave	1923
Mercantile Trust Co.	2959 College Ave	College Ave	1926
St. Johns Presbyterian Church	2640 College Ave	College Ave	1910
Oaks Theatre	1861 Solano Ave	Solano Ave	1925

Precedent Projects

A review of approximately 25 recent multifamily and mixed-use development projects and applications, ranging in size and scale, resulted in the selection of 13 projects to include in a precedent study. The precedent study included four projects in the study area, three of which are active projects with two currently under construction. Project summaries of the selected projects are located in Appendix D.

Notably, the projects reviewed included not only projects on larger lot sizes greater than 10,000 square feet but also projects on lots ranging from 4,000 to 6,500 square feet. These projects on smaller parcels ranged from 11 to 36 units and a height and density from 4 stories and 95 du/a to 8 stories and 232 du/a.

These precedent projects help us understand the mixed-use and multifamily housing market in Berkeley and the type of projects possible within the study area. The team will use the precedent list in conjunction with building prototype analysis of other sites to understand the redevelopment potential and develop design standards for the zoning district updates.

2942 College Ave (Not Approved)

PROJECT DATA	
Lot Area	**6346 sf**
Lot Width	**39'-5"**
Lot Depth	**162'**
Density	**41 du/a**
Number of Units	**6 units**
FAR	**0.99**
Height (feet)	**28'-0"**
Height (stories)	**2 stories**
Mixed-Use	**Yes**
Commercial Area	**1481 sf**



2555 College Ave (Under Construction)

PROJECT DATA	
Lot Area	**4000 sf**
Lot Width	**80'**
Lot Depth	**50'**
Density	**120 du/a**
Number of Units	**11 units**
FAR	**2.5**
Height (feet)	**46'-6"**
Height (stories)	**4 stories**
Mixed-Use	**No**
Commercial Area	**N/A**



1752 Shattuck Ave (Under Construction)

PROJECT DATA	
Lot Area	**10522**
Lot Width	**114'-10"**
Lot Depth	**88'**
Density	**282 du/a**
Number of Units	**68 units**
FAR	**4.5**
Height (feet)	**78'-9"**
Height (stories)	**7 stories**
Mixed-Use	**Yes**
Commercial Area	**1210 sf**



1685 Shattuck Ave (Approved)

PROJECT DATA	
Lot Area	**19788 sf**
Lot Width	**198'**
Lot Depth	**115'**
Density	**288 du/a**
Number of Units	**131 units**
FAR	**5.17**
Height (feet)	**88'-4"**
Height (stories)	**8 stories**
Mixed-Use	**Yes**
Commercial Area	**1200 sf**



Appendix A: Housing Element Policy Framework

6th Cycle Housing Element Goals and Policies	
Goal A Housing Affordability. Berkeley residents should have access to quality housing at a range of housing options and prices. Housing is least affordable for people at the lowest income levels, especially those with extremely low income, and City resources should focus on this area of need.	
H-1	**Extremely Low, Very Low, Low, and Moderate-Income Housing.** Increase the number of housing units affordable to current and future Berkeley residents, especially those with lower income levels.
H-2	**Funding Sources.** Seek, advocate for, and develop additional sources of funds for permanently affordable housing, including housing for people with extremely low incomes and special needs.
H-3	**Permanent Affordability.** Ensure that below market rate rental housing remains affordable for the longest period that is economically and legally feasible.
H-4	**Economic Diversity**. Encourage mixed income housing developments through both regulatory requirements and incentives.
H-5	**Rent Stabilization.** Protect tenants from large rent increases, arbitrary evictions, hardship from relocation, and the loss of their homes.
H-6	**Low-Income Homebuyers.** Support efforts that provide opportunities for successful home ownership.
H-7	**Berkeley Housing Authority.** Continue working with the Housing Authority to make quality affordable housing opportunities available to Berkeley residents.
H-8	**Workforce Housing.** Develop Workforce Housing for low- and moderate-income households, including teachers, artists, and other residents who work in the City of Berkeley.
Goal B Housing Preservation and Improvement: Existing housing should be maintained and improved. The City should promote efficiency in new and existing housing to improve building comfort and safety, reduce energy and water use and costs, provide quality and resilient housing, and reduce greenhouse gas emissions. Improvements that will prepare buildings for a major seismic event should be encouraged.	
H-9	**Housing Preservation.** Maintain and preserve the existing supply of housing in the City.
H-10	**Naturally Affordable Housing.** Encourage strategies to protect, preserve, and rehabilitate properties that provide rental units that are unsubsidized but affordable to low- and moderate-income households, including rent- stabilized units.
H-11	**Code Requirements.** Enforce code requirements, and provide education, funding and incentives to property owners, to ensure that existing housing meets health and safety standards.
H-12	**Prevent Deferred Maintenance.** Prevent blight and the deterioration of housing units resulting from deferred maintenance.
H-13	**Seismic Reinforcement.** Maintain housing supply and reduce the loss of life and property caused by earthquakes by incentivizing structural strengthening and hazard mitigation in Berkeley housing.
H-14	**Resource Efficiency and Climate Resilience.** Implement Berkeley's Climate Action Plan to improve building comfort and safety, reduce energy and water use and costs, provide quality and resilient housing, and reduce greenhouse gas emissions.

Goal C Housing Production: Berkeley should provide adequate housing capacity to meet its current and future housing needs, including coordinating with the UC and other agencies. New housing should be developed to expand opportunities and choices to meet the diverse needs of all socioeconomic segments of the community, and should be safe, healthy and resilient.	
H-15	**Publicly-Owned Sites.** Encourage use of publicly-owned or controlled sites for affordable housing and/or mixed-use residential projects with a substantial portion of affordable units.
H-16	**Medium and High-Density Zoning.** Maintain sufficient land zoned for medium- and high- density residential development to allow sufficient new construction to meet Berkeley's fair share of regional housing needs.
H-17	**Transit-Oriented New Construction.** Encourage construction of new high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
H-18	**Accessory Dwelling Units.** Encourage and facilitate addition of accessory dwelling units on properties with single-family and multi-unit homes.
H-19	**Regional Housing Needs.** Encourage adequate housing production to meet City needs and the City's share of regional housing needs.
H-20	**Monitoring Housing Element Progress.** The City will continue to prepare annual Housing Element progress reports and present results to the City Council, and make necessary and appropriate adjustments to programs and actions to achieve established objectives.
H-21	**University of California.** Urge the University of California to maximize the supply of appropriately located, affordable housing for its students and also to expand housing opportunities for faculty and staff.
H-22	**Inter-Jurisdictional and Regional Coordination.** Pursue opportunities to work with other jurisdictions and with ABAG to address issues of mutual interest and priority.
Goal D Special Needs Housing & Homelessness Prevention: Berkeley should expand the supply of housing for special needs groups, including housing affordable to those with extremely low incomes.	
H-23	**Homelessness and Crisis Prevention.** Support programs and actions that prevent homelessness and other housing crises by making appropriate services available.
H-24	**Homeless Housing.** Seek solutions to the problems of individuals and families who are homeless, with the goal of first providing them with permanently affordable housing.
H-25	**Family Housing.** Support and encourage housing projects that include units affordable and suitable for households with children and large families.
H-26	**Senior Housing.** Support housing programs that increase the ability of senior households to remain in their homes or neighborhoods, and to offer other suitable affordable housing options.
H-27	**Persons with Disabilities.** Encourage provision of an adequate supply of suitable housing to meet the needs of people with disabilities, including developmental, behavioral health (mental health as well as alcohol and other drug dependence), and physical disabilities, as well as other medical conditions (such as HIV/AIDS).
H-28	**Emergency Shelters and Transitional and Supportive Housing.** Provide emergency shelter and transitional and supportive housing to homeless individuals and families, including people with mental, physical, and developmental disabilities, victims of domestic violence, youth, and seniors, as needed. The City's ultimate priority for new homeless housing opportunities is permanent housing.

Goal E Affirmatively Further Fair Housing: The City should continue to take meaningful actions to affirmatively further fair housing choices in Berkeley.	
H-29	**Fair Housing.** Ensure compliance with federal, state, and local Fair Housing and anti-discrimination laws and ordinances to affirmatively further fair housing for all, ensuring equal access to housing regardless of their special circumstances as protected by fair housing laws.
H-30	**Accessible Housing.** Promote housing mobility by exceeding the accessibility requirements of the ADA and California Title 24 Disabled Access Regulations, and by encouraging incorporation into new construction and rehabilitation the use of technologies and design features that create universal accessibility.
H-31	**Affordable Accessible Housing.** Encourage new construction and rehabilitation of accessible housing units that are permanently affordable, in particular to extremely low-income households.
H-32	**Middle Housing.** Promote and facilitate a mix of dwelling types and sizes, particularly infill middle housing in high resource neighborhoods.
Goal F Mitigate Governmental Constraints: Berkeley should identify and mitigate barriers to the construction and improvement of housing.	
H-33	**Reduce Governmental Constraints.** Periodically review City fees and regulations to ensure that they do not unduly constrain housing development.
H-34	**Streamlined Review Process.** Provide for timely and coordinated processing of residential and mixed-use development projects in order to minimize project holding costs and increase housing supply.
H-35	**Incentivize Affordable Housing.** Provide incentives where feasible to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.

Appendix B: Allowed Uses in Commercial Districts

ZC = Zoning Certificate AUP = Administrative Use Permit UP(PH) = Use Permit NP = Not Permitted -- = Permitted with AUP, see 23.204.020(B) [#] = Table Note Permit Requirement * Use-Specific Regulations Apply	COMMERCIAL DISTRICTS					USE-SPECIFIC REGULATIONS
	C-C	**C-N**	**C-E**	**C-NS**	**C-SO**	
Residential Uses						
Accessory Dwelling Unit	See 23.306--Accessory Dwelling Units					
Dwellings						
Single-Family	UP(H)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	23.204.060.B.3; 23.302.070.H
Two-Family	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	23.204.060.B.3; 23.302.070.H
Multi-Family	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	23.204.060.B.3; 23.302.070.H
Group Living Accommodation	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	23.204.060.B.3; 23.302.070.H
Hotel, Residential	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	23.204.060.B.3; 23.302.070.H
Mixed-Use Residential	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	23.204.060.B.3; 23.204.100.B.2; 23.204.110.B.5; 23.302.070.H
Senior Congregate Housing	See 23.302.070.I					
Public and Quasi-Public Uses						
Child Care Center	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	
Cemetery/Crematory/Mausoleum	NP	NP	NP	NP	NP	
Club/Lodge	UP(PH)	UP(PH)	UP(PH)	NP	NP	
Columbaria	See 23.302.070.C					
Community Care Facility	AUP	AUP	AUP	AUP	AUP	
Community Center	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	
Emergency Shelter, 25 beds or fewer	ZC	ZC	ZC	ZC	ZC	See 23.308--Emergency Shelters

Emergency Shelter, 26 to 60 beds	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	
Emergency Shelter, more than 60 beds	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	
Hospital	UP(PH)	NP	NP	NP	NP	
Library	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	
Low Barrier Navigation Center	ZC	ZC	ZC	ZC	ZC	
Mortuaries and Crematories	UP(PH)	NP	NP	NP	NP	
Municipal Animal Shelter	–	–	–	–	–	
Nursing Home	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	
Park/Playground	ZC	ZC	ZC	ZC	ZC	
Public Safety and Emergency Service	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	
Public Utility Substation/Tank	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	
Religious Assembly	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	
School	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	
School, Vocational	AUP	AUP	AUP	AUP	AUP	
Supportive Housing	ZC*	ZC*	ZC*	ZC*	ZC*	23.302.070. J--Supportive Housing
Retail Uses						
Alcoholic Beverage Retail Sale	UP(PH)*	UP(PH)*	UP(PH)*	UP(PH)*	UP(PH)*	23.31
Cannabis Retailer	ZC*	ZC*	ZC*	ZC*	ZC*	23.320; 12.21; and 12.22
Cannabis Retailer, Delivery Only	ZC*	ZC*	ZC*	ZC*	ZC*	23.320; 12.21; and 12.22
Firearm/Munitions Business	UP(PH)*	UP(PH)*	UP(PH)*	UP(PH)*	UP(PH)*	23.302.070.D
Industrial and Mining Products	–	–	–	–	–	
Pawn Shop/Auction House	UP(PH)	NP	NP	NP	NP	
Pet Store	AUP	AUP	AUP	AUP	AUP	
Retail, General	ZC	ZC*	ZC*	ZC*	ZC*	23.204.040(C) 23.204.040(D)
Smoke Shop	UP(PH)*	UP(PH)*	UP(PH)*	UP(PH)*	UP(PH)*	23.302.070.K
Personal and Household Service Uses						
Personal and Household Services, General	ZC	ZC	ZC	ZC	ZC	
Kennels and Pet Boarding	NP	NP	NP	NP	NP	
Laundromats and Cleaners	AUP	UP(PH)	UP(PH)	UP(PH)	UP(PH)	
Veterinary Clinic	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	
Video Tape/Disk Rental	ZC	ZC	AUP	ZC	ZC	
Office Uses						

Business Support Services	ZC	ZC	ZC	ZC	ZC	23.204.110(B)(4)
Banks and Financial Services, Retail	AUP	UP(PH)	UP(PH)	UP(PH)	UP(PH)	23.204.110(B)(4); 23.204.130(B)(3); 23.204.130(D)(3)
Insurance Agents, Title Companies, Real Estate Agents, Travel Agents	ZC	ZC*	ZC*	ZC*	ZC*	23.204.040(B); 23.204.110(B)(4); 23.204.130(D)(3)
Medical Practitioners	ZC	AUP	NP	UP(PH)	UP(PH)	23.204.040(B); 23.204.110(B)(4); 23.204.130.D.3
Non-Chartered Financial Institutions	UP(PH)*	NP	NP	NP	NP	23.302.070.F 23.204.110(B)(4)
Office, Business and Professional	ZC	AUP*	AUP*	ZC*	AUP*	23.204.040(B); 23.204.110.(B)4; 23.204.130(D)(3)
Food and Alcohol Service, Lodging, Entertainment, and Assembly Uses						
Adult-oriented Business	UP(PH)*	NP	NP	NP	NP	23.302.070.A
Amusement Device Arcade	See 23.204.040.A					23.302.070.B
Bar/Cocktail Lounge/Tavern/Tap Room/Wine Tasting	AUP*	AUP*	AUP*	AUP*	AUP*	23.31
Commercial Recreation Center	See 23.204.040.A					
Entertainment Establishment	UP(PH)	UP(PH)	NP	UP(PH)	UP(PH)	
Food Service Establishment, under 3,000 sq. ft.	ZC*	ZC*	ZC*	ZC*	ZC*	23.302.070(E)
Food Service Establishment, 3,000 sq. ft. or larger	AUP*	AUP*	AUP*	AUP*	AUP*	23.302.070(E)
Group Instruction, Under 3,000 sq. ft.	ZC	ZC	ZC	ZC	ZC	
Group Instruction, 3,000 sq. ft. or larger	ZC	AUP	AUP	ZC	AUP	
Health and Fitness Facility, Under 7,500 sq. ft.	ZC	ZC	ZC	ZC	ZC	
Health and Fitness Facility, 7,500 sq. ft. or larger	ZC	AUP	AUP	ZC	AUP	
Hotels, Tourist	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	
Motels, Tourist	UP(PH)	NP	NP	NP	NP	
Theater	UP(PH)	UP(PH)	UP(PH)	NP	NP	
Vehicle Service and Sales Uses						
Alternative Fuel Station	UP(PH)	UP(PH)	NP	UP(PH)	UP(PH)	23.204.110(B)(2); 23.204.110(B)(3)
Electric Vehicle Charging Station	AUP	AUP	AUP	AUP	AUP	
Gasoline Fuel Stations	UP(PH)	UP(PH)	NP	UP(PH)	UP(PH)	23.204.140.B.3

Large Vehicle Sales and Rental	AUP	NP	NP	NP	NP	23.204.110(B)(3)
Small Vehicle Sales and Service	AUP	NP	NP	NP	NP	23.204.100(B)(3); 23.204.110(B)(3)
Tire Sales and Service	UP(PH)	NP	NP	NP	NP	23.204.140.B.3
Vehicle Parts Store	ZC	ZC	ZC	ZC	ZC	
Vehicle Rentals	AUP	NP	NP	NP	NP	23.204.140(B)(3)
Vehicle Repair and Service	AUP	NP	NP	NP	NP	
Vehicle Sales, New	AUP	NP	NP	NP	NP	23.204.140(B)(3)
Vehicle Sales, Used	AUP	NP	NP	NP	NP	23.204.100(B)(3); 23.204.140(B)(3) ; 23.204.140(D)(4)
Vehicle Wash	UP(PH)	NP	NP	NP	NP	23.204.140.B.3
Vehicle Wrecking	NP	NP	NP	NP	NP	
Industrial and Heavy Commercial Uses						
Bus/Cab/Truck/Public Utility Depot	–	–	–	–	–	
Commercial Excavation	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	
Contractors Yard	–	–	–	–	–	
Dry Cleaning and Laundry Plant	UP(PH)	NP	–	UP(PH)	NP	
Laboratory						
Commercial Physical or Biological	AUP	NP	NP	NP	NP	
Cannabis Testing	AUP	NP	NP	NP	NP	
Manufacturing						
Construction Products	–	–	–		–	
Light Manufacturing	–	–	–		–	
Pesticides/Herbicides/Fertilizers	–	–	–		–	
Petroleum Refining and Products	–	–	–		–	
Pharmaceuticals	–	–	–		–	
Primary Production Manufacturing	–	–	–	NP	–	
Semiconductors	–	–	–	NP	–	
Material Recovery Enterprise	–	–	–	–	–	
Media Production	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	23.204.130.B.4
Mini-storage	UP(PH)	NP	NP	NP	–	
Recycled Materials Processing	–	–	–	–	–	
Recycling Redemption Center	AUP	AUP	AUP	AUP	AUP	
Repair Service, Non-Vehicle	–	–	–	–	–	
Research and Development	–	–	–	–	–	
Services to Buildings and Dwellings	–	–	–	–	–	

Warehouse	UP(PH)	NP	NP	NP	–	
Warehouse-Based Non-Store Retailer	–	–	–		–	
Wholesale Trade	–	–	–	--	–	
Incidental Uses						
Amusement Devices	AUP*	AUP*	AUP*	AUP*	AUP*	23.302.070.B
Alcoholic Beverage Service	See 23.310					
Cafeteria, On-Site	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	
Columbaria	See 23.302.070.C					
Food and Beverage for Immediate Consumption	ZC	ZC	ZC	ZC	ZC	
Food Service Establishment, under 3,000 sq. ft.	ZC*	ZC*	ZC*	ZC*	ZC*	23.310.030
Food Service Establishment, 3,000 sq. ft. or larger	AUP*	AUP*	AUP*	AUP*	AUP*	23.310.030
Live Entertainment, Unamplified	ZC	ZC	ZC	ZC	ZC	
Live Entertainment, Amplified	AUP	AUP	AUP	AUP	AUP	
Manufacturing	AUP	UP(PH)	UP(PH)	NP	AUP	
Retail Sale of Goods Manufactured On-Site	ZC	ZC	ZC	ZC	ZC	
Storage of Goods (>25% gross floor area)	AUP*	AUP*	AUP*	AUP*	AUP*	23.302.020.C
Wholesale Activities	AUP*	UP(PH)*	UP(PH)*	NP	AUP*	23.204.080.B.3
Other Miscellaneous Uses						
Art/Craft Studio	ZC	ZC	ZC	ZC	ZC	
ATM, Exterior and Attached to Bank	AUP	AUP	UP(PH)	AUP	AUP*	23.204.120.B.2
ATM, Interior or Exterior and Not With Bank	UP(PH)	UP(PH)	NP	UP(PH)	NP	23.204.130.B.2
Circus/Carnival	UP(PH)	UP(PH)	UP(PH)	UP(PH)	UP(PH)	
Drive-in Uses	UP(PH)	NP	NP	UP(PH)	UP(PH)	
Home Occupations	See 23.302.040					
Live/Work	See 23.312					
Parking Lot/Structure	See 23.302.070.G					
Public Market, Open Air	AUP	AUP	AUP	AUP	AUP	
Public Market, Enclosed	AUP	AUP	AUP	AUP	AUP	
Short-Term Rental	See 23.314	NP	NP	See 23.314	NP	

Urban Agriculture, Low-Impact	ZC*	ZC*	ZC*	ZC*	ZC*	23.318
Urban Agriculture, High-Impact	AUP*	AUP*	AUP*	AUP*	AUP*	23.318
Wireless Telecommunication Facility	See 23.332--Wireless Communication Facilities					

Notes:

[1] Require a Use Permit if either 5,000 sq. ft. or more of floor area or 10,000 square feet or more of lot area.

[2] Requires a Use Permit if more than 10,000 sq. ft.

Appendix C: Allowed Uses in Residential Districts

ZC = Zoning Certificate AUP = ADMINISTRATIVE USE PERMIT UP(PH) = Use Permit NP = Not Permitted * Use-Specific Regulations Apply **--Required permits for specific uses are set forth in the R-BMU Master Development Permit (MDP). See 23.202.150.A and 23.202.150.D	RESIDENTIAL DISTRICTS			USE-SPECIFIC REGULATIONS APPLIES TO USES WITH AN ASTERISK FOLLOWING THE PERMIT REQUIREMENT (E.G., ZC*)
	R-2A	**R-3**	**R-4**	
Residential Uses				
Accessory Dwelling Unit	See 23.306--Accessory Dwelling Units			
Dwellings				
Single-Family	UP(PH)	UP(PH)*	UP(PH)	23.302.070.H
Two-Family	UP(PH)	UP(PH)*	UP(PH)	23.302.070.H
Multi-Family	UP(PH)	UP(PH)*	UP(PH)*	23.302.070.H
Group Living Accommodation	NP	UP(PH)*	UP(PH)*	23.302.070.H
Senior Congregate Housing	See 23.302.070.I--Use-Specific Regulations			
Mixed-Use Residential	UP(PH)	UP(PH)*	UP(PH)*	23.302.070.H
Public and Quasi-Public Uses				
Child Care Center	UP(PH)	UP(PH)	UP(PH)	
Club/Lodge	UP(PH)	UP(PH)	UP(PH)	
Columbaria	AUP*	AUP*	AUP*	23.302.070.C--Use-Specific Regulations
Community Care Facility	See 23.202.040.A--Use-Specific Regulations			
Community Center	UP(PH)	UP(PH)	UP(PH)	
Emergency Shelter, 15 beds or fewer	NP	NP	ZC	23.308--Emergency Shelters
Emergency Shelter, more than 15 beds	NP	NP	UP(PH)	
Hospital	NP	UP(PH)	UP(PH)	
Library	UP(PH)	UP(PH)	UP(PH)	
Low Barrier Navigation Center	ZC	ZC	ZC	
Nursing Home	UP(PH)	UP(PH)	UP(PH)	

Park/Playground	ZC	ZC	ZC	
Public Safety and Emergency Service	UP(PH)	UP(PH)	UP(PH)	
Public Utility Substation/Tank	UP(PH)	UP(PH)	UP(PH)	
Religious Assembly	UP(PH)	UP(PH)	UP(PH)	
School	UP(PH)	UP(PH)	UP(PH)	
Supportive Housing	ZC*	ZC*	ZC*	23.302.070. J--Supportive Housing
Commercial Uses				
Alcoholic Beverage Service	NP	NP	NP	23.310--Alcoholic Beverage Sales and Service
Food Products Store	NP	NP	NP	23.202.140.B.3--R-SMU Residential Southside District
Food Service Establishment, Under 3000 sq. ft.	NP	NP	NP	23.302.070(E) – Use-Specific Regulations
Food Service Establishment, 3,000 sq. ft. or larger	NP	NP	NP	23.302.070(E) – Use-Specific Regulations
Group Instruction	NP	NP	NP	23.202.150(C)--R-BMU Residential BART Mixed Use District
Health and Fitness Facility	NP	NP	NP	23.202.150(C)--R-BMU Residential BART Mixed Use District
Hotel, Tourist	NP	NP	UP(PH)	
Laundromat and Cleaner	NP	NP	NP	
Office	NP	NP	UP(PH)	23.202.150.C--R-BMU Residential BART Mixed Use District
Parking Lot/Structure	UP(PH)*	UP(PH)*	UP(PH)*	23.302.070.G--Unenclosed Accessory Structures in Residential Districts 23.322.100--On-site Loading Spaces
Personal and Household Service, General	NP	NP	NP	23.202.140.B.2--R-SMU Residential Southside District
Retail, General	NP	NP	UP(PH)*	23.202.040.B--Use-Specific Regulations
Veterinary Clinic	NP	NP	NP	
Theater	NP	NP	NP	
Video Tape/Disk Rental	NP	NP	NP	
Industrial and Heavy Commercial Uses				
Commercial Excavation	UP(PH)	UP(PH)	UP(PH)	
Other Uses				
Accessory Uses	See 23.302.020.A--General Use Regulations			
Art/Craft Studio	NP	NP	NP	
ATM: Exterior and Attached to Bank or Interior or Exterior and Not With Bank	NP	NP	NP	

Home Occupations	See 23.302.040--Home Occupations			
Live/Work	NP	NP	NP	23.312--Live/Work
Public Market, Open Air	NP	NP	NP	
Public Market, Enclosed	NP	NP	NP	
Short-Term Rental	ZC*	ZC*	ZC*	23.314--Short-Term Rentals
Temporary Uses	See 23.302.030--Temporary Uses and Structures			
Urban Agriculture, Low-Impact	ZC*	ZC*	ZC*	23.318--Urban Agriculture
Urban Agriculture, High-Impact	AUP*	AUP*	AUP*	23.318--Urban Agriculture
Wireless Telecommunication Facility	See 23.332--Wireless Communication Facilities			
Incidental Uses				
Live Entertainment, Unamplified	NP	NP	NP	
Live Entertainment, Amplified	NP	NP	NP	

Appendix D: Precedent Project Summary

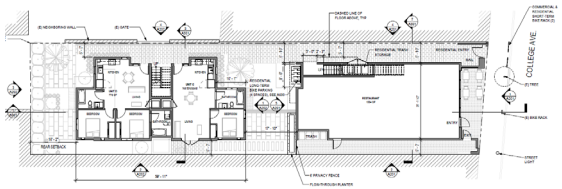
A review of approximately 25 recent multifamily and mixed-use development projects and applications, ranging in size and scale, resulted in the selection of 13 projects to include in a precedent study. These precedent projects help us understand the mixed-use and multifamily housing market in Berkeley and the type of projects possible within the study area.

raimi+ associates

2942 College Ave Berkeley, CA

PROJECT DATA

Lot Area	**6346 sf**
Lot Width	**39'-5"**
Lot Depth	**162'**
Density	**41 du/a**
Number of Units	**6 units**
FAR	**0.99**
Height (feet)	**28'-0"**
Height (stories)	**2 stories**
Mixed-Use	**Yes**
Commercial Area	**1481 sf**



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

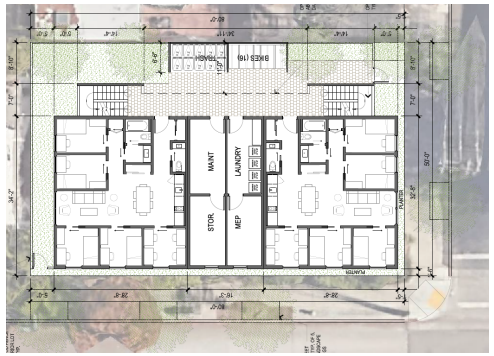


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2555 College Ave Berkeley, CA

PROJECT DATA

Lot Area	**4000 sf**
Lot Width	**80'**
Lot Depth	**50'**
Density	**120 du/a**
Number of Units	**11 units**
FAR	**2.5**
Height (feet)	**46'-6"**
Height (stories)	**4 stories**
Mixed-Use	**No**
Commercial Area	**N/A**



GROUND FLOOR PLAN



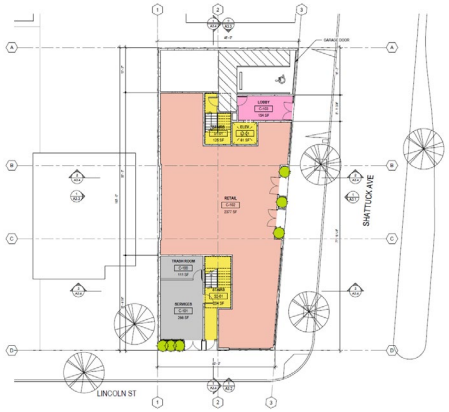
TYPICAL FLOOR PLAN



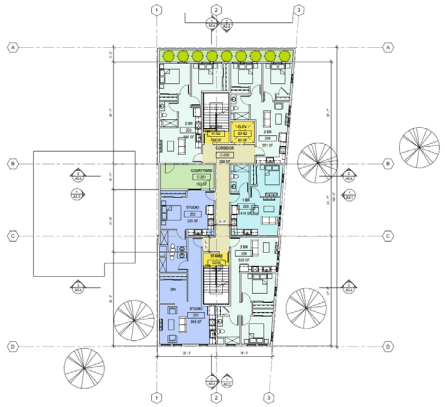
raimi+ associates

1650 Shattuck Ave Berkeley, CA

PROJECT DATA	
Lot Area	**4600 sf**
Lot Width	**39'-6"**
Lot Depth	**103'**
Density	**95 du/a**
Number of Units	**10 units**
FAR	**2.49**
Height (feet)	**48'-0"**
Height (stories)	**4 stories**
Mixed-Use	**Yes**
Commercial Area	**2559 sf**



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

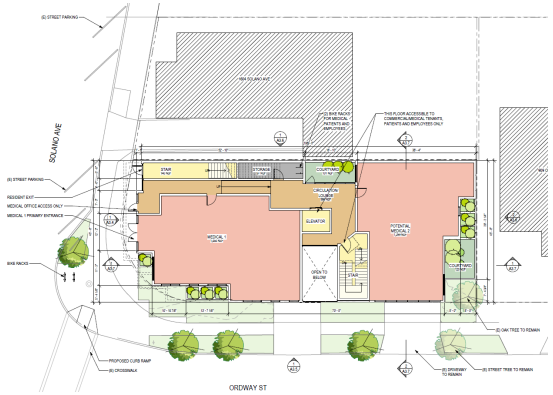


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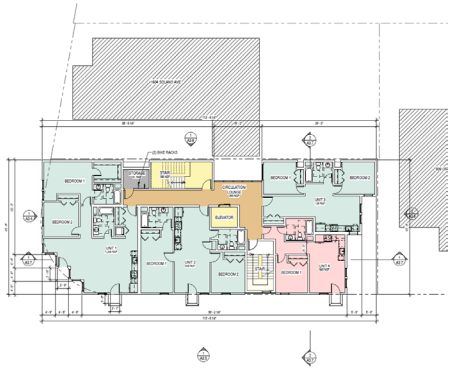
1600 Solano Ave
Albany, CA

PROJECT DATA

Lot Area	**5127 sf**
Lot Width	**113'-8"**
Lot Depth	**45'-8"**
Density	**102 du/a**
Number of Units	**12 units**
FAR	**3.75**
Height (feet)	**49'-0"**
Height (stories)	**4 stories**
Mixed-Use	**Yes**
Commercial Area	**2753 sf**



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

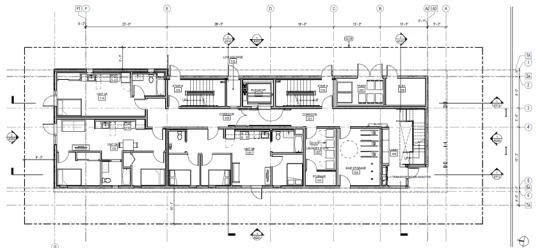


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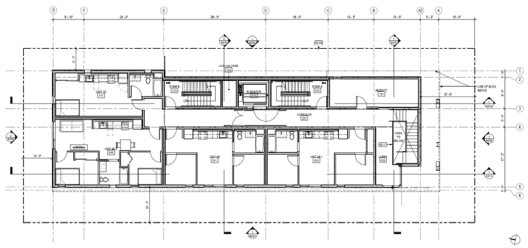
2317 Channing Way Berkeley, CA

PROJECT DATA

Lot Area	**6507 sf**
Lot Width	**50'**
Lot Depth	**130'**
Density	**147 du/a**
Number of Units	**11 units**
FAR	**2.62**
Height (feet)	**50'**
Height (stories)	**5 stories**
Mixed-Use	**No**
Commercial Area	**N/A**



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

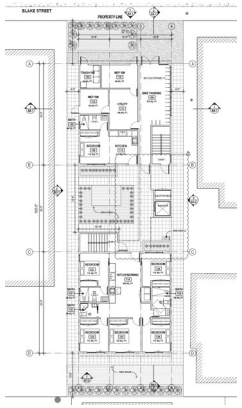


raimi+ associates

2018 Blake St Berkeley, CA

PROJECT DATA

Lot Area	**5189 sf**
Lot Width	**40'**
Lot Depth	**130'**
Density	**101 du/a**
Number of Units	**12 units**
FAR	**2.55**
Height (feet)	**61'**
Height (stories)	**6 stories**
Mixed-Use	**No**
Commercial Area	**N/A**



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

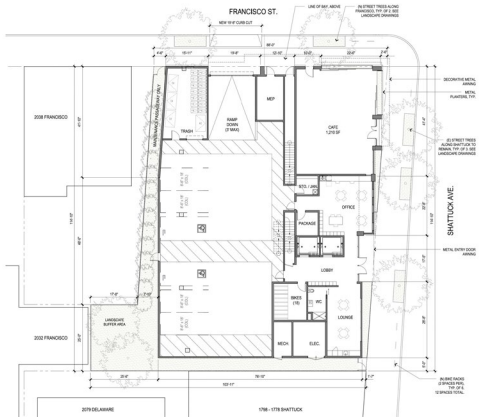


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1752 Shattuck Ave Berkeley, CA

PROJECT DATA

Lot Area	**10522**
Lot Width	**114’-10"**
Lot Depth	**88’**
Density	**282 du/a**
Number of Units	**68 units**
FAR	**4.5**
Height (feet)	**78’-9”**
Height (stories)	**7 stories**
Mixed-Use	**Yes**
Commercial Area	**1210 sf**



GROUND FLOOR PLAN



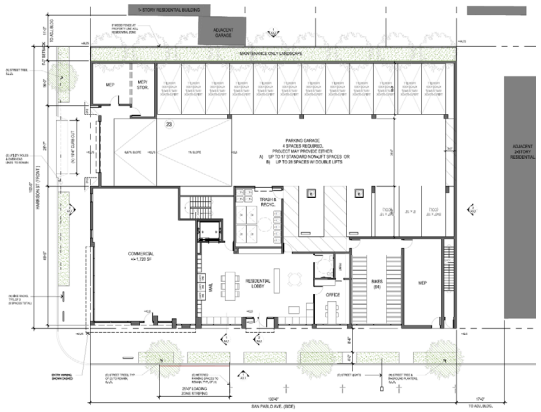
TYPICAL FLOOR PLAN



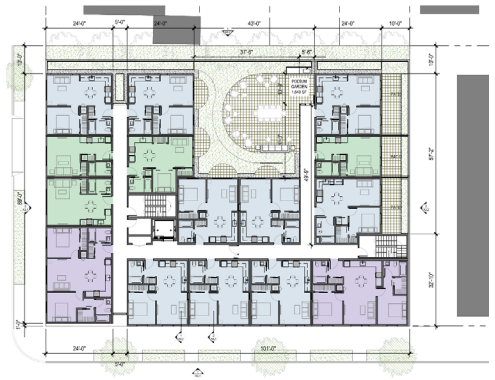
raimi+ associates

1201 San Pablo Ave Berkeley, CA

PROJECT DATA	
Lot Area	**13000 sf**
Lot Width	**130'**
Lot Depth	**100'**
Density	**221 du/a**
Number of Units	**66 units**
FAR	**3.6**
Height (feet)	**68'-3"**
Height (stories)	**6 stories**
Mixed-Use	**Yes**
Commercial Area	**1720 sf**



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



1685 Shattuck Ave/ 2109 Virginia St Berkeley, CA

raimi+ associates

PROJECT DATA	
Lot Area	**19788 sf**
Lot Width	**198'**
Lot Depth	**115'**
Density	**288 du/a**
Number of Units	**131 units**
FAR	**5.17**
Height (feet)	**88'-4"**
Height (stories)	**8 stories**
Mixed-Use	**Yes**
Commercial Area	**1200 sf**



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

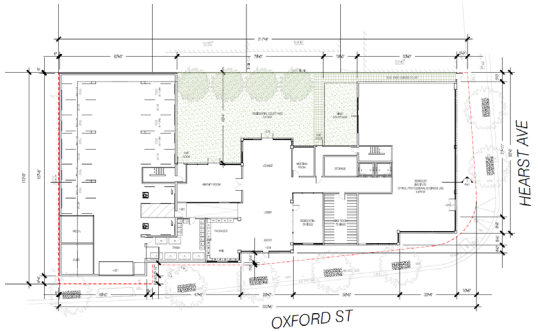


raimi+ associates

1899 Oxford St
Berkeley, CA

PROJECT DATA

Lot Area	**22304 sf**
Lot Width	**222'-6"**
Lot Depth	**112'-6"**
Density	**418 du/a**
Number of Units	**214 units**
FAR	**4.36**
Height (feet)	**78'-9"**
Height (stories)	**7 stories**
Mixed-Use	**Yes**
Commercial Area	**3873 sf**



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

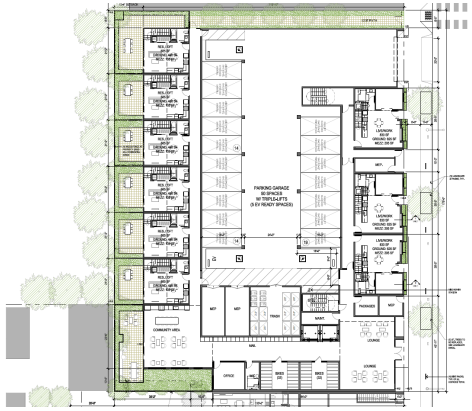


raimi+ associates

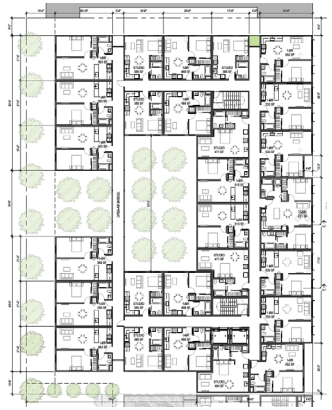
2136-2154 San Pablo Ave Berkeley, CA

PROJECT DATA

Lot Area	**23301 sf**
Lot Width	**175'**
Lot Depth	**133'-2"**
Density	**236 du/a**
Number of Units	**126 units**
FAR	**3.48**
Height (feet)	**69'-6"**
Height (stories)	**6 stories**
Mixed-Use	**Yes**
Commercial Area	**1245 sf**



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

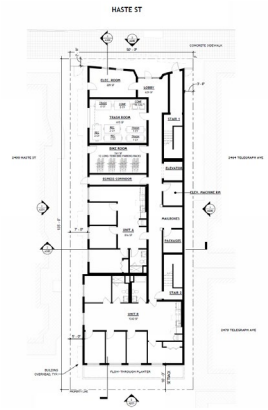


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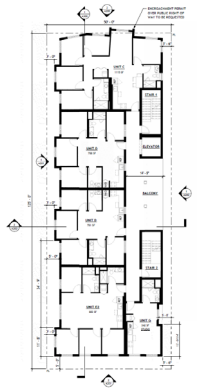
2442 Haste St Berkeley, CA

PROJECT DATA

Lot Area	**6750 sf**
Lot Width	**50'**
Lot Depth	**135'**
Density	**232 du/a**
Number of Units	**36 units**
FAR	**5.7**
Height (feet)	**85'-6"**
Height (stories)	**8 stories**
Mixed-Use	**No**
Commercial Area	**N/A**



GROUND FLOOR PLAN



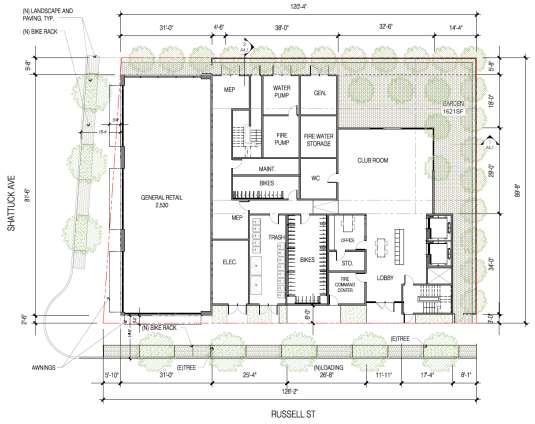
TYPICAL FLOOR PLAN



2847 Shattuck Ave Berkeley, CA

PROJECT DATA

Lot Area	**11036 sf**
Lot Width	**89'-8"**
Lot Depth	**120-4"**
Density	**537 du/a**
Number of Units	**136 units**
FAR	**5.34**
Height (feet)	**100'-6"**
Height (stories)	**9 stories**
Mixed-Use	**Yes**
Commercial Area	**2530 sf**



GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



Berkeley Corridors Zoning Update
Community Workshop #2 Summary

N. Shattuck Workshop: August 20, 2025 | 6:00-8:00pm | In Person
College Ave Workshop: August 26, 2025 | 6:00-8:00pm | In Person
Solano Ave Workshop: August 27, 2025 | 6:30-8:30pm | In Person

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Overview

In late August 2025, the City hosted a series of three corridor-specific workshops on North Shattuck, College Ave, and Solano Ave. The purpose of these workshops was to:

- Provide an overview of the project background and objectives, and engagement plan/timeline
- Share general information about zoning and housing element to set foundation and reduce concerns and misinformation about the project
- Provide a summary of feedback and key takeaways from Workshop #1
- Provide an overview of the Alternatives analysis and development potential along the three corridors and how Alternatives were derived
- Provide forum for community members to share their desires and concerns related to design and land use considerations along each of the corridors through an open house format

In Attendance

North Shattuck Workshop:
Members of the public: approximately 60 meeting participants
City of Berkeley: Councilmember Shoshana O'Keefe, Councilmember Igor Tregub, Councilmember Rashi Kesarwani, Jordan Klein, Justin Horner, Uttara Ramakrishnan, Caroline Johnson, Singeh Saliki
Raimi + Associates: Chris Sensenig, Foteini Bouliari
Plan to Place: Dave Javid, Quentin Freeman, Dasha Ortenberg
Yes Community Architects: Yes Duffy, Joseph Ongaco

College Avenue Workshop:
Members of the public: approximately 130 meeting participants
City of Berkeley: Councilmember Mark Humbert, Jordan Klein, Justin Horner, Uttara Ramakrishnan, Anne Hersch, Faye Messner, Branka Tatarevic
Raimi + Associates: Chris Sensenig, Foteini Bouliari
Plan to Place: Dave Javid, Quentin Freeman, Dasha Ortenberg
Yes Community Architects: Yes Duffy, Joseph Ongaco, Magen Siu Lau

Solano Avenue Workshop:
Members of the public: approximately 120 meeting participants
City of Berkeley: Jordan Klein, Uttara Ramakrishnan, Alene Pearson, Caroline Johnson, Sarah Price, Robert Rivera
Raimi + Associates: Chris Sensenig, Foteini Bouliari
Plan to Place: Dave Javid, Quentin Freeman, Dasha Ortenberg
Yes Community Architects: Yes Duffy, Magen Siu Lau

Meeting Summary

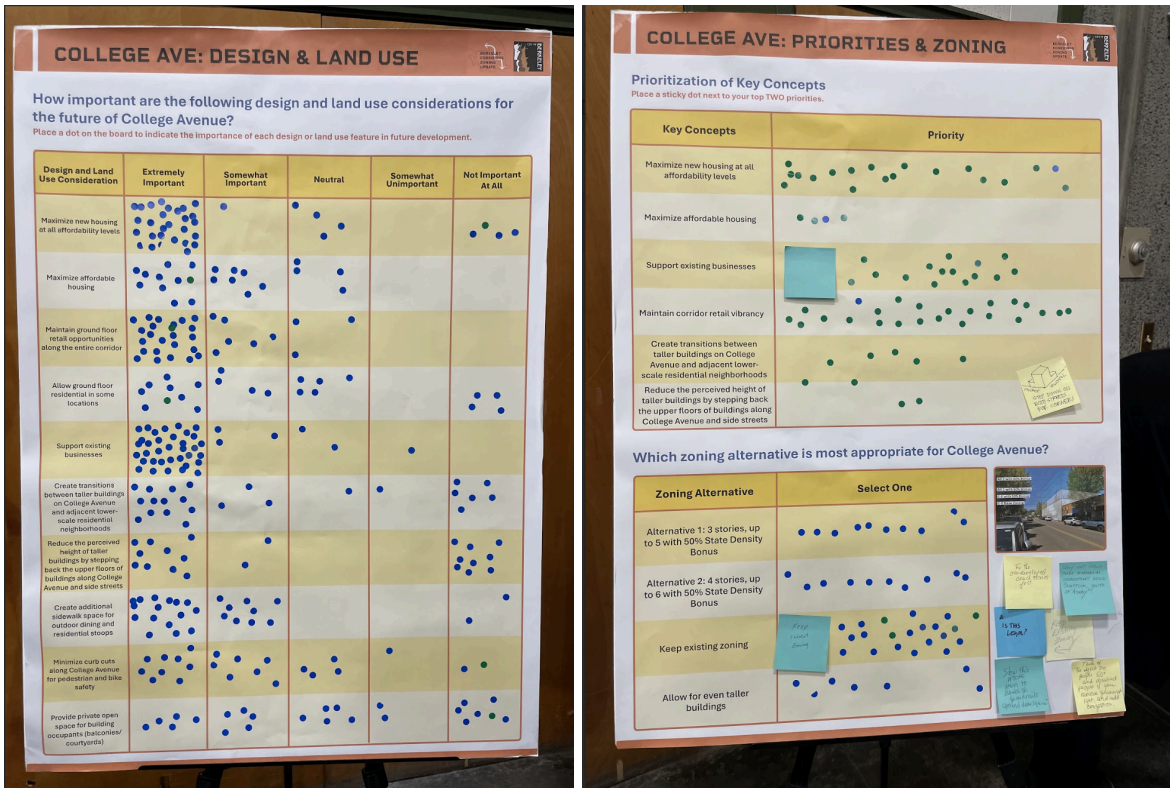
Each of the workshops began with a welcome from City representatives and the project team, followed by introductions and a brief live participant poll (summarized in each workshop section, see Appendix for full results) to get a sense of who was joining the workshop. Raimi + Associates, the consulting firm leading the effort alongside city staff, gave a presentation on the project background, overview, and intent, and shared an overview of the proposed zoning alternatives for each corridor. A summary of feedback received from the first Workshop was also shared. Plan to Place and Raimi + Associates then wrapped up the presentation by sharing next steps and ways to stay involved in the Zoning Update project.

Next, participants were invited to visit three different stations set up as an open house, with opportunities to learn more about the project and existing zoning (Station 1), the proposed alternatives and design standards (Station 2), and to share their feedback and priorities for the corridors (Station 3). Each station was staffed by members of the project team to answer questions and record participant feedback.

At Station 3, participants were invited to respond to the following questions:

- How important are the following design and land use considerations for the future of the corridor? Please rank from Extremely Important to Not Important At All.
    - Maximize new housing at all affordability levels
    - Maximize affordable housing
    - Maintain ground floor retail opportunities along the entire corridor
    - Allow ground floor residential in some locations
    - Support existing businesses
    - Create transitions between taller buildings on N Shattuck and adjacent lower scale residential neighborhoods
    - Reduce the perceived height of taller buildings by stepping back the upper floors of buildings along N Shattuck and side streets
    - Create additional sidewalk space for outdoor dining and residential stoops
    - Minimize curb cuts along N Shattuck for pedestrian and bike safety
    - Provide private open space for building occupants (balconies / courtyards)
- Choose your top two priorities for the corridor.
    - Maximize housing at all affordability levels
    - Maximize affordable housing
    - Support existing businesses
    - Maintain corridor retail vibrancy

    - Create transitions between taller buildings on N Shattuck and adjacent lower-scale residential neighborhoods
    - Reduce the perceived height of taller buildings along N Shattuck and side streets
- Which zoning alternative is most appropriate for the corridor?
    - Alt 1
    - Alt 2
    - Keep existing zoning
    - Allow even taller buildings



Above: Snapshots of the feedback boards from the College Ave workshop, filled out by participants

The feedback received for each corridor from the three workshops is summarized below, beginning with responses to the questions above and including key takeaways from other written feedback. A transcript of all the written comments received is included in the Appendix.

There is also an Online Survey currently available with the same questions asked at Station 3 at the in-person workshops, for those that did not get a chance to share their input. A full summary of the online survey will be posted to the project website after it closes on October 10, 2025.

North Shattuck Workshop - August 20, 2025



Above: workshop participants during the open house and presentation

Participant Demographics

Before the presentation, participants were invited to complete a brief demographic survey. While not all participants answered every question, below is a brief summary of the demographics of workshop attendees (the full participant poll from each workshop is included in the Appendix).

What's your connection to Berkeley?

- Live in Berkeley - 31%
- Work in Berkeley - 20%
- Visit Berkeley for fun - 5%
- Shop in Berkeley - 28%

- I go to school in Berkeley / my kids go to school in Berkeley - 11%
- I live near Berkeley - 4%

What's your connection to the three corridors?

- I live near Solano Ave - 22%
- I live near N Shattuck - 52%
- I live near College Ave - 4%
- I don't live near any of the corridors - 13%
- Other - 8%

Which of the following best describes your housing situation?

- Own - 70%
- Rent - 25%
- Live with family/friends - 5%
- Unhoused - 0%

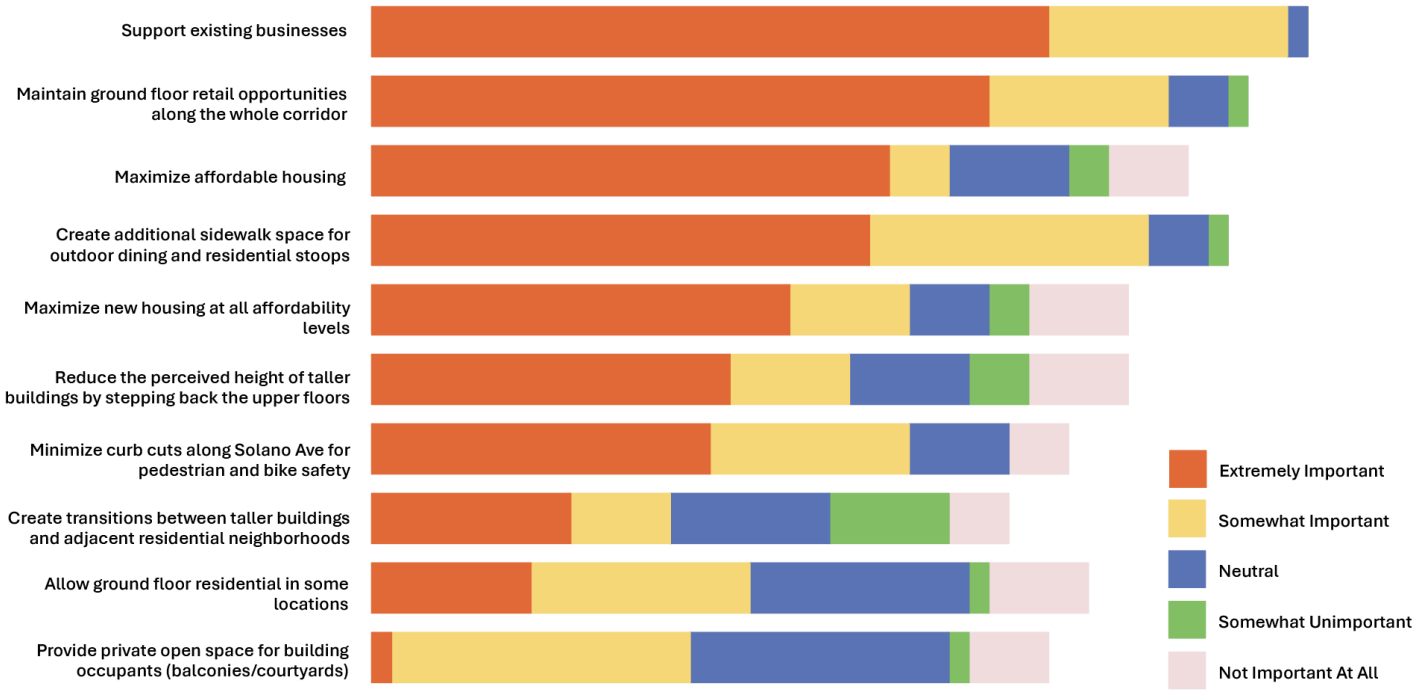
How old are you?

- <18 - 0%
- 18-24 - 11%
- 25-34 - 11%
- 35-44 - 5%
- 45-54 - 16%
- 55-64 - 52%
- 65 or older - 26%

Which best describes your background?

- Asian or Asian American - 5%
- Black or African American - 0%
- Hispanic of Latino/a/x - 5%
- Middle Eastern or North African - 0%
- Native American or Alaska Native - 0%
- Native Hawaiian or Pacific Islander - 0%
- White - 71%
- Two or more races - 5%
- Other - 19%

How important are the following design and land use considerations for the future of North Shattuck?



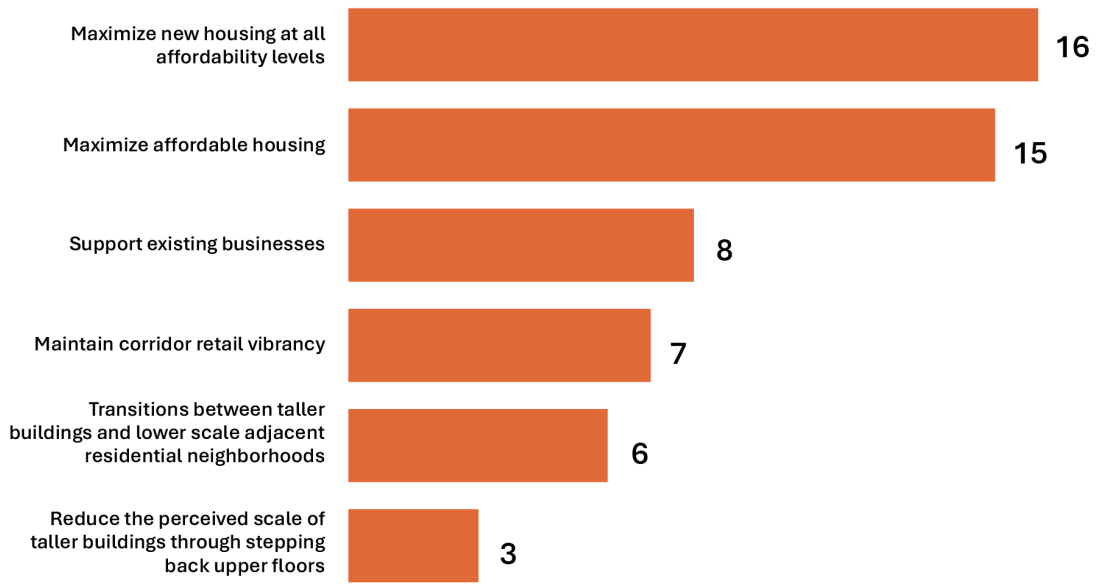
Above: Chart showing participant responses ranking design and land use considerations for North Shattuck

Participants ranked each design and land use consideration on a scale from Extremely Important to Not Important At All. The following is the number of times a design consideration was marked Extremely Important:

- Create additional sidewalk space for outdoor dining and residential stoops - 19
- Support existing businesses - 18
- Create transitions between taller buildings on N Shattuck and adjacent lower scale residential neighborhoods - 16
- Maximize affordable housing - 14
- Reduce the perceived height of taller buildings by stepping back the upper floors of buildings along N Shattuck and side streets - 12
- Maintain ground floor retail opportunities along the entire corridor - 12
- Minimize curb cuts along N Shattuck for pedestrian and bike safety - 4
- Allow ground floor residential in some locations - 3
- Maximize new housing at all affordability levels - 3
- Provide private open space for building occupants (balconies / courtyards) - 2

Key Concept Priorities

Participants chose their top two priorities for the future of North Shattuck. The following shows the order of priorities from most to least important:

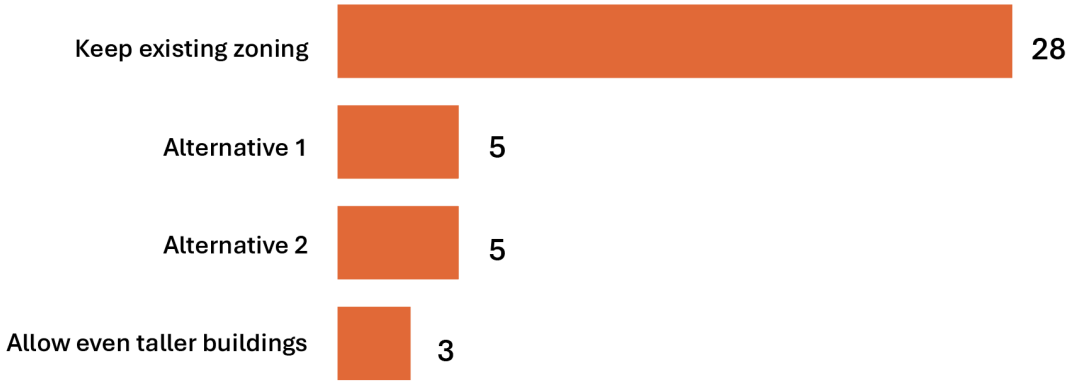


Above: Chart showing participant responses ranking key concept priorities for North Shattuck

The top priority of participants was to maximize new housing at all affordability levels, followed by maximizing affordable housing and supporting existing businesses.

Which zoning alternative is most appropriate for North Shattuck?

Participants were asked to choose between Alternative 1, Alternative 2, keeping the existing zoning, and allowing even taller buildings on North Shattuck.



Above: Chart showing participant responses ranking zoning alternatives for North Shattuck

Most workshop participants want to keep the existing zoning in North Shattuck.

Key Takeaways

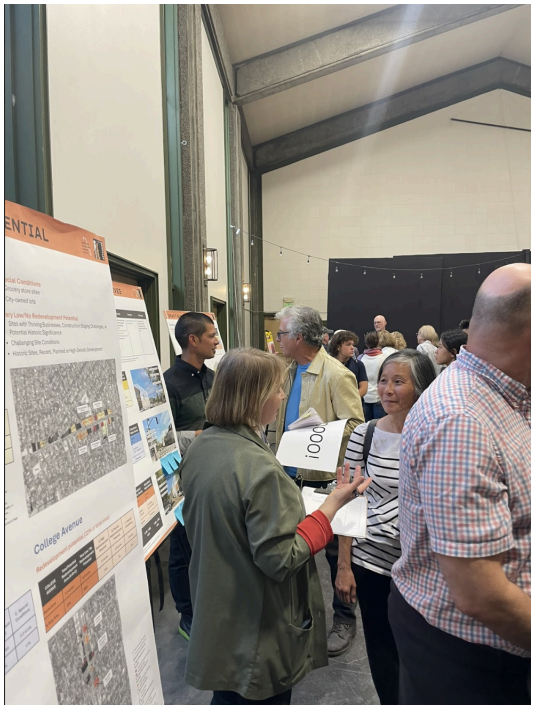
Participants shared extensive feedback throughout the workshop. A full transcript is included in the Appendix, and the following is a summary of key takeaways from conversations and written feedback from participants, roughly ordered by how frequently the themes were mentioned.

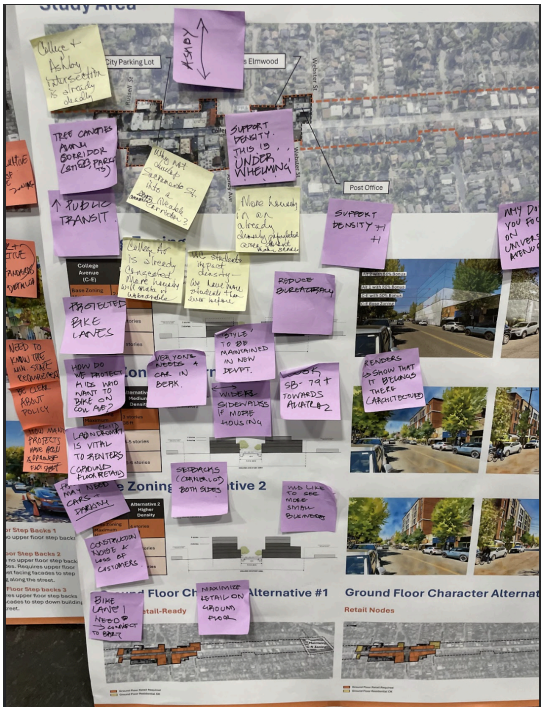
- **Design Standards and Neighborhood Character - 35 comments**
  - Support for beautiful design that is cohesive with the existing architectural styles of the neighborhood and maintains historical properties and character
  - Concern over shadows, boxy development, and development that isn't people-scaled
  - Support for flexibility with ground floor uses: ground floor residential, community centers, maker spaces
  - Support for requirements for green space or street trees in new development
- **Affordability - 20 comments**
  - Prioritize the development of more affordable units, including extremely low income, very low income, and low income housing, as well as service centers for unhoused people
  - Concern that developers won't provide adequate affordable housing and use in-lieu fees to only build market-rate housing
  - Concern that new development will raise rents for surrounding family businesses and lead to displacement and changing community character
  - Support for housing that will serve families, young people, and people who work in Berkeley who are at risk of being pushed out by rising rents
  - Support for non-profit developers to provide affordable housing
- **Density, Height, and Redevelopment - 16 comments**
  - Support for higher density development to give renters more options
  - Support for 3-5 story development, but concern over proposed 8 story development
  - Interest in multiple types of housing, including condos, co-housing, apartments
  - Sentiment that other corridors might be better suited for upzoning
  - Support for developing empty lots and finishing existing redevelopment projects in Berkeley before beginning more redevelopment
  - Concern over half-finished projects, sustainability of funding
- **Streets and Sidewalks - 15 comments**
  - Concern that added density will impact accessibility and mobility for seniors and disabled people
  - Support for traffic calming, wider sidewalks, more greenery, and increased walkability
- **Local Business - 10 comments**
  - Concern that neighborhood is already losing local business, and adding new housing could support local business
  - Support for small family businesses and services
  - Concern that redevelopment will drive retail away, and that ground floor retail spaces will sit empty or result in endless turnover

- **Process - 6 comments**
    - Request for open forum workshops so all participants can hear from each other
    - Concern that feedback won't be integrated, and that only options serve developers rather than authentically reflect community wishes

College Avenue Workshop - August 26, 2025







Above: workshop participants watching the presentation and visiting open house stations, snapshot of feedback

Participant Demographics

Before the presentation, participants were invited to complete a brief demographic survey. While not all participants answered every question, below is a brief summary of the demographics of workshop attendees (the full participant poll from each workshop is included in the Appendix).

What's your connection to Berkeley?

- Live in Berkeley - 39%
- Work in Berkeley - 18%
- Visit Berkeley for fun - 3%
- Shop in Berkeley - 32%
- I go to school in Berkeley / my kids go to school in Berkeley - 7%
- I live near Berkeley - 1%

What's your connection to the three corridors?

- I live near Solano Ave - 2%
- I live near N Shattuck - 4%
- I live near College Ave - 89%
- I don't live near any of the corridors - 2%
- Other - 2%

Which of the following best describes your housing situation?

- Own - 84%
- Rent - 10%
- Live with family/friends - 6%
- Unhoused - 0%

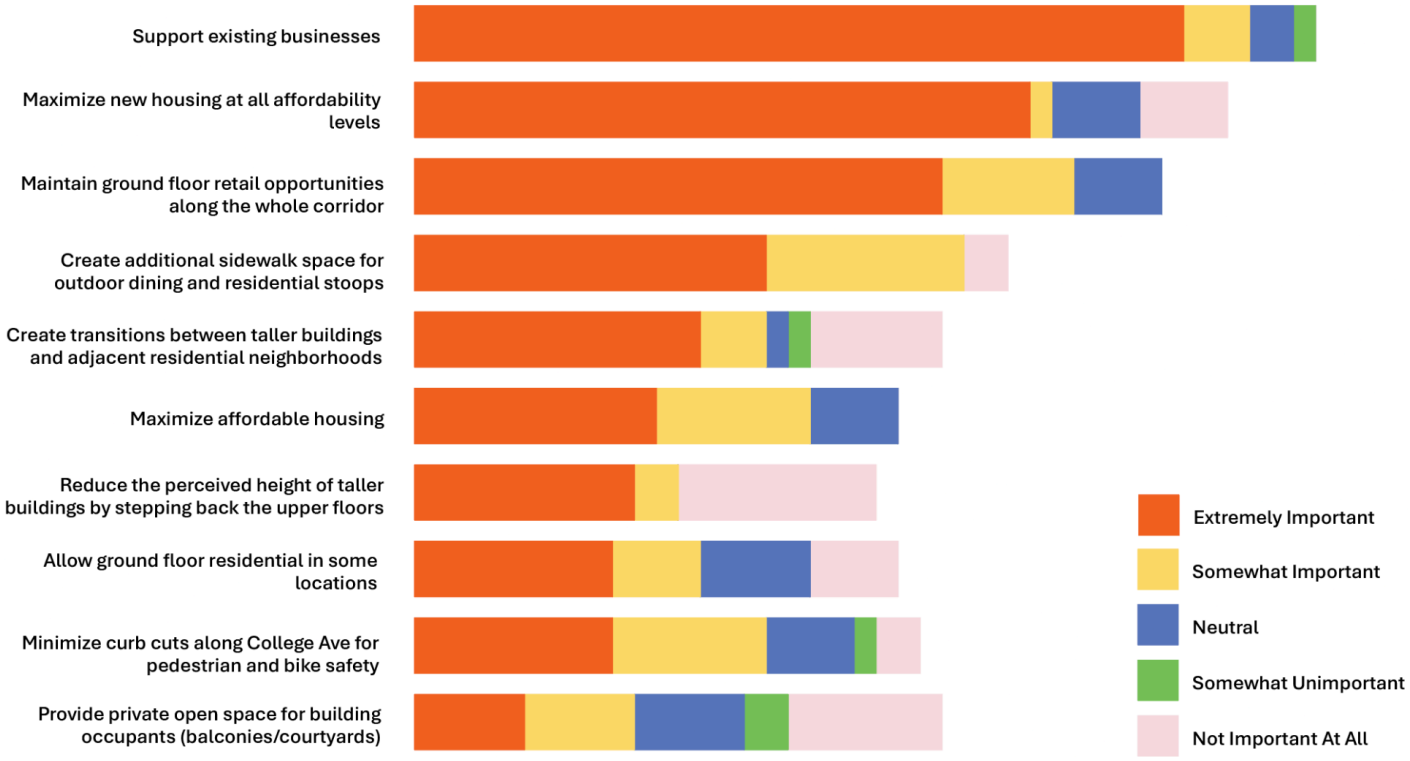
How old are you?

- <18 - 1%
- 18-24 - 1%
- 25-34 - 4%
- 35-44 - 8%
- 45-54 - 5%
- 55-64 - 14%
- 65 or older - 64%

Which best describes your background?

- Asian or Asian American - 8%
- Black or African American - 2%
- Hispanic of Latino/a/x - 3%
- Middle Eastern or North African - 2%
- Native American or Alaska Native - 0%
- Native Hawaiian or Pacific Islander - 0%
- White - 77%
- Two or more races - 5%
- Other - 3%

How important are the following design and land use considerations for the future of College Avenue?



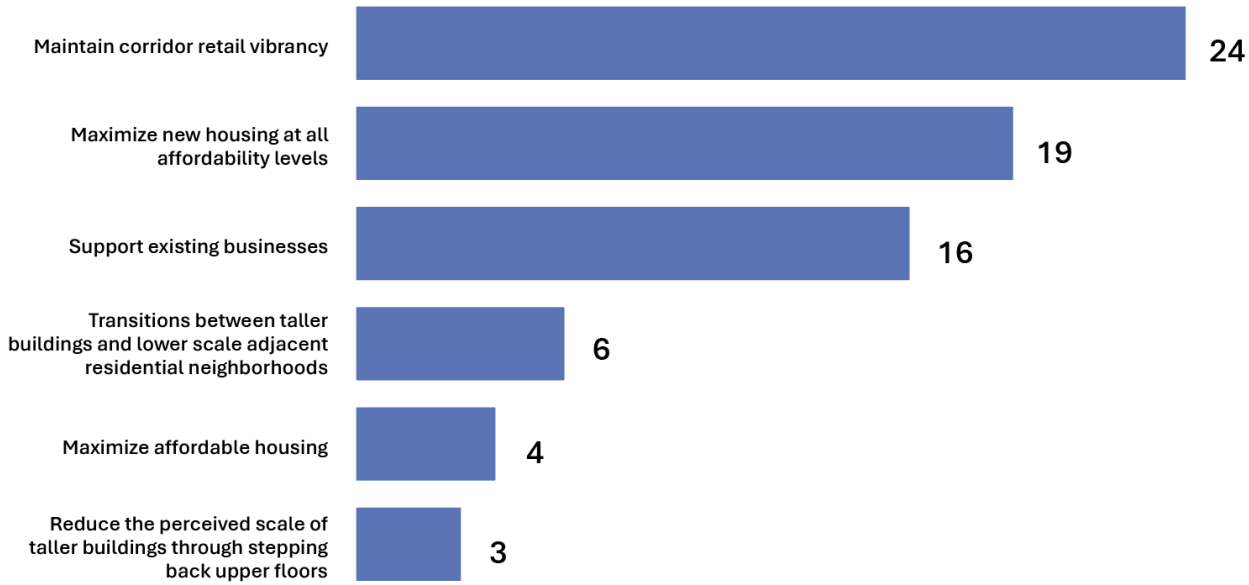
Above: Chart showing participant responses ranking design and land use considerations for College Ave

Participants ranked each design consideration and land use from Extremely Important to Not Important At All. The following shows the number of times a design consideration was ranked Extremely Important:

- Support existing businesses - 35
- Maximize new housing at all affordability levels - 28
- Maintain ground floor retail opportunities along the entire corridor - 24
- Create additional sidewalk space for outdoor dining and residential stoops - 16
- Create transitions between taller buildings on N Shattuck and adjacent lower scale residential neighborhoods - 13
- Maximize affordable housing - 11
- Reduce the perceived height of taller buildings by stepping back the upper floors of buildings along College and side streets - 10
- Allow ground floor residential in some locations - 9
- Minimize curb cuts along College for pedestrian and bike safety - 9
- Provide private open space for building occupants (balconies / courtyards) - 5

Key Concept Priorities

Participants chose their top two priorities for the future of College Ave. The following shows the order of priorities from most to least important:

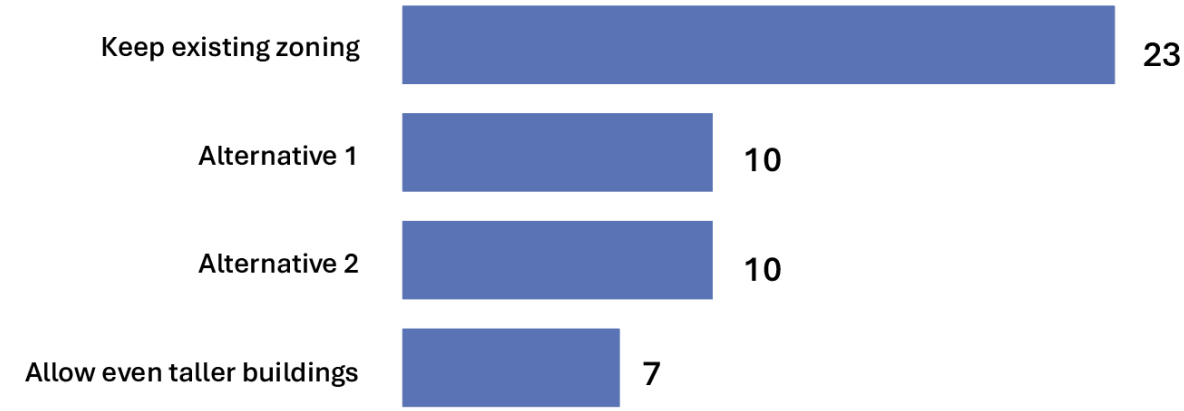


Above: Chart showing participant responses ranking key concept priorities for College Ave

The top priority of participants was to maintain corridor retail vibrancy, followed by maximizing new housing at all affordability levels.

Which zoning alternative is most appropriate for College Ave?

Participants were asked to choose between Alternative 1, Alternative 2, keeping the existing zoning, and allowing even taller buildings on College Ave.



Above: Chart showing participant responses ranking zoning alternatives for College Ave.

The top choice among workshop participants was to keep the existing zoning on College Ave. More than half of the respondents supported some form of upzoning.

Key Takeaways

Participants shared extensive feedback throughout the workshop. A full transcript is included in the Appendix, and the following is a summary of key takeaways from conversations and written feedback from participants, roughly ordered by how frequently the themes were mentioned.

- **Streets, Congestion, and Parking - 37 comments**
  - Concern over increased congestion in the neighborhood
  - Concern over accessibility of streets for seniors, children, disabled people with increased congestion from new development
  - Concern over increasing congestion on an evacuation route
  - Support for increased public transit and protected bike lanes
- **Design Standards and Neighborhood Character - 35 comments**
  - Support for stepbacks between sidewalk and building to retain pedestrian appeal
  - Support for design standards that maintain the architectural style, detail, and scale of the neighborhood
  - Concern that proposed design standards don't match neighborhood style and are generic and boxy
  - Support for retail on the ground floor
  - Concern that Elmwood is a small village that doesn't have carrying capacity for increased density at this scale
  - Concern that redevelopment would fundamentally change neighborhood character
- **Redevelopment - 32 comments**
  - Opposition to upzoning the Elmwood and proposal to focus redevelopment in other neighborhoods (Telegraph Ave, University Ave, Downtown Berkeley,. Sacramento Street, Ashby Ave) (16 comments)
  - Support for upzoning the neighborhood to foster vibrancy and affordability (16 comments)
  - Need more clarity around state mandate and how close Berkeley is to meeting its goals
  - Sentiment that redevelopment and investment should happen in Berkeley's "dead zones" and where there are already ongoing or stalled developments
- **Density and Heights - 25 comments**
  - Support for some increased density and height, but sentiment that 6 stories is too high
  - Some support for increased heights over 6 stories
  - Concern that increased density would impact infrastructure and accessibility of the area
  - Sentiment that Berkeley is dense enough already
- **Local Business - 20 comments**
  - 7/11, laundromat, and post office are all anchor sites serving the Elmwood community
  - Support for existing local business and concern that redevelopment would lead to displacement and vacancies

- **Process - 14 comments**
    - Concerns over transparency and support for all comments being shared on the project website
    - Concern that community feedback will not impact City decisions
    - Support for an open forum format so all participants can hear from each other
    - Concern over poor communication with neighborhoods
- **Affordability - 10 comments**
    - Concern that this plan doesn't authentically contribute to affordable housing and prioritizes developer profit over neighborhood need
    - Support for creating more affordable housing for everyone

Solano Avenue Workshop - August 27, 2025



Above: workshop participants watching the project presentation, sharing feedback

Participant Demographics

Before the presentation, participants were invited to complete a brief demographic survey. While not all participants answered every question, below is a brief summary of the demographics of workshop attendees (the full participant poll from each workshop is included in the Appendix).

What's your connection to Berkeley?

- Live in Berkeley - 37%
- Work in Berkeley - 13%
- Visit Berkeley for fun - 7%
- Shop in Berkeley - 29%
- I go to school in Berkeley / my kids go to school in Berkeley - 9%
- I live near Berkeley - 4%

What's your connection to the three corridors?

- I live near Solano Ave - 60%
- I live near N Shattuck - 23%
- I live near College Ave - 0%
- I don't live near any of the corridors - 12%
- Other - 5%

Which of the following best describes your housing situation?

- Own - 89%
- Rent - 9%
- Live with family/friends - 2%
- Unhoused - 0%

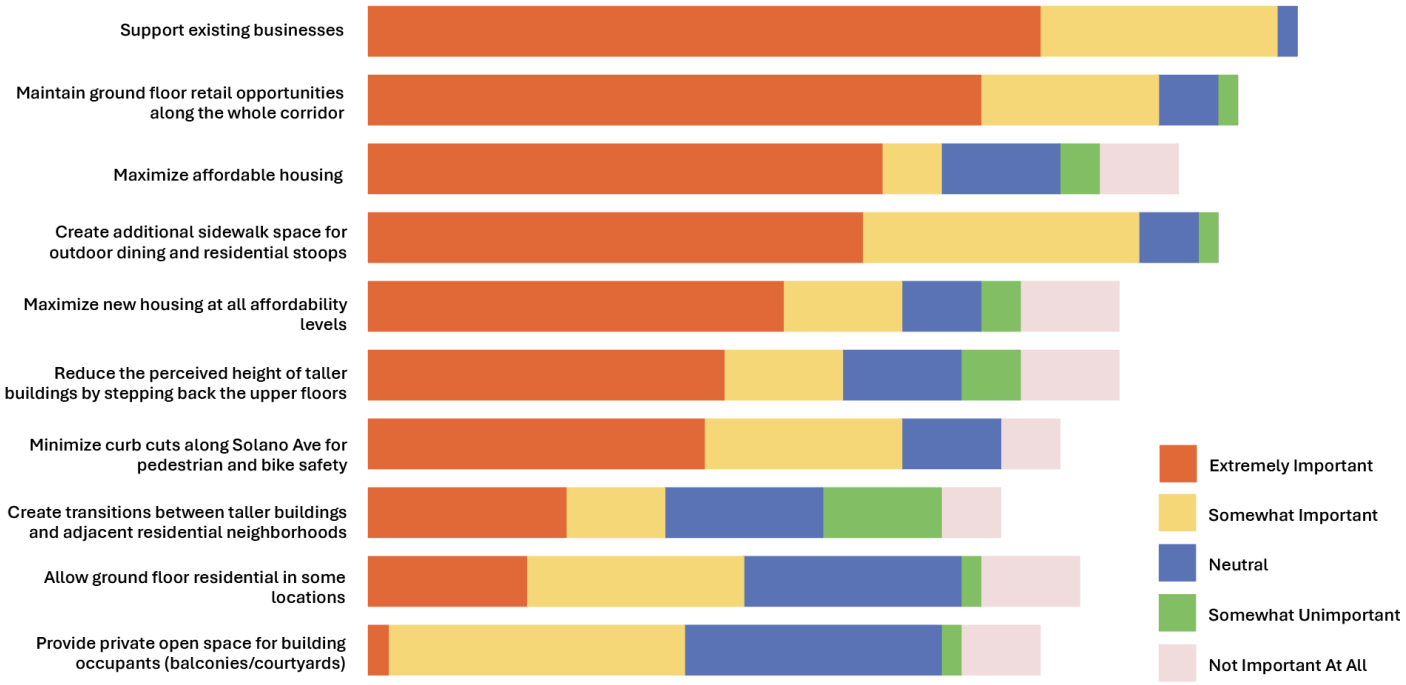
How old are you?

- <18 - 0%
- 18-24 - 2%
- 25-34 - 2%
- 35-44 - 20%
- 45-54 - 11%
- 55-64 - 22%
- 65 or older - 43%

Which best describes your background?

- Asian or Asian American - 7%
- Black or African American - 1%
- Hispanic of Latino/a/x - 5%
- Middle Eastern or North African - 0%
- Native American or Alaska Native - 0%
- Native Hawaiian or Pacific Islander - 0%
- White - 70%
- Two or more races - 5%
- Other - 9%

How important are the following design and land use considerations for the future of Solano Avenue?



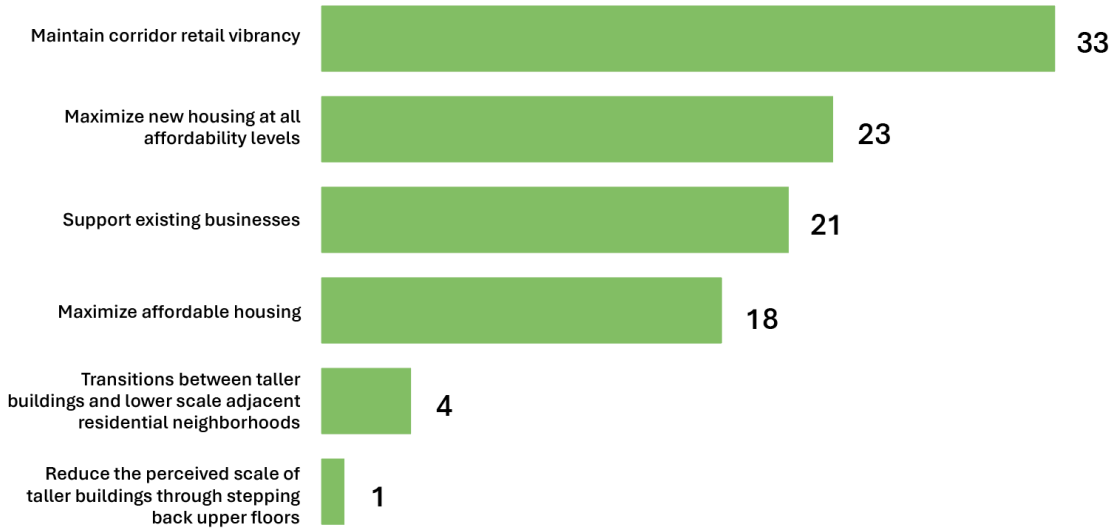
Above: Chart showing participant responses ranking design and land use considerations for Solano Ave

Participants ranked each design consideration and land use from Extremely Important to Not Important At All. The following shows the number of times a design consideration was ranked Extremely Important:

- Support existing businesses - 34
- Maintain ground floor retail opportunities along the entire corridor - 31
- Maximize affordable housing - 26
- Create additional sidewalk space for outdoor dining and residential stoops - 25
- Maximize new housing at all affordability levels - 21
- Reduce the perceived height of taller buildings by stepping back the upper floors of buildings along N Shattuck and side streets - 18
- Minimize curb cuts along N Shattuck for pedestrian and bike safety - 17
- Create transitions between taller buildings on N Shattuck and adjacent lower scale residential neighborhoods - 10
- Allow ground floor residential in some locations - 8
- Provide private open space for building occupants (balconies / courtyards) - 1

Key Concept Priorities

Participants chose their top two priorities for the future of Solano Ave. The following shows the order of priorities from most to least important:

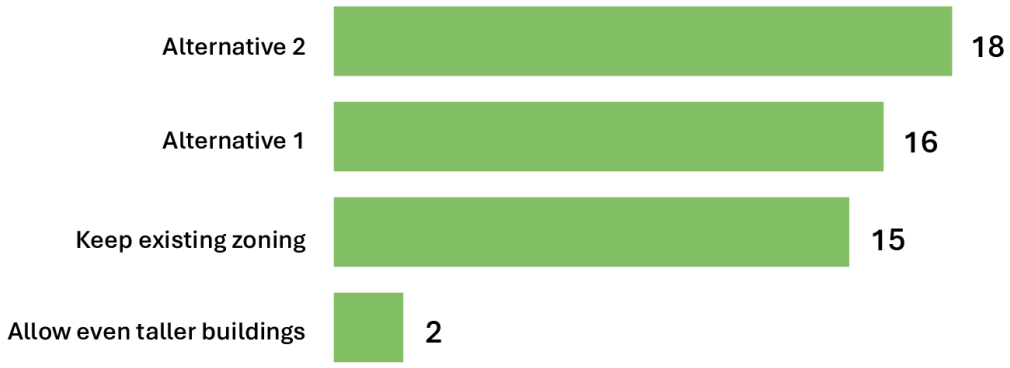


Above: Chart showing participant responses ranking key concept priorities for Solano Ave

The top priority of participants was to maintain corridor retail vibrancy, followed by maximizing new housing at all affordability levels.

Which zoning alternative is most appropriate for Solano Ave?

Participants were asked to choose between Alternative 1, Alternative 2, keeping the existing zoning, and allowing even taller buildings on Solano Ave.



Above: Chart showing participant responses ranking zoning alternatives for Solano Ave.

The top choice among workshop participants was to proceed with Alternative 2. Most workshop participants supported some form of upzoning.

Key Takeaways

Participants shared extensive feedback throughout the workshop. A full transcript is included in the Appendix, and the following is a summary of key takeaways from conversations and written feedback from participants, roughly ordered by how frequently the themes were mentioned.

- **Streets, Congestion, and Parking - 45 comments**
  - Concern over increased congestion in the neighborhood
  - Support for increased walkability, street trees, and public realm improvements
  - Support for increased public transit and protected bike lanes
  - Significant concern over parking impacts on Solano Ave and subsequent accessibility challenges for seniors, disabled people
- **Design Standards and Neighborhood Character - 28 comments**
  - Support for stepbacks
  - Support for design standards that maintain the architectural style, detail, and scale of the neighborhood, as well as build the diversity of styles in Berkeley
  - Concern that proposed design standards don't match neighborhood style and are generic and boxy
  - Sentiment that the plan should focus on upzoning and provide flexibility in design standards for more choice by the community and developers
  - Mixed support for ground-floor residential
  - Support for preservation of historical buildings
- **Density, Heights, and Redevelopment - 25 comments**
  - Support for more housing in general (12 comments)
  - Support for Alternative 2 and increased density to increase opportunities for all (3 comments)
  - Concern that 6 stories is too tall for Solano and inconsistent with the neighborhood character (3 comments)
  - Questions about possibility of 100% density bonus
  - Support for Impact Fees and EIR for new development
  - Concern over feasibility of the plan
  - Concern over potential for dead zones
- **Local Business - 25 comments**
  - Concern over losing Andronico's
  - Support for existing local business and concern that redevelopment would lead to displacement, dead zones, and vacancies
- **Affordability - 20 comments**
  - Concern that this plan doesn't authentically contribute to affordable housing and prioritizes developer profit over neighborhood need
  - Support for creating more affordable housing for everyone, including missing middle, teachers, librarians, seniors, and those who work in Berkeley
  - Support for affordable housing that can be bought, not just rented

    - Concern over in-lieu fees replacing affordable housing
    - Support for non-profit developers to provide affordable housing
- **Process - 11 comments**
    - Concern that community feedback will not impact City decisions
    - Support for an open forum format so all participants can hear from each other
    - Concern over poor communication with neighborhoods

Appendix

Full Transcript of Written Feedback - North Shattuck Workshop

- Row redesign for ADA
- Zoning increase leads to people increase - think about ADA accessibility
- Create more opportunities for entry level home ownership, not only rental (but both are good)
- Need extremely low income / very low income / low income housing
- Ensure more affordable units
- Need to gather the funds to support non-profit developers that will actually provide affordable housing
- Ensure rents in surrounding neighborhood / family business rents don't get raised as a result of new development
- What income range is affordable and how is LI/VLI defined? Need truly affordable housing
- Why allow in-lieu fees if the point is to bring lower income folks in? Totally contradictory
- What is affordable?
- Son can't afford to live here
- People that work here should be able to afford to live here
- Outside developers making a profit off of ruining our city's character - this project just serves to make developers big profits, not for the neighborhood
- Low income and middle income housing! These are the people being pushed out
- City needs to use its resources to support non profit community based developers who will provide majority low income/very low income housing, smaller projects, not large majority market rate with a smidge of affordable. VLI residents are being pushed out and these alts won't change that
- upzoning / redeveloping Solano will ruin it - raise rents for family businesses, destroy quaint neighborhoods
- Low income & unhoused need bigger units to serve that population. Ie, Pacific Steel Area can be a service center with housing, outreach to get this population served
- Concerns: losing local business - adding housing could be a solution to bring more business
- Safeway has posh business. Have some small groceries & pharmacy
- Movie theater - PFAC Elmwood doing well
- BofA sold recently, how can residents stay in the loop on what's happening with that?
- Want people who contribute to the community to be able to live here - young people, workers
- How to promote development? Need more community support
- Community centers on the ground floor - energize the neighborhood
- Concerns: Geotechnical and soil stability
- We will meet our RHNA goals with the existing pipeline. Why ruin neighborhoods?
- Support the higher density alt. I'm a renter, minimal difference between alts, need more height / be more aspirational
- Are objective design standards part of this project?
- What can be done to ensure existing solar panels are minimally shadowed?
- Leave step backs to the developer
- Allow ground floor residential
- Concern about sidewalk widths- can buildings be set back?
- More design standards for style
- Context responsive design
- Figure out a way to have good design
- Make our neighborhoods really beautiful, in the legacy of Julia Morgan. Create beautiful green spaces
- Please adopt objective design standards for historic properties (landmarks) so that CPC has leverage under HAA, even in the context of an upzoning
- Make Berkeley, especially N Shattuck a beautiful neighborhood with community shared spaces, gardens, fountains, peaceful space also lower levels more community serving: ie Elephant Pharmacy had health oriented products and services. Alternative medicine, yoga classes, performance spaces for the community to enjoy in the large scale development proposal. Housing, but community needs should be included.
- Architecturally: buildings that can be a model for the community and world, ie Singapore developments with green spaces
- Not just boxy glass
- Design important: aesthetics keep places vibrant and inviting

- Concerns over shadows and development that's not people-scale
- How can we allow 2nd floor restaurants?
- How do we provide enough housing for people that have to leave high risk fire areas?
- Don't want it to cook like walnut creek
- Require developers to include trees and plantings in their plans - heat dome
- What happens when or if the money runs out before the completion of the large buildings?
- How to ensure that it's financially feasible to build the new housing?
- Weaving in new is a challenge, but it's essential
- University a better corridor for redevelopment
- Trails to ties up all the communities
- Restaurants need vent systems
- Service: real estate, medical
- Retail include light manufacturing, maker spaces
- Retail - 1000 sqft?
- North Shattuck businesses association, highest and best use
- Keep the flavor 'heat island'
- I like it! Shops and biking and step backs
- Height is not as important as getting more people into the neighborhood
- When Cheeseboard isn't open, much less foot traffic
- Bring people from Vine to the other end
- Empty lot on Allston: dead! Center & Oxford: 8 stories isn't happening. Take care of these first!
- Why increase zoning? District 4 already added a lot of density
- Concerns regarding 2109 Virginia Development Proposal of an 8 Story Building (110 units, 108 parking) adjacent to 2 story Single-Multi-Family Homes - Use permit for a project at 2109 Virginia - ZAB App # ZP 2024-0066 - Melinda E Lopez, North Shattuck Alliance of concerned neighbors on Walnut St, Berkeley, CA 94709
- Cont: We are writing to express our significant concerns regarding the proposed 8 story, 110 unit development at 2109 Virginia St, which also includes 109 parking spaces. We understand that our submission is past the formal deadline, but we respectfully request that this letter and any accompanying documentation be entered into the record for the July 24th ZAB meeting
- Take a pause with development
- Work on the empty lots first
- doesn't feel great to be limited by this small increase
- APSI Systems are not working - need this
- Please include footage as well as stories in plans presented to the community
- High density is a good vision for the future
- Art studios, maker spaces, offices
- Cont: Primary concerns: geotechnical and soil stability: The area surrounding 2109 Virginia, including adjacent streets of Cedar, Walnut, and Shattuck, has not been thoroughly evaluated in recent public geotechnical studies. We are concerned about the potential risks of soil instability, settlement, or lateral movement affecting neighboring historic and residential properties, particularly those on Walnut St
- Virginia St - preserve 3-4 story max
- Buildings near single family homes shouldn't go high
- Monster building next to single family homes
- 8 stories too tall for Virginia. New dorms: a lot of people
- 4-5 stories is fine, 8 feels too high
- Please fund a corridor historic resource survey as a part of the corridor rezoning
- we want development to blend with historic buildings
- Mix of houses, condos
- Is there anything that can be done to make it easier to build condos? What about co-housing?
- Cont: Infrastructure strain: increased density can strain existing infrastructure like water, sewer, and electrical systems. Traffic congestion and parking availability may also worsen.
- What about infrastructure? Electrical and water may be impacted
- Concern over increased density without sewer infrastructure to support

- Concerns: scale and massing incompatibility, traffic and parking impact, environmental and CEQA review (Virginia Cleaners has toxic substance on proposed space), community process and transparency
- Do not allow CVS / Andronicos to rezone unless there is a plan that there will be a grocery and pharmacy at these locations - if you don't do that you will kill seniors and kill walkability
- Change that keeps the magic of Berkeley
- Old B of A property - activate parking lot in interim
- Love Walnut development
- Cont: Neighborhood character: a 7 or 8 story building can significantly alter the visual landscape and character of a neighborhood, potentially clashing with the existing scale and aesthetic of smaller buildings
- You are ruining character
- Many people moved to Berkeley for the low density and hope that their children could safely be free range walking and biking independently. We must not destroy that hope
- Buildings are out of character for north Berkeley. The 4 stories across the street are dense and aesthetic
- Character matters
- How do you make it a special place
- Want to see charm and flavor integrated into any change
- Proposed 8 story apartments in Berkeley's Gourmet Ghetto: is this the future we want for our neighborhood? What the community asks for: let's build a future that fits! The gourmet ghetto is more than a place - it's a cultural icon. From Chez Panisse to the first Peet's store to Cheeseboard, and new additions like Agrodolce and Roast & Toast. Let's ensure new developments enrich, not erase, this unique neighborhood's character.
- What integration looks like: street level retail or cafes, vertical greenery, sustainable features, and art. Public spaces like pocket parks, plazas, or seating. Context-sensitive design that respects neighborhood scale
- Cont: We know this new building will benefit from being in the attractive Gourmet Ghetto, but what will they contribute? Nothing! It will detract! It's a take, take situation. Let's not allow that to happen! Instead, lets wait for a developer with plans for a beautiful 2-3 story building, adding shops, restaurants, and beautiful architecture like the historic Peets building. The developers boast a coffee shop for their residents. That's it! No shops, restaurants, nothing to add. Who benefits from that? We already have two fabulous coffee shops on the block, the Frencha cafe and the Guerilla Cafe and one block away is a big new coffee shop. What makes us bent on building these inappropriate complexes? The cities which have held out are now so happy they did. We should avoid any money transfer schemes at the expense of current residents. Living in the Gourmet Ghetto area is highly valued. Don't take away the beauty and specialness of the community. A seven or eight story is too high for any residential area and it's a travesty if it is right next to your home. It will reduce property values. Remember that often the initially presented plan is much different from the finalized project as the developers will continually take any advantage possible. There is potential for increased noise and shadows. Temperatures (global warming) will rise with more cement and a huge ugly high block of cement.
- Current design is out of sync with the community. Lacks meaningful community spaces, very small retail space with the rest of the Shattuck street frontage closed off to the public, very limited public interaction space at street level, modern behemoth style facade and cold materials don't reflect historic charm of N Berkeley. Fails to reflect the human scale and character of Gourmet Ghetto's mixed use vibrancy. Real concerns about traffic flow on Walnut, Virginia, Shattuck - with parking access from Virginia, traffic flow on all streets will be significantly impacted, with no corresponding plan from city to address
- Cont: Noise pollution: construction and occupancy of a larger building can lead to increased noise levels.
- We will need more parking with more people (visitors, caregivers, etc). Almost all the people in the hills drive down to shop.
- Open forum vs breakouts? Ask the public for their opinion on format
- Need more authentic engagement - only options serve developers, not community
- Please allow the community to hear each other w/ public comment (we are onto your scheme to keep us from organizing)
- Show a before and after of similar neighborhood zoning impact in other cities. How did high resources of the neighborhood change? Benchmarks
- Concern about feedback not being integrated
- Glad to do this format
- Cont: Property values: While some properties may benefit from increased demand, others, particularly those with views obstructed by the taller building, may see a decrease in value.

- Cont: Scale and massing incompatibility: an 8 story building is significantly out of scale with the immediate neighborhood, which primarily consists of 1-3 story buildings. The visual impact and shadowing effects on nearby residences and community spaces must be more carefully reviewed
- The scope of this should be expanded to include street redesign at least narrower streets, outdoor dining, plaza
- Cont: Shadows and light: the taller building could cast long shadows, impacting sunlight access for surrounding properties and potentially affecting landscaping or solar panel efficiency.
- Alston Way empty lot? Starbucks redevelop
- Shattuck Ave: traffic calming, more walkable
- Increase walkability
- Crossing mid block for Cheeseboard not good
- outdoor dining
- Make sidewalks for pedestrians! Control scooters and wayfinding, weird electronic signage allowed by the city
- Redesign area at/between Shattuck/Rose to reduce the amount of asphalt there. Extremely hostile to pedestrians. That area is horrible but could add to the community
- Reduce width of Shattuck from 4 lanes to 2 and eliminate the median from Hearst to Sutter. Add sidewalks and outdoor dining that whole length!
- Set backs please!
- How do we make Shattuck smaller? Less asphalt, one lane
- How can we link this to street redesign & plaza redesign?
- Cont: Traffic and parking impact: the proposed 109 parking spaces raise concerns about increased vehicular traffic and congestion on nearby narrow streets. We request a thorough and publicly accessible traffic impact analysis
- Include housing homeless and services in North Shattuck
- This will do nothing to address the homeless crisis in Berkeley
- How to ensure ground floor retail doesn't sit empty?
- How to ensure there won't be endless turnover in retail?
- Worried about vacancies
- Afraid you'll drive retail away
- Re: 2109 Virginia St, Elizabeth Scherer, Resident for 46 yrs in this neighborhood. Many single-family homes in this area will be impacted. We are not downtown. We have mostly two to three story buildings. The blocking of the view will not only impact the residents close by with homes, but all homes on the north side. Many will see a large unattractive cement building sticking out like a tooth cutting out their views. Those looking up from the flats or from the city will now have their views of the hills blocked as well.
- Views are lost from single family home
- Have you thought about expanding the commercial portion of College?
- The scope of this should be expanded to include 1 block to either side of Shattuck

Full Transcript of Written Feedback - College Ave Workshop

- Support density (+2)
- Support density, this is underwhelmingThis does not contribute to affordable housing, this is a give away to developers (+1)
- Lots of older people depend on accessibility of the neighborhood
- This is not about housing affordability if only 6 out of 26 units of a building are required to be affordable
- Density that allows for deeper affordable that fits w/in neighborhood character
- Current College ave looks like a street w/ shops, would love 4 stories but not 6
- College needs taller buildings, but 6 stories too much for width
- College is a narrow street (not an actual avenue), 5 stories is really high
- Support highest density option
- Support higher density alternative
- In favor of highest density alt, need more housing
- Support development, agree with maximizing housing, allowing residential ground floors
- Higher alt, no need for stepbacks
- This is great - could be more ambitious - would shoot for 5-10 stories. Disregard non representative public meeting
- More housing in an already densely populated area doesn't make sense

- UC students impact density - we have more students than ever before
- Medium maybe high density unlikely
- More density - more traffic: we have all day jams now
- Stepbacks to retain pedestrian appeal
- Require stepdowns
- Setbacks between sidewalk and building
- Corner lot set back on both
- Step downs to adjacent R-LA lots
- Want ground floor setbacks, space for people
- Better objective design standards, more detailed
- Buildings need setbacks along corridors
- Renders: show that it belongs there (architecture)
- Style' to be maintained in new development
- Respect architectural style for new buildings in College Ave
- Architecture matters! Don't build ugly & cheap buildings
- How can we represent Berkeley architectural style in taller buildings? Eg, wood shingles, craftsman, etc
- Minimize shading
- Where are the guidelines for what might be built? Any restrictions?
- So far so ugly
- The current new buildings on Shattuck are mostly plain to ugly and there's no effort to increase green spaces
- Yes to upper set back - landscaping at street level is crucial - alt #1 medium is best for College
- Let's be creative in designing these buildings - no flat boxes - integrate w/ neighborhood character
- Both and! Beautiful neighborhood character, & developed. Not YIMBY or NIMBY - labels aren't helpful, create community!
- One way to create community - courtyards invite into buildings - spaces invite people to stop
- Setbacks don't help aesthetically - historical context no setbacks, & they take away density
- Articulated facades all the way up
- Character at ground floor - need more room at sidewalk
- Bays, step facade in and out, interrupt ground floor with doorways
- Balconies, keep ground floor, detail, character
- Minimize stepbacks, particularly on commercial streets
- No stepbacks, whatever increases density the most!
- Historical character doesn't include stepbacks, neighborhood character is about who can live here
- Maintain human scale, greenery, light, accessibility
- "The Architectural Design(s) and scale of the Elmwood Business District" Absolutely need to be preserved. Integrity and History Matter!
- Consider impacts with shadows, streets
- Construction noise and loss of customers
- Is the post office a superfund site? Previous gas station
- Home owners: we all agree we would downsize if incentivized
- We need to fix prop 13
- Turnover in housing is important
- We need playgrounds for kids
- redevelop = be destroyed
- What is the cumulative effect of all the zoning?
- Need to know the min state requirement, be clear about policy, how many projects have been approved fact sheet
- City did not bad job w/ middle housing
- Reduce bureaucracy
- Look SB 79 & towards Alcatraz
- Are we within or beyond the state mandate? Please use plain english
- Why not finish your 17 projects downtown first?
- Prop 13 is behind expensive housing! Berkeley can't fix it!
- Legalize housing

- SF just broke ground on an 'affordable' housing project near Potrero Hill. The newspaper & the mayor are all excited about 187 new "units". They are 300sqft and 400sqft! Is that housing?
- The city gets in its own way. Don't homogenize
- Berkeley is for everyone not just old white people
- Place for people to express their fears, fear of the unknown
- Adding housing frees market rate housing 70% of the time. It opens affordable units 30% per unit added! Build as much as transit allows!
- Nobody asked about our boundaries, our guardrails
- Dead zones in Berkeley already, why not there!
- Soviet style social engineering
- Please review all zoning & planning decisions in Berkeley for the last 75 years. What were the long term results?
- Berkeley is already dense, seems to want to solve the entire housing crisis right here
- Howard Roark lives
- Berkeley is already one of the most dense cities in CA
- What does 'access to resources' mean? Berkeley is small
- Berkeley can't fix Prop 13! That's what makes the Elmwood so expensive. Nobody moves!
- Share Berkeley & Elmwood with all people and values
- Are we planning for residents 30, 50 years from now?
- reduce complexity of housing bureaucracy - too many carve out
- Berkeley has exceeded the state market rate housing allotment. Why change zoning for more market rate housing?
- This is a give away to developers. Where are the requirements for the building?
- Reuse existing buildings wherever possible, add to existing structures - lower carbon footprint
- Don't believe that redevelopment would be so minimal
- # of residents in Berkeley? How many units are built already/under construction? How do we compare with other cities re: infill?
- What tells us that someone will not acquire the sites?
- Why is the former dry cleaners site (a small site) considered likely to redevelop?
- Rent board, relax rent laws
- What happens if property owners decide to sell adjacent properties?
- There are better sites for housing, do not rezone College Ave
- Where are all the supporting elements for more housing - Cal should take responsibility
- All commercial on ground floor
- Maximize retail on ground floor
- Maximize retail on ground floor
- Preserve historical facade
- 7/11 Laundromat is vital to renters (ground floor retail)
- 7-11 lot - Russell/College needs ground floor retail. Laundry serves everyone. Don't take it away!!!
- 7-11, laundry, post office - all elmwood services
- Protect neighborhood commercial over residential
- Protect local business
- Would like to see more small businesses
- Support existing businesses & maintain retail! Not exclusive of the other
- Don't mind a little taller but concerned about small business displacement
- Make sure current business does not die
- concern about business going away
- Concern about displacement of business
- we are doing this for very little development, concern about commercial going away
- Concern about spaces for restaurants
- Concerns about traffic mitigation, businesses during construction
- Good plan, just maintain existing vendors if possible & keep it vibrant w/ more housing
- The financial equilibrium of the Elmwood is now stable, after many months of challenges due to covid and the repercussions. To Impose destabilizing changes would be totally unfair and totally unacceptable. Whose interests are being served by the strategically incoherent land use planning policy/proposals? Catering to the developers and putting the business stability at risk is an unethical modus operandi: a travesty. The current set of upzoning proposals

threatens the integrity and security and viability of the business district. Catering to the developers is detrimental to the well-being and viability of the businesses. The disruption caused by any upzoning projects will be untenable. Those businesses who survived the covid era absolutely need to remain viable.

- 7/11 and laundry is a real anchor to neighborhood
- Corridors seem targeted - this is a little village, when you have something valuable and precious, don't step on it! Too unique
- The Elmwood area is a community center - noise, etc of construction may impact business
- Neighborhood character is about architecture - not supportive of proposed designs, no dark colored buildings
- Concern about the character of the neighborhood changing
- Concerns:1.Stability, integrity, and the general well-being of the Elmwood business district are all at risk if upzoning is to be permitted.
- We need family friendly spaces open to community
- Spaces to create connection - make cities for people
- What if Berkeley says no to upzoning the Elmwood?
- No upzoning, save the Elmwood! If you change it, developers will come!
- This is a really terrible idea - no!!
- People moved here for low density! You are destroying this neighborhood
- no need for more housing! residential or otherwise, population declining business gone
- Against building on Elmwood historic district
- Why don't you focus on University Ave?
- Why not develop Sacramento Street into a livable commercial corridor?
- Why Elmwood? Should focus on Telegraph / Ashby by wider street, good transportation options
- Finish existing buildings in Downtown Berkeley first
- Why isn't Telegraph taken care of first?
- Finish your downtown projects, then we'll talk
- Why pushing to upzone this area? Pls consider Claremont
- Build housing on empty lots, not high traffic corridors
- Fix downtown
- Look at expanding housing on Ashby Ave
- Parking is important for locals and shoppers
- Parking for people who come to shop
- Families may need cars and parking
- Ensure comments can be captured on the website
- Prove that all comments are recorded and represented on project website
- All of the post its get posted for others to see what's good
- Would like to see the mailing list
- City council does not seem to respond in a meaningful way
- Question sincerity of this impacting the process
- The city ignored arguments about middle housing and never addressed the issues which were raised
- Stop managing us - Stop bulldozing the council agenda - let people speak
- Council person Humbert needs to have a town hall so he represents the neighborhood
- Berkeley values = everyone participates, now only wealthy relevant voices
- Need diff format, people want to hear from each other
- Alternatives being forced on community
- Communication should go through City Council - lots of neighbors didn't know this process was happening
- 4. Berkeley’s Mayor, City Council, and land-use planning department are not autonomous ‘self-driving’ governmental vehicles. Each entity is duty bound to listen to and respect the interests/will of the business wonders and residents who support those businesses. The well-being of the businesses is the backbone of a healthy economy. Elected officials and public servants are dutybound to respect the will of the citizens, taxpayers, and community at large.
- Senior housing
- College & Ashby intersection is already deadly
- College ave already congested, more housing will make it unbearable
- Fire evacuation! Civil engineering and modern tools
- Too much traffic will endanger our children

- Too much traffic, need parking
- Already overcrowded, this will push it further. The street is too narrow.
- Increased density takes away existing parking for business is inappropriate/crazy
- Reduce traffic
- Our streets are already horribly congested and we haven't yet seen the impact of existing upzoning. Please slow down the development
- This will make parking and traffic terrible
- College crowded already, sidewalks not wide enough - no space for more people
- Already too congested, no more! (+2)
- fixing sidewalks important
- Wider sidewalks if more housing
- Need wider sidewalks
- Separate ped from bike issues
- Underground utilities now!
- Be sure to include wider sidewalks for pedestrians in elmwood
- Make commercial sections of College completely pedestrian, like in Seville Spain
- make pedestrian sides wider, eliminate parking on College, make people walk or bike
- Ashby evacuation route: hills to the Bay. Earthquake risk. Smart to put high density on evac route? Traffic impacts, staging areas?
- Please consider needs of the disabled. Congested sidewalks are a problem
- Consider carrying capacity - transit, streets, mobility, streets
- Make bike lanes completely separated from road like in Seville, Spain
- I own a house in Berkeley and have two young children and am in favor of building more housing. A lot of my friends with young kids are pro housing, but it is difficult to attend these meetings with childcare/bedtime
- We need more housing, I support more housing development here
- I live on Rosewood and Benvenue and support the upzoning
- Love density
- Maximize housing to allow more people to build lives in this amazing city
- We need more housing in Berkeley for people fleeing MAGA
- Step in the right direction but we need more than baby steps
- More housing
- Increase development probability
- We need more dense housing and more units so that I can raise my family in Elmwood
- We need more housing near transit - where I want to raise a family
- Upzone substantially more - 5-10 stories for vibrancy and affordability
- In favor of more density
- Hope for thinking to be both/and and not either/or - expansion okay, and tasteful design integrated into existing building design
- Elmwood's unique aspect is the bespoke architecture. Build as many units as possible but require (transit limited) architectural facades
- Not ambitious enough. 10 story!
- Increase public transit
- Protected bike lanes
- Protected bike lanes
- How do we protect kids who want to bike on College
- Everyone needs a car in Berkeley
- Bike lane! We need to connect to BART
- Please put your time and money into public transportation. Talk to the other cities. Most of this zoning is a fantasy of the council, not the state
- Why is UC Berkeley allowed to increase size and not contribute to City streets enough?
- Why is UCB allowed to continue expanding?
- inadequate consideration for urban greening
- Micro parks & street trees
- More trees, micro parks

- Need more urban forest canopy
- Tree canopies along corridor, parklets
- Data on vacancy rates?
- Shattuck is bad - too much vacancy
- Until the City has data on current vacancy rates, no more upzoning (+1)

Full Transcript of Written Feedback - Solano Ave Workshop

- Think of affordability for missing middle as well
- Consider LI in addition to VLI
- Priority: maximize affordable housing that can be BOUGHT vs rented
- I don't want to have to be a millionaire to have a home or condo in Berkeley
- Create housing for teachers! Consider 30% LMI developments
- More affordable housing is always needed (yay)
- Provide housing for teachers & librarians
- Not enough affordable, VLI units
- Estimates on how many units will result from middle housing
- Why does Berkeley's IHO only include VLI, not LI as well?
- Affordable housing! Create beautiful architecture
- Berkeley has an existing list of of apt rentals - we don't need more. We need condos and town houses so seniors can relocate from large single family homes & stay in their neighborhood. And young people can buy affordable first home & build on their investment
- If you do add new housing it should be afffordable & reduce the ability to do the in lieu of payments
- NO in lieu of more affordable housing
- Developers use 'in lieu' to cut low income housing to 10% cost? $600/sqft. Discuss this!
- Alt #2 or even taller creates more options / opportunities for everyone! Our elders can age in the neighborhood. New families can move here. Lower income families face less competition with higher income families
- 6 is too big on Solano
- Support for Alt 2, plan w/ Albany
- Please prohibit / strongly discourage driveways / curb cuts on Solano Ave to preserve the safety of the sidewalk! How about encouraging "bundling" car access to the backs/basements of multiple/large properties in a given block into single shared driveways that feed into a shared rear/below grade alleyway/access aisle?
- You speak about developing likely 50% density bonus, but they are most likely to go for 100% to make $
- Would there be a 100% density bonus ever?
- Make permitting easier. Create positive objective design standards
- Don't make it like NYC with tall, ugly buildings next to each other.
- There needs to be a requirement for landscaping in front of new buildings as well as street trees
- Design should be consistent with the area
- Step back not just for 4-6 stories
- Keep ODS as loose as possible to allow designers more flexibility to make beautiful buildings
- Setbacks and sun and trees and design standards are needed
- No blank walls
- What happens in the setbacks?
- Sidewalks wider
- Taking away our views
- Buildings need to take movement of sun/shade into account
- Architecture to diminish heaviness on the street
- Provide more flexibility in design standards for unique, interesting architecture
- Cosmetic elements of the plan like massing and step-backs add complexity/cost but don't fundamentally change the neighborhood feel. Upzone as much as possible and let people decide for themselves what they like
- Keep non profit developers financing, not private
- Developers can cut % of low income housing by paying approx $650/sqft. Cost of construction is $600/sqft. Reality is we end up w/ only 0% low income housing
- Mandate extreme environmental requirements if destroying an existing one

- Do EIR of the Solano area. Is any of Solano RIH (hill)? Will this impact height?
- Impact fees? EIR for water, utilities, etc
- Revitalize the Sophie Hahn Solano Study
- New housing is too vague, say condos or town homes - missing middle!
- How about a car parking fee 'Benefits District' for Solano Ave, to fund needed streetscape maintenance and improvement? Solano could be even more inviting and humane if it had wider sidewalks, trees planted closer to the center line, better defined bike lanes/paths, & better furnished bus stops
- Impact fees! By # of units and not waived
- Some congestion actually supports retail
- Berkeley population decreased, why more housing?
- This sounds great but where are the developers, designers, and workers to build?
- % of yellow commercials?
- If density bonus already exists, why upzoning?
- In general, is it more cost effective to build taller, bigger buildings?
- think Haussman Paris on San Pablo & University
- Make Berkeley all high resources!
- Show the potential of small lot development, not just big projects
- How many units will result from both Middle Housing and Corridors combined?
- topographical visual: elevation contours
- make clear how much is needed for goal, and how much has been added so far
- UCB expansion having outsize impact on housing
- More owner-occupied housing
- No protection from corporate or foreign ownership?
- Keep our upper Solano anchor store Andronico's market. #1 priority
- We need grocery stores
- Keep anchor store for Solano - grocery
- Losing Andronicos / parking. What will parking be?
- We have over promised and under delivered on retail. Ground floor res can be great
- no dead zones = no street level housing
- What about historic buildings? Will they be impacted? How do we protect them?
- Will the new bill override historic designations?
- Break out historic from other 'unlikely'
- Preserve historic buildings! Lowest priority for development
- Respect historic treasures
- No protection for historic structures
- Separate historic and recent developments
- Greater than 2 or 3 bedroom units (families)
- Build condos - we want residents
- Incentivize development of senior housing
- Hoping for more options for housing in these areas
- Make clear what the in lieu $/sq foot would be
- I heard $65/sqft in lieu
- More bike infrastructure and public transit
- How can redevelopment and its newly increased tax revenue fund/enable a sorely needed Baywheels bike-share station at the Solano & Colusa Ave intersection? Ideally another one at the Solano & Peralta Ave intersection also
- Support new small weird mom & pop businesses
- Protect existing businesses
- Please consider limited # of chain store restrictions
- Keep all zoned for first floor retail. The whole side of the street
- Keep ground floor retail. Once we have 1st floor resi, it will be impossible to change back to commercial space
- retail support
- Albany supports businesses (startup $$), parking
- Small businesses to be fostered
- Construction impacts on business

- Who can help small businesses
- Would commercial lease be protected if the current landlord wants to develop?
- Impact on local businesses - construction, noise, parking
- Need to address vacancies on Solano - let's use that space first
- Ground floor retail everywhere on corridor
- Concern about losing existing businesses
- Decrease car lanes to add more walkable areas and support outdoor dining
- Parklets and rooftop gardens
- Do not want dead zones
- Allow restaurants to stay open later to allow more foot traffic and better safety
- Impacts on SFH behind large developments
- Better public realm improvements
- Maintain walkable community with local services and shops
- Trees, landscaping to improve pedestrian experience
- Redevelopment risks losing community and connection
- Think about the identify of the city
- More important than commercial use on the ground floor (though that IS important) is the critical importance of ground stories on Solano Ave having human on the sidewalk friendly spaces, NOT solid/black walls (like the existing building at 1685 Solano, for its car parking podium)
- It is nice for the new development to fit into the architectural style of existing development! Part of Berkeley's charm is its architectural diversity & character
- building setbacks and building form will be extremely important for preserving the existing feeling of the Solano Ave corridor - which is very nice! and good for sunlight
- Broaden sidewalks by designing atriums at street level building entries
- Housing limited to 2 stories - opposed to either Alt
- It's unpopular to go this high up - concern about scale and microclimate
- Dwight to Alcatraz on Sacramento. Please do this there too!
- Other areas should be invested in with housing and business
- Less parking & traffic on Solano
- Where will all of the new residents park their cars? Developers should be required to include some parking
- Parking is not a big priority for many. Micromobility!
- Consider parking permits for residents near Solano. There are none now
- Parking issues - more public parking on Solano
- Lack of parking - I live 3 blocks from Solano & parking is already tight. I work at 1635 Solano and my clients have a hard time parking as it is - if it gets worse I won't be able to stay!
- Parking for residents, retail business, seniors who need to drive
- Concerned that mid block lot owners will buy homes behind Solano Ave to turn the lot into a driveway for parking access. This would turn residential streets into parking access / back alleys. Can this be prevented?
- Traffic flow is already slow & it will only get more congested which will drive customers away
- Parking should be a category! Show that this is a concern
- Lack of parking is a big problem. Most of our 1920s homes do not have driveways and parking of workers on Solano takes up our already limited supply. Adding units without a space per unit will exacerbate an already difficult problem
- Provide free parking for residents
- Parking on street
- More parking for new developments
- Add carshare incentives to provide access to cars for people in zero parking buildings
- Parking for residences (seniors)
- Permitted parking is needed for residents
- Permit parking in neighborhood to help commercial
- Eliminate parking meters Solano Ave
- I am very concerned about parking. It is already difficult as a resident living right next to Solano to find parking on the street. Density bonus laws could allow for 0% parking depending on the housing made available. The City needs to be prepared to issue homeowners a permit to block our own driveways because parking will be a nightmare!
- Concerned about parking - accessibility challenges

- Require underground or new street parking for over 50% new units
- New development should include parking garage
- Parking for seniors
- Allow parking garage structure
- Why no parking structures
- Parking on the corridor?
- Lack of residential permit parking is an issue
- Concern about more parking, don't want more housing
- If they come, they will need to PARK! Any development requires parking
- Worried most about parking & losing grocery store
- Forum Question & Answer
- Sept 17th conflicts with another community meeting for Stoneface Park
- Presenters should explain jargon more closely and use a pointer! These are complicated charts and hard to decipher
- Publication of this event series - how did City notify people?
- Is there going to be a forum question & answer period?
- Plan w/ Albany!
- Public hearings with public responses to questions, so all hear everything
- Solano Ave Association has inventory of vacancies, etc - should be present for discussion
- Long term residents not being heard
- Changes put in place without community support, need better listening
- Why no vote?
- Priority: Public access to open spaces
- Maximize sidewalk size & areas for people to gather (parks) indoor common areas like in SF that are public
- Parks to serve community, mandate open spaces
- More parks! park at 76
- Pedestrian safety! Vehicular control
- Buildings block! Safety concerns for lack of sunshine, visibility
- Intersections - high rise would block view for drivers around corner, dangerous (especially at 76 gas station)
- Is there a way to exclude Andronico's from zoning district?
- Albany conversation
- Redraw border of district to exclude Andronicos
- Need senior housing
- Generate as much housing as possible! Increased zoning capacity improves affordability, even more lower income households
- We need more housing! Diversity = urban vibrancy = prosperity
- More / denser housing on Solano would let my dad move out of his single family home and into a nice, new, low maintenance high-rise close to me!
- Plan for the future! More housing, more business
- I support more housing
- more housing is good
- The politics of no change are too loud. Solano needs vibrancy. The area is aging and needs an influx of young people and more going on.
- Maximizing units is the most important goal
- We need options for housing
- Support density
- Support this project from the perspective of someone who wants to live in these areas
- More rental options for all
- Protect tenants who are business owners from being evicted because the landlord wants to build
- Get commitments / partner from AC Transit to provide additional bus service to BART and Transbay service
- City subsidizes public transit. Design review!
- How about addressing transportation for those coming down from the hills?
- Subsidize AC transit, more frequent busses
- Improve transit connectivity
- Older residents need to be able to drive

Workshop In-Meeting interactive Participant Poll results (see PDF Attached)

Please see the PDF attached with the results of the in-meeting Participant Polls from each workshop.

Mentimeter

Berkeley Corridors Zoning Update - N. Shattuck Community Workshop | August 20, 2025



5

Mentimeter

What is your FAVORITE place in Berkeley?

Shattuck and Vine

My home

Hmmm. Probably Cal campus!

Cheeseboard

Indian Rock

Solano Ave

Cesar Chavez park

Safeway north shattuck

19

Mentimeter

What is your FAVORITE place in Berkeley?

Peets coffee

Live Oak Park!

Talpense

Restaurants!

Solano ave

North BERKELEY

ACCI gallery

Safe waye

19

Mentimeter

What is your FAVORITE place in Berkeley?

UC Campus for walk

Campus

My neighborhood: north Berkely from Hearst to rose

Shattuck and Vine

19

Mentimeter

What is your connection to Berkeley? Select all that apply.



I live in Berkeley



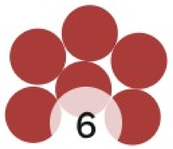
I work in Berkeley



I visit Berkeley for fun



I shop in Berkeley



I go to school is Berkeley/ my kids go to school in Berkeley

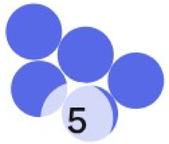


I live near Berkeley

1 21

Mentimeter

What is your connection to the three corridors:



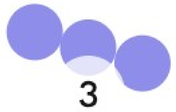
I live near Solano Avenue



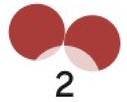
I live near North Shattuck



I live near College Avenue



I don't live near any of the corridors

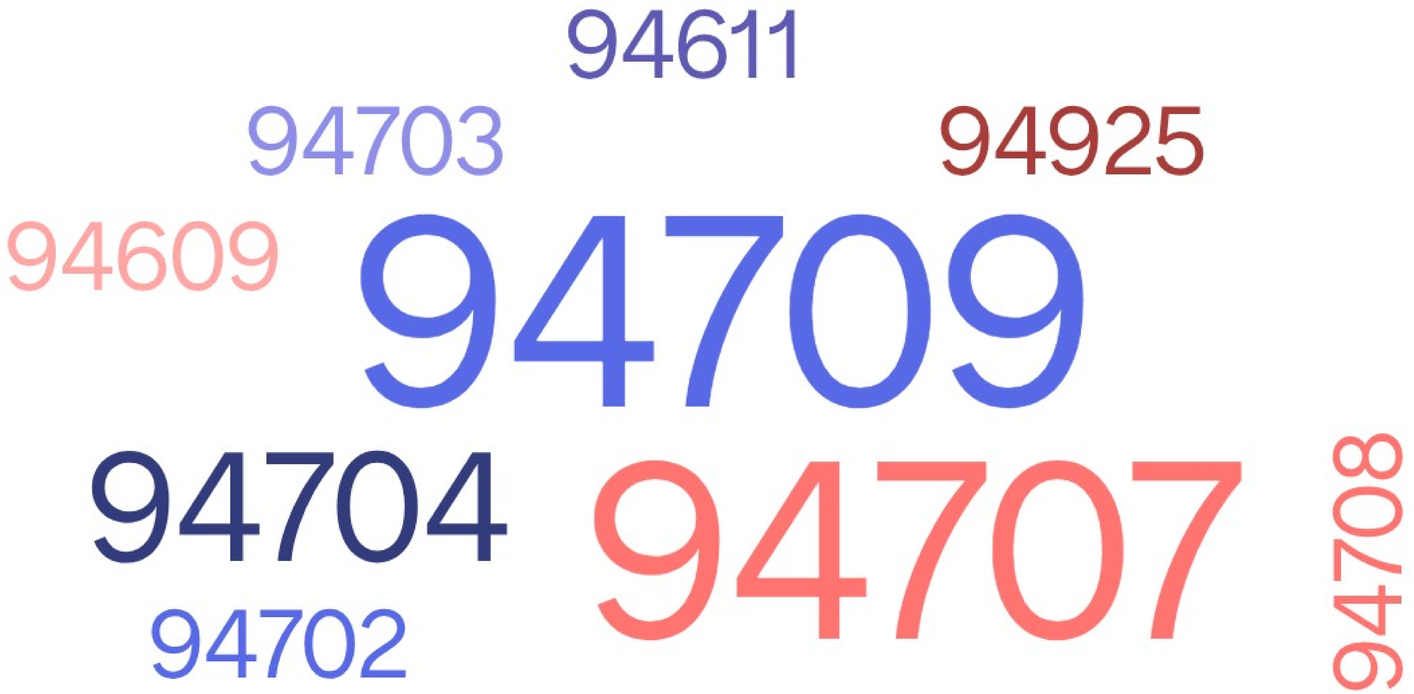


Other

1 19

Mentimeter

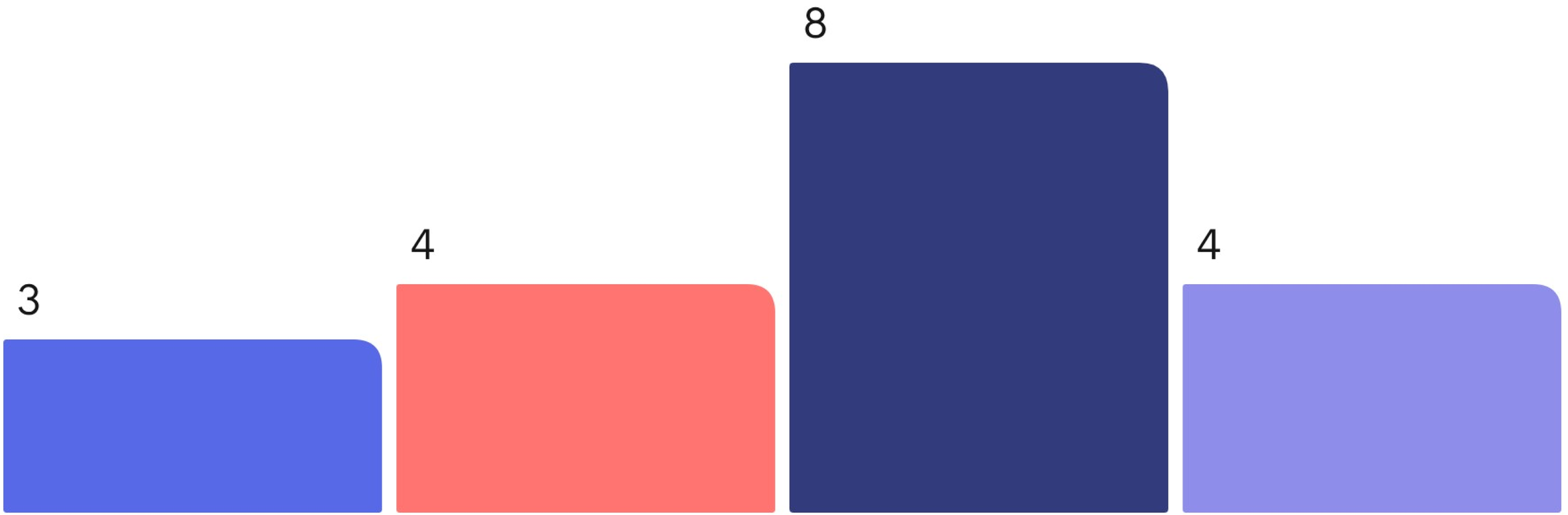
What zip code do you live in?



1
19

Mentimeter

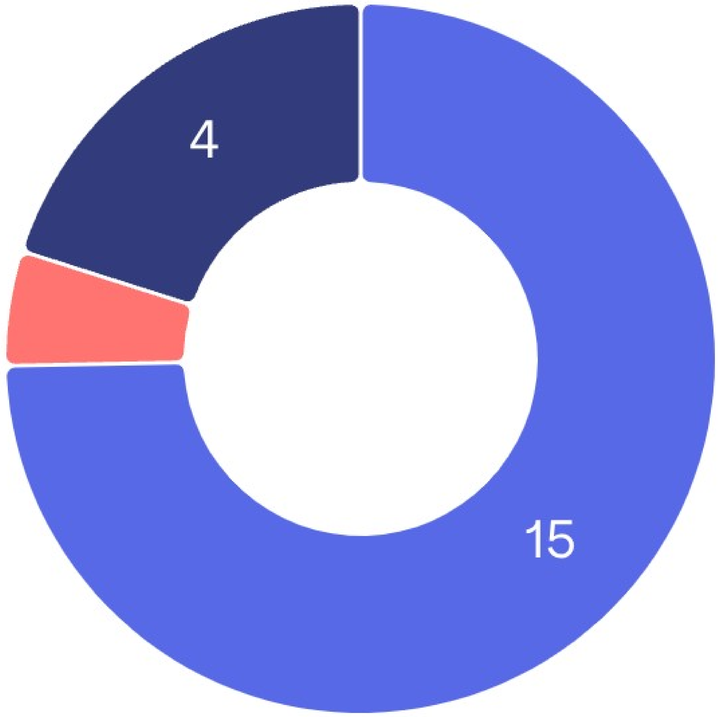
What is your previous involvement with Berkeley planning efforts?



3
19

Mentimeter

How did you hear about today's event? (select all that apply)

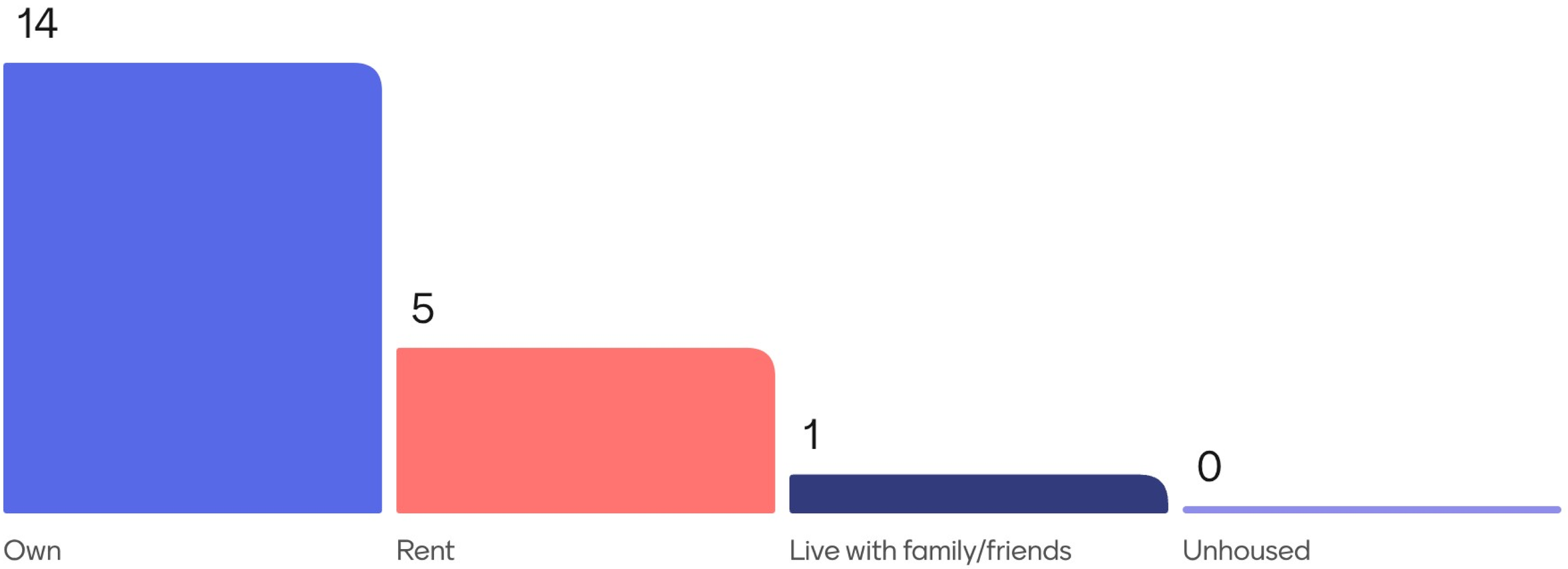


15	Email or Social media
1	Project Flyers or Website
4	Word of Mouth
0	Other

1
20

Mentimeter

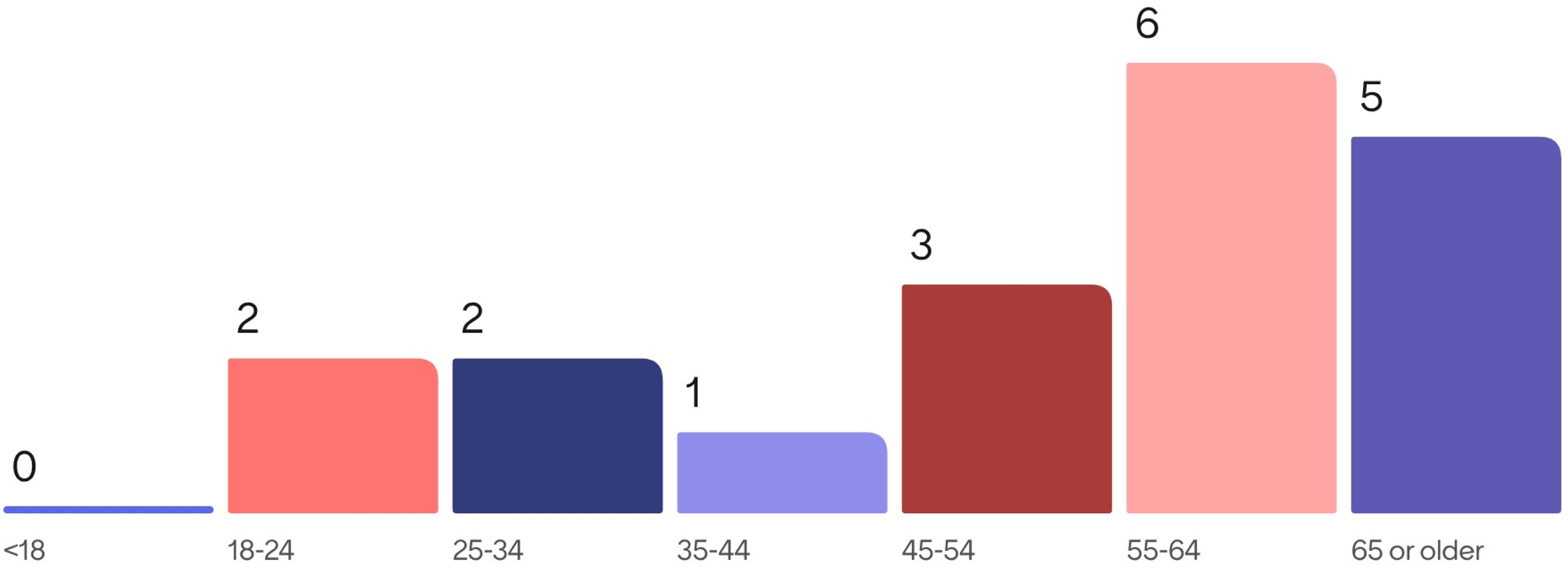
Which of the following best describes your housing situation?



1
20

Mentimeter

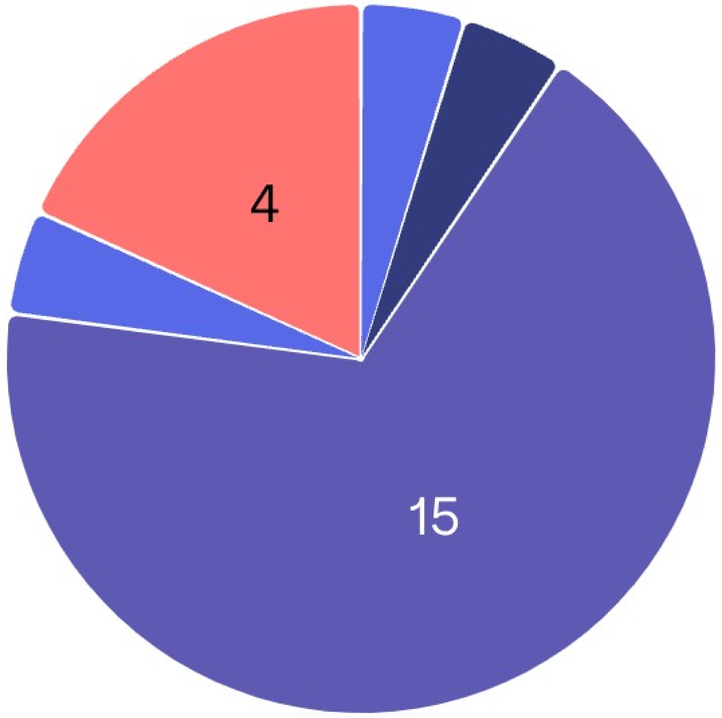
How old are you?



19

Mentimeter

What best describes your background? (select all that apply)



1	Asian or Asian American
0	Black or African American
1	Hispanic or Latino/a/x
0	Middle Eastern or North African
0	Native American or Alaska Native
0	Native Hawaiian or Pacific Islander
15	White
1	Two or More Races
4	Other

1 20

Mentimeter

Berkeley Corridors Zoning Update - College Ave. Community Workshop | August 26, 2025



13

Mentimeter

What is your FAVORITE place in Berkeley?

My home and garden

Willard Park

Willard Park and the new clubhouse

Elmwood

Elmwood

Cal campus

Elmwood & College Avenue.

Adventure Playground

6 87

Mentimeter

What is your FAVORITE place in Berkeley?

College Avenue

Solano, Elmwood, North Shattuck!

Willard Park, downtown Berkeley restaurants

Elmwood

Elmwood

Elmwood--Baker and Commons, Mrs Dalloways, etc

Willard Park and the new clubhouse

U c campus, cafes

6

87

Mentimeter

What is your FAVORITE place in Berkeley?

Clark Kerr Beach volleyball courts

Lawrence Hall and Tilden park Botanical Gardens

Elmwood

College avenue residential and commercial

UC Berkeley Campus

Tilden park

UC B Campus

Your Basic Bird

6 87

Mentimeter

What is your FAVORITE place in Berkeley?

The Elmwood	Elmwood	My house	The Elmwood
Elmwood! Followed by North Shattuck	The elmwood	Campus	Elmwood.

6 87

Mentimeter

What is your FAVORITE place in Berkeley?

The Elmwood.

Tilden Botanical Garden.

Elmwood

Summer Kitchen

Strolling college

Elmwood

The local bakeries and cafes and restaurants

Lawrence hall of science

6 87

Mentimeter

What is your FAVORITE place in Berkeley?

Elmwood	Elmwood Theater	My house	UC campus
Dwight derby track and paths	Elmwood	Residential neighborhoods	The Elmwood District and Cesar Chavez Park

6 87

Mentimeter

What is your FAVORITE place in Berkeley?

The Elmwood

Tilden Park, shops in Elmwood and Rockridge

Berkeley Botanical Garden

Prince street & neighborhood

Elmwood neighborhood

Library, movie theater, retail businesses on college ave

College ave

The Elmwood

6 87

Mentimeter

What is your FAVORITE place in Berkeley?

The Elmwood

Elmwood shopping district

Strawberry Creek Park

North Shattuck

Tilden park College avenue

It was people's park

College Avenue, where i grew up.

El Talpense!

6

87

Mentimeter

What is your FAVORITE place in Berkeley?

My house

My neighborhood

The shops on college ave

Botanical gardens

Haltcyon Commons

My home

The Elmwood

Living in the Elmwood neighborhood

6

87

Mentimeter

What is your FAVORITE place in Berkeley?

The long-standing business which you are kicking out for the god-knows-how-long it will take for you to build

Claremont canyon

The Berkeley campus

Pete's Coffee Alcatraz and College

college avenue

Berkeley Botanical Garden

Uc berkeley Marina Elmwoid shopping diudtrict

My garden on Forest Avenue

6 87

Mentimeter

What is your FAVORITE place in Berkeley?

Baker & Commons for coffee. Marina's Cesar Chavez Park for walking

Berkeley Bowl

Dwight Derby track and surrounding path

the water front

My neighborhood

Willard park Tilden

Prince street Mrs dallaway Imagiknit Cal campus

Marina, Tilden, all the local shops and eestaurqnts5

6 87

Mentimeter

What is your FAVORITE place in Berkeley?

Cheese Board	Elmwood theater	Walking the Elmwood	Elmwood Rock ridge hood
Elmwood theater All the great restaurants Parks	Done	The shops on college ave	Elmwood

6 87

Mentimeter

What is your FAVORITE place in Berkeley?

The Elmwood and Alcatraz segments of College Ave. which are the centers of my neighborhood.

The Elmwood , movie theater

Elmwood

Elmwoid

College Ave, neighborhoods

Marina Claremont Canyon Home

Elmwood Theater

Tilden

6

87

Mentimeter

What is your FAVORITE place in Berkeley?

Elmwood

My home and all the lovely stores on college and the very wonderful merchants. It'sa community and I don't want to impede the ambience of their iconic area.

Gourmet ghetto

Elmwood where I live. Cesar Chavez Park

Marina, Claremont Canyon, libraries, home

I do not the charming character of the Elmwood destroyed with ugly. High rises. I understand the need for housing especially low income housing. But do not destroy the historical Elmwood shopping d.

Elmwood theater, 14 Karats, Amoeba Music, Moes Books, Yasi Matket, Coles Ciffee.....

The Elmwood

6 87

Mentimeter

What is your FAVORITE place in Berkeley?

The Elmwood

Coles coffee, 14 Karats, Elmwood Theatre, Dream Fluff, yasi Market,

Elmwood shopping district and hills behind house

Elmwood district and hills behind house

The Marina

Elmwood village

Claremont Canyon, or along Strawberry Creek

College Ave; Tilden; Farmer's Market; libraries

6 87

Mentimeter

What is your FAVORITE place in Berkeley?

Elmwood

Theater dist.

Willard Park

Panoramic hill

6

87

Mentimeter

What is your connection to Berkeley? Select all that apply.



I live in Berkeley



I work in Berkeley



I visit Berkeley for fun



I shop in Berkeley



I go to school is Berkeley/ my kids go to school in Berkeley



I live near Berkeley

1
90

Mentimeter

What is your connection to the three corridors:



2

I live near Solano Avenue



4

I live near North Shattuck



I live near College Avenue



2

I don't live near any of the corridors



2

Other

2 90

Mentimeter

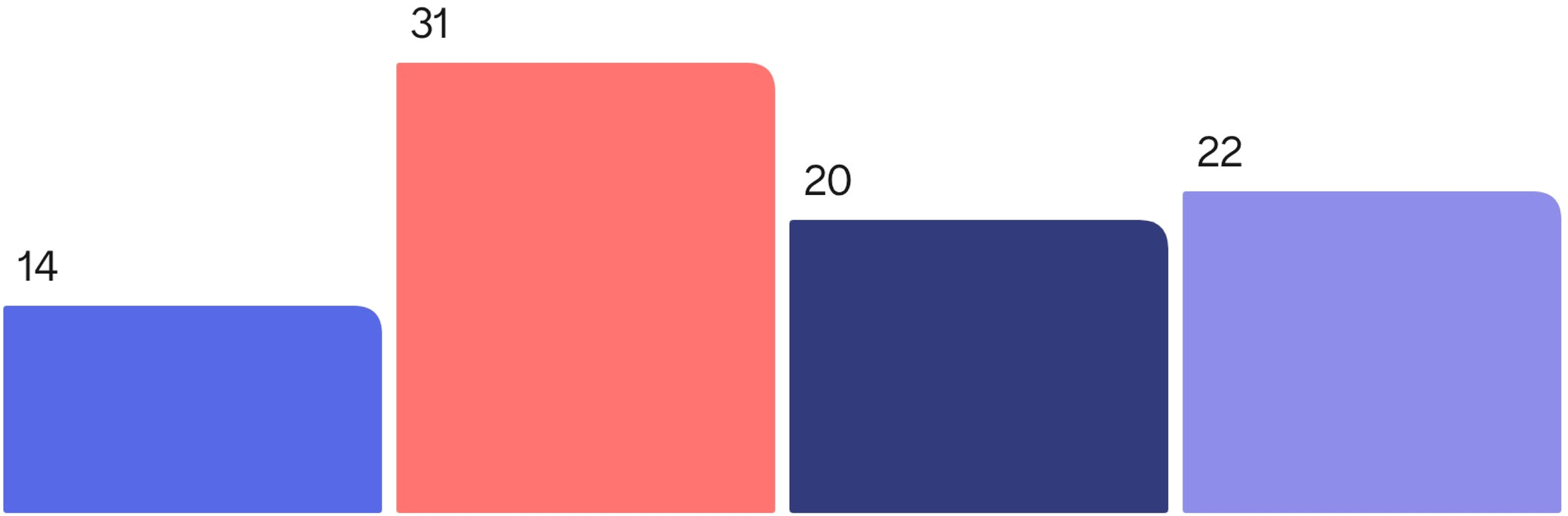
What zip code do you live in?



89

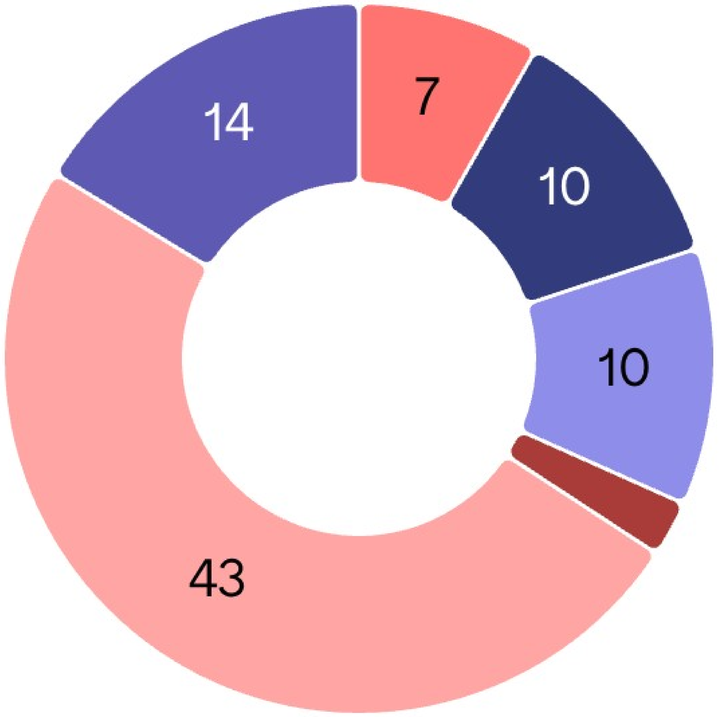
Mentimeter

What is your previous involvement with Berkeley planning efforts?



Mentimeter

How did you hear about today's event? (select all that apply)

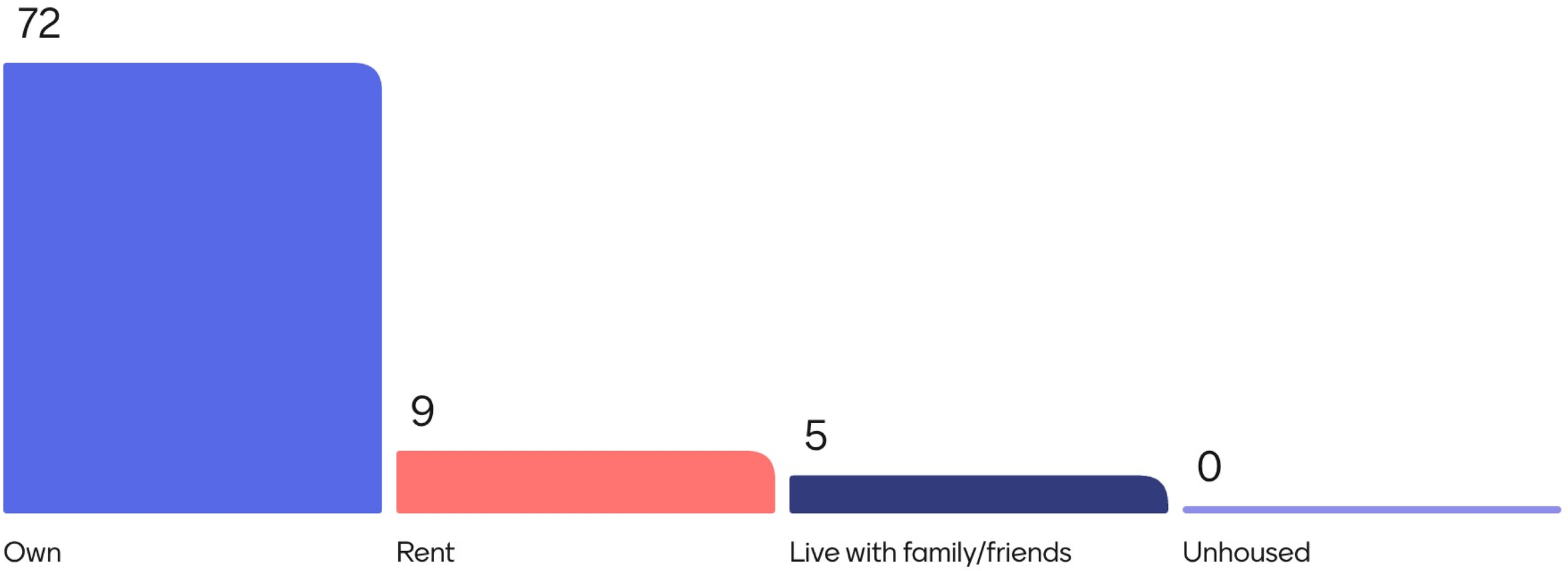


0	Instagram (social media)
7	Project e-blasts
10	Emails from Council Members
10	Project Flyers
2	Project Website
43	Word of Mouth
14	Other

86

Mentimeter

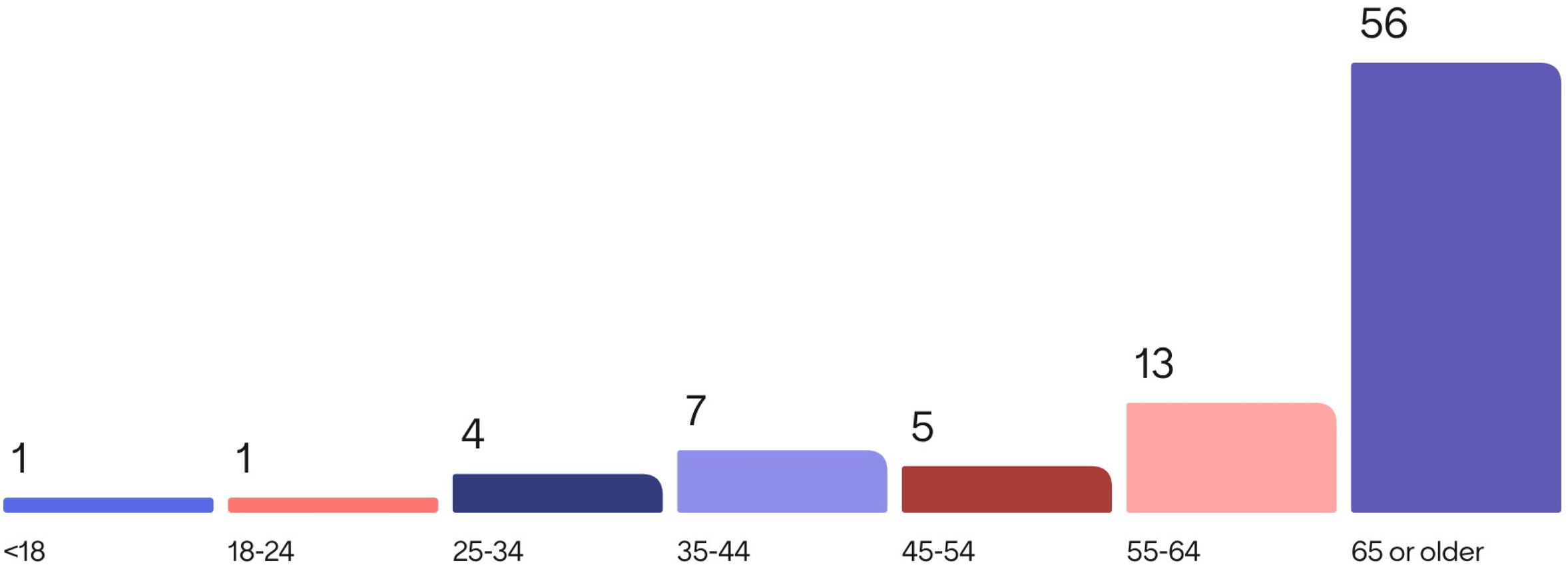
Which of the following best describes your housing situation?



86

Mentimeter

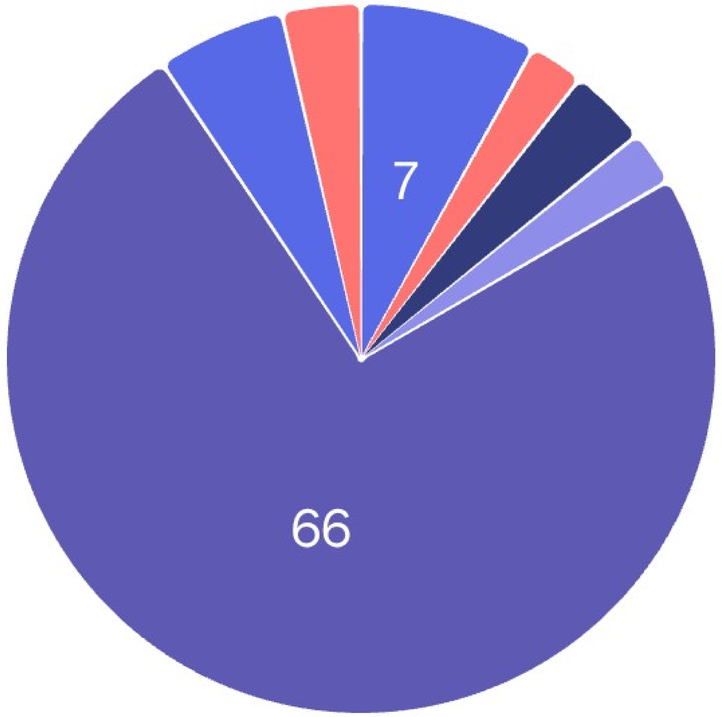
How old are you?



87

Mentimeter

What best describes your background? (select all that apply)



7	Asian or Asian American
2	Black or African American
3	Hispanic or Latino/a/x
2	Middle Eastern or North African
0	Native American or Alaska Native
0	Native Hawaiian or Pacific Islander
66	White
5	Two or More Races
3	Other

1
83

Mentimeter

Berkeley Corridors Zoning Update - Solano Ave. Community Workshop | August 27, 2025



8

Mentimeter

What is your FAVORITE place in Berkeley?

Indian Rock

My home

Monterey market

Tilden

Solano Avenue

people's park before it was bulldozed

Cheeseboard?

The residential neighborhoods

4

53

Mentimeter

What is your FAVORITE place in Berkeley?

Andronico's Market	The little park next to the taqueria on Solano	North Shattuck	Solano Ave
Any hiking trail	Tumbridge Lane hill path	Cheeseboard!	Restaurants

4 53

Mentimeter

What is your FAVORITE place in Berkeley?

The residential neighborhoods

Bayside trail / cesar Chavez park - the beautiful sunsets

Thousand Oaks neighborhood walks

Capistrano Avenue

My apartment

Andronico's Market

Can't choose one: solano ave, college ave, Thousand Oaks,

The west end of Solano Ave in Albany.

4 53

Mentimeter

What is your FAVORITE place in Berkeley?

Indian Rock

Andronico's Market Solano

Tilden Park

Solano Avenue with so many businesses and options to discover

Thousand Oaks

Tilden Park

Solano, college, Shattuck, parks, tilden(?)

Thousand Oaks

4 53

Mentimeter

What is your FAVORITE place in Berkeley?

indian rock park. all of the beautiful neighborhoods for walking

waterfront

YMCA

Solano Ave

I've lately really enjoyed the area around strawberry creek park. The hidden cafe, public space vibe there is great, and the restaurant and ethnic grocery scene is also awesome.

Solano Ave

Elmwood

Cordonices park

4 53

Mentimeter

What is your FAVORITE place in Berkeley?

San Pablo Ave

So many. Upper Solano. Downtown bart plaza. The ohlone greenway

Parks

Solano ave

Kabana restaurant

It's character and passion

Solano Ave

Cheese board, Fieldwork, Tilden Park

4 53

Mentimeter

What is your FAVORITE place in Berkeley?

capistrano and ensenada ave

the hidden staircases

My home

UC Berkeley

indian rock

Thousands Oaks Neighborhood and Cesar Chavez park

I love Milvia St since it allows me to safely and quickly get around the city on my bike.

Solano Ave

4 53

Mentimeter

What is your FAVORITE place in Berkeley?

Caffe Strada & the UC campus

Capistrano Avenue

Berkeley shoreline

Strawberry creek park and hidden cafe there are awesome. Hopkins and Monterey is also a great area, as is Gilman down by the Bart tracks.

Downtown

Solano ave

Telegraph Ave

Solano Ave neighborhood.

4 53

Mentimeter

What is your FAVORITE place in Berkeley?

capistrano ave

Thousand oaks

Rose garden

My home

Uugh, that's a tough questions, generally our public spaces aren't great. I appreciate place with a mix of uses that are walkable.

Rose garden

Marina

North Berkeley & Indian Rock

4 53

Mentimeter

What is your FAVORITE place in Berkeley?

Thousand Oaks Neighborhood and Cesar Chavez park

Acme Bar, Berkeley bowl, headlands, downtown area

The Steps!

UC Berkeley

Tilden

Hard to name just one! Some: Indian Rock Park and hillside paths to/from/around. Strawberry Creek Park and Ohlone Greenway. College Ave. Elmwood + Rockridge business district. Monterey Market.

Rose Garden UC berkeley
The Freight Berkeley Marina
Solano Ave Tilden Park

Solano

4 53

Mentimeter

What is your FAVORITE place in Berkeley?

UC Berkeley	Small shops and restaurants on upper Solano	Restaurants and cafes on north Shattuck	Downtown
Library	Berkeley hills stairway walks	Chipotle	Tilden Park Berkeley downtown library

4 53

Mentimeter

What is your FAVORITE place in Berkeley?

Northbrae

My home

Solano Ave.

4

53

Mentimeter

What is your connection to Berkeley? Select all that apply.



I live in Berkeley



I work in Berkeley



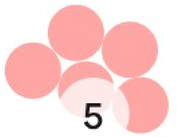
I visit Berkeley for fun



I shop in Berkeley



I go to school is Berkeley/ my kids go to school in Berkeley



I live near Berkeley

54

Mentimeter

What is your connection to the three corridors:



I live near Solano Avenue



I live near North Shattuck

0

I live near College Avenue



I don't live near any of the corridors



Other

1
54

Mentimeter

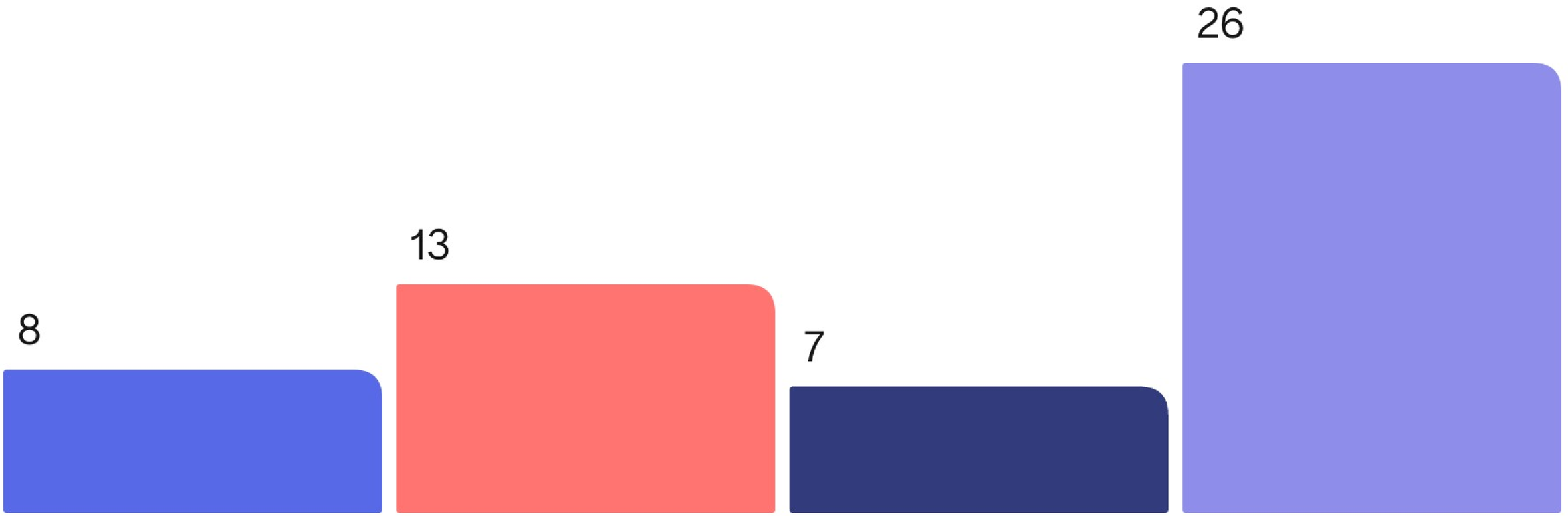
What zip code do you live in?



54

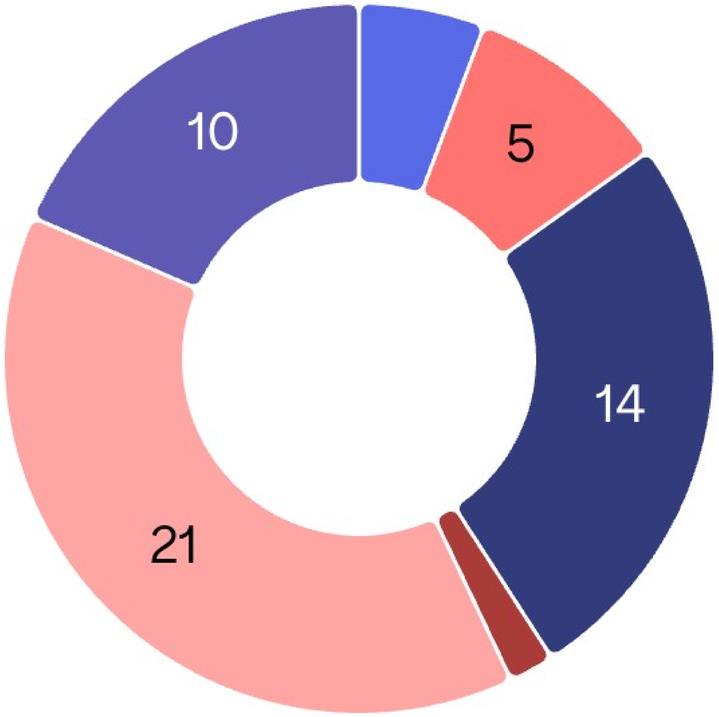
Mentimeter

What is your previous involvement with Berkeley planning efforts?



Mentimeter

How did you hear about today's event? (select all that apply)

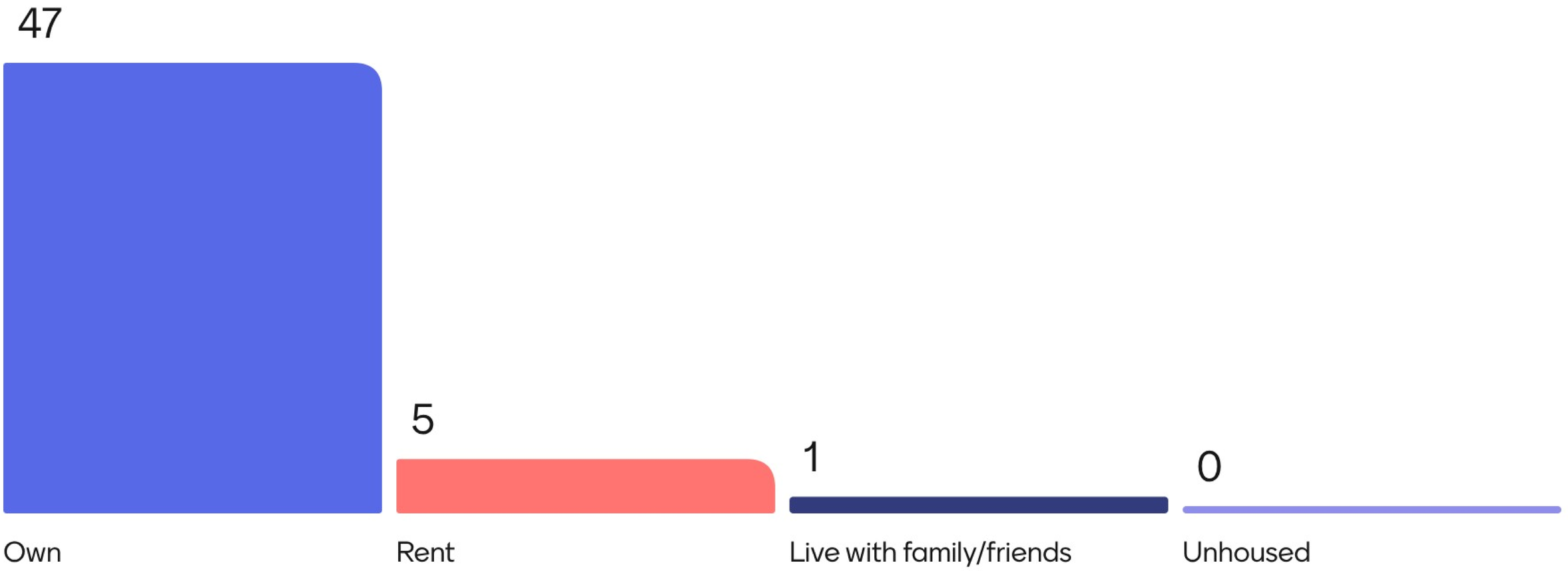


3	Instagram (social media)
5	Project e-blasts
14	Emails from Council Members
0	Project Flyers
1	Project Website
21	Word of Mouth
10	Other

54

Mentimeter

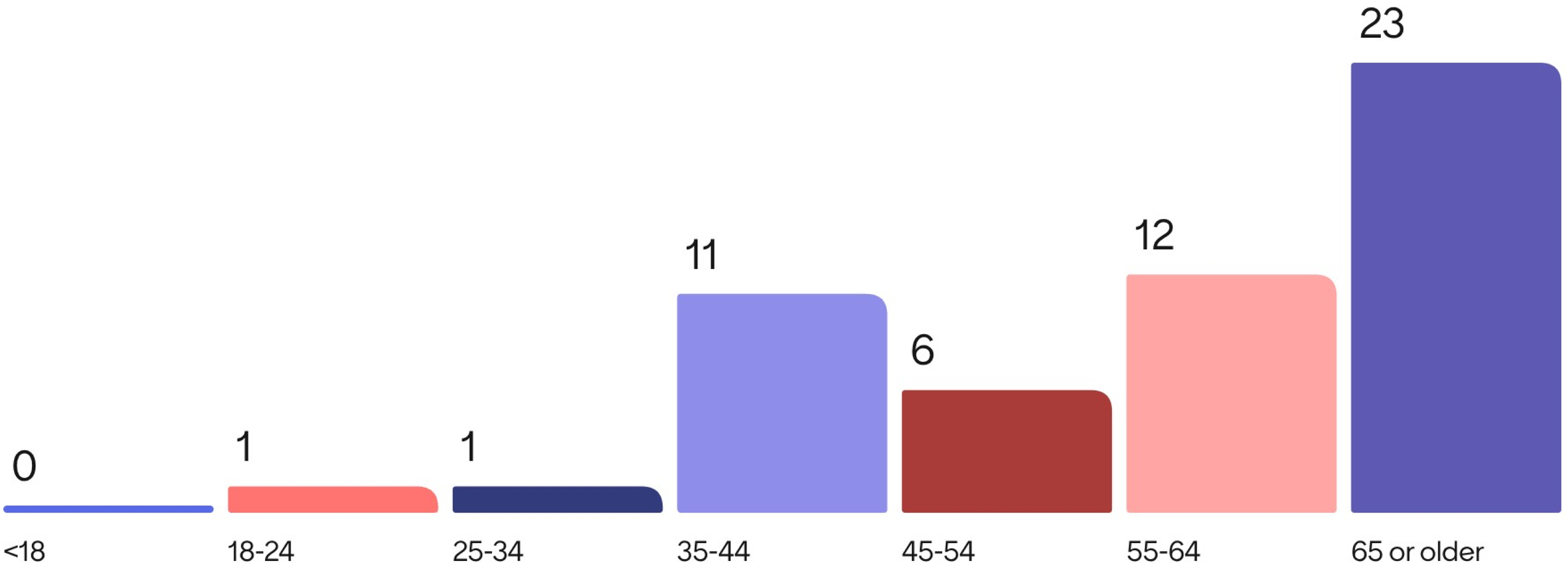
Which of the following best describes your housing situation?



53

Mentimeter

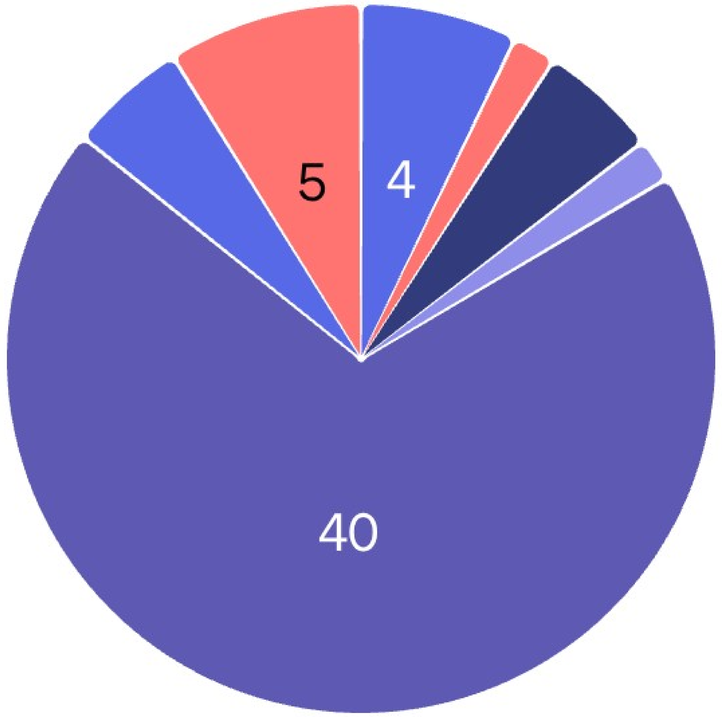
How old are you?



54

Mentimeter

What best describes your background? (select all that apply)



4	Asian or Asian American
1	Black or African American
3	Hispanic or Latino/a/x
1	Middle Eastern or North African
0	Native American or Alaska Native
0	Native Hawaiian or Pacific Islander
40	White
3	Two or More Races
5	Other

53