

Berkeley Neighborhoods Council

August 9, 2025

Internal

Agenda

- I. Project Overview**
- II. Next Steps**
- III. Q&A + Feedback**

I. Project Overview

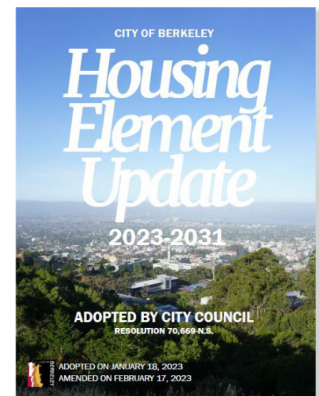
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Housing Element

Program 27

- Increase housing opportunities along commercial and transit corridors, particularly in the **highest-resource** and **highest-income** neighborhoods



► KEY TERMS EXPLAINED

What is a Housing Element?

- A Housing Element is a mandatory part of a City's General Plan that analyzes a community's housing needs for all income levels, and outlines strategies (Programs) to address those needs and meet the State's mandate to increase housing in the City.

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Project Description

Adopt new zoning for three priority corridors, designated in the City's Housing Element 2023-31

► KEY TERMS EXPLAINED

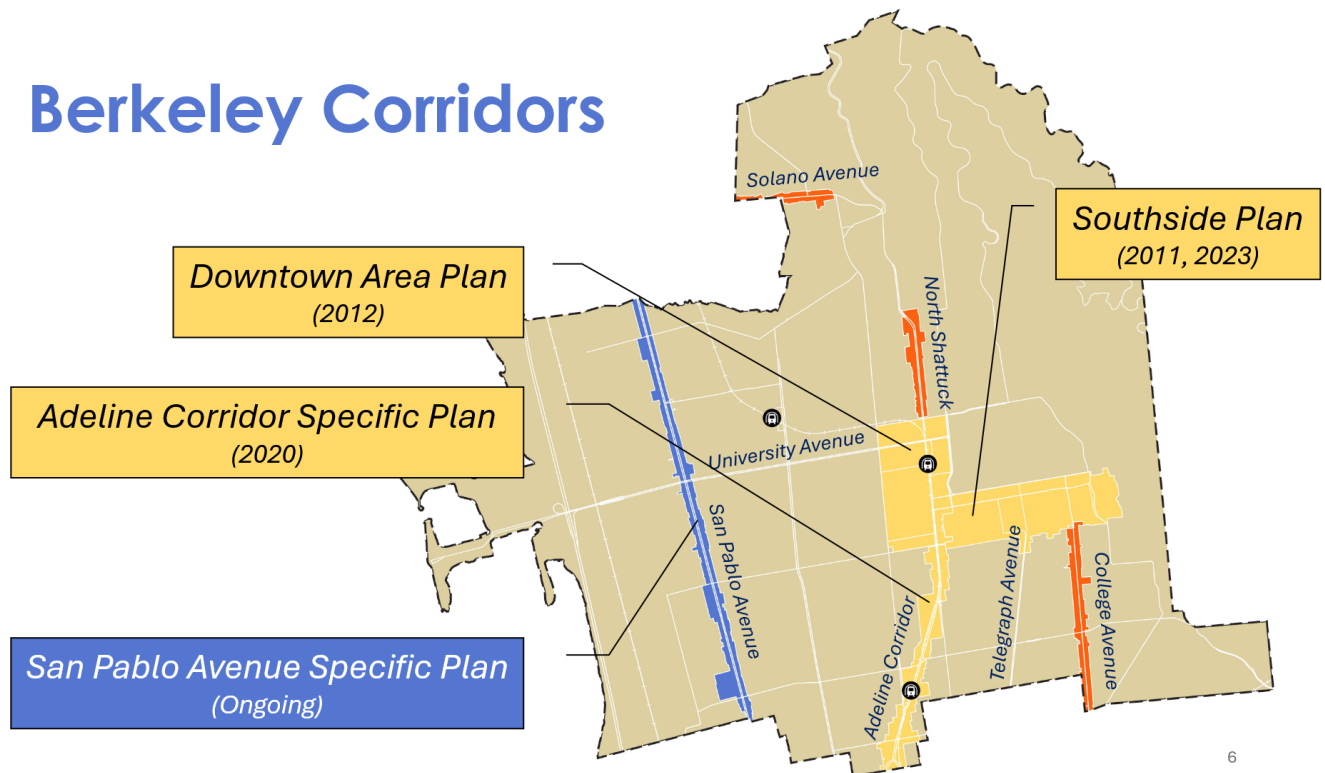
What is Zoning?

- Zoning is a set of local laws that define how land is used, how buildings are placed on it, and the types of buildings that can be built on it.



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Berkeley Corridors



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Existing Zoning

Maximum Allowable Number of Stories (existing)	2 stories	<ul style="list-style-type: none"> •Solano Avenue (C-SO) (Existing) •College Avenue (C-E) (Existing)
	3 stories	<ul style="list-style-type: none"> •College Avenue in Rockridge (C-N) (Existing) •North Shattuck (C-NS) (Existing) •Adeline Corridor (C-AC), North and South Adeline •San Pablo Existing (C-W)* (Existing)
	4 stories	<ul style="list-style-type: none"> •Adeline Corridor (C-AC), South Shattuck •North Shattuck south of Virginia (C-C) (Existing) •Telegraph (C-C) •University Avenue (C-U)
	5 stories	<ul style="list-style-type: none"> •San Pablo Draft Specific Plan (C-W) (Proposed)* •Downtown Buffer (C-DMU)**
	6 stories	-
	7 stories	•Downtown Core/Corridor (C-DMU)**

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Key Project Goals

- Expand Housing Capacity
- Foster Equity and Inclusion
- Support Local Businesses
- Promote Sustainability

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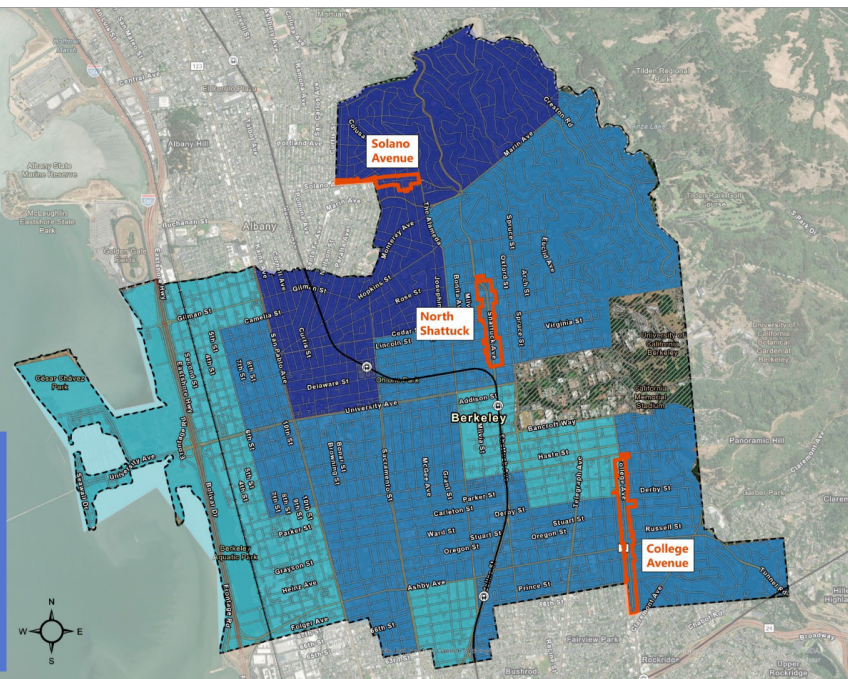
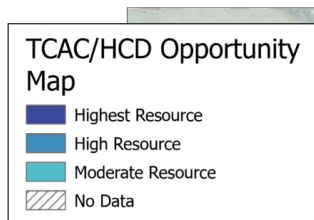


- Essential Amenities
- Health Food
- Transit
- Bike
- Boulevards
- Safe Streets
- Schools
- Jobs

What is a **high-resource** neighborhood?

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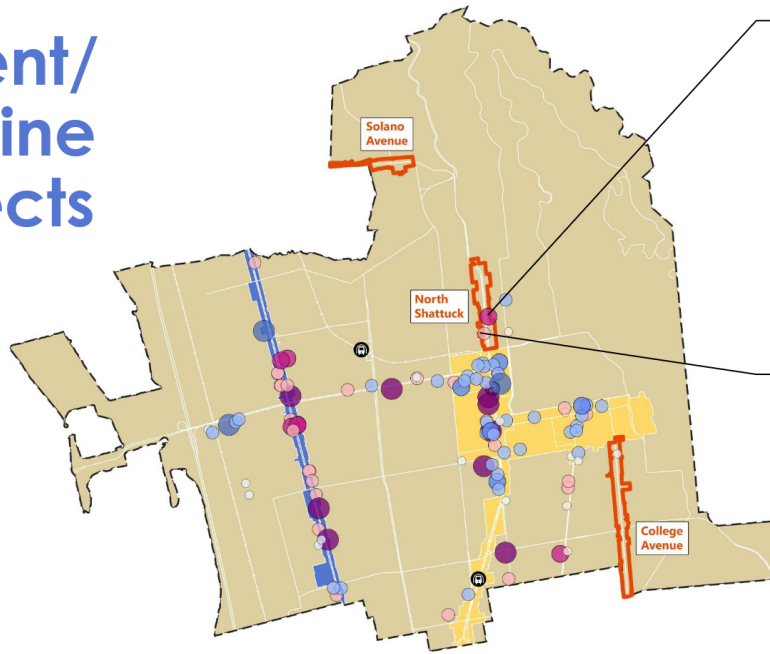
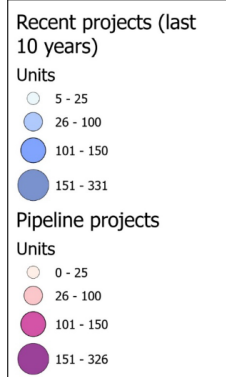
► KEY TERMS EXPLAINED

What is a High-Resource area?

- Area strongly associated with positive economic, educational, and health outcomes for low-income families

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Recent/ Pipeline Projects



1685 Shattuck Ave



1752 Shattuck Ave



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College Avenue

III. Existing Conditions

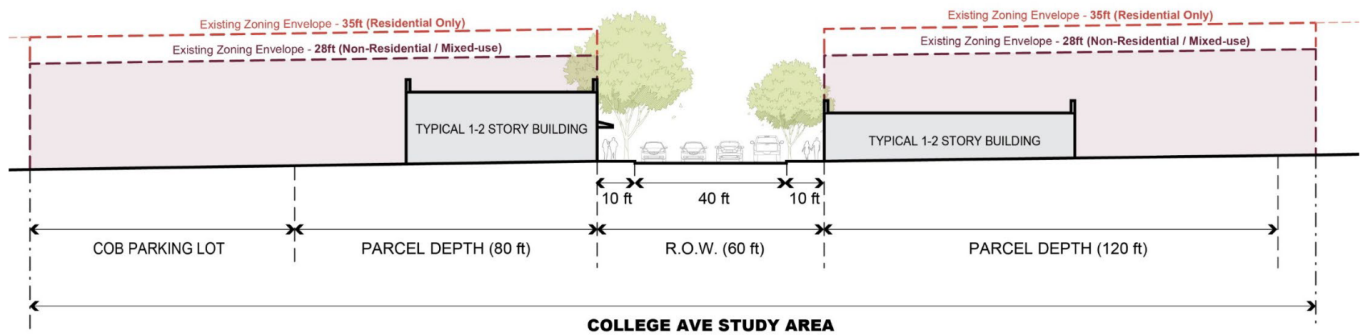
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Study Area



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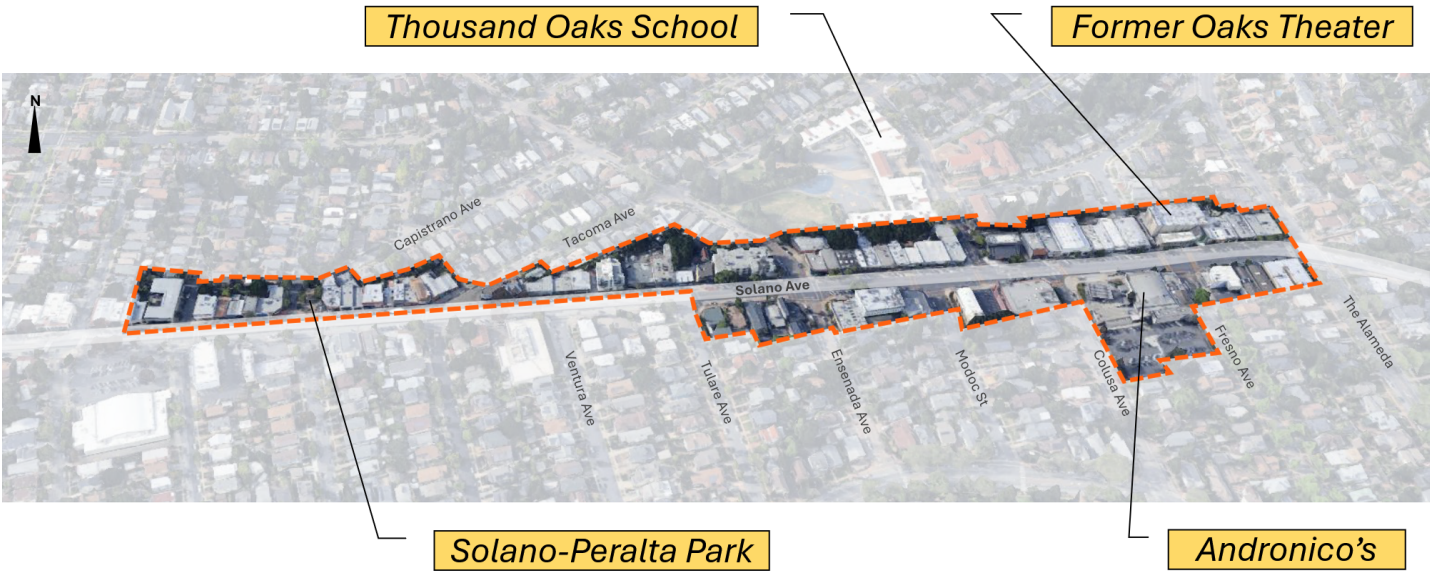
Typical Street Section



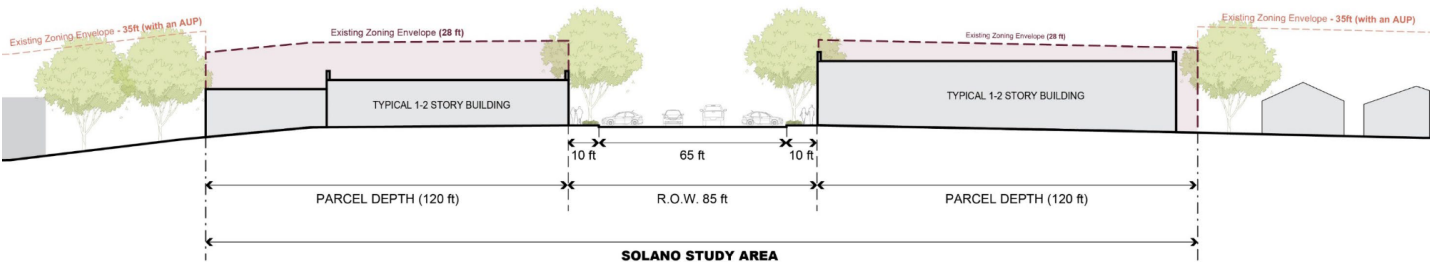
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Study Area

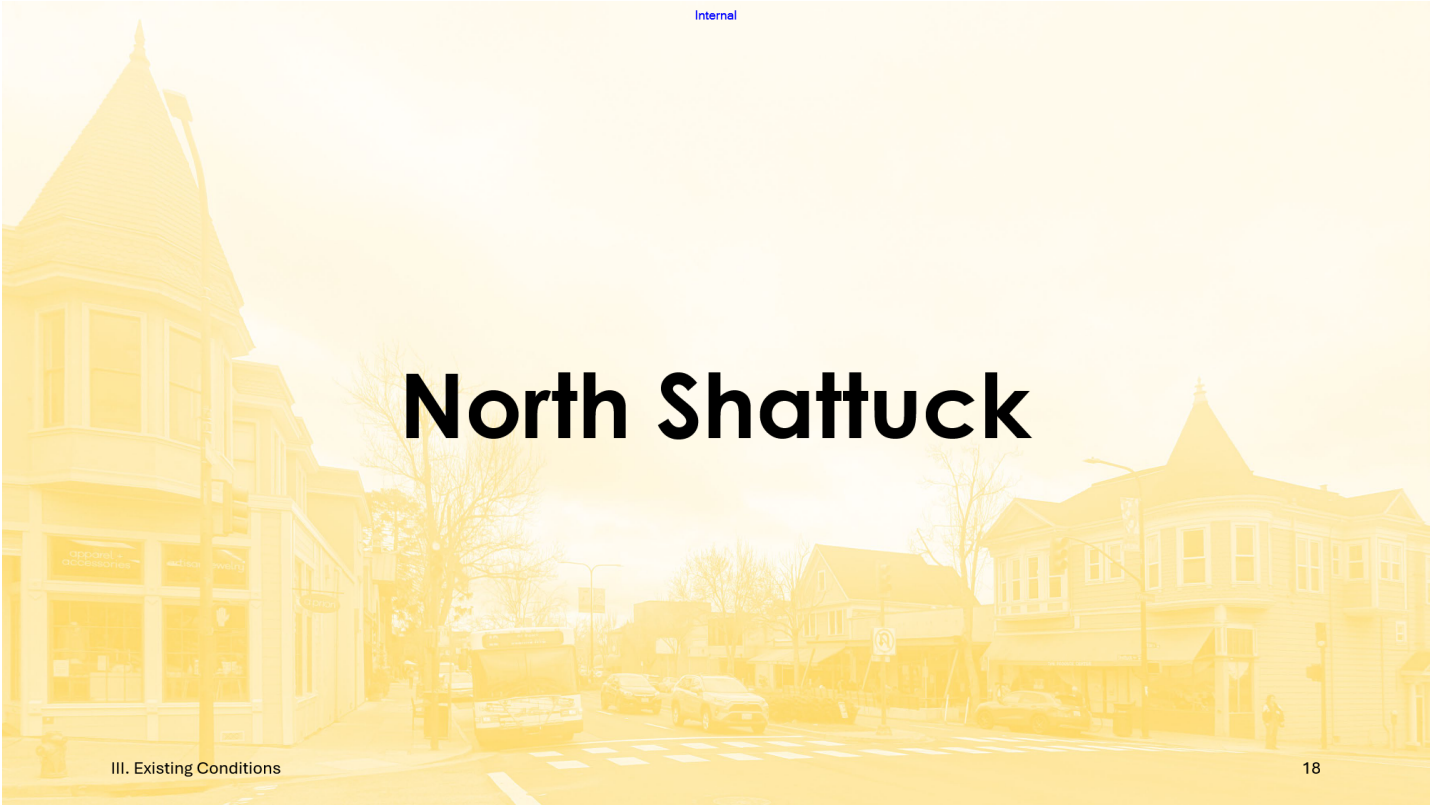


Typical Street Section



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North Shattuck



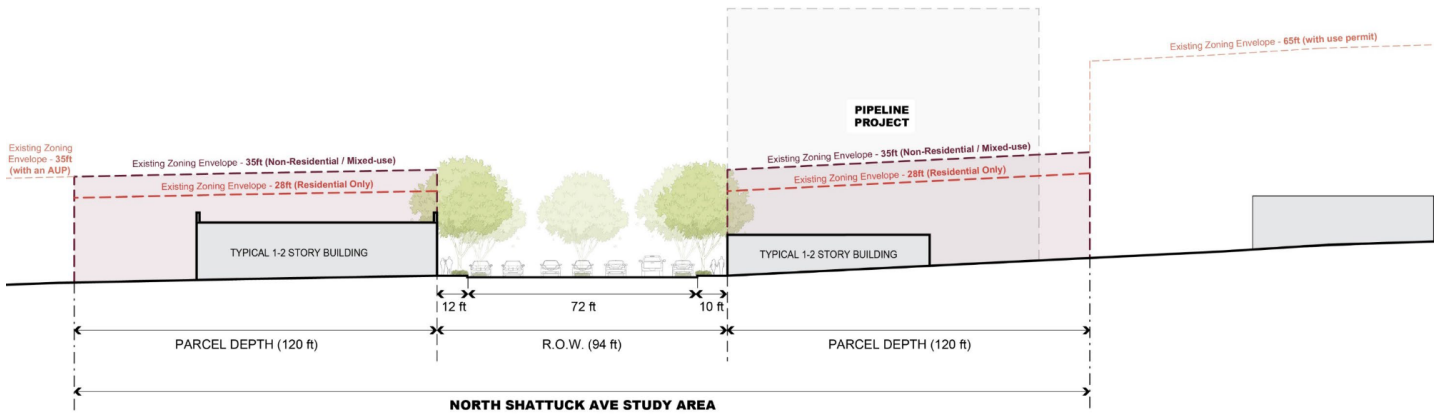
Study Area



III. Existing Conditions

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Typical Street Section



III. Existing Conditions

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The Berkeley Corridors Zoning Update will...

- Encourage landowners or developers to build mixed-use and/or residential development along the three corridors
- Change zoning to increase allowable building heights and density along the corridors
- Establish clear development standards to ensure that the appearance of potential new, higher-density development matches the community's vision and priorities for the three corridors

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The Berkeley Corridors Zoning Update will not...

- Approve or build new mixed-use and/or residential development along the corridors
- Create new parks or public open spaces
- Redesign streets, sidewalks or the public right-of-way along the three corridors

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Community Org. Outreach to date

- Berkeley Design Associates
- Claremont Elmwood Neighborhood Association
- Elmwood Merchants Association
- Solano Business improvement District
- Berkeley Neighborhoods Council
- Berkeley Neighbors for Housing & Climate Action (today!)
- Around 30 community organizations (email) and many more!

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Workshop 1: Key Takeaways

- **Support Local Character:** Strong desire to protect small businesses and maintain the unique charm and scale of each corridor.
- **Housing Variety & Affordability:** Calls for more diverse and affordable housing options, including mixed-use development serving community needs.
- **Mobility & Parking:** Concerns over parking and congestion, with interest in improving public transit, walkability, and bikeability.
- **Thoughtful Development:** Preference for new development that fits existing urban fabric, considers environmental impacts, and coordinates neighboring jurisdictions(e.g., with Albany).

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II. Next Steps

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Next Steps

- Develop draft zoning alternatives based on feedback collected so far
- Present alternatives at Community Workshop #2 (August end)



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Upcoming Workshops

- **Aug 20th – North Shattuck Ave**
 - North Berkeley Senior Center
 - 6 pm
- **Aug 26th – College Ave**
 - St. John's Presbyterian Church
 - 6 pm
- **Aug 27th – Solano Ave**
 - Thousand Oaks Elementary
 - 6.30 pm

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How to Stay Involved

- Follow the project's [Instagram](#) page

Scan the QR code below
to visit the project's
Instagram page



How to Stay Involved

- Visit the City's [Corridors Zoning Update](#) website
- Sign up for updates

Scan the QR code below to sign up for **updates**



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III. Q&A + Feedback

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Feedback

- **Support Local Character:** Are there certain types of ground-floor uses (e.g., retail, services, galleries, community space) that would best support the corridor's vibrancy?
- **Housing Variety & Affordability:** What kinds of housing would you like to see more of on your corridor (e.g., senior housing, family-sized units, live/work units)?
- What **questions do you still have about the zoning update** process or what's being proposed?
- What **ideas or concerns haven't we captured** yet?

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Thank you!

Scan the QR
code to visit
the project's
Instagram
page



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**Share additional
feedback via e-mail here:**

corridors@berkeleyca.gov