

COMMUNITY WORKSHOP #2

Solano Avenue

August 27, 2025

Agenda

I. Introductions (5 mins)

II. Presentation (25 mins)

III. Open House Stations (90 mins)

I. Introductions

Project Team

City of Berkeley

Jordan Klein, Director of Planning and Development

Anne Hersch, Land Use Planning Manager

Justin Horner, Principal Planner

Uttara Ramakrishnan, Project Manager

Raimi + Associates

Project Lead

Strategic Economics

Economic Analysis

Yes Community Architects

Architectural Support

Rincon Consultants

Environmental Analysis & CEQA

Kittleson & Associates, Inc

CEQA Transportation Analysis

Plan to Place

Community Engagement

Design Consultant Team

Ground Rules



Be open: Listen and be willing to consider different perspectives and opinions



Be considerate: Take turns speaking and avoid interrupting others



Be respectful: Avoid name-calling, stereotyping, and personal attacks

II. Presentation

Project Overview

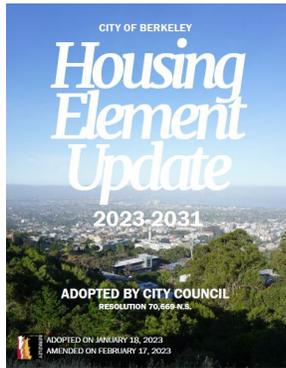
Meeting Purpose

- Review **Project Purpose**
- Present **Draft Zoning Alternatives**
- Solicit community input on draft zoning alternatives, including proposed options for **maximum allowable height and density**



Project Description

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



Program 27

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



Key Project Goals

Expand Housing Capacity

Encourage development opportunities for new housing

Promote Sustainability

Align development with Berkeley's broader goals of environmental and social resilience

Foster Equity and Inclusion

Create development standards that prioritize fairness and community benefit

Support Local Businesses

Strengthen vibrant commercial activity



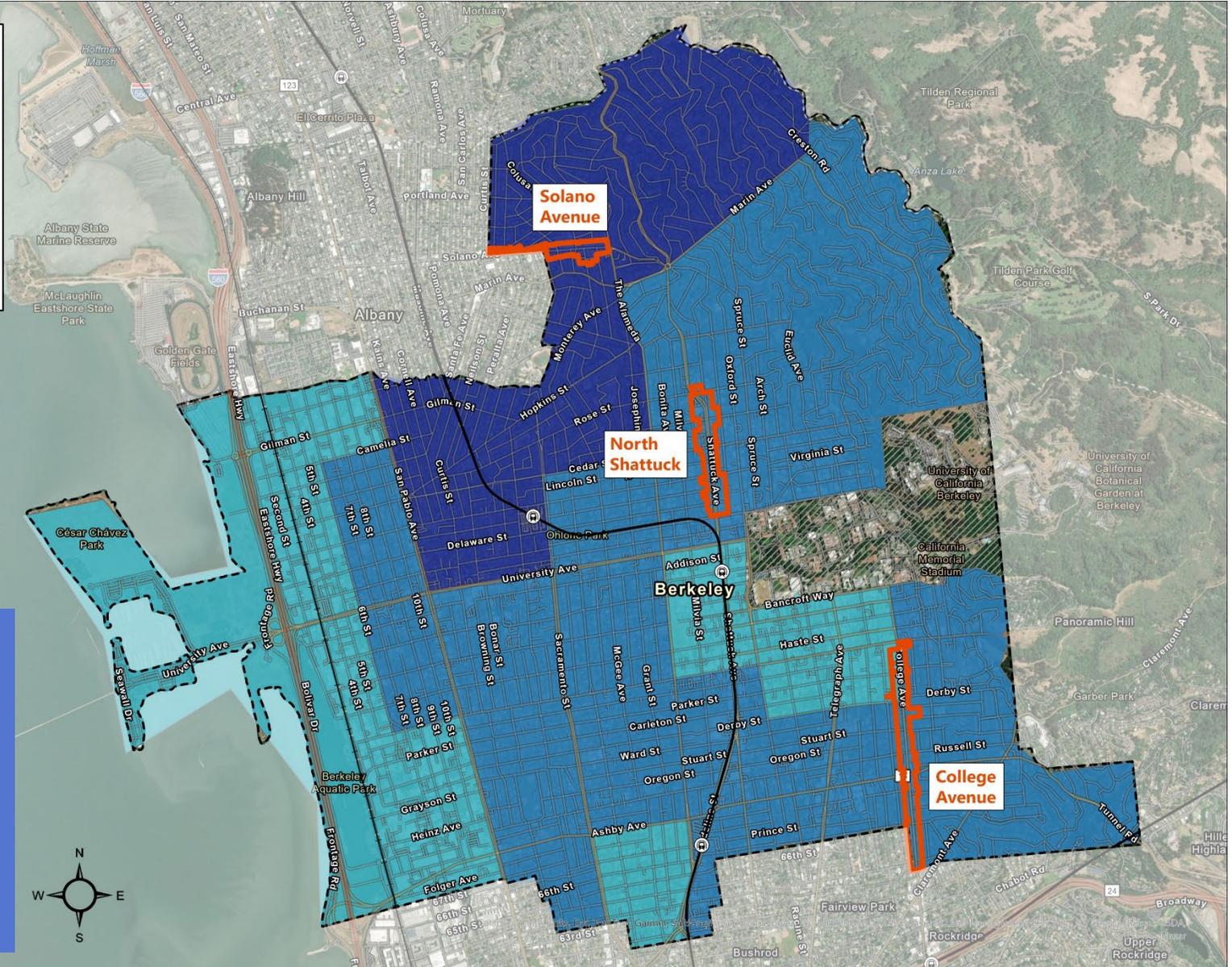
- Essential Amenities
- Healthy Food
- Transit
- Bike Boulevards
- Safe Streets
- Schools
- Jobs



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

TCAC/HCD Opportunity Map

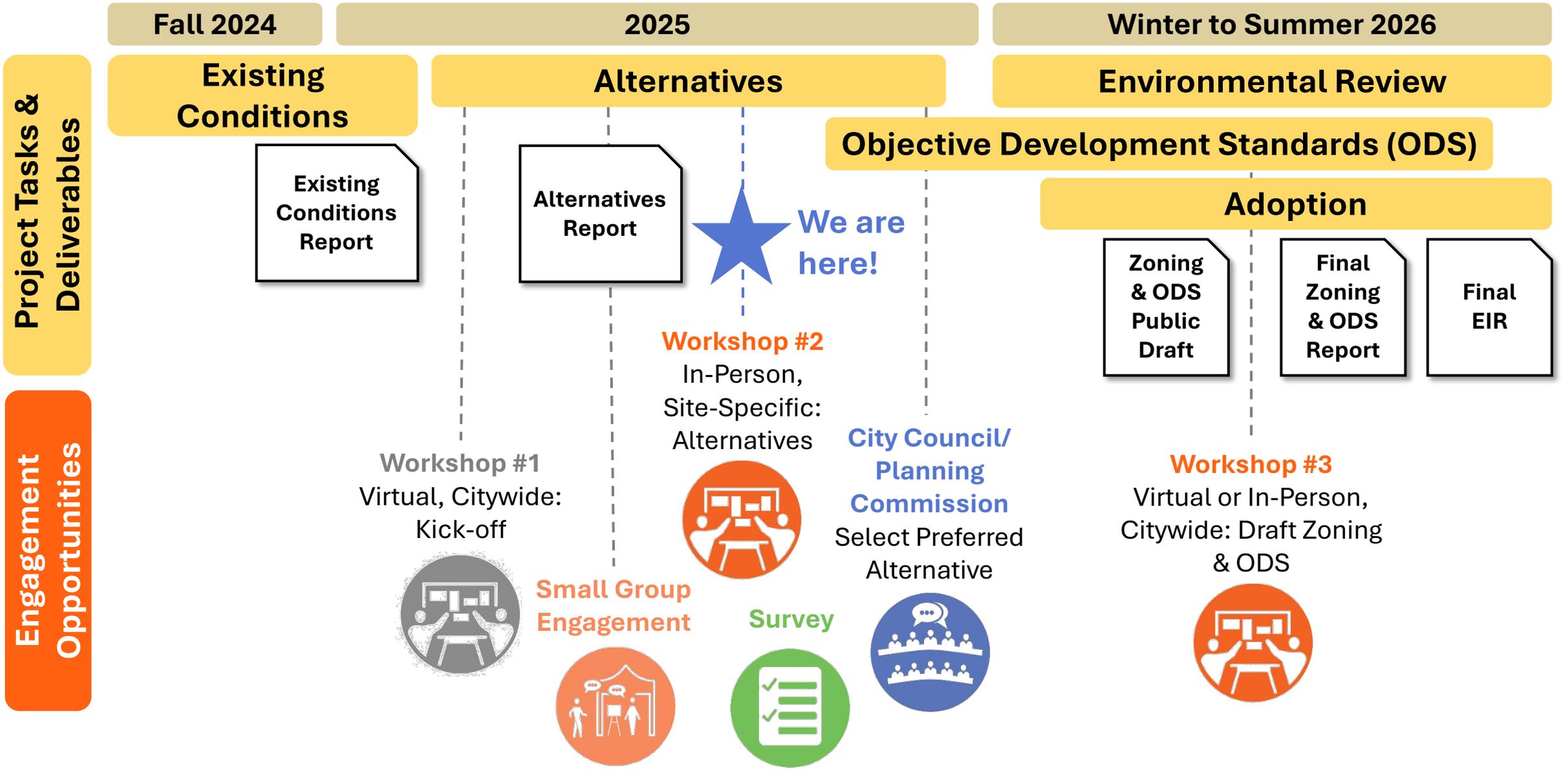
- Highest Resource
- High Resource
- Moderate Resource
- No Data



▶ KEY TERMS EXPLAINED

What is a High-Resource area?

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



Community Engagement

Date	Engagement
<i>May 1, 2025</i>	<i>Community Workshop #1 (Virtual)</i>
August/September 2025	Community Survey #1
<i>August 20, 2025</i>	<i>North Shattuck Community Workshop #2</i>
<i>August 26, 2025</i>	<i>College Avenue Community Workshop #2</i>
August 27, 2025	Solano Avenue Community Workshop #2
September 17, 2025	Planning Commission Study Session
November	City Council Study Session
February-April 2026	Planning Commission/City Council Hearings

Workshop #1 Recap

- Welcome from Mayor Ishii and the project team
- Presentation on project background, overview, and intent, and high-level findings from existing conditions analysis
- Small group discussions

► DISCUSSION QUESTIONS

- *What characteristics do you want to make sure are maintained in this neighborhood?*
- *How would you like to see this neighborhood evolve and change?*
- *What do you think about adding housing to this neighborhood?*
- *What types of housing would you like to see this neighborhood?*

Workshop #1 Key Takeaways

(see Open House Station 1)

Solano Avenue

- Prioritize protecting small businesses
- Provide diverse rental options
- Concerns over parking and congestion
- Opportunity to invest in public transportation and decrease car reliance
- Promote coordination with the City of Albany

North Shattuck

- Create more affordable housing
- Create mixed-use development with community-serving uses
- Maintain characteristic small businesses
- Create new development that meshes with existing urban fabric
- Increase walkability & bikeability
- Preserve parking to support businesses

College Avenue

- Maintain charm, scale, and character of College Ave
- Consider environmental impacts of development
- Promote variety in housing - size, income, families, households
- Consider adding housing to wider corridors like Claremont rather than College
- Concern over parking and congestion

Context

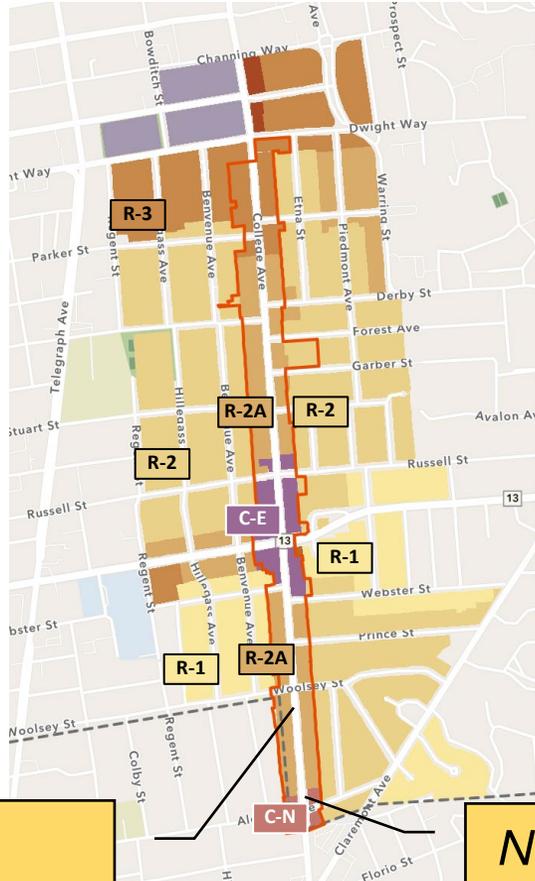
Rezoning Areas



No change to C-C zoning



R-2A areas rezoned in Middle Housing project



No change to C-N zoning

Limited Area

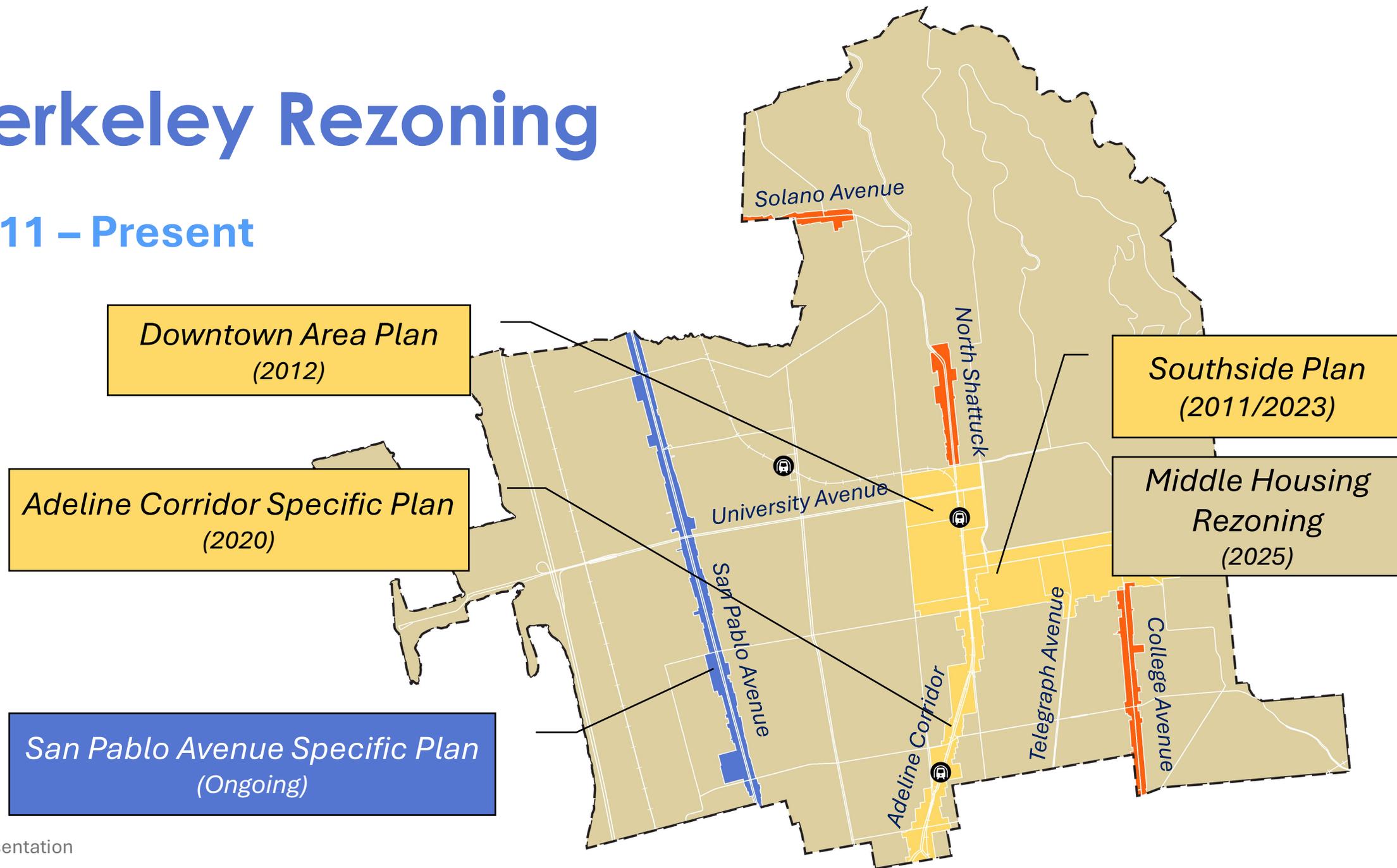
- C-SO (Solano)
- C-NS (N. Shattuck)
- C-E (Elmwood)

Middle Housing

- Allow more housing in R-1, R-2 and R-2A zones

Berkeley Rezoning

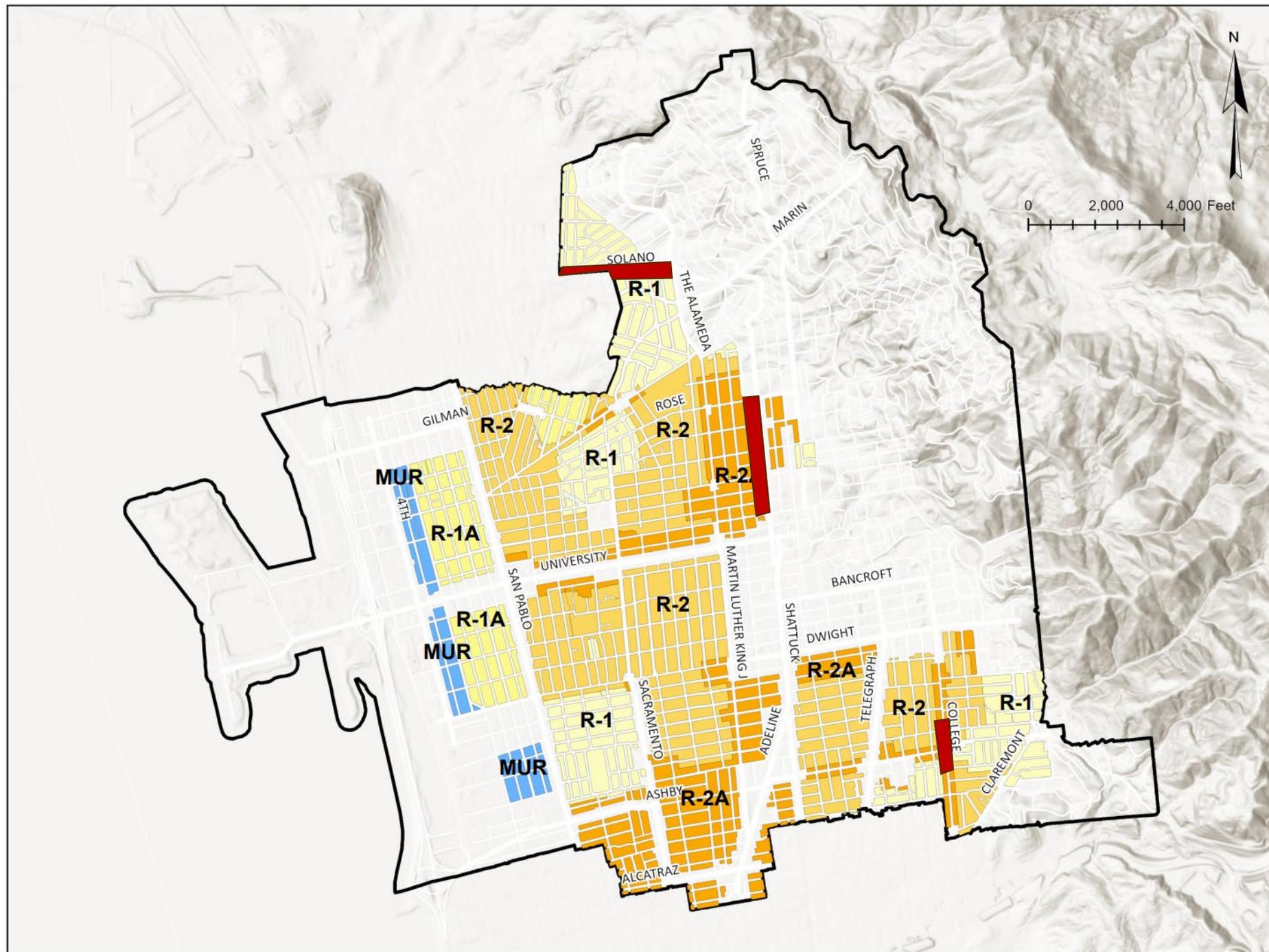
2011 – Present



Middle Housing Rezoning

Middle Housing zoning changes increase the supply of housing in a range of sizes :

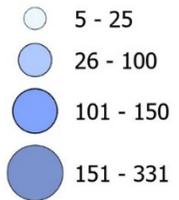
- Duplexes
- Triplexes
- Fourplexes
- Courtyard apartments



Completed and Pipeline Projects

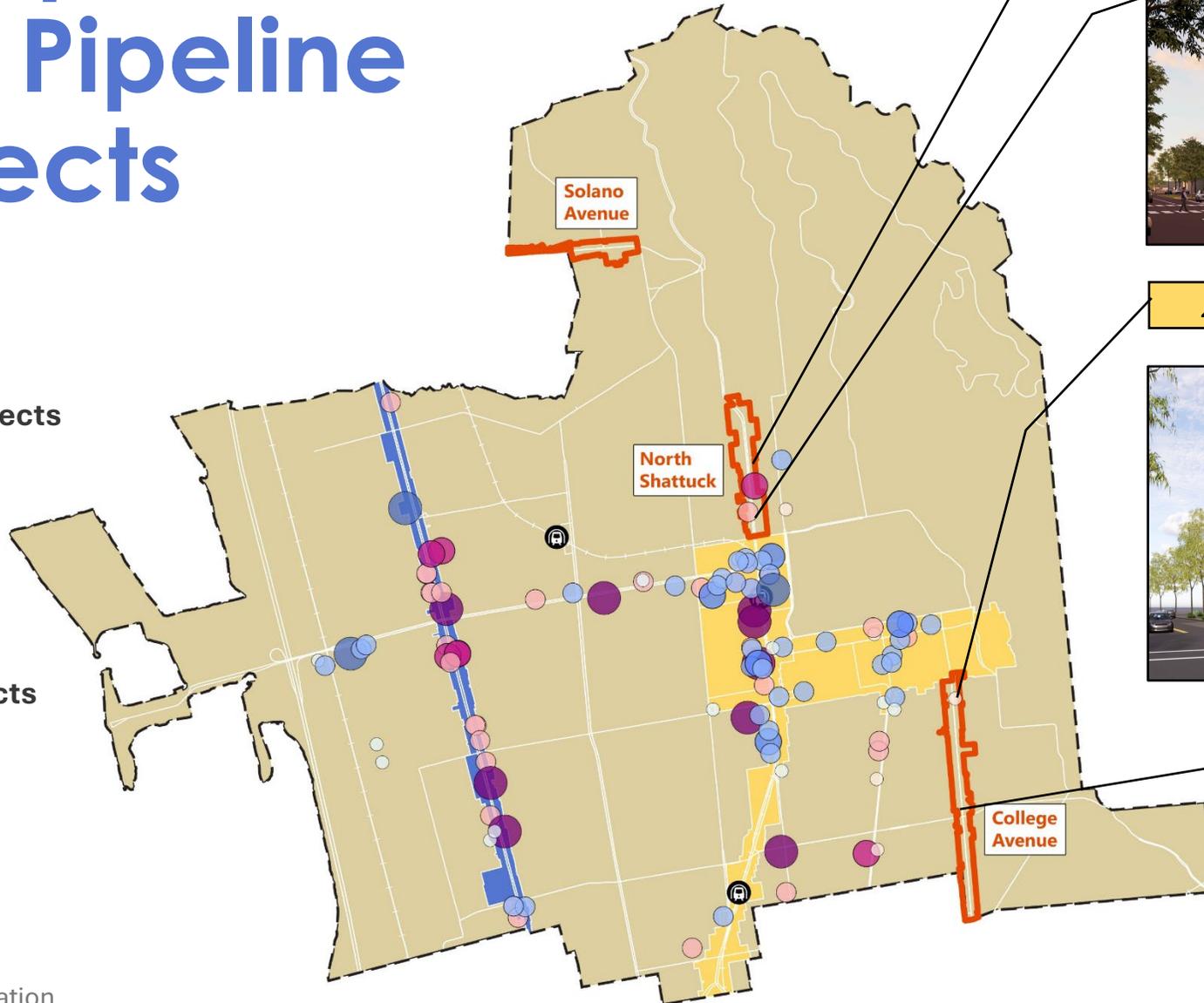
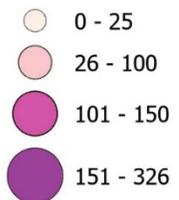
Completed Projects

Units



Approved Projects

Units



1685 Shattuck Ave



1752 Shattuck Ave



2555 College Ave



2942 College Ave



Zoning Comparison

Maximum Allowable Number of Stories	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/No Proposed Change) • 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/No Proposed Change) • Telegraph Avenue (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	-
	7/8 stories	<ul style="list-style-type: none"> • Downtown Core/Corridor (C-DMU)** • Telegraph Avenue, Southside Specific Plan (C-T)

Affordable Housing Policies

City's Inclusionary Housing Ordinance

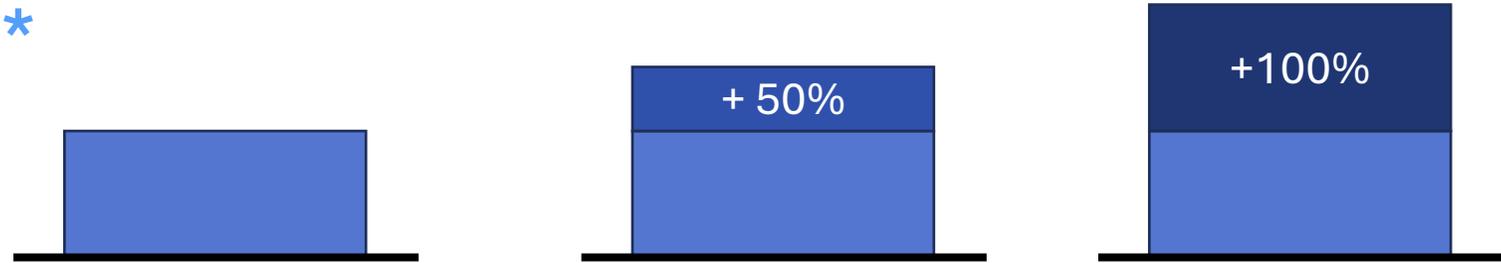
- At least 20% of units in a residential project must be affordable units
- Half are required at a level affordable to Very Low Income (VLI) households

State Density Bonus Law (Density Bonus)

- Allows projects to exceed zoning if they provide affordable housing
- Sliding scale depending on amount and level of affordable housing

State Density Bonus Law

Example Project*



	Base	50% Density Bonus	100% Density Bonus
Affordable housing	0% on-site, in-lieu fee	15% Very Low Income + in-lieu fee	30% = 15% Very Low Income (VLI); 15% Moderate Income (MI)
Number of stories	3 stories	5-6 stories	6-8 stories
Number of units	17 units	26 units (3 units VLI, 15% of base)	36 units (3 units VLI, 15% of base + 3 units MI, 15% of base)

*The example project assumes a maximum allowable base zoning height of 3 stories and 35 feet on a 10,450 square foot lot

Base Zoning: Existing

Maximum Building Height

	Existing Zoning
Solano Avenue (C-SO)	2 stories 28 ft
With 50% SDBL	3-4 stories
North Shattuck (C-NS)	3 stories 35 ft
With 50% SDBL	5-6 stories
College Avenue (C-E)	2 stories 28 ft
With 50% SDBL	3-4 stories



Alternatives

Zoning Alternatives

Alt #1: Medium Density

Solano and North Shattuck:

+ 2 stories

zoning increase over existing

College (Elmwood):

+ 1 story

zoning increase over existing

Alt #2: Higher Density

Solano and North Shattuck:

+ 3 stories

zoning increase over existing

College (Elmwood):

+ 2 stories

zoning increase over existing

Alternatives

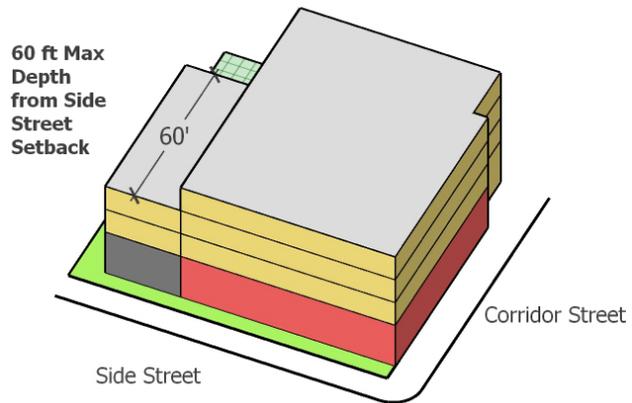
Maximum Building Height

	Existing Zoning	Alternative #1 Medium Density	Alternative #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
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
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

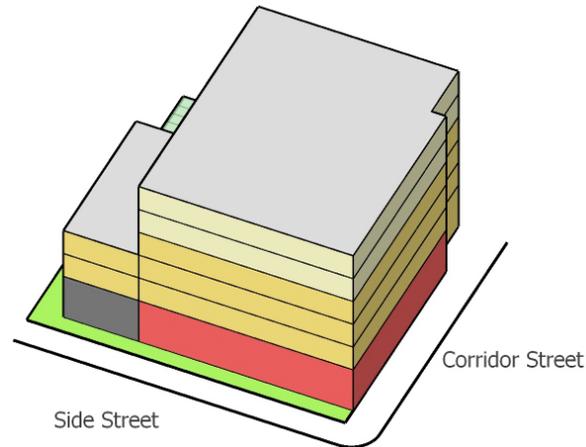
Building Form

Massing Toward Street Frontage

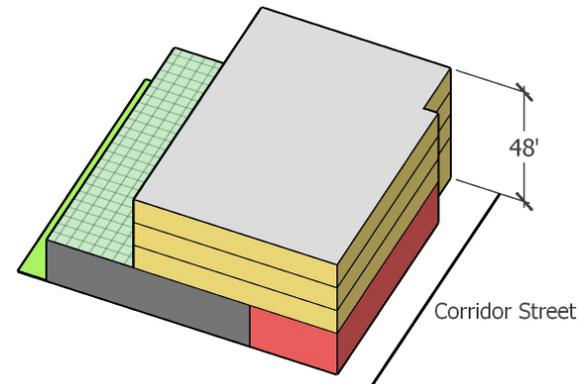
Corner Lot
Base Zoning
4 stories



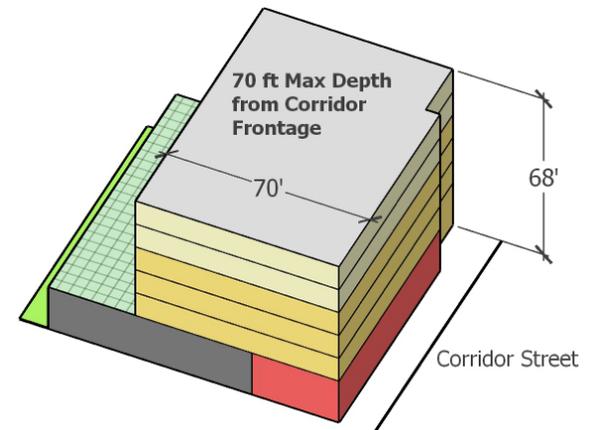
50% Bonus
6 stories



Infill Lot
Base Zoning
4 stories



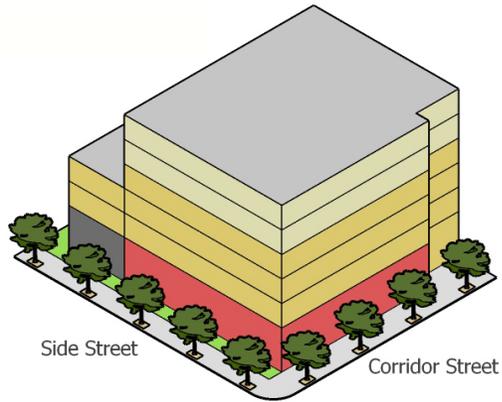
50% Bonus
6 stories



Upper Floor Step Backs

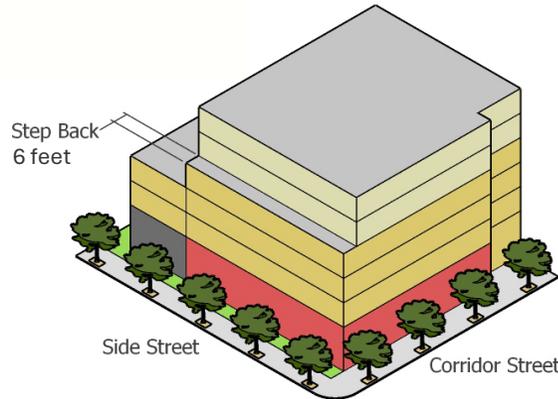
Alternative 1

No Upper Floor Step Back



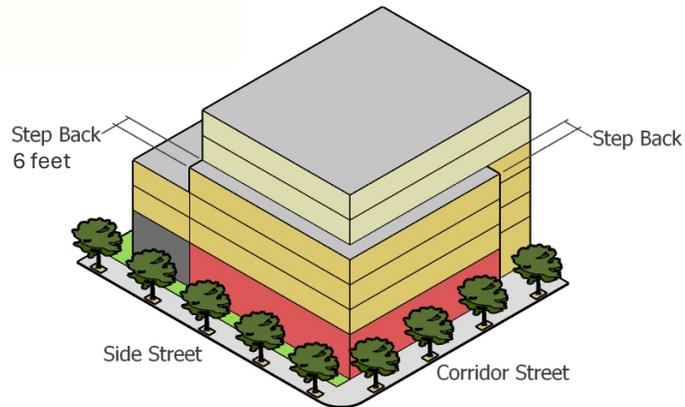
Alternative 2

Upper Floor Step Back on Side Streets



Alternative 3

Upper Floor Step Back on All Streets



Alternatives

Estimated Potential Residential Growth

	Alternative #1 Medium Density + 50% State Density Bonus	Alternative #2 Higher Density + 50% State Density Bonus
Solano Avenue (C-SO)	400 - 550 units	450 - 650 units
North Shattuck (C-NS)	650 - 850 units	750 - 1,000 units
College Avenue (C-E)	50 - 80 units	80 - 130 units
Total	1,100 - 1,600 units*	1,300 - 1,780 units*

** Approximately 15% of projected units (200-230 units) would be Affordable units based on market rate projects meeting the 20% of base zoning requirement in the City's Inclusionary Housing Ordinance*

Redevelopment Potential

Total Potential Redevelopment Area as a % of Total Project Area	
Solano Avenue	63%
North Shattuck	37%
College Avenue	22%
<i>Total</i>	<i>42%</i>

A. High Redevelopment Potential

- Vacant lots
- Large lots owned by corporate owners
- Large corner lots with surface parking

B. Modest Redevelopment Potential

- Corner lots with low-scale structures
- Mid-block lots with low-scale structures

C. Special Conditions

- Grocery store sites
- City-owned lots

D. Very Low/No Redevelopment Potential

- Sites with Thriving Businesses, Construction Staging Challenges, or Potential Historic Significance
- Challenging Site Conditions
- Historic Sites, Recent, Planned or High-Density Development

Redevelopment Potential

A. High Redevelopment Potential

- Vacant or Corporate Ownership
- Real Estate Asset

B. Modest Redevelopment Potential

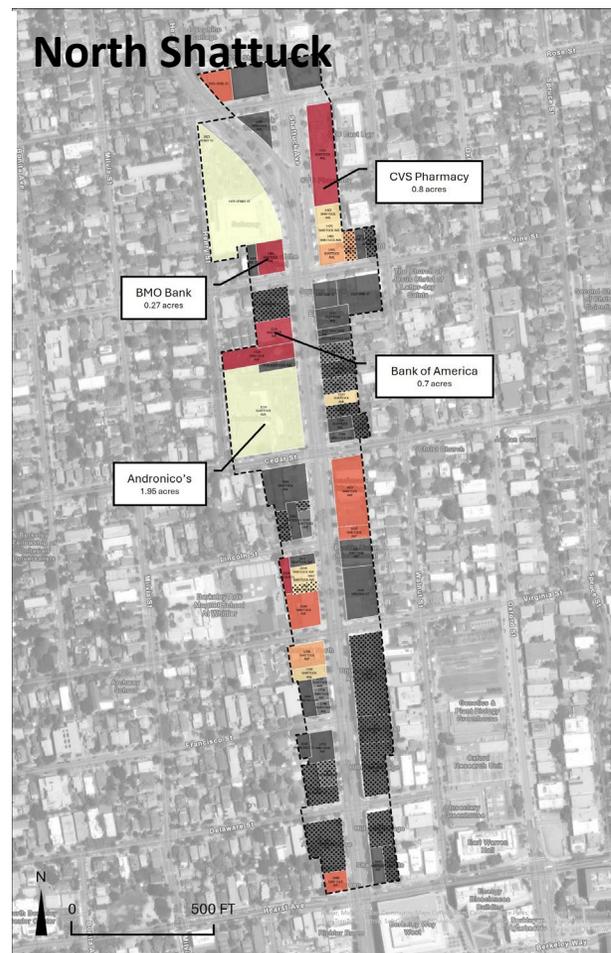
- Corner and Large Infill Sites
- Small Infill Sites

C. Special Conditions

- Grocery Store
- City Owned

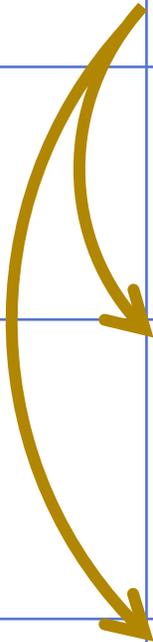
D. Very Low/No Redevelopment Potential

- Sites with Thriving Businesses, Construction Staging Challenges, or Potential Historic Significance
- Challenging Site Conditions
- Historic Sites, Recent, Planned or High-Density Development



Corridor Zoning Comparison

Maximum Allowable Number of Stories	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 (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)
	4 stories	<ul style="list-style-type: none"> • Solano Avenue (C-SO) (Proposed Alternative #1) • College Avenue (C-E) (Proposed Alternative #2) • Adeline Corridor (C-AC), South Shattuck • North Shattuck south of Virginia (C-C) (Existing/No Proposed Change) • Telegraph (C-C) • University Avenue (C-U)
	5 stories	<ul style="list-style-type: none"> • Solano Avenue (C-SO) (Proposed Alternative #2) • North Shattuck (C-NS) (Proposed Alternative #1) • San Pablo Draft Specific Plan (C-W) (Proposed)* • Downtown Buffer (C-DMU)**
	6 stories	<ul style="list-style-type: none"> • North Shattuck (C-NS) (Proposed Alternative #2)
	7/8 stories	<ul style="list-style-type: none"> • Downtown Core/Corridor (C-DMU)** • Telegraph/Southside Specific Plan (C-T)



Solano Avenue

Study Area

Thousand Oaks School

Former Oaks Theater

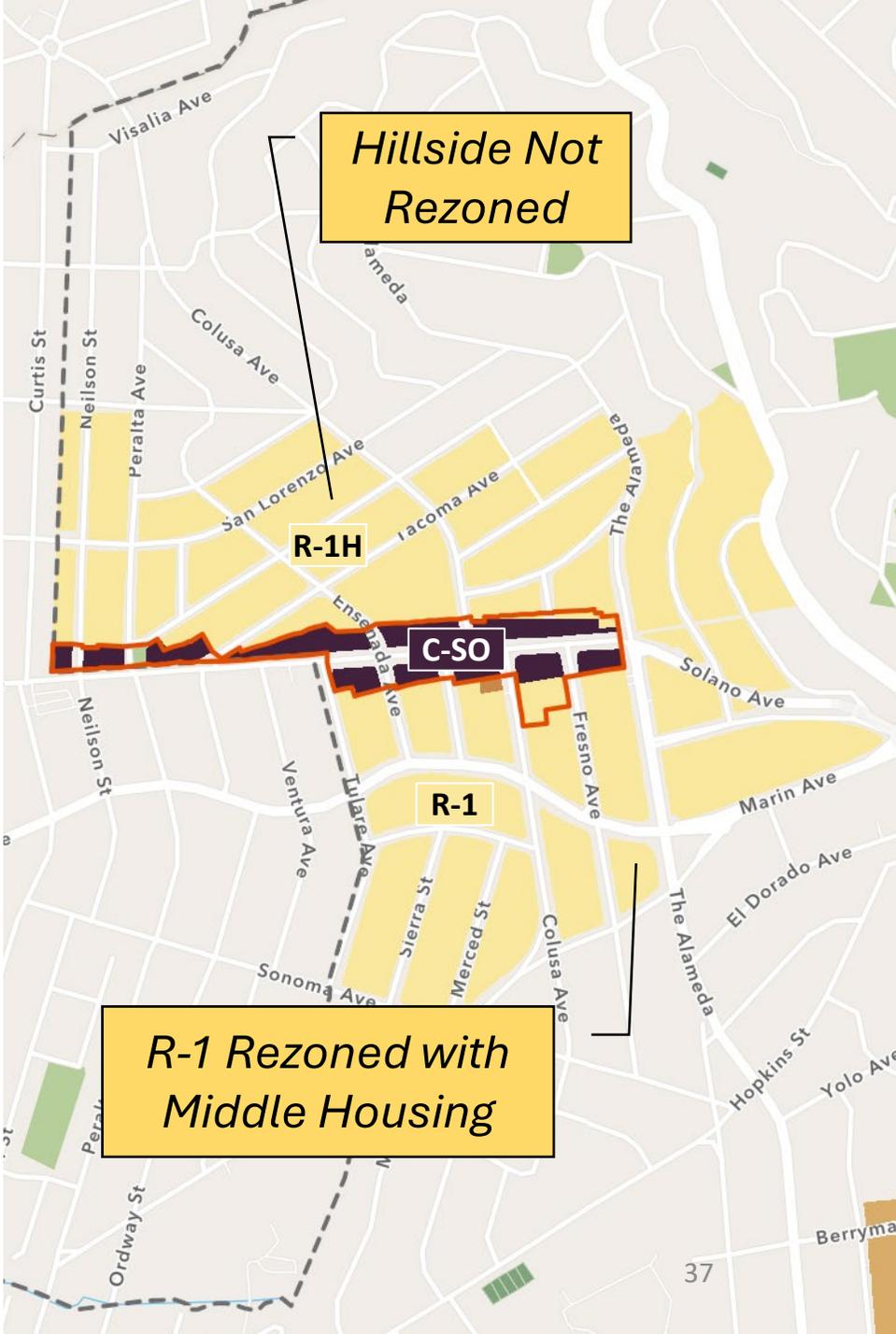


Solano-Peralta Park

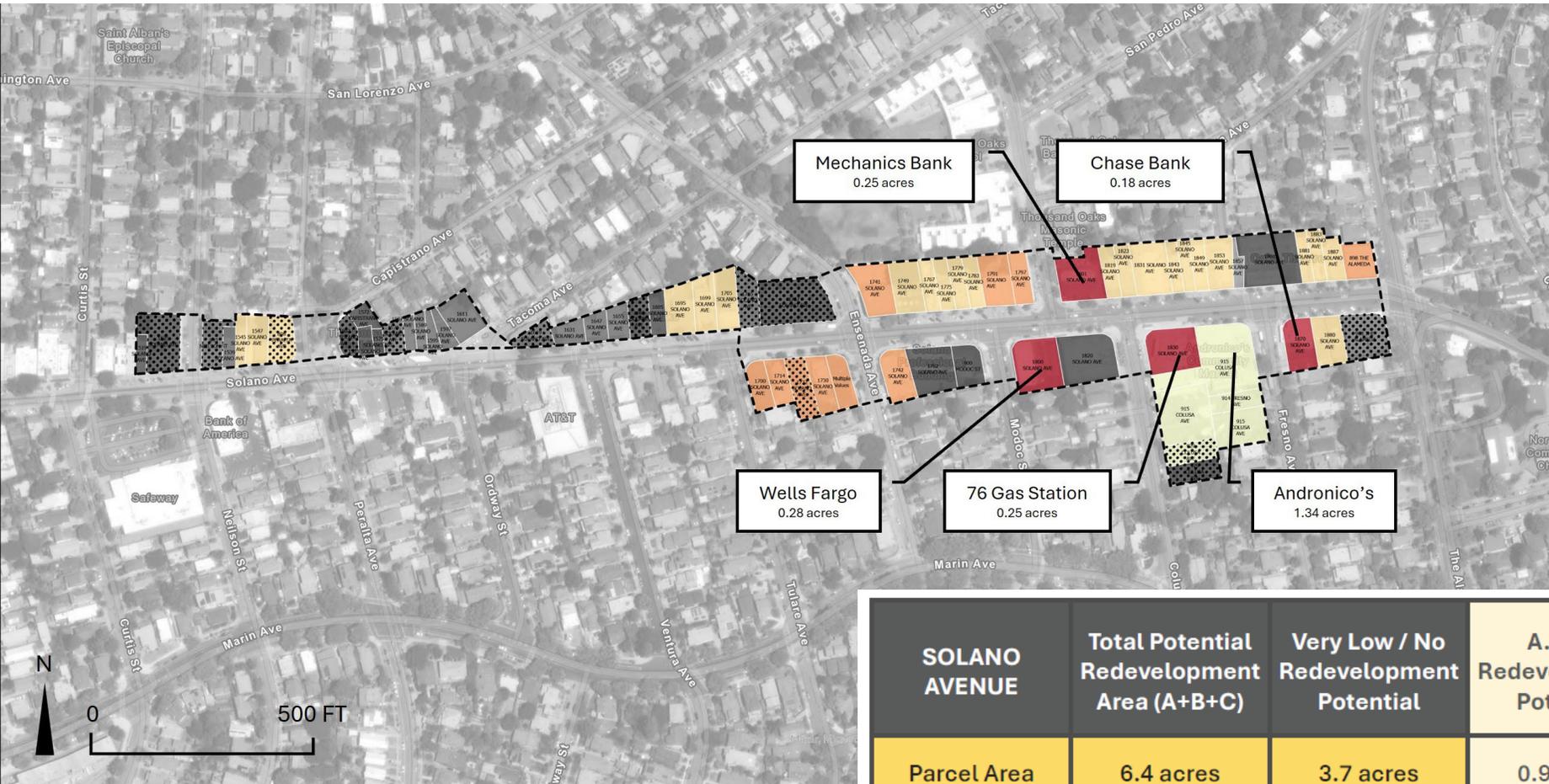
Andronico's

Existing Zoning

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



Redevelopment Potential



- A. High Redevelopment Potential**
 - Vacant or Corporate Ownership
 - Real Estate Asset
- B. Modest Redevelopment Potential**
 - Corner and Large Infill Sites
 - Small Infill Sites
- C. Special Conditions**
 - Grocery Store
 - City Owned
- D. Very Low/No Redevelopment Potential**
 - Sites with Thriving Businesses, Construction Staging Challenges, or Potential Historic Significance
 - Challenging Site Conditions
 - Historic Sites, Recent, Planned or High-Density Development

SOLANO AVENUE	Total Potential Redevelopment Area (A+B+C)	Very Low / No Redevelopment Potential	A. High Redevelopment Potential	B. Modest Redevelopment Potential	C. Special Conditions
Parcel Area	6.4 acres	3.7 acres	0.9 acres	4.1 acres	1.3 acres
% Total Area	63%	37%	10%	40%	13%

Zoning Alternatives

Estimated Potential Residential Growth

	Alternative #1 Medium Density + 50% State Density Bonus	Alternative #2 Higher Density + 50% State Density Bonus
Estimated Residential Growth	400 - 550 units	450 - 650 units
Solano Avenue (C-SO) (85 ft wide)	4 stories 48 ft	5 stories 58 ft
With 50% Density Bonus	5 - 6 stories	7 - 8 stories
<i>Berkeley Corridors Total</i>	<i>1,100 - 1,600 units*</i>	<i>1,300 - 1,780 units*</i>

Existing Zoning + Proposed Zoning



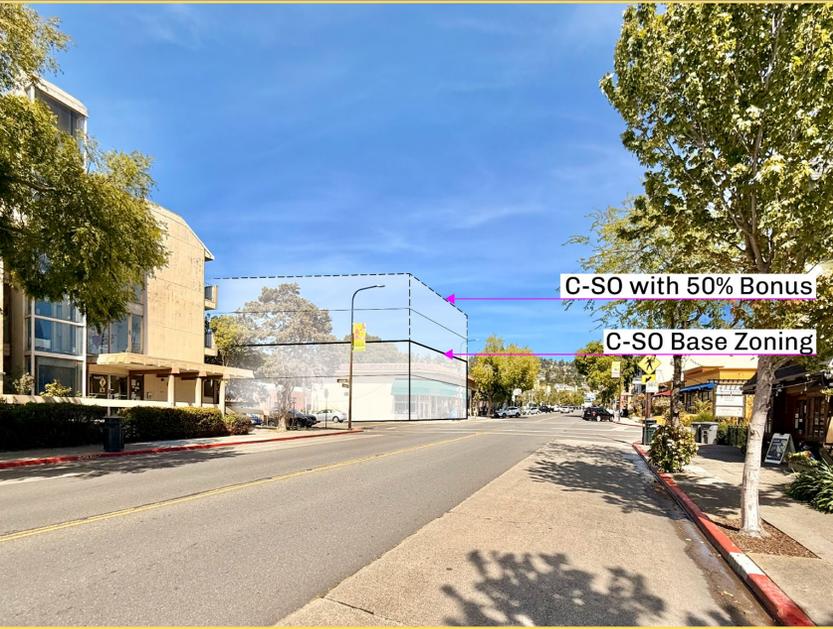
Alt 2 with 50% Bonus

Alt 1 with 50% Bonus

C-SO with 50% Bonus

C-SO Base Zoning

Alternatives



Existing



Alternative #1



Alternative #2



Alternative #1



Alternative #2

Alternatives



Existing



Alternative #1



Alternative #2



Alternative #1



Alternative #2

Upper Floor Step Backs

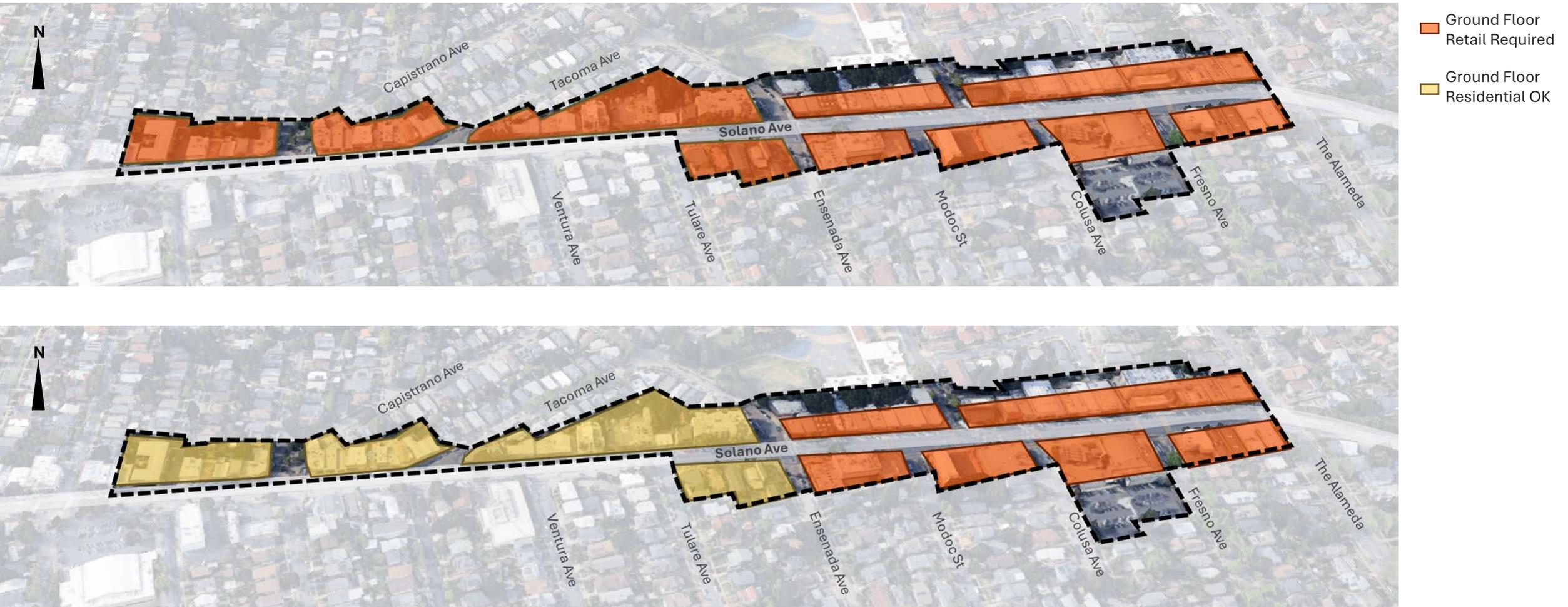
*Upper floor step back
above 4th Floor*



*No upper floor step
back*



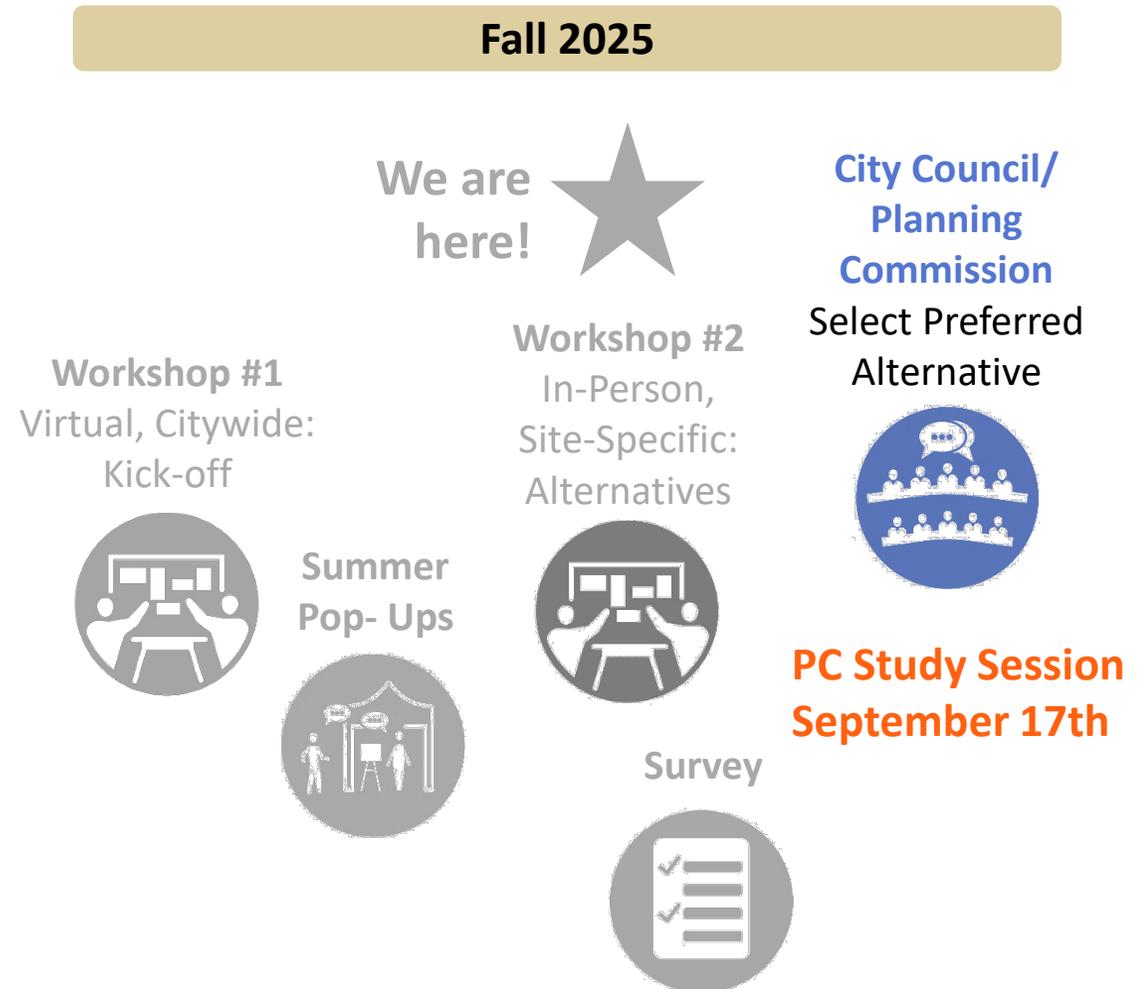
Ground Floor Land Use



Next Steps

The City and Consultant team will:

- Present the feedback we received today on the draft zoning alternatives to the Planning Board and City Council
- Planning Board and City Council to select a preferred alternative



III. Open House Stations

Ground Rules



Be open: Listen and be willing to consider different perspectives and opinions



Be considerate: Take turns speaking and avoid interrupting others



Be respectful: Avoid name-calling, stereotyping, and personal attacks

Open House Stations

Station 1: Project Overview and Existing Zoning

Project Overview, Existing
Zoning, Workshop 1
Summary



Station 2: Alternatives Analysis

Redevelopment Potential,
Summary of Alternatives,
Building Standards



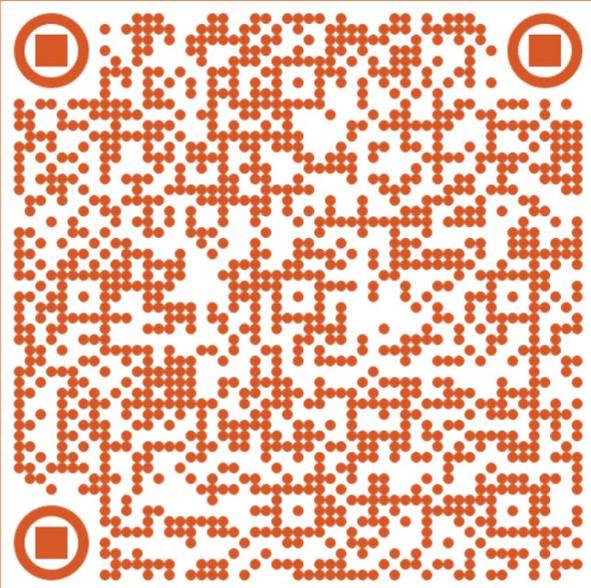
Station 3: Corridor-Specific Feedback

Corridor-Specific Boards,
Feedback Board



How to Stay Involved

**Project
Website**



Instagram



**Sign up for
Updates**



Thank you!