

TOPIC 1: CLARIFYING METHODOLOGY BY WHICH NEW HOUSING UNITS ARE CALCULATED IN C-2-PD ZONES

TOPIC 2: CLARIFYING HEIGHT LIMITS OF NEW HOUSING IN C-2-PD ZONES

Councilmember Tony Daysog
January 5, 2021

**TOPIC 1A: CLARIFYING METHODOLOGY BY WHICH
NEW HOUSING UNITS ARE CALCULATED:
PROJECTS WHERE PROPOSED HOUSING IS AWAY
FROM OTHER NON-RESIDENTIAL USES**

*Calculate allowable new housing based on areas
where new housing is to occur in a proposed
development project covering one or more contiguous
parcels – not on the gross area of the parcel(s) zoned
C-2-PD*

**Topic 1B: CLARIFYING METHODOLOGY BY WHICH
NEW HOUSING UNITS ARE CALCULATED:
PROJECTS WHERE PROPOSED HOUSING IS IN
MIDST OF OR ON TOP OF NON-RESIDENTIAL USES**

Calculate allowable new housing in a way that precludes double-counting of required collateral activities and uses. For example, the acres of parking that each commercial (non-residential) building is required to have can't be used as acres that go toward counting new housing in this scenario.

No Double-Counting of Acres!

Example

<i>suppose</i>	20 acre shopping center (20 ac = 871,200 sq ft)
<i>suppose</i>	220,000 sq ft of actual retail space
<i>suppose</i>	one parking space for 1,000 sq ft retail
<i>therefore</i>	220 parking spaces for retail
<i>suppose</i>	180 sq ft per parking space
<i>therefore</i>	64,400 sq ft parking space for retail and internal road

<i>20 acres in sq ft</i>	871,200 sq ft	
<i>Retail sq ft</i>	220,000 sq ft	
<i>Retail parking etc sq ft</i>	64,400 sq ft	
Available capacity	586,800 sq ft	(586,800 sq ft = 13.5 ac)
Allowable hsng units	286 units	286 units = 13.5 X 21 (units/ac.)

<i>Currently</i>	20 acre shopping center = 420 housing units
<i>math</i>	420 units = 20 acres X 21 (unit/ac.)

Topic 1C: CLARIFYING METHODOLOGY BY WHICH NEW HOUSING UNITS ARE CALCULATED: OTHER ISSUES

- *Encinal Terminals project* (Planning Board, 7/23/2018):
ACTF raised issues and concerns re: total housing count:
City of Berkeley Woolmer Case
- The Woolmer case says the total housing count is a number you arrive at when you use a locally-prescribed housing calculation methodology: in Woolmer, court examined if city applied its methodology consistently.

OTHER ISSUES (CONTINUED)

- *So . . .* what's our local methodology per Woolmer?
total housing count method =
gross acres X (housing unit per acre factor)
- ACTF: Section 2.2 of General Plan: "Residential densities are expressed in housing units per net acre."
- ACTF's net is slightly different from clarification tonight:
but it illustrates housing count **other than** gross acres

TOPIC 2: CLARIFYING HEIGHT LIMITS OF NEW HOUSING IN C-2-PD ZONES

- *Residential development is allowed in C-2 (commercial business district) because this zoning accepts C-1 (neighborhood commercial district).*
- *C-1 residential is governed by R-1 through R-5 zoning, which has height limits of 30' (R1), 30' (R2), 35' (R3), 35' (R4), and 40' (R5). (MF = 35' [60'])*
- *C-2 also has a reference to building structures of 100' feet or eight stories: conflict resolved in favor of “more restrictive” lens factoring in other codes*