



## Kriss Worthington

Councilmember, City of Berkeley District 7  
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**Second REVISED**  
**CONSENT CALENDAR**

July 20, 2004

To: Honorable Mayor and Members of the City Council  
 From: Councilmember Kriss Worthington

Subject: SEND A LETTER OF CLARIFICATION FOLLOWING UP ON CITY COMMENTS TO UC BERKELEY'S 2020 LRDP AND DEIR

**RECOMMENDATION:**

That the City of Berkeley sends a letter of clarification following up on City Comments to UC Berkeley's 2020 LRDP and DEIR:

- 1) Reaffirming City opposition to UC's Parking Replacement Policy's application to housing, as voted on by City Council on September 28, 1999:

“Because of the urgent need for affordable student housing, we also request evaluation of a blanket exception under section six for all student housing, for a designated time period, since this policy would either delay or prevent some student housing and/or increase the cost to the resident students.”

- 2) Clarifying City support for housing policies by replacing the comment language underlined below with General Plan and Southside Plan wording

**BACKGROUND:**

During the summer of 1999 the University passed a Parking Replacement Policy that required every campus construction project, including new student housing, to pay \$20,000 for each parking space eliminated. This fee would then be passed on to the residents' rents over many years and pay for new parking. For example, building new housing on a 66 space parking lot would require the university housing office to pay the parking office \$1.3 million in 1999. This policy makes it extremely difficult to build affordable housing for its students, faculty and staff.

Providing additional housing for **students, faculty and staff** is consistent with the City's General Plan and Southside Plan. There are environmental benefits in having **student, faculty and staff** housing close to campus and major transit areas by reducing traffic, pollution and commute times.

These comments tend to characterize “student districts” as having a negative, adverse impact in the Telegraph area. While many students live in the Telegraph area, the area has a diverse population that provide rich cultural and economic benefits to the area. Also, Telegraph is a major retail area and continues to be the number one generator of sales tax in the City of Berkeley on sales of \$100 million per year.

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**Sections to be replaced:**

City of Berkeley Comments to UC Berkeley's 2020 LRDP and DEIR

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“However, in addition, the University’s “housing zone” includes this same area. There is nothing in the LRDP that would necessarily prevent all thousand new housing units from locating in or immediately adjacent to the City’s downtown. Even if the numbers were considerably below 1,000 new units, the combination of new University academic/support space and more University housing units could tip the City’s downtown from its current eclectic and diverse character, into a student district, increasingly more like Telegraph Avenue. This could clearly be a significant adverse impact on the city of Berkeley, fundamentally changing the character of this city.

While the City recognizes that it was not the intent of the drafters of the LRDP to imply that the University would transform downtown into another Telegraph Avenue, there is nothing in this plan that would necessarily prevent this from happening. And under the City’s own policies, the downtown allows for the highest intensity of use in the City. Given the University’s policy of its buildings not exceeding (generally) the building envelopes allowed by the City, the downtown would be an attractive location for new University housing.”

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“For example, a thousand new housing units west of campus, in or immediately adjacent to the City’s downtown, could tip the City’s downtown from its current eclectic and diverse aesthetic character, into a student district, similar to what has already occurred along Telegraph Avenue, with a potential for substantial visual impact and ultimately, visual degradation. This would clearly be a significant adverse impact on the city of Berkeley, fundamentally changing the physical character of this city. And yet, there is nothing in this plan that would necessarily prevent the University from developing in this manner.”

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“The LRDP’s proposed housing zone includes the downtown area. There is no policy that would prevent all one thousand new housing units proposed by the University locating west of campus, in or immediately adjacent to the City’s downtown. As the highest intensity district in the City, it is certainly an attractive option, given the University’s stated intention generally to not exceed zoning envelopes. The University has already developed a significant amount of housing on Shattuck in the heart of downtown. Even a few hundred more student housing units, in combination with the University’s other development could tip the balance in the City’s downtown from its current eclectic and diverse character into becoming part of a student and University district.”

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**Second revision ADDED to page 40 of 66: Whereas UCB is adding up to 2,870 new staff and only 230 units of staff housing, and about 50% of staff drive to work, UCB needs to significantly increase the amount of affordable housing for faculty and/or staff.**

**REVISED**

**The following language should replace the deleted sections in the City's comments on the LRDP:  
Sections to be added: to City of Berkeley Comments to UC Berkeley's 2020 LRDP and DEIR**

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"Create a sense of community by locating housing for all income types in and near the downtown, near transit, employment, retail and cultural opportunities", Social and Cultural, Objective 2, Downtown Plan

"Residents of downtown housing should be of a wide variety of social and income groups", Social and Cultural, Policy DT-24, Downtown Plan

"Encourage residential development in and near downtown for a variety of social and income groups. Strongly encourage mixed use developments that include retail, residential, and office uses. Preserve, upgrade and develop low and moderate income downtown housing", Policy DT-84, Downtown Plan

"Encourage mixed-use projects that include both office space and housing above appropriate ground- floor uses (retail or arts) to improve the balance between the number of jobs and the number of housing units in the Downtown", Policy LU-17, Land Use Element

"Encourage development of transit-oriented, low-cost housing in the Downtown", Policy LU-24, Land Use Element

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"Support the development of new housing for students that will not take additional land off the tax rolls, and that is compatible with existing development and the policies of the downtown plan", Policy DT-79, Downtown Plan

"Encourage the development of affordable housing in the Downtown, the Southside Plan area and other transit-oriented locations", Policy LU-25, Land Use Element

"Encourage the University to maximize the supply of housing for students, faculty, and staff to minimize the impacts of the University on the citywide supply of housing", Policy LU-37, Land Use Element

"Encourage the University of California to provide additional housing within walking distance of campus to reduce University-related traffic", Policy T-16, Transportation Element

"Support neighborhood services by encouraging development of new housing at suitable locations within walking distance of the UC Campus and as part of mixed-use developments in the Telegraph Commercial District and Downtown Berkeley", Policy LU-E1, Land Use and Housing Element, Southside Plan

FINANCIAL IMPLICATIONS:

NONE

CONTACT PERSON:

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