



North Shattuck from Vine St looking towards Cedar

Note: Developers have the option of seeking a 100% bonus if they opt for more “affordable” units. Affordable units are ranked by the median income of the county. Extremely low units are available to renters with up to 30% of median. There are units that are Very Low, then Low (51% to 80%), and Moderate (81% to 120%). The median income in Alameda County is \$119,230, so 30% = \$36000 or approximately the income at \$17/hr. fulltime. A one-bedroom moderate rental requires a six-figure income. With a bonus of assumed 50% the new building on Shattuck at Virginia is eight stories. Assuming a 100% bonus it could rise two more stories.

# **Berkeley Corridors Zoning Update**

(Presentation at the Planning Commission meeting 9/17/25)

[https://berkeleyca.gov/sites/default/files/legislative-body-meeting-attachments/2025-09-17\\_PC\\_Item%2010A%20-%20Presentation%20-%20Berkeley%20Cooridors.pdf](https://berkeleyca.gov/sites/default/files/legislative-body-meeting-attachments/2025-09-17_PC_Item%2010A%20-%20Presentation%20-%20Berkeley%20Cooridors.pdf)

The City of Berkeley proposes to upzone three shopping districts – College (Elmwood), Solano, and North Shattuck. Their plan calls for more housing in these commercial areas. The North Shattuck

Residents at the public hearings in each of the districts voiced many objections to this drastic scheme to dramatically change their local shopping districts. The stated intent is to provide “Berkeley's fair share of regional housing needs.” But Berkeley is already as dense as Chicago and Philadelphia. [https://en.wikipedia.org/wiki/List\\_of\\_United\\_States\\_cities\\_by\\_population\\_density](https://en.wikipedia.org/wiki/List_of_United_States_cities_by_population_density)

**Furthermore, low-income housing is not a priority with the new housing.**

**The local shops that lease their space are at the mercy of landlords who will be enticed to cash out by big developers.**

**The City has no provisions for protecting those businesses from displacement during new construction.**

Recall ACE hardware in downtown Berkeley who luckily found a place to rent near their old location when their landlord sold to a developer. With much diminished square footage, ACE had to lay-off employees. And Berkeley almost lost a hardware store – the sort of business every city needs.

**BERKELEY PUBLIC EYE videorecorded the Sept 17<sup>th</sup> Planning Commission meeting. You can view the one hour of public comment at the link below:**

**<https://youtu.be/k4wOBnpunMU>**

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