

Planning and Development Department
Land Use Planning Division

NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING FOR THE 2015 BLAKE STREET RESIDENTIAL PROJECT

The City of Berkeley is preparing a Draft Environmental Impact Report (EIR) for the 2015 Blake Street Residential Project (“proposed project”), as described below, and is requesting comments on the scope and content of the Draft EIR. The Draft EIR will address the potential physical and environmental effects of the proposed project for each of the environmental topics outlined in the California Environmental Quality Act (CEQA). An Initial Study has been prepared and is available at the following webpage: [\[https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2015_Blake_ZP2020-0072.aspx\]](https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2015_Blake_ZP2020-0072.aspx).

The City of Berkeley is the Lead Agency for the proposed project. This notice is being sent to the California State Clearinghouse, Alameda County Clerk, and other interested agencies and parties. Responses to this NOP and any questions or comments should be directed in writing to: *Sharon Gong, Senior Planner, Planning and Development Department, 1947 Center Street, 2nd Floor, Berkeley, CA 94704; or SGong@cityofberkeley.info*. Comments on the NOP must be received **on or before February 10, 2021**. Comments should focus on possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the proposed project.

EIR PUBLIC SCOPING MEETING: The City of Berkeley Zoning Adjustments Board Hearing will conduct a public scoping session and project Preview on **January 28, 2021**, starting at **7:00 PM**. The hearing will be virtual. Interested parties should visit the Zoning Adjustments Board webpage to confirm the meeting, time, date, and instructions on joining the meeting: <https://www.cityofberkeley.info/zoningadjustmentsboard/>.

PROJECT TITLE: 2015 Blake Street Residential Project

PROJECT LOCATION: The project site encompasses 0.96 acres (41,735 square feet) and seven parcels at 2001-2015 Blake Street and 2012-2020 Dwight Way (Alameda County Assessor’s Parcel Numbers 55-1822-14, 55-1822-13-4, 55-1822-13-3, 55-1822-13-2, 55-1822-21, 55-1822-22, and 55-1822-23) in the City of Berkeley. The site covers an area towards the center of the block enclosed by Dwight Way, Shattuck Avenue, Blake Street, and Milvia Street, and its two longest frontages are along Dwight Way and Blake Street. The site also has a small frontage at Milvia Street, at the corner with Blake Street. Figure 1 shows the project site’s location and selected nearby land uses.

PROJECT APPLICANT: Laconia Development, LLC, 1981 North Broadway Suite 145, Walnut Creek, California 94596

EXISTING CONDITIONS: The project site comprises seven parcels and six existing buildings. Three of the existing buildings, at 2011, 2015 and 2019 Blake Street are commercial. The buildings at 2015 and 2019 Blake Street are rectangular one-story buildings that cover an entire parcel and are separated by another parcel, currently being used as a surface parking lot. The one-story building at 2011 Blake Street abuts 2015 Blake Street to the west. The other three buildings, at 2001 Blake Street, and 2012 and 2020 Dwight Way are permitted as residential uses, but the building at 2001 Blake Street is currently being used as medical offices. The buildings along Dwight Way are both two-story multi-family residential buildings and are separated by a shared surface parking lot. The site is relatively flat and includes minimal landscaping, primarily at the front and side yards around the residential buildings. The site is not one of the lists of hazardous waste sites enumerated under Section 95962.5 of the Government Code.

PROJECT DESCRIPTION: The proposed project would involve the following major components:

- Merging the seven parcels within the site into two: “Parcel 1,” 7,261 square feet, at the north portion of the site with frontage along Dwight Way and; “Parcel 2,” 34,485 square feet, at the south portion of the site with frontages along Blake Street and Milvia Street.
- Demolition of the four existing buildings in the southern portion of the site at 2001, 2011, 2015, and 2019 Blake Street.
- Relocation and restoration of the two existing residential buildings at 2012 and 2020 Dwight Way within proposed Parcel 1.
- Construction of two new multi-family residential buildings within proposed Parcel 2.

The project would involve relocation and restoration of the two Victorian-style two-story multi-family residential buildings at 2012 and 2020 Dwight Way. Both buildings would be shifted north and east so that they would be completely within the newly created Parcel 1. The project would also involve rehabilitation of the two buildings, including repairs at the foundations, electrical panel (including new individual electrical meters for some units), and sewer lateral, exterior decks, stairs, siding, and paint, new roofs, new interior paint, doors and trim, fixtures, interior floors, cabinets, countertops, and appliances, and new exterior landscaping. The number of units and overall layout within each building would remain the same. 2012 Dwight Way contains four units and 2020 Dwight Way contains three units. The tenants within the existing units would be offered temporary housing by the developer during the relocation and restoration of the buildings consistent with the requirements of BMC Chapter 13.84. Seven new parking spaces for the residents of the two buildings would be provided at the subterranean parking garage below the new seven-story residential building at the proposed Parcel 2.

The project would involve construction of two new buildings within the proposed Parcel 2. One new building, at the southwest corner of the site at Blake Street and Milvia Street, would be three stories and include six dwelling units. The other new building

within the proposed Parcel 2, would extend from Blake Street northward to the rear of Parcel 1. The building would seven stories. The building would include a below-ground basement level, which would include a parking garage, with 93 vehicle parking spaces, bicycle parking room, and mechanical and trash areas. The building would include 155 dwelling units, including nine units affordable to Very Low Income (VLI) households, which would be distributed throughout the seven floors above the basement. In addition to residential units, the ground floor would include a main entrance, lobby, and mailroom at Blake Street near the southeastern corner of the site.

REQUESTED APPROVALS: The proposed project is subject to approvals by the City of Berkeley's Zoning Adjustments Board. The project would require the following discretionary entitlements from the City of Berkeley:

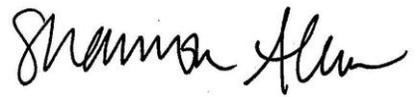
- **Use Permit** under BMC Section 23C.08.050.C to demolish two existing nonresidential buildings that are over 40 years old.
- **Use Permits** under BMC Section 23C.08.010.B to demolish two existing dwelling units.
- **Use Permit** under BMC Section 23C.08.020 to demolish a duplex constructed prior to June 1980.
- **Use Permits** under BMC Section 23D.40.030 to construct two new multi-family residential buildings.
- **Use Permit** under BMC Section 23D.40.070.C to construct a new main building that exceeds 35' in average height and three stories.
- **Administrative Use Permit** under Section 23D.12.060 to allow a Joint Use Parking Agreement for parking spaces required for the units at 2012 and 2020 Dwight Way during the construction of the subterranean garage.

POTENTIAL ENVIRONMENTAL EFFECTS: Based on the analysis and conclusions contained in the Initial Study, it is anticipated that the proposed project may result in potentially significant environmental effects to:

- Historic Resources

Impacts related to Historic Resources will be analyzed in the Draft EIR. All other CEQA environmental topics were found in the Initial Study to have no impact, less than significant impacts, or less than significant impacts with mitigation incorporated. These include: Aesthetics; Agriculture and Forestry Resources; Air Quality; Biological Resources; Energy; Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use Planning; Mineral Resources; Noise; Population and Housing; Public Services; Recreation; Transportation; Tribal Cultural Resources; Utilities and Service Systems; and Wildfire.

The Draft EIR will also examine a reasonable range of alternatives to the proposed project, including the CEQA-mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects while generally meeting the project objectives. The Draft EIR will also analyze the cumulative impacts that could result with adoption and development under the proposed project.



Shannon Allen, Principal Planner

Date of Distribution: January 11, 2021

Attachment: Figure 1: Project Boundary

Figure 1



Imagery provided by Microsoft Bing and its licensors © 2020.

Fig 2 Project Location