



Planning and Development Department
Land Use Planning Division

NOTICE OF AVAILABILITY (NOA) OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF PUBLIC HEARING

2015 Blake Street Residential Project

Notice is hereby given that the City of Berkeley has completed a Draft Environmental Impact Report (Draft EIR), pursuant to the California Environmental Quality Act (CEQA), for the proposed 2015 Blake Street Residential Project in the City of Berkeley.

PUBLIC REVIEW TIMELINE: The public review and comment period for the Draft EIR begins April 30, 2021 and ends June 14, 2021. The City must receive all written comments regarding the adequacy of the Draft EIR within this time period.

Written comments may be submitted in person, by mail or by e-mail to:

Sharon Gong, Senior Planner
City of Berkeley Planning and Development Department
Land Use Planning Division, 1947 Center Street, 2nd Floor
Berkeley, CA 94704

Comments may also be submitted by e-mail address to SGong@cityofberkeley.info

DOCUMENT AVAILABILITY: The Draft EIR is available for review at the following webpage:

https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2015_Blake_ZP2020-0072.aspx.

DRAFT EIR HEARING: The City of Berkeley will hold a hearing on the Draft EIR on:

On **May 27th, 2021**, as part of the regularly scheduled Zoning Adjustments Board (ZAB) hearing starting at 7:00. The hearing will be virtual. Interested parties should visit the Zoning Adjustments Board webpage to confirm the meeting time and date, and to review instructions on joining the meeting:

<http://www.cityofberkeley.info/zoningadjsutmentsboard/>.

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.

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

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, with a total of 162 dwelling units.

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); sewer lateral; exterior decks, stairs, siding, and paint; and new roofs. 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 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. 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. 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.

ENVIRONMENTAL EFFECTS: An Initial Study was prepared for the proposed project; it was circulated with the Notice of Preparation and as included as Appendix IS of the Draft EIR. As discussed in the Initial Study, all issue areas except Historic Resources were found to have no physical environmental effects, a less than significant environmental effect, or a less than significant environmental effect with incorporation of mitigation measures. The proposed project would have no physical environmental impacts related to agriculture and forestry resources, mineral resources, and wildfire. Impacts related to air quality, biological resources, energy, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, recreation, transportation, tribal cultural resources, and utilities and service systems would be less than significant. Impacts

related to geology and soils would be significant but mitigable to less than significant. Impacts related to cultural resources (specifically historic resources) would be significant and unavoidable.

The Draft EIR evaluates historical resources impacts in detail and identifies mitigation measures related to documentation of the building at 2019 Blake Street and the history of the site, installation of an interpretive plaque discussing the history of the building, and project branding that references the cultural history of the site (Mitigation Measures CR-1 through CR-4). However, since the building at 2019 Blake Street, which is an historical resource, would be demolished, impacts to historical resources would be significant and unavoidable even after the implementation of the mitigation measures.

ALTERNATIVES: The CEQA Guidelines require analysis of a reasonable range of alternatives to the Project, or to the location of the Project, which would feasibly attain most of the Project's basic objectives and avoid, or substantially lessen, any of the significant effects of the Project. The Draft EIR analyzes the following three alternatives: 1) No Project Alternative; 2) Retain 2019 Blake Street Building, Relocate 2012 and 2020 Dwight Way Buildings, and Construct New Buildings; and 3) Retain 2019 Blake Street Building, Demolish 2012 and 2020 Dwight Way Buildings, and Construct New Buildings.

QUESTIONS: If you have any questions about this project, please contact Sharon Gong at (510) 981-7429 or SGong@cityofberkeley.info



Sharon Gong, Senior Planner
Date of Distribution: April 30, 2021

Attachment: Figure 1: Project Boundary

Figure 1



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Fig. 2 Project Location