



PLANNING & DEVELOPMENT

Land Use Planning, 1947 Center Street 2nd Floor, Berkeley, CA 94704

Tel: 510.981.7410 TDD: 510.981.7474 Fax: 510.981.7420 Email: ZAB@ci.berkeley.ca.us

Notice of Intent to Adopt an Initial Study and Negative Declaration

Date: February 16, 2021
To: Public Agencies, Organizations and Interested Parties
From: City of Berkeley, Land Use Planning Division
Subject: **Notice of Intent to Adopt an Initial Study- Negative Declaration**

Pursuant to the *State of California Public Resources Code* and the *Guidelines for Implementation of the California Environmental Quality Act*, as most recently amended, this is to advise that the City of Berkeley has prepared an Initial Study to evaluate the environmental effects of the project identified below:

Project Title: 1207 Tenth Street Mixed-Use Project

Applicant: Frederick Hyer, Hyer Architecture, 263 Amherst Avenue, Kensington, CA 94708.

Project Location: This project site is located at 1207 San Pablo Avenue in West Berkeley, midblock between Harrison Street and Gilman Street, and one block west of San Pablo Avenue.

Project Description: The project would demolish the existing buildings on the project site and construct a new, 75-foot tall, three-story, mixed-use building totaling 25,034 square feet and includes the following:

- Two live/work units totaling 3,871 square feet.
- 12 artist studios totaling 4,406 square feet.
- 2,005-square-foot research and development facility.
- 1,725-square-foot art gallery.
- 2,070-square-foot fabrication shop.
- 5,400-square-foot garage with 12 automobile parking and 24 bicycle parking spaces.
- A total of 938 square feet of useable open space.

Construction is anticipated to last approximately 24 months. The excavation depth would be a maximum of 3 feet. No pile driving would occur or be required. The project would not include an emergency generator.

Based upon the conclusions set forth in the Initial Study, the City of Berkeley proposes to adopt a Negative Declaration.

Public Review Period: A 30-day public review period will begin on **February 16, 2021**. Written comments must be mailed, submitted in person or via email to the contact person below no later than 5:00 p.m. **March 18, 2021**.



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CEQA Project Status: An Initial Study-Negative Declaration (IS-ND) has been prepared for this project pursuant to the provisions of CEQA. The IS-ND determined that the proposed project would have no impact and therefore a Negative Declaration is proposed. The IS-ND and all related analysis are available on the City's website at <https://permits.cityofberkeley.info/Community/Login.aspx>

Public Hearing: The Design Review Committee (DRC) will consider the proposed project and IS-ND at a future public meeting. The hearing will be virtual. Interested parties should visit the Design Review Committee webpage to confirm the meeting, time, date, and instructions on joining the meeting: <https://www.cityofberkeley.info/designreview/>. The DRC will make a recommendation regarding design to the Zoning Adjustments Board (ZAB), which will consider the proposed project and recommendation to adopt the IS-ND at a future public hearing. Separate, additional notices will be sent for the DRC meeting and ZAB public hearing. The hearing will be virtual. Interested parties should visit the Zoning Adjustment Board's webpage to confirm the meeting, time, date, and instructions on joining the meeting: <https://www.cityofberkeley.info/zoningadjustmentsboard/>

Contact Person: Ashley James, Associate Planner
Address: Land Use Planning Division
1947 Center Street, 2nd Floor Berkeley
CA 94704

Telephone: (510) 981-7458
E-mail: ajames@cityofberkeley.info