



Planning and Development Department
Land Use Planning Division

NOTICE OF PREPARATION (NOP) OF A ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING FOR THE 2136-2154 SAN PABLO AVENUE MIXED- USE PROJECT

The City of Berkeley is preparing an Environmental Impact Report (EIR) for the 2136-2154 San Pablo Avenue Mixed-Use Project (“proposed project”), as described below, and is requesting comments on the scope and content of the EIR. The EIR will address the potential physical and environmental effects of the proposed project as they relate to cultural resources. An Initial Study has been prepared and is available at the following webpage: <https://aca.cityofberkeley.info/CitizenAccess/Default.aspx>. Click on Zoning tab; enter the address or project number; select the permit; click on the “Record Info” drop down menu; click on Attachments for a list of all application materials.

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 September 19, 2022**. 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 as they relate to potential impacts to cultural resources.

FOCUSED EIR PUBLIC SCOPING MEETING: The City of Berkeley Zoning Adjustments Board Hearing will conduct a public scoping session and project Preview on **September 8, 2022**, 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: 2136-2154 San Pablo Avenue Mixed-Use Project

PROJECT LOCATION: The project site is located at 2136-2154 San Pablo Avenue between the northwest and southwest neighborhoods in the city of Berkeley. The rectangular parcel (Assessor’s Parcel Number [APN] 056-1977-011-01) encompasses 23,301 square feet (0.53 acres) and is located on the west side of San Pablo Avenue, mid-block between Addison Street to the north and Allston Way to the south. The site is bounded by a multi-story senior residential care facility to the north, currently under construction, San Pablo Avenue to the east, a commercial liquor store to the south, and

George Florence Park to the west. Figure 1 shows the project site's location and selected nearby land uses.

PROJECT APPLICANT: San Pablo Investors Two LLC, 200 Spectrum Center Drive, Suite 1450, Irvine, CA 92618

EXISTING CONDITIONS: The 0.54-acre project site is privately owned. The rectangular parcel, oriented north-to-south, is fully developed with an approximately 8,000-square-foot single-story main building with a parapet wall abutting San Pablo Avenue; it is setback from the south (side) and west (rear) lot lines and the resulting open areas are occupied by drive aisles, vehicle parking, and a temporary storage tent.

The concrete-walled building was designed by architects William E. Schirmer (1891-1957) and A.S. Bugbee (dates unknown) and constructed in 1923 in the Classical Revival/Beaux-Arts architectural style. The primary building elevation is divided equally into eight distinct storefronts.

PROJECT DESCRIPTION: The project would demolish the existing 9,000-square-foot one-story building on the project site and construct a new six-story mixed-use building. The proposed building has the following characteristics:

1. 6 stories and 69 feet 6 inches in height;
2. 123 dwelling units and three live/work units;
3. 82,083 square feet of gross floor area with Density Bonus;
4. A parking garage with 50 vehicle parking spaces;
5. A secure ground-floor bicycle storage room with long-term parking for 64 bicycles and short-term parking for eight bicycles; and
6. 6,319 square feet of open space.

The three live/work units and six lofts would be at the ground floor, with the live/work units fronting San Pablo Avenue and the loft units facing the back of the lot to the west. Each of the live/work units would have a mezzanine for exclusively residential space. In addition to housing the live/work and loft units, the ground floor would include a community room, lounge, mail room, trash room, parking garage, and bicycle storage room, as shown in Figure 3. Floors 2 through 5 would be comprised of 117 dwelling units, consisting of 36 studios, 76 one-bedroom units, and 5 two-bedroom units, as shown in Figure 5. The building's massing would step down from six stories at the front facing San Pablo Avenue to four stories at the rear towards the west. West-facing rooftop gardens would be accessed via the fourth and sixth floors. The proposed project also features a common open space area at the podium level (level 2) facing west the rear of the property.

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 23.326.070.A to demolish a non-residential building or structure;
- **Use Permit** under BMC Section 23.204.140.B.2(a) to construct a mixed-use development over 20,000 square feet;
- **Use Permit** under BMC Table 23.204-1 for the construction of dwelling units in the C-W zone;
- **Use Permit** under BMC Table 23.204-2 to construct new gross floor area of 5,000 square feet or more;
- **Administrative Use Permit** under BMC Table 23.304-5 to construct architectural elements that exceed the District's height limit and represent no more than 15 percent of the average floor area of the building's floors;
- **Administrative Use Permit** under BMC Section 23.312.030.3.(a)i.to establish live-work units;
- **Design Review** under BMC Section 23.406.070.B.1.(a);
- **Design Review** under BMC Section 23E.08.020;
- **Building permit** and other related on-site and off-site work permits; and
- The project will likely require an Operation & Maintenance agreement for permanent BMPs to meet requirements of Provision C3 of the MRP.

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:

- Cultural Resources

Impacts related to Cultural Resources will be analyzed in the 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; Parks and Recreation; Population and Housing; Public Services; Recreation; Transportation; Tribal Cultural Resources; Utilities and Service Systems; and Wildfire.

The 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 EIR will also analyze the cumulative impacts that could result with adoption and development under the proposed project.



Sharon Gong, Senior Planner

Date of Distribution: August 17, 2022

Attachment: Figure 1: Project Location

Figure 1: Project Location



Figure 1
Project Location
2136-2154 San Pablo Avenue