

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022080445Project Title: 2136-2154 San Pablo Avenue Mixed-Use ProjectLead Agency: City of BerkeleyContact Name: Sharon GongEmail: SGong@berkeleyca.govPhone Number: (510) 981-7429Project Location: Berkeley, Alameda*City**County*

Project Description (Proposed actions, location, and/or consequences).

See attached PDF entitled Project Description

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached PDF entitled Project Effects and Proposed Mitigation Measures

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

The following key areas of concern and/or controversy were raised:

- Overall building massing and design.
- Relationship to neighborhood context and adjacent new development.
- Loss of historic façade details and lack of articulation on new façade.
- Shading impacts.
- Lack of sufficient pedestrian scale and streetscape improvements.
- Street tree removal.
- Traffic.
- Driveway location.
- Project timeline and anticipated date of completion.
- Noise.
- Permitting required prior to construction.
- Equitable access and compliance with American Disabilities Act (ADA) standards.
- Hazardous materials and soil contamination.
- Water usage and conservation.
- Effects on migrating and local birds.
- Heat-island effect.
- Air quality.
- Setback of project site from street.

Provide a list of the responsible or trustee agencies for the project.

N/A

Project Description (Proposed actions, location, and/or consequences)

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

- Six stories (69 feet 6 inches) in height;
- A total of 123 dwelling units and three live/work units (including six loft-style units) and three live-work units;
- A total of 82,824 square feet of gross floor area (including a density bonus);
- A parking garage with 50 vehicle parking spaces;
- A secure, ground-floor bicycle storage room with long-term parking for 64 bicycles and short-term parking for eight bicycles; and
- A total of 6,319 square feet of open space.

The three live-work units and six loft-style dwelling units would be at the ground floor, with the live-work units fronting on San Pablo Avenue and the loft-style units facing the back of the lot and George Florence Park to the west. Each of the live-work units would have a mezzanine for exclusively residential space (Figure III-4). The ground floor would also include a community room, lounge, mail room, trash room, parking garage, and bicycle storage room. Floors two through five would be comprised of 117 dwelling units, consisting of 36 studios, 76 one-bedroom units, and five two-bedroom units. 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 project also features a common open space area at the podium level (level 2) facing west, toward the rear of the property. Automobile access to and from the parking garage would be provided via a driveway at the northeast corner of the building on San Pablo Avenue.

Pursuant to State Density Bonus law, the inclusion of 10 very-low-income (VLI) units entitles a project to a density bonus of 32.5%, or 31 units (added to the 95-unit base project, for a final project of 126 units), waivers to building height and floor-to-area ratio development standards, and a concession to reduce the vehicle parking requirement.

Proposed Effects and Proposed Mitigation Measures

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impact CUL-1: The project would demolish the existing 1923 storefront commercial building, which is a historical resource pursuant to CEQA Guidelines Section 15064.5. (Mitigation Measure CUL-1: Documentation. Prior to the issuance of a demolition permit, the project applicant shall hire a professional HABS photographer to document the 1923 storefront commercial building and its setting. Generally, this documentation shall be done in accordance with the Historic American Building Survey (HABS) "Outline" format, which includes:

1. Photographs: HABS standards require large-format black-and-white photography, with large-format safety film negative (4" x 5", 5" x 7", or 8" x 10") and a contact print, archivally processed, on fiber-based paper. The HABS photographer must be familiar with the recordation of historical resources in accordance with current HABS guidelines. Photographs should include context views of the general environment to illustrate setting, including landscaping, adjacent building(s), and roadways, views of character-defining features, exterior elevations of significant façades, views of interior spaces, and detailed views of specific materials or elements. Overgrowth, board-up plywood, and other obstacles shall be removed by the project sponsor prior to photography at the direction of the professional HABS photographer. Photographs must include a photo index, photo sketch plans, and field notes, and be identified and labeled using HABS standards outlined in Preparing HABS/HAER/HALS Documentation - Transmittal Guidelines.
2. Measured Drawings or 3D Laser Scanning "As-Built's": Measured drawings for HABS are considered "as-built" drawings. As such, they illustrate the existing condition of a building at the time of documentation, including additions, alterations, and demolitions which have occurred since the building was first constructed. Where sufficient knowledge exists concerning the sequence of changes to a building over time, it may be useful to provide appropriate notation on the drawings. Alternatively, delineators may wish to produce additional interpretive drawings illustrating the building at an earlier date, to explain its historic significance more fully. In lieu of measured architectural drawings, 3D laser scanning and 2D CAD documentation can be done to create as-built drawings from the scanned data in AutoCAD in order to provide archival-quality printed and digital images that can be utilized for future exhibits, documentation and research associated with the 1923 storefront commercial building. The 3D images can then be printed as measured drawings and will also be available digitally.
3. Historical Background Information: An architectural historian, meeting the Secretary of the Interior's Professional Qualification Standards, shall assemble historical background information, drawings, maps, and historic photographs relevant to the 1923 storefront commercial building and its setting using the HABS "Outline" format to produce a HABS historical report. The historical report will be formatted to HABS Guidelines for Historical Reports (updated January 2020).
4. Public Access to Documentation: HABS documentation must be prepared using specific archival materials and archival processes to comply with the permanence standards that govern the collection. By adhering to these standards, even the very earliest HABS records from the 1930s are still available for researchers and will be in the future. Non-archival material deteriorates for two principal reasons: harmful substances in the environment attack it, and/or the physical and chemical composition is such that it will deteriorate regardless of how it is stored. As such, it is recommended that one archival set of the HABS documentation is submitted to the Library of Congress or the BAHA. Digital copies are also recommended to be submitted to the NWIC/CHRIS, the City of Berkeley, the City of Berkeley Library, the Berkeley Historical Society, the California State Library, and the California Historical Society. This mitigation would create a collection of preservation materials that would be available to the public and inform future research.

Impact CUL-2: Ground-disturbing activities associated with new construction and related underground utility installation could result in the destruction or disturbance of unidentified subsurface archaeological resources. (Mitigation Measure-**CUL-2a**: Cultural Resources Awareness Training. Prior to commencement of Project-related, ground-disturbing activities, the project supervisors, equipment operators, and other members of the construction team overseeing or conducting ground-disturbing activities shall be familiarized with the types of archaeological resources that could be encountered during ground-disturbing activities and the procedures to follow if subsurface archaeological resources are unearthed during construction. To accomplish this, a Secretary of Interior qualified archaeologist shall conduct one or more preconstruction Cultural Resource Awareness Trainings as needed to familiarize supervisors, contractors, and equipment operators with the potential to encounter archaeological resources, the types of archaeological material that could be encountered, and procedures to follow if archaeological deposits and/or artifacts are encountered during construction. Mitigation Measure-**CUL-2b**: Implementation of Inadvertent Discovery Protocols. If an archaeological deposit is encountered during Project-related, ground-disturbing activities, all work within 50 feet of the discovery shall be redirected until the archaeologist assesses the find, consults with agencies as appropriate, and makes recommendations for the treatment of the discovery. If avoidance of the archaeological deposit is not feasible, the archaeological deposit shall be evaluated for its eligibility for listing in the CRHR. If the deposit is found to be eligible, adverse effects shall be mitigated. Mitigation may include excavation of the archaeological deposit in accordance with the Secretary of Interior's Standards and Guidelines for Archaeological Documentation that may include data recovery using standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; preparation of a report detailing the methods, findings, and significance of the archaeological site and associated materials; and accessioning of archaeological materials and a technical data recovery report at a curation facility. Upon completion of the assessment, the archaeologist shall prepare a report to document the methods and results of the assessment. The report shall be submitted to the Project applicant, City of Berkeley, and the NWIC/CHRIS upon completion of the resource assessment.).

Impact CUL-3: Implementation of the project would contribute to a cumulatively considerable historic resources impact. (Mitigation Measure CUL-3: Implement Mitigation Measure CUL-1).

Impact HYDRO-1: Project could substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site. (Mitigation Measure HYDRO-1: Hydraulic modeling shall be performed to evaluate the rates of stormwater discharge from the project site under existing conditions and from the project. The available capacity of existing off-site storm drain systems that would receive runoff from the project shall be evaluated and the evaluation shall account for contribution of runoff from the project site and other development projects that are under construction or planned which would discharge stormwater into the same storm drain systems. If an increase in stormwater discharge from the project site could cause an exceedance of the available capacity of existing storm drain systems, the project shall incorporate stormwater retention systems (e.g., swales, retention ponds, or cisterns with metered outlets) into the project design to ensure that stormwater runoff from the project would not contribute to exceeding the capacity of existing off-site storm drain systems. The results of the hydraulic modeling, evaluation of the capacity of existing off-site storm drain systems, and any changes to the project's stormwater management system designs shall be submitted to the City for review and approval prior to the issuance of grading or building permits.).

Impact HYDRO-2: The project would alter drainage patterns and increase the amount of impervious surface area, which could create or contribute runoff water which could exceed the capacity of stormwater drainage systems. (Mitigation Measure HYDRO-2: Implementation of Mitigation Measure HYDRO 1 would ensure that potential impacts related to exceeding the capacity of existing or planned stormwater drainage systems would be less than significant.).