



Planning and Development  
Land Use Planning Division

## NOTICE OF INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR 2555 COLLEGE HOUSING PROJECT

Date: November 10, 2022  
To: Public Agencies, Organizations, and Interested Parties  
From: City of Berkeley, Land Use Planning Division  
Subject: **Notice of Intent to Adopt an Initial Study/Mitigated 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:** 2555 College Housing Project

**Applicant:** Panoramic Interests, 2539 Telegraph Avenue, Suite 101, Berkeley, CA 94704

**Project Location:** The project site encompasses 0.09 acres (3,920 square feet [sf]) and one parcel at 2555 College Avenue (Alameda County Assessor's Parcel Number 055-1847-020-00) in the City of Berkeley. The site is located on the northeast corner of College Avenue and Parker Street.

**Project Description:** The proposed project would demolish two existing structures on the site and construct a 10,024 sf, four-story residential building containing 11 housing units. The project proposes to reserve 14 percent of the Base Project (project allowed by zoning) units for very-low-income households, which provides for a 50 percent density bonus on the site allowed under Government Code § 65915.

Under Government Code § 65915, as a project that provides at least 14 percent of the base units for very-low-income households, the project is eligible for up to three incentives or concessions which result in identifiable and actual cost reductions. As such, the project proposes the following cost reduction concessions:

- Cost Reduction Concession #1. The project requests a cost-reduction concession to reduce the open space requirement from 1,120 sf to zero sf to eliminate the costs of constructing an additional roof deck.
- Cost Reduction Concession #2. The project requests a cost-reduction concession to increase the height limit to allow for the basement spaces included in the Base Project to move to the ground level of the proposed project, thereby eliminating the cost of the basement.

The proposed project would provide a total of 11 new housing units (one unit would be reserved for very-low-income individuals and families), including seven 3-bedroom units, and four 4-bedroom units on a site that currently contains a one-story auto service business. The project would also provide 18 bicycle parking spaces: 16 covered long-term, and two short-term spaces on sidewalk-mounted bicycle racks. The building height base limit in the R-3 zone for a residential building is 35 feet; this project proposes a maximum height of 47 feet, 3 inches using a density bonus waiver.

Based upon the conclusions set forth in the Initial Study, the City of Berkeley proposes to adopt a Mitigated Negative Declaration. The project site is on a list of sites as described by Government Code 65962.5 (State Water Resources Control Board) and therefore does not qualify for an affordable housing exemption from CEQA.

**Public Review Period:** A 30-day public review period will begin on November 10, 2022. Written comments must be mailed, submitted in person or via email to the contact person below no later than 5:00 p.m. December 12, 2022.

**Public Hearing:** The date, time, and place of future public hearings will be appropriately notified per City and CEQA requirements.

**CEQA Project Status:** An Initial Study-Mitigated Negative Declaration (IS-MND) has been prepared for this project pursuant to the provisions of CEQA. The IS-MND determined that the proposed project would have no impact and therefore a Mitigated Negative Declaration is proposed. The Draft IS/MND and all related analyses are available on the City's website at:

<https://aca.cityofberkeley.info/CitizenAccess/Default.aspx>. Click on Zoning tab; enter permit number ZP2022-0011; select permit ZP2022-0011; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials. A physical copy of the Draft IS/MND will also be available for in person review at the address shown below.

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