



Planning and Development
Land Use Planning Division

**NOTICE OF INTENT TO ADOPT AN
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR 1752 SHATTUCK MIXED-USE
PROJECT**

Date: November 18, 2022
To: Governor's Office of Planning and Research, State Clearinghouse
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: 1752 Shattuck Mixed-Use Project

Applicant: Trachtenberg Architects, 2421 Fourth Street, Berkeley, CA 94710

Project Location: The project site encompasses 0.24 acres (10,454 square feet [sf]) and one parcel at 1752 Shattuck Avenue (Alameda County Assessor's Parcel Number 058-2176-001-01) in the City of Berkeley. The site is located on the southwest corner of Shattuck Avenue and Francisco Street.

Project Description: The proposed project would demolish two existing structures on the site and construct a seven-story, mixed-use building. The project proposes to reserve 15 percent of the 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 15 percent of the units for very-low-income households, the project is eligible for 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 13,600 sf to 2,102 sf to eliminate the costs of constructing an additional roof deck.
- **Cost Reduction Concession #2.** The project requests a cost-reduction concession to reduce the long-term bicycle parking requirement from 51 to 18 spaces to eliminate the costs of enlarging the overall ground-floor footprint to provide for a larger bike room.

The proposed project would provide a total of 68 new infill housing units; seven units would be reserved for very-low-income individuals and families, and the remainder would be market rate. The 68 units would consist of 11 studio units, 29 two-bedroom units, and 28 three-bedroom units. The units are organized on six floors of a 47,137-sf, seven-story building. Building height on the site would increase from the current 17 feet to just under 80 ft at the parapet.

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).

Public Review Period: A 30-day public review period will begin on November 21, 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 21, 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 analysis 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.

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