



Planning and Development Department
Land Use Planning Division

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT FOR THE 2128 OXFORD STREET MIXED-USE PROJECT

Notice is hereby given that the City of Berkeley is preparing an Environmental Impact Report (EIR) for the 2128 Oxford Street Mixed-Use Project (“the project”) pursuant to CEQA Guidelines Section 15183.3 (“Streamlining for Infill Projects”). A draft Infill Environmental Checklist (IEC) was prepared and is included for public review along with this notice (refer to Attachment 1).

The City of Berkeley is requesting comments on the IEC and on the scope and content of the EIR. The City of Berkeley, as the Lead Agency, is preparing an EIR for the project, in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and local CEQA guidelines. The draft IEC, project plans, and other information are available at the Zoning Counter at City of Berkeley Permit Service Center, Planning and Development Department, 1947 Center Street, 2nd Floor, Berkeley, California and online at:

<https://aca.cityofberkeley.info/citizenaccess/Default.aspx> (Click on Zoning tab; enter permit number ZP2022-0135; select permit ZP2022-0135; click on the “Record Info” drop down menu; click on Attachments for a list of all application materials.)

In accordance with CEQA Guidelines Section 15082, this Notice of Preparation (NOP) was sent to the California State Clearinghouse, Alameda County Clerk, responsible agencies, trustee agencies, adjacent cities, and members of the public including individuals and organizations in order to solicit comments on the scope and content of the analysis in the EIR.

PROJECT TITLE: 2128 Oxford Street Mixed-Use Project

PROJECT LOCATION: The project site encompasses two individual parcels totaling 0.82 acres (35,573 square feet) at 2128-2130 Oxford Street (Assessor Parcel Number [APN] 057-203100101) and 2132-2154 Center Street (APN 057-203101500) in the City of Berkeley, Alameda County. As shown on Figure 1, the project site is located on the southwest corner of Center Street and Oxford Street and is bounded by Center Street to the north, Oxford Street to the east, and residential and commercial development to the west and south. Across Oxford Street to the east of the site is the University of California, Berkeley campus.

PROJECT APPLICANT: Core Berkeley Oxford LLC, 1643 N. Milwaukee Avenue, 5th Floor, Chicago, Illinois 60647.

PROPOSED PROJECT DESCRIPTION: The project site is on a hazardous materials

list compiled pursuant to Government Code Section 65962.5. The project would demolish two existing buildings, including the 2132-54 Center Street building, which contains 16 dwelling units that would be replaced in the new building. The 2132-54 Center Street building (identified on resource lists as 2142 Center) was found to be eligible for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local designation and is a contributor to the historic downtown Shattuck Avenue District. A new 26-story (288 feet), 485-unit, mixed-use building is proposed for construction, and would be subject to the State's Density Bonus law (Government Code 65915) and the City of Berkeley's Affordable Housing Mitigation Fee (Berkeley Municipal Code, Section 22.20.065).¹ Pursuant to State Density Bonus law: the base maximum allowable density for the project site would be 354 residential units; the project would include 43 below-market-rate units, including 6 extremely low-income units (ELI) and 37 very-low-income (VLI) units (6 ELI and 10 VLI would replace the 16 units to be demolished); the 43 below-market-rate units, or 12% of the base project, would qualify the project for a 38.75% density bonus, or 138 bonus units, of which the project would utilize 131 units, for a total of 485 units in the final project. The proposed project would also include approximately 13,500 square feet of retail and restaurant space and a below-ground basement level that would include a mail and package room along with mechanical and utility storage rooms. A 45-space parking garage with mechanical lifts would be located at grade with access from a driveway along Oxford Lane. An exterior amenity roof deck and a restaurant are also proposed.

STREAMLINED CEQA PROCESSING FOR INFILL PROJECTS: The project qualifies for streamlined review under CEQA Guidelines Section 15183.3. The purpose of Guidelines section 15183.3 is to allow lead agencies to limit the topics subject to CEQA review at the project level "where the effects of infill development have been addressed in a planning level decision or by uniformly applicable development policies." The primary planning level decision document is the adopted Downtown Area Plan, and the referenced environmental documentation is the 2012 Downtown Area Plan Final EIR (State Clearinghouse Number 2008102032).

PROBABLE ENVIRONMENTAL EFFECTS: Based on the analysis in the IEC, the topical areas that likely will be addressed in the EIR are: Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Public Services, and Tribal Cultural Resources.

WRITTEN COMMENTS: Responses to this NOP and any questions or comments should be directed in writing to:

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Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, CA 94704 or
Email: SGong@berkeleyca.gov.*

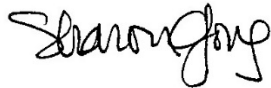
¹ The project vested City policies and standards in place at the time that the Senate Bill 330 Preliminary Application was complete, prior to the repeal of BMC Section 22.20.065.

Comments on the NOP must be received **on or before 5pm on Friday, September 1, 2023**. In addition, comments may be provided at the EIR Scoping Meeting (see details below). Comments should focus on the draft IEC analysis and the cope and content of the EIR.

EIR PUBLIC SCOPING MEETING: The City of Berkeley will conduct a public scoping session on **Wednesday, August 16, 2023**, to receive comments on the scope and contents of the EIR. The meeting will start at **6:00 PM** and will be held via video and teleconference.

To join from a PC, Mac, iPad, iPhone, or Android device: Use the link
<https://us06web.zoom.us/j/82294922673>

To join by phone: Dial +1 669 900 6833 US (San Jose) or +1 669 444 9171 US and enter Meeting ID 831 3895 9290.



Sharon Gong, Senior Planner

Date of Distribution: August 2, 2023

Figure 1 Project Site Location



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22-12758.EPS
Fig 2 Project Location