

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Alameda
Address: 1106 Madison Street
Oakland, CA 94607

From:

Public Agency: City of Berkeley
Address: 1947 Center Street, 2nd Floor
Berkeley, CA 94704
Contact: Sharon Gong
Phone: 510-981-7429

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2023080040

Project Title: 2128 Oxford Street Mixed-Use Project

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

Project Location (include county): 2128-2136 Oxford Street and 2132-2154 Center Street, Berkeley, Alameda County

Project Description:

The project would involve demolition of the existing on-site buildings and construction of a new 26-story mixed-use building. The project would include 456 units as currently proposed; however, because the project would be allowed up to 463 units under the Density Bonus, the analysis in the EIR conservatively assumes up to 463 residential units with 40 of the units at below market rate. The proposed project would also include approximately 14,400 square feet of retail and restaurant space. This EIR was prepared consistent with CEQA Guidelines Section 15183.3. 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 (SCH# 2008102032).

This is to advise that the City of Berkeley has approved the above (Lead Agency or Responsible Agency)

described project on 9/12/24 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

https://aca.cityofberkeley.info/CitizenAccess/Default.aspx (Go to Zoning tab; enter permit #ZP2022-0135; click on "Record Info" drop down menu; click on Attachments)

Signature (Public Agency): Sharon Gong Title: Senior Planner

Date: 10/2/24 Date Received for filing at OPR: