



Planning and Development  
Land Use Planning Division

**NOTICE OF INTENT TO ADOPT AN  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE 1652-1658 UNIVERSITY AVENUE  
MIXED-USE PROJECT**

Date: September 12, 2023  
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*, 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:** 1652-1658 University Avenue Mixed-Use Project

**Applicant:** Studio KDA, 1810 Sixth Street, Berkeley, California 94710

**Project Location:** The project site encompasses 0.17 acres (7,480 square feet [sf]) and one parcel, at 1652-1658 University Avenue (Alameda County Assessor's Parcel Number 56-200-402-000) in the City of Berkeley. The site is located on the southeast corner of University Avenue and Jefferson Avenue.

**PROPOSED PROJECT DESCRIPTION:** The proposed project would involve demolition of an existing two-story commercial building and a detached garage and construction of a 24,732 square-foot, five-story (59 feet 10 inches tall) mixed use building with 26 residential units, two live-work units, and 3,145 square feet of ground floor commercial space (inclusive of the live-work units). No parking would be constructed. The project applicant has proposed to include two Very Low-Income units, which makes the project eligible for requested waivers to zoning standards pursuant to the State Density Bonus Law. To accommodate the requested density bonus units, the applicant has requested waivers to the development standards for the C-U zoning district outlined in the Berkeley Municipal Code. Specifically, the height limit, useable open space requirements, and Floor Area Ratio. Construction activities would occur over an approximately 18-month period. Demolition is conservatively assumed to include removal of all soil up to approximately five feet in depth in case of the need for remediation of contaminated soils.

The project site is not on a list of sites as described by Government Code 65962.5, but it is a State Water Resources Control Board Cleanup Program Site.

**Public Review Period:** A 30-day public review period will begin on September 12, 2023. Written comments must be mailed, submitted in person or via email to the contact person below no later than 5:00 p.m. on **October 12, 2023**.

**Contact Person:** Allison Riemer, AICP, Associate Planner

**Address:** Land Use Planning Division, 1947 Center Street, 2nd Floor, Berkeley, CA 94704

**Telephone:** (510) 981-7433

**E-mail:** [ariemer@berkeleyca.gov](mailto:ariemer@berkeleyca.gov)

**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 the *Zoning* tab; enter permit number ZP2022-01110; select permit ZP2022-01110; 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 above.