



Planning and Development  
Land Use Planning Division

**NOTICE OF INTENT TO ADOPT AN  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE  
2820 SAN PABLO AVENUE AND 2817-2821 TENTH STREET MIXED-USE PROJECT**

**Date:** August 15, 2024  
**To:** Public Agencies, Organizations, and Interested Individuals  
**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 notice 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:** 2820 San Pablo Avenue and 2817-2821 Tenth Street Mixed-Use Project

**Project Applicant:** Studio KDA

**Project Location:** The project site is located in West Berkeley and is comprised of two adjacent parcels with frontages on both San Pablo Avenue and Tenth Street in Berkeley, California. The nearest cross streets are Grayson Street to the north and Heinz Avenue to the south. One parcel, located at 2820 San Pablo Avenue on the eastern portion of the project site, is 6,683 square feet (Assessor's Parcel Number 53-1661-11). The other parcel, located at 2817-2821 Tenth Street on the western portion of the project site, is 25,686 square-foot lot (Assessor's Parcel Number 53-1661-27-1). Collectively, the project site is approximately 32,369 square feet. Regional access to the site is available via San Pablo Avenue (State Route [SR] 123), Interstate 80/580, and Ashby Avenue (SR 13).

**Project Description:** The proposed project would demolish the existing building at 2821 Tenth Street. The building at 2817 Tenth Street would remain, with no interior or exterior modifications. The project site at 2820 San Pablo Avenue is vacant, no demolition would be required. Ground disturbing activity at 2820 San Pablo Avenue would include removal of the concrete cap and curb cut. The project would construct two connected, adjacent buildings at 2821 Tenth Street and 2820 San Pablo Avenue. The proposed building at 2821 Tenth Street would be a two-story mixed-use commercial office with light-industrial use, a ground floor parking garage and lobby, and a mezzanine above the second story. The proposed building at 2820 San Pablo Avenue would be a four-story mixed-use building with commercial offices on the first through third floors, a residential unit on the fourth floor, and a roof deck for use by the office and residential tenants. The two buildings would connect at the ground, second, and mezzanine/third floor levels. The project would include 23 automobile parking spaces (including one ADA Van parking space and four EV charging spaces), 14 bicycle parking spaces, and three loading spaces for use by tenants.

The project site is listed as containing two regulatory agency cleanup cases (closed San Francisco Bay RWQCB Cleanup Program Site case #01S0401 and closed San Francisco Bay RWQCB leaking underground storage tank case #01-0557); therefore, the project site is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5.



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**Public Review Period:** Written comments must be mailed, submitted in person or via email to the contact person below no later than 5:00 p.m. on September 20, 2024.

**Contact Person:** Allison Riemer

**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.

**Project CEQA Status:** An Initial Study-Mitigated Negative Declaration (IS/MND) has been prepared for this project pursuant to the provisions of CEQA. The Initial Study determined that the proposed project would have a less than significant impact with mitigation measures incorporated, and therefore a Mitigated Negative Declaration is proposed. The Draft IS/MND and related analysis are available on the City's website at: <https://aca.cityofberkeley.info/CitizenAccess/Default.aspx>. Click on Zoning tab; enter permit number ZP2022-0038; 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.