

City of Oakland  
Planning and Building Department  
Bureau of Planning  
250 Frank H. Ogawa Plaza, Suite 2114  
Oakland, CA 94612

ENDORSED  
FILED  
ALAMEDA COUNTY  
OCT 08 2024

MELISSA WILK, County Clerk  
By  Deputy

**NOTICE OF EXEMPTION**

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TO: Alameda County Clerk  
1106 Madison Street  
Oakland, CA 94612

**Project Title:** PLN22117/220 Alice Street Mixed Use Project

**Project Applicant:** Riaz Capital

**Project Location:** 200 Alice Street, 220 Alice Street, 236 2<sup>nd</sup> Street, and 239 3<sup>rd</sup> Street, Oakland, California; APNs 001-0157-001, 001-0157-004, 001-0157-005, and 001-0157-006

**Project Description:** The proposed project would result in the demolition of the existing commercial and office buildings on-site and would include the construction of a 5-story, approximately 86,141-square-foot mixed-use residential building up to 65 feet in height, as measured to the roof. The proposed project would include approximately 1,250 square feet of commercial space on the ground floor along 2<sup>nd</sup> Street, and 160 residential studio units, including 30 affordable housing units. The proposed project amenities would include a lobby/lounge, gym, and common outdoor yard.

**Exempt Status:**

**Statutory Exemptions**

- Ministerial {Sec.15268}
- Feasibility/Planning Study {Sec.15262}
- Emergency Project {Sec.15269}
- Other:

**Categorical Exemptions**

- Existing Facilities {Sec.15301}
- Replacement or Reconstruction {Sec.15302}
- Small Structures {Sec.15303}
- Accessory Facilities {Sec.15311}
- In-fill Development {Sec. 15332}**
- General Rule {Sec.15061(b)(3)}
- Projects Consistent with a Community Plan, General Plan, or Zoning {Sec. 15183}**

**Reasons why project is exempt:** The proposed project is consistent with the City of Oakland zoning regulations and General Plan and qualifies as infill development. Therefore, pursuant to CEQA Guidelines Sections 15183 and 15332, this project is Categorical Exempt from further CEQA analysis.

**Lead Agency:** City of Oakland, Planning and Building Department, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612

**Contact Person:** Jana Wismer

**Phone:** 341-203-1653



Signature (Robert Merkamp for Ed Manasse, Environmental Review Officer)

Date: October 7, 2024

Pursuant to Section 711.4(d)(1) of the Fish and Game Code, statutory and categorical exemptions are also exempt from Department of Fish and Game filing fees.