



PLANNING & DEVELOPMENT

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Notice of Exemption

TO: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
 County of Alameda County Clerk

FROM: City of Berkeley
Planning and Development Department
1947 Center Street, 2nd Floor
Berkeley, CA 9470

Project Title: 2300-2310 Ellsworth Street (ZP#2023-0024)

Project Location: 2300-2310 Ellsworth Street, City of Berkeley, County of Alameda

Project Description: A Density Bonus Project that would demolish two existing residential buildings that include 12 dwelling units (2306 and 2310 Ellsworth), merge two parcels into one (APNs 55-1886-2 and 55-1886-1), retain more than 50% of the exterior of the existing commercial building at 2300 Ellsworth, and construct a 72,824 square foot, seven-story (87.5 foot) multi-family housing development with 69 dwelling units, including five (5) Extremely Low-Income units, two (2) Very Low-Income units, two (2) Low-Income units, and one (1) Moderate-Income unit

Name of Public Agency Approving Project: City of Berkeley

Project Sponsor: Riaz Capital, Oakland CA 94601

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15332)
- Statutory Exemption ()
- Other:

Reasons why project is exempt: The project meets all of the requirements of the Infill Development Project exemption (Section 15332). The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations. The project occurs within the Berkeley City limits on a project site of no more than five acres and is surrounded by urban uses. The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species. The project will not result in any significant effects relating to traffic, noise, air quality or water quality. City Standard Conditions will address potential impacts related to traffic, noise, air quality, and water quality. The site can be adequately served by all required utilities and public services. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not affect any historical resource.

Lead Agency

Contact Person: Claudia Garcia, AICP, Principal Planner Area Code/Telephone/Extension: (510) 981.7412

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Claudia Garcia Date: October 16, 2024 Title: Principal Planner

- Signed by Lead Agency
- Signed by Applicant

