



Planning and Development Department  
Land Use Planning Division

**NOTICE OF INTENT TO ADOPT AN  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE 2942 COLLEGE AVENUE  
PROJECT**

Date: March 19, 2025  
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 (IS/MND)**

Pursuant to the *State of California Public Resources Code and the Guidelines for Implementation of the California Environmental Quality Act*, as most recently amended, 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:** 2942 College Avenue Project

**Project Sponsor:** Studio KDA, 1810 6th Street, Berkeley, CA 94710

**Project Location:** The approximately 0.15-acre (6,346 square-foot) project site (Assessor's Parcel Number [APN] 052-1568-009) is located in the City of Berkeley, Alameda County. The site is bounded by commercial uses and a City parking lot to the north, College Avenue to the east, commercial uses to the south, and residential uses to the west.

**Project Description:** The proposed project would include the demolition of all existing structures, the removal of the two existing trees on the project site, and the redevelopment of the project site with two new buildings, including a two-story mixed-use building (Building A) and a two-story residential building (Building B). The existing street tree on College Avenue would be protected in place. Building A would include 1,481 square feet of commercial space on the ground floor and 1,839 square feet of residential space on the upper floor consisting of two dwelling units. Building B would contain 2,968 square feet of residential space consisting of four dwelling units. Overall, the proposed project would develop the site with 1,481 square feet of commercial space designed for food service (i.e., café) and 4,807 square feet of residential space across six residential units. The proposed project would not include any natural gas infrastructure or usage.

Building A would be located on the eastern half of the project site, fronting College Avenue, and would maintain the existing uninterrupted neighborhood commercial street context of the surrounding area. Independent access to the two residential units at Building A would be provided along the north side of the project site and would be recessed from the street with an awning to provide cover and bring attention to the residential entry for the upper Building A units and the Building B units. Building B would be located on the western half of the project site. The two proposed buildings would be separated by an approximately 17-foot-wide common courtyard area that would include a covered bike storage area containing two short-term and four long-term residential bicycle storage spaces. In addition, an approximately 16-foot-wide rear yard setback would provide a private landscaped space dedicated to the residential tenants. Overall, the proposed project would include 1,459 square feet of usable and landscaped open space.

**Public Review Period:** A 30-day public review period will begin on March 19, 2025. Written comments must be mailed, submitted in person or via email to the contact person below no later than 5:00 p.m. April 18, 2025.

**CEQA Project Status:** An Initial Study 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 on the environment with the implementation of mitigation measures, and therefore a Mitigated Negative Declaration (MND) is proposed. The Draft IS/MND and all related analysis are available on the City's website by accessing the Zoning tab, entering the permit number "ZP2021-0072," and clicking on Attachments under the Record Info drop down menu:  
<https://aca.cityofberkeley.info/CitizenAccess/Default.aspx>.

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