



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: 2274 Shattuck Avenue (#ZP2023-0079)

Project Location: 2274 Shattuck Avenue, City of Berkeley, County of Alameda

Project Description: Use Permit #ZP2023-0079 for the demolition of the existing commercial building (preserving and renovating the front façade and lobby), and construct a 17-story (183 feet, plus 5-foot parapet), 214,032-square-foot, mixed-use residential building with 227 dwelling units (including 23 Very Low-Income Density Bonus qualifying units) and 865 square feet of commercial space.

Name of Public Agency Approving Project: City of Berkeley

Project Sponsor: 2274 Shattuck QOZB, LLC

Exempt Status: (Check one)

- | | |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268) | <input checked="" type="checkbox"/> Categorical Exemption (15332) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a)) | <input type="checkbox"/> Statutory Exemption () |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other: |

Reasons why project is exempt: The use permit and record of proceedings include substantial evidence supporting the findings that the project meets all 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 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, substantial evidence in the record supports the finding that none of the exceptions in CEQA Guidelines Section 15300.2 apply: (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, and (f) the project will not cause a substantial adverse impact on a historical resource.

Lead Agency

Contact Person: Sharon Gong, Principal Planner

Area Code/Telephone/Extension: (510) 981-7400

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: Sharon Gong Date: 4/23/25 Title: Sharon Gong, Principal Planner, City of Berkeley
XX Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____