

Number	City Comment	Category	Type	Sheet	Applicant Response Comments
1	Planning				
	The application materials indicate that the project may not be Categorically Exempt from CEQA for the following reasons: • The Hazardous Waste and Substances Statement indicates that 2220 Fourth is on the Cortese List. Pursuant to Section 15300.2(e) of the CEQA Guidelines, this project may not be categorically exempt from the provisions of CEQA. • The Historic Resource Evaluation for 703 Bancroft indicate that the building is eligible for designation as a City of Berkeley Landmark or Structure or Merit. Pursuant to Section 15300.2 (f), this project may not be categorically exempt from the provisions of CEQA. Therefore, an Initial Study (Section 15063 of the CEQA Guidelines) will be required to determine whether the project would have a significant effect on the environment. Pursuant to Section 15378 of the CEQA Guidelines, the proposed project must include the whole or an action which has a potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment. This Use Permit application is part of a phased development which includes a Use Permit request at 2213 Fourth (ZP2021-0043) for demolition of existing buildings and construction of a parking garage to serve uses in the overall project area of the phased development, one Initial Study covering the whole of the phased development will be conducted by the City. The Initial Study will assist the preparation of an EIR, if one is required, by focusing the EIR on the effects determined to be significant, identifying the effects determined not to be significant, and explaining the reasons for determining that potentially significant effects would not be significant. An RFP has been issued to the on-call consultant list, and the Cost Proposal (not-to-exceed time and materials contract) will be sent to you for review and acceptance. Full payment must be received prior to execution of the contract.	Planning	Advisory	N/A	Noted.
a					
b	The project involves demolition of five non-residential buildings at 747 Bancroft Way, 2220 Fourth Street, and 701, 705 and 705A Bancroft, which are all over 40 years in age. Pursuant to BMC Section 23C.08.050.C, the proposed demolitions will be referred to the LPC for review prior to the consideration of the Use Permit by the ZAB. The Historic Preservation staff will provide comments on the HRE's submitted with this application and next steps for review by the LPC.	Planning	Advisory	N/A	Noted.
c	The Preliminary Transportation Assessment dated June 1, 2021 and submitted on June 3, 2021 was reviewed by Transportation Department staff who accepted the methodology and results of the memorandum and authorized the consultant to proceed with the next steps outlined in the memorandum on June 22, 2021.	Planning	Advisory	N/A	Please see revised TIA included in the project resubmittal.
d	The Geotechnical Report dated April 13, 2021 and submitted on June 3, 2021 was reviewed by the City's consultant who determined that the potential for seismic hazards has satisfactorily fulfilled State investigation requirements in the mapped potential liquefaction hazard zone. The following conditions of approval will be included with this project:	Planning	Advisory	N/A	Noted.
d1	Geotechnical Plan Review - The applicant's geotechnical consultant should review and approve all geotechnical aspects of the final project building and grading plans (i.e., site preparation and grading including, site surface and subsurface drainage improvements, and design parameters for foundations and associated improvements) to ensure that their recommendations have been properly incorporated. The results of the plan review should be summarized by the geotechnical consultant in a letter and submitted to the City Engineer for review and approval prior to issuance of building permits.	Planning	Advisory	N/A	Noted.
d2	Geotechnical Construction Inspections - The geotechnical consultant should inspect, test (as needed), and approve all geotechnical aspects of the project construction. The inspections should include, but not necessarily be limited to: site preparation and grading, site surface and subsurface drainage improvements, and excavations for foundations and slabs-on-grade prior to the placement of steel and concrete. The results of these inspections and the as-built conditions of the project should be described by the geotechnical consultant in a letter and submitted to the City Engineer for review prior to final (granting of occupancy) project approval.	Planning	Advisory	N/A	Noted.
2	Department Comments				
2a	This application may be routed to other city departments for comments. These comments will be forwarded to you when they are received. Please respond to all department comments, and include revisions and response with your next submittal to Planning. Further revisions to the application may be required based upon your response to these items.	Other	Advisory	N/A	Noted.
	Revised submittal items should be submitted in electronic form (uploaded to the project folder on Box.com). Should you have questions regarding this letter or your application, please feel free to contact me.				
	City Comments Letter File Location https://drive.google.com/drive/u/0/folders/1B4i42Wf6mGq5tY2cwcxH6H4qwt7CdEA				