

Planning and Development Department  
Land Use Planning Division

## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE 2136-2154 SAN PABLO AVENUE MIXED-USE PROJECT

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The City of Berkeley has prepared a Draft Environmental Impact Report (EIR) for the 2136-2154 San Pablo Avenue Mixed-Use Project (“the project”), as described below, and is requesting comments on the Draft EIR. The Draft EIR addresses the potential physical and environmental effects of the project as they relate to cultural resources, and hydrology and water quality. Copies of the Draft EIR are on file at the City’s offices and at the following webpage:

<https://aca.cityofberkeley.info/CitizenAccess/Default.aspx>. Click on Zoning tab; enter the Use Permit number #ZP2021-0046; select the permit; click on the “Record Info” drop down menu; click on Attachments for a list of all application materials.

The City of Berkeley is the Lead Agency for the proposed project. This notice is being sent to the California State Clearinghouse, Alameda County Clerk, and other interested agencies, parties and individuals who have indicated they would like to review the EIR.

### **PROJECT TITLE: 2136-2154 San Pablo Avenue Mixed-Use Project**

**PROJECT LOCATION:** The project site is located at 2136-2154 San Pablo Avenue between the northwest and southwest neighborhoods in the city of Berkeley. The rectangular parcel (Assessor’s Parcel Number [APN] 056-1977-011-01) encompasses 23,301 square feet (0.53 acres) and is located on the west side of San Pablo Avenue, mid-block between Addison Street to the north and Allston Way to the south. The site is bounded by a multi-story senior residential care facility to the north, San Pablo Avenue to the east, a commercial liquor store to the south, and George Florence Park to the west. Figure 1 shows the project site’s location and selected nearby land uses.

**PROJECT APPLICANT:** San Pablo Investors Two LLC, 200 Spectrum Center Drive, Suite 1450, Irvine, CA 92618

**EXISTING CONDITIONS:** The 0.53-acre project site is privately owned. The rectangular parcel, oriented north-to-south, is fully developed with an approximately 9,000-square-foot, single-story main building, which is set back from the south (side) and west (rear) lot lines. Additional on-site structures include a vehicle parking lot and a temporary storage tent. The building was designated a City of Berkeley Landmark in 2020 for its architectural merit.

Landscaping includes three mature street trees along San Pablo Avenue. Vehicles access the property from San Pablo Avenue via a curb cut at the southeast corner of the property. A metal gate spans the width of the driveway.

**PROJECT DESCRIPTION:** The project would demolish the existing 9,000-square-foot, one-story building on the project site and construct a six-story, mixed-use building. The proposed building has the following characteristics:

- Six stories (69 feet 6 inches) in height;
- A total of 123 dwelling units and three live/work units (including six loft-style units) and three live-work units;
- A total of 82,824 square feet of gross floor area (including a density bonus);
- A parking garage with 50 vehicle parking spaces;
- A secure, ground-floor bicycle storage room with long-term parking for 64 bicycles and short-term parking for eight bicycles; and
- A total of 6,319 square feet of open space.

The three live-work units and six loft-style dwelling units would be at the ground floor, with the live-work units fronting on San Pablo Avenue and the loft-style units facing the back of the lot and George Florence Park to the west. Each of the live-work units would have a mezzanine for exclusively residential space. The ground floor would also include a community room, lounge, mail room, trash room, parking garage, and bicycle storage room. Floors two through five would be comprised of 117 dwelling units, consisting of 36 studios, 76 one-bedroom units, and five two-bedroom units. The building's massing would step down from six stories at the front facing San Pablo Avenue to four stories at the rear towards the west. West-facing rooftop gardens would be accessed via the fourth and sixth floors. The project also features a common open space area at the podium level (level 2) facing west, toward the rear of the property. Automobile access to and from the parking garage would be provided via a driveway at the northeast corner of the building on San Pablo Avenue.

Pursuant to State Density Bonus law, the inclusion of 10 very-low-income (VLI) units entitles a project to a density bonus of 32.5%, or 31 units (added to the 95-unit base project, for a final project of 126 units), waivers to building height and floor-to-area ratio development standards, and a concession to reduce the vehicle parking requirement.

**POTENTIAL ENVIRONMENTAL EFFECTS:** The EIR is a focused EIR that addresses historic resources and archaeological resources under the broader topic of Cultural Resources, and Hydrology and Water. All other topics were considered in the Initial Study circulated with the NOP and all other effects were found to be less than significant. As discussed in the Initial Study, for Hydrology and Water Quality, the mitigation measures would reduce the impact to a less-than-significant level. For Cultural Resources, the impact related to demolition of the structure, which is considered a historic resource, would remain significant and unavoidable for the project, as well as under cumulative conditions. The Cultural Resource impact related to archaeological resources would be less-than-significant with the mitigations identified in the Revised Initial Study.

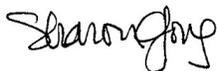
**PUBLIC REVIEW TIMELINE:** The public review and comment period for the EIR begins October 20, 2023 and ends December 4, 2023 (a 45-day public review period). Comments may be submitted by mail or email **by 5:00 PM on December 4, 2023**. Please include the name of the contact person and contact information for your agency, and direct your comments to:

**Mail:** Sharon Gong, Senior Planner  
City of Berkeley, Planning and Development Department  
Land Use Planning Division, 1947 Center Street, 2<sup>nd</sup> Floor  
Berkeley, CA 94704

**Email:** [SGong@berkeleyca.gov](mailto:SGong@berkeleyca.gov)

**REQUESTED APPROVALS:** The proposed project is subject to approvals by the City of Berkeley's Zoning Adjustments Board. The project would require the following discretionary entitlements from the City of Berkeley:

- **Use Permit** under BMC Section 23.326.070.A to demolish a non-residential building or structure;
- **Use Permit** under BMC Section 23.204.140.B.2(a) to construct a mixed-use development over 20,000 square feet;
- **Use Permit** under BMC Section 23.204.020(A) for the construction of dwelling units in the C-W zone;
- **Use Permit** under BMC Section 23.204.030(B) to construct new gross floor area of 5,000 square feet or more;
- **Administrative Use Permit** under BMC Section 23.304.050(A) to construct architectural elements that exceed the District's height limit and represent no more than 15 percent of the average floor area of the building's floors;
- **Administrative Use Permit** under BMC Section 23.312.030(C)(3)(a) to establish live-work units;
- **Use Permit** under BMC Section 23.312.040(A)(3) to allow customer visits to live/work units;
- **Design Review** under BMC Section 23.406.070.B.1.(a);
- **Building permit** and other related on-site and off-site work permits; and
- The project will likely require an Operation & Maintenance agreement for permanent best management practices (BMPs) to meet requirements of Provision C3 of the Mitigation Monitoring and Reporting Program (MMRP).



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Sharon Gong, Senior Planner

Date of Distribution: October 20, 2023

Attachment: Figure 1: Project Location

Figure 1: Project Location



Figure 1  
Project Location  
2136-2154 San Pablo Avenue