



Planning and Development Department
Land Use Planning Division

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED 2128 OXFORD STREET MIXED-USE PROJECT

The City of Berkeley has prepared a Draft Environmental Impact Report (EIR) for the 2128 Oxford Street Mixed-Use Project (“the project”) and is requesting comments on the Draft EIR. The Draft EIR addresses the potential physical environmental effects of the project for each of the environmental topics outlined in the California Environmental Quality Act (CEQA).

Copies of the Draft EIR are on file at the City’s offices located online at: <https://aca.cityofberkeley.info/CitizenAccess/Default.aspx>. Click on Zoning tab; enter permit number #ZP2022-0135; click on the “Record Info” drop down menu; click on Attachments for a list of all application materials.

This notice is being sent to the California State Clearinghouse, Alameda County Clerk, adjacent cities, and other interested parties and individuals who have indicated they would like to review the Draft EIR.

PROJECT TITLE: 2128 Oxford Street Mixed-Use Project

PROJECT APPLICANT: Core Berkeley Oxford LLC, 1643 N. Milwaukee Avenue, 5th Floor, Chicago, Illinois 60647

PROJECT LOCATION: The project site encompasses two parcels totaling 0.82 acres (35,522 square feet) at 2128-2136 Oxford Street and 2132-2154 Center Street in the City of Berkeley, Alameda County. The project site has two parcels but three Assessor Parcel Numbers: 057-2031-001-01 (2128-2136 Oxford Street), 057-2031-013 (2132-2154 Center Street), and 057-2031-014 (2142 Center Street). The project site is located on the southwest corner of Center Street and Oxford Street. The project site is on a hazardous materials list compiled pursuant to Government Code Section 65962.5.

PROPOSED PROJECT DESCRIPTION and BACKGROUND: The project would involve demolition of the existing on-site buildings (including the 2142 Center Street building which was found individually eligible for local designation and is a contributor to the California Register of Historical Resources-eligible Shattuck Avenue Commercial Corridor Historic District) and construction of a new 26-story (approximately 285-foot, 297 feet to parapet) mixed-use building. The project would include 456 units as currently proposed; however, because the project would be allowed up to 463 units under the Density Bonus, the analysis in this EIR conservatively assumes up to 463 residential units with 40 of the units at below market rate located on floors 2 through 25, including six extremely low-income units and 34 very-low-income units. The proposed

project would also include approximately 15,000 square feet of retail and restaurant space. Approximately 10,500 square feet of retail and restaurant space would be on the ground floor and 4,500 square feet of restaurant space would be located on the roof.

The proposed project would also include a below-ground basement level which would include mail and package rooms, an office, and mechanical and utility storage rooms and equipment. A 36-space parking garage would be located at-grade, with access from a driveway on Oxford Lane and would include mechanical lifts in a pit that extends into the basement. There would also be an exterior amenity roof deck on level 25 and a restaurant on level 26. The exterior design of the new building would be modern, with rectangular forms, and would include a combination of cementitious panels, storefront systems, and metal panels.

More information about the proposed project can be found on the City's website: <https://aca.cityofberkeley.info/CitizenAccess/Default.aspx>. Click on Zoning tab; enter permit number #ZP2022-0135; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials.

STREAMLINED CEQA PROCESSING FOR INFILL PROJECTS: The project qualifies for streamlined review under CEQA Guidelines Section 15183.3. The purpose of Guidelines section 15183.3 is to allow lead agencies to limit the topics subject to CEQA review at the project level "where the effects of infill development have been addressed in a planning level decision or by uniformly applicable development policies." The primary planning level decision document is the adopted Downtown Area Plan, and the referenced environmental documentation is the 2012 Downtown Area Plan Final EIR (State Clearinghouse Number 2008102032).

ENVIRONMENTAL EFFECTS: The issue areas of Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Recreation, Transportation, Utilities and Service Systems, and Wildfire are studied in the Infill Environmental Checklist (IEC) included in Appendix B of the EIR. The IEC found that the proposed would have no physical environmental impacts related to Aesthetics, Agriculture and Forestry Resources, and Mineral Resources. Impacts related to Biological Resources, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Population and Housing, Recreation, Transportation, and Wildfire were found to be less than significant. Impacts related to Air Quality, and Utilities and Service Systems, were found to be significant but mitigable to less than significant with inclusion of Downtown Area Plan EIR mitigation measures. Impacts related to Noise (specifically construction noise) were found to be significant and unavoidable even with implementation of mitigation, consistent with the findings of the Downtown Area Plan EIR.

The Draft EIR analyzes the issue areas of Cultural Resources, Geology and Soils, Hazards, and Hazardous Materials, Public Services, and Tribal Cultural Resources. Impacts related to Public Services were found to be less than significant. Impacts related to Geology and Soils, Hazards and Hazardous Materials, and Tribal Cultural Resources were found to be significant but mitigable to less than significant with inclusion project-specific mitigation measures. Impacts related to Cultural Resources

(specifically historical resources) were found to be significant and unavoidable even with implementation of project-specific mitigation. Further, because the proposed project would include demolition and alteration of historic structures, the project's contribution to a cumulative historical resources impact would be cumulatively considerable for future projects. Therefore, cumulative historical resources impacts would be significant, and the project's contribution would be cumulatively considerable.

PUBLIC COMMENT PERIOD: The Draft EIR will be available for public comment for a 45-day review period as specified by CEQA Guidelines Section 15105. The purpose of this comment period is to allow the public and reviewing agencies an opportunity to consider the content of the Draft EIR and the potential environmental impacts that may result from project implementation.

Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the Draft EIR will be considered by the City during preparation of the Final EIR. The Final EIR will include copies of comments and the City's responses to comments pertaining to the environmental analysis provided in the Draft EIR.

The public comment period for the Draft EIR will begin on May 3, 2024 and end on **June 18, 2024** (a 45-day public review period). Comments may be submitted by mail or email by 5:00 p.m. on **June 18, 2024**. Please include the name of the contact person and contact information for your agency, and direct your comments to:

Mail: Sharon Gong, Senior Planner, Land Use Planning Division, 1947 Center Street, 2nd Floor, Berkeley, CA 94704

Email: SGong@berkeleyca.gov

PUBLIC HEARING: The City of Berkeley Zoning Adjustments Board is anticipated to take public comments and consider the Draft EIR at their regularly scheduled meeting on **Thursday, May 30, 2024**. The meeting will start at **7:00 PM** and be held via video and teleconference as well as in person. Interested parties should check the Zoning Adjustments Board website for information on how to join the meeting and to confirm the meeting date, time, location and agenda: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>



Sharon Gong, Senior Planner
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