



Planning and Development Department
Current Planning Division

**NOTICE OF AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
1900 Fourth Street Project
AND
NOTICE OF PUBLIC HEARINGS
State Clearinghouse #2016022038**

Notice is hereby given that the City of Berkeley has completed a Draft Environmental Impact Report (Draft EIR), pursuant to the California Environmental Quality Act (CEQA), for the proposed 1900 Fourth Street Project in West Berkeley.

PUBLIC HEARINGS: The **Landmarks Preservation Commission** (LPC) is scheduled to receive public comments on the Draft EIR on **December 1, 2016 at 7:00 p.m.** at the **North Berkeley Senior Center, 1901 Hearst Avenue**, Berkeley, CA.

The **Zoning Adjustments Board** (ZAB) is scheduled to receive public comments on the Draft EIR on **December 8, 2016 at 7:00 p.m.** at the **Council Chambers, 2134 Martin Luther King, Jr. Way, 2nd Floor**, Berkeley, CA.

PUBLIC REVIEW TIMELINE: The public review and comment period for the Draft EIR begins November 16, 2016 and **ends January 5, 2017**. The City must receive all written comments regarding the adequacy of the Draft EIR within this time period. Written comments may be submitted in person, by mail or by e-mail. The mailing address is 1947 Center Street, 2nd Floor, Berkeley, CA 94704.

DOCUMENT AVAILABILITY: Copies of the Draft EIR are available for review Monday through Friday, between the hours of 8:30 a.m. and 4:00 p.m. at the City of Berkeley Planning and Development Department, 1947 Center Street, 2nd Floor, Berkeley, California or online at http://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/1900_Fourth.aspx. Copies are also available at the Office of the City Clerk, 2180 Milvia Street and the Berkeley Main Public Library Reference Desk, 2090 Kittredge Street.

PROJECT LOCATION: The approximately 2.21-acre rectangular Project site is located at 1900 Fourth Street in West Berkeley, within the Fourth Street shopping area. The site is bounded by Hearst Avenue to the north, Fourth Street to the east, University Avenue to the south, and the Union Pacific Railroad (UPRR) corridor to the east. The site is adjacent to the Berkeley Amtrak station and approximately two blocks east of Aquatic Park.

EXISTING CONDITIONS: The generally level Project site is currently developed with a 900 square-foot, one-story commercial building and an approximately 350-space surface parking lot that is open to the public for a fee. The existing building is currently vacant. The site is surrounded by chain link and metal fencing and wooden bollards. Approximately 27 trees are located around the site perimeter. The Project site is also part of a group of several properties designated by the City of Berkeley's Landmarks Preservation Commission as a Landmark site (City Landmark #227, West Berkeley Shellmound).

PROJECT DESCRIPTION: The proposed Project would result in redevelopment of the site with a mix of residential and commercial uses within two separate buildings totaling 191,362 gross square feet, as well as associated parking and circulation, open space, landscaping, and utility improvements. The proposed Project would include development of 155 residential units and 30,000 square feet of retail and restaurant space, as well as 372 parking spaces within a parking garage. Building heights along Fourth Street would be lower and stepback from the street frontage, while the five-story building components would be concentrated at the interior of the site and along the UPRR corridor and University Avenue/Fourth Street frontages. Maximum proposed building heights are 71 feet to the top of the parapet at its greatest extent, which is the measurement required and defined by the Zoning Ordinance (Section 23F.04.010, "Height of Building, Maximum"). Mechanical features, elevator, and stair overruns would extend up to 10 feet above the roof line; the roofline would generally be 60 feet above grade. A total of approximately 13,032 square feet of open space would be provided at the ground level, second-story, and rooftop.

Discretionary actions/approvals by the City that would be necessary for this Project include a Structural Alteration Permit, Demolition Permit, various Use Permits. In addition, the Project applicant is requesting a waiver/modification of the four-story and 50-foot height limit development standards under the State Density Bonus Law (Government Code Section 65915(e)).

ENVIRONMENTAL EFFECTS: The Initial Study (included as Appendix B to the Draft EIR) identified no impacts or less-than-significant impacts to the following environmental issues: Aesthetics; Agricultural and Forestry Resources; Biological Resources; Cultural (Historic) Resources; Geology and Soils; Greenhouse Gas Emissions; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Population and Housing; Public Services; Recreation; and Utilities and Service Systems.

The Initial Study identified potentially significant impacts to Cultural (Paleontological) Resources and Hazards and Hazardous Materials; however, these were mitigated to a less-than-significant level with mitigation measures recommended in the Initial Study.

The Draft EIR evaluates the following environmental issues in detail:

- Cultural (Archaeological) Resources
- Traffic and Circulation
- Air Quality
- Noise and Vibration

Impacts to Cultural (Archaeological) Resources, Air Quality, and Noise and Vibration would be mitigated to a less-than-significant level. Impacts to Traffic and Circulation under near-term conditions would be less-than significant; impacts to Traffic and Circulation under cumulative (year 2040) conditions would be significant and unavoidable.

ALTERNATIVES: The CEQA Guidelines require analysis of a reasonable range of alternatives to the Project, or to the location of the Project, which would feasibly attain most of the Project's basic objectives and avoid, or substantially lessen, any of the significant effects of the Project. The range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. The Draft EIR analyzes the following three alternatives: 1) No Project alternative; 2) Reduced Commercial Use alternative; and 3) Reduced Building alternative. The Reduced Building alternative is identified as the environmentally superior alternative.

QUESTIONS: If you have any questions about this Project, contact Shannon Allen, AICP at ShAllen@cityofberkeley.info or (510) 981-7430.