NOTICE OF PREPARATION (NOP) OF A
DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING SESSION
FOR THE 2201 DWIGHT WAY PROJECT

The City of Berkeley is preparing a Draft Environmental Impact Report (EIR) for the project identified below. An Initial Study has been prepared and is available at the City of Berkeley Planning and Development Department, Land Use Planning Division, 2120 Milvia Street, Berkeley, California or online at:

http://www.ci.berkeley.ca.us/Planning_and_Development/Land_Use_Division/Environmental_Impact_Analysis.aspx

The EIR will address the potential physical and environmental effects for the topics of visual resources, historical resources, and hazards and hazardous materials pursuant to the requirements of the California Environmental Quality Act (CEQA). The City of Berkeley staff invites you to comment on the proposed scope of the Draft EIR.

The City of Berkeley is the Lead Agency for the project and is the public agency with the greatest responsibility for either approving the project or carrying it out. This notice is being sent to Responsible Agencies and other interested parties. Responsible Agencies are those public agencies, besides the City of Berkeley, that also have a role in approving or carrying out the project. Responsible Agencies will need to use the EIR that is prepared when considering approvals related to the project. When the Draft EIR is published, it will be sent to all Responsible Agencies and to others who respond to this Notice of Preparation (NOP) or who otherwise indicate that they would like to receive a copy.

Please send any response you may have within 30 days from the date you receive this notice and before November 16, 2012. Response to this NOP and any additional questions or comments should be directed in writing to: Aaron Sage, Senior Planner, City of Berkeley, Planning and Development Department, Land Use Planning Division, 2120 Milvia Street, Berkeley, California 94704; (510) 981-7425 (phone); (510) 981-7420 (fax); asage@cityofberkeley.info (e-mail). Comments on the NOP must be received at the above mailing or email address on or before November 16, 2012. In addition, comments may be provided at the EIR Scoping Meeting. Comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR’s purpose to provide useful and accurate information about such factors.

EIR PUBLIC SCOPING HEARING
The City of Berkeley will conduct a public scoping session on
Monday, November 5, 2012, 6:00 p.m.
2118 Milvia Street, Berkeley, First Floor Conference Room
PROJECT TITLE: 2201 Dwight Way Project

PROJECT LOCATION: The approximately 0.62-acre rectangular project site is situated at the northeast corner of the intersection of Dwight Way and Fulton Street, at 2201 Dwight Way in the Southside area of the City of Berkeley. The site is located approximately four blocks south of the University of California, Berkeley campus and about six blocks southeast of the Downtown Berkeley BART station. Figure 1 depicts the site’s regional and local context.

The General Plan designation for the site is High Density Residential and the site is zoned Residential Southside District (R-S). The Assessor’s Parcel Number (APN) is 055-1889-014.

EXISTING CONDITIONS: The generally level project site is currently developed with a 20,500-square-foot commercial office building and a 25-stall surface parking lot. The building is one story with a mezzanine and is 20 feet tall. The existing structure was constructed in the late 1940’s and, in 1983, the building was converted from an automobile showroom and service center to its present use as office space. The building is currently fully occupied by 2201 Dwight Way, LLC, Dogwood Leasing, and Odin Wave. A masonry retaining wall is located along the northern property line and a portion of the eastern property line, where its maximum height reaches about 6 feet. Approximately 400 square feet of landscaping is included on the site and there are five street trees that border the site on Dwight Way and Fulton Street.

PROJECT SPONSOR: 2201 Dwight Way, LLC/Randall Miller

PROJECT DESCRIPTION: The proposed project would involve demolition of the existing building and surface parking lot and construction of 81 student-oriented rental apartment units (73 market-rate units and 8 very-low income units) in a five-story building (a maximum of 50 feet tall) over a sub-surface parking garage. The building would be divided into 18 distinct volumes intended to resemble separate buildings. A common area of approximately 1,500 square feet would be located on the ground floor. Total gross building area including the subterranean garage would be about 101,070 square feet. The proposed project would also provide approximately 8,714 square feet of common open space on-site.

Access to the garage would be via a one-way driveway ramp at the site’s southeast corner at Dwight Way and egress would be via a one-way driveway ramp at the site’s northwest corner at Fulton Street. The garage would include 49 vehicle stalls (two of which would be ADA-compliant spaces), 4 motorcycle/moped stalls, and 27 bicycle stalls. An additional 28 bicycle stalls would be provided at ground level for a total of 55 on-site bicycle stalls.

The proposed project site plan is depicted in Figure 2 and Figure 3 shows proposed building elevations on the east and south.

REQUESTED APPROVALS: Per the Berkeley Municipal Code and State Density Bonus Law, it is anticipated that the proposed project would require the following discretionary approvals:

Berkeley Municipal Code (BMC):

- Use Permit for establishment of multi-family dwelling units in the R-S District (BMC Section 23D.48.030);
- Use Permit for demolition of the existing commercial building (BMC Section 23C.08.050.A)
Notice of Preparation for 2201 Dwight Way  

October 18, 2012

- Administrative Use Permit for installation of elevator mechanical equipment reaching 54 feet in height and protruding beyond the height of the roofline (BMC Section 23D.04.020.C)

- Encroachment Permit to allow window shades to project into public right-of-way (BMC Chapter 16.18)

**Waivers/Modifications Under State Density Bonus Law (Govt. Code Section 65915(e)):**

- Increase in maximum building height from three stories (35 feet) to four stories (45 feet) (BMC Section 23D.48.070.C.2);

- Reduction of front setback requirement from 10 feet to 0 feet (BMC Section 23D.48.070.E);

- Reduction of street side setback requirement from 6, 8, or 10 feet (depending on story) to 0 feet (not otherwise allowed under BMC); and

- Reduction of rear yard setback requirement from 10 or 17 feet (depending on story) to 10 feet (not otherwise allowed under BMC).

In addition to the various permits and waivers requested above, the applicant is the following incentives/concessions pursuant to Density Bonus Law:

1) Allow two dwelling units that would otherwise be located on the ground floor of the base project to be located on the fifth floor, thereby expanding the building envelope by approximately 1,500 square feet. The purpose of this concession is to allow the 1,500-square-foot indoor common area on the first floor of the building without reducing the number of dwelling units in the project.

2) Allow a reduction in vehicle parking requirements from 70 spaces to 49 spaces, primarily to avoid the need for additional excavation and construction of a second below-grade garage level.

**PROBABLE ENVIRONMENTAL EFFECTS:** City staff has completed an Initial Study for the proposed project and has made an initial determination that the significant effects of the proposed project would be limited to visual resources, historical resources, and hazards and hazardous materials. All other issue topics are examined in the Initial Study and potential impacts would be reduced to a less-than-significant level with implementation of the recommended mitigation measures.

The Draft EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.

Aaron Sage, AICP Senior Planner

Date of Distribution: October 18, 2012

Attachments:  
Figure 1: Project Vicinity and Regional Location Map  
Figure 2: Proposed Site Plan  
Figure 3: Proposed Building Elevations
SOURCES: GOOGLE MAPS; LSA ASSOCIATES, INC., 2012.

FIGURE 1

2201 Dwight Way Project NOP
Project Vicinity and Regional Location