



## Notice of Intent to Adopt an Initial Study and Mitigated Negative Declaration

**Date:** September 4, 2018

**To:** Public Agencies, Organizations and Interested Parties

**From:** City of Berkeley, Land Use Planning Division

**Subject:** Notice of Intent to Adopt an Initial Study-Mitigated Negative Declaration

Pursuant to the *State of California Public Resources Code* and the *Guidelines for Implementation of the California Environmental Quality Act*, as most recently amended, this is to advise that the City of Berkeley has prepared an Initial Study to evaluate the environmental effects of the project identified below:

**Project Title:** 1050 Parker Street Medical Office and Off-Site Parking Lot Project, Use Permit #ZP2018-0116 and Modification of Use Permit #ZP2016-0170

**Project Location:** The proposed medical office site is bound by Parker Street on the north, San Pablo Avenue on the east, commercial properties on the south, and Tenth Street on the west. The medical office site comprises 1.6 acres on the following parcels: 1050 Parker Street, assessor's parcel number (APN) 54-1763-1-3; 2621 Tenth Street, APN 54-1763-10; 2612 San Pablo Avenue, APN 54-1763-3-3.

The proposed parking lot, approximately 500 feet southwest of the medical office site, is bound by Carleton Street to the north, Pardee Street to the south, Ninth Street to the west, and Tenth Street to the east. The parking lot site would comprise of 1-acre out of the following 1.6-acre parcel: APN is 54-1745-18-4.

**Project Description:** The medical office building project (Modification of Use Permit #ZP2016-0170) would combine three parcels into one 68,331 square-foot parcel to allow the construction of a 60,670 square-foot, three-story building. The general configuration of the building would be an "L" shape, with each floor staggered in arrangement such that the second floor would contain a green roof along San Pablo Avenue. The project would also include a 750-square-foot café/retail space located along San Pablo Avenue. Building entryways for pedestrians would be located on the ground floor along San Pablo Avenue and Parker Street. Vehicular access would be provided on Parker Street and Tenth Street. On-site parking would be located under the building and on a surrounding surface lot. On-site parking accommodations would include a total of 115 automobile parking and 46 bicycle parking spaces.

The project would include nearly 10,000 square feet of landscaped area on the ground level, including 2,150 square feet of public open space comprising two small public plazas with seating and landscaping. A 650-square-foot plaza would be located at the corner of Parker and Tenth Street and a 1,200-square-foot plaza would be located along San Pablo Avenue, adjacent to the proposed café/retail space. Approximately 4,600 square feet of private open space would be provided on a second floor terrace accessed from the third floor. Two mechanical penthouses and an elevator penthouse would be constructed on the roof of the proposed building. The two mechanical penthouses would be 14 feet above the roof level, and the elevator penthouse would be 16 feet above the roof level.



# PLANNING & DEVELOPMENT

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Use Permit ZP2018-0116 would allow for the construction of a new 43,847 square-foot surface parking lot on a 68,000 square-foot parcel located on an adjacent City block bounded by Carleton, Tenth, and Ninth streets. The construction of the surface parking lot would require the demolition of seven occupied structures that include warehouses, light industrial structures, auto repair and service buildings, and storage structures, plus associated outbuildings. The remainder of the Pardee Block parking lot site includes approximately 24,000 square feet of commercial buildings. These buildings, located along the southern portion of the site, would remain intact and operational. Pardee Block parking accommodations would include a total of 123 automobile parking and 18 bicycle parking spaces. The off-site parking lot would primarily provide employee parking to serve the project building as solely medical office use. The parking lot would include 88 parking spaces for use by the medical office staff and 35 parking spaces for use by the businesses that are to remain at the Pardee Block.

Based upon the conclusions set forth in the Initial Study, the City of Berkeley proposes to adopt a Mitigated Negative Declaration.

**Applicant:** 2600 Tenth Street LLC, 1120 Nye Street Ste. 400, San Rafael, California 94901

**Public Review Period:** A 30-day public review period will begin on **September 4, 2018**. Written comments must be mailed, submitted in person or via email to the contact person below no later than 5:00 p.m. **October 4, 2018**.

**CEQA Project Status:** An Initial Study-Mitigated Negative Declaration (IS-MND) has been prepared for this project pursuant to the provisions of CEQA. The IS-MND determined that the proposed project could have potentially significant effects on hydrology and water quality, land use, noise, and transportation and traffic unless mitigation is implemented. The Draft IS\_MND and all related analysis are available on the City's website at:  
[https://www.cityofberkeley.info/Planning\\_and\\_Development/Land\\_Use\\_Division/Current\\_Zoning\\_Applications\\_log.aspx](https://www.cityofberkeley.info/Planning_and_Development/Land_Use_Division/Current_Zoning_Applications_log.aspx)

**Public Hearing:** The Zoning Adjustments Board (ZAB) will consider the proposed project and recommendation to adopt the IS-MND at a public hearing to be scheduled at a **to be determined** date. Separate, additional notices will be sent for the ZAB public hearing. The public meeting and hearing will be held at the Maudelle Shirek Building, 2134 Martin Luther King, Jr. Way, second floor Council Chambers.

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