LAND USE PLANNING

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

Date:	December 19, 2025
To:	State Clearinghouse, Responsible Agencies, Trustee Agencies, Organizations and Interested Persons
Lead Agency:	City of Berkeley Land Use Planning Division 1947 Center Street, 2nd Floor Berkeley, California 94704
Project Title:	2036 Bancroft Way Project
Project Location:	The approximately 1-acre project site is located at 2030 – 2036 Bancroft Way and 2300 Shattuck Avenue, in Berkeley (Assessor's Parcel Numbers [APNs] 55-1894-16 and 55-1894-17-4). The project site is bounded by Bancroft Way to the north, Shattuck Avenue to the east, residential uses and Durant Avenue to the south, and residential uses to the west.
Project Applicant:	2322 Shattuck Avenue, LLC & Bancroft Way Properties, LLC

Purpose of Notice:

The City of Berkeley (City), as the lead agency, pursuant to the State of California Environmental Quality Act (CEQA), Section 15183.3, Streamlining for Infill Projects, is preparing a Draft Infill Environmental Impact Report (EIR) for the proposed 2036 Bancroft Way Project, located in the City of Berkeley, CA. Refer to Figure 1.

In accordance with the provisions of the CEQA Guidelines, California Code of Regulations (CCR) Section 15082(a), this Notice of Preparation (NOP) provides responsible and trustee agencies, nearby property owners, and other interested parties with a description of the proposed project and information on its potential environmental effects. The City also invites input and/or comments from public agencies and the general public as to the scope and content of the environmental information that will be studied in connection with this project.

An Infill Environmental Checklist, which evaluates the environmental issue as outlined in Appendix N of the CEQA Guidelines, has been prepared for the proposed project and is included for public review along with this notice. The Infill Environmental Checklist, project plans, and other information are available at the Zoning Counter at City of Berkeley Permit Service Center, Planning and Development Department, 1947 Center Street, 2nd Floor, Berkeley, California and online at: https://aca.cityofberkeley.info/citizenaccess/Default.aspx (Click on Zoning tab; enter permit number ZP2024-0079; select permit ZP2022-0135; click on the "Record Info" drop down menu; click on Attachments for a list of all application materials).

Project Description and Location:

The project site is currently developed with: (1) a three-story, six unit residential building at 2030 Bancroft Way (Broad Apartments); (2) a two-story, two unit residential building at 2032 Bancroft Way (Broad House) (collectively APN 55-1894-16 and referred to as the 2030-2032 Bancroft Way parcel); (3)

a four-story commercial office with ground floor retail building at 2300 Shattuck Avenue (Corder Building); and (4) the three-story annex at 2036 Bancroft Way (Office Annex) (collectively APN 55-1894-17-4 and referred to as the 2300 Shattuck Avenue parcel). The Corder Building and Office Annex are connected through a skybridge. The Broad Apartments, Broad House and the Corder Building are designated as City of Berkeley Landmarks. The Corder Building is also listed on the National Register of Historic Places (NRHR) and the Office Annex is considered a contributing feature to the historic Corder Building.

The buildings on the project site contain a total of 8 dwelling units (6,680 square feet of residential use) and 118,605 square feet of commercial use, for a total of 125,285 gross square feet of building area. Vegetation on the project site includes two mature trees within the project site and street trees located along Shattuck Avenue.

Existing General Plan and Zoning

The project site is within the boundaries of the Downtown Area Plan (DAP), is designated Downtown (DT) and High Density Residential (HDR) in the General Plan and is within the Commercial-Downtown Mixed-Use (C-DMU) Corridor and Buffer zoning districts. The 2300 Shattuck Avenue parcel that fronts Shattuck Avenue is zoned as C-DMU Corridor, and the 2030-2032 Bancroft Way parcels on Bancroft Way are zoned as C-DMU Buffer.

Proposed Project

The proposed project would result in demolition of the Broad Apartments and Broad House and the alteration to the Corder Building to remove the Office Annex and skybridge connection. The proposed project would then construct a new 8-story building with 87 for-rent dwelling units. At completion, the project site would include a total of 79 net new residential units and 98,865 square feet of retained commercial use (a reduction of 19,740 square feet), as shown in Figure 2. To facilitate the proposed project, the proposed project includes a lot line adjustment between the two subject parcels such that APN 55-1894-17-4 would only contain the Corder Building, and APN 55-1894-16 would only include the proposed new building.

The existing Corder Building would be retained with alterations in the northwest corner where the skybridge would be removed and the resulting opening in the exterior wall of the Corder Building would be infilled. Associated improvements include landscaping, circulation and parking, infrastructure upgrades, utility connections, and tenant amenities. The proposed project would provide a total of 2,368 square feet of usable open space and landscaping species would prioritize low water use and/or drought tolerance and friendliness to pollinators and would be California natives. The proposed building would be all electric and would include solar photovoltaic (PV) panels installed as an awning above the eighth-floor rooftop open space and the roof to comply with California Energy Code requirements for energy efficiency.

The proposed project was submitted pursuant to Senate Bill 330 (SB 330) and subject to the modifications and protections of State Density Bonus Law and the Housing Accountability Act. The proposed project includes six affordable dwelling units to satisfy replacement requirements and achieve a density bonus.

Environmental Impact Report

The lead agency determined that a Draft Infill EIR would be prepared pursuant to CEQA Guidelines Section 15183.3, Streamlining for Infill Projects, projects consistent with a General Plan or Zoning. The Draft Infill EIR will evaluate the potential environmental impacts of the proposed project, after having first established the environmental setting, or baseline, for the environmental analysis. The significance of potential impacts, cumulative impacts, and appropriate mitigation measures associated with the proposed project would be thoroughly discussed in the Draft Infill EIR. Based on preliminary results of the Infill Environmental Checklist, the following potentially significant environmental issue topics will be analyzed in more detail in the Draft Infill EIR: Cultural Resources and Tribal Resources

Written Comments

The City requests written comments that focus on the scope and content of the environmental

information of the EIR for the 2036 Bancroft Way Project. All comments on environmental issues received during the public comment period will be considered when preparing the EIR.

This NOP will be circulated for a 45-day review period, which will extend from December 19, 2025, to February 2, 2026. Responses to this NOP must be received by 5:00 p.m. on February 2, 2026. Please send your written or electronic responses, with appropriate contact information, to the following:

Singeh Saliki, Senior Planner
City of Berkeley
Land Use Planning Division
1947 Center Street, 2nd Floor
Berkeley, California 94704
Email: ssaliki@berkeleyca.gov

For electronic responses, please include the project name in the subject line: 2036 Bancroft Way.

EIR Public Scoping Meeting

The CEQA process encourages comments and questions from the public throughout the planning process. Pursuant to Section 15083 of the State CEQA Guidelines, a Public Scoping Meeting will be held to solicit public comments on the scope and content of the EIR. A public scoping meeting for this project will be held virtually on **Wednesday, January 6, 2025, at 6 pm**.

To join from a PC, Mac, iPad, iPhone, or Android device, use the link**:**
https://us06web.zoom.us/j/86287342666

To join by phone, dial: +1 669 444 9171 US or +1 669 900 6833 US (San Jose) and enter Meeting ID: 862 8734 2666

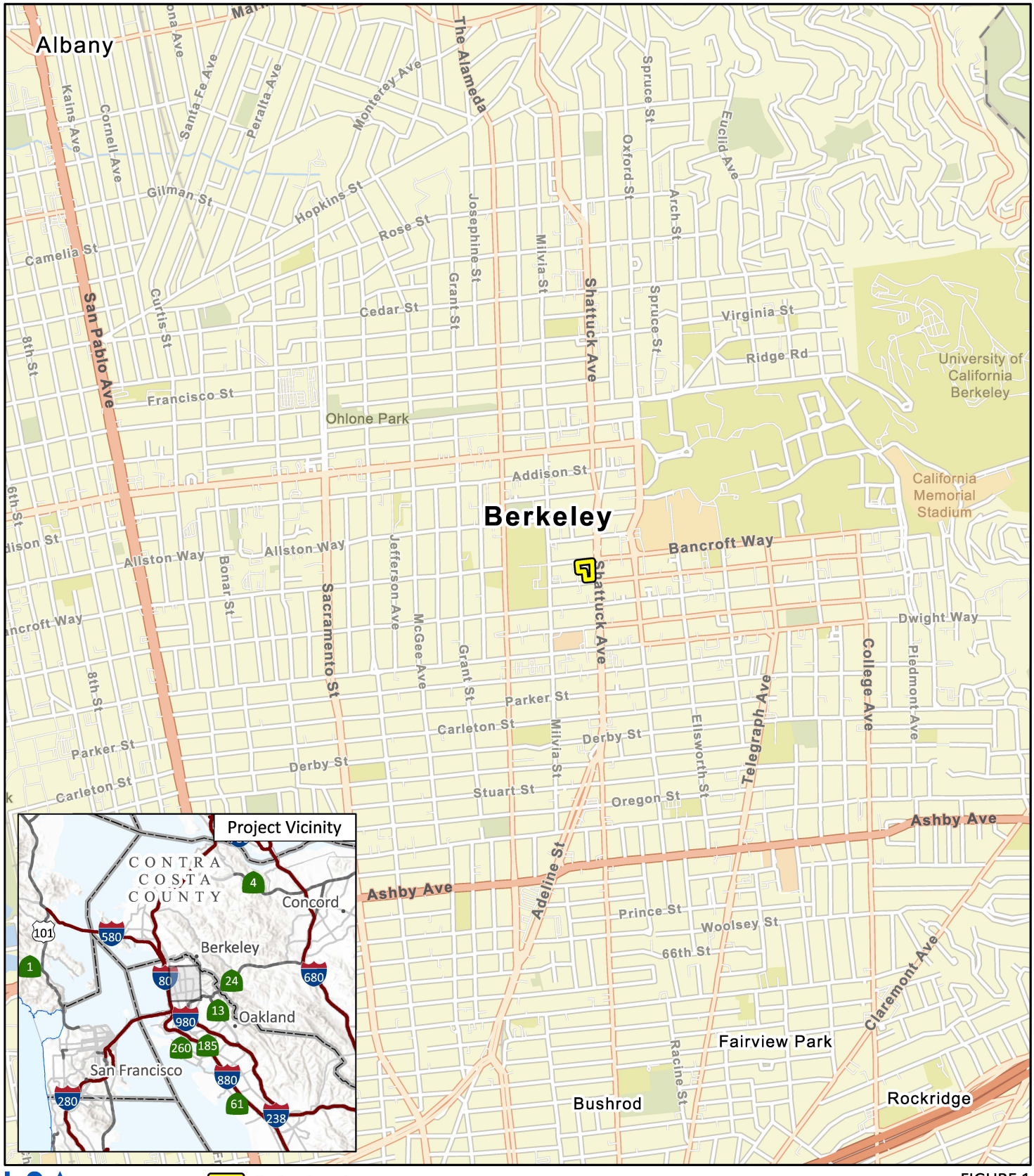


FIGURE 1

N

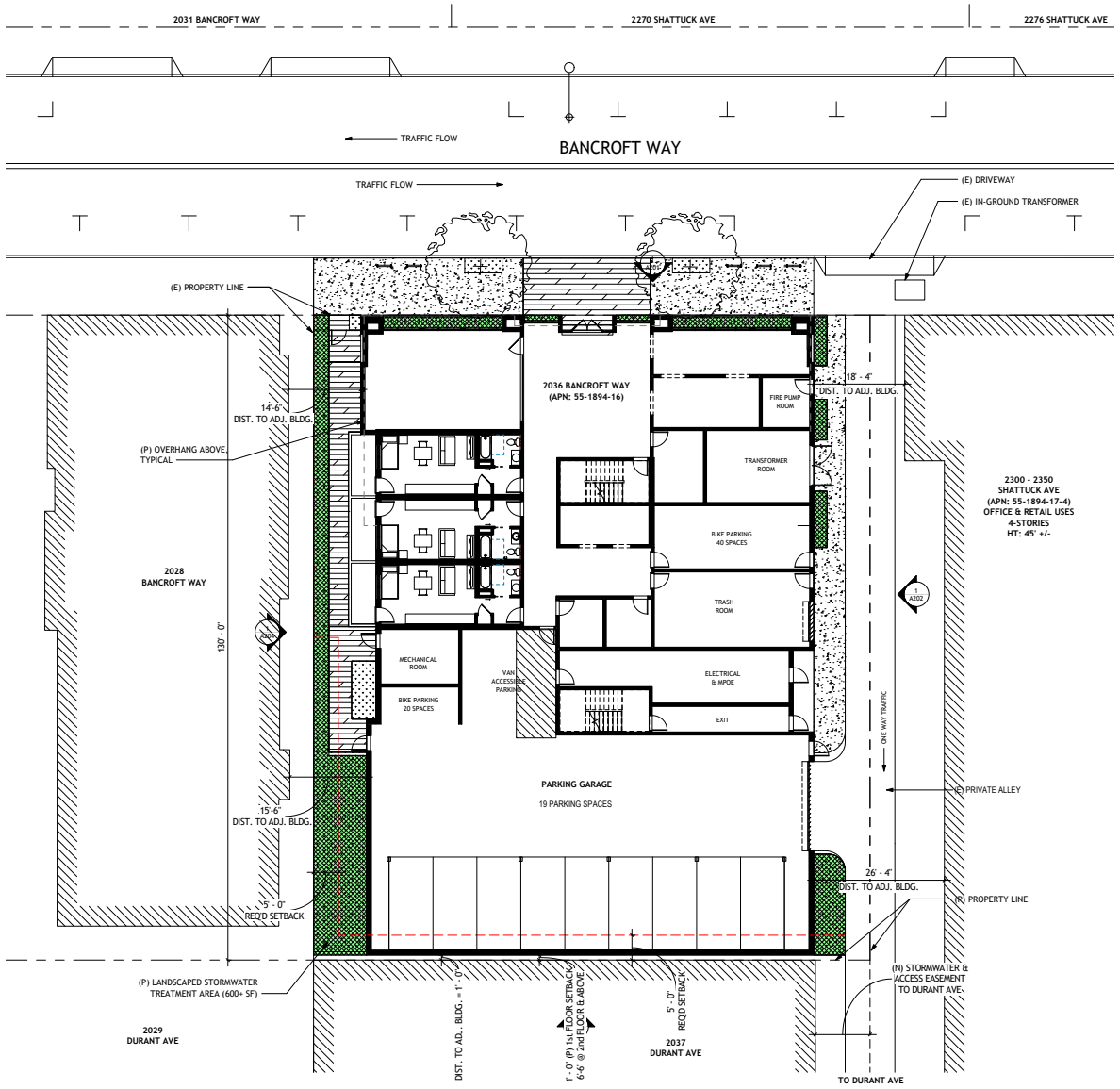
0 1000 2000
FEET

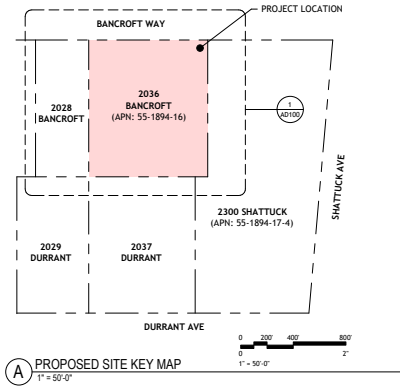
SOURCE: Esri World Street Map (2025).

I:\2024\20242091\GIS\Pro\2036 Bancroft Way\2036 Bancroft Way.aprx (6/24/2025)

2036 Bancroft Way Project NOP

Regional Location and Project Vicinity





A PROPOSED SITE KEY MAP
1" = 50'-0"

PROPOSED SITE PLAN NOTES:
1. A LOT LINE ADJUSTMENT FOR PARCELS (APN: 55-1894-16) & (APN: 55-1894-17-4) WILL BE SUBMITTED FOR APPROVAL

NOTE: The Corder Building will be retained.

FIGURE 2

LSA

N

0 15 30
FEET

SOURCE: Studio KDA

I:\2024\20242091\G\Proposed_Site_Plan.ai (6/23/2025)

2036 Bancroft Way Project

Overall Proposed Site Plan