



# LAND USE PLANNING

## NOTICE OF AVAILABILITY OF A DRAFT INFILL ENVIRONMENTAL IMPACT REPORT

**Date:** June 18, 2026  
**Project Title:** 2036 Bancroft Way Project  
**Lead Agency:** City of Berkeley  
**Public Review Period:** June 23, 2026 – August 7, 2026

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, has released for public review a Draft Infill Environmental Impact Report (EIR) for the 2036 Bancroft Way Project.

### **Project Description and Location**

The approximately 1-acre project site consists of two parcels (Assessor's Parcel Numbers [APNs] 55-1894-16 and 55-1894-17-4) located at 2030–2036 Bancroft Way and 2300 Shattuck Avenue, in Berkeley. Refer to Figure 1.

The project site is currently developed with: (1) a three-story residential building at 2030 Bancroft Way containing six dwelling units (Broad Apartments); (2) a two-story residential building at 2032 Bancroft Way containing two dwelling units (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 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), connected through a skybridge to the Corder Building. The buildings on the 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.

The proposed project would result in demolition of the existing Broad Apartments and Broad House and the alteration of the Corder Building to remove the Office Annex and skybridge connection. The proposed project would then construct a new eight-story, approximately 80,343-square-foot residential building consisting of 70,929 square feet of residential space and 87 for-rent dwelling units. The building would be 85 feet tall, excluding rooftop appurtenances, and would reach a maximum height of 97 feet including all mechanical features. Dwellings would consist of 21 studios, 8 one-bedroom, 13 two-bedroom, and 35 three-bedroom units across eight levels. In addition, the proposed project would include residential amenities concentrated at the ground level including the lobby, a gym, laundry facilities, bicycle parking, and a mail/package room. Refer to Figure 2.

The proposed project is submitted pursuant to Senate Bill (SB) 330 and is subject to the modifications and protections of State Density Bonus Law and the Housing Accountability Act. The proposed project includes eight affordable dwelling units (including three extremely low-, two very low-, two low-, and one moderate-income housing unit) to satisfy State replacement requirements and achieve a density bonus. This proposed affordability entitles the proposed project to a 20 percent density bonus for a total of 87 units.

The project site is not included on any list of hazardous materials release sites compiled pursuant to

Government Code Section 65962.5 (commonly referred to as the “Cortese List”).

### **Environmental Effects**

The following types of impacts that could result from implementation of the proposed project are discussed in the Draft Infill EIR: (1) significant irreversible changes; (2) effects found not to be significant with implementation of standard conditions, regulatory compliance measures or mitigation measures; and (3) significant unavoidable effects.

An Infill Environmental Checklist that evaluates the environmental issue as outlined in Appendix N of the CEQA Guidelines was also prepared for the proposed project and was released for public review along with the Notice of Preparation (NOP) on December 19, 2025. As provided in the Infill Environmental Checklist, the following environmental issue topics were found not to be significant: aesthetics, agricultural resources, air quality, biological resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, public services, recreation, transportation, utilities and service systems, and wildfire.

The Draft Infill EIR determined that impacts on tribal cultural resources would be reduced to less than significant with implementation of mitigation; however, impacts on cultural (historical) resources were determined to be significant and unavoidable.

### **Environmental Review and Comment Period**

The City is interested in input and/or comments from the general public and public agencies on the evaluation of environmental impacts that may result from adoption and implementation of the project. The 45-day review period begins on June 23, 2026, and ends August 7, 2026. Comments on the Draft Infill EIR in response to this Notice of Availability must be received by 5:00 p.m. on August 7, 2026. Please send your written or electronic responses, with appropriate contact information, to the following:

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Berkeley, CA 94704  
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For electronic responses, please include the project name “2036 Bancroft Way Project” in the subject line.

The City will hold one (1) public meeting during the public review period to accept comments from the general public, organizations, and agencies. The meeting will be held virtually on **Tuesday, July 28, 2026, at 6 pm.**

To join from a PC, Mac, iPad, iPhone, or Android device, use the link:

<https://cityofberkeley-info.zoomgov.com/j/1659905105>

To join by phone, dial: +1 669 254 5252 or +1 669 216 1590 and enter Meeting ID: 165 990 5105