



# PLANNING & DEVELOPMENT

1947 Center St., 2<sup>nd</sup> Floor • Berkeley, CA 94704 • (510) 981-7400 • TDD: (510) 981-7474 • [planning@berkeleyca.gov](mailto:planning@berkeleyca.gov)

## Notice of Exemption

TO:  Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044  
 County of Alameda County Clerk

FROM: City of Berkeley  
Planning and Development Department  
1947 Center Street, 2<sup>nd</sup> Floor  
Berkeley, CA 9470

**Project Title:** 2449 Dwight Way – ZP2022-0021

**Project Location:** 2449 Dwight Way, City of Berkeley, County of Alameda

**Project Description:** A Density Bonus Project that would partially demolish (maintaining more than 50% of the exterior of the façade) an existing 4-story mixed use building at 2449 Dwight Way, and construct a 50,435 square foot, 8-story (82' 10" plus a 5-foot 2-inch parapet) mixed-used building with 3,703 square feet of commercial floor area and 63 dwelling units (including 3 Very-Low Income units), utilizing State Density Bonus. The project site is located on a 10,300 square foot lot (0.24 acres).

**Name of Public Agency Approving Project:** City of Berkeley

**Project Sponsor:** Studio KDA, 1810 Sixth Street, Berkeley, CA 94710

**Exempt Status: (Check one)**

- |   |   |
|---|---|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268)              | <input checked="" type="checkbox"/> Categorical Exemption (15332) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a))    | <input type="checkbox"/> Statutory Exemption ( )                  |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other:                                   |

**Reasons why project is exempt:** The project meets all of the requirements of the Infill Development Project exemption (Section 15332). The project is consistent with the applicable General Plan designation and policies, and with the applicable zoning designation and regulations. The project occurs within the Berkeley City limits on a project site of no more than five acres and is surrounded by urban uses. The parcels within the project site have previously been developed and have no value as habitat for endangered, rare or threatened species. The project will not result in any significant effects relating to traffic, noise, air quality or water quality. City Standard Conditions will address potential impacts related to traffic, noise, air quality, and water quality. The site can be adequately served by all required utilities and public services. Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project will not cause a substantial adverse change in the significance of a historical resource.

**Lead Agency**

Contact Person: Sharon Gong, Principal Planner Area Code/Telephone/Extension: (510) 981.7010

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature:  Date: March 16, 2026 Title: Lisa Gordon, Contract Planner for City of Berkeley

Signed by Lead Agency  Signed by Applicant