



State of California - Department of Fish and Wildlife

**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

StartOver

Save

AC RECEIPT #: 3954971

RECEIPT NUMBER:

01 — 03/27/2026 — 093

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF BERKELEY, LAND USE PLANNING DIVISION	LEAD AGENCY EMAIL	DATE 03/27/2026
COUNTY/STATE AGENCY OF FILING ALAMEDA		DOCUMENT NUMBER 26 - 093
PROJECT TITLE 2029 UNIVERSITY AVENUE (ZP2024-0182)		

PROJECT APPLICANT NAME NILU KARIMZADEGAN	PROJECT APPLICANT EMAIL	PHONE NUMBER (510) 981-7430
PROJECT APPLICANT ADDRESS 1947 CENTER STREET, 2ND FLOOR	CITY BERKELEY	STATE CA
		ZIP CODE 94704

PROJECT-APPLICANT (Check appropriate box)

- Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

CHECK APPLICABLE FEES:

- |   |            |    |      |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,227.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$3,043.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | 0.00 |

- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- |   |          |    |       |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | 50.00 |
| <input type="checkbox"/> Other  |          | \$ |       |

PAYMENT METHOD:

- Cash    
  Credit    
  Check    
  Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

CBACA

AGENCY OF FILING PRINTED NAME AND TITLE

CBACA, DEPUTY CLERK

# \*ENVIRONMENTAL DECLARATION

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

## LEAD AGENCY NAME AND ADDRESS

City of Berkeley, Land Use Planning Division  
1947 Center Street, 2nd Floor  
Berkeley, CA 94704

FOR COUNTY CLERK USE ONLY

**ENDORSED  
FILED  
ALAMEDA COUNTY**

MAR 27 2026

MELISSA WILK, County Clerk  
By     CW     Deputy

FILE NO: 26-093

## CLASSIFICATION OF ENVIRONMENTAL DOCUMENT: (PLEASE MARK ONLY ONE CLASSIFICATION)

### 1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION

- A - STATUTORILY OR CATEGORICALLY EXEMPT  
\$ 50.00 - COUNTY CLERK HANDLING FEE

### 2. NOTICE OF DETERMINATION (NOD)

- A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)  
\$ 3,043.75 - STATE FILING FEE  
\$ 50.00 - COUNTY CLERK HANDLING FEE

- B - ENVIRONMENTAL IMPACT REPORT (EIR)

\$ 4,227.50 - STATE FILING FEE  
\$ 50.00 - COUNTY CLERK HANDLING FEE

### 3. OTHER: \_\_\_\_\_

\*\*\*A COPY OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH COPY OF AN ENVIRONMENTAL DECLARATION BEING FILED WITH THE ALAMEDA COUNTY CLERK.\*\*\*

#### BY MAIL FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND TWO (2) SELF-ADDRESSED ENVELOPES.

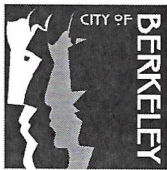
#### IN PERSON FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND ONE (1) SELF-ADDRESSED ENVELOPES.

**ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.**

FEES ARE EFFECTIVE JANUARY 1, 2026

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK



# 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:** 2029 University Avenue (ZP2024-0182)

**Project Location:** 2029 University Avenue, City of Berkeley, County of Alameda

**Project Description:** Use Permit #ZP2024-0182 to demolish an existing two-story commercial building and a ten-car garage structure on a 12,385-square-foot lot and to construct a 23-story (256-foot-tall plus a 5-foot parapet) approximately 191,922-square-foot residential building, containing 160 dwelling units including 12 Very Low-Income (VLI), and 12 Moderate Income (MI) units. The proposed project provides 29 off-street parking spaces, 167 Long-term and 10 Short-Term bike parking spaces.

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

**Project Sponsor:** Rhoades Planning Group, 2140 Shattuck Avenue, Suite 705 Berkeley, CA 94704

**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);                        | <input type="checkbox"/> Statutory Exemption ( )                  |
| <input type="checkbox"/> 15269(a)) 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 affect any historical resource.

Lead Agency

Contact Person: Nilu Karimzadegan, Senior Planner Area Code/Telephone/Extension: (510) 981.7430

**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

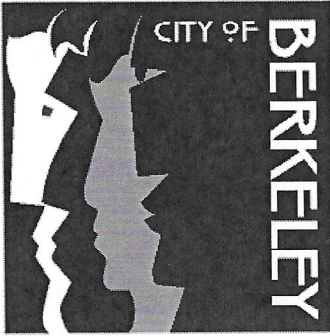
Signature:  Date: 03/25/26  
X Signed by Lead Agency  Signed by Applicant

ENDORSED  
FILED  
ALAMEDA COUNTY

~~MAR 27 2026~~

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code

Date Received for filing at CPR  
By MELISSA WILK, County Clerk  
 Deputy



Z O N I N G  
A D J U S T M E N T S  
B O A R D  
NOTICE OF DECISION

DATE OF BOARD DECISION: November 13, 2025  
DATE NOTICE MAILED: November 17, 2025  
APPEAL PERIOD EXPIRATION<sup>1</sup>: December 1, 2025  
DATE OF APPEAL: December 1, 2025  
CITY COUNCIL APPEAL HEARING: February 23, 2026  
EFFECTIVE DATE OF PERMIT: March 25, 2026

## 2029 University Avenue (Student-Oriented)

Use Permit #ZP2024-0182 to demolish an existing two-story commercial building and a ten-car garage structure on a 12,385-square-foot lot and to construct a 23-story (256-feet-tall plus a 5-foot parapet) approximately 191,922-square-foot residential building containing 160 dwelling units including 12 Very Low-Income (VLI), and 12 Moderate Income (MI) units for a 100% density bonus. The proposed project provides 29 off-street parking spaces, 167 Long-term and 10 Short-Term bike parking spaces.

The Zoning Adjustments Board of the City of Berkeley, upon conducting a public hearing, **APPROVED** the following permits:

1. **Demolition.** BMC Section 23.326.070(A) “**Demolitions of Non-Residential Buildings**” to demolish a non-residential building (UPPH)\*
2. **New Construction.** BMC Section 23.204.020 (A) “**Allowed Land Uses**” to construct a new multi-family building (UPPH).
3. **New Floor Area.** BMC Section 23.204.030(A)(1) “**Floor Area Permit Requirements**” to create any residential addition within the within the C-DMU (UPPH).
4. **Height.** BMC Section 23.204.130(E)(1)(a) “**Height Limits**” to increase the maximum building height limit to 75’ (plus 5’ parapet, by right) (UPPH).
5. **Setbacks.** BMC Section 23.204.130(E)(3)(b) “**Modifications to Standards**” to modify front, side, and rear setback requirements (UPPH).

<sup>1</sup> Pursuant to BMC Section 23.410.050(C), the City Council Certifications, the City Council may take an action to review ZAB’s decision on a Use Permit or Variance. This action is called certification and has the same effect as an appeal. Any member of the City Council may initiate the certification process of a ZAB decision during the 14-day appeal period after the notice of the ZAB’s decision is issued. However, the Council’s deadline to certify a project is suspended or tolled when the Council is on recess. Therefore, in all cases where the 14-day appeal period is scheduled to end during a Council recess, the certification deadline is extended to and through the day before the next regularly scheduled City Council meeting following any recess. *Extension of the certification deadline has no effect on the appeal deadline.*

6. **Projections Above Height Limits.** BMC Section 23. 304.050 “Allowed Projections Above Height Limit “to allow for Projections Above Height Limit (AUP)

**Waivers:**

1. **Usable Open Space.** Waiver of BMC Section 23.204.140(E)(4) for providing 2,055 square feet of Usable Open Space, where 19,200 square feet is required.
2. **Landscaped Usable Open Space.** Waiver of BMC Section 23.304.90 for Usable Open Space landscaped area to be 27 (0.0014%) square feet where 7,680 square feet (40%) is required.
3. **Height.** Waiver of BMC Section 23.204130(E)(1)(a) to exceed building height limits—to be 256 feet, plus a 5-foot parapet while 75 feet (plus 5-foot parapet by right) is the allowable height with a Use Permit.
4. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce the front side setback requirement to 0 feet, where 15 feet is the minimum, between 76 to 120 feet in height.
5. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce the interior side setback requirement on the Floors 3 to 22 to 10 feet, where 15 feet is the minimum, between 76 to 120 feet over 65 feet from lot frontage.
6. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce the rear setback requirement to 6.5 feet on the Floor 3-22, where 15 feet is the minimum, between 76 to 120 feet in height.
7. **Setbacks.** Waiver of BMC Section 23.204.130(E) to reduce the rear setback requirement to 6.5 feet on the Floor 3-22, where 15 feet is the minimum, over 120 feet in height.
8. **Building’s width.** Waiver of BMC Section 23.204.130(E)(3)(d) for the building’s width over 120 feet of height, to be 139 feet, 6 inches at the widest point (on the diagonal in plan review) where maximum width allowed is 120 feet.
9. **Projections Above Height Limits.** Waiver of BMC Section 23. 304.050 “Allowed Projections Above Height Limit “to allow for Projections Above Height Limit (AUP)

**Concessions:**

1. **Concession.** Exemption from the “Apprenticeship Requirements” in establishing Healthcare and Apprenticeship Standards for Private Development, as required by BMC Section 13.107.040
2. **Concession.** Exemption from the “Health Care Expenditures” in establishing Healthcare and Apprenticeship Standards for Private Development, as required by BMC Section 13.107.050
3. **Concession.** Exemption from the “Bird Safe Building” requirement as required by BMC 23.304.150

**ZONING:** C-DMU Outer Core (Downtown Mixed-Use District)

**APPLICANT:** Laconia Development, c/o Rhoades Planning Group, 2140 Shattuck Avenue, Suite 705, Berkeley CA 94704

**PROPERTY OWNER:** Kokab S. Talai, 2189 9<sup>th</sup> Avenue, San Francisco, CA 94116

**ENVIRONMENTAL REVIEW STATUS:** Categorically exempt pursuant to Section 15332 (“Infill Development Projects”) of the CEQA Guidelines.

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**FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE**