PLANNING & DEVELOPMENT
1947 Center St., 2nd Floor • Berkeley, CA 94704 • (510) 981-7400 • TDD: (510) 981-7474 • 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, 2nd Floor Berkeley, CA 94704

Project Title: 701 University Avenue

Project Location: 701 University Avenue, City of Berkeley, County of Alameda

Project Description: Use Permit #ZP2026-0060 to demolish a single story, 1,600 square foot commercial building on a 99,410 square foot parking lot located above the Landmarked West Berkeley Shellmound.

Name of Public Agency Approving Project: City of Berkeley

Project Sponsor: Shah Noor Broomand

Exempt Status: ***(Check one)***

ENDORSED
FILED
ALAMEDA COUNTY

OCT 29 2026

MELISSA WILK, County Clerk
By _____ Deputy

☐ Ministerial *(Sec. 21080(b)(1); 15268)*
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)) Emergency Project (*Sec. 21080(b)(4); 15269 (b)(c)*)
☒ Categorical Exemption (15301 & 15332)
☐ Statutory Exemption ( )
☐ Other:

Reasons why project is exempt: The project involves the demolition of an existing non-residential building on a parking lot, which falls within the scope of CEQA Guidelines Section 15301 ("Existing Facilities") because the project would demolish an existing parking lot and an existing non-residential building and 15332 "(In-Fill Development") Projects. because: a)The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. b)The project site is within city limits on a project site of fewer than five acres that is substantially surrounded by urban uses. c)The project site has no value as habitat for endangered, rare or threatened species. d)Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. he site can be adequately served by all required utilities and public services. The historical resource is limited to the subsurface remnants of the West Berkeley Shellmound, and not the asphalt or structures proposed to be removed. Staff identified that the CEQA exemption is appropriate because the removal of the parking lot and building will not disturb or alter historical resources and, in fact, will enhance them by allowing for improved detection of subsurface features. The above ground parking lot is not a landmarked 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? X Yes ☐ No

Signature: _____ Date: 10/29/26 Title: Senior Planner

X Signed by Lead Agency ☐ Signed by Applicant

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

Date Received for filing at OPR:

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