



Office of the City Manager

ACTION CALENDAR

April 13, 2021

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Jordan Klein, Interim Director, Planning & Development Department

Subject: University of California, Berkeley Long Range Development Plan Update and Housing Projects #1 and #2 Draft Environmental Impact Report

RECOMMENDATION

Review the California Environmental Quality Act (CEQA) process, and take comments on the Draft Environmental Impact Report (EIR) on the Long Range Development Plan Update (LRDP) and Housing Projects #1 and #2.

FISCAL IMPACTS OF RECOMMENDATION

None.

CURRENT SITUATION AND ITS EFFECTS

On February 23, 2021, UC Berkeley published its Draft LRDP. On March 8, 2021, it published the associated Draft EIR on the LRDP and Housing Projects #1 and #2. The LRDP is available on-line (<https://lrpd.berkeley.edu/>), as is the Draft EIR (<https://lrpd.berkeley.edu/environmental-review>). Two hard copies of the documents are also available for check-out at the City of Berkeley Public Library.

UC Berkeley is soliciting written comments on the Draft 2021 LRDP and Draft EIR during a 45-day public comment period, which ends on April 21, 2021 at 5:00 p.m. Written comments via e-mail and regular mail can be provided no later than April 21, 2021. City staff have asked UC Berkeley to extend the deadline for public comment on multiple occasions but UC Berkeley has indicated that they cannot accommodate this request.

Mail comments to:

UC Berkeley, Physical & Environmental Planning  
 Attention: 2021 LRDP and Housing Projects #1 and #2 Draft EIR  
 300 A&E Building  
 Berkeley, CA 94720-1382

Email comments to:

[planning@berkeley.edu](mailto:planning@berkeley.edu)

Include “Draft EIR Comments: 2021 LRDP and Housing Projects #1 and #2” in the subject line.

In addition, UC Berkeley held an online public hearing to receive public comments on the Draft EIR, on March 29, 2021.

Written comments will be responded to in the Final EIR. UC Berkeley plans to submit the updated LRDP and EIR to the UC Regents for approval in 2021.

The Draft EIR Notice of Availability (Attachment 2) includes the following Project Description:

The proposed 2021 LRDP would replace UC Berkeley’s existing LRDP and guide land use and capital investment decisions for UC Berkeley to meet its future academic goals and objectives. A buildout horizon year of the 2036-37 school year is used to provide a basis for evaluating associated environmental impacts in the EIR. The proposed 2021 LRDP, like the existing LRDP, does not commit UC Berkeley to any specific project, but rather provides a strategic framework for decisions on future projects. The development program does, however, establish a maximum amount of net new growth in UC Berkeley’s space inventory during this time frame. The proposed 2021 LRDP development program includes approximately 8,096,249 gross square feet of net new academic life, campus life, residential, and parking spaces, including approximately 11,073 student beds and 549 faculty and staff beds. The proposed 2021 LRDP planning assumption projection for the UC Berkeley population is 48,200 students and 19,000 faculty and staff in the 2036-37 academic year. Proposed Housing Projects #1 and #2, described below, would be two of the first major projects implementing the proposed 2021 LRDP.

- Housing Project #1 [Anchor House; site bound by Berkeley Way, Oxford Street, University Avenue and Walnut Street] would involve the demolition of existing on-site structures and the construction and operation of a new 16-story (14 stories above ground) mixed-use building that would include student housing (approximately 770 beds), campus life space (approximately 20,000 square feet), and ground-floor commercial (approximately 17,000 square feet).
- Housing Project #2 [People’s Park, site bound by Haste Street, Bowditch Street, Dwight Way and commercial buildings that front Telegraph Avenue] would involve the demolition of the existing on-site structures and park amenities, and the construction and operation of two new mixed-use buildings and revitalized open space. The proposed student residential

building would include student and faculty/staff housing (approximately 1,187 beds), campus life space (approximately 12,000 square feet), and ground-floor public space (approximately 3,500 square feet). The affordable and supportive housing building would include approximately 125 beds for the housing component, and academic life space for a clinic (approximately 7,000 square feet). The project site would include 82,000 square feet of open space with amenities for campus and community use.

The Draft EIR Notice of Availability also summarizes the environmental impacts by level of potential impact:

- **No Impacts:** agricultural, forestry, and mineral resources.
- **Less than Significant without Mitigation:** energy, hazards and hazardous materials, hydrology and water quality, land use and planning, public services (fire, police, libraries), parks and recreation, and utilities and service systems.
- **Less than Significant with Mitigation:** aesthetics (glare), biological resources (bird strike), geology and soils (paleontological resources), greenhouse gas emissions, noise (vibration), population and housing (plan consistency and housing displacement), transportation (plan consistency), tribal cultural resources (unintentional discovery).
- **Significant and Unavoidable with Mitigation:** air quality (plan consistency, construction emissions, health risk), cultural resources (historic buildings or structures), noise (construction), public services (schools), transportation (pedestrian hazard), and wildfire (potential development in Hill Campus East). *Note that the identification of these program-level impacts does not preclude a less-than-significant finding for subsequent projects.*

The Draft EIR also includes the analysis of a range of Alternatives, which under CEQA should feasibly attain most of the basic objectives of the project and could avoid or substantially lessen any of the significant effects of the project.

- **Alternative A: No Project:** This alternative would involve the continued implementation of the current LRDP.
- **Alternative B: Reduced Development Program:** Under this alternative, UC Berkeley would implement an LRDP with a 25 percent reduction in undergraduate beds and academic square footage from that analyzed under the proposed LRDP Update.
- **Alternative C: Reduced Vehicle Miles Traveled:** This alternative would incorporate additional project features to reduce VMT and corresponding GHG emissions.

- Alternative D: Increased Faculty and Staff Housing: This alternative would add an additional 1,000 beds for faculty and staff housing in the Hill Campus East and the Clark Kerr Campus areas.

### BACKGROUND

In anticipation of the release of the LRDP and Draft EIR, the City Manager's Office reached out to City departments including Planning and Development, Public Works, Police, and Fire, requesting staff be made available to review sections of the Draft EIR related to the associated city processes, facilities, and/or infrastructure. Since publication of the Draft EIR, staff has been reviewing and providing comments on those sections to the Planning and Development Department to review and compile. In addition, the City has engaged outside technical and legal experts to assist in the review of the LRDP and Draft EIR. Subsequent to the City Council meeting, City staff will be submitting a comprehensive comment letter on the Draft EIR to UC Berkeley by the close of the review period on April 21, 2021.

The City Council is holding this meeting to provide an additional forum for residents to provide comment on the Draft EIR. The transcript of this meeting will be attached to the City's comment letter on the Draft EIR. The City of Berkeley requested that UC Berkeley staff present the UC LRDP Update and Housing Projects #1 and #2 Draft EIR to City Council at this meeting or another time during the 45-day comment period. UC Berkeley staff declined the request, as they wished to direct public comments to the UC Berkeley-sponsored hearing that occurred on March 29, 2021.

On October 13, 2020, UC Berkeley staff discussed the LRDP and provided an overview of Housing Projects #1 and #2 to the Berkeley City Council. During that meeting, several members of the public as well as the City Council requested the 45-day Draft EIR comment period be extended. In a memorandum to UC Berkeley staff on November 12, 2020, City staff summarized the comments from the City Council hearing and requested a 60-day extension to the Draft EIR review period. In addition, on March 10, 2021, after release of the approximately 950 page Draft EIR, City staff submitted a request for a 30-day extension to the Draft EIR review period. No extension has been granted to date, and UC Berkeley staff have indicated to City staff that UC Berkeley does not intend to extend the comment period.

### ENVIRONMENTAL SUSTAINABILITY

There are no environmental impacts from this report. The potential environmental impacts from implementation of the LRDP and two housing projects are analyzed in the Draft EIR.

### RATIONALE FOR RECOMMENDATION

This report responds to a request from City Council, to ensure that the comments and concerns of the City, its residents and businesses are considered and addressed fully within the CEQA process.

ALTERNATIVE ACTIONS CONSIDERED

None.

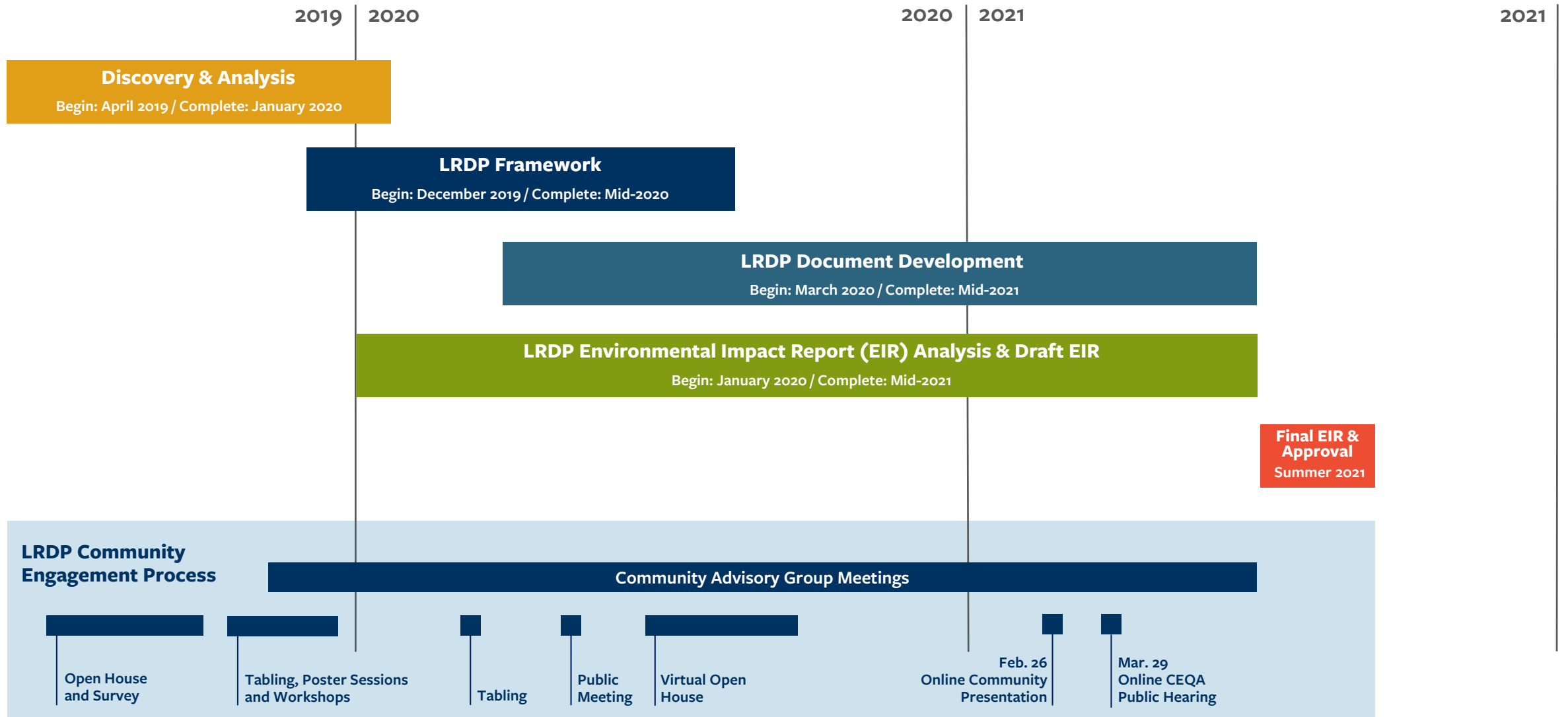
CONTACT PERSON

Jordan Klein, Interim Director, Planning & Development Department, (510) 981-7534  
Shannon Allen, Principal Planner, Planning & Development Department, (510) 981-7430

Attachment:

- 1: Long Range Development Plan – Project Schedule, June 2020
- 2: Draft EIR Notice of Availability

# Long Range Development Plan: Project Schedule



## UNIVERSITY OF CALIFORNIA, BERKELEY

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PHYSICAL & ENVIRONMENTAL PLANNING  
 A & E BUILDING, # 1382  
 BERKELEY, CALIFORNIA 94720-1382

March 8, 2021

**NOTICE OF AVAILABILITY OF A  
 DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) AND ONLINE PUBLIC HEARING FOR THE  
 PROPOSED UC BERKELEY 2021 LONG RANGE DEVELOPMENT PLAN AND  
 HOUSING PROJECTS #1 AND #2**

Pursuant to the State of California Public Resources Code Section 21091(a) and the Guidelines for the Implementation of the California Environmental Quality Act (CEQA Guidelines), the University of California, Berkeley (UC Berkeley) has released for public review a Draft EIR for the proposed UC Berkeley 2021 Long Range Development Plan (2021 LRDP) and Housing Projects #1 and #2. The Draft 2021 LRDP was released for public review on February 23, 2021.

**Project Title:** UC Berkeley 2021 Long Range Development Plan and Housing Projects #1 and #2

**Lead Agency:** The Regents of the University of California

**Draft EIR Review Period:** Monday, March 8, 2021, through Wednesday, April 21, 2021 at 5:00 p.m.

**Project Location:** The EIR Study Area is contiguous with the LRDP Planning Area, which includes properties owned by UC Berkeley located within the cities of Berkeley and Oakland in Alameda County, and a small area in unincorporated Contra Costa County (see *Figure 1, Regional Location Map*). The EIR Study Area includes: 1) the Campus Park, which is generally bounded by Gayley Road/Piedmont Avenue to the east, Hearst Avenue to the north, Oxford Street to the west, and Bancroft Way to the south; 2) the Hill Campus West, located east of the Campus Park along Gayley Road/Piedmont Avenue; 3) the Hill Campus East, which extends further east into the hills from the Hill Campus West; 4) the Clark Kerr Campus, generally bounded by Dwight Way to the north, Warring Street to the west, Derby Street to the south, and the hills to the east; and 5) the City Environs Properties located at various sites in the City of Berkeley north, west, and south of the Campus Park (see *Figure 2, EIR Study Area*). The sites for Housing Projects #1 and #2, in the City Environs Properties, are described as follows:

- The 0.92-acre (40,000-square-foot) site for Housing Project #1 is bounded by Berkeley Way to the north, Oxford Street on the east, University Avenue to the south, and Walnut Street to the west. The site consists of six UC Berkeley-owned parcels listed here by address and assessor's parcel number (APN): 1921 Walnut Street (APN 57-2045-1); 1952 Oxford Street (APN 57-2045-2); 1990 Oxford Street (APN 57-2045-3); 2161 University Avenue (APN 57-2045-4); 1933 Walnut Street (APN 57-2045-5); and 1925 Walnut Street (APN 57-2045-6). The site is across Oxford Street from the Campus Park (see *Figure 3, Housing Project #1 Site Aerial*).
- The 2.8-acre (122,000-square-foot) site for Housing Project #2 is bounded by Haste Street to the north, Bowditch Street to the east, Dwight Way to the south, and commercial buildings that front Telegraph Avenue to the west. The site consists of one UC Berkeley-owned parcel at 2556 Haste Street and is assigned APN 55-1875-40-1. The site is known as People's Park and is located three blocks south (0.2 miles) of the Campus Park (see *Figure 4, Housing Project #2 Site Aerial*).

**Project Description:** The proposed 2021 LRDP would replace UC Berkeley's existing LRDP and guide land use and capital investment decisions for UC Berkeley to meet its future academic goals and objectives. A buildout horizon year of the 2036-37 school year is used to provide a basis for evaluating associated environmental impacts in the EIR. The proposed 2021 LRDP, like the existing LRDP, does not commit UC Berkeley to any specific project, but rather provides a strategic framework for decisions on future projects. The development program does, however, establish a maximum amount of net new growth in UC Berkeley's space inventory during this time frame. The proposed 2021 LRDP development program includes approximately 8,096,249 gross square feet of net new academic life, campus life, residential, and parking spaces, including approximately 11,073 student beds and 549 faculty and staff beds. The proposed 2021 LRDP planning assumption projection for the UC Berkeley population is 48,200 students and 19,000 faculty and staff in the 2036-37 academic year. Proposed Housing Projects #1 and #2, described below, would be two of the first major projects implementing the proposed 2021 LRDP.

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- Housing Project #2 would involve the demolition of the existing on-site structures and park amenities, and the construction and operation of two new mixed-use buildings and revitalized open space. The proposed student residential building would include student and faculty/staff housing (approximately 1,187 beds), campus life space (approximately 12,000 square feet), and ground-floor public space (approximately 3,500 square feet). The affordable and supportive housing building would include approximately 125 beds for the housing component, and academic life space for a clinic (approximately 7,000 square feet). The project site would include 82,000 square feet of open space with amenities for campus and community use.

**Significant Environmental Effects:** The Draft EIR identifies the following effects by environmental topic:

- **No Impacts:** agricultural, forestry, and mineral resources
- **Less than Significant without Mitigation:** energy, hazards and hazardous materials, hydrology and water quality, land use and planning, public services (fire, police, libraries), parks and recreation, and utilities and service systems.
- **Less than Significant with Mitigation:** aesthetics (glare), biological resources (bird strike), geology and soils (paleontological resources), greenhouse gas emissions, noise (vibration), population and housing (plan consistency and housing displacement), transportation (plan consistency), tribal cultural resources (unintentional discovery).
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*Note, the identification of these program-level impacts does not preclude a less-than-significant finding for subsequent projects.*

**Hazardous Materials/Waste Disclosure:** Within the LRDP Planning Area, there are sites listed in the EnviroStor and Geotracker databases maintained pursuant to Government Code Section 65962.5. The Hazardous Waste Handling Facility at Lawrence Berkeley National Laboratory would not be affected by implementation of the proposed project.



**Document Availability:** The Draft 2021 LRDP and associated Draft EIR are available online at: <https://lrpd.berkeley.edu>.

As a result of COVID-19 and restrictions placed on in-person gatherings throughout California, UC Berkeley libraries are closed to the public and it is not feasible to provide printed copies of the Draft 2021 LRDP and Draft EIR at these locations. Printed copies of both the Draft 2021 LRDP and Draft EIR will be available for Outside Pickup during the public comment period from the Downtown Berkeley Library located at 2090 Kittredge Street, Berkeley, 94704. If assistance accessing documents is needed, including documents incorporated by reference in the Draft EIR, please contact UC Berkeley's Physical and Environmental Planning department at (510) 643-4793 or by email at [planning@berkeley.edu](mailto:planning@berkeley.edu).

**Public Review and Comment Period:** UC Berkeley is soliciting written comments on the Draft 2021 LRDP and Draft EIR during a 45-day public review period that begins on March 8, 2021, and ends on April 21, 2021 at 5:00 p.m. Written comments via e-mail and regular mail can be provided no later than **April 21, 2021**. Written comments will be responded to in the Final EIR.

Mail comments to: UC Berkeley, Physical & Environmental Planning  
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Email comments to: [planning@berkeley.edu](mailto:planning@berkeley.edu)  
Include "Draft EIR Comments: 2021 LRDP and Housing Projects #1 and #2" in the subject line.

**Public Hearing to Provide Comments:** As a result of COVID-19 and restrictions placed on in-person gatherings throughout California, UC Berkeley will host an online public hearing to receive public comments on the Draft EIR, rather than hold an in-person event. **The online public hearing will be hosted on March 29, 2021, starting at 6:00 p.m.**, via live video feed at the following link: <https://lrpd.berkeley.edu/public-hearing>.

The public may submit written comments in advance but no later than 1:00 p.m. on March 29, 2021, to be read aloud during the public hearing. Comments must be sent via email to [planning@berkeley.edu](mailto:planning@berkeley.edu), with your first and last name, and your expressed written permission allowing UC Berkeley to read your comments aloud as part of the online public session. Because of time restraints, there is a 300 word limit for all comments read aloud during the public hearing. All comments received during the 45-day public review period will be included in the public record and equally considered.

For more information about how to participate in the online public session, including information on how to submit a comment to be read aloud during the online public session, please visit: <https://lrpd.berkeley.edu/public-hearing>.

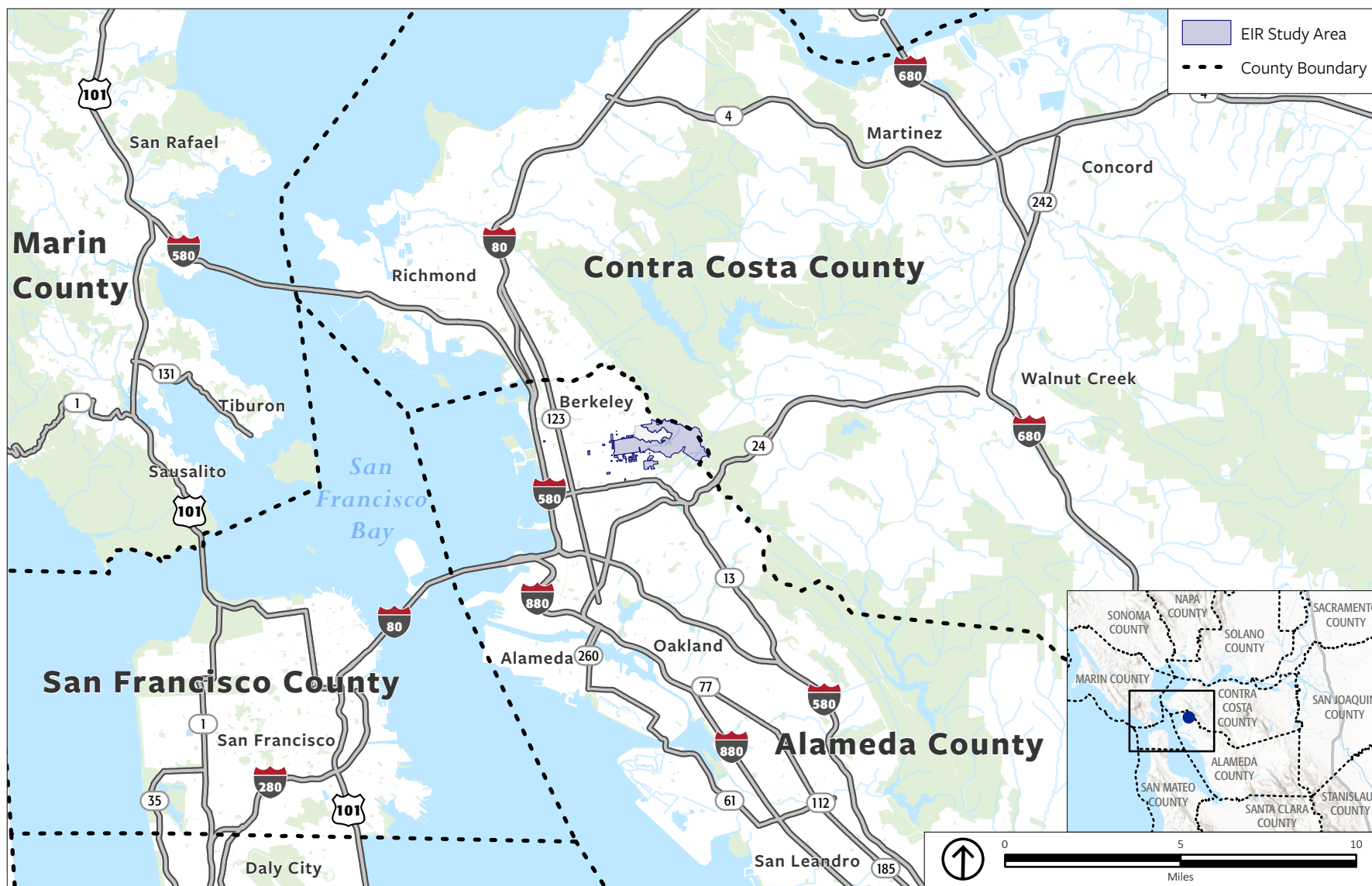
*Attachments:*

*Figure 1: Regional Location Map*

*Figure 2: EIR Study Area*

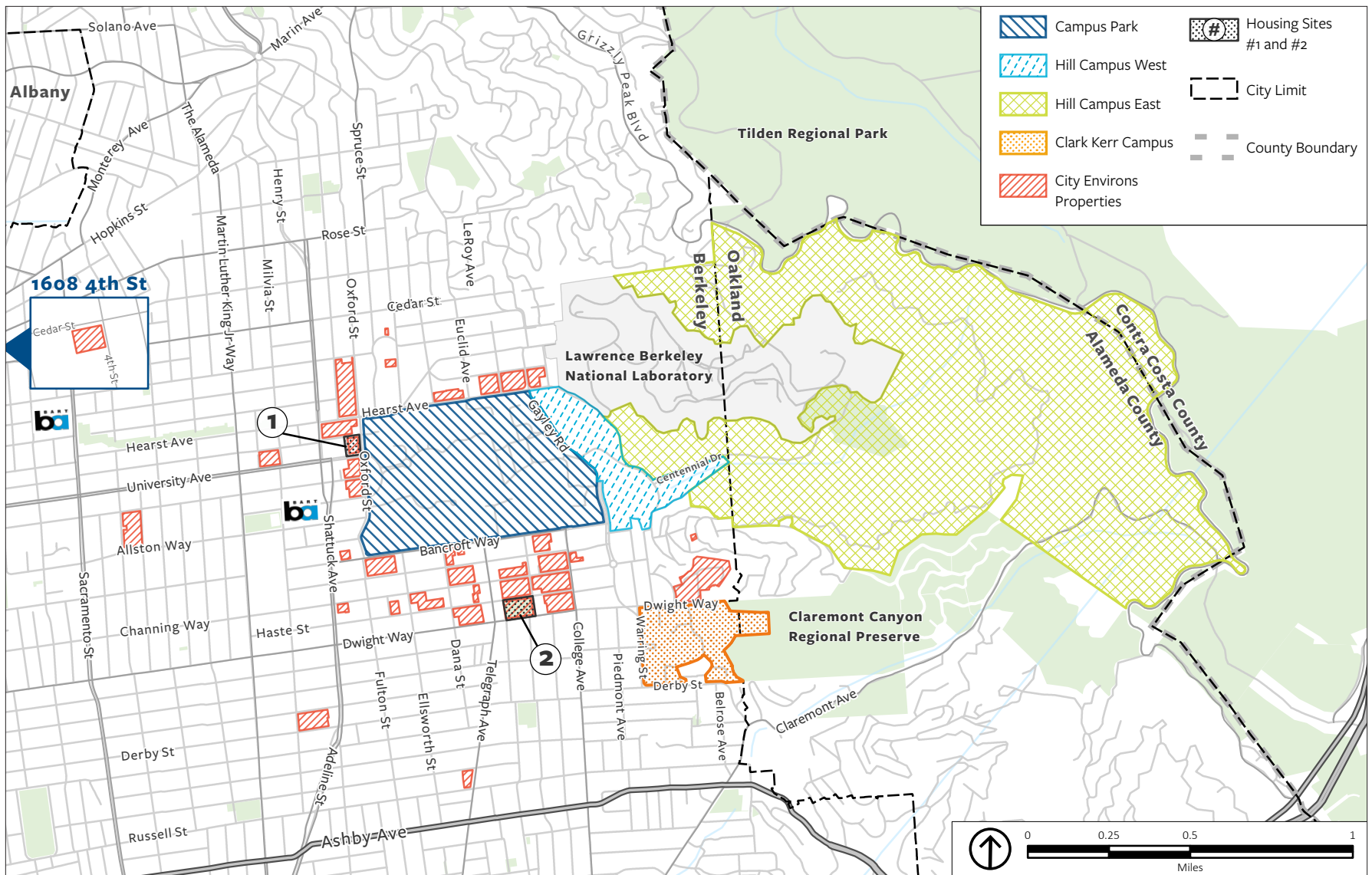
*Figure 3, Housing Project #1 Site Aerial*

*Figure 4, Housing Project #2 Site Aerial*



Source: Alameda County, 2019; ESRI, 2020; PlaceWorks, 2021; Sasaki and Page, 2019.

Figure 1  
 Regional Location Map



Source: Alameda County, 2019; ESRI, 2020; PlaceWorks, 2021; Sasaki and Page, 2019.

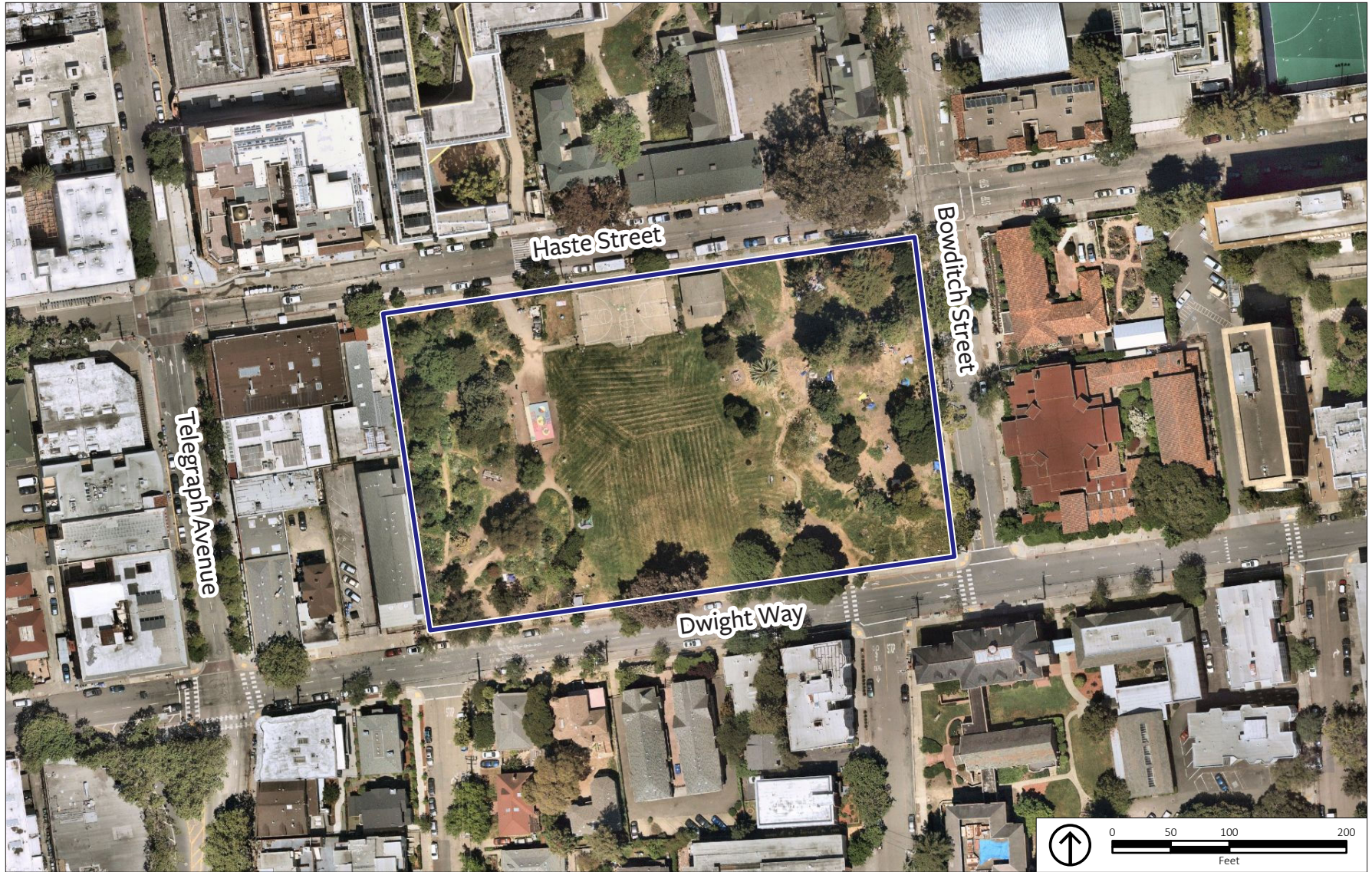
Figure 2  
EIR Study Area



Source: Alameda County, 2019; ESRI, 2020; PlaceWorks, 2020; Sasaki and Page, 2019.

 Project Site     Campus Park

Figure 3  
Housing Project #1 Site Aerial



Source: Alameda County, 2019; ESRI, 2020; PlaceWorks, 2021; Sasaki and Page, 2019.

 Project Site

Figure 4  
Housing Project #2 Site Aerial

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