



D E S I G N  
R E V I E W  
C O M M I T T E E  
S T A F F R E P O R T

For Committee Decision  
APRIL 16, 2026

## 2138 Kittredge Street

### FINAL DESIGN REVIEW

**Design Review #DRCF2026-0002 to demolish a four-unit residential building and construct a 42,893 square foot, eight-story (82 feet) residential building with 66 units total, including three (3) Very Low Income (VLI) units, and two (2) Extremely Low Income (ELI) units, utilizing State Density Bonus, on a 6,750 square foot lot.**

#### I. Introduction

This eight-story mixed use project is proposed in the C-DMU – Downtown Mixed-Use Commercial District – Outer Core Sub-area. The subject parcel is on the south side of Kittredge Street, mid-block between Shattuck Avenue and Oxford Street.

The project was last before the Design Review Committee on August 21, 2025 for Preliminary Design Review, where the Committee provided recommendations for Final Design Review and are located further on in this report. The Zoning Adjustments Board approved the Use Permit on September 25, 2025.

It is before the Design Review Committee this month for Final Design Review. The Committee has been asked to review the final façade design, building details, landscape design and colors and materials palette.

#### II. Background

The proposed project would demolish a two-story, four-unit residential building and construct a 42,893 square foot, eight-story (82 feet) residential building with 66 units total, including three (3) Very Low Income (VLI) units and two (2) Extremely low Income (ELI) unit, utilizing State Density Bonus. The project has the following primary components:

- 66 units
  - 46 Studios
  - 12 One-bedroom

- 7 Two-bedroom
- 73 Total bedrooms
- Bike room for 28 bikes
- 556 square foot amenity room
- 246 square foot raised stormwater planter

### III. Project Setting

#### A. Neighborhood/Area Description:

The project site is associated with the address 2138 Kittredge and APN 57-2029-15. The project site is an approximately 6,750 square foot rectangular parcel located on the south side of Kittredge Street, between Shattuck Avenue (west) and Oxford Street (east). The site is located within the Downtown Mixed-Use District (C-DMU), Outer Core Sub-Area as identified in the City's Downtown Area plan (DAP).

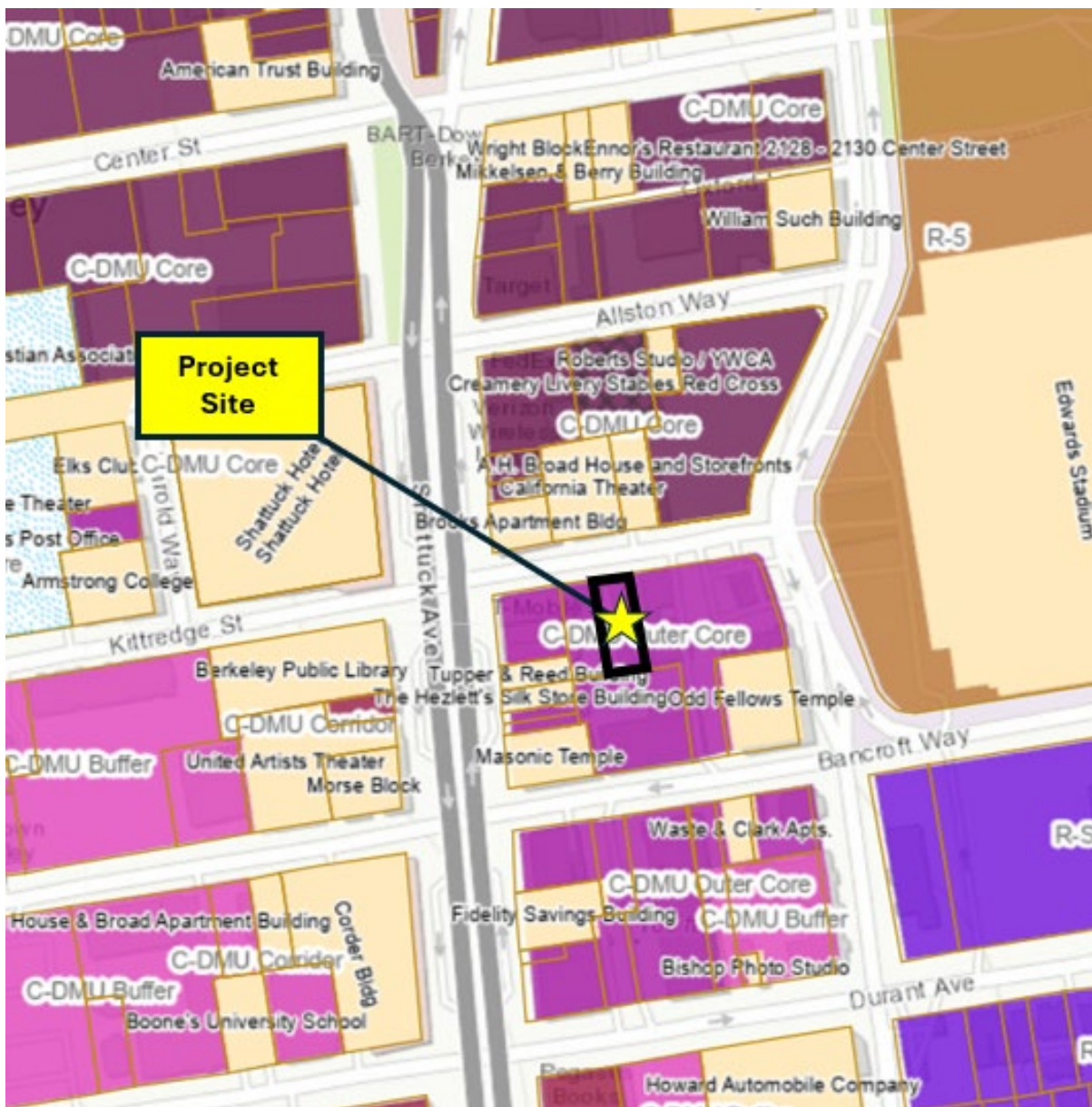
The project site is surrounded by commercial, institutional and mixed-use buildings ranging in height from two to seven stories. To the north, the site is directly across from the California Theater (closed), and there are also a mix of multi-family residential uses and restaurants. Uses to the south of the project site include the Banway Building (part of UC Berkeley), mixed use and offices, which range in height from four to seven stories. To the east, the site is adjacent to the seven-story Kittredge mixed use building and the Brower Event Center is further beyond. Along Shattuck Avenue to the west, there is a mix of two-story restaurant and retail uses.

The project site is served by multiple bus lines (local, rapid, and Transbay) that operate along Shattuck Avenue, one-half block west of the site and is one block away from the Downtown Berkeley Bay Area Rapid Transit (BART) Station.

#### B. Site Conditions:

The project site contains two existing buildings, a carport and a two-story 3,602 square-foot residential building. The primary structure, historically known as the Fitzpatrick House and later as the Pepper Tree Tea Room, is situated near the northwest corner of the lot, with its north-facing façade built directly along the northern property line. The one-story carport is located at the rear of the site, occupying the southwest corner and spanning the full width of the rear property line. Vehicle access is provided by a gated driveway at the northwest corner of the parcel, running along the eastern side of the residence.

**Figure 1: Vicinity and Zoning Districts Map**



Legend:

Zoning

- C-DMU Core – Downtown Mixed-Use Core
- C-DMU Outer Core - Downtown Mixed-Use Outer Core
- C-DMU Corridor - Downtown Mixed-Use Corridor
- C-DMU Buffer – Downtown Mixed Use-Buffer
- R-5 – High Density Residential District
- R-SMU – Residential Southside Mixed Use District

**Table 1: Land Use Information**

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Two-story residential building	C-DMU Outer Core	Downtown
Surrounding Properties	North	California Theater (closed), Multi-family Residential and Restaurants	C-DMU Core	Downtown
	South	Banway Building (UC Berkeley), Mixed Use Commercial/Multi-family Residential and Offices	C-DMU Outer Core	Downtown
	East	Mixed-Use/Multi-family Residential, Event Center (Brower Center)		
	West	Retail and Restaurants		

**IV. Summary from August 21, 2025 DRC Meeting**

***Preliminary Design Review received a favorable recommendation to ZAB with the following direction for Final Design Review (FDR): MOTION (Tam, Hall-Montgomery) VOTE (7-0-0-0).***

***Recommendations***

***Neighborhood Context / Colors and Materials***

- *Look at the street front, including the base, for some gestures for a better relationship with the adjacent building to the east.*
- *Maximize reuse of Redwood for significant highlights, not just a fence; consider for lobby or protected areas of Kittredge façade.*
- *Consider more playful accent colors and details on all sides.*
- *There is concern with reusing the brick, then painting. Look for suitable donation path.*
- *Color and material palette – consider more subtle shades on south and west facades.*
- *Consider expressing horizontal bands on wood siding where visible.*

***Building Details / Windows***

- *Recommend bringing light into the building where possible.*
- *Storefront not recommended on transformer frontage.*
- *Continue to develop windows at FDR, especially on the east bay on Kittredge; consider windows in stairwell.*

- *There appear to be too many sizes and styles for proposed windows; look at unifying the sills.*
- *Consider expressing horizontal bands on wood siding where visible.*
- *Show reglet, channel, and material transition details at FDR.*
- *Recommend as much depth as possible, especially with flat stucco details.*
- *Provide a clearer material transition between the light stucco and wood veneer at northwest corner.*
- *Recommend strong details, careful material selection, and careful contractor execution.*
- *Present bird safe glazing issues at ZAB since other projects have been approved with this Ordinance requirement.*

#### **Landscaping**

- *Confirm species proposed in planter will perform in shade.*
- *Recommend trellis or shade structure in rear patios.*

## **V. Issues and Analysis**

### **A. Consistency with Approved Use Permit Design**

An 8 ½ x 11 copy of the approved Use Permit drawings (massing and site plan exhibits consistent with SB1214 requirements) is attached for reference. This design submittal is consistent with the approved Use Permit design.

### **B. Current Submittal includes:**

- Floor plans, exterior elevations, building sections, and perspective renderings;
  - Lobby entrance facing Kittredge has been further refined.
  - Street elevation has been refined and now includes brick and vertical redwood accents.
- Construction details, and wall and window sections;
  - Soffits and bays have been refined and further details and they move from the north (street) to the east elevation – also visible from the sidewalk.
  - Additional details have been added to the plan set, including the exterior entry soffit, windows, and railings.
- Landscape plans and plant palette; and
  - Planter locations at the main entrance have been refined.
- Colors and Materials Board
  - Additional information will be presented at the meeting.

### **C. Issues for Discussion:**

- Ground floor facade
- Building facades / details
- Landscape design
- Colors and materials palette

## **VI. Recommendation**

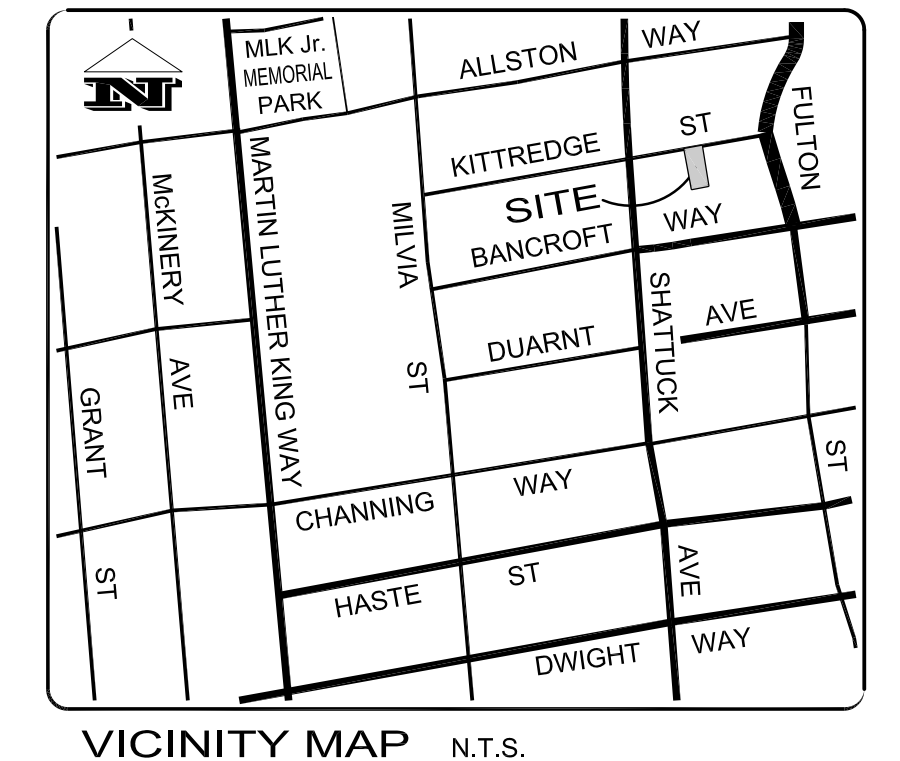
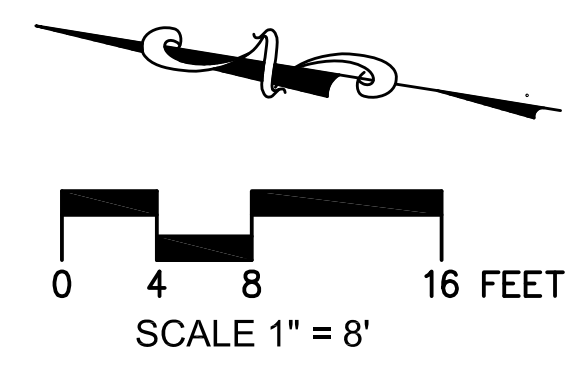
Staff recommends that the Committee discuss the issues outlined above and approve Final Design Review with Staff follow up as necessary.

### **Attachments:**

1. Project Plans, received April 3, 2026 (massing and site plan exhibits only have been uploaded on-line consistent with SB1214 requirements).
2. Approved Use Permit Drawings (massing and site plan exhibits only have been uploaded on-line consistent with SB1214 requirements), approved September 25, 2025

**Reviewed by:** Anne Burns, aburns@berkeleyca.gov, (510) 981-7410





VICINITY MAP N.T.S.

2176 KITTREDGE  
 OWNER LLC  
 2150 KITTREDGE ST.  
 APN: 057 -2029-016-01  
 LOLA 358 LOT MERGER

PELEG TRUST & WIEL  
 2124 KITTREDGE ST.  
 APN: 057 -2029-014-00  
 DOC: 2018-129132

**APPLICANT:**  
 THE AUSTIN GROUP LLC  
 BILL SCHRADER  
 (925) 683-8782

**LEGEND**

- PROPERTY LINE
- CENTERLINE
- JOINT POLE
- SANITARY SEWER & MANHOLE
- STORM SEWER & MANHOLE
- DRAIN INLET/CATCH BASIN
- FIRE HYDRANT
- FORCED MAIN
- COMMUNICATION
- WATER MAIN & GATE VALVE
- SPOT ELEVATION
- OVERHANG UTILITY
- SIGN
- EXISTING TREE
- STANDARD CITY MONUMENT
- DCD ASSEMBLY, SERVICE & VALVE
- WATER SERVICES & METER
- ELECTRIC BOX
- STREET LIGHT
- PG&E BOX
- CABLE TELEVISION BOX
- TRAFFIC SIGNAL BOX

**BASIS OF BEARINGS:**  
 TAKEN AS NORTH 04°59'59" WEST BETWEEN THE TWO FOUND MONUMENTS IN SHATTUCK AVENUE AS SHOWN ON PARCEL MAP 6889 (223 M 70).

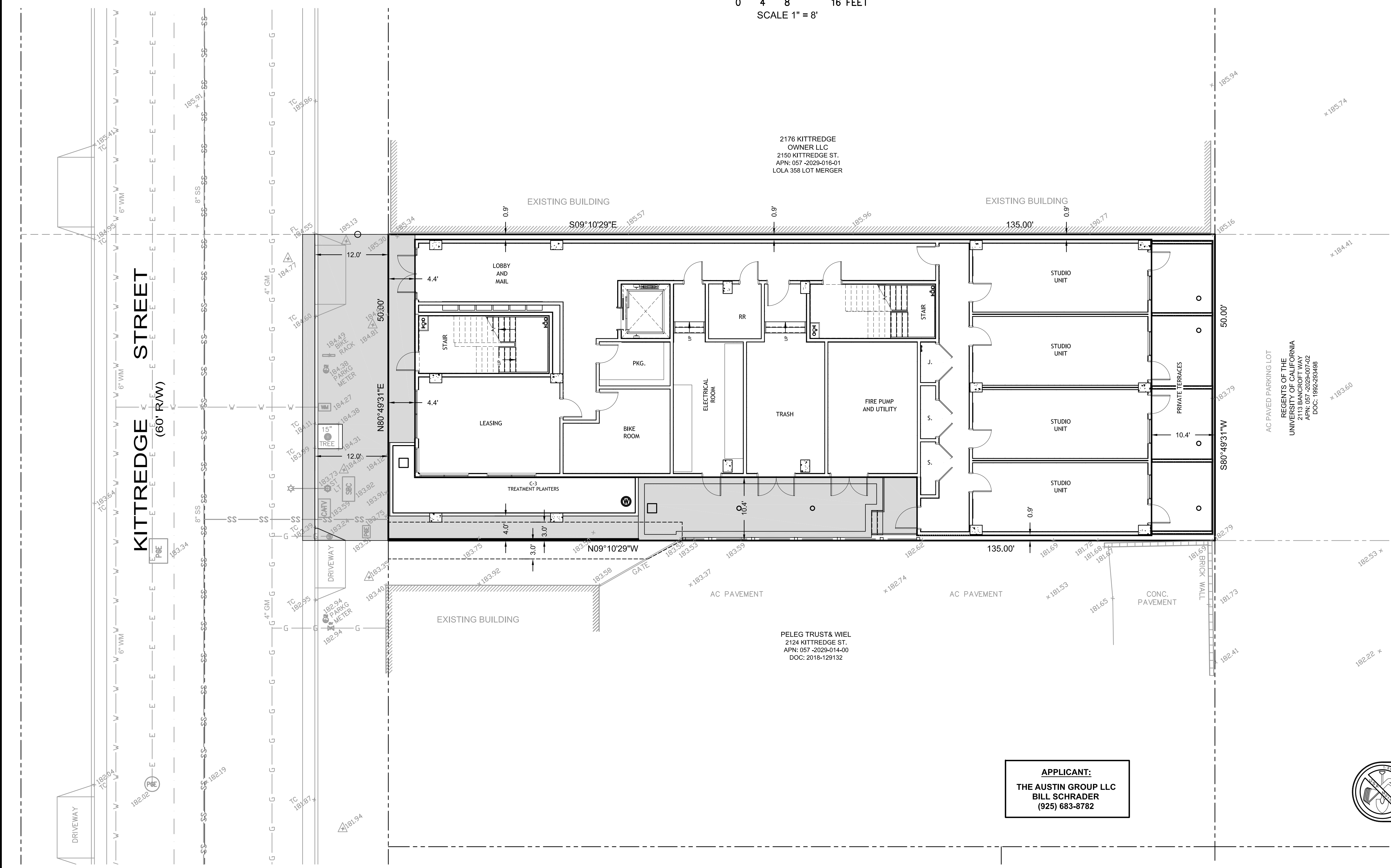
**DATUM:**  
 ELEVATIONS SHOWN HEREON ARE BASED UPON B0485 BEING 2" Ø BRASS DISK W/PUNCH IN MONUMENT WELL ELEV: 181.41' COB

**BEFORE EXCAVATING CALL U.S.A.**

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THE MATTER OF (800) 277-3600, 48 HOURS PRIOR TO ANY CONSTRUCTION.

THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.

LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS WALLS, TANKS, BASEMENTS, BURIED OBJECTS, ETC.



NO.	DATE	BY	REVISIONS

SCALE 1"=8"

DATE 07/16/2024

ENGINEER HN

JOB NO. 23150

IZZAT S. NASHASHIBI R.C.E. 29528

PRELIMINARY SITE PLAN  
 FOR  
 LOT 17 "BERKELEY PROPERTY MAP NO. 3 OF BLAKE TRACT"  
 2138 KITTREDGE STREET  
 APN 057 -2029-015-00  
 BERKELEY CALIFORNIA

**HUMANN COMPANY INC.**

ENGINEERING - SURVEYING  
 1021 BROWN AVE. LAFAYETTE, CA 94549  
 PH (925)283-5000 FAX (925)283-3578

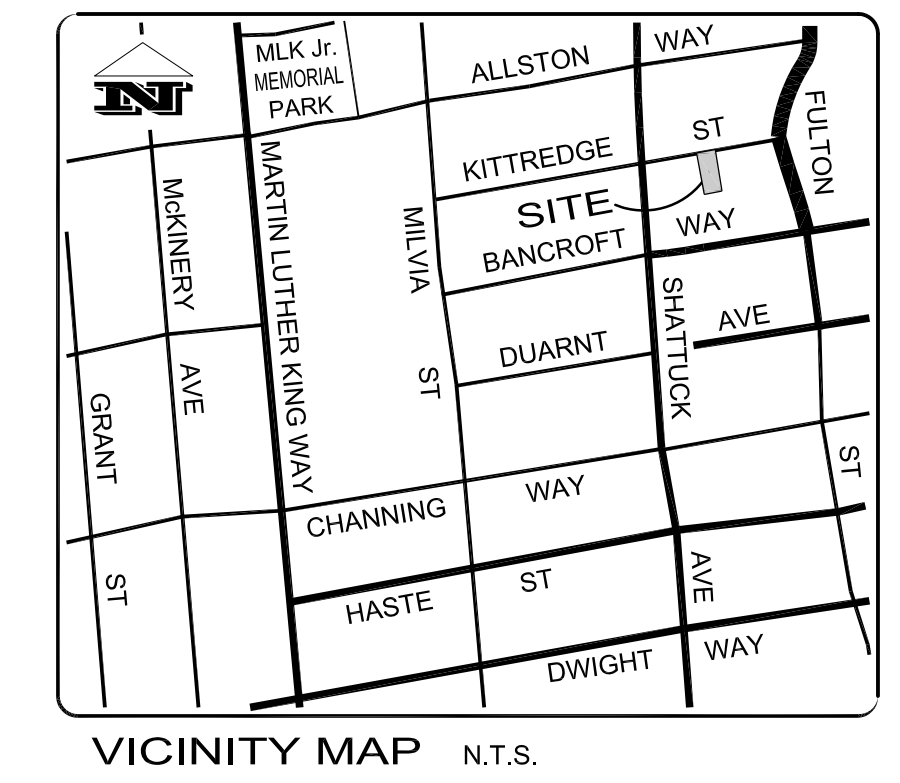
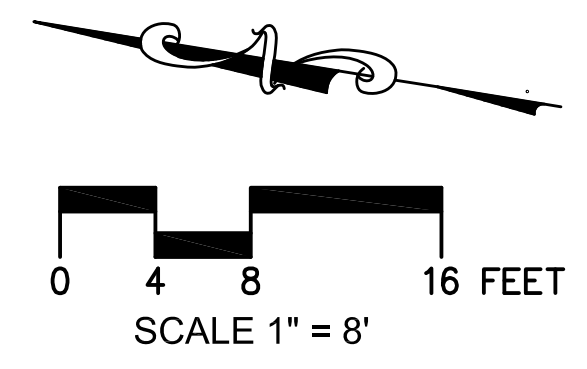
SHEET C01  
 OF 2 SHEETS  
 JOB NO. 23150

**PLANS APPROVED BY ZONING ADJUSTMENTS BOARD**

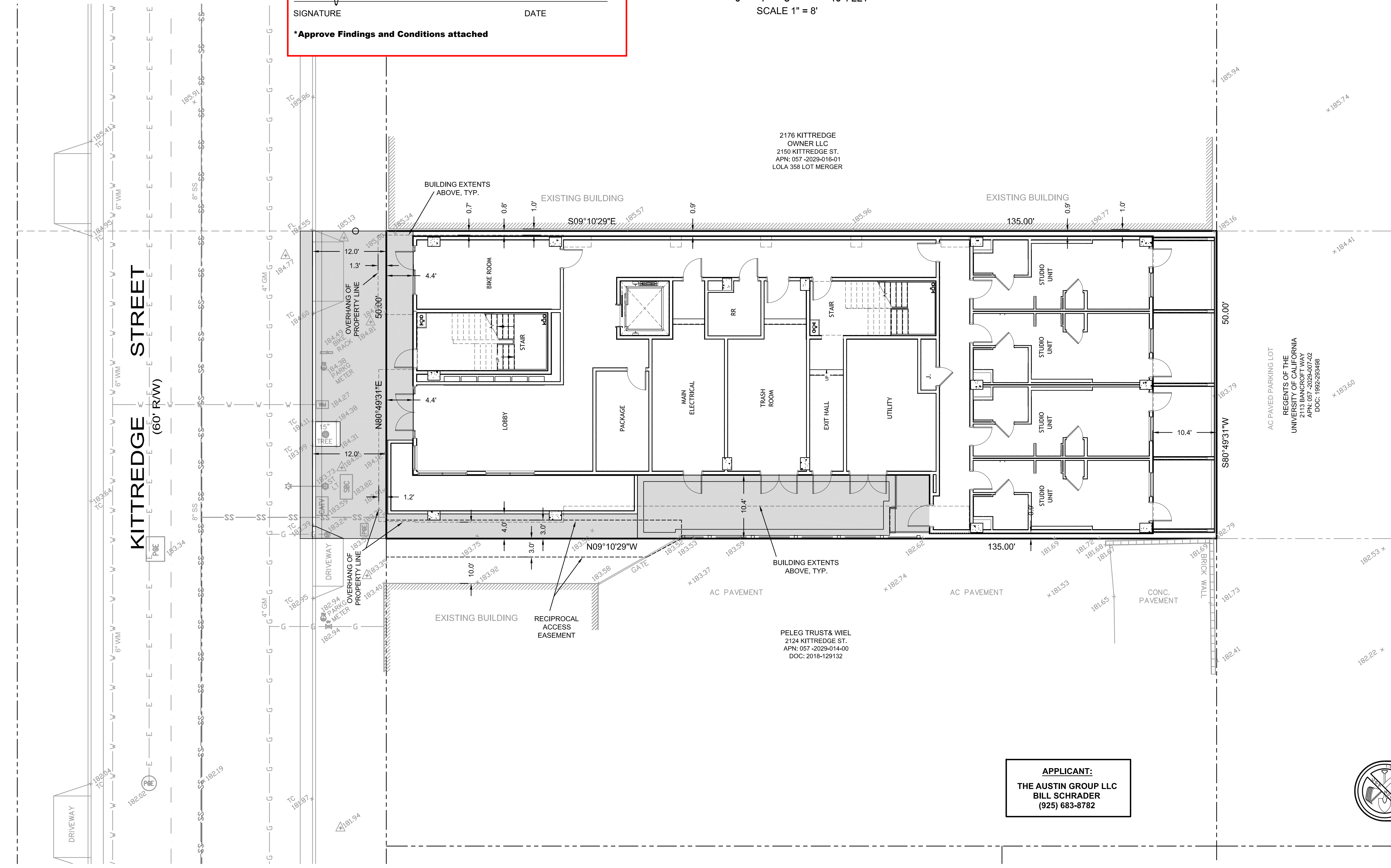
*[Signature]*  
 SIGNATURE

September 25, 2025  
 DATE

\*Approve Findings and Conditions attached



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 OWNER LLC  
 2150 KITTREDGE ST.  
 APN: 057-2029-015-01  
 LOLA 358 LOT MERGER



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USE PERMIT 2

NO.	DATE	BY	REVISIONS

SCALE	1"=8'
DATE	12/06/2024
ENGINEER	HN
JOB NO.	23150

*[Signature]*  
 H. ZATTI, S. NASHASHIBI  
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SHEET	C01
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