



L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N

S T A F F R E P O R T

FOR COMMISSION ACTION
DECEMBER 1, 2022

2115 Kittredge Street – California Theater

Landmark application #LMSAP2022-0012 to demolish the City Landmark California Theater building while retaining and rehabilitating its street-facing façade and marque, and to replace the structure with a new 15-story, mixed-use development consisting of 214 dwelling units and a performance space.

I. Application Basics

A. Zoning District: Commercial Downtown (CD-MU) Zoning District

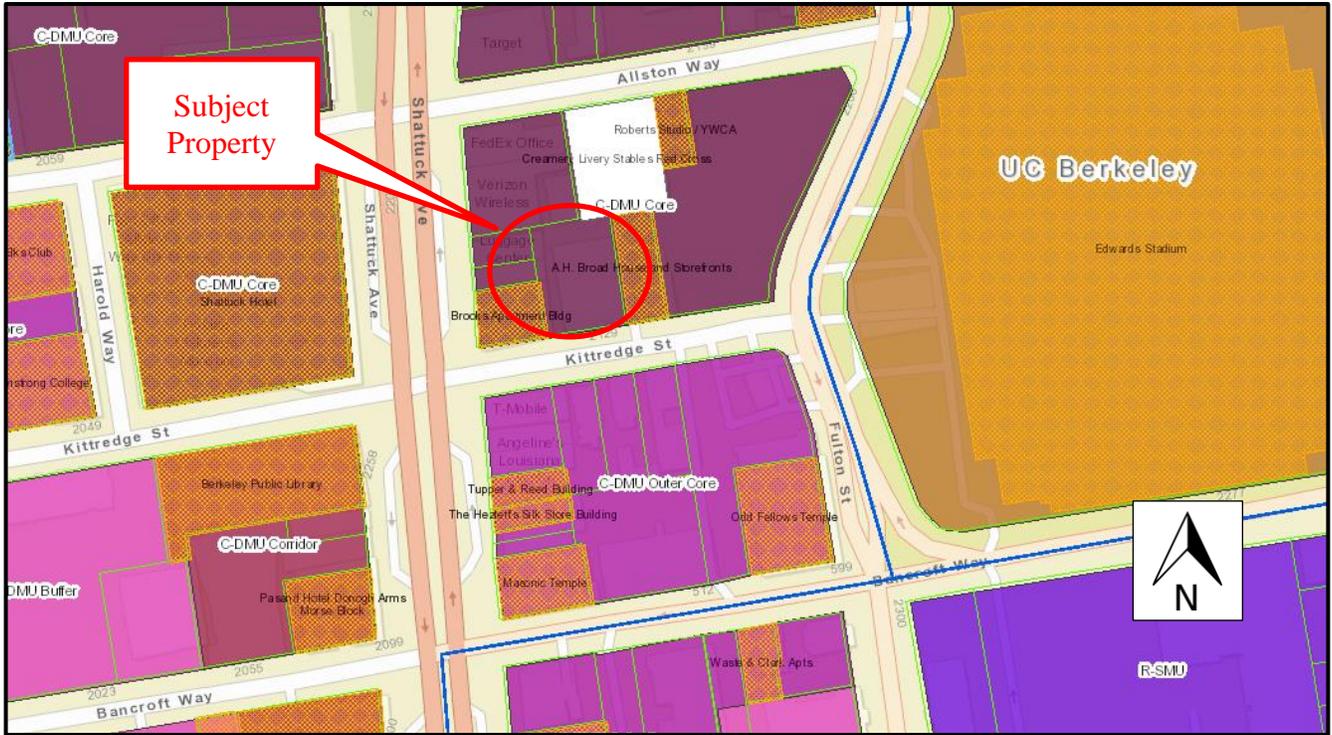
B. CEQA Determination: pending

C. Parties Involved

- Applicant: Christian Cerria
2115 Kittredge Street, LLC
649 Mission Street, 5th Fl.
San Francisco, CA
- Architect: Studio KDA
1810 Sixth Street
Berkeley, CA
- Property Owner: Robin Lent
426 Sandhill Circle
Menlo Park, CA

D. Staff Recommendation: Open the hearing and continue consideration to a date not yet determined.

Figure 1: Vicinity Map – highlighting nearby City Landmarks and Structures of Merit



	Landmarks / Structure of Merit; LM,		Parcels
	Features		Demolished
	Districts		Partially Demolished

Figure 2: Subject Building, Existing Site Conditions (Anthony Bruce, 2021)



II. Background

On October 31, 2022, the applicant submitted a Structural Alteration Permit (SAP) requesting permission to demolish the roof and three exterior walls of the California Theater building, to retain its character-defining street-facing façade, and to construct a new, 15-story mixed-use development that would incorporate the historic façade and contain 214 dwelling units and a performing arts venue. The applicant has also submitted the requisite Use Permit application for this proposal (#ZP2022-0144). These project applications are subject to SB330, which streamlines the entitlement review process and imposes a limit on the total number of required public meetings.

As staff completed this report, both the SAP and Use Permit applications were under review and not yet determined to be complete pursuant to Government Code 659453.

Berkeley Municipal Code (BMC) Section 3.24.220 for *Permit Application – data and public hearing required*, requires the Commission to hold a public hearing within 70 days of the filing of an SAP application. Therefore, staff recommends that the Commission open the hearing on this matter in accordance with the regulatory requirements, take testimony from those members of the public who attend the hearing, and then continue the hearing and allow time to complete application review and to present a recommendation for final action.

In accordance with BMC Section 3.24.140, staff mailed and posted 10-day advance notices for tonight's meeting on (or before) November 21, 2022.

III. Recommendation

Staff recommends that the Commission open the public hearing on this matter in accordance with BMC Section 3.24.230, and then continue consideration of this request to a date to be determined.

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