



LANDMARKS PRESERVATION COMMISSION

STAFF REPORT

ACTION
OCTOBER 5, 2023

2113 Kittredge Street – California Theater

Structural Alteration Permit (#LMSAP2022-0011) to demolish the California Theater building while retaining and rehabilitating the primary façade, and to incorporate the façade into the construction of a new 18-story, mixed-use building featuring an approximately 24,000-sq. ft. performance venue and 211 dwelling units in the Downtown.

I. Application Basics

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

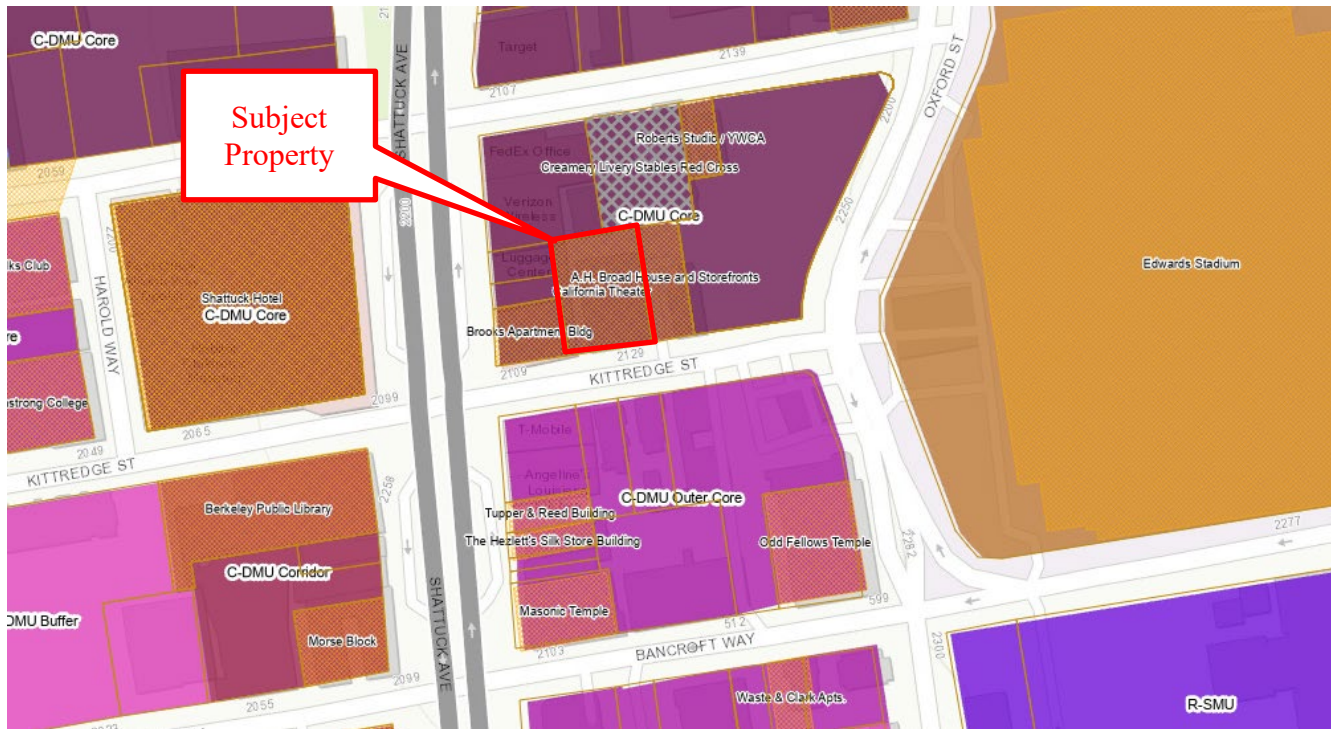
B. CEQA status: Staff recommends that the Commission adopt findings of categorical exemption from further environmental review pursuant to CEQA Guidelines Section 15331 for Historical Resource Restoration/Rehabilitation

C. Parties Involved

- **Applicant:** Christian Cerria
2115 Kittredge Street, LLC
649 Mission Street, 5th Fl.
San Francisco, CA
Rhoades Planning Group
2140 Shattuck Ave., Suite 705
Berkeley, CA
- **Architect:** Studio KDA
1810 Sixth Street
Berkeley, CA
- **Historic Consultant:** Mark Hulbert/Preservation Architecture
446 17th Street, #302
Oakland, CA
- **Property Owner:** Robin Lent
426 Sandhill Circle
Menlo Park, CA

D. Recommendation: Resume and conclude the hearing; take favorable action.

Figure 1: Vicinity Map highlighting nearby City Landmarks



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

**Figure 2. Previous Design, presented July 7, 2023 – Rendering/Aerial West View –
looking northeast (Studio KDA)**



Figure 3. Current Design – Rendering/Aerial West View – looking northeast (Studio KDA)



II. Background

The subject theater building was constructed in 1914 and given the name California Theater in the early 1920s. The extant marquee is estimated to have been installed during a remodel in 1933. Although originally a live performance venue, the theater has primarily been a cinema until the current vacancy (which began in 2021).

In 2015, the City's historical resources survey of the immediate area concluded that the subject building is located in a potential Historic District and serves as an important Contributor to the district owing to its distinctive design and historical associations. The Landmarks Preservation Commission (LPC) designated the property a City Landmark site in 2022, citing the architectural merit of the structure's Art Deco style, the property's association with historical events (namely the development to Berkeley's Downtown) and its exceptional value as part of the Downtown's neighborhood fabric.

LPC designated the property a City Landmark listing only the building's primary, south-facing façade as the Feature to be Preserved. The primary façade contains all of the building's design and decorative elements that reflect the Art Deco style, while the other three building facades (i.e.: north, west and east) are comprised of brick and lack artistic value or reference to this style. A summary of the Features to be Preserved is provided in Table 1, below.

Table 1. California Theater – Features to be Preserved per the City Landmark Designation

● Art Deco building façade (south building elevation)	
● Height of façade	
● Art Deco design & decorative details	• Five vertical piers & six ornamental bays • Art Deco stepped design pattern of façade and roof parapets • Four stepped roof parapets • Main central bay and two flanking bays on upper 3/4ths of street façade • Angled fluted upper string course and Art Deco curved coping • Zigzag saw-tooth pattern under the coping • Banding trim divided into four strips above the entrance that visually separates the base and the upper part of the building • Two slightly coved niches located on the widest, outer architectural bays • Projecting corbels and zigzag ornaments • Plaster <i>bas-reliefs</i>
● Lobby void/recessed entry	
● Mid-century marquee with neon tube lighting	
● Signage, neon	
● Glass & aluminum entry doors	

Structural Alteration Permit (SAP), Design Review & Application Chronology

On October 31, 2022, the applicant submitted the subject SAP application and a Use Permit application (#ZP2022-0144) for the proposed demolition with partial retention and rehabilitation of the California Theater facade, and construction of a new mixed-use development at the site. These project applications are subject to Senate Bill 330, which streamlines the entitlement review process and imposes a limit on the total number of required public meetings. The proposal is eligible to waive certain zoning ordinance development standards under the state Density Bonus provisions.

BMC Section 23.406.070 of the Zoning Ordinance requires the LPC to conduct Design Review for projects involving new construction on City Landmark sites. This SAP review will serve as Design Review and a favorable outcome is required for the Zoning Adjustments Board's (ZAB) pending consideration of the Use Permit project. The ZAB hearing for this project is tentatively scheduled for November 30, 2023.

LPC opened and continued the hearing on this matter at their regular December 2022 meeting. The hearing resumed on July 7, 2023, when the Commission received public comments from 10 speakers and reviewed the proposed project plans and application materials along with a staff report. Commissioners provided comments on the scope of proposed work and the architectural design of the new residential tower. In response, the applicant submitted revised project plans on August 5, September 14 and 26, 2023; the final two sets are provided as Attachments 2 and 3 of this report.

On or before September 25, 2023, staff mailed and posted advance notice of tonight's hearing, in accordance with BMC Chapter 3.24.140.

IV. Project Description

The applicant proposes to demolish the roof and three walls of the California Theater building while retaining the south-facing building wall that features the historic Art Deco design. The façade would be incorporated into a new, 18-story development with 211 dwelling units and a live performance venue at the lower level. Under the state provisions to encourage housing development, the applicant has requested to waive certain Downtown Commercial-Mixed Use zoning district development standards, such as the otherwise-applicable building height limit of eight stories.

The Project Plans, Applicant Statement and analysis of the compliance with the Rehabilitations Standards of the Secretary of the Interior are provided as Attachments to this report and contain the necessary details about the proposal, scope of work and preservation considerations; please see Attachments.

This SAP project does not propose to permanently alter or impair the Landmark's Features to be Preserved, which convey its architectural merit and historical identity. Per the City's practice, a site or structure-specific preservation treatment plan would be required as a Condition of Approval.

V. Issues and Analysis

Staff identified several discussion topics and relevant criteria pertinent to this project from Secretary of the Interior's Standards for the Treatment of Historic Properties (1977), Landmarks Preservation Ordinance (BMC Section 3.24), and the City's Downtown Design Guidelines (2012). An analysis of each was provided with the July 6, 2023 staff report, linked below.

https://berkeleyca.gov/sites/default/files/documents/2023-07-06_LPC_Item%208_2113%20Kittredge_Combined%20Staff%20Report%20and%20Attachments_0.pdf

The recommended findings of project compliance with respect to the applicable regulatory standards are presented in Attachment 1 of this report.

For tonight's continued consideration of the SAP project, the Commission is asked to consider the specific BMC/LPO requirements for demolition of City Landmarks as well as the remaining design-related issues in order to complete Design Review.

A. Landmarks Preservation Ordinance (LPO) Requirements for Demolition

The applicant proposes to demolish the California Theater building and to construct a new, high-rise mixed-use building that would incorporate the Theater's Art Deco façade. The proposed demolition of the City Landmark building is permissible only if the Commission finds that it is not feasible to preserve the building in whole or in part, after considering the public interest as well as the ability of the owner to make sufficient use of the property. Specifically, BMC/LPO Section 3.24.260.C(2) reads as follows:

BMC Section 3.24.260, Paragraph C.2

"For permit applications for demolition: the commission shall find that the designated landmark... or portion thereof is in such condition that it is not feasible to preserve or restore it, taking into consideration the economic feasibility of alternatives to the proposal, and balancing the interest of the public in preserving the designated landmark... or portion thereof and the interest of the owner of the landmark site... in its utilization."

The applicant has stated that the current condition of the California Theater building is not suited/suitable for expansion and further development due primarily to its masonry construction and programming for a singular use (i.e. cinema/entertainment). An analysis by the applicant's structural engineering consultant explains the antiquated building construction cannot support the improvements necessary for dense infill housing; see Attachment 5. Therefore, it seems to be infeasible to both preserve the building in its entirety and to re-use it for more intense development.

In balancing the public interest in preservation of Berkeley's historic Downtown, the Commission could consider that the demolition proposal includes the rehabilitation of the Art Deco building façade and the mid-century, neon-lit marque. This would mean that the public-facing and aesthetically valuable part of the California Theater would be retained, thereby furthering the City's promotion and protection of historically significant sites, as outlined in the Findings and Purposes of the LPO (BMC Section 3.24.010). Though only a portion, the street façade contains the Art Deco decorative details which convey the site's identity and relate to the historical neighborhood pattern and context. If approved, this project would achieve the preservation of Downtown's neighborhood fabric along with the development of a centrally-located arts venue with new dwelling units that could support the City's overall housing production goals.

This SAP application request appears to align with the regulatory requirements for

demolition because it involves the retention of the architecturally significant portion of the City Landmark and allows for greater use of the property. Therefore, staff recommends that the Commission take favorable action on this request, subject to Conditions of Approval that ensure restoration and rehabilitation of the retained portion of the historic structure, as well as documentation and salvage of the property in its current form.

B. Proposed Project Design

In order to complete the requisite Design Review for this development proposal in the Downtown Commercial-Mixed Use zoning district, the Commission must consider the remaining design-related issues affecting the architectural aspects of the proposed new tower and take final action on this SAP application.

At the July 7, 2023 meeting the Commission provided comments and feedback for staff and the applicant on a previous version of proposed project's design and the architectural aspects of the new tower. The applicant received the comments, subsequently conferred with staff, and then completed two rounds of revisions to the project design. An early revision dated September 13, 2023 is presented along with a final revised proposal, dated September 26, 2023; please see Attachments 2 and 3. A summary of the Commission's comments from the July 7, 2023 meeting and the responses from staff and the applicant has been compiled in Table 2, below.

Table 2. Summary of LPC Comments from Previous Design Review Hearing in July 2023

Topic	LPC Comments	Response	
Building Elevations	Simplify; relate better to each other	Revised	Refer to Plans; Sheet A201-214
Top of Building: Stories 16-18 & roof	Improve design & organization; consider symmetry		G012 A201-204 A110-113
Materials – successful	Original neon signage	Retained	G005-006
	Rain screen on South elevation	Removed	-
Materials – avoid/reconsider	Wood, fake wood	Reduced	A201-205 A110-113
	Terra cotta corners	Removed	
	Glass railing at historic marque	Revised	G005
	LED substitute for historic neon	Removed	-
Color Palette	Tower must be backdrop	Alternatives presented	A201-205 A110-113
Lighting	Remove extra lighting on tower	None	-
	Recess the lighting		
	Provide more detail		Defer to FDR
Windows	Provide alternative to vinyl	None	Defer to FDR

	Increase recess for upper stories		
	Provide more details		
	New opening on historic façade should be avoided or smaller		
Landscape & Streetscape	Consider bulb out & loading space	Revised	C100-400 L101 A001
Additional presentations to provide for continued hearing	Night renderings	Provided	G014
	Pedestrian-level Rendering		G013
	Ground floor entry and historic rehabilitation	None	-
	Original colors of the Cal Theater		
Performance space	Strongly support this proposal	-	-
Salvage & Documentation	Consider including	See Draft Conditions of Approval	
Public Outreach	Conduct outreach to nearby residents re: construction period & possible impacts	Forward comments to ZAB	

For tonight's discussion, staff suggests the following topics:

- The project's potential to adversely affect the architectural merit of the City Landmark California Theater's Art Deco façade;
- Whether sufficient design improvements have occurred;
- Appropriate selection of materials & colors;
- Relationship of the building elevations to one another;
- Treatment and organization of the top of building: Floors 16-18, roof and penthouse; and
- Elements of the Historic Façade Rehabilitation.

If LPC approves this application, the SAP would be subject to a Condition for Final Design Review (FDR) by the LPC prior to construction. The Commission may specify and defer particular building details for approval during FDR. In these cases, staff suggests that direction is provided in order to guide the applicant's preparation and responses.

C. Comments for ZAB's consideration of the Use Permit

At the July 7, 2023 LPC meeting, the Commission asked about the City's regulatory ability to require that the project include the proposed performing arts venue in perpetuity. The Commission cannot include such a requirement as an SAP Condition of Approval because the provisions of the LPO are limited to preservation of culturally significant properties through designation, consultation

and discretionary alteration; the provisions do not proscribe uses. The City's authority to regulate land use and certain related activities is codified in the Zoning ordinance, BMC Title 23, and falls within the purview of the Zoning Officer, ZAB and City Council.

When the Commission has concerns about the proposed use of a City Landmark property, then it can make inquiries or recommendations to the appropriate body. Whether a requirement to maintain the performance space could be imposed through zoning review has not been determined, however the Commission can make a recommendation or forward comments to ZAB for its consideration of the Use Permit, which is tentatively scheduled for ZAB hearing on November 30, 2023.

VI. Recommendation

In accordance with BMC Section 3.24.200 and Section 23.406.070, staff recommends that the Commission:

- Resume, conclude & close the public hearing on this SAP application.
- Consider the proposed design of the new building and require improvements as needed.
- Take favorable action on the SAP application & adopt the Draft Findings & Conditions for approval.

Attachments & Web links

1. Draft Findings and Conditions for Approval
2. Project Plans, received September 13, 2023
3. Revised Project Plans, received September 26, 2023
4. Applicant Statement, received September 14, 2023
5. Existing Structure Preservation Review prepared by Tipping Structural, received August 24, 2023
6. Secretary of the Interior Standards Analysis prepared by Mark Hulbert; dated May 16, 2023.
7. [Notice of Decision for City Landmark designation of the California Theater, dated July 27, 2022.](#)

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Anne Burns, Senior Design Review Planner; aburns@cberkeleyca.gov ; 510-981-7410

ATTACHMENT 1

FINDINGS AND CONDITIONS

OCTOBER 5, 2023

2113-2115 Kittredge Street

Structural Alteration Permit #LMSAP2022-0011

PROJECT DESCRIPTION

The applicant proposes to demolish the California Theater building while retaining and rehabilitating the primary façade, and to incorporate the façade into the construction of a new 18-story, mixed-use building featuring an approximately 24,000-sq. ft. performance venue and 211 dwelling units in the Downtown.

CEQA FINDINGS REQUIRED UNDER CEQA

1. The discretionary design review for this project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation”). 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, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS

Regarding the Secretary of the Interior’s Standards (SOI) for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. The historic use of this City Landmark property as a performing arts venue will be retained in part, while accommodating new construction and expansion which are necessary to ensure higher and better use of the property. The new residential use and expanded development will alter the spatial relationships within property. The proposed retention and rehabilitation of the historic Art Deco street façade will retain the distinctive materials of the City Landmark, and the new construction has been designed with compatible elements.
2. The project will retain the historic character of the property and will avoid removal of distinctive materials and the alteration of features that characterize the City Landmark’s historic architectural design through rehabilitation of the Art Deco building façade.
3. The design of proposed residential tower does not resemble or replicate designs from the property’s historic period. These new features are contemporary and will not result in a false sense of historical development.

4. Distinguishing features of the City Landmark, such as the mid-century marquee, have acquired significance in their own right; these features will be retained and restored as conditioned herein, and would not be adversely impacted by this project.
5. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize this City Landmark property, such as finishes and decorative detailing of the Art Deco period, will be substantially retained and preserved (as conditioned herein) with this expansion and façade rehabilitation project.
6. As conditioned herein, if deteriorated historic features will be affected by this request, then they would be repaired or replaced to match the materials, design, and finishes of the original items, as substantiated by documentary and physical evidence.
7. The applicant does not propose chemical or physical treatments. However, standard conditions of Structural Alteration Permit approval would require any chemical or physical treatments to be undertaken using the gentlest means possible.
8. The project site is not known to have the potential to yield subsurface resources; the scope of proposed excavation is limited and not likely to disturb such resources if they exist. Nevertheless, as conditioned herein, actions to preserve and protect unexpected discoveries during project construction are required.
9. The proposed new work is designed with complementary, high-quality materials in simplified, contemporary style employing colors and finishes that harmonize with the historic design elements of the Art Deco building facade. Owing to these aspects, the proposed new work will be sufficiently differentiated from the historic design. Further, the design is complimentary in its organization elements, verticality and preliminary color palette. Further refinements will occur during the requisite Final Design Review with the Landmarks Preservation Commission.
10. If the proposed tower expansion were removed in the future and the façade was once again preserved, then this proposal would not permanently impair the integrity or essential character-defining features of the City Landmark California Theater.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

1. As required by Berkeley Municipal Code (BMC) Section 3.24.260.C(1)(a) of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve the characteristics and features specified in the designation for this property. Specifically:
 - A. The proposed project will alter the scale of this Downtown development but it will not adversely affect the Art Deco design of the City Landmark California Theater. Its architectural style and the historical identity of the property would be retained and it will continue to lend value to the historic fabric of the Downtown neighborhood.
 - B. The special character, interest and historic value of this City Landmark property lay in its ability to convey its early 20th century identity and connection to a formative period of Downtown development. This identity is most strongly exhibited in the Art Deco architectural design of the primary building façade. The project would alter the spatial relationship of the property to its setting, where it is currently among the tallest structures on the 2100-block of Kittredge Street. However, as designed, the height and scale of the original façade would remain clearly delineated in the new tower.
2. As required by BMC Section 3.24.260.C(2), the Commission finds that the City Landmark California Theater is a masonry structure and, in its current condition, is not suitable for expansion or conversion to higher or better uses; therefore, it is not feasible to preserve this building in its entirety and allow for its adaptive re-use as proposed. The request to demolish the building – including the north, east and west walls and roof – while preserving and rehabilitating the south wall, is found to ensure the public interest in preserving California Theater's Art Deco architectural design because this proposal retains the building's distinctive and character-defining Features to be Preserved.

STANDARD CONDITIONS

The following conditions, as well as all other applicable provisions of the Landmarks Preservation Ordinance, apply to this Permit:

1. Conditions Shall be Printed on Plans

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Structural Alteration Permit Conditions'. *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

2. Plans and Representations Become Conditions

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

3. Subject to All Applicable Laws and Regulations

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Zoning Adjustments Board or Zoning Officer, Building and Safety Division, Public Works Department and other affected City divisions and departments.

4. Exercise and Lapse of Permits

A. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.

B. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has: (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

5. Indemnification Agreement

The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the

project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.

6. Halt Work/Unanticipated Discovery of Tribal Cultural Resources

In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.

7. Archaeological Resources *(Ongoing throughout demolition, grading, and/or construction)*

Pursuant to CEQA Guidelines Section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:

- A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
- B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
- C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
- D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
- E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.

8. Human Remains (*Ongoing throughout demolition, grading, and/or construction*)

In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to CEQA Guidelines Section 15064.5 (e)(1). If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to Health and Safety Code Section 7050.5(c), and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

9. Paleontological Resources (*Ongoing throughout demolition, grading, and/or construction*)

In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995,1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

- 10. No changes can be made to these approved plans without prior approval.**
- 11. CITY PERMITS.** This Structural Alteration Permit (SAP) approval is contingent upon approval of the requisite Use Permit and Public Work Permit for the project scope.
- 12. PLANS COMPLIANCE.** Construction and building permit plans shall substantially conform to the Structural Alteration Permit (SAP) project plans received September 26, 2023.
- 13. FINAL DESIGN REVIEW.** Pursuant to BMC Section 23.406.070, prior to submittal of any building permit for this project, the project proponent shall obtain Final Design Review approval from the Landmarks Preservation Commission.
- 14. SITE-SPECIFIC PRESERVATION TREATMENT PLAN.** A site-specific historic preservation plan for the retained portion of the City Landmark California Theater shall be prepared and implemented by or under the direct supervision of a Preservation

Architect who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for Historic Architect and Architectural History. This treatment plan shall define conditions assessment and documentation, protection, and monitoring requirements and procedures to be implemented during demolition of the historic building and restoration of the retained portion of the building. The treatment plan shall describe procedures to be undertaken for the documentation, evaluation, and treatment of previously unrecorded architectural features that are uncovered during demolition and rehabilitation activities. Such features may include artwork, decorative plaster or metalwork, or other building elements currently obscured by the renovation work. All procedures should be defined to avoid inadvertent damage to historic Art Deco building façade that will be retained for incorporation into the proposed development during project construction and shall include consideration of site security and fencing; avoidance and physical protection of historic surfaces and materials; and storage of temporarily removed or salvaged historic materials and building components. The treatment plan shall be submitted to the City of Berkeley Planning and Development Department prior to construction for review and approval.

- 15. HABS PHOTOGRAPHY.** Documentation of the City Landmark building shall be completed in accordance with the standards of the Historical American Building (HAB) Survey Level II, s described in the Guidelines for Architectural and Engineering Documentation (68 FR 43159), to include the following:

- a) Drawings: select existing drawings, where available, may be photographed with large-format negatives or photographically reproduced on Mylar in accordance with the U.S. Copyright Act, as amended
- b) Photographs: photographs with large-format negatives of exterior and interior views, or historic views where available and produced in accordance with the U.S. Copyright Act, as amended
- c) Written data: history and description.

Upon completion, copies of all drawings, photographs, and the report shall be provided to the following repositories for archival information on Berkeley's historical resources and Northern California architectural history:

- NWIC
- Berkeley Architectural Heritage Association
- Berkeley Historical Society
- Berkeley History Room of the Berkeley Public Library
- University of California, Berkeley Environmental Design Library
- The Art Deco Society of California
- California State Library

- 16. HISTORIC PLAQUE.** A permanent, high-quality on-site plaque or interpretive display shall be installed within a publicly-accessible location of the retained portion of the California Theater. The primary goal of the exhibit shall be to inform the public about the history of the building, including its City Landmark status and acknowledge the alterations made. If deemed appropriate by staff and the Landmarks Preservation Commission Chair, the plaque may be designed consistent with the Berkeley Historical Plaque Project (berkeleyplaques.org). The placement, size, and appearance of the plaque shall be designed so as not to interfere with the ability of the building's character-defining features to convey their significance consistent with the Secretary of the Interior Standards. A draft of the plaque or display shall be submitted with the

building permit for review by staff in coordination with the Landmarks Preservation Commission Chair. The final plaque or display shall be in place prior to the issuance of a certificate of occupancy.

17. **SALVAGE.** Where possible, the project proponent shall salvage interior building features and decorative elements and offer them to local re-use operations and/or interested parties. No materials shall be salvaged or removed until HABS documentation is completed.
18. **REPAIR AND REPLACEMENT OF CHARACTER-DEFINING FEATURES.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
19. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
20. **COLORS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.
21. **CLEAR GLASS.** All glass is assumed to be clear glass. Any proposed glass that is not clear glass, or includes signage, shall be indicated on all drawings, and shall be reviewed for approval by Landmarks staff.
22. **DETAILS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit window, door, base, and trim details for review and approval by the Landmarks plan checker.
23. **SIGNAGE.** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit complete signage details, including colors, materials, letter heights, dimensions, placement on building, and installation details. The signs shall conform to all applicable standards of the City's Sign Ordinance, BMC Chapter 20, including the maximum number of signs permitted. All materials will be matte unless otherwise noted. All non-temporary signage and awnings not previously approved and not listed in this application are prohibited.
24. **LIGHTING.** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit lighting details showing all existing and proposed site and building lighting. Exterior lighting, including for signage, shall be downcast and not cause glare on the public right-of-way and adjacent parcels.
25. **LANDSCAPE PLANS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit a Landscape plan including the number, location, and species of all proposed plantings, and which existing plantings shall be removed. The applicant shall provide irrigation for all landscaped areas or

provide drought tolerant plant palette. This shall be called out on Landscape building permit drawings.

26. **LANDSCAPE IRRIGATION.** The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings. (Add alternative per R-district requirement)
27. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.
28. The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Landmarks staff, which may modify or impose additional conditions, or revoke approval.
29. All building permit drawings and subsequent construction shall substantially conform to the approved plans as outlined in Condition #1. Any modifications must be reviewed by the Landmarks plan checker to determine whether the modification requires approval.
30. The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.



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510.272.2910

ktgy Project Number GDC01
Contact Elwin Wong
Email ewong@ktgy.com
Principal Jessica Musick
Designer



Developer
GILBANE
DEVELOPMENT
COMPANY
649 Mission Street
5th Floor
San Francisco, CA
94105

2115 KITTREDGE
ST
2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/13/2023	LPC RESUBMITTAL

Client is responsible for notifying architect in writing for any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition costs, or replacement of any such portions of work.

NOT FOR CONSTRUCTION

PROJECT INFORMATION

G000

2115 KITTREDGE ST

2115 KITTREDGE ST
BERKELEY, CA

GDC01 - USE PERMIT - 09/13/23



1 PROJECT DESCRIPTION

THE PROPOSED PROJECT AT 2115 KITTREDGE WILL RETAIN THE ORIGINAL PRIMARY SOUTH FACADE OF THE BUILDING AND CONSTRUCT A 18-STORY MIXED-USE BUILDING WITH APPROX. 160,000 SF WITH ADDITIONAL BASEMENT. THE PROPOSED BUILDING WILL INCLUDE A THEATRE OF APPROX. 20,000 SF IN THE GROUND AND SECOND FLOORS, AND (211) DWELLING UNITS. THIS DENSITY BONUS PROJECT WILL HAVE 22 AFFORDABLE UNITS. THERE WILL BE AMENITY USABLE OPEN SPACES FOR THE RESIDENTS ON THE SECOND, 16TH, 17TH, AND 18TH FLOORS.

2 PROJECT TEAM

OWNER:
GILBANE DEVELOPMENT COMPANY
649 MISSION STREET, 5TH FLR
SAN FRANCISCO, CA 94105
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PLANNING CONSULTANT:
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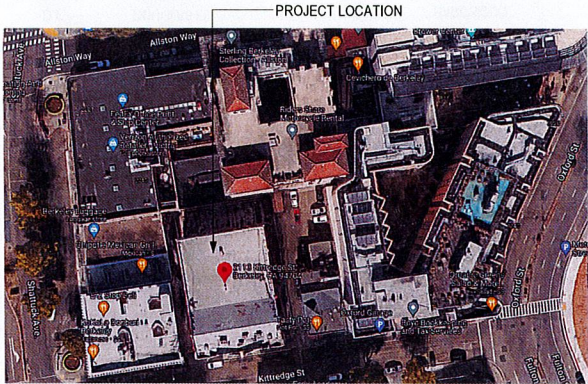
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LANDSCAPE:
GROUNDWORKS OFFICE
1792 5TH ST.
BERKELEY, CA 94710
TEL: (510) 833-2111

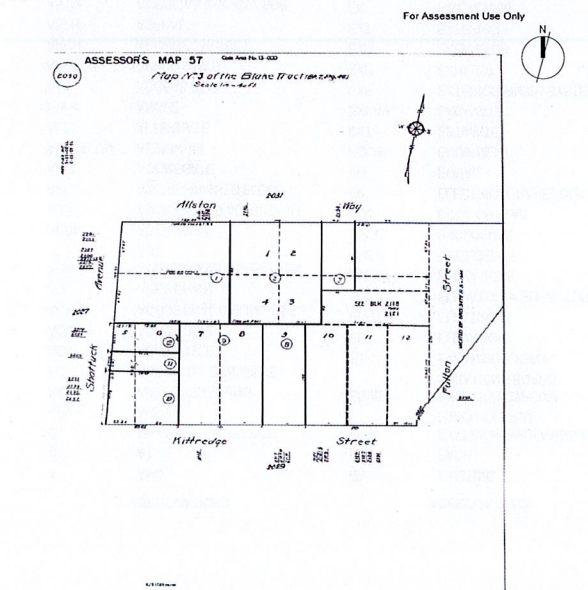
SARA PESCHER
sara@groundworksoffice.com



5 LOCATION MAP



4 VICINITY MAP



3 ASSESSOR'S PARCEL MAP

12" = 1'-0"

ZONING CODE INFORMATION						
SITE INFORMATION						
ADDRESS		2115 KITTREDGE ST BERKELEY, CA				
APN		057-2030-009				
ZONING DISTRICT		C-DMU				
OVERLAY / SPECIAL DISTRICT						
SEISMIC SAFETY						
ALQUIST PRIOLO		NO		LIQUEFACTION ZONE		NO
LANDSLIDE ZONE		NO		UNREINFORCED MASONRY		NO
HISTORIC INFO						
HISTORIC PRESERVATION						
LANDMARK / STRUCTURE OF MERIT		YES				
ENVIRONMENTAL SAFETY						
CREEK BUFFER		NONE		FIRE ZONE		1
ENVIRONMENTAL MGMT AREA		YES		FLOOD ZONE		NO
BUILDING DATA PER PLANNING CODE						
	EXISTING	PERMITTED / REQUIRED	BASE PROJECT CALCULATION	NEW PROPOSED PROJECT CALCULATION	NOTES / CODE REFERENCE	
BUILDING / LOT INFO						
LOT AREA	13,500 SF	-	NO CHANGE	NO CHANGE		
BUILDING FOOTPRINT	8,680 SF	-	12,972 SF	12,016		
LOT COVERAGE	64%	-	96%	89%		
AREAS						
COMMERCIAL FLOOR AREA	- SF		20,591 SF	24,473 SF		
RESIDENTIAL FLOOR AREA	0 SF	-	91,100 SF	136,362 SF		
GROSS FLOOR AREA	13,500+ SF	-	111,691 SF	160,835 SF		
COMMERCIAL USABLE OPEN SPACE	0 SF	20,591 SF / 50 SF = 412 SF	457 SF	-	1 SQ.FT / 50 SF	
		24,473 SF / 50 SF = 489 SF	-	712 SF	BMC TABLE 23.204-40	
RESIDENTIAL USABLE OPEN SPACE	0 SF	146 UNITS X 80 SF = 11,680 SF	11,680 SF	-	80 SF/UNIT	
		211 UNITS X 80 SF = 16,880 SF	-	13,533 SF	BMC TABLE 23.204-40	
					DENSITY BONUS CONCESSION REQUESTED	
LANDSCAPED OPEN SPACE	0 SF	40% OF 11,488 = 4,595 SF		7% OF 11,488 = 890 SF	DENSITY BONUS CONCESSION REQUESTED	
IMPERVIOUS SURFACE AREA	100%	-	100%	100%		
HEIGHT						
# STORIES	3	-	8	18		
MAX BLDG HEIGHT	60'-0" +	75'-0"	75'-0"	211'-04"	BMC: 23.204-38: C-DMU	
					DENSITY BONUS WAIVER REQUESTED	
SETBACKS						
FRONT YARD SETBACK	0'-0"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 0' VARIES	BMC: TABLE 23.204-39	
		21' - 75' BLDG HT= NO MIN.	0'	MIN 0' VARIES		
INTERIOR EAST	8'-4.5"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 3' VARIES	BMC: TABLE 23.204-39	
		21' - 75' BLDG HT= 0' - 5'-0"	3'	MIN 3' VARIES	USE PERMIT - 23.204.130B	
INTERIOR WEST	11'-8.5"	0 - 20'-0" BLDG HT= NO MIN.	0'	MIN 3' VARIES	BMC: TABLE 23.204-39	
		21' - 75' BLDG HT= 0' - 5'-0"	3'	MIN 3' VARIES	USE PERMIT - 23.204.130B	
REAR YARD SETBACK	2'-8"	0 - 20'-0" BLDG HT= NO MIN	0'	MIN 0' VARIES	BMC: TABLE 23.204-39	
		21' - 75' BLDG HT= 5'-0"	3'	MIN 3' VARIES	USE PERMIT - 23.204.130B	
UNITS						
RESIDENTIAL DENSITY (UNIT COUNT)						
UNIT COUNT						
STUDIO	0	-	-	121		
2-BEDROOM	0	-	-	90		
TOTAL	0	-	-	211		
BELOW MARKET RATE UNITS	0			22	15% OF BASE PROJECT UNITS ARE AFFORDABLE FOR VLI = ELIGIBLE 50% DENSITY BONUS (SEE...	
PARKING						
RESIDENTIAL CAR PARKING	0	0	0	0	BMC 23.322-1	
COMMERCIAL CAR PARKING	0	24,472 SF / 1,000 SF x 1.5 = 36	-	0	USE PERMIT BMC 23.322.030(J)(2)	
ADA PARKING	0		0	0		
BIKE PARKING (COMMERCIAL)	0	24,472 SF / 2,000 SF = 12	-	0	DENSITY BONUS WAIVER REQUESTED	
BIKE PARKING (SHORT TERM RESIDENTIAL)	1	301 / 40 = 7	-	7	2, OR 1 PER 40 BEDROOMS,WHICHEVER IS GREATER	
BIKE PARKING (LONG TERM RESIDENTIAL)	2	301 / 3 = 100	-	100	1/3 BEDROOMS, BMC TABLE 23.322-90	

UNIT MIX:
15% VLI FOR 50% DENSITY BONUS =
15% VLI OF 141 (BASE UNITS) = 21.15 = 22
MR BMR TOTAL
STUDIO: 108 13 121
2-BEDROOM: 80 10 90

PER BMC SECTION 12.80.040 NATURAL GAS INFRASTRUCTURE SHALL BE PROHIBITED IN NEWLY CONSTRUCTED BUILDINGS.

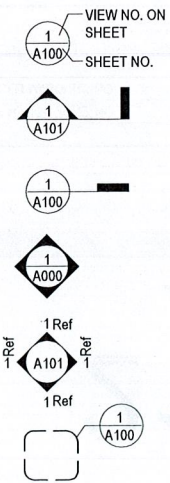
6 UNIT MIX

NOT TO SCALE

ABBREVIATIONS			ABBREVIATIONS			ABBREVIATIONS		
&	AND	(E)	EXISTING	ID	INSIDE DIAMETER or DIMENSION	REC	RECESSED	
@	AT	EA	EACH			REF	REFERENCE	
Ø	DIAMETER OR ROUND	EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	IN or "	INCH or INCHES	REFL	REFLECTED or REFLECTIVE	
ABV	ABOVE			INCL	INCLUDING	REG	REGISTER	
A/C	AIR CONDITIONING	EGSB	EXTERIOR GYPSUM	INFO	INFORMATION	REINF	REINFORCED	
AC	ASPHALTIC CONCRETE			INSUL	INSULATION	REQD	REQUIRED	
ACC	ACCESSIBLE	EJ	EXPANSION JOINT	INT	INTERIOR	RESIL	RESILIENT	
ACOUS	ACOUSTICAL	EL	ELEVATION	INV	INVERT	REV	REVISION	
ACT	ACOUSTICAL CEILING TILE	ELEC	ELECTRICAL	J-BOX	JUNCTION BOX	RH	RIGHT HAND or ROOF HATCH	
AD	AREA DRAIN	ELEV	ELEVATOR or ELEVATION	JS	JANITOR'S SINK			
ADA	AMERICAN W/ DISABILITIES ACT	ELEVS	ELEVATIONS	JST	JOIST	RM	ROOM	
		EMER	EMERGENCY	KEC	KITCHEN EQUIPMENT CONTRACTOR	RO	ROUGH OPENING	
ADDM	ADDENDUM	ENCL	ENCLOSURE			RTU	ROOF TOP UNIT	
ADJ	ADJACENT OR ADJUSTABLE	EOS	EDGE OF SLAB	L	LENGTH, LONG. ANGLE	RWL	RAIN WATER LEADER	
AFF	ABOVE FINISHED FLOOR	EP	ELECTRICAL PANEL BOARD	LAM	LAMINATE	RV	ROOF VENT	
AGG	AGGREGATE	EQ	EQUAL	LH	LEFT HAND	S	SOUTH	
AL or ALUM	ALUMINUM	EQUIP	EQUIPMENT	LP	LOW POINT	SA	SUPPLY AIR	
ALT	ALTERNATE	EST	ESTIMATE	LT	LIGHT	SAB	SOUND ATTENUATION BLANKET	
L or <	ANGLE	EXCAV	EXCAVATE	LTG	LIGHTING			
A.P.	ACCESS PANEL	EXF	EXTERIOR FINISH SYSTEM	LVL	LEVEL	SC	SOLID CORE	
APPROX	APPROXIMATE	EXH	EXHAUST	LVR	LOUVER	SCHED	SCHEDULE	
ARCH	ARCHITECT(URAL)	EXP	EXPANSION	LYR	LAYER	SCP	SCUPPER	
ASPH	ASPHALT	EXT	EXTERIOR	MAS	MASONRY	SD	STORM DRAIN	
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FA	FIRE ALARM	MAT	MATERIAL	SECT	SECTION	
		FBO	FURNISHED BY OTHERS	MAX	MAXIMUM	SEP JT	SEPARATION JOINT	
BB	BULLETIN BOARD	FD	FLOOR DRAIN	MBSM	MODIFIED BITUMINOUS SHEET	SF	SQUARE FEET	
BD	BOARD	FDC	FIRE DEPARTMENT CONNECTION	MC	MINERAL CORE	SHT	SHEET	
BF	BRACE FRAME			MDF	MEDIUM DENSITY FIBERBOARD	SHTHG	SHEATHING	
BITUM	BITUMINOUS	FDMPR	FIRE DAMPER			SHM	SELF HEALING MEMBRANE	
BLDG	BUILDING	FDN	FOUNDATION			SHV	SHELVING	
BLK	BLOCK	FDR	FIRE DOOR	MECH	MECHANICAL	SI or IN²	SQUARE INCHES	
BLKG	BLOCKING	FE	FIRE EXTINGUISHER	MEMB	MEMBRANE	SIM	SIMILAR	
BLKHD	BULKHEAD	FEC	FIRE EXTINGUISHER CABINET	MTL	METAL	SKYLT	SKYLIGHT	
BM	BEAM			MFR	MANUFACTURER	SLNT	SEALANT	
BN	BULLNOSE	FF	FACTORY FINISH, FINISH FACE, FINISH	MIN	MINIMUM	SP	STANDPIPE	
BO	BOTTOM OF			MISC	MISCELLANEOUS	SPEC	SPECIFICATION	
BOH	BACK OF HOUSE	FLR		MUL	MULLION	SQ	SQUARE	
BOT	BOTTOM	FG	FINISHED GRADE	MTD	MOUNTED	SS	STAINLESS STEEL	
BS	BOTTOM OF STAIR	FHC	FIRE HOSE CABINET	MWP	MEMBRANE WATERPROOFING	SED #	SEE ELECTRICAL DRAWING	
BUR	BUILT-UP ROOF	FIN	FINISH (ED)			SMD #	SEE MECHANICAL DRAWING	
BW	BOTTOM OF WALL	FL	FLOOR	(N)	NEW	SSD #	SEE STRUCTURAL DRAWING	
BDRY	BOUNDARY	FLEX	FLEXIBLE	N	NORTH	STD	STANDARD	
CAB	CABINET	FLUOR	FLUORESCENT	NIC	NOT IN CONTRACT	STL	STEEL	
CAP	CAPACITY	FO	FACE OF	NO or #	NUMBER	STN	STAIN	
CB	CATCH BASIC	FOC	FACE OF CONCRETE	NOM	NOMINAL	STRUC	STRUCTURAL	
CBU	CEMENTITIOUS BACKER UNIT	FOF	FACE OF FINISH	NTS	NOT TO SCALE	SUSP	SUSPENDED	
		FOS	FACE OF MASONRY	NR	NON-RATED	SYMM	SYMMETRICAL	
CEM	CEMENT	FR	FACE OF STUD	O/	OVER	T	TEMPERED	
CER	CERAMIC	FRPF	FIRE RATED	OC	ON CENTER	TA	TOILET ACCESSORY	
CG	CORNER GUARD	FRP	FIRE PROOF	OCC	OCCUPANCY, OCCUPANT(S)	TBD	TO BE DETERMINED	
CIP	CAST-IN-PLACE	FRT	FIBERGLASS REINFORCED STEEL	OD	OUTSIDE DIAMETER or DIMENSION	TD	TRENCH DRAIN	
CJ	CONTROL JOINT			OFD	OVERFLOW DRAIN	TEL	TELEPHONE	
C	CENTER LINE	FS	FINISH SLAB	OH	OPPOSITE HAND	TEMP	TEMPERED	
CLG	CEILING	FSEC	FOOD SERVICE QUIP. CONTRACTOR	OPNG	OPPOSITE	T&G	TONGUE AND GROOVE	
CLO	CLOSET	FSR	FIRE SPRINKLER RISER	OPP	OPENING	THK	THICK	
CLR	CLEAR	FT or "	FOOT OR FEET	OPT	OPTIONAL or OPTIMUM	THRU	THROUGH	
CMU	CONCRETE MASONRY UNIT	FTG	FOOTING	ORD	OVERFLOW ROOF DRAIN	TC	TOP OF CURB	
CO	CLEANOUT OR CASED OPENING	FOH	FRONT OF HOUSE	OSCI	OWNER SUPPLIED, CONTRACTOR INSTALLED	TO	TOP OF	
		FURN	FURNITURE			TOC	TOP OF CONCRETE	
COL	COLUMN	FUT	FUTURE	OZ	OUNCE	TOP	TOP OF PARAPET	
CONC	CONCRETE	GA	GAUGE	PART BD	PARTICLE BOARD	TOPO	TOPOGRAPHIC	
CONST	CONSTRUCTION	GALV	GALVANIZED	PBO	PROVIDED BY OWNER	TOS	TOP OF STEEL	
CONT	CONTINUOUS	GC	GENERAL CONTRACTOR	PCC	PRECAST CONCRETE	TP	TOP OF PAVEMENT	
CORR	CORRIDOR	GEN	GENERAL	PCP	PORTLAND CEMENT PLASTER	TS	TOP OF STAIR	
CPT	CARPET	GFRG	FIBER REINFORCED CONCRETE			TV	TELEVISION	
CT	CERAMIC TILE			PERF	PERFORATED	TW	TOP OF WALL	
C.T.	COLLAR TIE			PL	PLATE or PROPERTY LINE	TYP	TYPICAL	
CTRL	CONTROL	GL	GLAZING	P-LAM	PLASTIC LAMNATE	UBC	UNIFORM BUILDING CODE	
CU FT	CUBIC FOOT (FEET)	GR	GUARD RAIL	PLAS	PLASTER	UC	UNDER CUT	
CU YD	CUBIC YARD(S)	GSB	GYPSUM SHEATHING BOARD	PNL	PANEL	UFC	UNIFROM FIRE CODE	
CW	COLD WATER			POL	POLISHED	UL	UNDERWRITER'S LABORATOR	
d	DEGREE	GSM	GALVANIZED METAL SHEET	PR	PAIR	UNF	UNFINISHED	
DBH	DIAMETER AT BREAST HEIGHT	GYP	GYPSUM	PRC	POLYMER REINFORCED CONCRETE	UNO or UON	UNLESS NOTED OTHERWISE	
DEMO	DEMOLITION	GWB	GYPSUM WALLBOARD			VERT	VERTICAL	
DEPT	DEPARTMENT	H or HT	HEIGHT	PREFAB	PREFABRICATED	VG	VERTICAL GRAIN	
DET	DETAIL	HC	HOLLOW CORE	PRKG	PARKING	VIF	VERIFY IN FIELD	
DF	DRINKING FOUNTAIN	HCP	HANDICAP	PSD	PARKING STRUCTURE DRAWINGS	VWC	VINYL WALL COVERING	
D.F.	DOUGLAS FIR	HDWD	HARDWOOD	PSF	POUNDS PER SQUARE FOOT	W	WEST or WIDTH or WASHER	
DIA	DIAMETER	HW	HARDWARE	PSI	POUNDS PER SQUARE INCH	W/	WITH	
DIAG	DIAGONAL	HM	HOLLOW METAL	PTD	PAINTED	WC	WATER CLOSET	
DIM	DIMENSION	HMD	HOLLOW METAL DOOR	PT	POINT	WD	WOOD	
DISP	DISPENDER	HORIZ	HORIZONTAL	PTN	PARTITION	WDW	WINDOW	
DIV	DIVISION	HR	HOUR or HANDRAIL	PVMT	PAVEMENT	WH	WEEP HOLE or WATER HEATER	
DR	DOOR	HSS	HOLLOW STRUCTURAL SECTION	R	RADIUS or RISER	WI	WITHIN	
DS	DOWNSPOUT			(R)	REMOVE			
DSP	DRY STANDPIPE	HVAC	HEATING, VENTILATING, & AIR CONDITIONING	RA	RETURN AIR			
DWG	DRAWING			RC	REINFORCED CONCRETE			
E	EAST	HW	HOT WATER	RD	ROOF DRAIN			

SHEET LIST		
SHEET #	SHEET NAME	ENTITLEMENTS 09/13/2023
GENERAL		
G000	PROJECT INFORMATION	*
G001	DRAWING INDEX, SYMBOLS & ABBREVIATIONS	*
G002.A	DENSITY BONUS CALCS - BASE	*
G002.B	DENSITY BONUS CALCS - PROPOSED	*
G003	LOT COVERAGE, USABLE OPEN SPACE CALCS	*
G004	EXISTING SITE PHOTOS	*
G005	THEATER FACADE PRESERVATION	*
G006	THEATER FACADE LIGHTING PROPOSAL	*
G007	STREET STRIP ELEVATION	*
G008	SHADOW STUDIES - DEC 22	*
G009	SHADOW STUDIES - JUNE 21	*
G010	SHADOW STUDIES - SEPT 22	*
G011	GREENPOINT RATED CHECKLIST	*
G012	TERRACE VIEWS AND PERSPECTIVES	*
G013	PERSPECTIVE CONTEXT RENDERINGS	*
CIVIL		
C000	NOTES, LEGEND, & ABBREVIATIONS	*
C001	TOPOGRAPHIC SURVEY	*
C100	DEMOLITION PLAN	*
C200	SITE AND GRADING PLAN	*
C300	UTILITY PLAN	*
C400	STORMWATER MANAGEMENT PLAN	*
C500	CONSTRUCTION DETAILS	*
C501	CONSTRUCTION DETAILS	*
C502	CONSTRUCTION DETAILS	*
C503	CONSTRUCTION DETAILS	*
C600	WATER POLLUTION CONTROL DRAWINGS	*
C601	WATER POLLUTION CONTROL DETAILS	*
LANDSCAPE		
L100	CALGREEN / BAY FRIENDLY CHECKLIST	*
L101	GROUND FLOOR MATERIALS PLAN	*
L102	14TH FLOOR MATERIALS PLAN	*
L103	15TH FLOOR MATERIALS PLAN	*
L200	PLANTING SCHEDULE	*
L201	GROUND FLOOR PLANTING PLAN	*
L202	14TH FLOOR PLANTING PLAN	*
L203	15TH FLOOR PLANTING PLAN	*
L300	IRRIGATION SCHEDULE AND CALCULATIONS	*
L301	GROUND FLOOR IRRIGATION PLAN	*
L302	14TH FLOOR IRRIGATION PLAN	*
L303	15TH FLOOR IRRIGATION PLAN	*
L304	IRRIGATION DETAILS	*

SHEET LIST		
SHEET #	SHEET NAME	ENTITLEMENTS 09/13/2023
ARCHITECTURAL		
A100	SITE PLAN	*
A101	BASEMENT 2 FLOOR PLAN	*
A102	BASEMENT 1 FLOOR PLAN	*
A103	GROUND FLOOR PLAN	*
A104	LEVEL 2 FLOOR PLAN	*
A105	LEVEL 3 FLOOR PLAN	*
A106	LEVEL 4 FLOOR PLAN	*
A107	LEVEL 5,7,9,11,13 FLOOR PLAN	*
A108	LEVEL 6,8,10,12,14 FLOOR PLAN	*
A109	LEVEL 15 FLOOR PLAN	*
A110	LEVEL 16 FLOOR PLAN	*
A111	LEVEL 17 FLOOR PLAN	*
A112	LEVEL 18 FLOOR PLAN	*
A113	ROOF FLOOR PLAN	*
A201	SOUTH EXTERIOR ELEVATION	*
A202	EAST EXTERIOR ELEVATION	*
A203	WEST EXTERIOR ELEVATION	*
A204	NORTH EXTERIOR ELEVATION	*
A205	EXTERIOR ELEVATION MATERIALS	*
A211	SOUTH FACADE LIGHTING & SIGNAGE	*
A212	EAST FACADE LIGHTING & SIGNAGE	*
A213	WEST FACADE LIGHTING & SIGNAGE	*
A214	NORTH FACADE LIGHTING SIGNAGE	*
A215	SOUTH FACADE SIGNAGE	*
A310	BUILDING SECTIONS	*



VIEW REFERENCE

SECTION REFERENCE

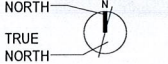
DETAIL SECTION REFERENCE

ELEVATION REFERENCE

INTERIOR ELEVATION REFERENCE

ENLARGED PLAN / DETAIL REFERENCE

PROJECT NORTH



NORTH ARROW

REVISION CLOUD

?

KEY NOTE: SEE LEGEND ON DRAWINGS FOR EXPLANATION OF EACH NOTE

1i

WALL, FLR/CLG, AND ROOF TYPE

###A

DOOR SYMBOL

BB

WINDOW SYMBOL

11

PLUMBING FIXTURE / APPLIANCE SYMBOL

#

FINISH REFERENCE

10' - 0"

DIMENSION TO FACE OF STUD, UNO

10' - 0"

DIMENSION TO CENTERLINE

10' - 0"

DIMENSION TO FACE OF FINISH

ALIGN

ALIGN FACE OF FINISH

DATUM REFERENCE:

ELEVATION, WORK, OR CONTROL

ELEVATION CHANGE:

CEILING OR FLOOR LEVEL

+0' - 0"

SPOT ELEVATION



Architecture | Branding | Interiors | Planning

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ktgy Project Number GDC01

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Email ewong@ktgy.com
Principal Jessica Musick
Designer



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GILBANE
DEVELOPMENT
COMPANY
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5th Floor
San Francisco, CA
94105

2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/13/2023	LPC RESUBMITTAL

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NOT FOR CONSTRUCTION

DRAWING INDEX,
SYMBOLS &
ABBREVIATIONS



Architecture | Branding | Interiors | Planning
1814 Franklin St
Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

ktgy Project Number GDC01
Contact Elwin Wong
Email ewong@ktgy.com
Principal Jessica Musick
Designer



Developer
GILBANE
DEVELOPMENT
COMPANY
649 Mission Street
5th Floor
San Francisco, CA
94105

2115 KITTREDGE
ST
2115 KITTREDGE ST
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DENSITY BONUS CALCS -
BASE

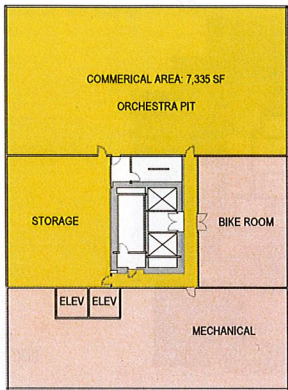
G002.A

DENSITY BONUS TABLE									
Base Project	Base # Units	Base # Units	% VLI units	# VLI Units	# VLI Units	Bonus %	# DB Units	# DB Units	Total Units
sq. ft. - see calculation below	base project/avg. unit size	Base Units/Max. Residential Density...	VLI = Very Low Income <50 AMI	% VLI x Base # Units			% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
91,100	140.82	141.00	15%	21.15	22.00	50.00%	70.50	71	212

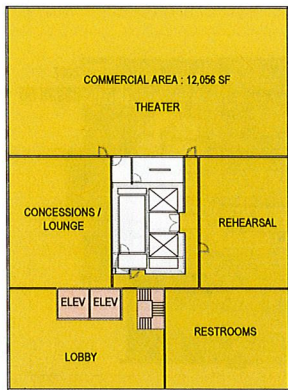
Base Project Square Footage	Floor
0	basement 2
0	basement 1
11,664	first
11,348	second
11,348	third
11,348	fourth
11,348	fifth
11,348	sixth
11,348	seventh
11,348	eighth

LEGEND:

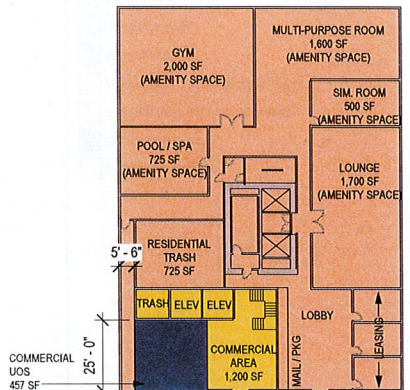
- COMMERCIAL AREA
- RESIDENTIAL AREA (BASE)
- NON-QUALIFYING RESIDENTIAL AREA (BASE)
- COMMERCIAL USABLE OPEN SPACE



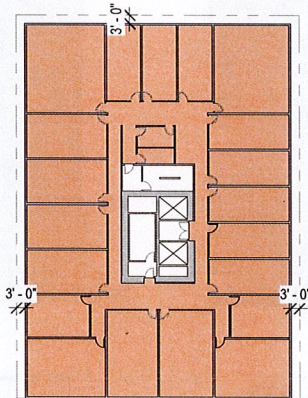
B2 BASEMENT
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



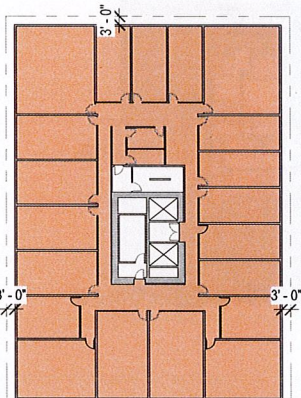
B1 BASEMENT
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



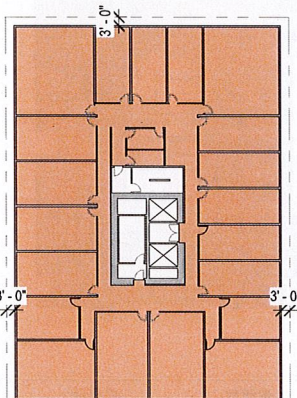
1 1ST FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



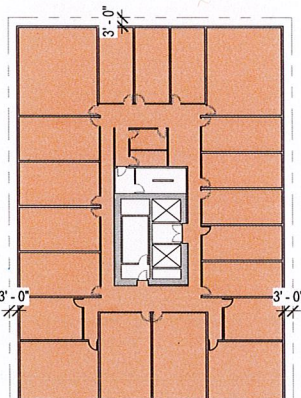
2 2ND FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



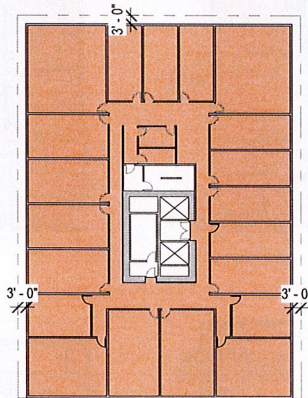
3 3RD FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



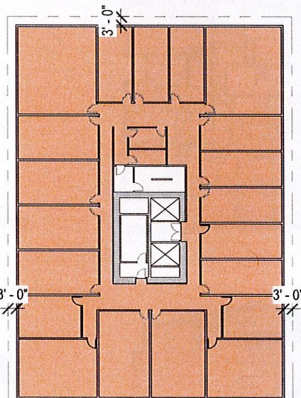
4 4TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



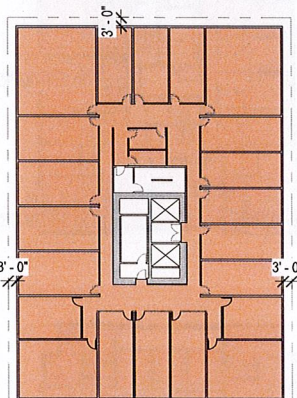
5 5TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



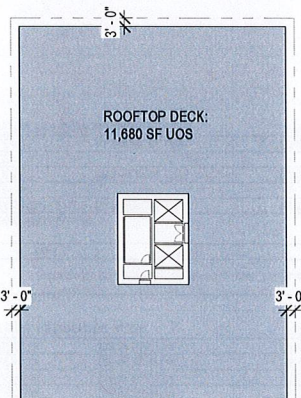
6 6TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



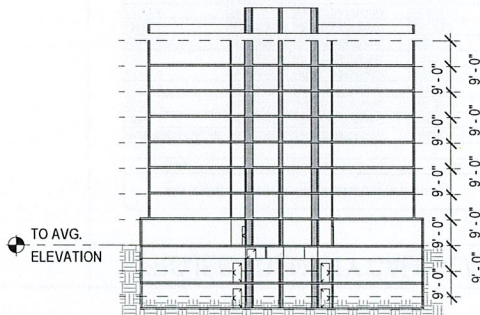
7 ROOF TOP
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



8 8TH FLOOR
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



9 ROOFTOP DECK
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



10 Density Bonus Base
G002.A 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)



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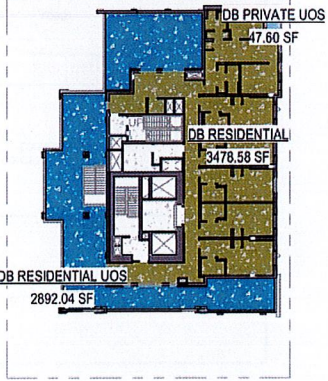
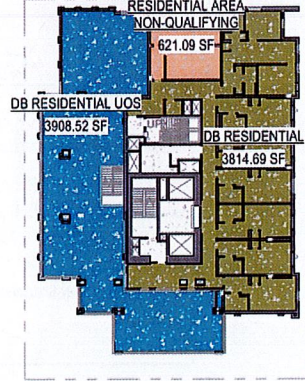
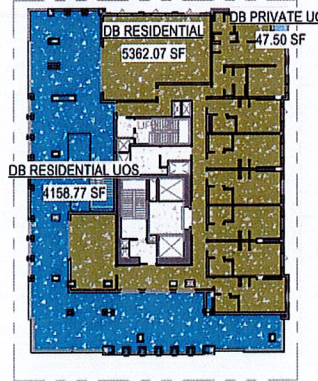
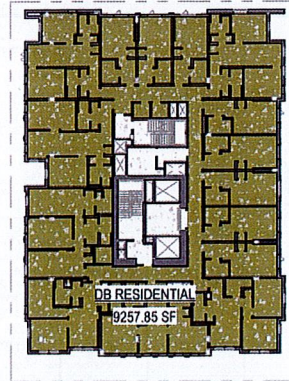
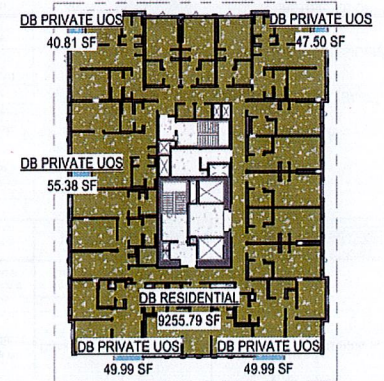
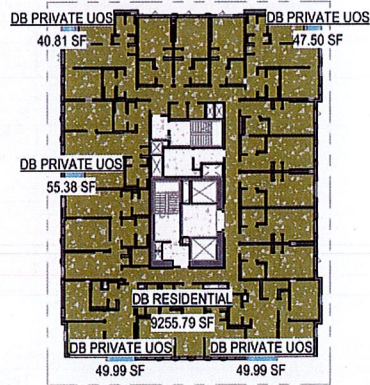
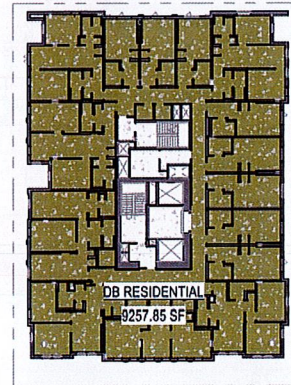
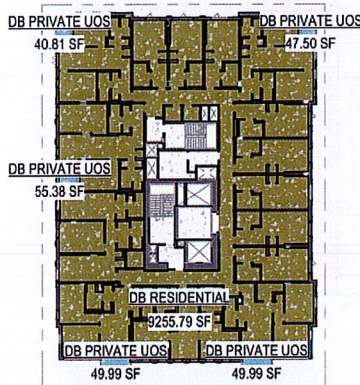
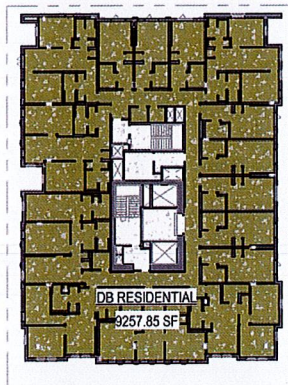
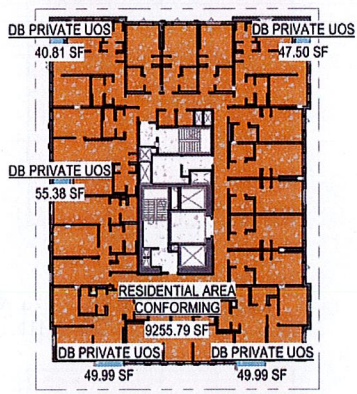
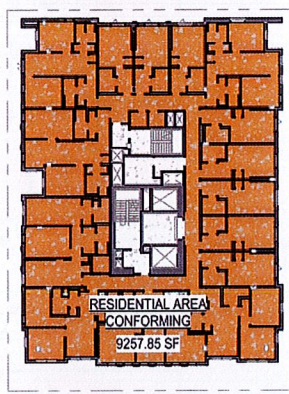
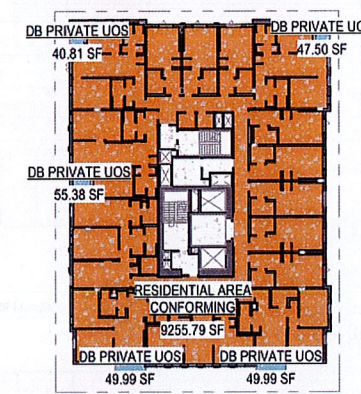
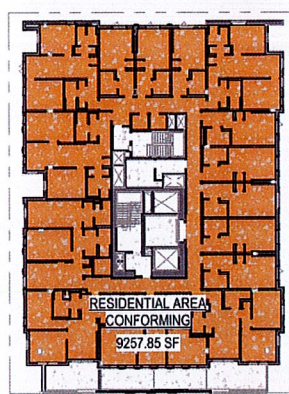
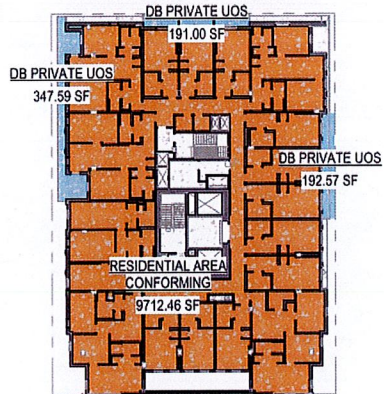
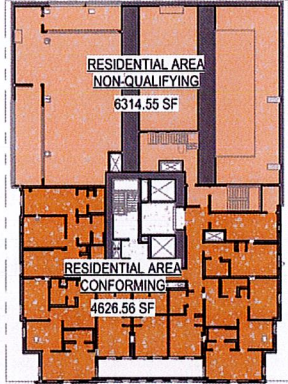
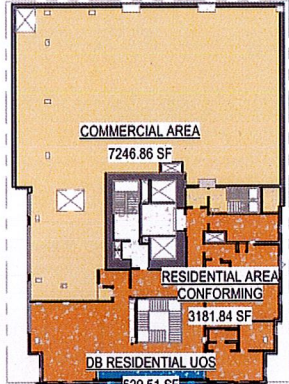
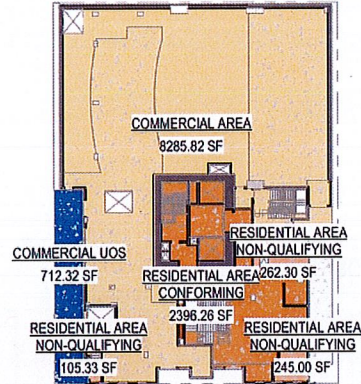
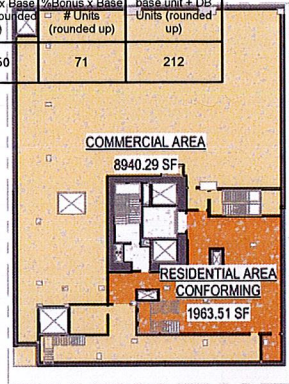
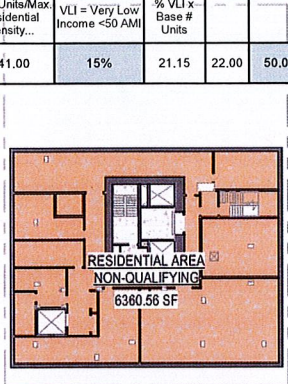
NOT FOR CONSTRUCTION

DENSITY BONUS CALCS -
PROPOSED

G002 R

DENSITY BONUS TABLE									
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sq. ft. - see calculation below	base project avg. unit size	Base Units/Max Residential Density...	VLI = Very Low Income <50 AMI	% VLI x Base # Units			% Bonus x Base # Units (rounded up)	% Bonus x Base # Units (rounded up)	base unit + DB Units (rounded up)
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11,348	third
11,348	fourth
11,348	fifth
11,348	sixth
11,348	seventh
11,348	eighth



PROJECT DENSITY CALCULATIONS

Area Schedule (Project Density Calc) Sorted by Level Residential Only		
Level	Name	Area
BASEMENT LEVEL B1	RESIDENTIAL AREA CONFORMING	1963.51 SF
LEVEL 1	RESIDENTIAL AREA CONFORMING	2396.26 SF
LEVEL 2	RESIDENTIAL AREA CONFORMING	3181.84 SF
LEVEL 3	RESIDENTIAL AREA CONFORMING	4626.56 SF
LEVEL 4	RESIDENTIAL AREA CONFORMING	9712.46 SF
LEVEL 5	RESIDENTIAL AREA CONFORMING	9257.85 SF
LEVEL 6	RESIDENTIAL AREA CONFORMING	9257.85 SF
LEVEL 7	RESIDENTIAL AREA CONFORMING	9257.85 SF
LEVEL 8	RESIDENTIAL AREA CONFORMING	9255.79 SF
LEVEL 9	DB RESIDENTIAL	9257.85 SF
LEVEL 10	DB RESIDENTIAL	9255.79 SF
LEVEL 11	DB RESIDENTIAL	9257.85 SF
LEVEL 12	DB RESIDENTIAL	9255.79 SF
LEVEL 13	DB RESIDENTIAL	9257.85 SF
LEVEL 14	DB RESIDENTIAL	9255.79 SF
LEVEL 15	DB RESIDENTIAL	9257.85 SF
LEVEL 16	DB RESIDENTIAL	5362.07 SF
LEVEL 17	DB RESIDENTIAL	3814.69 SF
LEVEL 18	DB RESIDENTIAL	3478.58 SF
TOTAL RESIDENTIAL AREA:		136362.06 SF

Area Schedule (Project Density Calc) Sorted by Level Commercial Only		
Level	Name	Area
BASEMENT LEVEL B1	COMMERCIAL AREA	8940.29 SF
LEVEL 1	COMMERCIAL AREA	8285.82 SF
LEVEL 2	COMMERCIAL AREA	7246.86 SF
LEVEL 3	COMMERCIAL AREA	6314.55 SF
TOTAL COMMERCIAL AREA:		24472.97 SF

- COMMERCIAL AREA
- COMMERCIAL UOS
- RESIDENTIAL AREA CONFORMING
- RESIDENTIAL AREA NON-QUALIFYING
- DB PRIVATE UOS
- DB RESIDENTIAL
- DB RESIDENTIAL UOS

**2115 KITTREDGE
ST**

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[illegible]

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LOT COVERAGE, USABLE
OPEN SPACE CALCS

G003

Area Schedule (Project Density Calc) Sorted by Level Commercial Usable Open Space Only		
Level	Name	Area
LEVEL 1	COMMERCIAL UOS	712.32 SF 712.32 SF

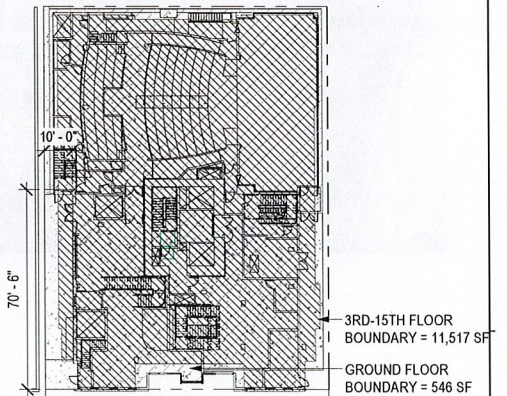
NON-RESIDENTIAL USES
24,877 SF / 50 = 497 SF UOS
PROPOSED COMMERCIAL UOS = 712 SF UOS

Area Schedule (Project Density Calc) Sorted by Level Usable Open Space Only		
Level	Name	Area
LEVEL 2	DB RESIDENTIAL UOS	529.51 SF
LEVEL 4	DB PRIVATE UOS	731.15 SF
LEVEL 6	DB PRIVATE UOS	243.67 SF
LEVEL 8	DB PRIVATE UOS	243.67 SF
LEVEL 10	DB PRIVATE UOS	243.67 SF
LEVEL 12	DB PRIVATE UOS	243.67 SF
LEVEL 14	DB PRIVATE UOS	243.67 SF
LEVEL 16	DB PRIVATE UOS	47.50 SF
LEVEL 16	DB RESIDENTIAL UOS	4168.77 SF
LEVEL 17	DB RESIDENTIAL UOS	3906.52 SF
LEVEL 18	DB PRIVATE UOS	47.60 SF
LEVEL 18	DB RESIDENTIAL UOS	2892.04 SF
RESIDENTIAL UOS TOTAL		15353.47 SF

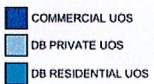
RESIDENTIAL
211 UNITS x 80 SF = 16,880 SF
PROPOSED COMMON = 11,485 SF
PROPOSED PRIVATE = 2,045 SF
RESIDENTIAL TOTAL = 13,533 SF

LANDSCAPED UOS (RESIDENTIAL)
40% OF COMMON UOS
REQUIRED: 40% OF 11,488 (COMMON) = 4,595
PROPOSED: 7% OF 11,488 (COMMON) = 800

MAX. BLDG. BOUNDARY AREA
11,517 SF + 546 SF = 12,063 SF
LOT SIZE = 13,500 SF
LOT COVERAGE = 12,063/13,500 = 89%



1 GROUND FLOOR
G003 1" = 30'-0" ON 24X36 (1"=60'-0" ON 12X18)





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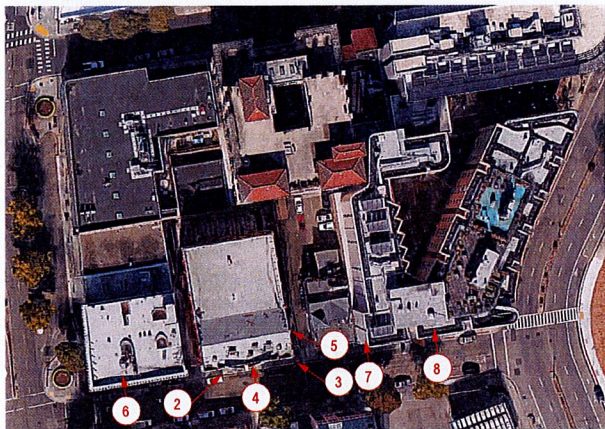
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EXISTING SITE PHOTOS



1 2115 KITTREDGE STREET SITE CONTEXT PHOTO KEY
1" = 1'-0"



2 STREET VIEW LOOKING NORTH



3 STREET VIEW LOOKING WEST



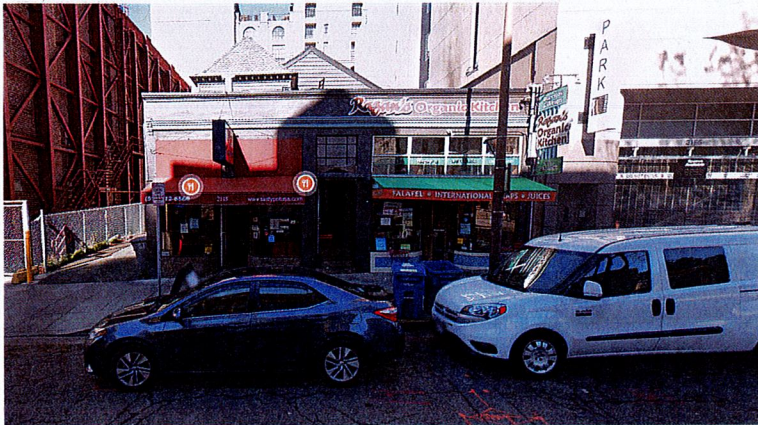
4 STREET VIEW LOOKING NORTHWEST



5 EAST SIDEYARD LOOKING WEST



6 2231 SHATTUCK



7 2115 & 2119 KITTREDGE



8 2165 & 2177 KITTREDGE



EXISTING THEATER FACADE



HISTORICAL THEATER FACADE



- PRESERVE AND RESTORE EXISTING DECORATIVE CORNICE ELEMENTS
- PRESERVE AND RESTORE EXISTING DECORATIVE COINS
- PRESERVE AND RESTORE EXISTING DECORATIVE PILASTERS
- PRESERVE AND RESTORE EXISTING THEATER MARQUEE
- REPLACE & RECREATE EXISTING THEATER MARQUEE SOFFIT (REMOVAL REQUIRED FOR CONSTRUCTION)

2 EXISTING THEATER FACADE MODIFICATIONS
1/8" = 1'-0"



- ALTERNATIVE RAIL OPTION AT MARQUEE BALCONY



- PROPOSED SAWCUT AND WINDOW INFILL AT EXISTING FACADE
- PROPOSED SAWCUT AND OPENING AT EXISTING FACADE FOR 2ND FLOOR MARQUEE BALCONY ACCESS
- PROPOSED SAWCUT AND WINDOW INFILL AT EXISTING FACADE RECESS
- PROPOSED GLASS RAILING WITH BACKLIT EDGE AT MARQUEE BALCONY
- PROPOSED MATTE FINISH PROJECTING SIGN. FACE OF SIGN TO BE MAXIMUM 12 S.F.
- REPLACE & RECREATE STOREFRONT AT RESIDENTIAL LOBBY, THEATER ENTRANCE AND THEATER TICKET BOOTH
- RESTORE EXISTING POSTER DISPLAY WITH NEW WINDOW INFILL

1 PROPOSED THEATER FACADE MODIFICATIONS
1/8" = 1'-0"

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THEATER FACADE
PRESERVATION

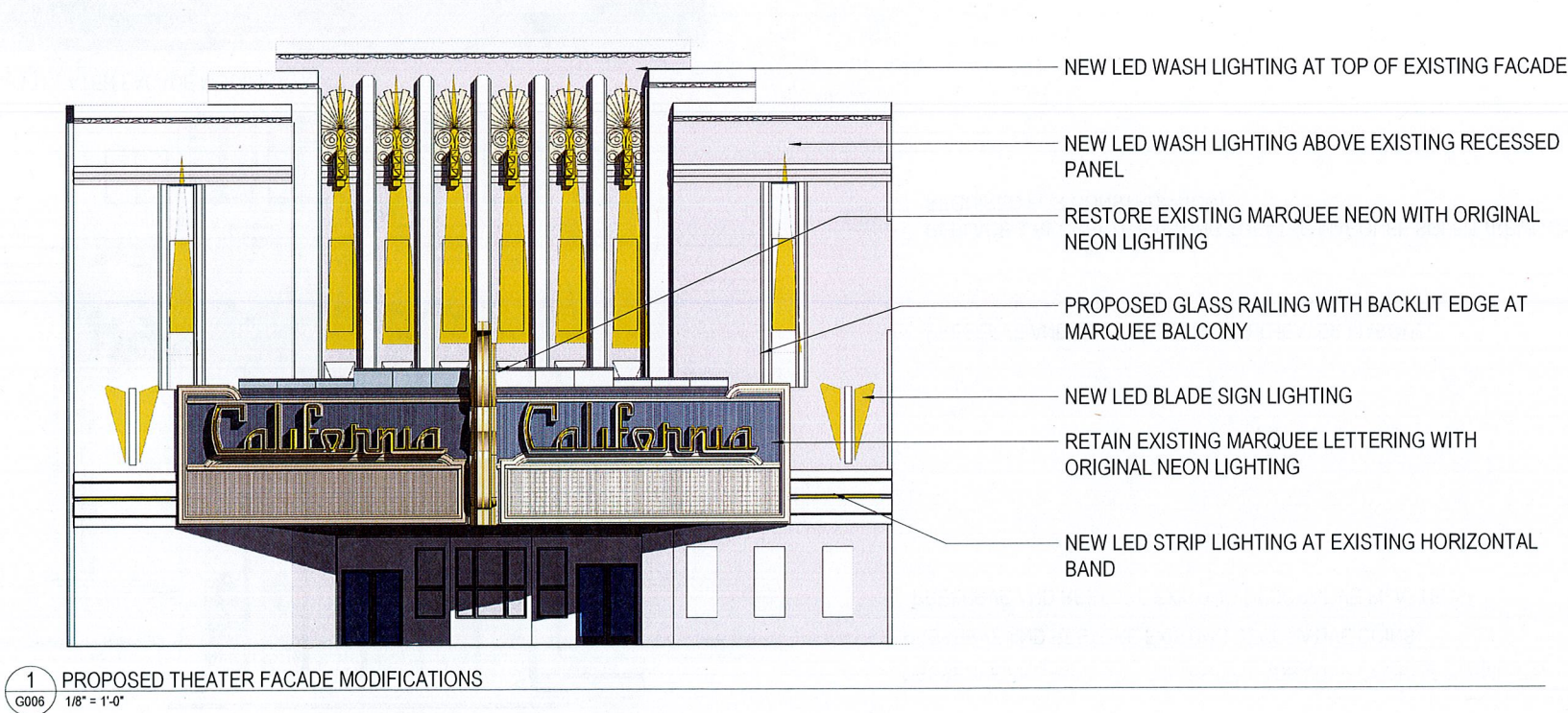
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EXISTING THEATER FACADE



HISTORICAL THEATER FACADE



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THEATER FACADE
LIGHTING PROPOSAL

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2 (N) STREET STRIP ELEVATIONS
G007 3/4" = 1'-0"



1 (E) STREET STRIP ELEVATIONS
G007 NOT TO SCALE



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STREET STRIP
ELEVATION



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BERKELEY, CA

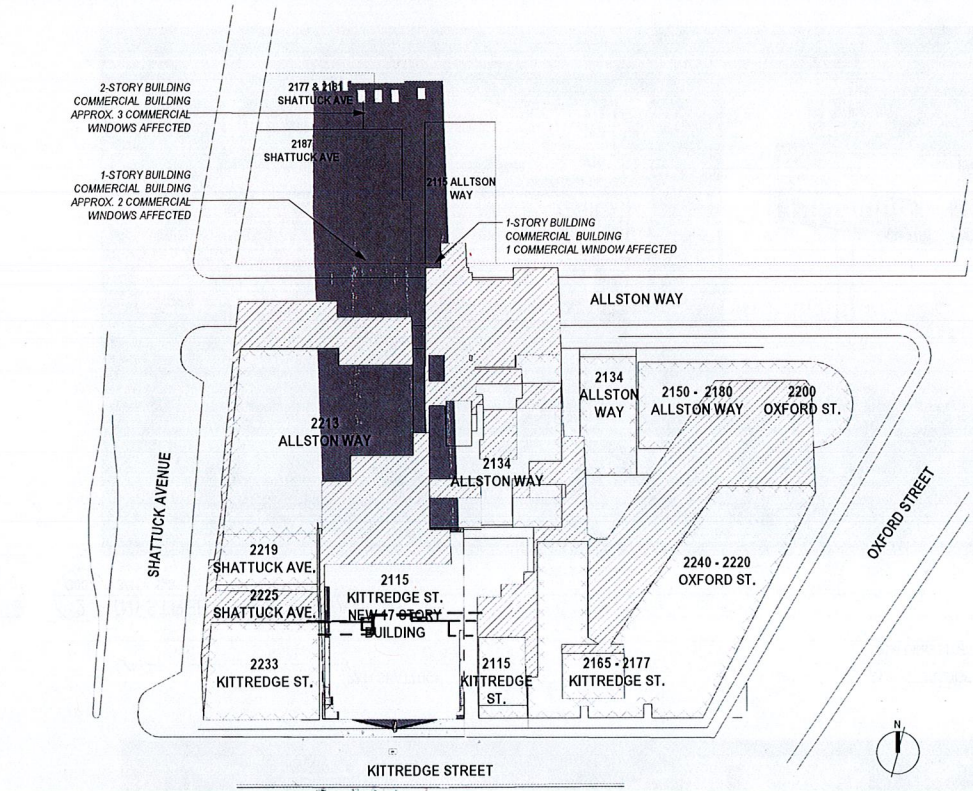
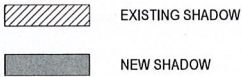
No.	DATE	DESCRIPTION
	9/13/2023	LPC RESUBMITTAL

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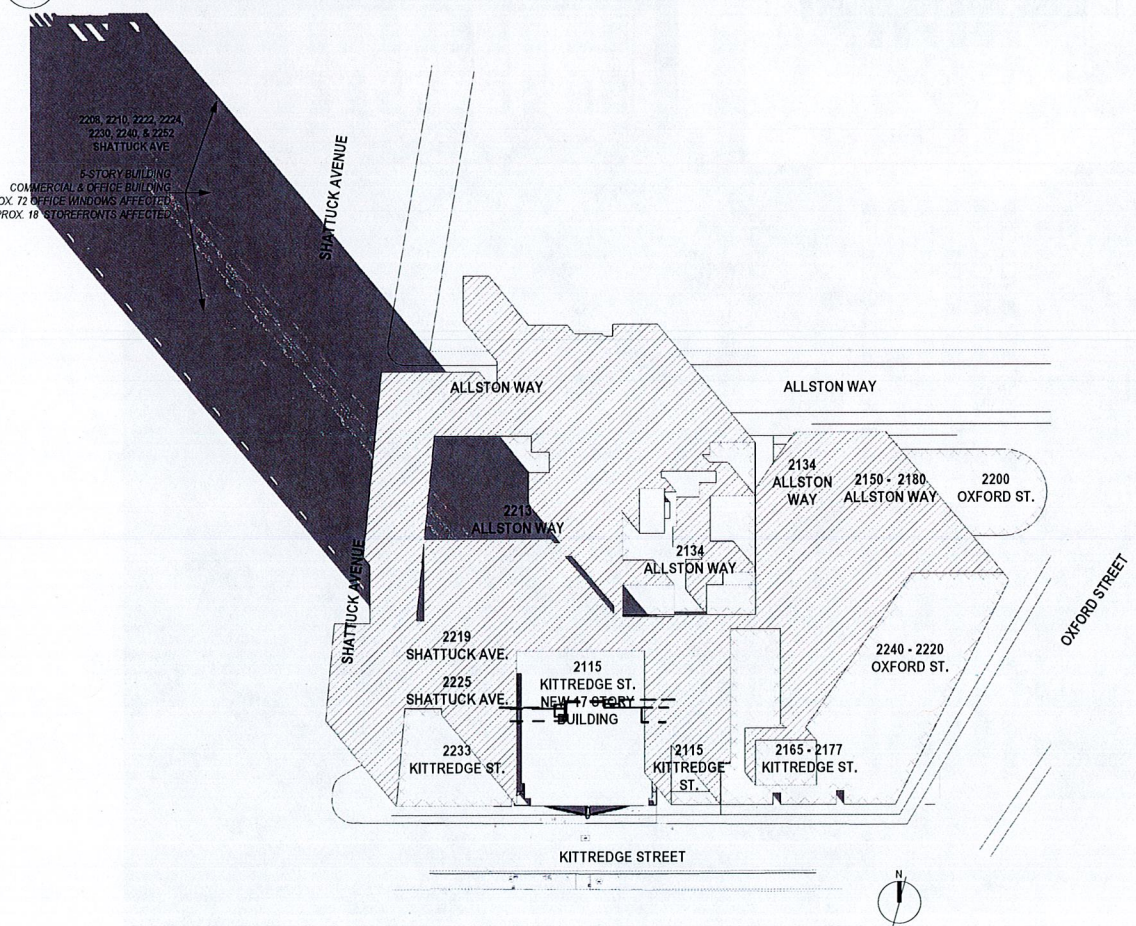
NOT FOR CONSTRUCTION

SHADOW STUDIES - DEC 22

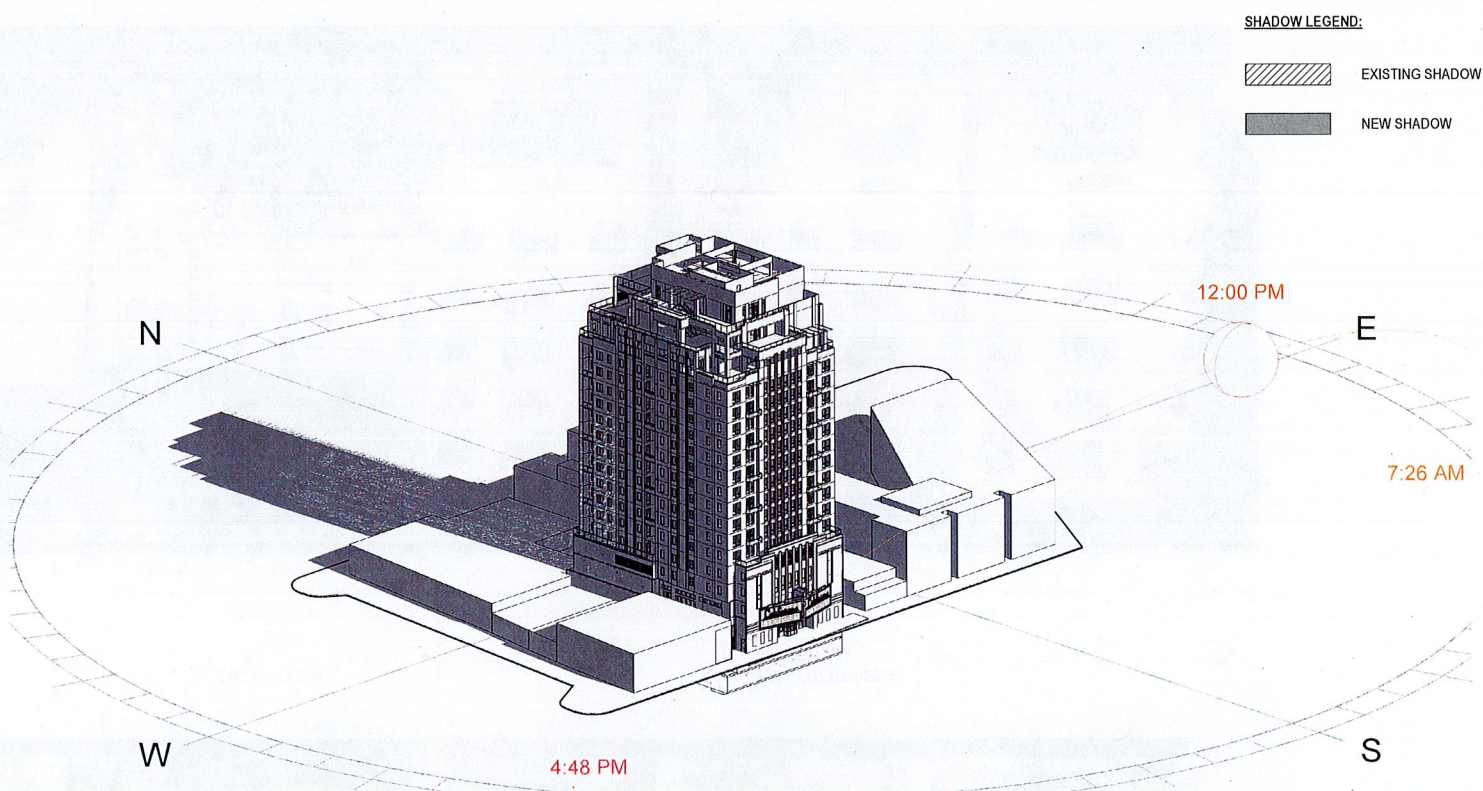
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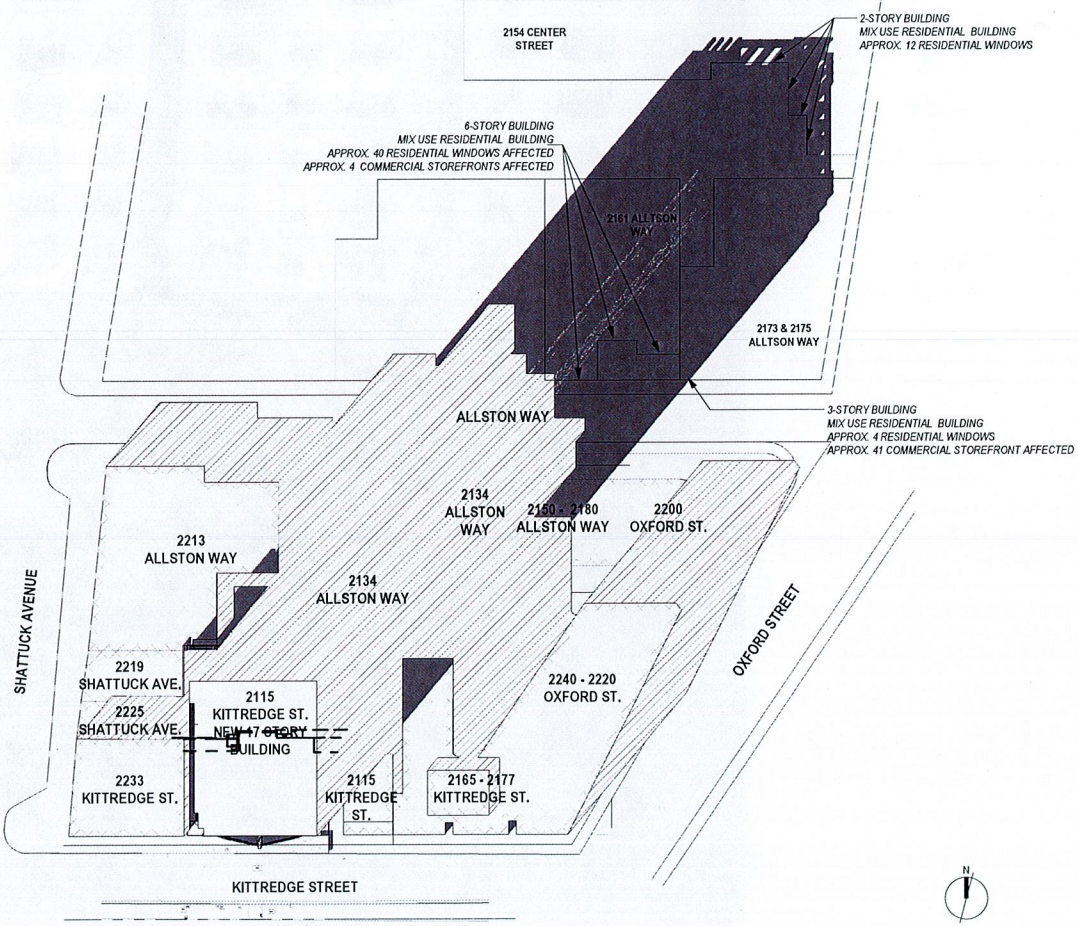
1 12/21 PROPOSED NOON
G008 1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)



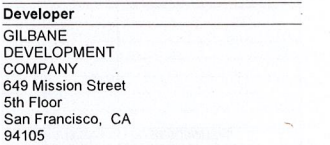
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G008 1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)



2 SHADOW STUDY - DEC 21
G008



4 12/21 PROPOSED 2 54 PM
G008 1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)



**2115 KITTREDGE
ST**

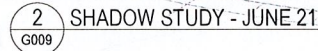
2115 KITTREDGE ST
BERKELEY, CA

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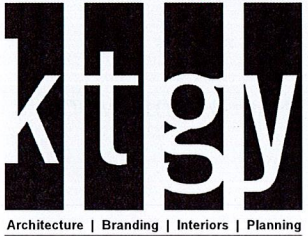
NOT FOR CONSTRUCTION

SHADOW STUDIES - JUNE
21

G009



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ktgy Project Number GDC01
Contact Elwin Wong
Email ewong@ktgy.com
Principal Jessica Musick
Designer



Developer
GILBANE
DEVELOPMENT
COMPANY
649 Mission Street
5th Floor
San Francisco, CA
94105

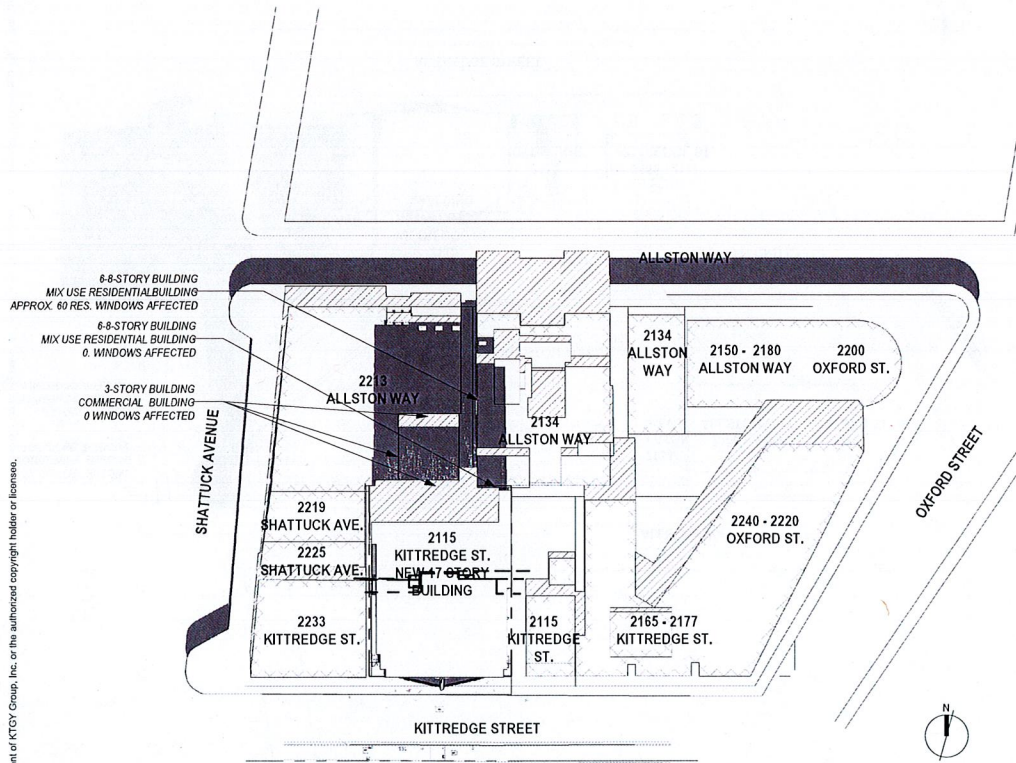
2115 KITTREDGE
ST
2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/13/2023	LPC RESUBMITTAL

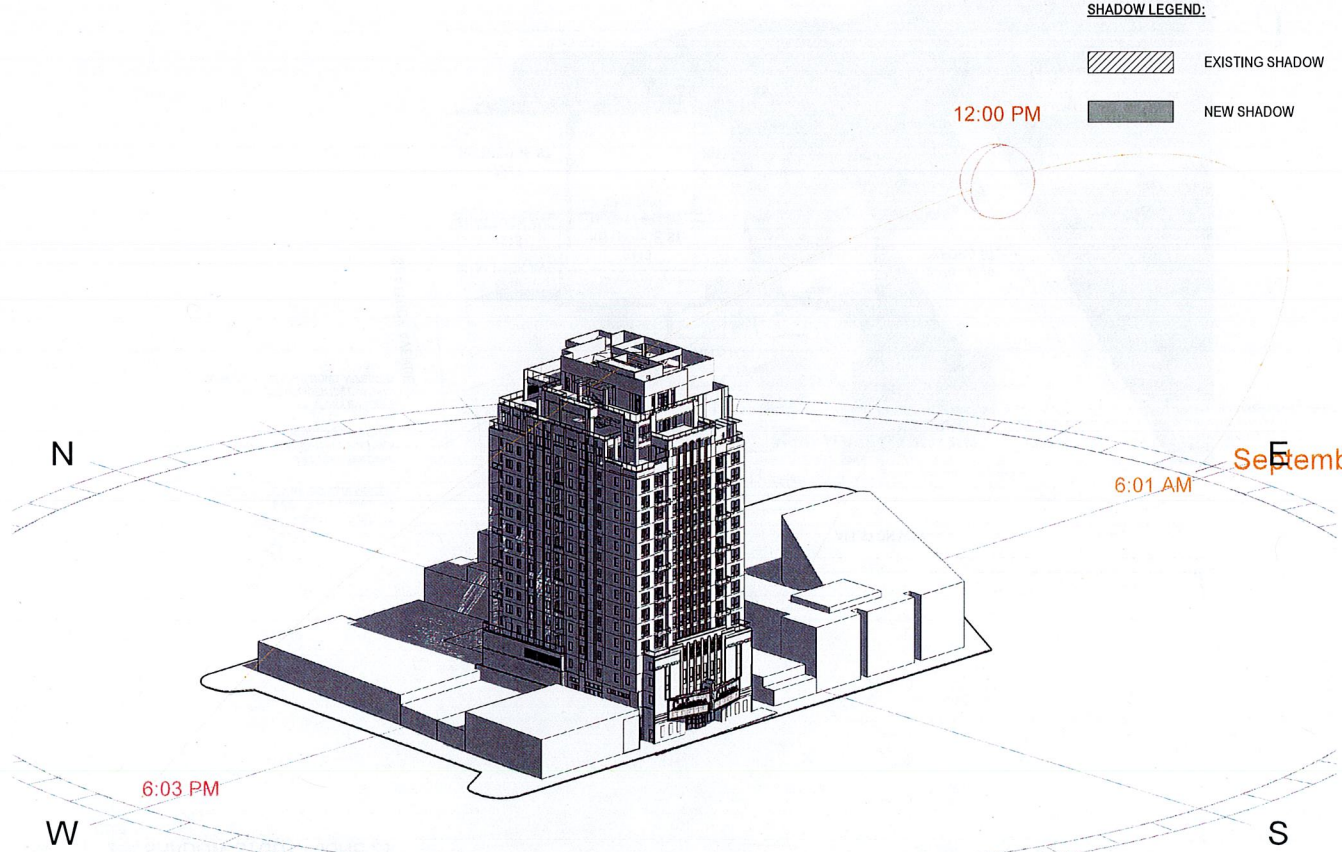
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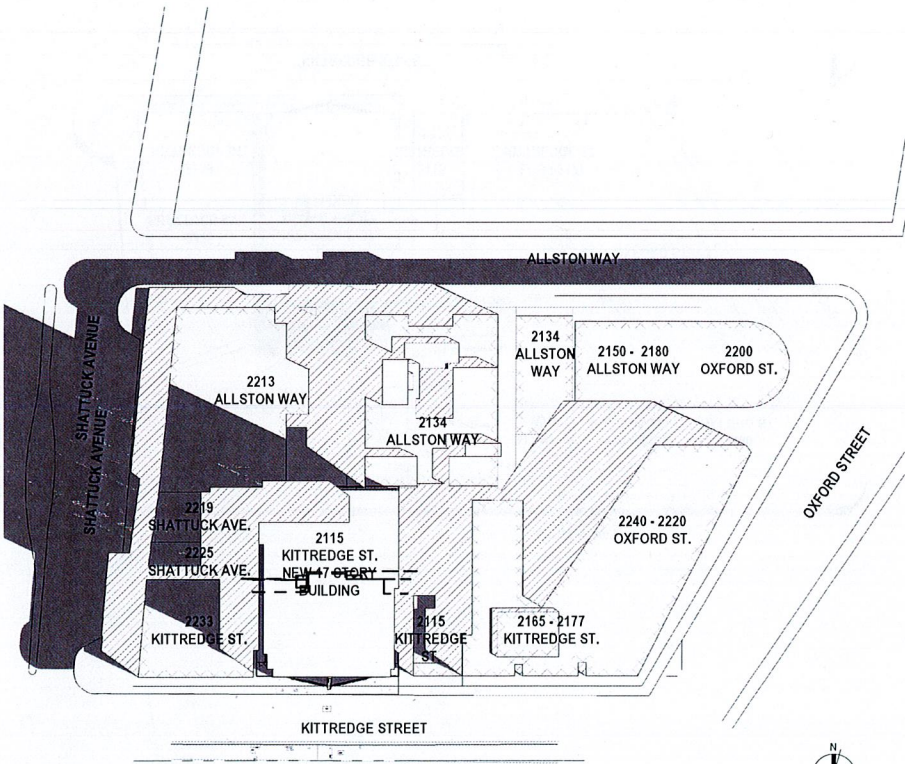
SHADOW STUDIES - SEPT 22



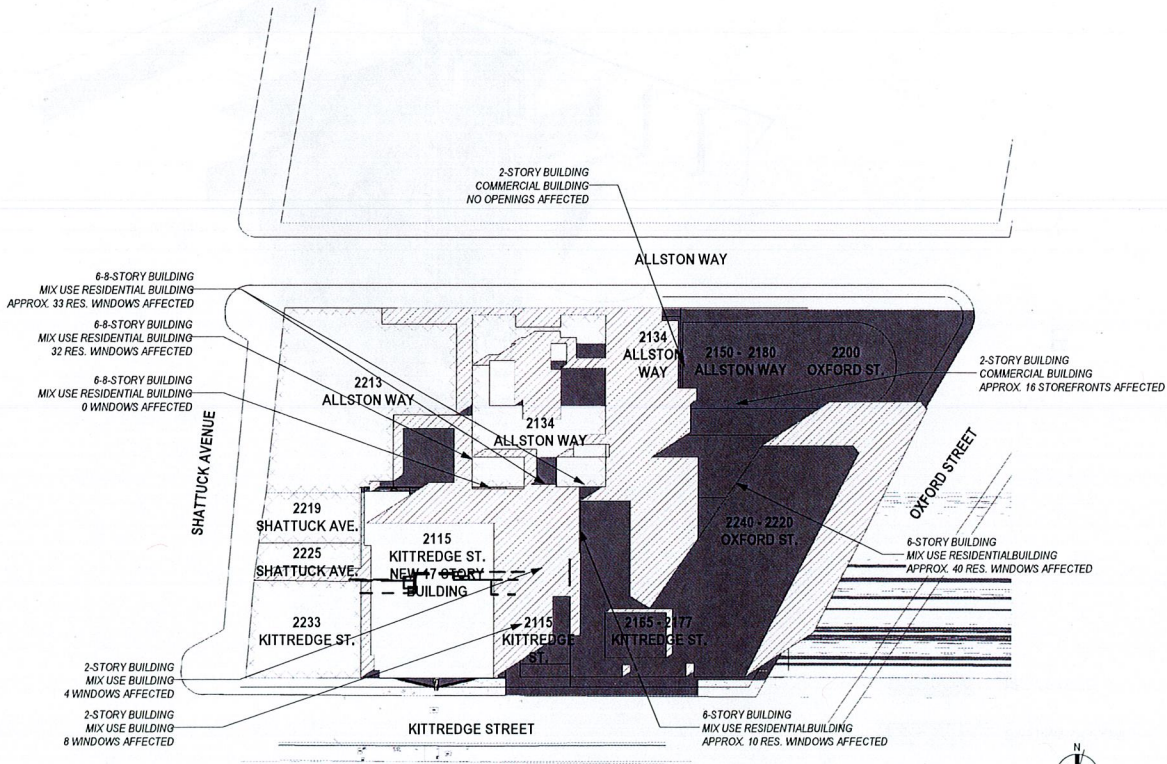
1 09/22 PROPOSED NOON
G010 1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)



2 SHADOW STUDY - SEPT 22
G010



3 09/22 PROPOSED 8 35 AM
G010 1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)



4x 09/22 PROPOSED 6 15 PM
G010 1" = 60'-0" ON 24X36 (1"=120'-0" ON 12X18)

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ST**

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BERKELEY, CA

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GREENPOINT RATED CHECKLIST

G011

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Principal Jessica Musick
Designer



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NOT FOR CONSTRUCTION

TERRACE VIEWS AND
PERSPECTIVES



5 NW TERRACE PERSPECTIVE
G012 1" = 1'-0"



4 SE TERRACE PERSPECTIVE
G012 1/8" = 1'-0"



3 SW TERRACE PERSPECTIVE
G012 1/8" = 1'-0"



2 SOUTH TERRACE ELEVATION
G012 1/8" = 1'-0"



1 WEST TERRACE ELEVATION
G012 1/8" = 1'-0"



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PERSPECTIVE CONTEXT
RENDERINGS

G013



6 NW CONTEXT VIEW
G013 1" = 1'-0"



5 SE CONTEXT VIEW
G013 1" = 1'-0"



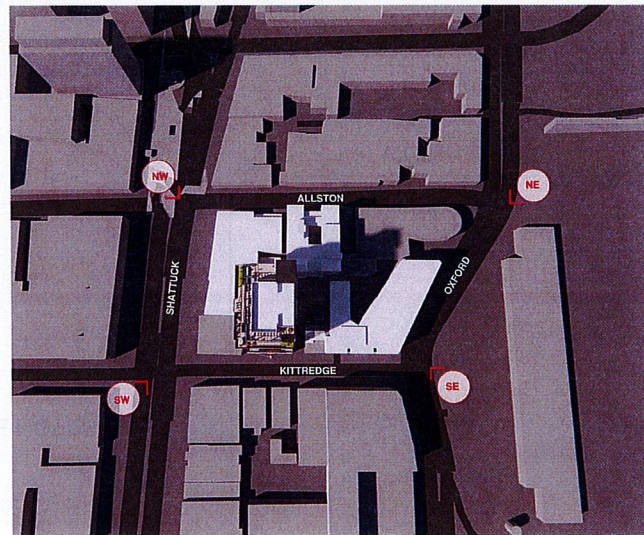
4 PEDESTRIAN LEVEL PERSPECTIVE
G013 1" = 1'-0"



3 SW CONTEXT VIEW
G013 1" = 1'-0"



2 NE CONTEXT VIEW
G013 NOT TO SCALE



1 CONTEXT VIEW MAP
G013 1" = 1'-0"

2115 KITTREDGE STREET

BERKELEY, CA 94704

ITEM #7 - ATTACHMENT 2

LPC 2023-10-05

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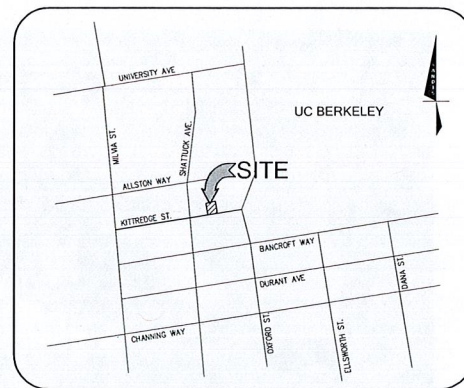
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510.873.8866

Sandis Project Number 622032
Contact Michael Kuykendall
Email mkuykendall@sandis.net
Principal Michael Kuykendall
Designer Nicholas Chandler



Developer
Gilbane Development
Company
649 Mission Street
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VICINITY MAP
N.T.S.

PROJECT DESCRIPTION

THE PROJECT ENTAILS AN EIGHTEEN LEVEL (AND TWO BASEMENT LEVELS) APARTMENT TOWER WITH A THEATER INCLUDED IN THE LOWER LEVELS. THE CIVIL SCOPE OF WORK INCLUDES: SITE DEMOLITION, SANITARY SEWER BUILDING, LATERAL, STORMWATER MEDIA FILTER AND PUMP, AREA DRAINS AND TRENCH DRAIN, FIRE AND DOMESTIC WATER SERVICE LATERALS, CURB AND GUTTER, AND SIDEWALK.

2115 KITTREDGE ST.

BERKELEY, CA 94704

LEGEND

EXISTING	PROPOSED
SAW CUT AND CONFORM LINE	
RETAINING WALL	
A.C. PAVEMENT	
CONC. VALLEY GUTTER	
CONC. SIDEWALK OR PAD	
6" CURB & GUTTER	
EDGE OF A.C. PAVEMENT	
6" VERTICAL CURB	
CENTER LINE	
SANITARY SEWER MAIN	
STORM DRAIN MAIN	
PERFORATED PIPE	
WATER MAIN	
FIRE WATER MAIN	
DOMESTIC WATER MAIN	
CHILLED WATER MAIN	
IRRIGATION LINE	
HOT WATER SUPPLY & RETURN	
STEAM LINE	
TRENCH DRAIN	
CONDENSATE RETURN	
FLOW LINE	
CHAIN LINK FENCE	
GAS MAIN	
ELECTRIC AND SIGNAL DUCT BANK	
OVERHEAD ELECTRIC LINE	
UNDERGROUND ELECTRIC LINE	
STREET LIGHT CONDUIT	
CONTOUR ELEVATION LINE	
SPOT ELEVATION	
DIRECTION OF SLOPE	
GAS METER	
GAS VALVE	
WATER METER	
WATER VALVE	
FIRE HYDRANT	
BACK FLOW PREVENTOR	
POST INDICATOR VALVE	
FIRE DEPARTMENT CONNECTION	
WATER LINE TEE	
CAP AND PLUG END	
AIR RELEASE VALVE	
SIGN	
ACCESSIBLE RAMP	
CONCRETE THRUST BLOCK	
REDUCER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
STORM DRAIN MANHOLE	
STORM DRAIN AREA DRAIN	
STORM DRAIN CATCH BASIN	
STORM DRAIN CURB INLET	
STORM DRAIN CLEANOUT	
ELECTROLIER	
JOINT POLE	
OVERLAND RELEASE	
CONSTRUCTION DETAIL REFERENCE	

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ASB	AGGREGATE SUBBASE
BC	BEGINNING OF CURVE
BFP	BACK FLOW PREVENTOR
BLDC	BUILDING CORNER
BLOC	BUILDING
BOD	BOTTOM OF DOCK
BOL	BOLLARD
BOS	BOTTOM OF STEP
BOW	FG @ BOTTOM OF WALL
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
C	CONCRETE OR CIVIL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CI	COMBINATION INLET
CL	CAST IRON PIPE
CL	CENTER LINE OR CLASS
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CO	CURB OPENING INLET
CONC	CONCRETE
CONST	CONSTRUCTION OR CONSTRUCT
CY	CUBIC YARD
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DM	DOMESTIC
DOW	DOMESTIC WATER
DWG	DRAINAGE
E	EAST
EG	END OF CURVE
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EVC	END VERTICAL CURVE
ELEV	ELEVATION
EX, EXIST.	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOUND	FOUNDATION
FS	FINISHED SURFACE
FT	FOOT
FW	FIRE WATER
G	GROUND ELEVATION
GB	GRADE BREAK
GV	GATE VALVE
HCR	ACCESSIBLE RAMP
HP	HIGH POINT
IN	INVERT ELEVATION
JP	JOINT POLE
JT	JUNCTION
LIP	LIP OF GUTTER
LSA	LANDSCAPE ARCHITECT
LSA	LANDSCAPE ARCHITECT
MAX	MAXIMUM
MEP	MECHANICAL/ELECTRICAL/PLUMBING
MIN	MINIMUM
MPVC	MIDPOINT OF VERTICAL CURVE
MOM	MOMENT
N	NORTH
N.I.C.	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
P	PAVEMENT ELEVATION
PCC	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PV	POST INDICATOR VALVE
PL	PROPERTY LINE
PMH	POWER MANHOLE
PP	POINT ON CURVE
PPC	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	RIGHT OF WAY
S	SLOPE OR SOUTH
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SB	SEDIMENT BASIN
SD	STORM DRAIN
S.D.	SEE ELECTRICAL DRAWINGS
SE	SEE ELECTRICAL DRAWINGS
SL	SUBGRADE
SLD	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
SMH	SIGNAL MANHOLE
S.P.D.	SEE PLUMBING DRAWINGS
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TD	TRENCH DRAIN
TOE	TOP OF DOCK
TOE	TOP OF SLOPE
TOS	TOP OF STAIR
TOW	FG @ TOP OF WALL
TS	TOP OF SLAB
TS	TYPICAL
UN	UNLESS OTHERWISE NOTED
UG	UNDERGROUND
VC	VERTICAL CURVE
WM	WATER METER
WV	WATER VALVE
W	WEST
WHF	WELDED WIRE FABRIC
W/	WITH

CONSTRUCTION NOTES

- ALL OFF-SITE CONSTRUCTION MATERIAL AND METHODS SHALL COMPLY WITH THE LATEST EDITION OF THE CITY OF BERKELEY STANDARD PLANS & SPECIFICATIONS.
- CONTRACTOR SHALL LEAVE AN EMERGENCY PHONE NUMBER WITH THE CITY OF BERKELEY POLICE AND FIRE DEPARTMENTS.
- CONTRACTOR SHALL POST ON THE SITE, EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS.
- CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS 48 HOURS PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY UNLESS AN EXCAVATION PERMIT SPECIFIES OTHERWISE.
- THE CONTRACTOR SHALL HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
- ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REDONE AT THE CONTRACTOR'S EXPENSE.
- ALL MATERIALS, REQUIRED FOR THE COMPLETE EXECUTION OF THE PROJECT, SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY EXISTING IMPROVEMENTS OF UNDERGROUND FACILITIES DAMAGED DURING THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL ENCROACHMENT, EXCAVATION, CONCRETE, ELECTRICAL, PLUMBING, ETC. PERMITS NECESSARY PRIOR TO BEGINNING CONSTRUCTION FOR ANY WORK.
- THE CONTRACTOR SHALL HAVE A SUPERINTENDENT OR REPRESENTATIVE ON SITE AT ALL TIMES DURING CONSTRUCTION.
- STORAGE OF CONSTRUCTION MATERIAL AND EQUIPMENT ON CITY STREETS WILL NOT BE PERMITTED.
- CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MUFFLED. UNNECESSARY IDLING OF GRADING CONSTRUCTION EQUIPMENT IS PROHIBITED.
- CONSTRUCTION EQUIPMENT, TOOLS, ETC. SHALL NOT BE CLEANED OR RINSED INTO A STREET, GUTTER OR STORM DRAIN.
- A CONTAINED AND COVERED AREA ON-SITE SHALL BE USED FOR STORAGE OF CEMENT BAGS, PAINTS, FLAMMABLE, OILS, FERTILIZERS, PESTICIDES, OR ANY OTHER MATERIALS THAT HAVE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM BY WIND OR IN THE EVENT OF A MATERIAL SPILL.
- ALL CONSTRUCTION DEBRIS SHALL BE GATHERED ON A REGULAR BASIS AND PLACED IN A DUMPSTER WHICH IS EMPTIED OR REMOVED WEEKLY. WHEN FEASIBLE, TARPS SHALL BE USED ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORMWATER POLLUTION.
- ANY TEMPORARY ON-SITE CONSTRUCTION PILES SHALL BE SECURELY COVERED WITH A TARP OR OTHER DEVICE TO CONTAIN DEBRIS.
- CONCRETE TRUCKS AND CONCRETE FINISHING OPERATIONS SHALL NOT DISCHARGE WASH WATER INTO THE STREET GUTTERS OR DRAINS.

DISCREPANCIES

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

UTILITY/POTHOLE NOTE

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POT-HOLING PRIOR TO COMMENCING CONSTRUCTION.

DIMENSIONS

ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

ENCROACHMENT NOTE:

A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THIS ENCROACHMENT PERMIT AND FOLLOW ALL CONSTRUCTION RELATED REQUIREMENTS OF SUCH PERMIT.

RECORD DRAWING NOTE

THE CONTRACTOR SHALL KEEP UP-TO-DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "RECORDED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY ENGINEER.

HAZARDOUS MATERIALS NOTE

THERE MAY BE ASBESTOS CONTAINING PIPE AND PIPE INSTALLATION OR OTHER HAZARDOUS MATERIALS WITHIN THE PROJECT AREA. THE CONTRACTOR WILL PROTECT ALL HAZARDOUS CONTAINING ITEMS DURING THE EXECUTION OF THIS CONTRACT. ADDITIONALLY THE CONTRACTOR WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR HAZARDOUS MATERIALS.

CONSTRUCTION FENCE

- CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYOUT AREAS.
- CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
- CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION SITE TO THE CITY OF BERKELEY STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

FIRE DESIGN NOTE:

THE CONTRACTOR SHALL DESIGN, PREPARE SHOP DRAWINGS FOR, OBTAIN ALL REQUIRED APPROVALS, AND CONSTRUCT THE FIRE SYSTEM FOR THE PROPOSED PROJECT. CONTRACTOR SHALL HAVE SHOP DRAWINGS STAMPED BY A FIRE PROTECTION ENGINEER AS REQUIRED BY THE LOCAL AUTHORITY.

APPLICABLE FIRE CODE NOTES

APPLICABLE CODES AS OF JANUARY 1, 2023:

- 2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE (PART 1, TITLE 24, COR)
- 2022 CALIFORNIA BUILDING CODE, VOLUMES 1 AND 2 (PART 2, TITLE 24, COR) (2021 EDITION INTERNATIONAL BUILDING CODE)
- 2022 CALIFORNIA ELECTRICAL CODE (PART 3, TITLE 24, COR) (2020 EDITION NATIONAL ELECTRICAL CODE)
- 2022 CALIFORNIA MECHANICAL CODE (PART 4, TITLE 24, COR) (2021 EDITION INTERNATIONAL MECHANICAL CODE)
- 2022 CALIFORNIA PLUMBING CODE (PART 5, TITLE 24, COR) (2021 EDITION INTERNATIONAL PLUMBING CODE)
- 2022 CALIFORNIA ENERGY CODE (PART 6, TITLE 24, COR)
- 2022 CALIFORNIA ELEVATOR SAFETY ORDERS (CHAPTER 4, TITLE 8, COR)
- 2022 CALIFORNIA FIRE CODE (PART 9, TITLE 24, COR) (2021 EDITION INTERNATIONAL FIRE CODE)
- 2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, COR)

TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

PARTIAL LIST OF APPLICABLE REFERENCE STANDARDS AS LISTED AND AMENDED PER 2022 CALIFORNIA FIRE CODE, CHAPTER 80:

- NFPA 13 - AUTOMATIC SPRINKLER SYSTEMS - 2016 EDITION
- NFPA 14 - STANDPIPE SYSTEMS - 2016 EDITION
- NFPA 24 - PRIVATE FIRE MAINS - 2016 EDITION
- NFPA 72 - NATIONAL FIRE ALARM CODE - 2016 EDITION
- NFPA 20 - STATIONARY PUMPS FOR FIRE PROTECTION - 2016 EDITION
- NFPA 99 - HEALTH CARE FACILITIES - 2018 EDITION

UNDERGROUND FIRE SERVICE TO FIRE HYDRANTS REQUIREMENTS:

NFPA 24, SEC. 10.1.1.3: UNLESS THE REQUIREMENTS OF 10.1.1.3 ARE MET, ALL FERROUS METAL PIPE SHALL BE LINED IN ACCORDANCE WITH THE APPLICABLE STANDARDS IN TABLE 10.1.1.1

NFPA 24, SEC. 10.4: THE DEPTH OF COVER OVER WATER PIPES SHALL NOT BE LESS THAN 2-1/2 FEET TO PREVENT MECHANICAL DAMAGE. PIPE UNDER DRIVEWAYS SHALL BE BURIED AT A MINIMUM DEPTH OF 3 FEET. PIPE UNDER RAILROAD TRACKS SHALL BE BURIED AT A MINIMUM DEPTH OF 4 FEET.

NFPA 24, SEC. 10.4.1.1: ALL BOLTED JOINT ACCESSORIES SHALL BE CLEANED AND THOROUGHLY COATED WITH ASPHALT OR OTHER CORROSION-RETARDING MATERIAL AFTER INSTALLATION.

NFPA 24, SEC. 10.4.3: PIPE SHALL NOT BE RUN UNDER BUILDINGS EXCEPT WHERE PERMITTED IN 10.4.3.1 AND 10.4.3.2

NFPA 24, SEC. 10.8.1: THRUST BLOCKS SHALL BE PERMITTED WHERE SOIL IS STABLE AND CAPABLE OF RESISTING THE ANTICIPATED THRUST FORCES. THRUST BLOCKS SHALL BE OF A CONCRETE MIX NOT LEANER THAN ONE PART CEMENT, TWO AND ONE HALF PARTS SAND, AND FIVE PARTS STONE. THRUST BLOCKS SHALL BE PLACED BETWEEN UNDISTURBED EARTH AND THE FITTING TO BE RESTRAINED, AND SHALL BE CAPABLE OF RESISTING THE CALCULATED THRUST FORCES. WHENEVER POSSIBLE, THRUST BLOCKS SHALL BE PLACED SO THAT THE JOINTS ARE ACCESSIBLE FOR REPAIR.

NFPA 24, SEC. 10.8.2.5: CORROSION RESISTANCE AFTER INSTALLATION. RODS, NUTS, BOLTS, WASHERS, CLAMPS, AND OTHER RESTRAINING DEVICES SHALL BE CLEANED AND THOROUGHLY COATED WITH BITUMINOUS OR OTHER ACCEPTABLE CORROSION-RETARDING MATERIAL.

NFPA 24, SEC. 10.10.2.1.1: UNDERGROUND PIPING, FROM THE WATER SUPPLY TO THE SYSTEM RISER, AND LEAD-IN CONNECTIONS TO THE SYSTEM RISER SHALL BE COMPLETELY FLUSHED BEFORE THE CONNECTION IS MADE TO THE DOWNSREAM FIRE PROTECTION SYSTEM PIPING. THE FLUSHING OPERATION SHALL BE CONTINUED FOR A SUFFICIENT TIME TO ENSURE THOROUGH CLEANING. THE MINIMUM RATE OF FLOW SHALL BE NOT LESS THAN THAT SPECIFIED IN SECTION 10.10.2.1.3

NFPA 24, SEC. 10.10.2.2.1: ALL PIPING AND ATTACHED APPURTENANCES SUBJECT TO SYSTEM WORKING PRESSURE SHALL BE HYDROSTATICALLY TESTED AT 200 PSI OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE AT 45 PSI FOR 2 HOURS.

NFPA 24, SEC. 10.10.1: THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: (1) NOTIFYING THE AUTHORITY HAVING JURISDICTION AND THE OWNER'S REPRESENTATIVE OF THE TIME AND DATE TESTING IS TO BE PERFORMED; (2) PERFORMING ALL REQUIRED ACCEPTANCE TESTS; (3) COMPLETING AND SIGNING THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE(S) SHOWN IN FIGURE 10.10.1.

UNDERGROUND WORK CAUTION

CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FOR NORTHERN CALIFORNIA DIAL 811 OR (800) 227-2600. FOR OTHER AREAS CALL (800) 842-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

DUST CONTROL NOTES

- WATER TRUCKS SHALL BE PRESENT AND IN USE AT THE CONSTRUCTION SITE. ALL PORTIONS OF THE SITE SUBJECT TO BLOWING DUST SHALL BE WATERED AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR IN ORDER TO INSURE PROPER CONTROL OF BLOWING DUST FOR THE DURATION OF THE PROJECT.
- ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEEPED ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY'S DEPARTMENT OF PUBLIC WORKS.
- ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPULAINS OR OTHER EFFECTIVE COVERS.
- WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.
- THE CONTRACTOR SHALL DEMONSTRATE DUST SUPPRESSION MEASURES, SUCH AS REGULAR WATERING, WHICH SHALL BE IMPLEMENTED TO REDUCE EMISSIONS DURING CONSTRUCTION AND GRADING IN A MANNER MEETING THE APPROVAL OF THE CONSTRUCTION MANAGER. THIS SHALL ASSIST IN REDUCING SHORT-TERM IMPACTS FROM PARTICLES WHICH COULD RESULT IN NUISANCES THAT ARE PROHIBITED BY RULE 403 (FUGITIVE DUST).
- GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT SWPPP (IF ONE EXISTS) OR AS APPLICABLE PER LOCAL REGULATIONS AT ALL TIMES. THE SITE SHALL BE SPRINKLERED AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL MEASURES AND FOR OBTAINING ALL REQUIRED PERMITS AND APPROVALS. ALL GRADING OPERATIONS

CIVIL SHEET INDEX

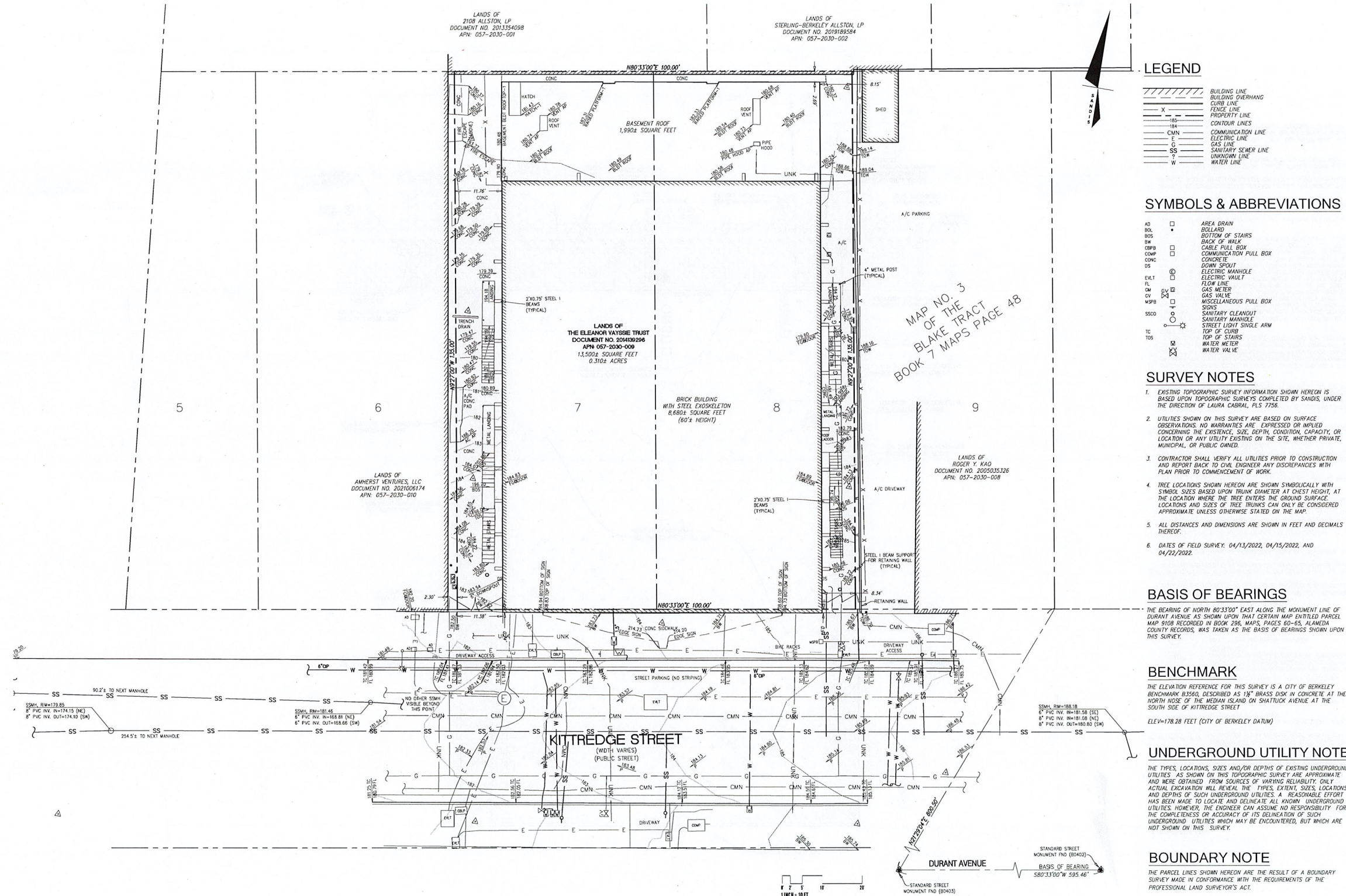
C000	NOTES, LEGEND, & ABBREVIATIONS
C001	TOPOGRAPHIC SURVEY
C100	DEMOLITION PLAN
C200	SITE AND GRADING PLAN
C300	UTILITY PLAN
C400	STORMWATER MANAGEMENT PLAN
C500	CONSTRUCTION DETAILS
C501	CONSTRUCTION DETAILS
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NOTES, LEGEND, & ABBREVIATIONS

Unauthorized Changes and Uses
CAUTION - THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARED BY THE PLANS.



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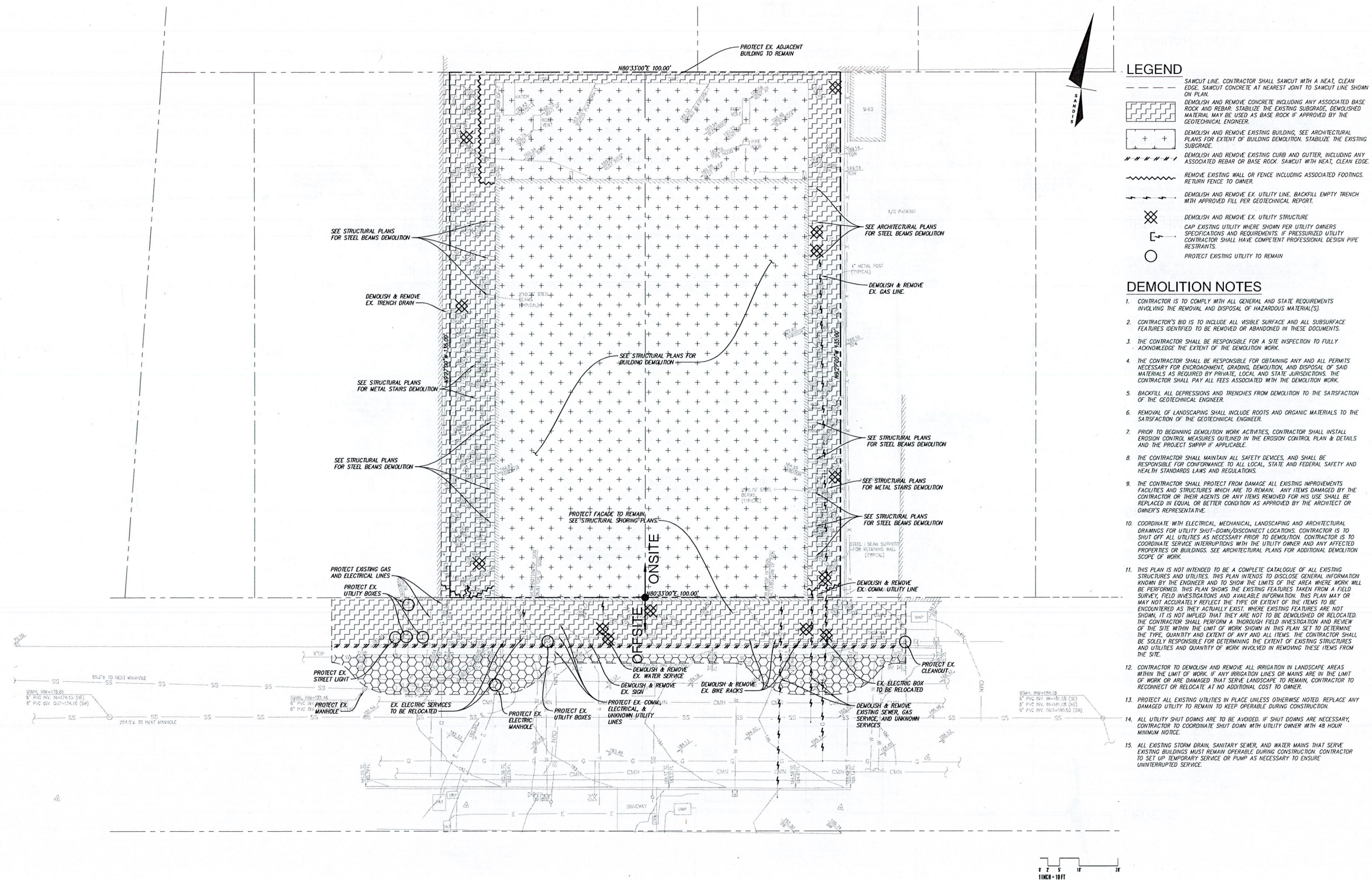
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BERKELEY, CA 94704

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DEMOLITION PLAN





- 
 PROPERTY LINE
 SAWCUT LINE
 GRADE BREAK
- 
 HARDSCAPE, SLD FOR FINISH DETAILS
- 
 LANDSCAPING

SITE AND GRADING NOTES

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS AND WITH THE AMERICANS WITH DISABILITIES ACT.
2. PATH OF TRAVEL TO BUILDING SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
3. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO THE BUILDING. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60". WHEN THE DOOR OPENS INTO THE LANDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOORS OPEN ONTO THE LANDING.
4. MAXIMUM CROSS SLOPE ALONG SIDEWALK OR PATHWAY SHALL BE 2% MAXIMUM.
5. THE SIDEWALK SHALL HAVE A 4" MINIMUM CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING, ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (C) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO THE ENGINEER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE CONDUCT DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.

[illegible]

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SITE AND GRADING PLAN

C200

Client is responsible for notifying architect in writing any discovered errors or omissions in the plans or specifications during construction of the project. It shall be the duty of Client to notify Architect of any known errors or omissions in the plans or specifications, and proceed with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect for any liability for such portions of work, and Architect shall not be responsible for such omissions, change orders, repair costs, removal or demolition or replacement of any such portions of work.

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UTILITY NOTES

1. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
2. ALL UTILITY TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS, WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
3. POTHOLING IS STRONGLY RECOMMENDED FOR NEW GRAVITY FLOW SYSTEMS TO VERIFY THE DEPTH OF ALL EXISTING CROSSING UTILITIES. POTHOLING CAN ALSO VERIFY THE SIZE AND MATERIAL OF ANY OTHER UTILITIES THE PROJECT IS CONNECTING ONTO.
4. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
5. ALL SEWER LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING.
6. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE EMDM STANDARDS.
7. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
8. THROUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CURVES, BENDS (HORIZONTAL AND VERTICAL), AND AT SIZE CHANGES.

LIFT STATION NOTES

STORMWATER TREATMENT MEDIA FILTER AND PUMP. THE STORMWATER TREATMENT DESIGN STRATEGY ENTAILS:

1. ALL ROOF AND PAVEMENT RUNOFF IS CAPTURED VIA AREA/ROOF DRAINS AND PIPED TO MEDIA FILTER VAULT.
2. STORMWATER IS TREATED THROUGH THE MEDIA FILTERS DURING A WATER QUALITY RAIN EVENT (IE. 0.2 IN/HR RAINFALL INTENSITY). THE WATER SUBSEQUENTLY HEADS TOWARDS THE OUTLET.
3. LARGER STORM EVENTS WILL BYPASS THE MEDIA FILTERS AND HEAD DIRECTLY TO THE OUTLET.
4. STORMWATER LEAVES THE VAULT THROUGH THE OUTLET AND INTO A LIFT STATION DESIGNED FOR A 100 YEAR STORM EVENT WITH N+1 PUMP REDUNDANCY.
5. THE LIFT STATION FINALLY DISCHARGES INTO A THROUGH-CURB DRAIN WHICH THEN OUTFALLS INTO THE STREET GUTTER PAN.

GENERAL NOTES

1. ALL TRENCHES SHALL BE BACK FILLED PER DETAIL **X** SHEET **XXX**
2. CATHODIC PROTECTION SHALL BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL. UNLESS SPECIFICALLY DEEMED UNNECESSARY BY THE GEOTECHNICAL REPORT, CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH THE UTILITY ENGINEER.
3. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC DRAWING. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
4. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ACCEPT THE LIABILITY AND RISK OF ANY DAMAGE TO EXISTING UTILITIES OR DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS. EXISTING UTILITIES LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
5. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT AND PROCEED UPSTREAM. CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORK UPSTREAM, THE CLIENT AND SHALL BEAT AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
6. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL UTILITY CROSSINGS (MAINLINES AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL PROCEED WITH CAUTION AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
7. VERTICAL SEPARATION REQUIREMENTS (UNLESS SPECIFICALLY SHOWN OR

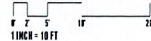
A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE, MEASURED FROM OUTSIDE EDGE OF PIPE, SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
9. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHALL BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.
10. ANY PIPING TO BE ABANDONED IN PLACE SHALL BE FILLED WITH GROUT AND CAPPED.

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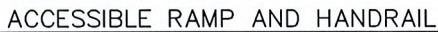
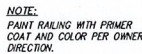
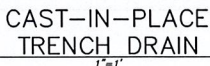
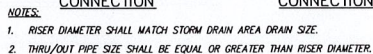
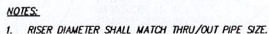
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THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE ALAMEDA COUNTY C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO IMPERVIOUS AREA ADDED OR REPLACED BEING LESS THAN 1 ACRE.

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****12" TO 8" REDUCER REQUIRED TO CONNECT TO 8" RISER PIPE**



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Sandis Project Number	622032
Contact	Michael Kuykendall
Email	mkuykendall@sandis.net
Principal	Michael Kuykendall
Designer	Nicholas Chandler



BERKELEY, CA 94704

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SECTION A-A
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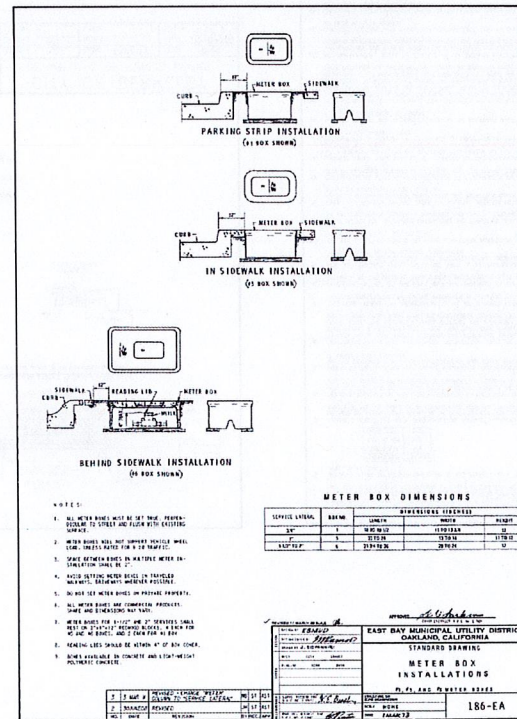
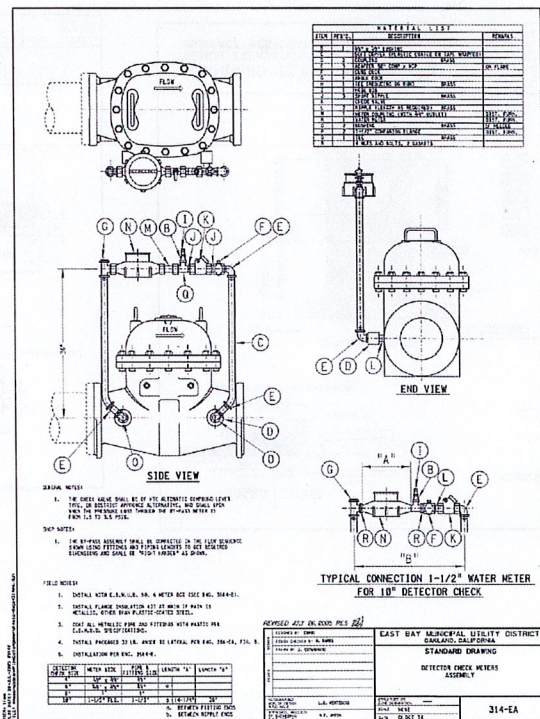
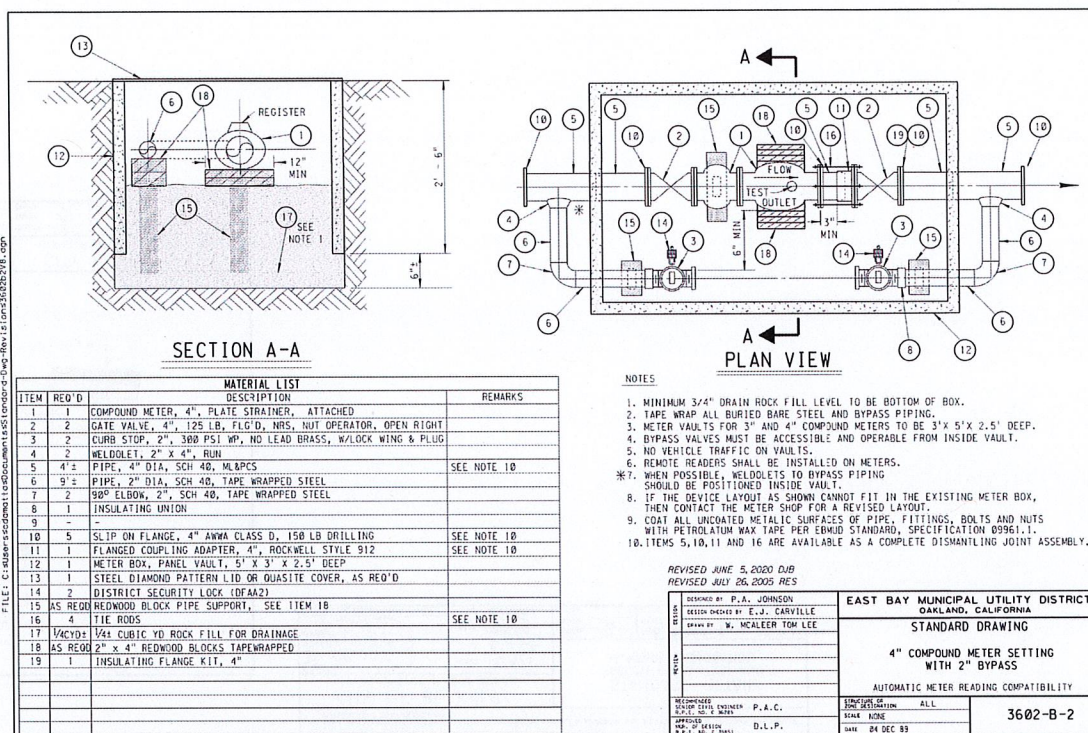
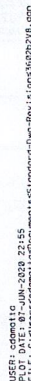
BERKELEY CA 94704

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CONSTRUCTION DETAILS

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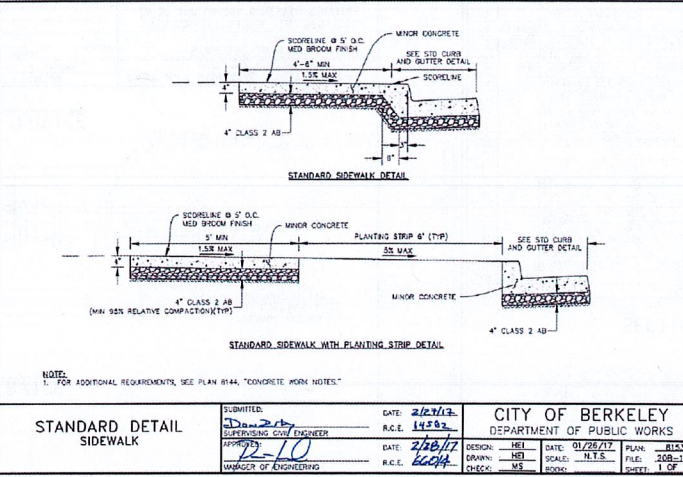
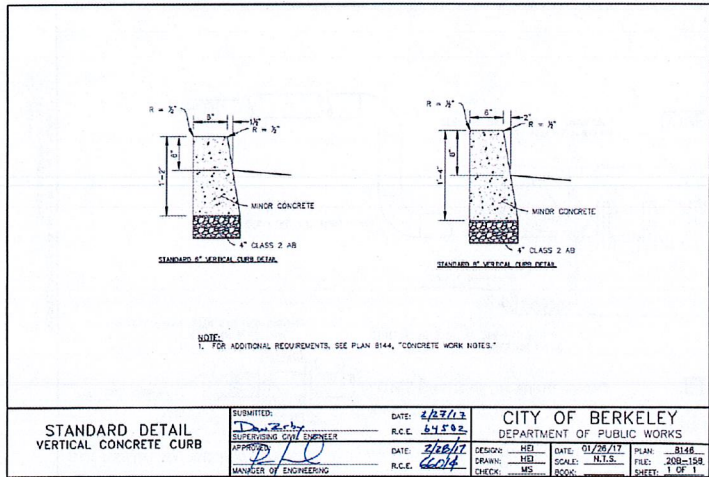
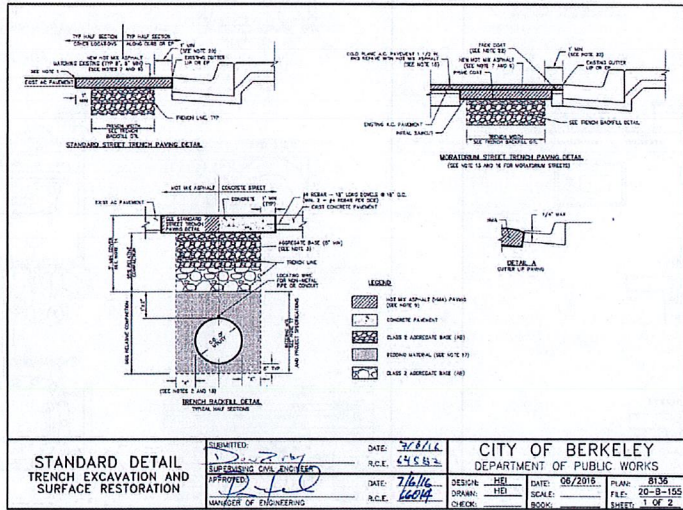
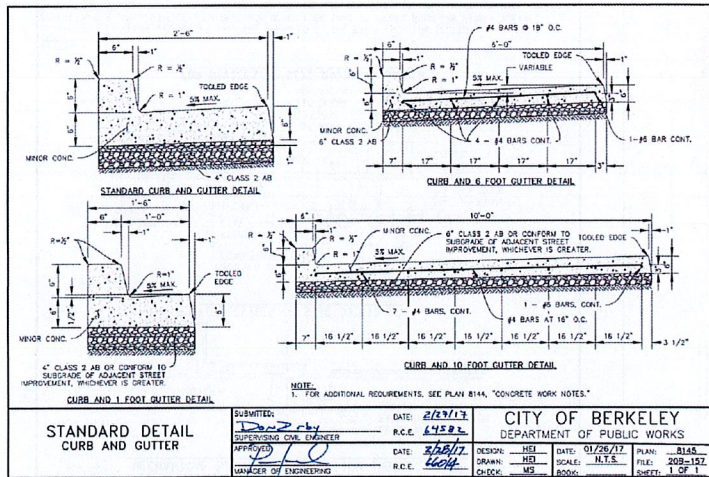
Civil Engineers | Surveyors | Planners
636 9th Street
Oakland, CA 94607
sands.net
510.873.8866

Sandis Project Number 622032
Contact Michael Kuykendall
Email mkuykendall@sandis.net
Principal Michael Kuykendall
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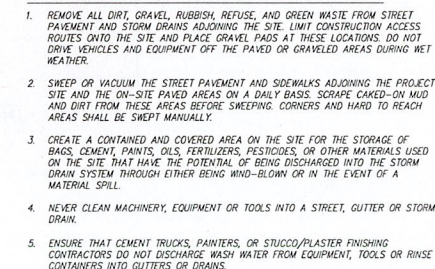
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BERKELEY, CA 94704

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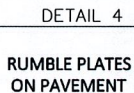
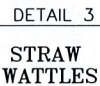
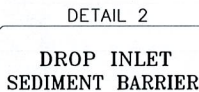
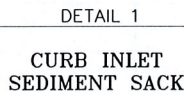
C600



BERKELEY, CA 94704

Client is responsible for notifying architect in writing of any discovered errors or omissions in the plans and specifications during construction of the project. Failure for Client to notify Architect of any known errors or omissions in the plans or specifications, and proceeding with constructing the portion of work shown in the plans or specifications containing known errors or omissions shall be a waiver by Client for any liability of Architect for such known errors or omissions. Client releases Architect from any liability for such errors or omissions. Architect shall not be liable for any delay damages, change orders, repair costs, removal or demolition cost or replacement of any such portions of work.

WATER POLLUTION CONTROL DETAILS





**STAMP/SEAL
HERE**

ENTITLEMENTS PHASE

PROJECT #:	GDC01
ISSUE DATE:	09/08/23

CAL GREEN
CHECKLIST

L100

DAY-FRIENDLY
LANDSCAPING
& GARDENING

Project: 2115 Kiltredge Street

Address: Berkeley, CA

Yes	No	N/A	Measure & Requirement	Documentation	Notes
-----	----	-----	-----------------------	---------------	-------

	Amend the Soil with Compost Before Planting		
	Requirement Compost is specified as the soil amendment, at the rates indicated by a soil analysis to bring the soil organic matter content to a minimum of 3.5% by dry weight for 1 inch of compost. If the imported or site soil meets the organic content of 3.5% or more, then the requirement is waived. Recommendation Purchase compost from a producer who participates in the U.S. Composting Council's Standard Testing Association (STA) program to ensure quality. Reference Bay-Friendly Landscape Guidelines, Practice 4.1: www.Bay-Friendly.org U.S. Composting Council Standard Testing Association explanation and list of participating producers can be found at www.compostinsocouncil.org	• Submit the site soil or imported topsoil analysis. No soils analysis is required if 1" of compost is used. • SubmitH380compost details from construction documents. • Submit the receipt or delivery ticket for the compost, indicating the amount of the compost delivered/purchased. <i>If a master is requested based on soil organic matter content on the needs of plant palette:</i> • Submit a completed plant palette with species that need little/no soil organic matter identified, and include the source of information on their soil needs OR • Submit a soils report that indicates the soil has an organic matter content of 3.5% or greater.	Soil analysis to be submitted with building permit application.

Version 2.1 December 2011

Page 1 of 4

Yes	No	N/A	Measure & Requirement	Documentation	Notes
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	Grow drought tolerant CA native, Mediterranean or climate adapted plants	Bay Friendly plant legend included in drawing set.
Requirement	A minimum of 75% of the total number of plants in non-turf areas must be species that require no or little summer watering once established. Species should be adapted to the climate in which they will be planted, as referenced by a published plant reference. If plants are given a range of water needs from "occasional to moderate" for example, the landscape designer must determine if the plant will require either occasional or moderate watering based on site, soil, and climate conditions and categorize the plant appropriately.	- Submit a plant legend that identifies species, number of plants, irrigation requirements (and reference source of the water requirement), total number of drought tolerant plants and total number of non-turf plants. (Download a Bay-Friendly plant legend template to facilitate this process at www.BayFriendly.org) - Submit a statement signed by the Landscape Architect, Designer or Contractor verifying that installed plants meet this requirement.
Recommendation	California native or Mediterranean species are strongly recommended.	Signed statement to be provided upon completion or construction.
Reference	Bay-Friendly Landscape Guidelines Practice 4.2: www.water.ca.gov/specs/ncp000.pdf	

Version 2.1 December 2011

Page 3 of 4

Yes	No	N/A	Measure & Requirement	Documentation	Notes
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Planting

Version 2.1 December 2011

Page 2 of 4

Yes	No	N/A	Measure & Requirement	Documentation	Notes
-----	----	-----	-----------------------	---------------	-------

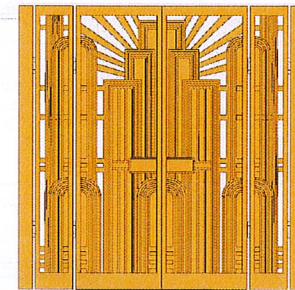
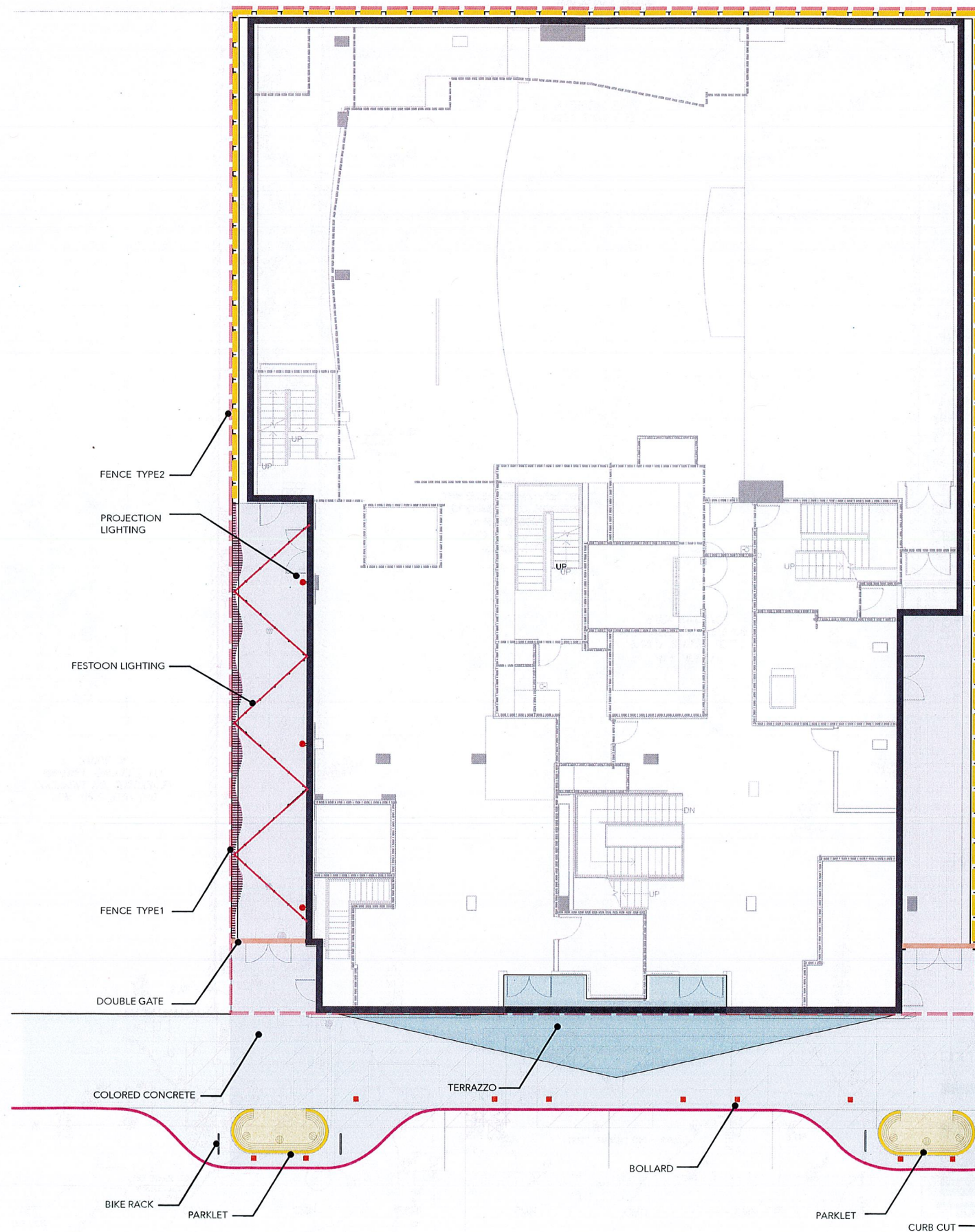
Table 1

☒ ☐ ☐ 9. Sprinkler & Spray Heads are Not Specified for Areas Less Than 8 Feet Wide

This checklist works well with the Small Commercial Green Building Checklist available at www.stopwaste.org/smallcommercial

Version 2.1 December 201

Page 4 of 4



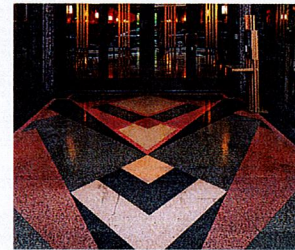
DOUBLE HEIGHT
BACKLIT STEEL GATE



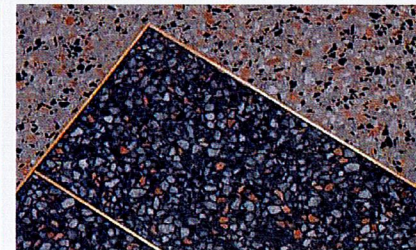
FESTOON LIGHTING



PROJECTION LIGHTING



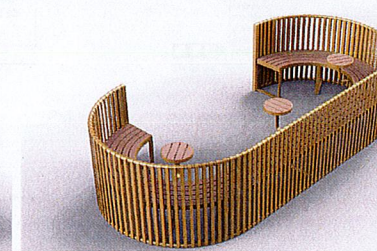
TERRAZZO



TERRAZZO BRASS JOINT



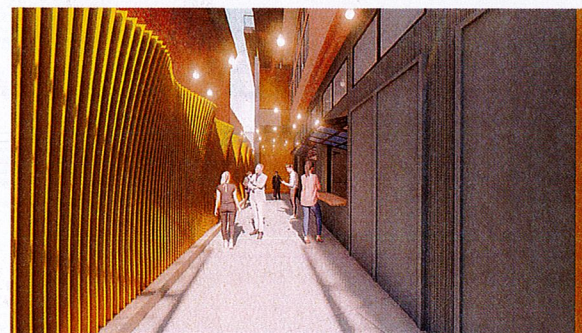
COLORED CONCRETE WITH
DECORATIVE SCORING AND
SILICA CARBIDE



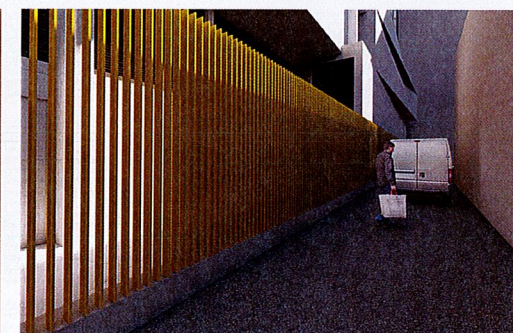
TEMPORARY PARKLET WITH WOOD SEATING



ART DECO BOLLARD



FENCE TYPE 1
FEATURE METAL FENCE "THE CURTAIN"



FENCE TYPE 2
STANDARD METAL FENCE

NOTES:

MAX. 1.5% CROSS SLOPE AT ALL PAVED AREAS.

[illegible]

PROJECT #: GDC01

ISSUE DATE: 09/08/23

GROUND FLOOR PLANS

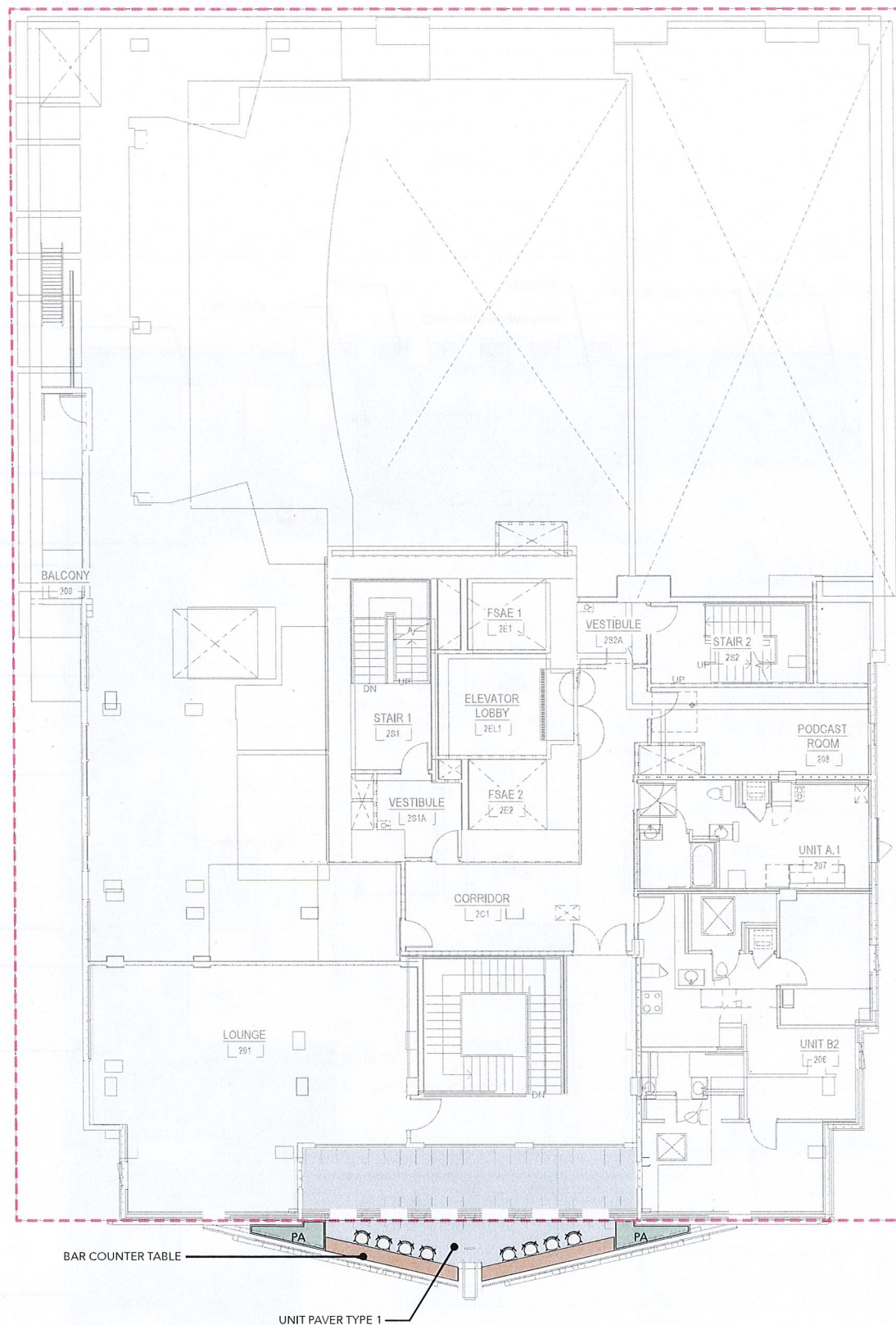
L101



SCALE 1/8"=1'-0"

0 4 8 12

OPEN SPACE: 2 953 SQUARE FEET



OPEN SPACE: 360 SQUARE FEET
PLANTING AREA: 28 SQUARE FEET



TERRAZZO BAR TABLE



UNIT PAVER

studioKCA



2115 KITTREDGE
ST.

BERKELEY, CA

STAMP/SEAL
HERE

ENTITLEMENTS PHASE

[illegible]

PROJECT # _____ CDC # _____

ISSUE DATE: 09/08/23

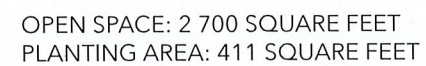
2ND FLOOR
PLANS

L102

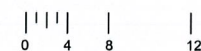
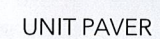
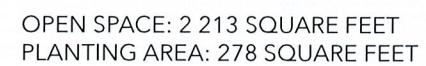


SCALE 1/8"=1'-0"

0 4 8



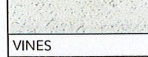
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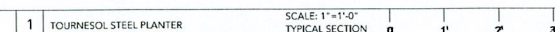
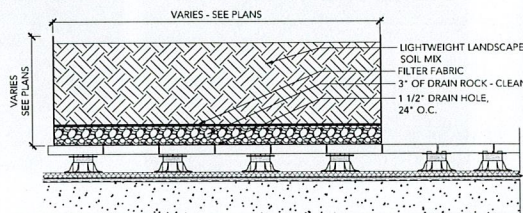
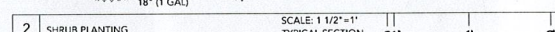
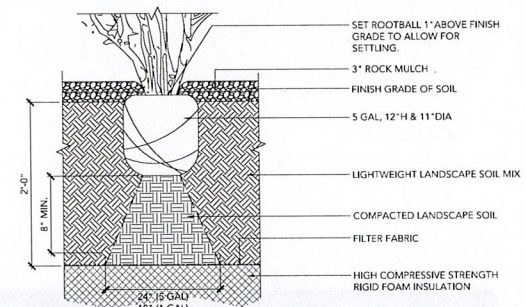
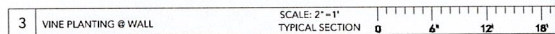
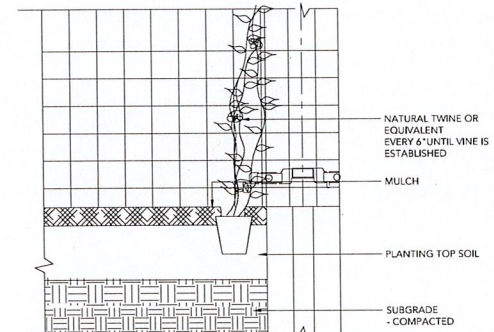
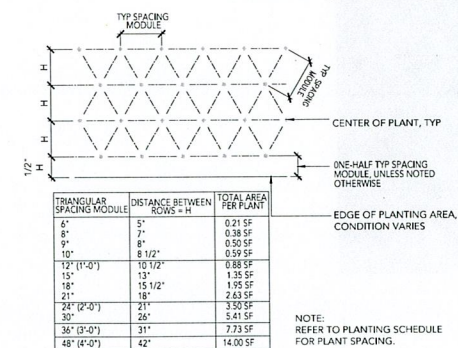
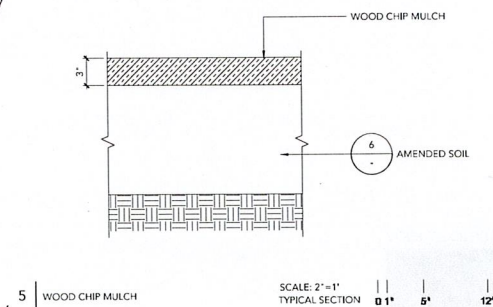
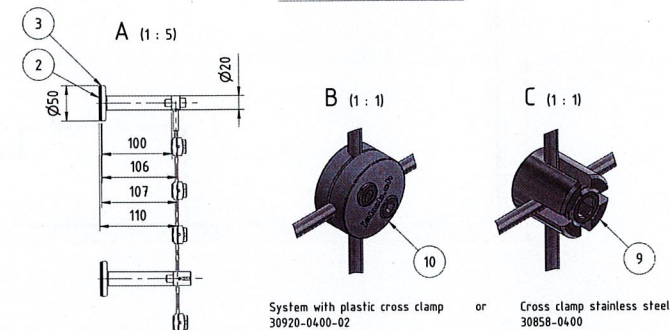
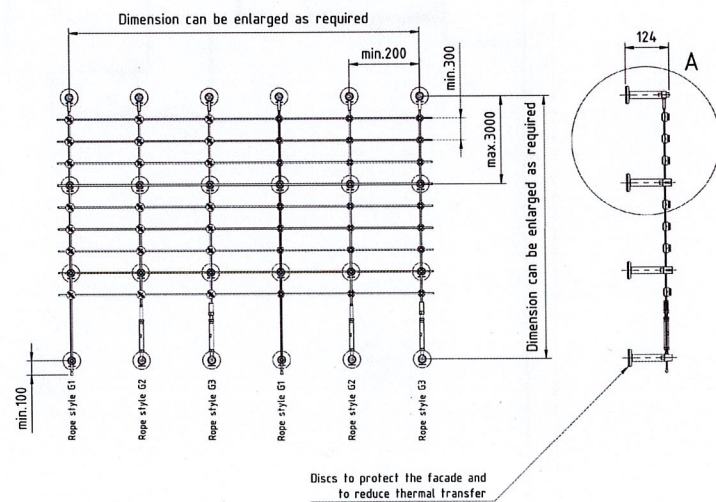




BERKELEY, CA

ENTITLEMENTS PHASE

PLANT SELECTION GUIDE										
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE		QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	SEE PLANS	12	MEDIUM	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS	MID-SPRING
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	SEE PLANS	12	LOW	YES	ATTRACTS BIRDS, BUTTERFLIES	SPRING
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	1'-0" O.C.	152 SF	LOW	YES	ATTRACTS BUTTERFLIES, MOTHS	SUMMER
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	3'-0" O.C.	32 SF	VERY LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS, BEES	SPRING, SUMMER
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	10'-0" O.C.	116 SF	LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, MOTHS, BEES	SPRING
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	18" O.C.	72 SF	VERY LOW - LOW	YES	ATTRACTS BIRDS, BUTTERFLIES, BEES	SPRING, WINTER, SUMMER, FALL
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	2'-0" O.C.	123 SF	VERY LOW	YES	ATTRACTS BUTTERFLIES	SPRING, WINTER
	HOR CAL	HORDEUM BRACHYANTHERUM CALIFORNICUM	CALIFORNIA MEADOW BARLEY	1 GAL.	2'-0" O.C.	110 SF	MEDIUM	YES	ATTRACTS BUTTERFLIES	SPRING
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	3'-0" O.C.	43 SF	VERY LOW	YES	ATTRACTS HUMMINGBIRDS, BEES, BUTTERFLIES	WINTER, SPRING, SUMMER
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	18" O.C.	153 SF	VERY LOW - LOW	YES	ATTRACTS BUTTERFLIES, BIRDS	SPRING
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WATER USE	NATIVE	WILDLIFE	SEASON OF BLOOM
	LON HO5	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	2'-0" O.C.	78 SF	VERY LOW - LOW	YES	ATTRACTS HUMMINGBIRDS, BIRDS	SPRING, SUMMER



△ PROJECT ISSUE RECORD

PROJECT #: GD

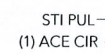
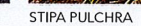
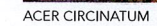
ISSUE DATE: 09/08/

PLANTING
SCHEDULE

L200



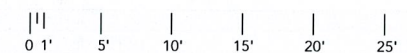
ENTITLEMENTS PHASE



- STI PUL
- (1) ACE CIR

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL.	2
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	5 GAL.	28 SF

SCALE 3/16" = 1'-0"

[illegible]

ISSUE DATE: 09/08/23

2ND FLOOR
PLANTING PLAN

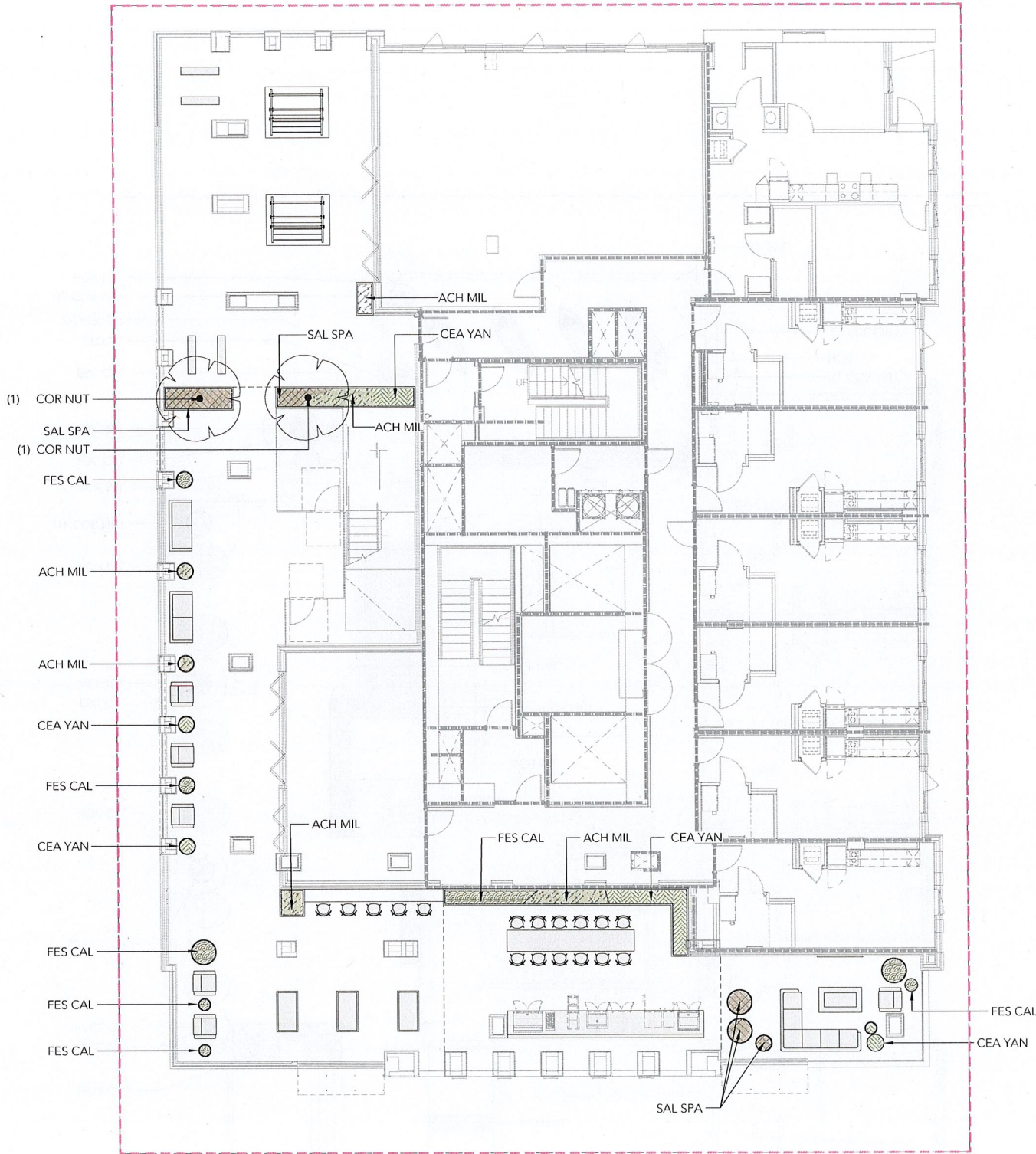
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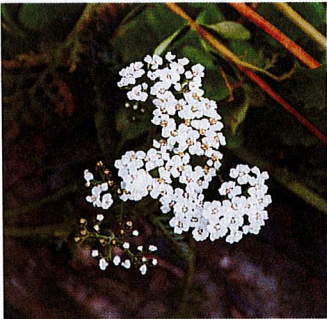
2115 KITTREDGE ST.
BERKELEY, CA

STAMP/SEAL
HERE

ENTITLEMENTS
PHASE



CORNUS NUTTALLII



ACHILLEA MILLEFOLIUM



CEANOTHUS GRISEUS 'YANKEE POINT'

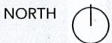


FESTUCA CALIFORNICA

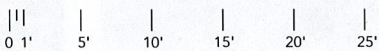


SALVIA SPATHACEA

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	2
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	48 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	5 GAL.	44 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	38 SF
	SAL SPA	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	43 SF



SCALE 3/16" = 1'-0"



PROJECT ISSUE RECORD	

PROJECT # GDC01

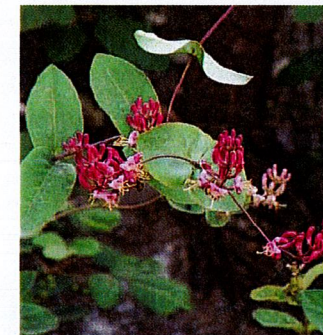
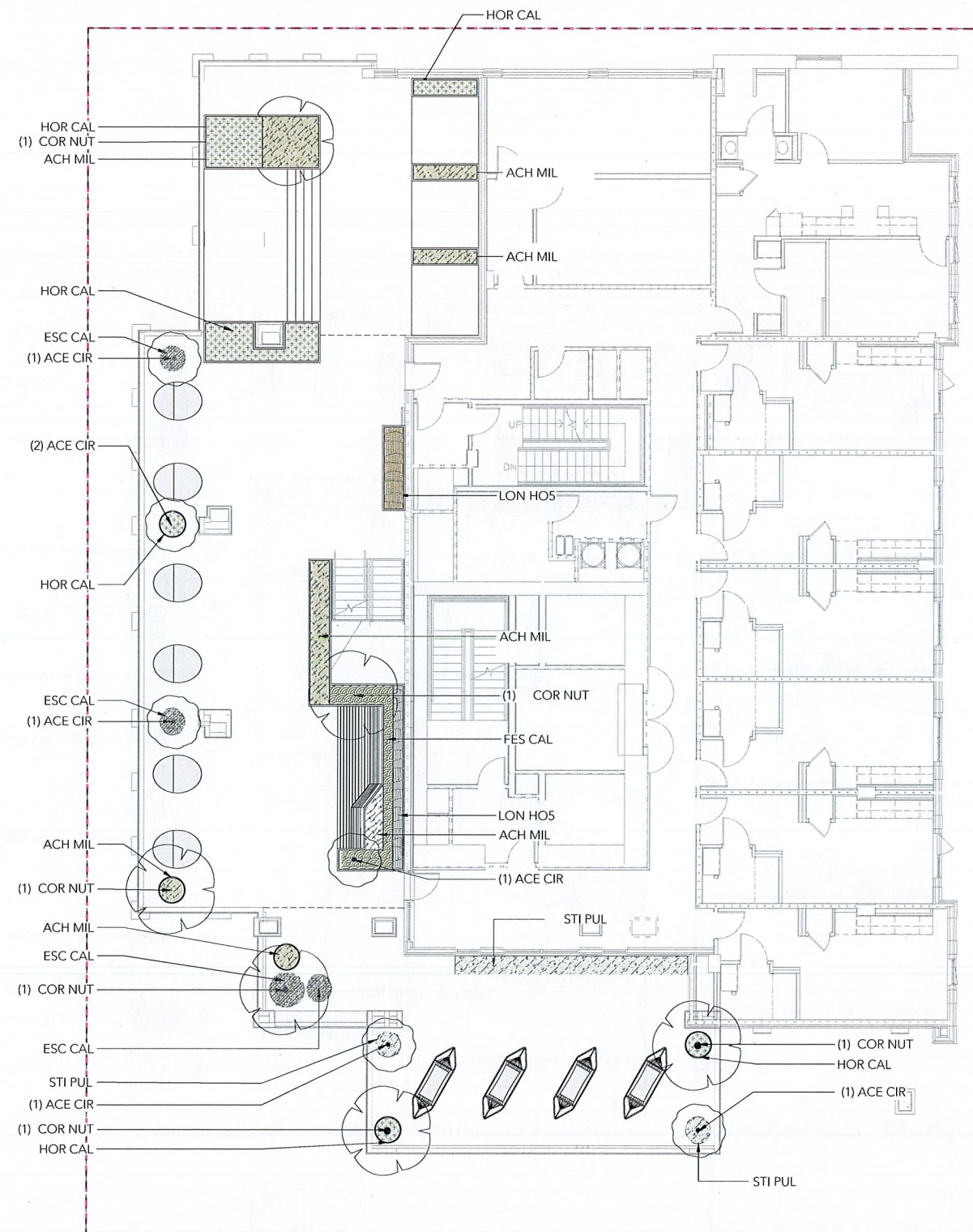
ISSUE DATE 09/08/23

16TH FLOOR
PLANTING PLAN

L203

**STAMP/SEAL
HERE**

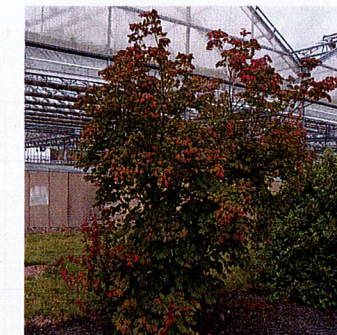
ENTITLEMENTS PHASE



LONICERA HISPIDULA



ESCHSCHOLZIA CALIFORNICA



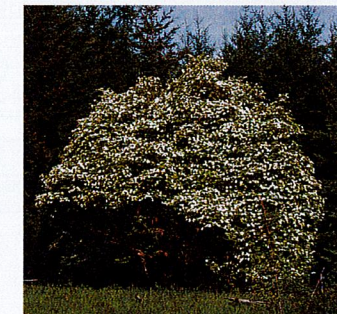
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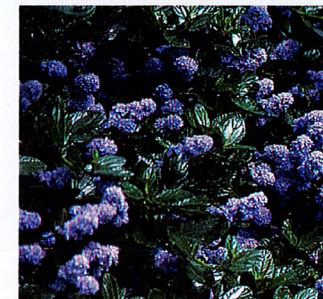
ARTEMISA PYCNOCEPHALA



FESTUCA CALIFORNICA



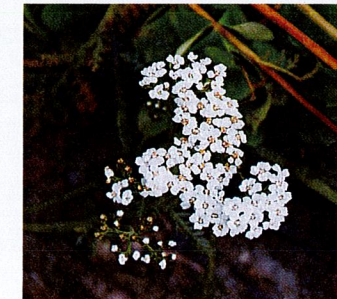
CORNUS NUTTALLII



CEANOTHUS GRISEUS 'YANKEE POINT'



STIPA PULCHRA



ACHILLEA MILLEFOLIUM

TREES	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACE CIR	ACER CIRGINATUM	VINE MAPLE	15 GAL.	4
	COR NUT	CORNUS NUTTALLII	PACIFIC DOGWOOD	15 GAL.	4
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	4 SF
	ART PCN	ARTEMISIA PYCNOCEPHALA	BEACH SAGEWORT	5 GAL.	32 SF
	CEA YAN	CEANOTHUS GRISEUS HORIZONTALIS "YANKEE POINT"	YANKEE POINT CARMEL CREEPER	5 GAL.	72 SF
	ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL.	42 SF
	FES CAL	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	40 SF
	STI PUL	STIPA PULCHRA	PURPLE NEEDLE GRASS	1 GAL.	59 SF
VINES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	LON HOS	LONICERA HISPIDULA	CALIFORNIA HONEYSUCKLE	5 GAL.	35 SF

NORTH 

SCALE 3/16" = 1'-0"

0 1' 5' 10' 15' 20' 25'

△ PROJECT ISSUE RECORD:

[illegible]

PROJECT #: GDC01

ISSUE DATE: 09/08/23

17 TH FLOOR
PLANTING PLAN





ENTITLEMENTS PHASE

WELO
Water Budget and Water Use Calculator

INSTRUCTIONS:
1. Enable macros.
2. Enter values in blue cells. Gray cells will automatically fill.
3. For Eto, refer to Appendix A of the ordinance, available here: <https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency>
4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.

Date: 2023.09.08						
Project Name: KITTREDGE - BERKELEY						
Project Contact: Sara Peschel						
Project Contact Email: sara@groundworksoffice.com						

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (galyr)
	Non-residential	39.8	0.45	241	1,131	15,750

$MAWA = (ETo) * (0.82) * [(ETAF * LA) + ((1 - ETAF) * SLA)]$

Estimated Total Water Use (ETWU)			ETo	(SF * PF) / IE	SLA	ETWU (galyr)
39.8			227	241	11,482	

$ETWU = (ETo) * (0.82) * [(PF * SF) / IE] + SLA$

Difference between MAWA and ETWU					4,268
---	--	--	--	--	-------

Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Second Lvl	Drip	28	0.30	0.81	10
	2	16th Lvl	Drip	173	0.30	0.81	64
	3	17th Lvl	Drip	411	0.30	0.81	-
	4	18th Lvl	Drip	278	0.30	0.81	152
							-
							-
	Landscape area (not including SLA)				890		227

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool	241	1.0	241
Total SLA		241		0

Total Landscape Area (including SLA) from ETWU Calculation	1,131
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[illegible]

ISSUE DATE: 09/08/23

1300



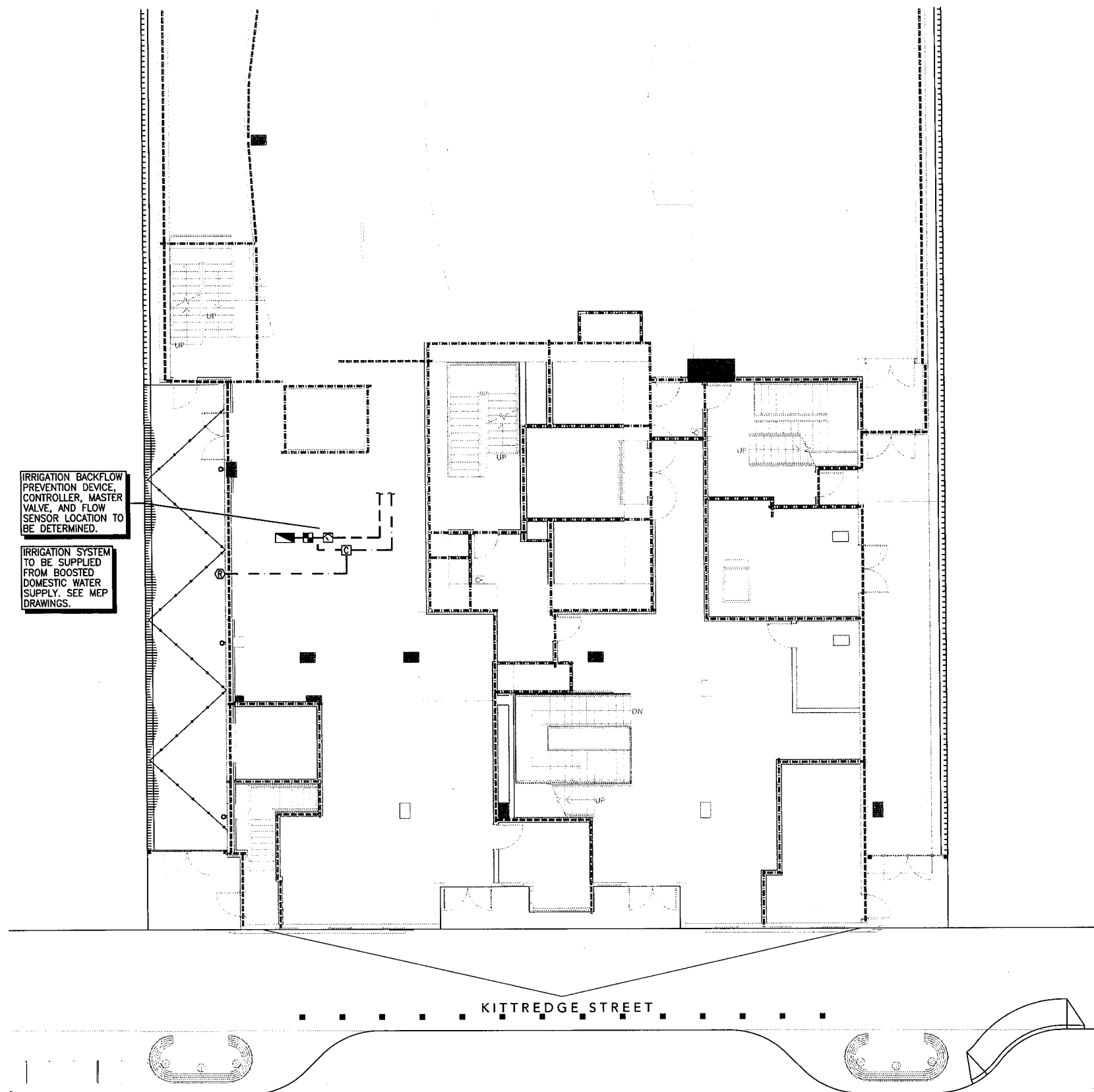
BERKELEY, CA

ENTITLEMENTS PHASE

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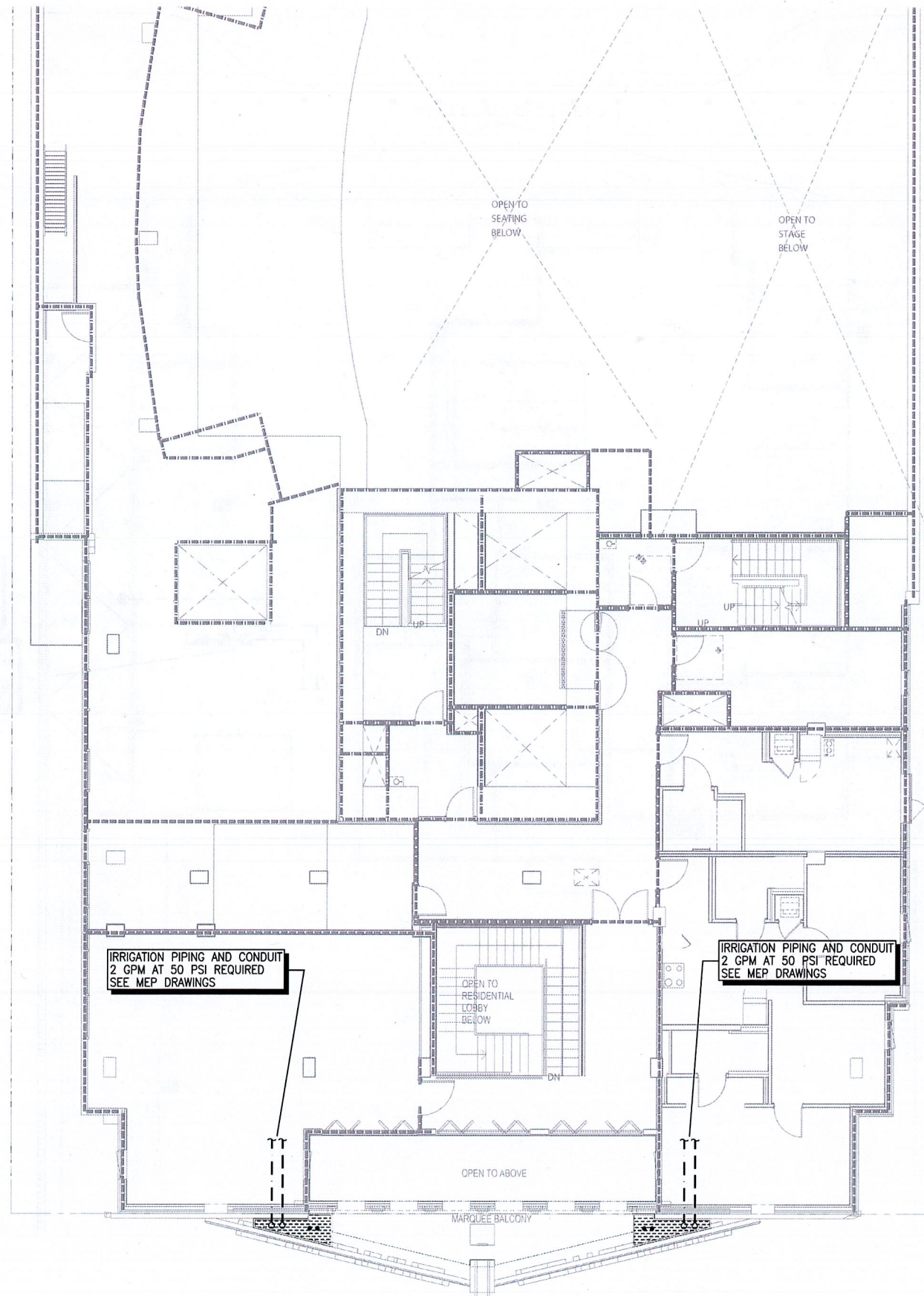
GROUND FLOOR IRRIGATION PLANS

L301



SCALE 1/8"=1'-0"

0 4 8 12



IRRIGATION SYSTEM LEGEND		
	BACKFLOW PREVENTION DEVICE	-FERCO-825Y-1" -SEE CIVIL DRAWINGS
	CONTROLLER ASSEMBLY	-BASELINE SYSTEMS-BL-1000-X
	RAIN SENSOR	-TBD
	MOISTURE SENSOR	-BASELINE
	MASTER CONTROL VALVE	-SUPERIOR-3100-1"
	FLOW SENSOR	-BASELINE
	REMOTE CONTROL VALVE	-IRRITROL-700 SERIES
	QUICK COUPLING VALVE	-RAINBIRD-33DRC
	GATE VALVE	-NIBCO-T113-IRR-LINE SIZE
	DRIP CONTROL ASSEMBLY	-TORO-DZK-700-MF
	DRIP FLUSH VALVE	-SEE DETAIL
	TREE BUBBLER	-RAINBIRD-1401
	IRRIGATION SUPPLYLINE	-1120/SCHEDULE 40 PVC PIPE -24" COVER
	IRRIGATION LATERAL LINE	-1120/CLASS 200 PVC PIPE -18" COVER
	SUBSURFACE DRIPLINE	-NETAFIM-TLCV-6-12 -3" COVER
	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 ELECTRICAL CONDUIT -24" COVER
	SLEEING	-1120/SCHEDULE 40 PVC PIPE -24" COVER
	PIPING UNDER PAVERS/DECKING	-COPPER TYPE L SEAMLESS TUBING
	STUBOUT	-BY MECHANICAL SECTION OF CONTRACT
	PIPING THROUGH STRUCTURE	-BY PLUMBING SECTION OF CONTRACT
	CONDUIT THROUGH STRUCTURE	-BY ELECTRICAL SECTION OF CONTRACT
	CONTROLLER STATION NUMBER	
	GALLONS PER MINUTE THROUGH VALVE	
	CONTROL VALVE SIZE	

[illegible]



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IRRIGATION SYSTEM LEGEND		
	BACKFLOW PREVENTION DEVICE	-FEBCO-825Y-1" -SEE CIVIL DRAWINGS
	CONTROLLER ASSEMBLY	-BASELINE SYSTEMS-BL-1000-X
	RAIN SENSOR	-TBD
	MOISTURE SENSOR	-BASELINE
	MASTER CONTROL VALVE	-SUPERIOR-3100-1"
	FLOW SENSOR	-BASELINE
	REMOTE CONTROL VALVE	-IRRITROL-700 SERIES
	QUICK COUPLING VALVE	-RAINBIRD-330RC
	GATE VALVE	-NIBCO-T113-IRR-LINE SIZE
	DRIP CONTROL ASSEMBLY	-TORO-DZK-700-MF
	DRIP FLUSH VALVE	-SEE DETAIL
	TREE BUBBLER	-RAINBIRD-1401
	IRRIGATION SUPPLYLINE	-1120/SCHEDULE 40 PVC PIPE -24" COVER
	IRRIGATION LATERAL LINE	-1120/CLASS 200 PVC PIPE -18" COVER
	SUBSURFACE DRIPLINE	-NETAFIM-TLCV-6-12 -3" COVER
	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 ELECTRICAL CONDUIT -24" COVER
	SLEEVEING	-1120/SCHEDULE 40 PVC PIPE -24" COVER
	PIPING UNDER PAVERS/DECKING	-COPPER TYPE L SEAMLESS TUBING
	STUBOUT	-BY MECHANICAL SECTION OF CONTRACT
	PIPING THROUGH STRUCTURE	-BY PLUMBING SECTION OF CONTRACT
	CONDUIT THROUGH STRUCTURE	-BY ELECTRICAL SECTION OF CONTRACT
	CONTROLLER STATION NUMBER	
	GALLONS PER MINUTE THROUGH VALVE	
	CONTROL VALVE SIZE	

[illegible]

PROJECT #: GDC01

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17 TH FLOOR
IRRIGATION PLANS

1304



SCALE 1/8"=1'-0"





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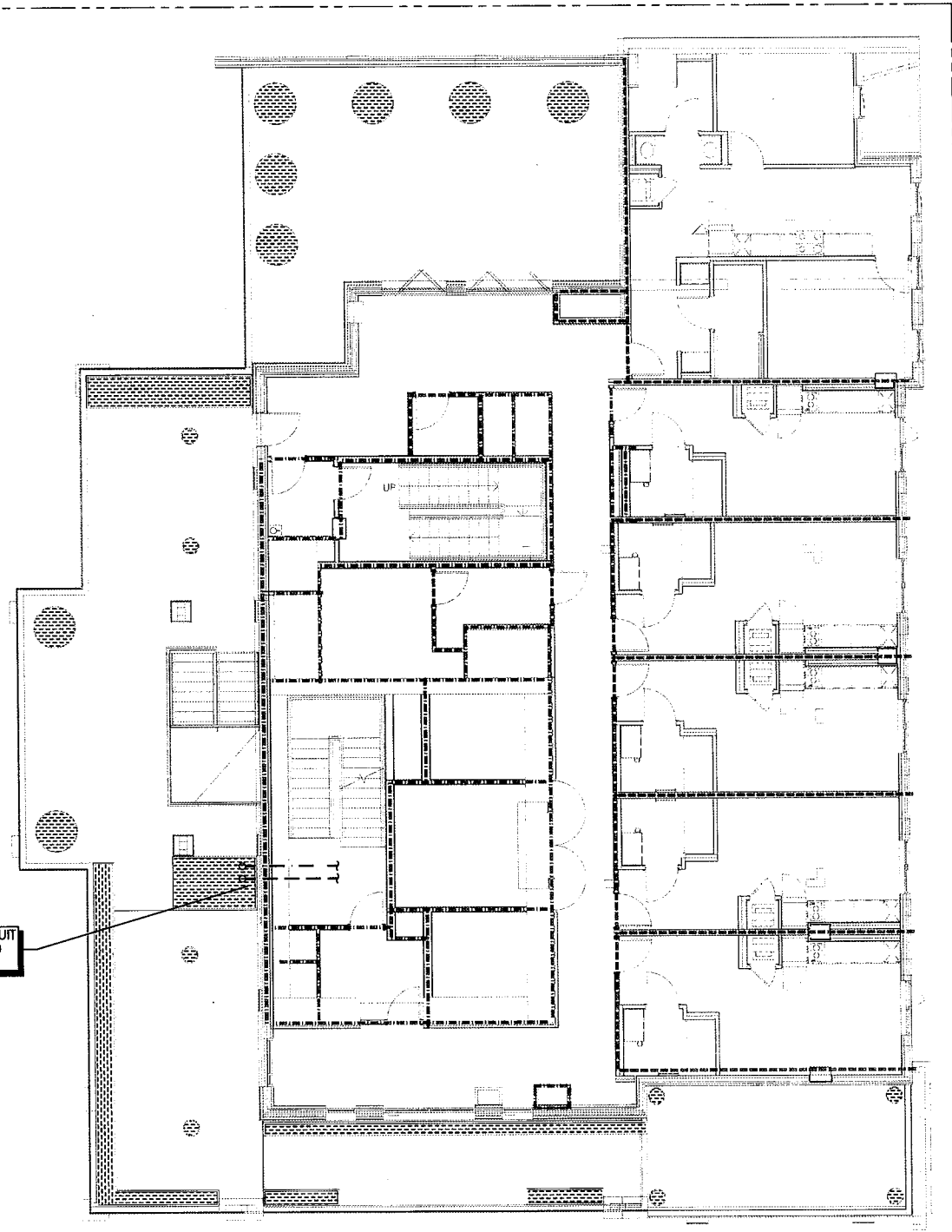
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IRRIGATION SYSTEM LEGEND		
	BACKFLOW PREVENTION DEVICE	--FEBCO-825Y-1" --SEE CIVIL DRAWINGS
	CONTROLLER ASSEMBLY	--BASELINE SYSTEMS-BL-1000-X
	RAIN SENSOR	--TBD
	MOISTURE SENSOR	--BASELINE
	MASTER CONTROL VALVE	--SUPERIOR-3100-1"
	FLOW SENSOR	--BASELINE
	REMOTE CONTROL VALVE	--IRRITROL-700 SERIES
	QUICK COUPLING VALVE	--RAINBIRD-33DRC
	GATE VALVE	--NIBCO-T113--IRR--LINE SIZE
	DRIP CONTROL ASSEMBLY	--TORO-D2K-700-MF
	DRIP FLUSH VALVE	--SEE DETAIL
	TREE BUBBLER	--RAINBIRD-1401
	IRRIGATION SUPPLYLINE	-1120/SCHEDULE 40 PVC PIPE -24" COVER
	IRRIGATION LATERAL LINE	-1120/CLASS 200 PVC PIPE -18" COVER
	SUBSURFACE DRIPLINE	-NETAPIM-TLCV-6-12 -3" COVER
	ELECTRICAL CONDUIT	-1120/SCHEDULE 40 ELECTRICAL CONDUIT -24" COVER
	SLEEVING	-1120/SCHEDULE 40 PVC PIPE -24" COVER
	PIPING UNDER PAVERS/DECKING	-COPPER TYPE L SEAMLESS TUBING
	STUBOUT	-BY MECHANICAL SECTION OF CONTRACT
	PIPING THROUGH STRUCTURE	-BY PLUMBING SECTION OF CONTRACT
	CONDUIT THROUGH STRUCTURE	-BY ELECTRICAL SECTION OF CONTRACT
	CONTROLLER STATION NUMBER	
	GALLONS PER MINUTE THROUGH VALVE	
	CONTROL VALVE SIZE	

IRRIGATION PIPING AND CONDUIT
12 GPM AT 50 PSI REQUIRED
SEE MEP DRAWINGS



SCALE 1/8"=1'-0"

0 4 8 12

PROJECT ISSUE RECORD:

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PROJECT #: GDC01

ISSUE DATE: 09/08/23

18 TH FLOOR
IRRIGATION PLANS

L305

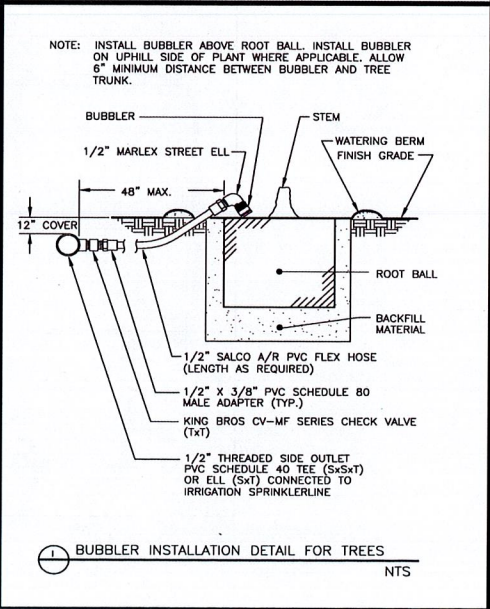
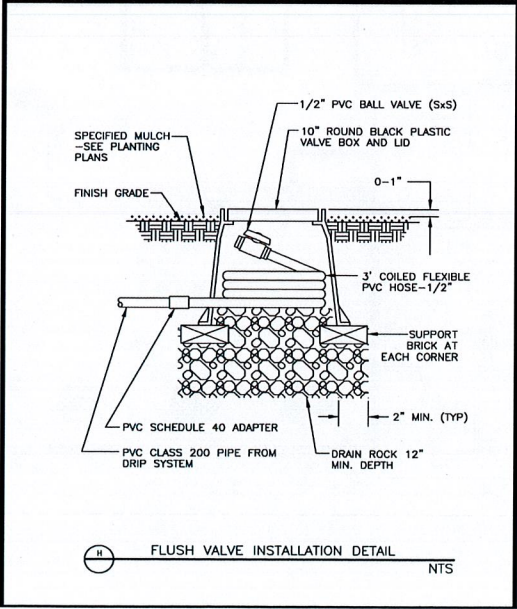
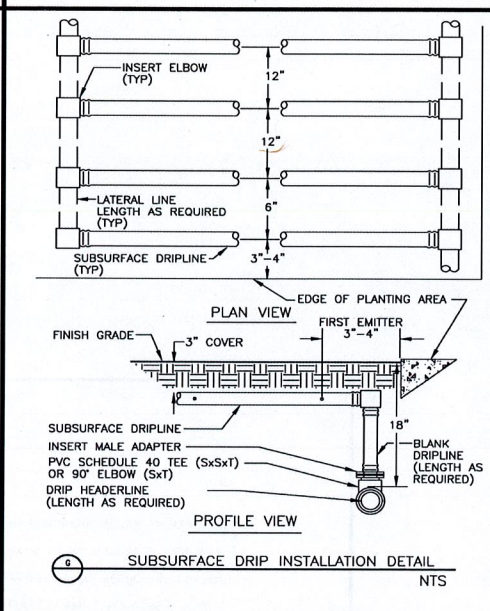
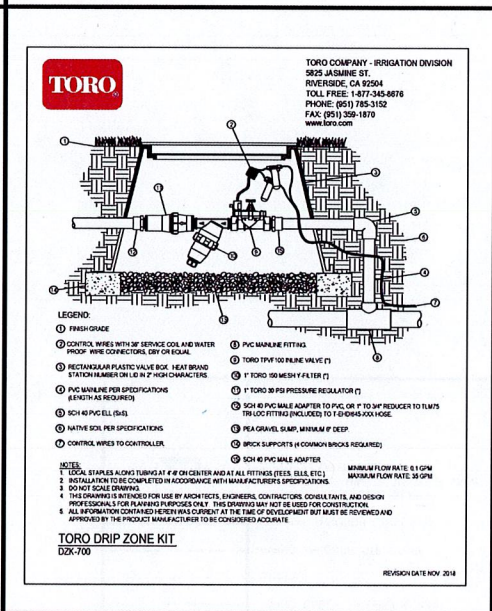
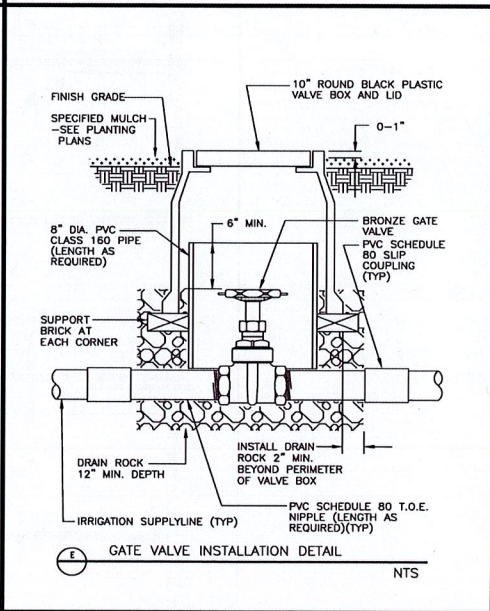
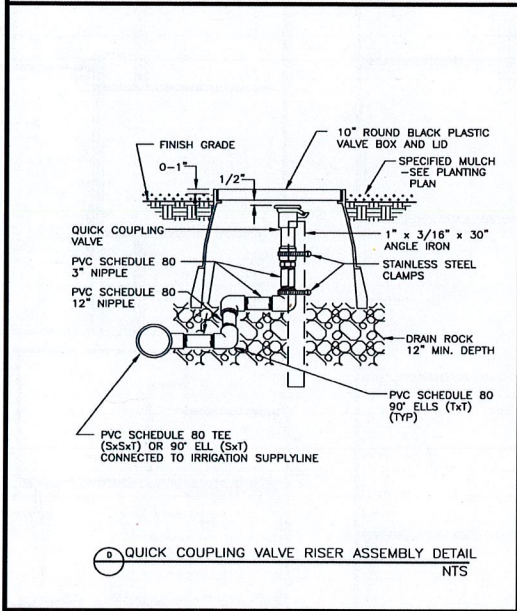
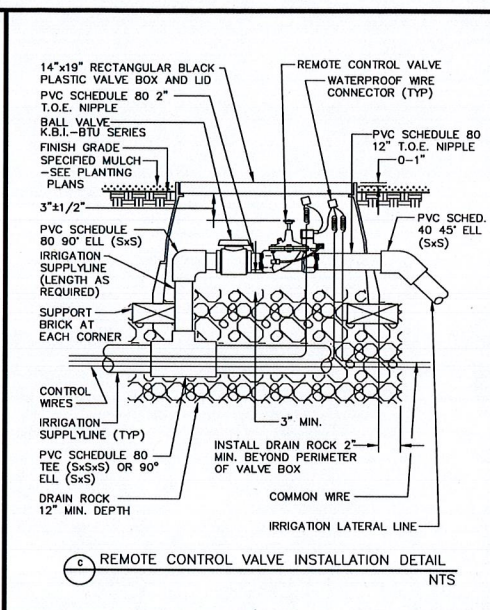
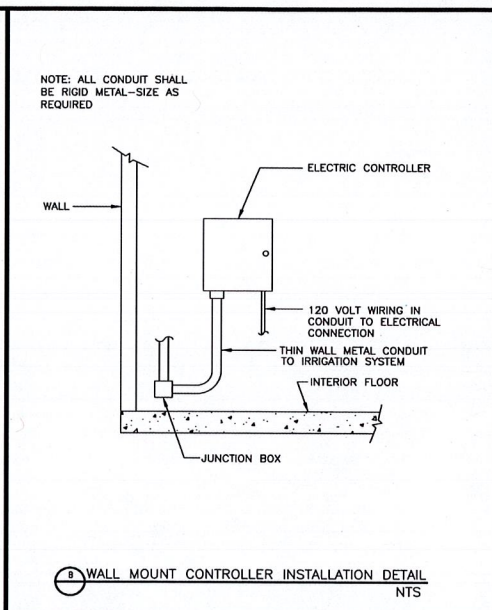
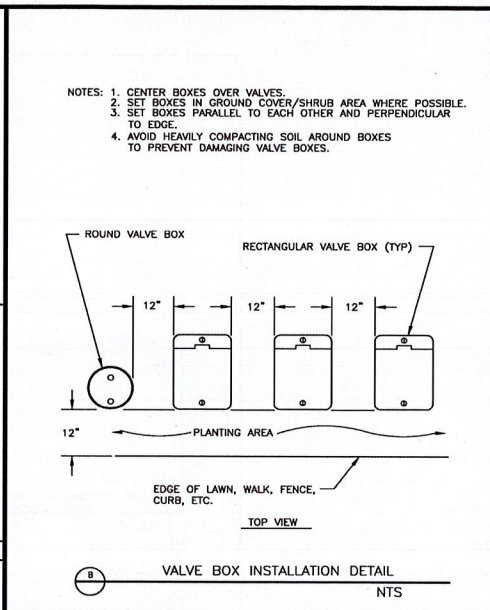
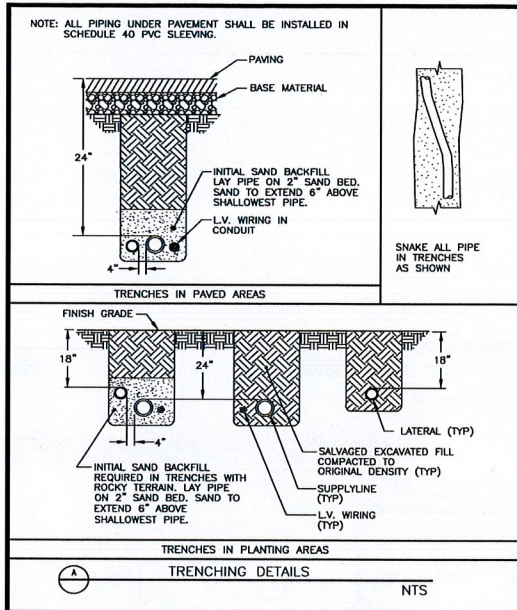
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PROJECT #	GDC01
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IRRIGATION DETAILS	

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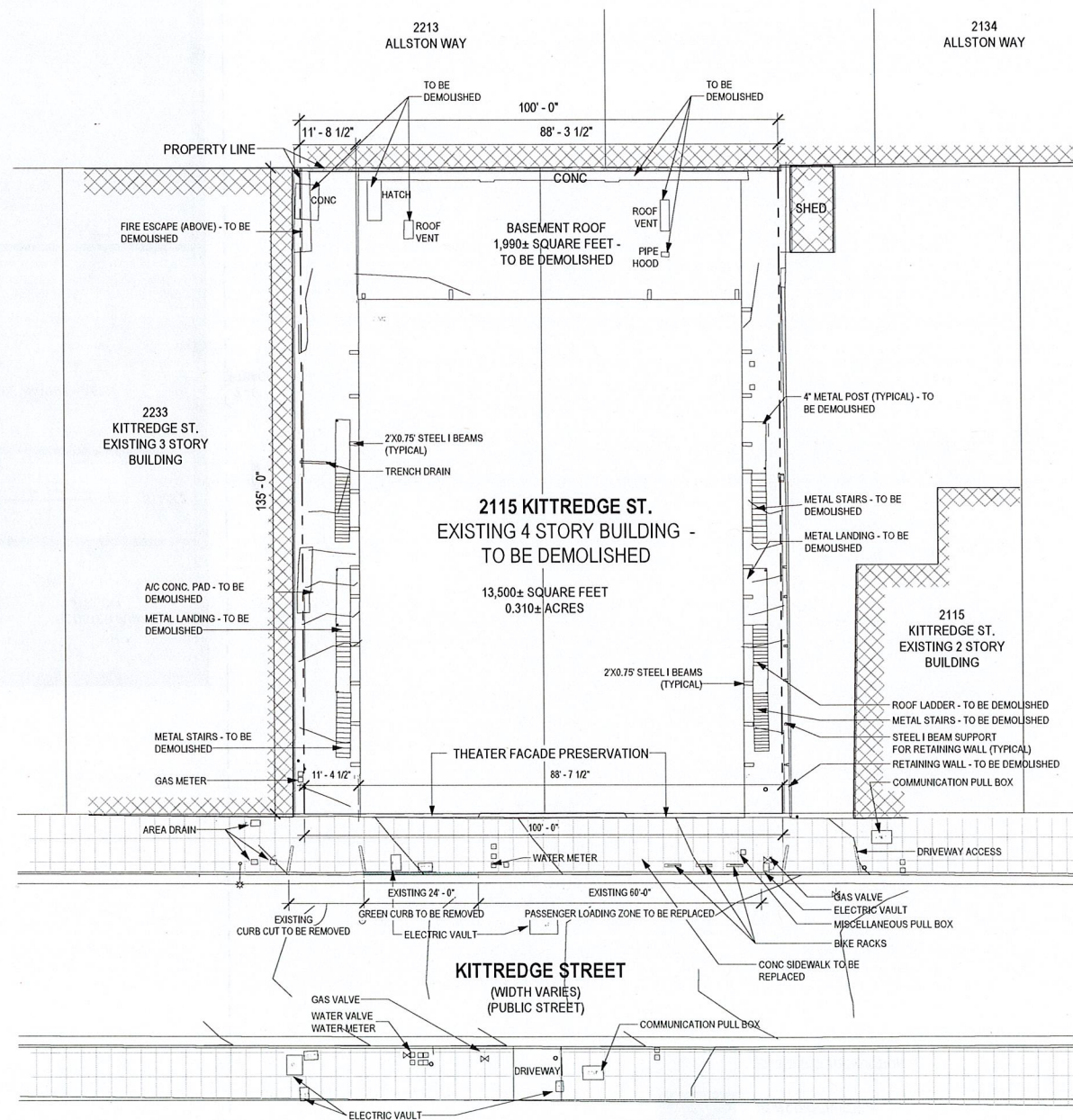
A100



1. SEE CIVIL DRAWINGS FOR SITE AND FINISH SLAB ELEVATIONS.
2. PROVIDE SITE PREPARATION GRADING, FILL, AND COMPACTION PER GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS.

SITE PLAN LEGEND:

- | | |
|---|---|
|  | TERAZZO FLOORING, SLD |
|  | COLORLED CONCRETE W/
DECORATIVE SCORING, SLD |
|  | EXISTING CONCRETE SIDEWALK |



1 EXISTING SITE PLAN
A100 1/16" = 1'-0" ON 24X36 (1/32"=1'-0" ON 12X18)



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Principal Jessica Musick
Designer



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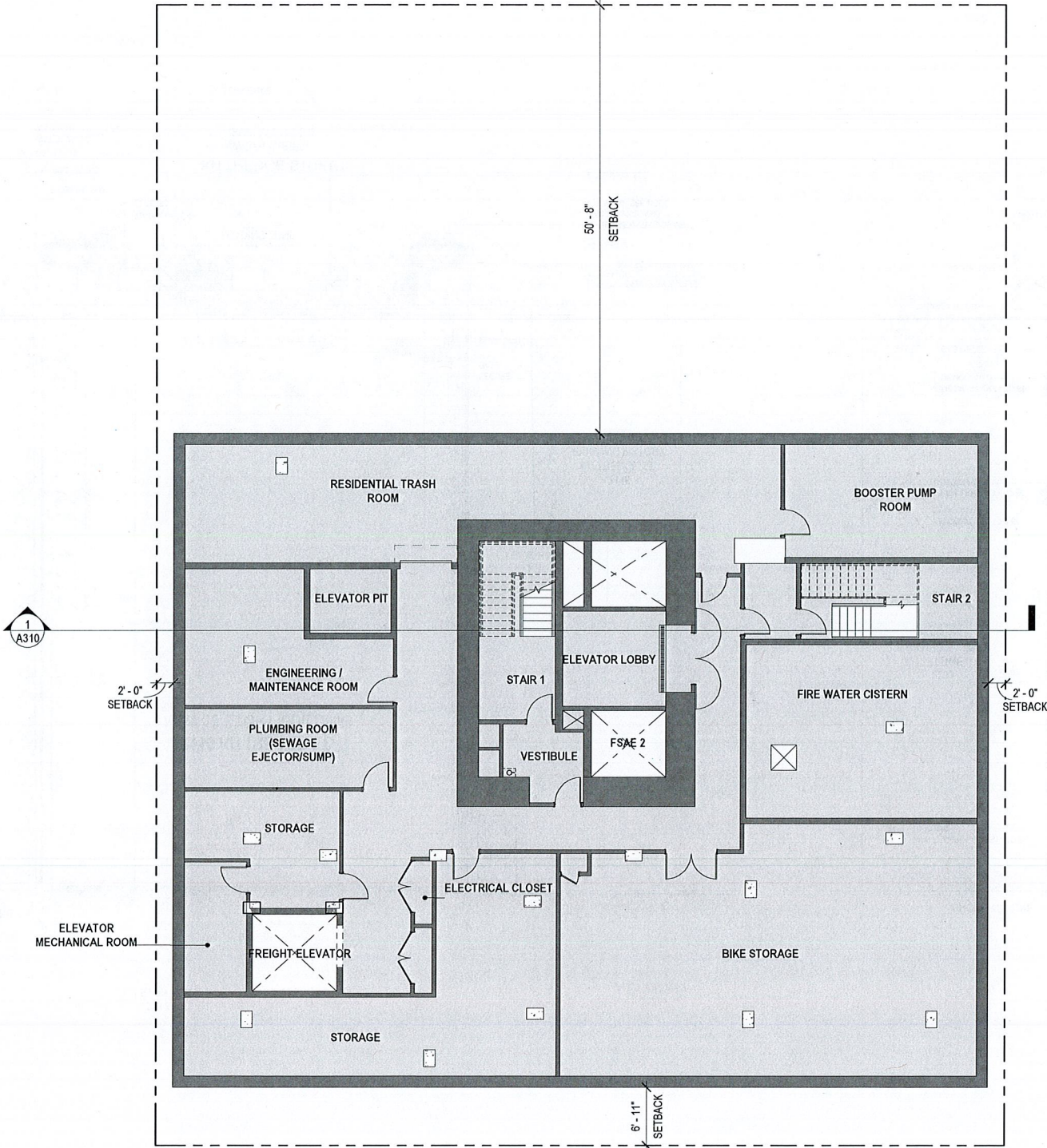
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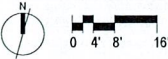
BASEMENT 2 FLOOR
PLAN

FLOOR PLAN LEGEND:

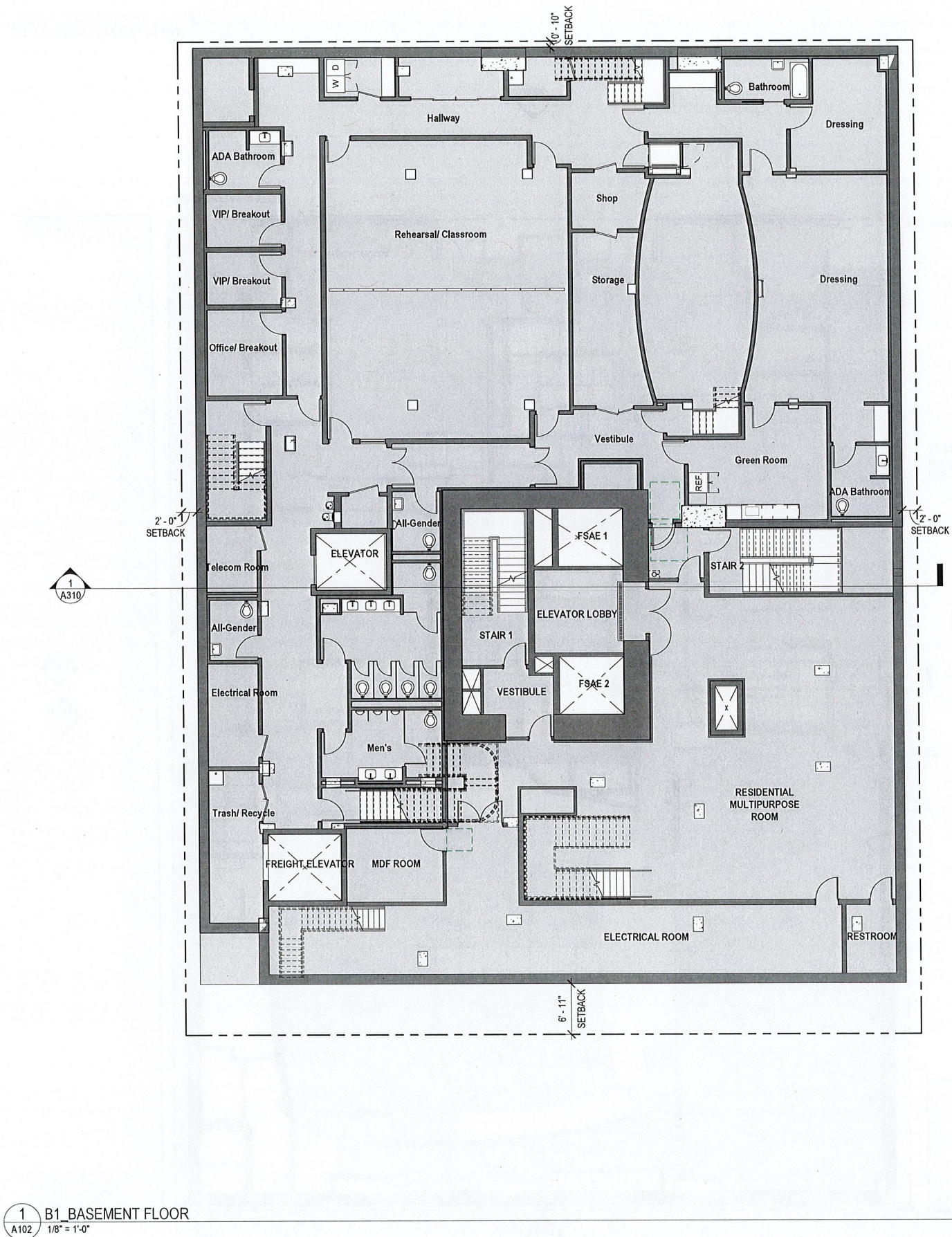
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION



1 B2 BASEMENT FLOOR PLAN
A101 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



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FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

Page 49 of 71

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BASEMENT 1 FLOOR
PLAN



A102



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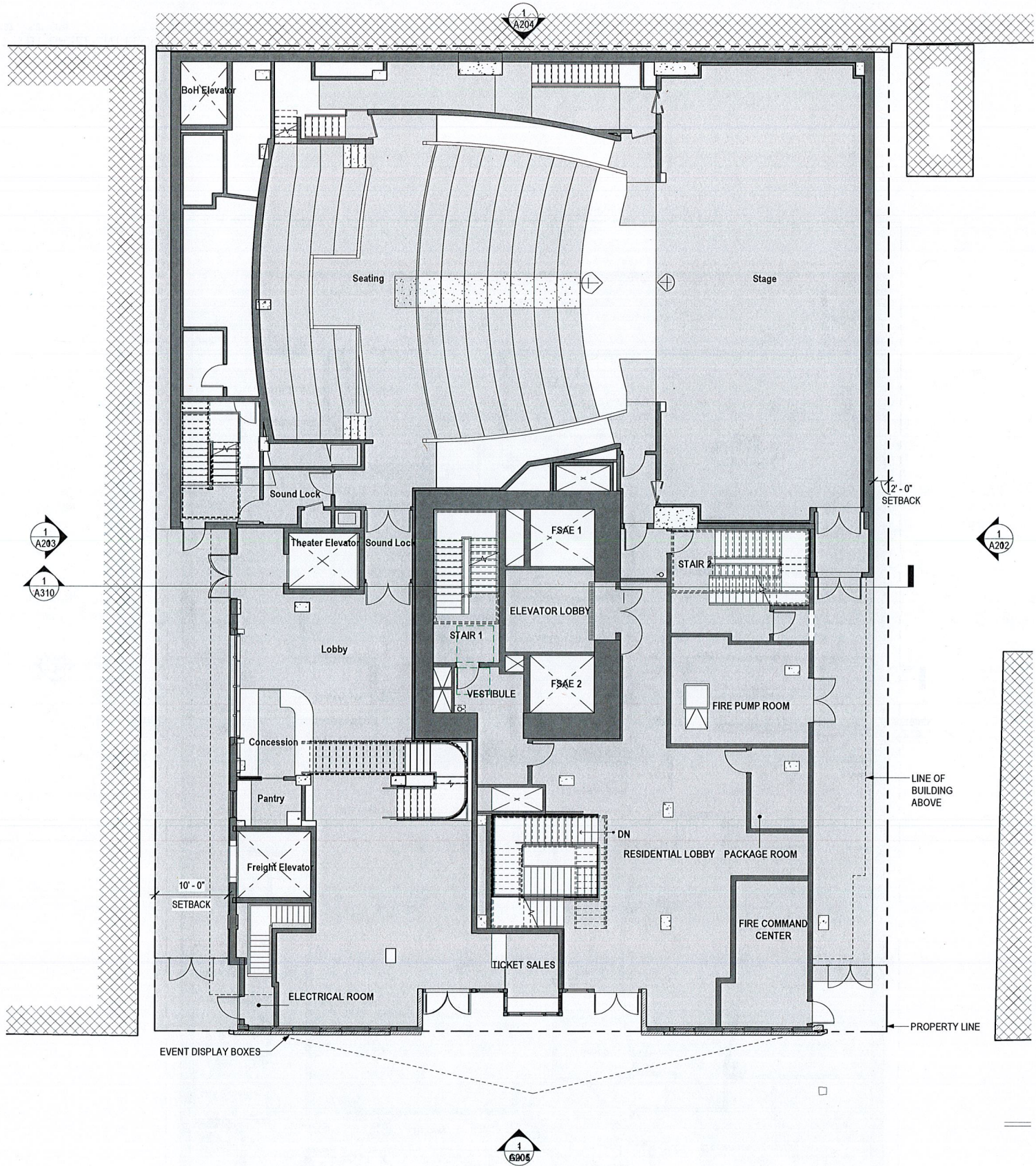
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GROUND FLOOR PLAN



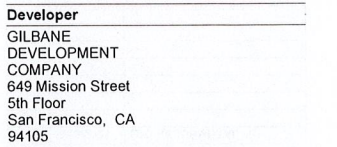
FLOOR PLAN LEGEND:
NEW CONSTRUCTION
EXISTING CONSTRUCTION

1 00. GROUND FLOOR PLAN
A103 1/8" = 1'-0" ON 24X36 (1/16" = 1'-0" ON 12X18)



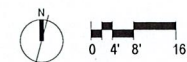
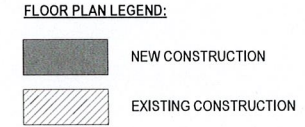
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Principal	Jessica Musick
Designer	

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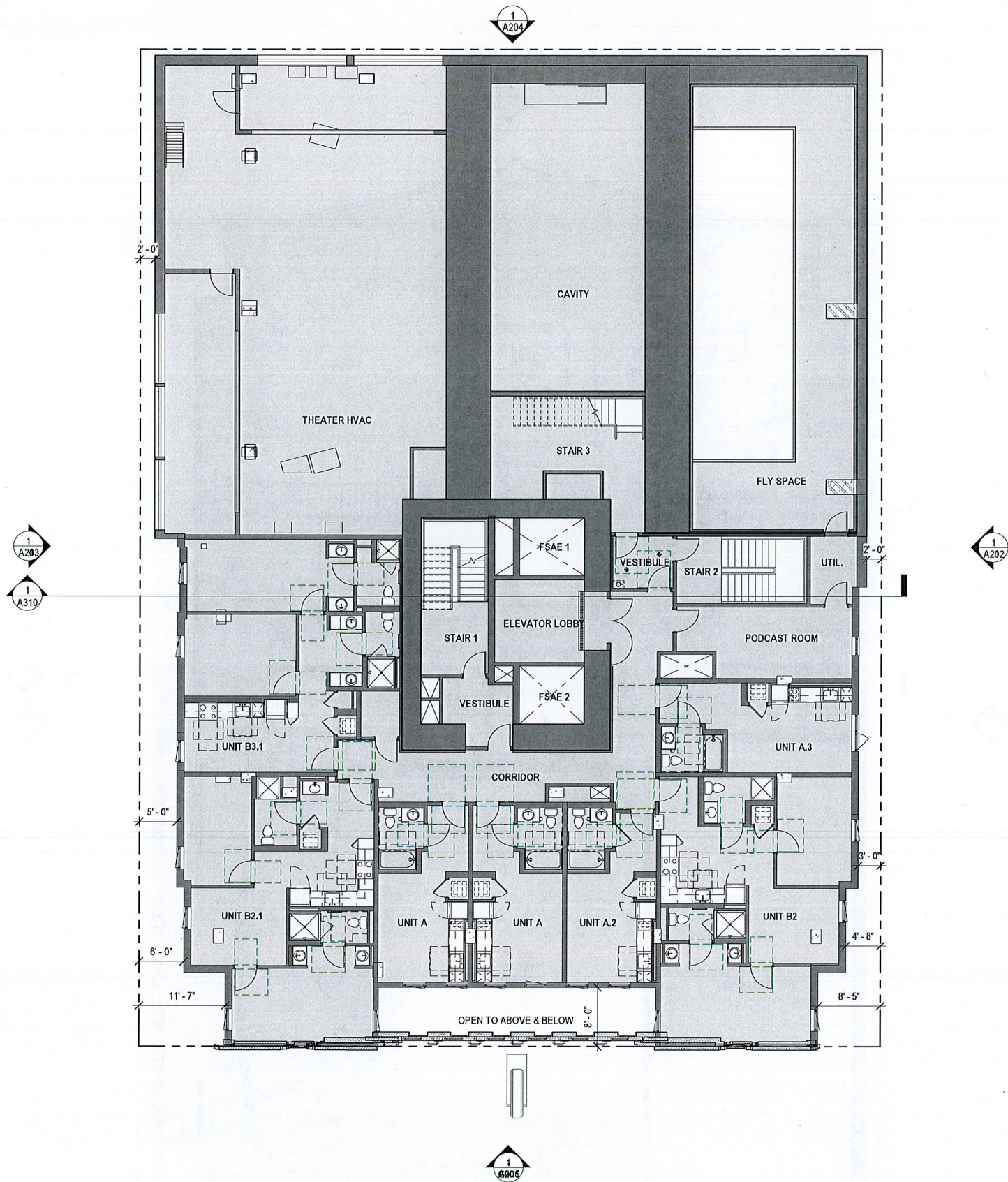
A104



1 02_2ND FLOOR PLAN
A104 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)

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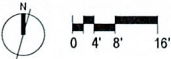
1 03_3RD FLOOR PLAN
A105 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION



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LEVEL 3 FLOOR PLAN



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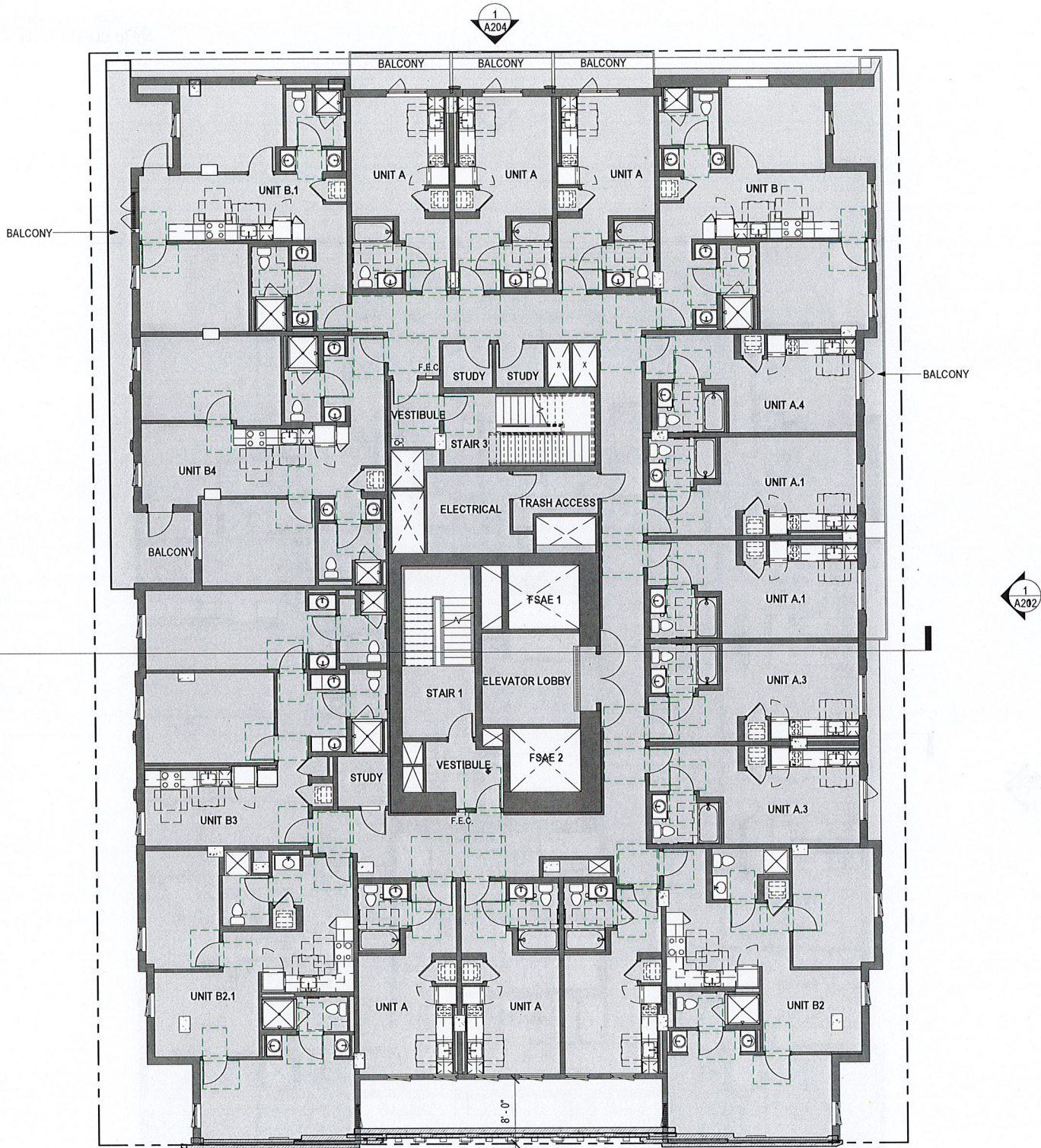
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LEVEL 4 FLOOR PLAN

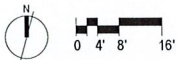
A106



FLOOR PLAN LEGEND:

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION

1 LEVEL 4 FLOOR PLAN
A106 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)





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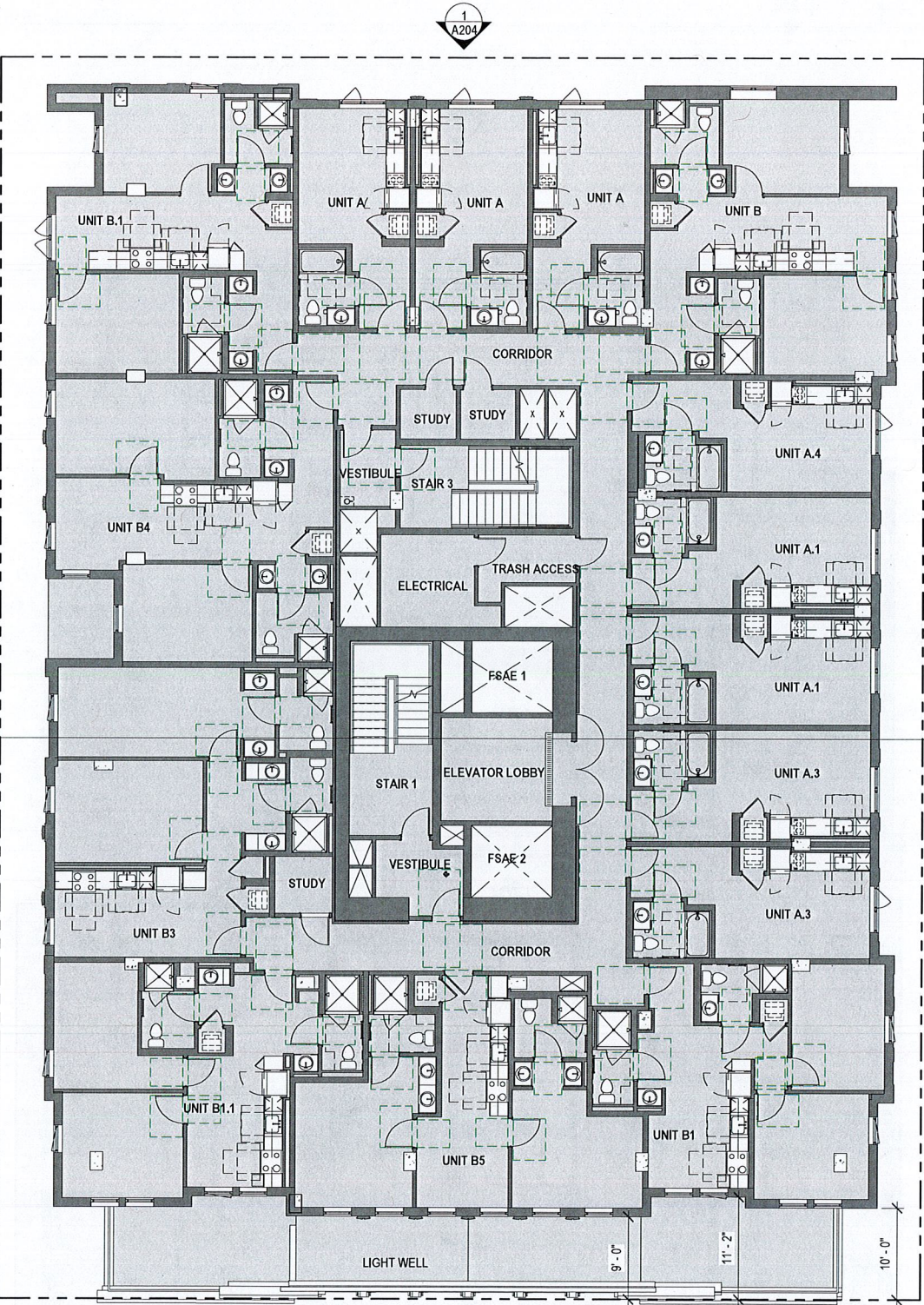
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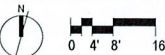
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LEVEL 5,7,9,11,13 FLOOR
PLAN



FLOOR PLAN LEGEND:
NEW CONSTRUCTION
EXISTING CONSTRUCTION



1 LEVEL 5, 7, 9, 11, 13 FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



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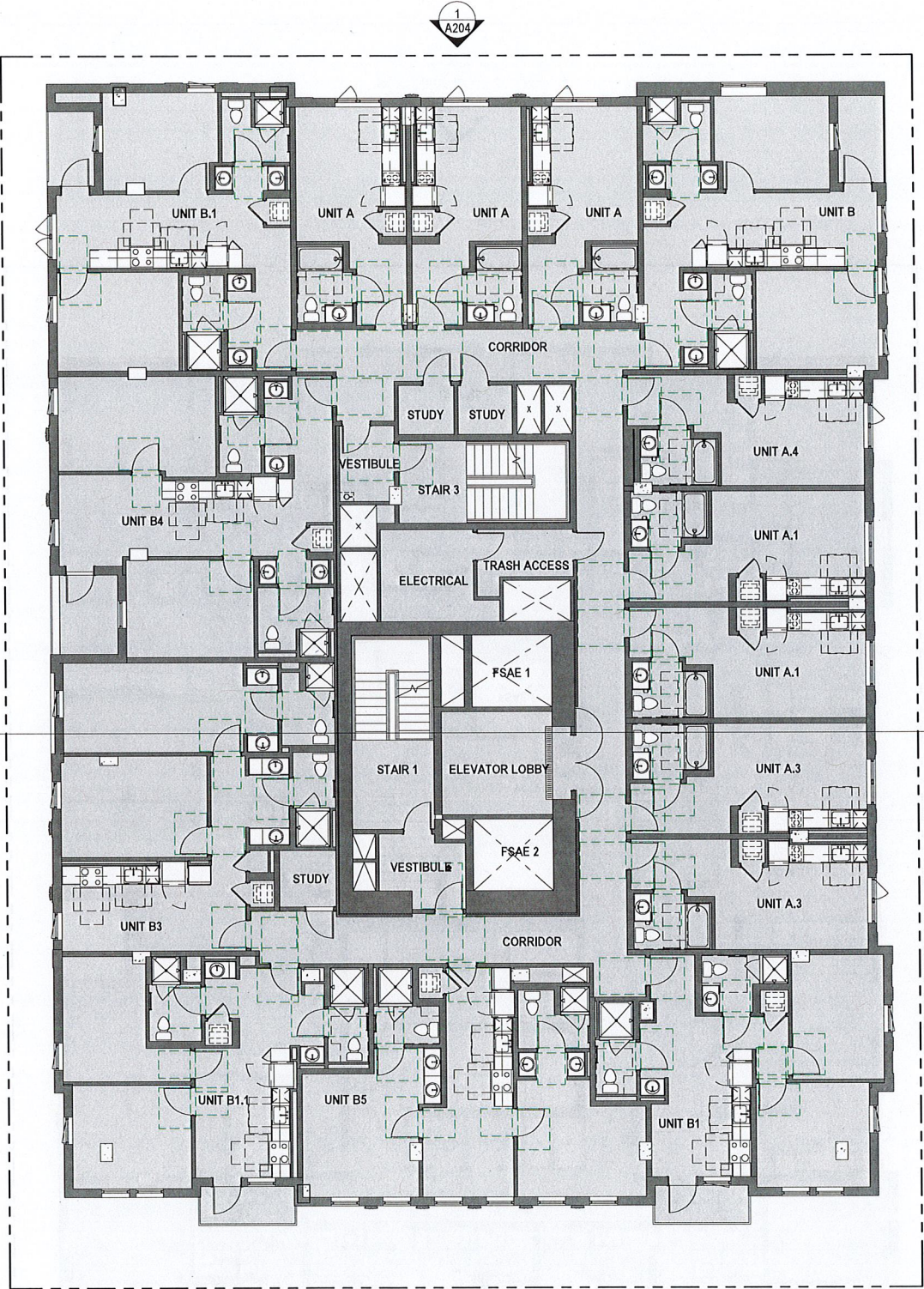
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LEVEL 6,8,10,12,14 FLOOR
PLAN

A108

FLOOR PLAN LEGEND:

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION

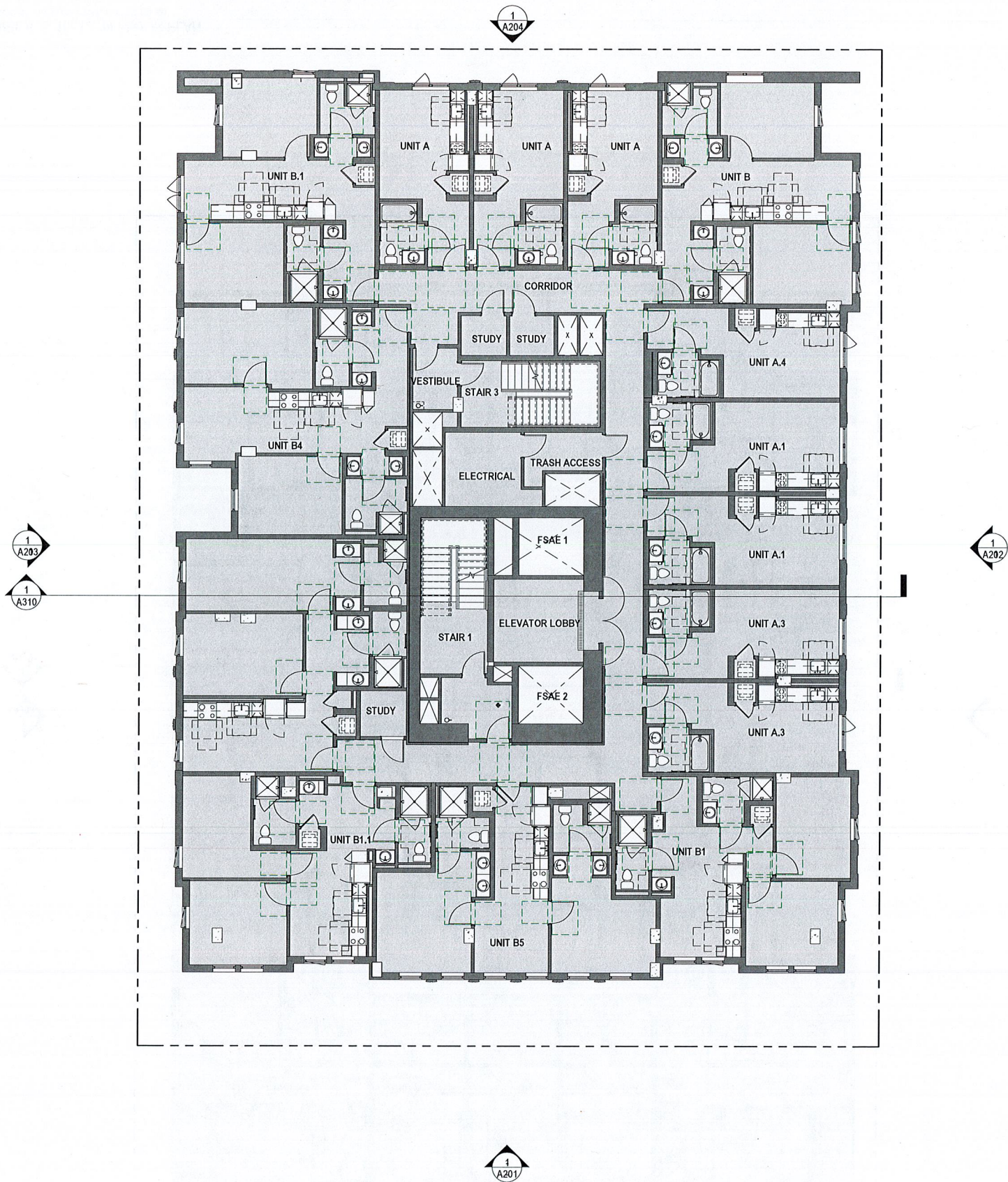


1 LEVEL 6, 8, 10, 12, 14 FLOOR PLAN
A108 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



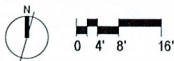
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1 15_15TH FLOOR PLAN
1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



FLOOR PLAN LEGEND:

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION



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LEVEL 15 FLOOR PLAN



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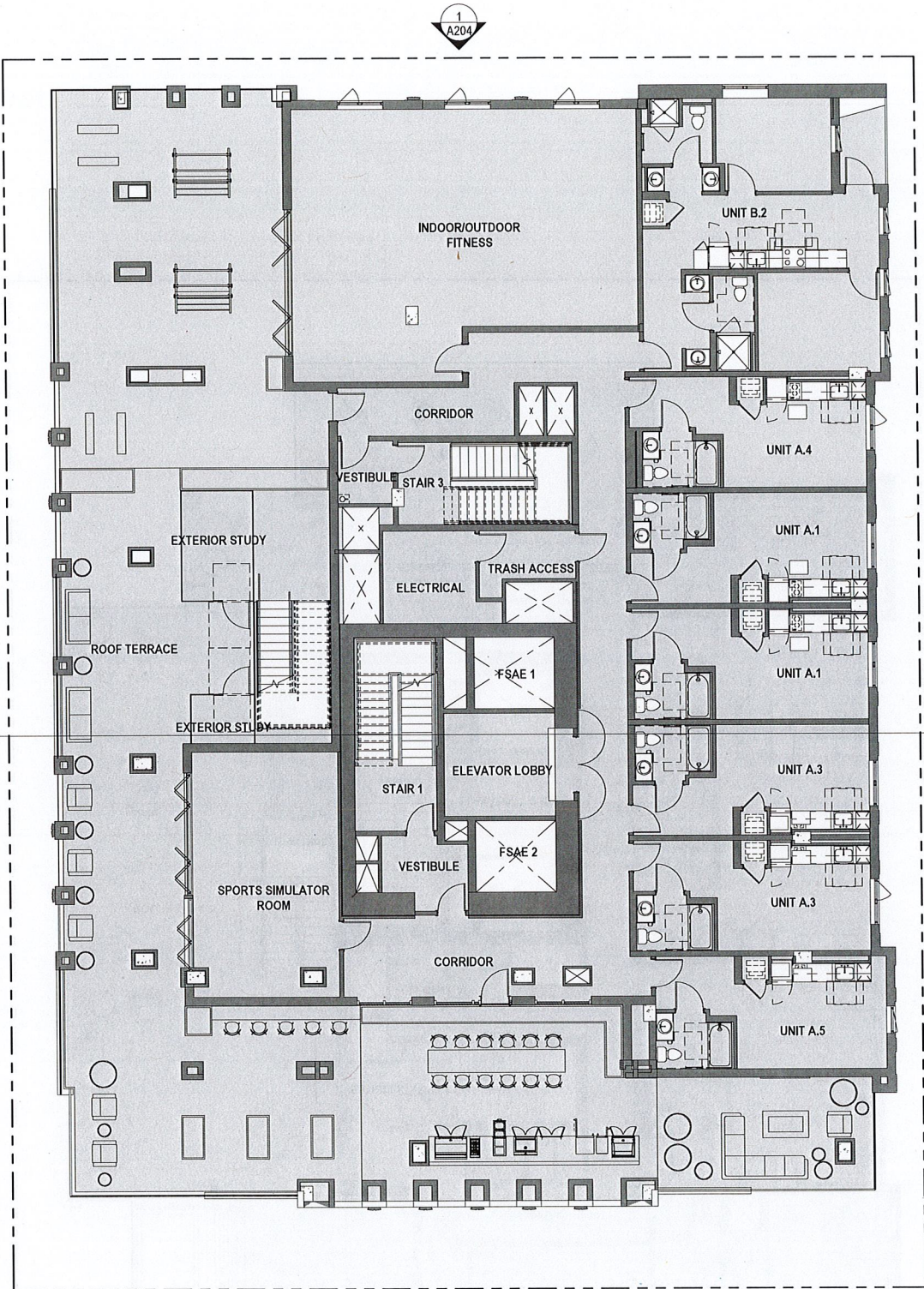
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LEVEL 16 FLOOR PLAN

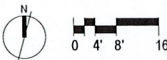
A110

FLOOR PLAN LEGEND:

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION

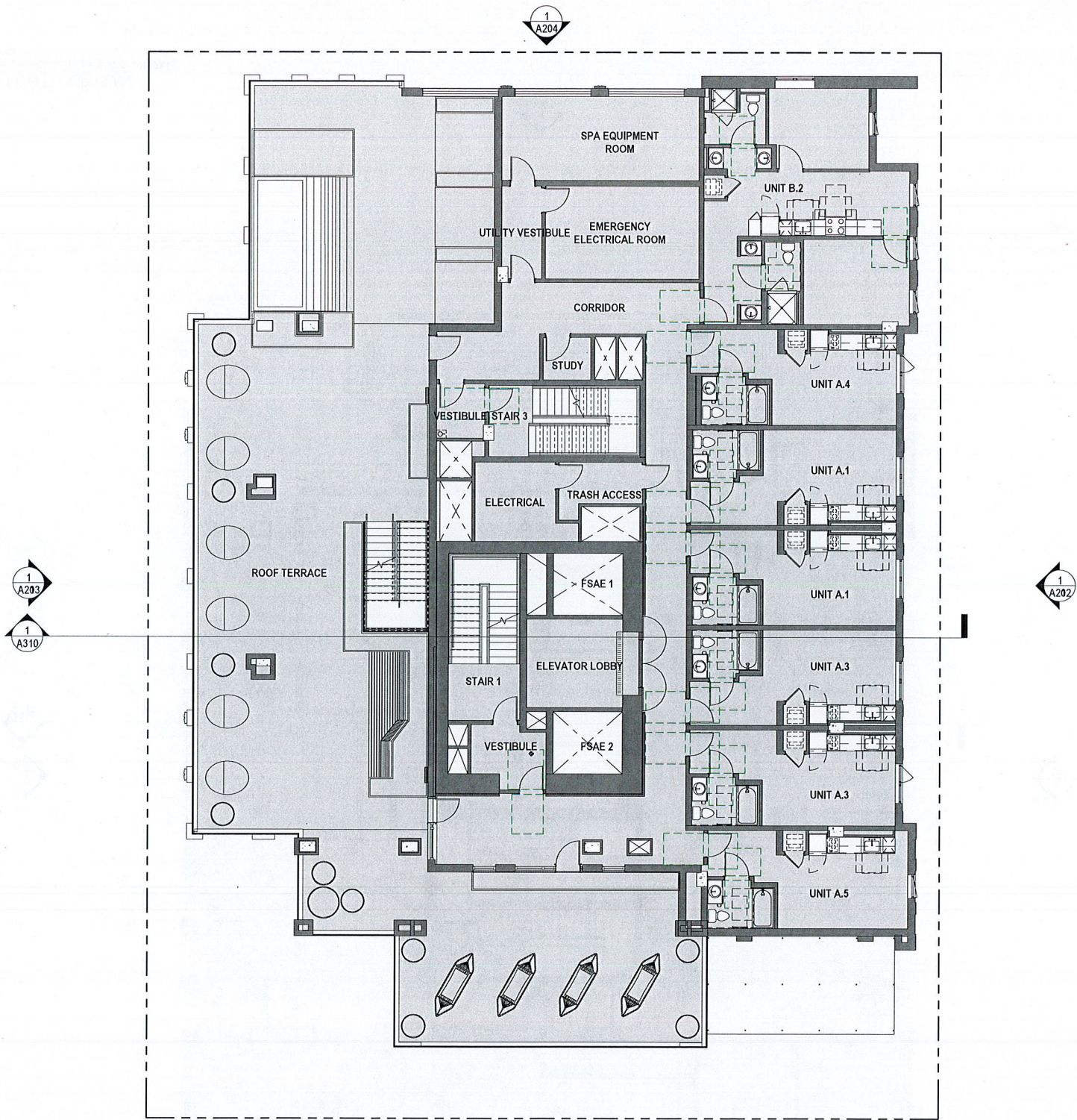


1 16. 16TH FLOOR PLAN
A110 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



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1 17. 17TH FLOOR PLAN
A111 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



FLOOR PLAN LEGEND:

NEW CONSTRUCTION

EXISTING CONSTRUCTION

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ktgy.com
510.272.2910

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Email ewong@ktgy.com
Principal Jessica Musick
Designer

Gilbane
Developer
GILBANE
DEVELOPMENT
COMPANY
649 Mission Street
5th Floor
San Francisco, CA
94105

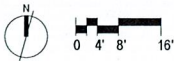
2115 KITTREDGE ST
2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
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LEVEL 17 FLOOR PLAN





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Principal Jessica Musick
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ST
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BERKELEY, CA

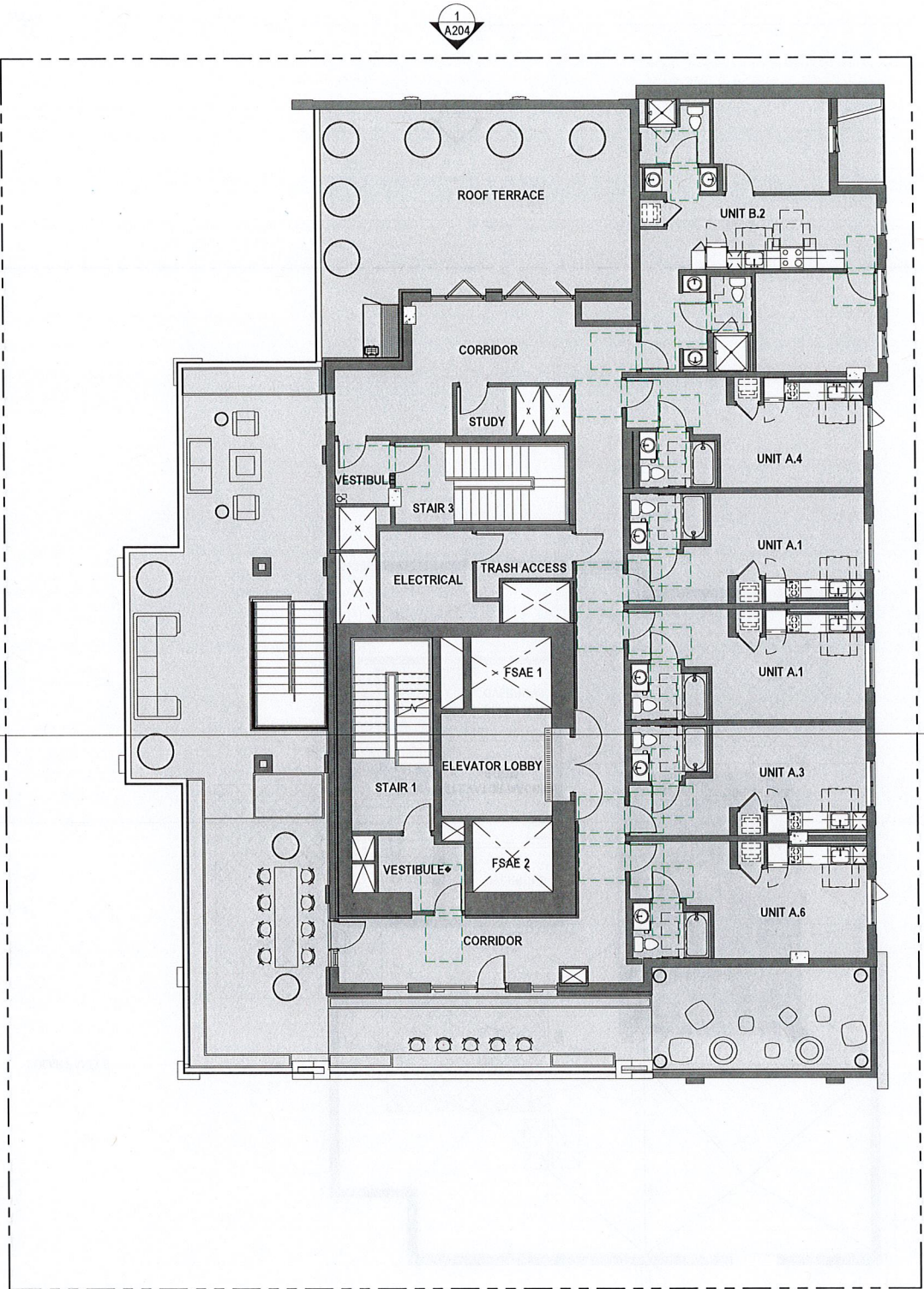
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LEVEL 18 FLOOR PLAN

A112



FLOOR PLAN LEGEND:

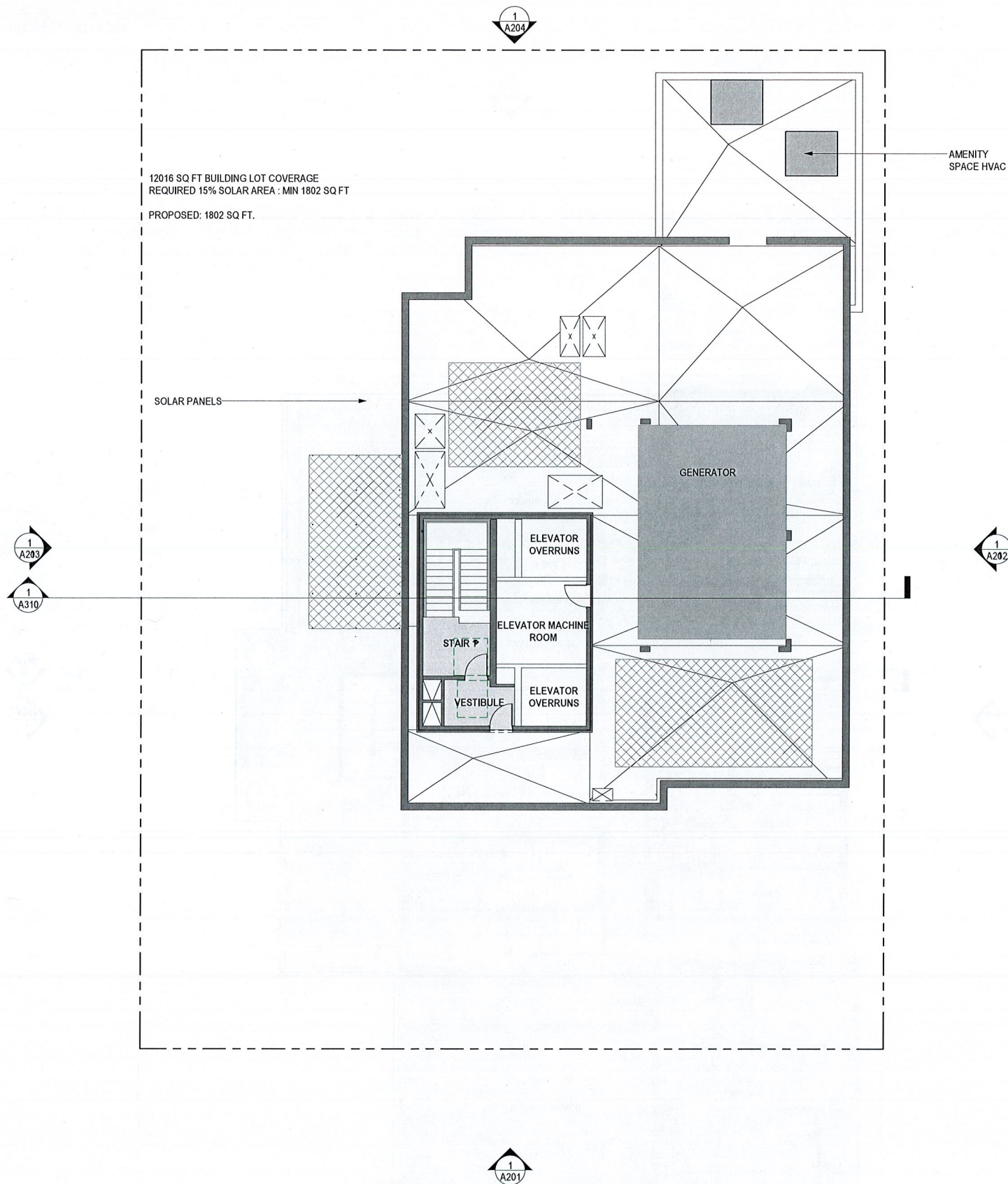
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION

1 18_18TH FLOOR PLAN
A112 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



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1 T.O. ROOF.
A113 1/8" = 1'-0" ON 24X36 (1/16"=1'-0" ON 12X18)



ROOF PLAN LEGEND:

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- SOLAR PANEL INSTALL AREA
- MECHANICAL AREA

ROOFTOP ELEMENTS CALCULATION

GROUND FLOOR: FLOOR PLATE AREA = 12,104 SF
2ND FLOOR: FLOOR PLATE AREA = 12,405 SF
3RD FLOOR: FLOOR PLATE AREA = 11,577 SF
4TH FLOOR: FLOOR PLATE AREA = 10,587 SF
5TH FLOOR: FLOOR PLATE AREA = 10,127 SF
FLOORS 6-15: FLOOR PLATE AREA = 10,081 SF PER FLOOR
16TH FLOOR: FLOOR PLATE AREA = 6,095 SF
17TH FLOOR: FLOOR PLATE AREA = 5,122 SF
18TH FLOOR: FLOOR PLATE AREA = 4,158 SF

TOTAL FLOOR PLATE AREA = 177,878 SF

177,878 SF / 18 TOTAL FLOORS = 9,882 SF AVERAGE FLOOR PLATE AREA

9,882 SF X 15% = 1,483 SF PERMITTED AREA OF ROOFTOP ELEMENTS

TOTAL ROOFTOP ELEMENTS AREA: 1,431 SF (14.5% of AVERAGE FLOOR AREA)

NOTE: ROOFTOP ELEMENTS AREA COMPLIANT WITH BMC 23.304.050
REQUIREMENT TO NOT EXCEED 15% OF AVERAGE FLOOR AREA OF ALL OF
THE BUILDING'S STORIES. NO WAIVER REQUESTED.



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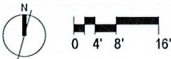
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ROOF FLOOR PLAN





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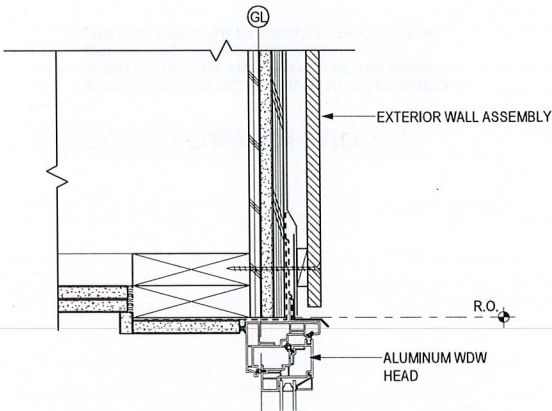
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SOUTH EXTERIOR
ELEVATION

A201



2 TYPICAL ALUMINUM WDW HEADER
A201 3" = 1'-0"

- 01

MTL-01
LIGHT GRAY CONCRETE
CLARK PACIFIC
01-11 LIGHT
- 02

MTL-02
GRAY CONCRETE
CLARK PACIFIC
02-07 LIGHT
- 03

MTL-03
PAINT FINISH OVER CONCRETE
SHERWIN WILLIAMS
SW 7624 SLATE TILE
- 04

MTL-04
STONE LOOK /
FIBER CEMENT PANEL
- 05

MTL-05
HPL WOOD PANEL
PARKLEX PRODEMA
RUSTIK / NATURCLAD-W
- 06

MTL-06
DARK ALUMINUM WINDOW FRAME
ARCADIA
AB-STD DARK BRONZE
- 07

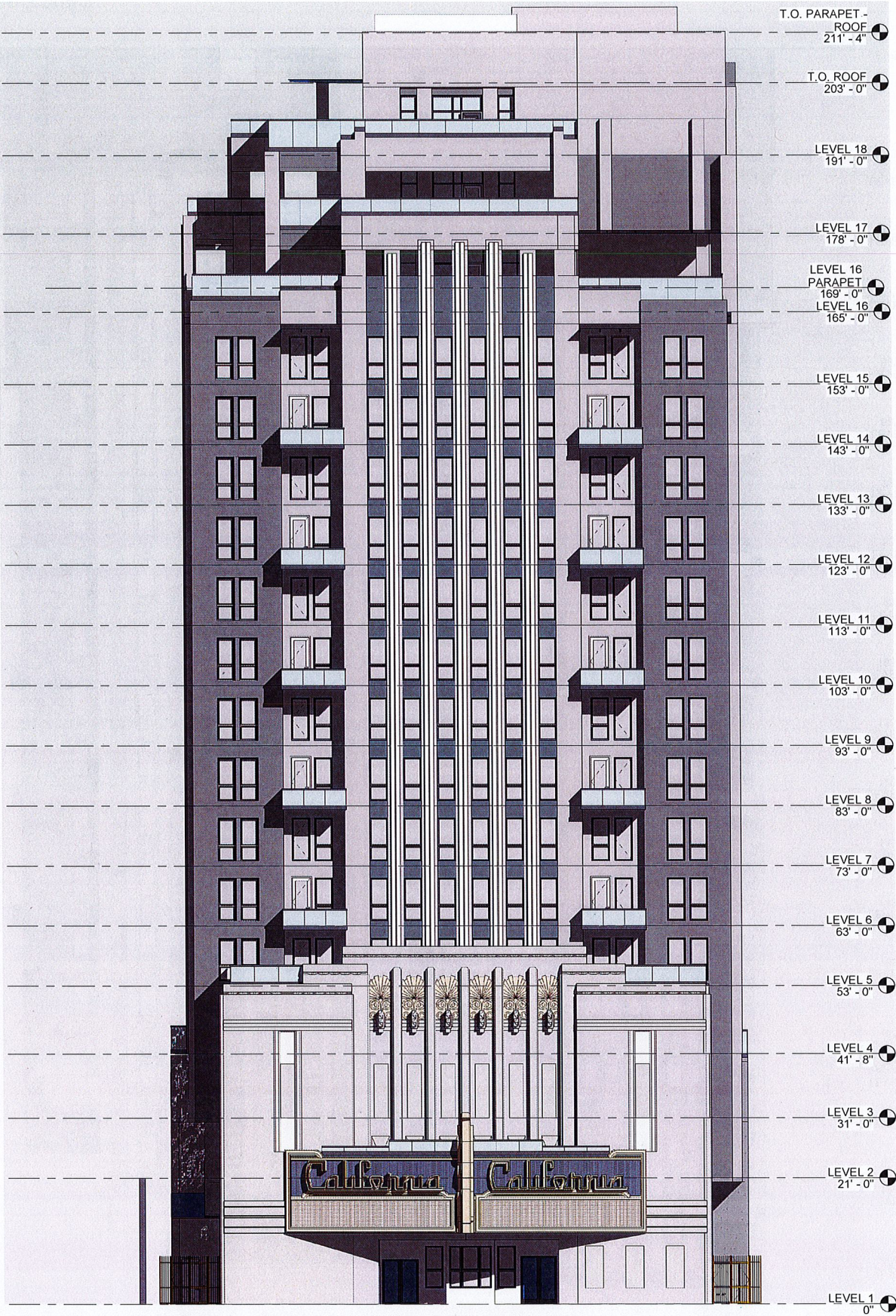
MTL-07
LIGHT BEIGE STUCCO
SHERWIN WILLIAMS
SW 6147 PANDA WHITE
- 08

MTL-08
LIGHT ALUMINUM WINDOW FRAME
MARVIN
COCONUT CREAM
- 09

MTL-09
GOLDEN ACCENTS
PRISMATIC POWDERS
SATIN POLY GOLD

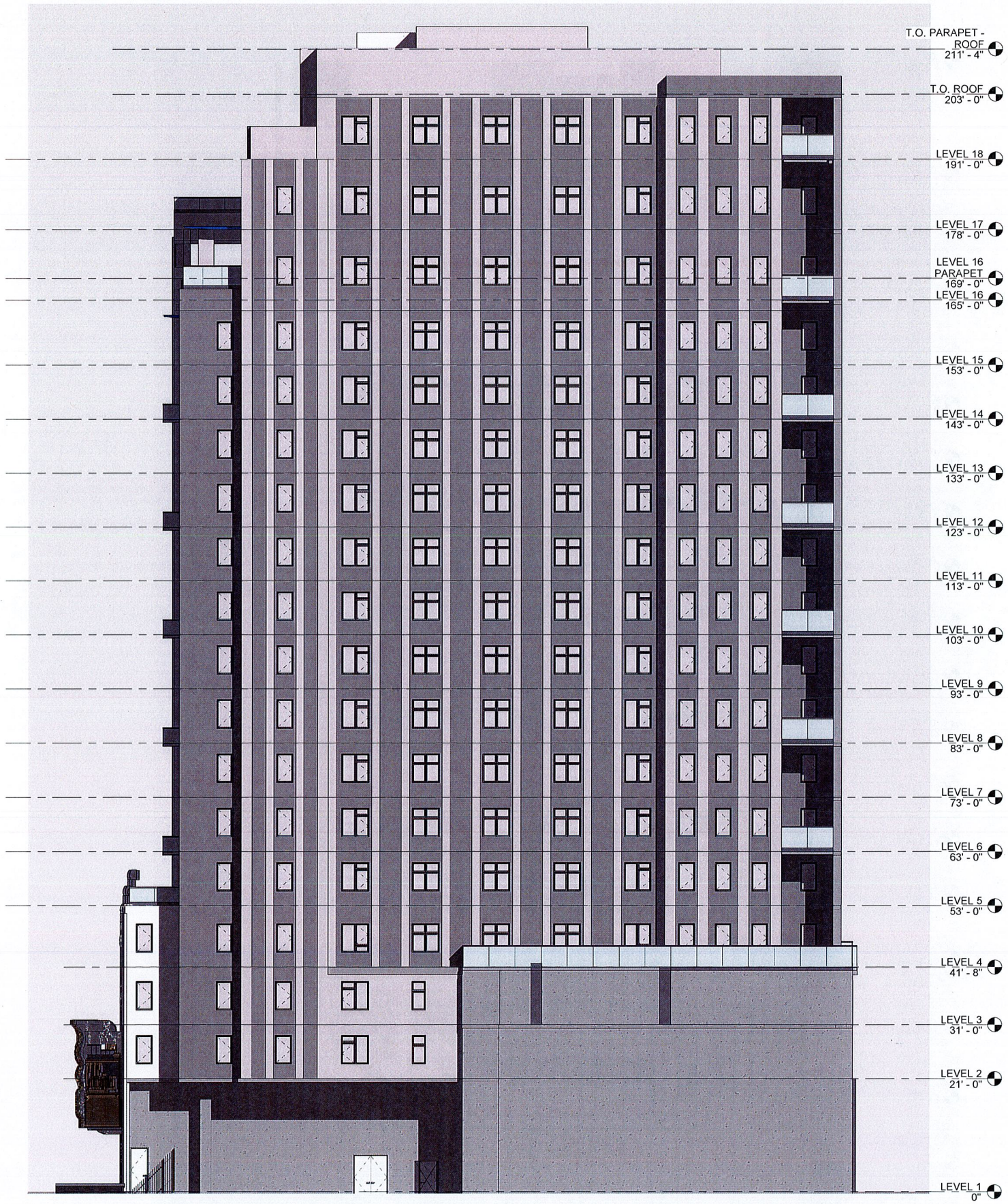
EXTERIOR ELEVATION MATERIALS

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.



1 SOUTH ELEVATION
A201 3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

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1 EAST ELEVATION
A202 3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

- 01 MTL-01
LIGHT GRAY CONCRETE
CLARK PACIFIC
01-11 LIGHT
- 02 MTL-02
GRAY CONCRETE
CLARK PACIFIC
02-07 LIGHT
- 03 MTL-03
PAINT FINISH OVER CONCRETE
SHERWIN WILLIAMS
SW 7624 SLATE TILE
- 04 MTL-04
STONE LOOK /
FIBER CEMENT PANEL
- 05 MTL-05
HPL WOOD PANEL
PARKLEX PRODEMA
RUSTIK / NATURCLAD-W
- 06 MTL-06
DARK ALUMINUM WINDOW FRAME
ARCADIA
AB-STD DARK BRONZE
- 07 MTL-07
LIGHT BEIGE STUCCO
SHERWIN WILLIAMS
SW 6147 PANDA WHITE
- 08 MTL-08
LIGHT ALUMINUM WINDOW FRAME
MARVIN
COCONUT CREAM
- 09 MTL-09
GOLDEN ACCENTS
PRISMATIC POWDERS
SATIN POLY GOLD



EXTERIOR ELEVATION MATERIALS

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Principal Jessica Musick
Designer



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San Francisco, CA
94105

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BERKELEY, CA

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NOT FOR CONSTRUCTION

EAST EXTERIOR
ELEVATION



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Principal Jessica Musick
Designer



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WEST EXTERIOR
ELEVATION

A203



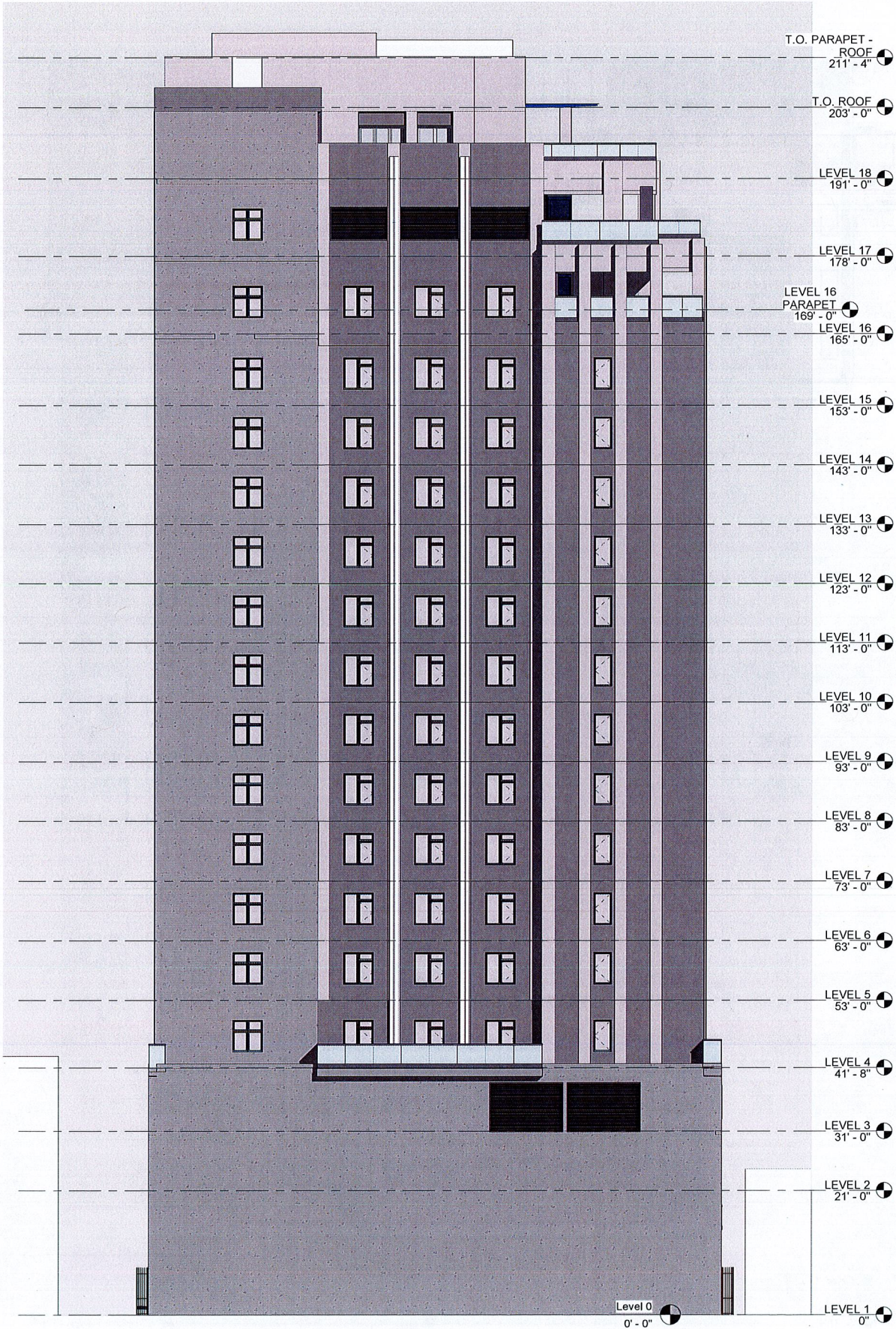
1 WEST ELEVATION
A203 3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

- 01 MTL-01
LIGHT GRAY CONCRETE
CLARK PACIFIC
01-11 LIGHT
- 02 MTL-02
GRAY CONCRETE
CLARK PACIFIC
02-07 LIGHT
- 03 MTL-03
PAINT FINISH OVER CONCRETE
SHERWIN WILLIAMS
SW 7624 SLATE TILE
- 04 MTL-04
STONE LOOK /
FIBER CEMENT PANEL
- 05 MTL-05
HPL WOOD PANEL
PARKLEX PRODEMA
RUSTIK / NATURCLAD-W
- 06 MTL-06
DARK ALUMINUM WINDOW FRAME
ARCADIA
AB-STD DARK BRONZE
- 07 MTL-07
LIGHT BEIGE STUCCO
SHERWIN WILLIAMS
SW 6147 PANDA WHITE
- 08 MTL-08
LIGHT ALUMINUM WINDOW FRAME
MARVIN
COCONUT CREAM
- 09 MTL-09
GOLDEN ACCENTS
PRISMATIC POWDERS
SATIN POLY GOLD

EXTERIOR ELEVATION MATERIALS

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

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1 NORTH ELEVATION
A 204 2 1/2" = 1'-0" ON 24X36 PAPER 1 1/2" = 1'-0" ON 18X24

- 01

MTL-01
LIGHT GRAY CONCRETE
CLARK PACIFIC
01-11 LIGHT
- 02

MTL-02
GRAY CONCRETE
CLARK PACIFIC
02-07 LIGHT
- 03

MTL-03
PAINT FINISH OVER CONCRETE
SHERWIN WILLIAMS
SW 7624 SLATE TILE
- 04

MTL-04
STONE LOOK /
FIBER CEMENT PANEL
- 05

MTL-05
HPL WOOD PANEL
PARKLEX PRODEMA
RUSTIK / NATURCLAD-W
- 06

MTL-06
DARK ALUMINUM WINDOW FRAME
ARCADIA
AB-STD DARK BRONZE
- 07

MTL-07
LIGHT BEIGE STUCCO
SHERWIN WILLIAMS
SW 6147 PANDA WHITE
- 08

MTL-08
LIGHT ALUMINUM WINDOW FRAME
MARVIN
COCONUT CREAM
- 09

MTL-09
GOLDEN ACCENTS
PRISMATIC POWDERS
SATIN POLY GOLD

EXTERIOR ELEVATION MATERIALS

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Principal Jessica Musick
Designer



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BERKELEY, CA

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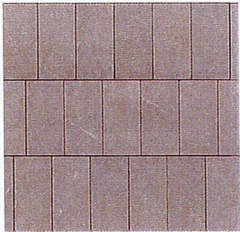
NORTH EXTERIOR
ELEVATION

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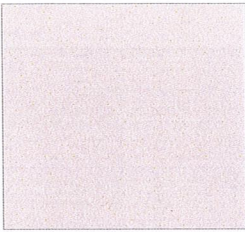
MTL-01
LIGHT GRAY CONCRETE
CLARK PACIFIC
01-11 LIGHT



MTL-04
STONE LOOK /
FIBER CEMENT PANEL



MTL-07
LIGHT BEIGE STUCCO
SHERWIN WILLIAMS
SW 6147 PANDA WHITE



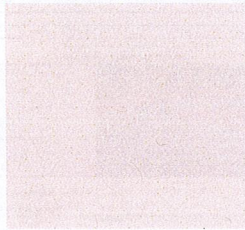
MTL-02
GRAY CONCRETE
CLARK PACIFIC
02-07 LIGHT



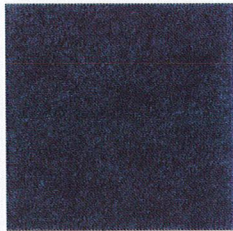
MTL-05
HPL WOOD PANEL
PARKLEX PRODEMA
RUSTIK / NATURCLAD-W



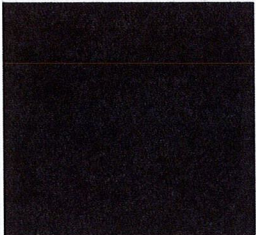
MTL-08
LIGHT WINDOW FRAME
MARVIN
COCONUT CREAM



MTL-03
PAINT FINISH OVER CONCRETE
SHERWIN WILLIAMS
SW 7624 SLATE TILE



MTL-06
DARK WINDOW FRAME
ARCADIA
AB-STD DARK BRONZE



MTL-09
GOLDEN ACCENTS
PRISMATIC POWDERS
SATIN POLY GOLD



EXTERIOR ELEVATION MATERIALS ENLARGED
NOT TO SCALE

Page 65 of 71

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EXTERIOR ELEVATION
MATERIALS

A205



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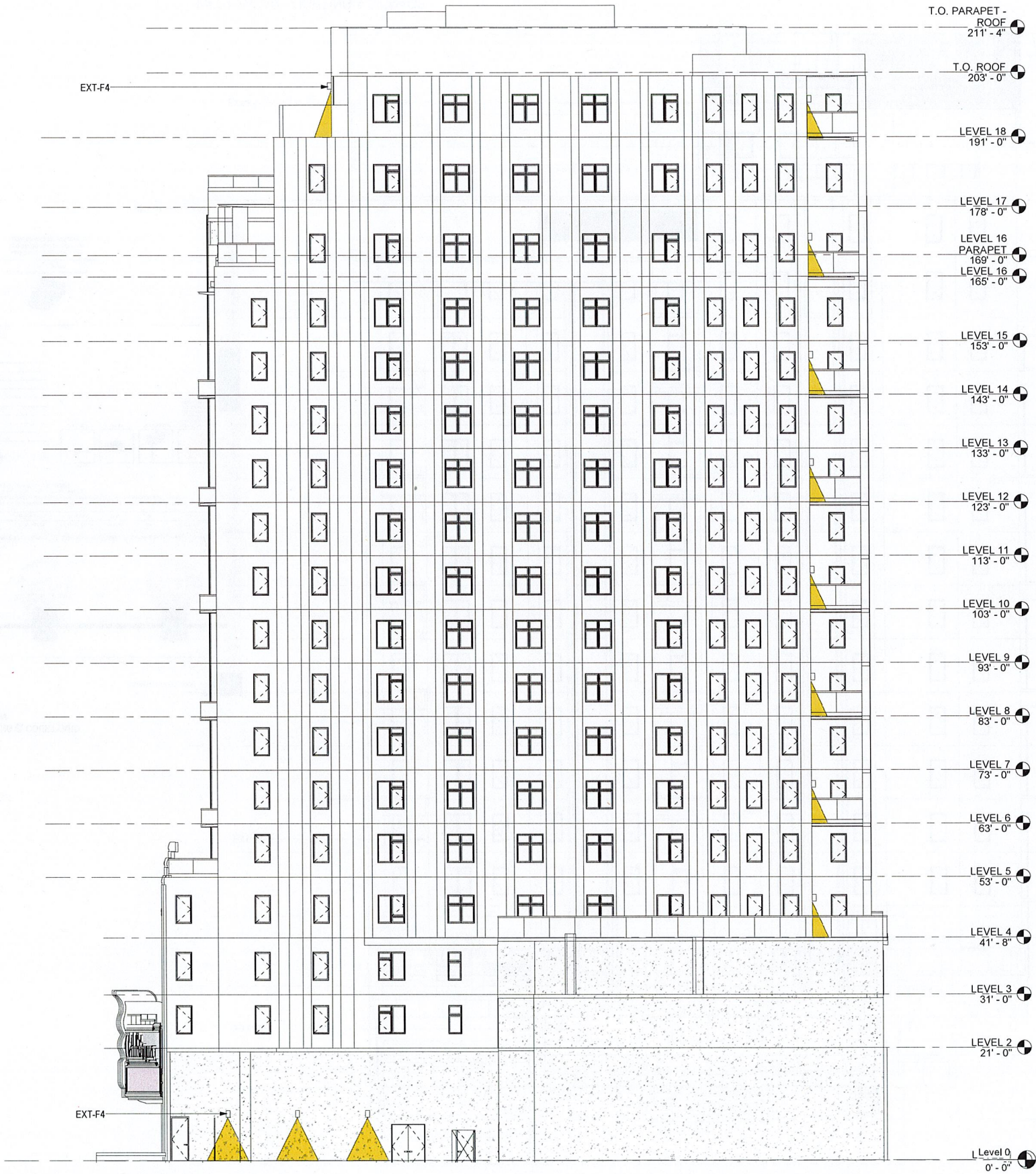
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EAST FACADE LIGHTING
& SIGNAGE

A212



1 EAST FACADE LIGHTING & SIGNAGE
A212 3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

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Designer	

Gilbane

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2115 KITTREDGE ST

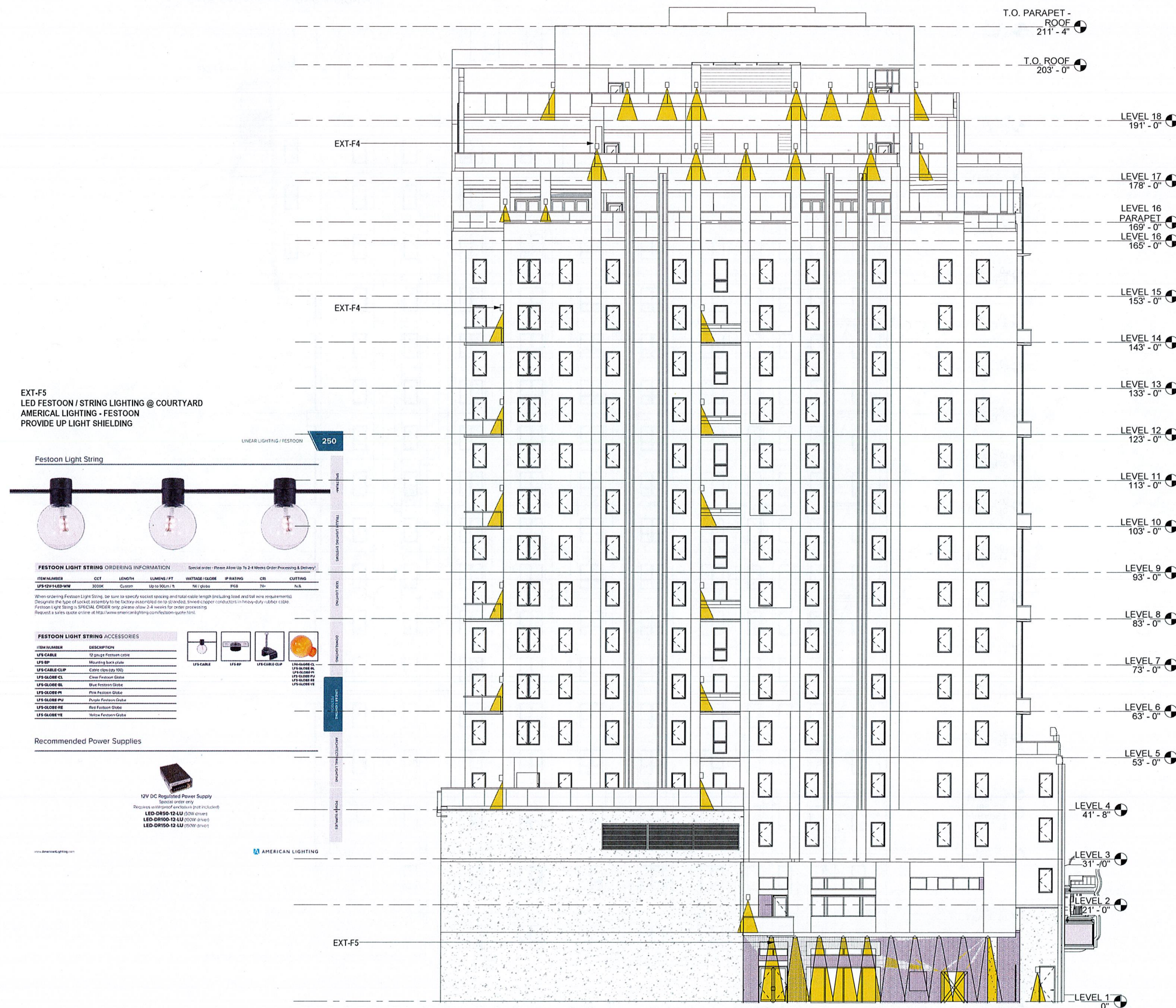
2115 KITTREDGE ST
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WEST FACADE LIGHTING & SIGNAGE





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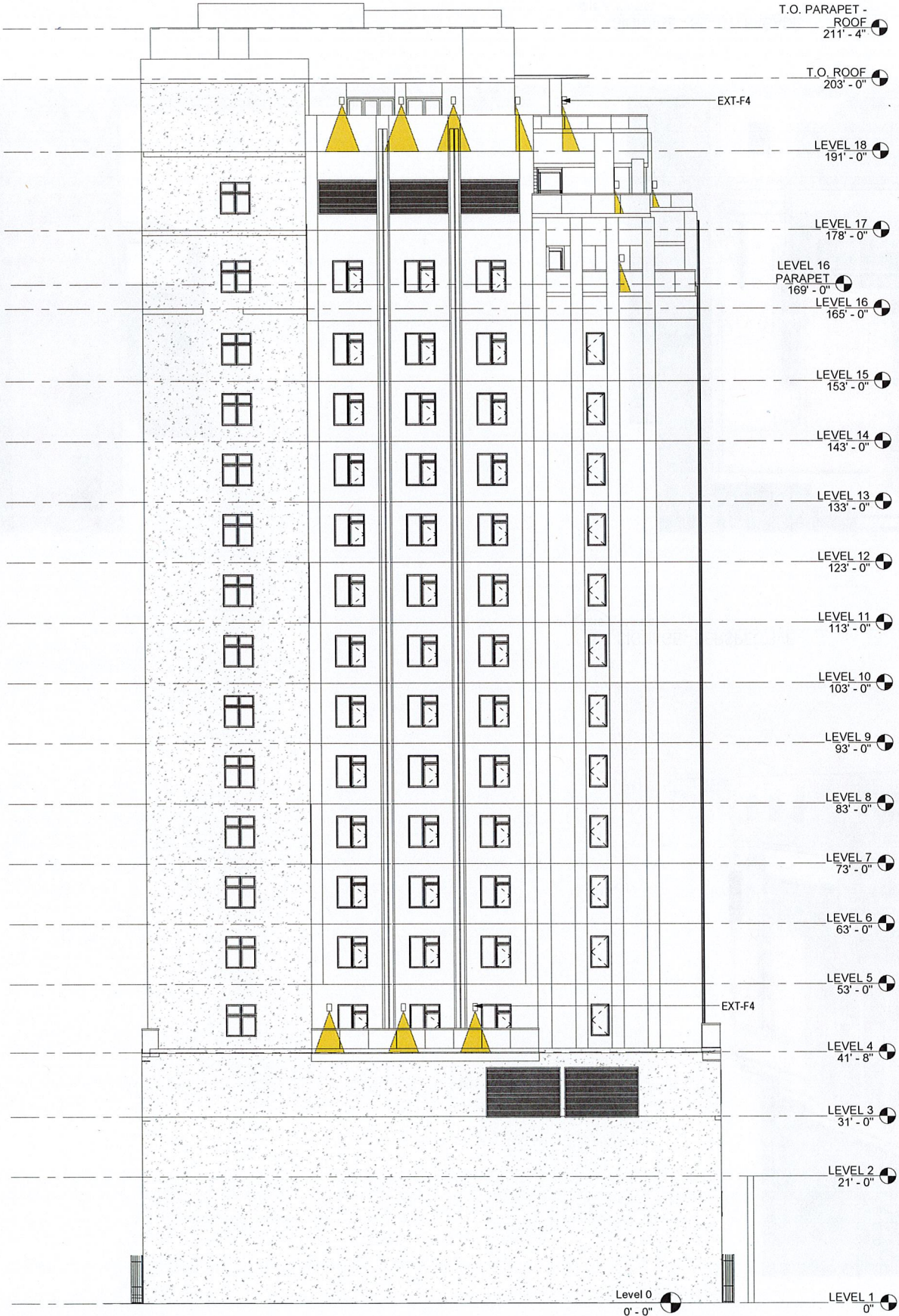
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NORTH FACADE
LIGHTING SIGNAGE

A214



1 NORTH FACADE LIGHTING & SIGNAGE
A214 3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



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5th Floor
San Francisco, CA
94105

2115 KITTREDGE
ST
2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPTION
	9/13/2023	LPC RESUBMITTAL

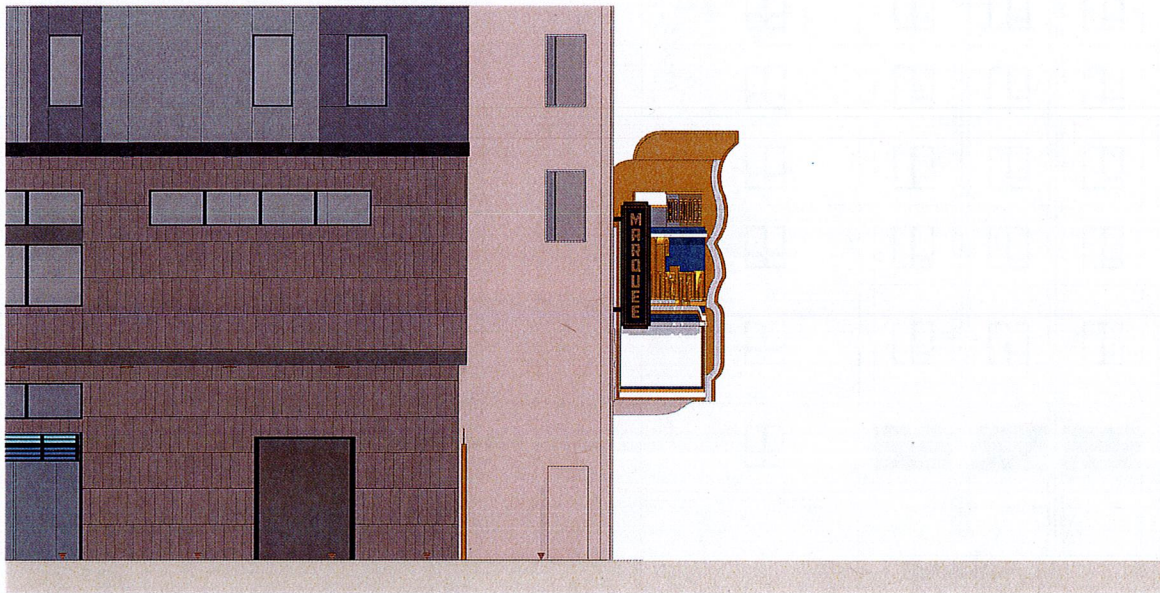
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SOUTH FACADE SIGNAGE



3 SIGNAGE - PERSPECTIVE
A215 1" = 1'-0"



2 SIGNAGE - EAST AND WEST FACADE
A215 NOT TO SCALE



1 SIGNAGE - SOUTH FACADE
A215 1" = 1'-0"



Architecture | Branding | Interiors | Planning
1814 Franklin St
Suite 400
Oakland, CA 94612
ktgy.com
510.272.2910

ktgy Project Number GDC01
Contact Elwin Wong
Email ewong@ktgy.com
Principal Designer Jessica Musick



Developer
GILBANE
DEVELOPMENT
COMPANY
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5th Floor
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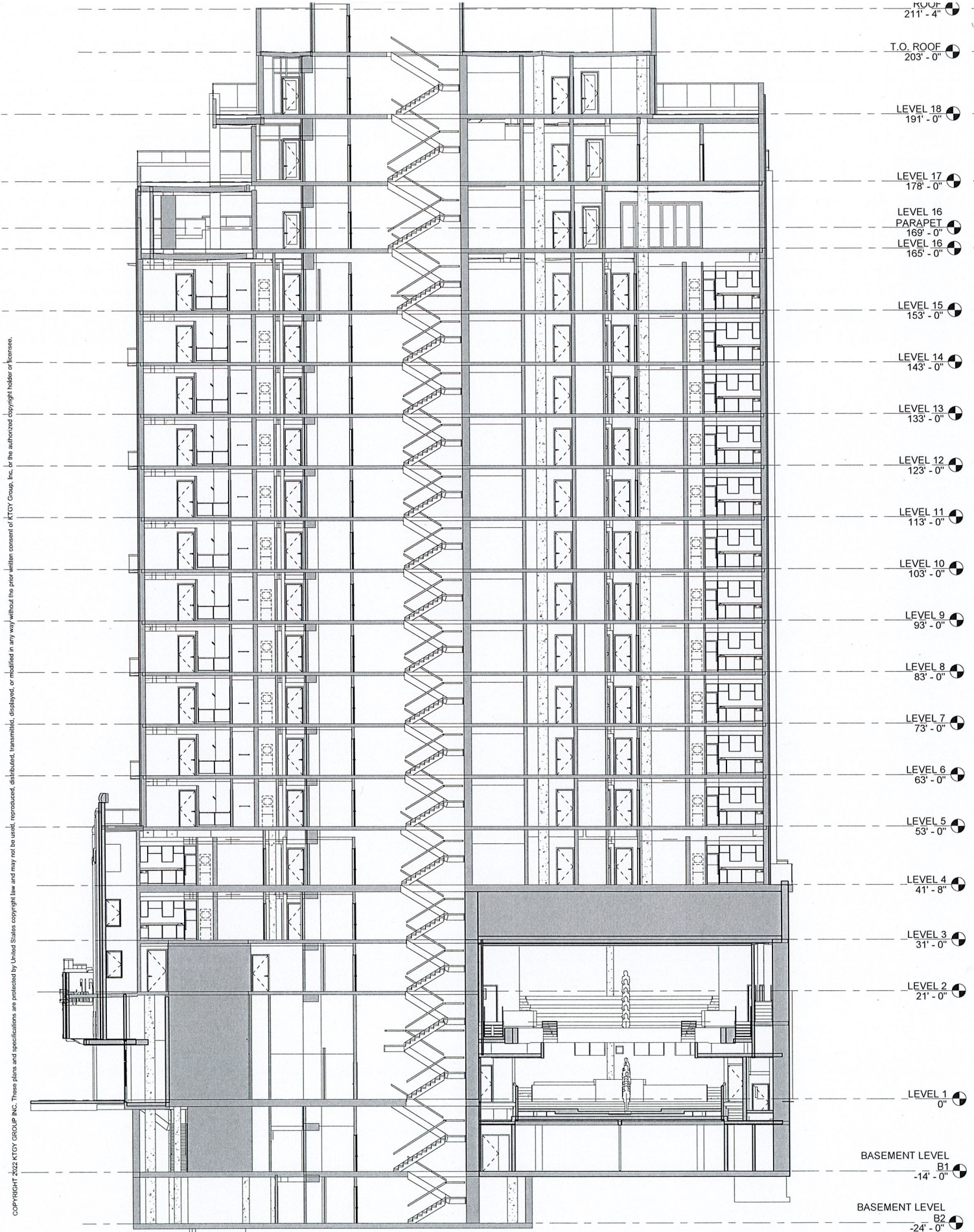
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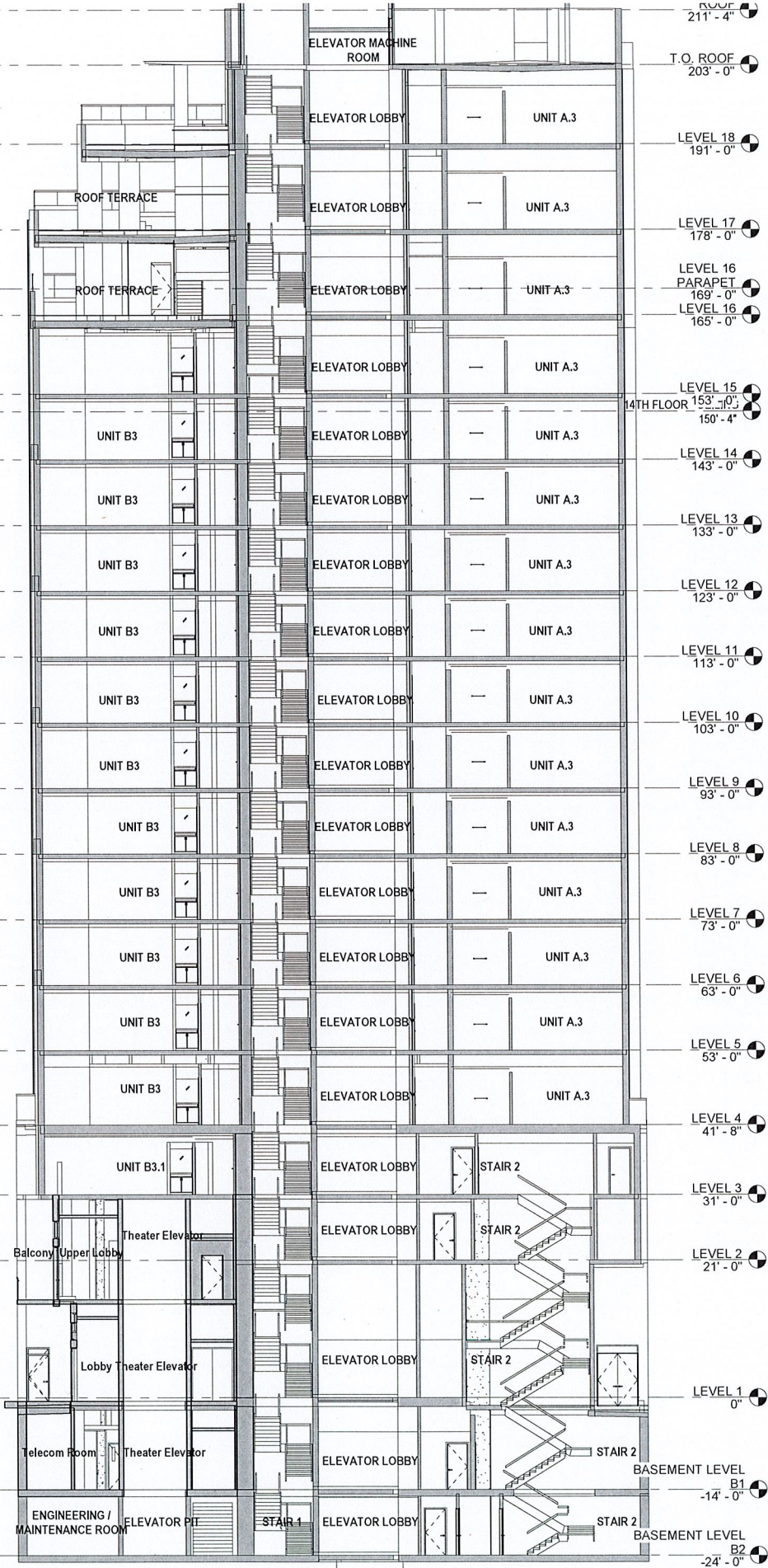
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BUILDING SECTIONS

A310



2 N-S SECTION
A310 3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)



1 E-W SECTION
A310 3/32" = 1'-0"

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GDC01 - USE PERMIT - 09/13/23



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ktgy Project Number
Contact
Email
Principal
Designer



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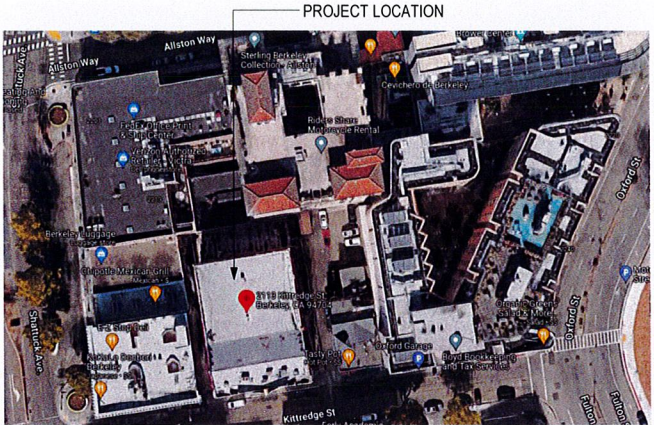
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PROJECT INFORMATION



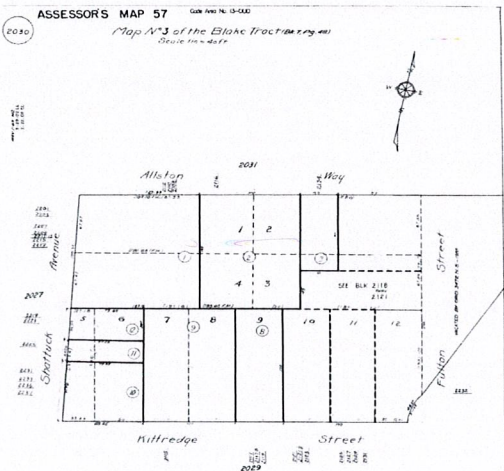
5 LOCATION MAP
G000 NOT TO SCALE



PROJECT LOCATION

4 VICINITY MAP
G000 NOT TO SCALE

For Assessment Use Only



ZONING CODE INFORMATION					
SITE INFORMATION					
ADDRESS		2115 KITTREDGE ST BERKELEY, CA			
APN		057-2030-009			
ZONING DISTRICT		C-DMU			
OVERLAY / SPECIAL DISTRICT					
SEISMIC SAFETY					
ALQUIST PRIOLO		NO		LIQUEFACTION ZONE	
LANDSLIDE ZONE		NO		UNREINFORCED MASONRY	
UNREINFORCED MASONRY		NO			
HISTORIC INFO					
HISTORIC PRESERVATION					
LANDMARK / STRUCTURE OF MERIT		YES			
ENVIRONMENTAL SAFETY					
CREEK BUFFER		NONE		FIRE ZONE	
ENVIRONMENTAL MGMT AREA		YES		FLOOD ZONE	
FLOOD ZONE		NO			
BUILDING DATA PER PLANNING CODE					
	EXISTING	PERMITTED / REQUIRED	BASE PROJECT CALCULATION	NEW PROPOSED PROJECT CALCULATION	NOTES / CODE REFERENCE
BUILDING / LOT INFO					
LOT AREA		13,500 SF	-	NO CHANGE	
BUILDING FOOTPRINT		8,680 SF	-	12,972 SF	12,016
LOT COVERAGE		64%	-	96%	89%
AREAS					
COMMERCIAL FLOOR AREA		-- SF		20,591 SF	24,473 SF
RESIDENTIAL FLOOR AREA		0 SF	-	91,100 SF	136,362 SF
GROSS FLOOR AREA		13,500+ SF	-	111,691 SF	160,835 SF
COMMERCIAL USABLE OPEN SPACE		0 SF	20,591 SF / 50 SF = 412 SF	457 SF	-
			24,473 SF / 50 SF = 489 SF	-	712 SF
RESIDENTIAL USABLE OPEN SPACE		0 SF	146 UNITS X 80 SF = 11,680 SF	11,680 SF	-
			211 UNITS X 80 SF = 16,880 SF	-	13,533 SF
LANDSCAPED OPEN SPACE		0 SF	40% OF 11,488 = 4,595 SF		7% OF 11,488 = 890 SF
IMPERVIOUS SURFACE AREA		100%	-	100%	100%
HEIGHT					
# STORIES		3	-	8	18
MAX BLDG HEIGHT		60'-0" +	75'-0"	75'-0"	211'-04"
					BMC:23.204-38: C-DMU
					DENSITY BONUS WAIVER REQUESTED
SETBACKS					
FRONT YARD SETBACK		0'-0"	0 - 20'-0" BLDG HT= NO MIN. 21' - 75' BLDG HT= NO MIN.	0' 0'	MIN 0' VARIES MIN 0' VARIES
INTERIOR EAST		8'-4.5"	0 - 20'-0" BLDG HT= NO MIN. 21' - 75' BLDG HT= 0' - 5'-0"	0' 3'	MIN 3' VARIES MIN 3' VARIES
INTERIOR WEST		11'-8.5"	0 - 20'-0" BLDG HT= NO MIN. 21' - 75' BLDG HT= 0' - 5'-0"	0' 3'	MIN 3' VARIES MIN 3' VARIES
REAR YARD SETBACK		2'-8"	0 - 20'-0" BLDG HT= NO MIN 21' - 75' BLDG HT= 5'-0"	0' 3'	MIN 0' VARIES MIN 3' VARIES
UNITS					
RESIDENTIAL DENSITY (UNIT COUNT)					
UNIT COUNT					
STUDIO		0	-	-	121
2-BEDROOM		0	-	-	90
TOTAL		0	-	-	211
BELOW MARKET RATE UNITS		0		22	15% OF BASE PROJECT UNITS ARE AFFORDABLE FOR VLI = ELIGIBLE 50% DENSITY BONUS (SEE...
PARKING					
RESIDENTIAL CAR PARKING		0	0	0	0
COMMERCIAL CAR PARKING		0	24,472 SF / 1,000 SF x 1.5 = 36	-	0
ADA PARKING		0		0	0
BIKE PARKING (COMMERCIAL)		0	24,472 SF / 2,000 SF = 12	-	0
BIKE PARKING (SHORT TERM RESIDENTIAL)		1	301 / 40 = 7	-	7
BIKE PARKING (LONG TERM RESIDENTIAL)		2	301 / 3 = 100	-	100

UNIT MIX:
15% VLI FOR 50% DENSITY BONUS =
15% VLI OF 111 (BASE UNITS) = 21.15 = 22

PER BMC SECTION 12.80.040 NATURAL GAS INFRASTRUCTURE SHALL BE PROHIBITED IN NEWLY CONSTRUCTED BUILDINGS.

1 PROJECT DESCRIPTION

THE PROPOSED PROJECT AT 2115 KITTREDGE WILL RETAIN THE ORIGINAL PRIMARY SOUTH FACADE OF THE BUILDING AND CONSTRUCT A 18-STORY MIXED-USE BUILDING WITH APPROX. 160,000 SF WITH ADDITIONAL BASEMENT. THE PROPOSED BUILDING WILL INCLUDE A THEATRE OF APPROX. 20,000 SF IN THE GROUND AND SECOND FLOORS, AND (211) DWELLING UNITS. THIS DENSITY BONUS PROJECT WILL HAVE 22 AFFORDABLE UNITS. THERE WILL BE AMENITY USABLE OPEN SPACES FOR THE RESIDENTS ON THE SECOND, 16TH, 17TH, AND 18TH FLOORS.

2 PROJECT TEAM

OWNER:
GILBANE DEVELOPMENT COMPANY
649 MISSION STREET, 5TH FLR
SAN FRANCISCO, CA 94105
TEL: (571) 551-7706

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CCerria@gilbaneco.com

CIVIL & SURVEYOR:
SANDIS
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OAKLAND, CA 94607
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TEL: (510) 590-3426

NATHAN ALLEN

ARCHITECT:
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DARSHAN AMRIT
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BERKELEY, CA 94710
TEL: (510) 833-2111

SADA DESCHER

PLANNING CONSULTANT:
RHOADES PLANNING GROUP
2140 SHATTUCK AVE., SUITE 705
BERKELEY, CA 94704
TEL: (510) 545-4341

GENEVA HESNER
geneva@rhoadesplanninggroup.com
MARK RHOADES
mark@rhoadesplanninggroup.com

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2231 SHATTUCK

2115 KITGREDE
BUILDING SITE

2119 KITGREDE

2165 & 2177 KITGREDE

2 (N) STREET STRIP ELEVATIONS
G007 3/4" = 1'-0"



2231 SHATTUCK

2115 KITGREDE

2119 KITGREDE

2165 & 2177 KITGREDE



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510.272.2910

ktgy Project Number

Contact
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Principal
Designer



Developer

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94105

2115 KITGREDE

ST

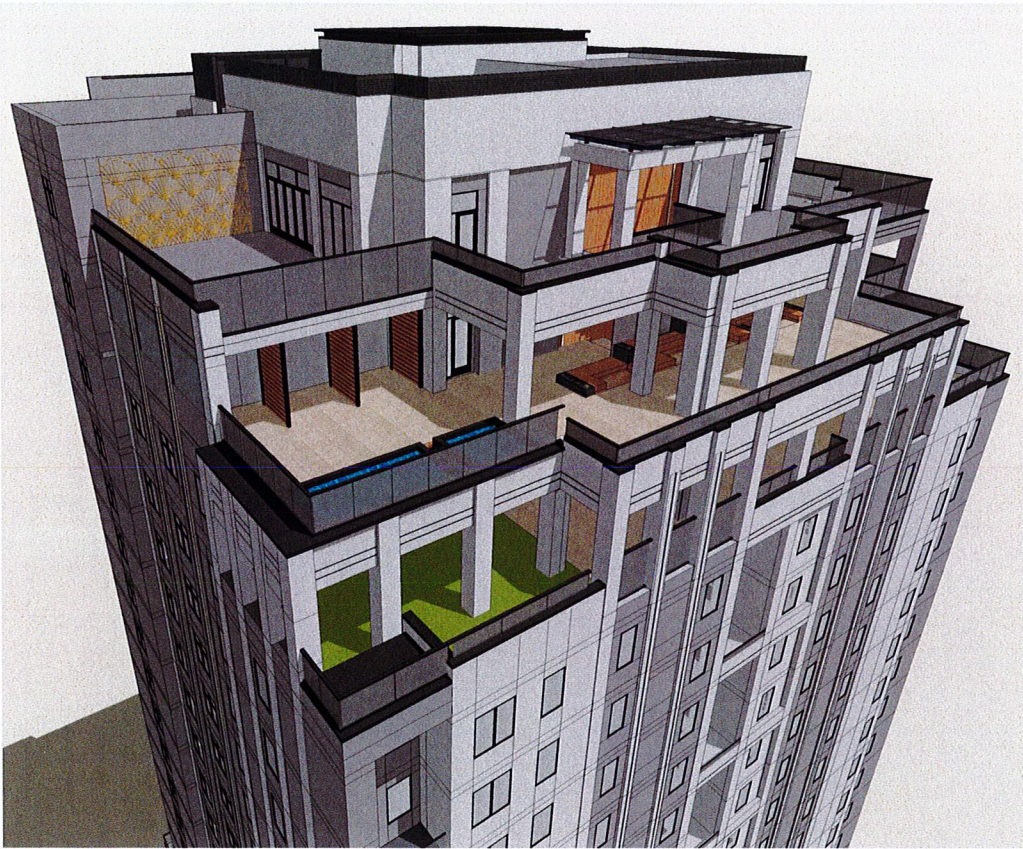
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STREET STRIP
ELEVATION



5 NW TERRACE PERSPECTIVE
G012 1" = 1'-0"



4 SE TERRACE PERSPECTIVE
G012 1/8" = 1'-0"



3 SW TERRACE PERSPECTIVE
G012 1/8" = 1'-0"



2 SOUTH TERRACE ELEVATION
G012 1/8" = 1'-0"



1 WEST TERRACE ELEVATION
G012 1/8" = 1'-0"



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TERRACE VIEW:
PERSPECTIVES



6 NW CONTEXT VIEW
G013 1" = 1'-0"



5 SE CONTEXT VIEW
G013 1" = 1'-0"



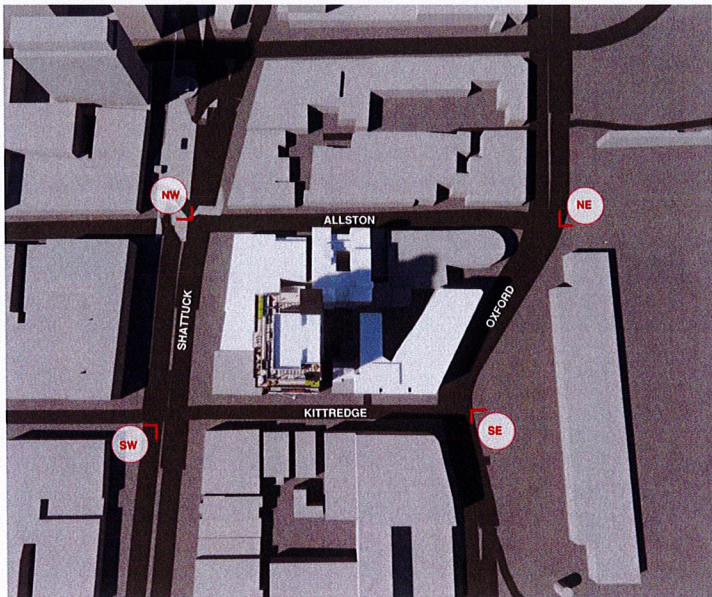
4 PEDESTRIAN LEVEL PERSPECTIVE
G013 1" = 1'-0"



3 SW CONTEXT VIEW
G013 1" = 1'-0"



2 NE CONTEXT VIEW
G013 NOT TO SCALE



1 CONTEXT VIEW MAP
G013 1" = 1'-0"

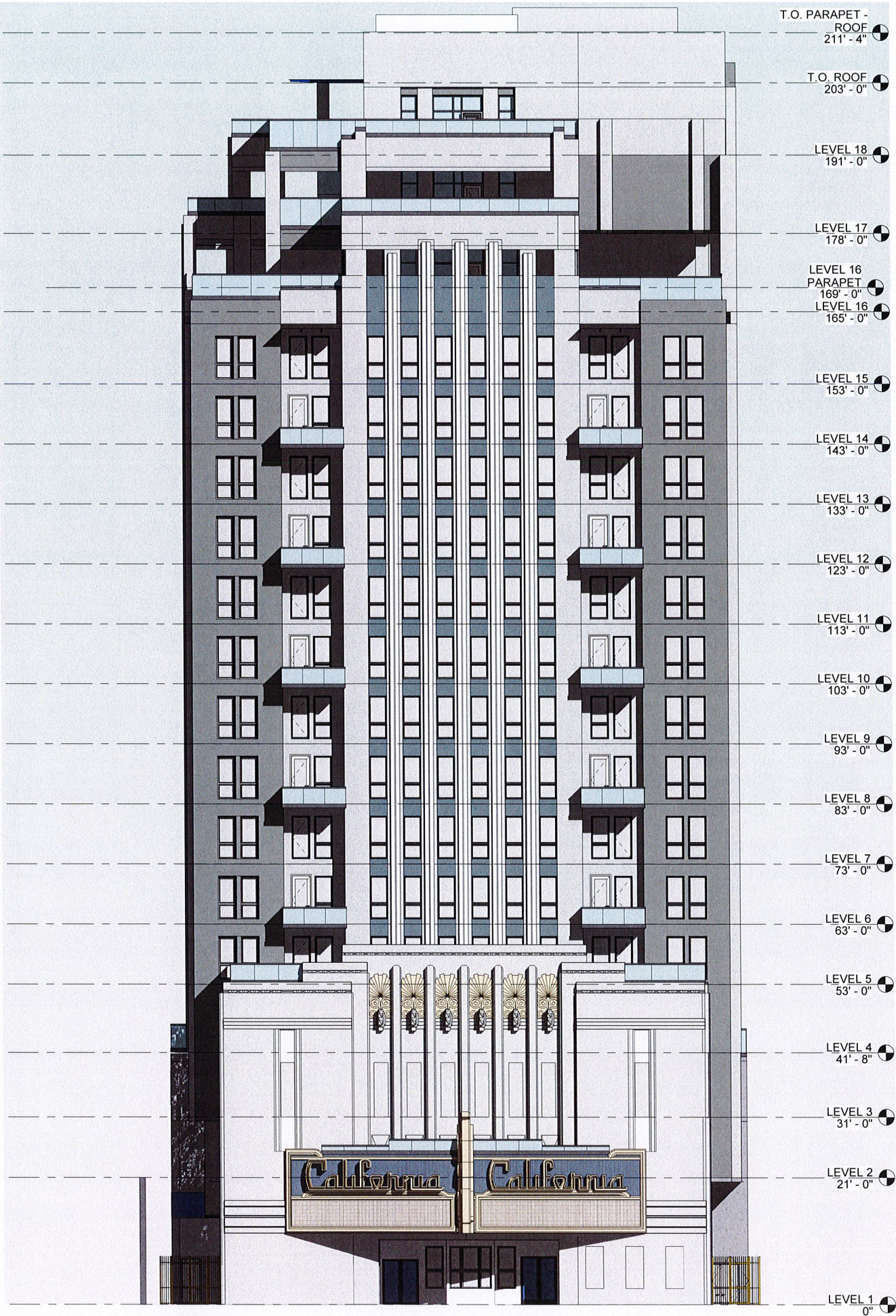
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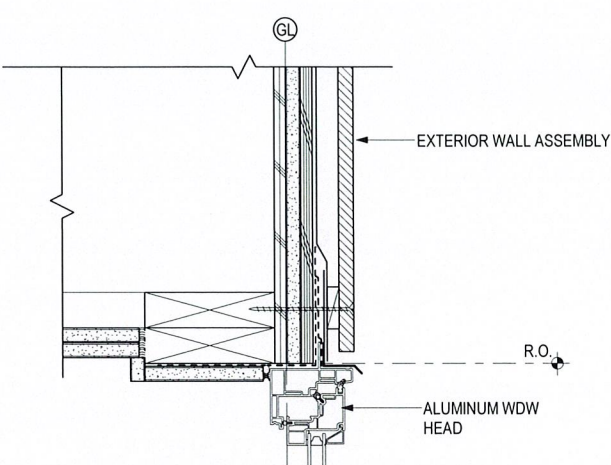
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PERSPECTIVE C
RENDERINGS

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1 SOUTH ELEVATION



2 TYPICAL ALUMINUM WDW HEADER
A201 3" = 1'-0"

01	MTL-01 LIGHT GRAY CONCRETE CLARK PACIFIC 01-11 LIGHT	
02	MTL-02 GRAY CONCRETE CLARK PACIFIC 02-07 LIGHT	
03	MTL-03 PAINT FINISH OVER CONCRETE SHERWIN WILLIAMS SW 7624 SLATE TILE	
04	MTL-04 STONE LOOK / FIBER CEMENT PANEL	
05	MTL-05 HPL WOOD PANEL PARKLEX PRODEMA RUSTIK / NATURCLAD-W	
06	MTL-06 DARK ALUMINUM WINDOW FRAME ARCADIA AB-STD DARK BRONZE	
07	MTL-07 LIGHT BEIGE STUCCO SHERWIN WILLIAMS SW 6147 PANDA WHITE	
08	MTL-08 LIGHT ALUMINUM WINDOW FRAME MARVIN COCONUT CREAM	
09	MTL-09 GOLDEN ACCENTS PRISMATIC POWDERS SATIN POLY GOLD	

EXTERIOR ELEVATION MATERIALS

NOTE: THE PROJECT WILL ENDEAVOR TO USE A RANGE OF BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING OPTIONS, BUILDING FENESTRATION AND LIGHTING STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.



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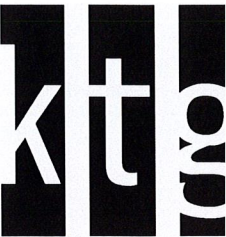
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SOUTH EXTERIOR ELEVATION



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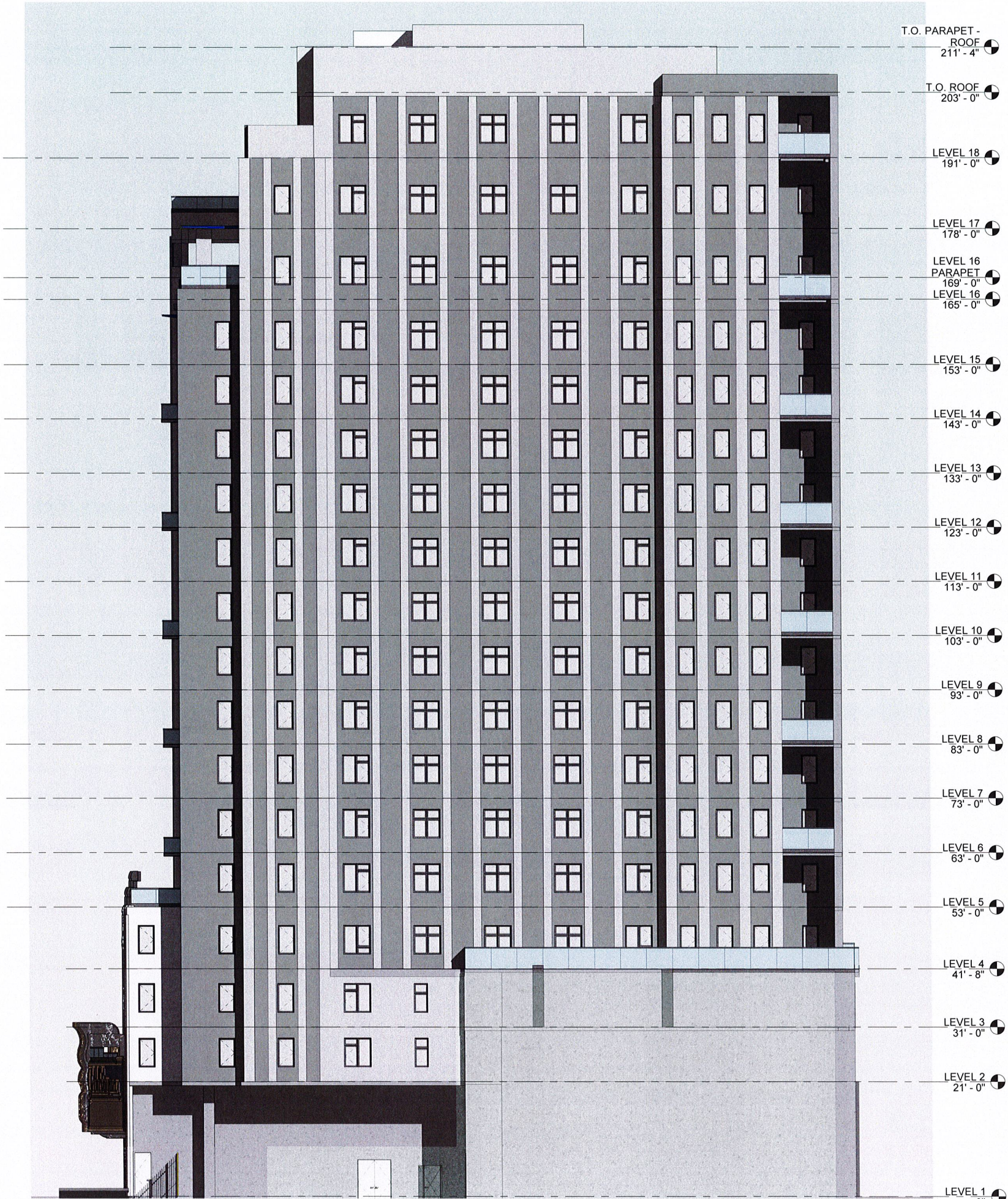
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EAST EXTERIOR
ELEVATION



EXTERIOR ELEVATION MATERIALS

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BIRD SAFE STRATEGIES WHICH COULD INCLUDE GLAZING
OPTIONS, BUILDING FENESTRATION AND LIGHTING
STRATEGIES TO ULTIMATELY REDUCE BIRD COLLISIONS.

1 EAST ELEVATION
A202 3/32" = 1'-0" ON 24X36 (3/64"=1'-0" ON 12X18)

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- 01 MTL-01 LIGHT GRAY CONCRETE CLARK PACIFIC 01-11 LIGHT
- 02 MTL-02 GRAY CONCRETE CLARK PACIFIC 02-07 LIGHT
- 03 MTL-03 PAINT FINISH OVER CONCRETE SHERWIN WILLIAMS SW 7624 SLATE TILE
- 04 MTL-04 STONE LOOK / FIBER CEMENT PANEL
- 05 MTL-05 HPL WOOD PANEL PARKLEX PRODEMA RUSTIK / NATURCLAD-W
- 06 MTL-06 DARK ALUMINUM WINDOW FRAME ARCADIA AB-STD DARK BRONZE
- 07 MTL-07 LIGHT BEIGE STUCCO SHERWIN WILLIAMS SW 6147 PANDA WHITE
- 08 MTL-08 LIGHT ALUMINUM WINDOW FRAME MARVIN COCONUT CREAM
- 09 MTL-09 GOLDEN ACCENTS PRISMATIC POWDERS SATIN POLY GOLD

EXTERIOR ELEVATION MATERIALS

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ktgy Project Number

Contact _____
Email _____ ewl
Principal _____
Designer _____

Gilbane

Developer

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WEST EXTERIOR ELEVATION

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NORTH EXTERIOR ELEVATION

MTL-01
LIGHT GRAY CONCRETE
CLARK PACIFIC
01-11 LIGHT



MTL-04
STONE LOOK /
FIBER CEMENT PANEL



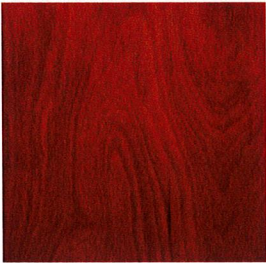
MTL-07
LIGHT BEIGE STUCCO
SHERWIN WILLIAMS
SW 6147 PANDA WHITE



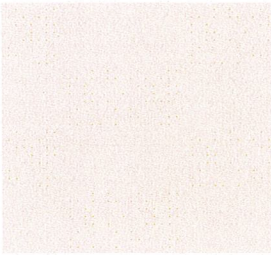
MTL-02
GRAY CONCRETE
CLARK PACIFIC
02-07 LIGHT



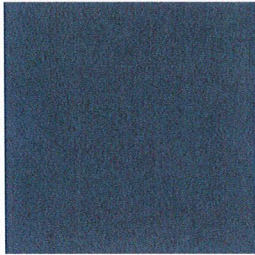
MTL-05
HPL WOOD PANEL
PARKLEX PRODEMA
RUSTIK / NATURCLAD-W



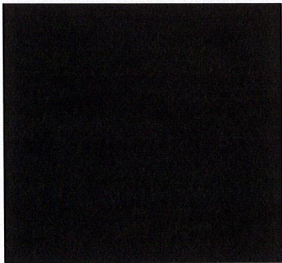
MTL-08
LIGHT WINDOW FRAME
MARVIN
COCONUT CREAM



MTL-03
PAINT FINISH OVER CONCRETE
SHERWIN WILLIAMS
SW 7624 SLATE TILE



MTL-06
DARK WINDOW FRAME
ARCADIA
AB-STD DARK BRONZE



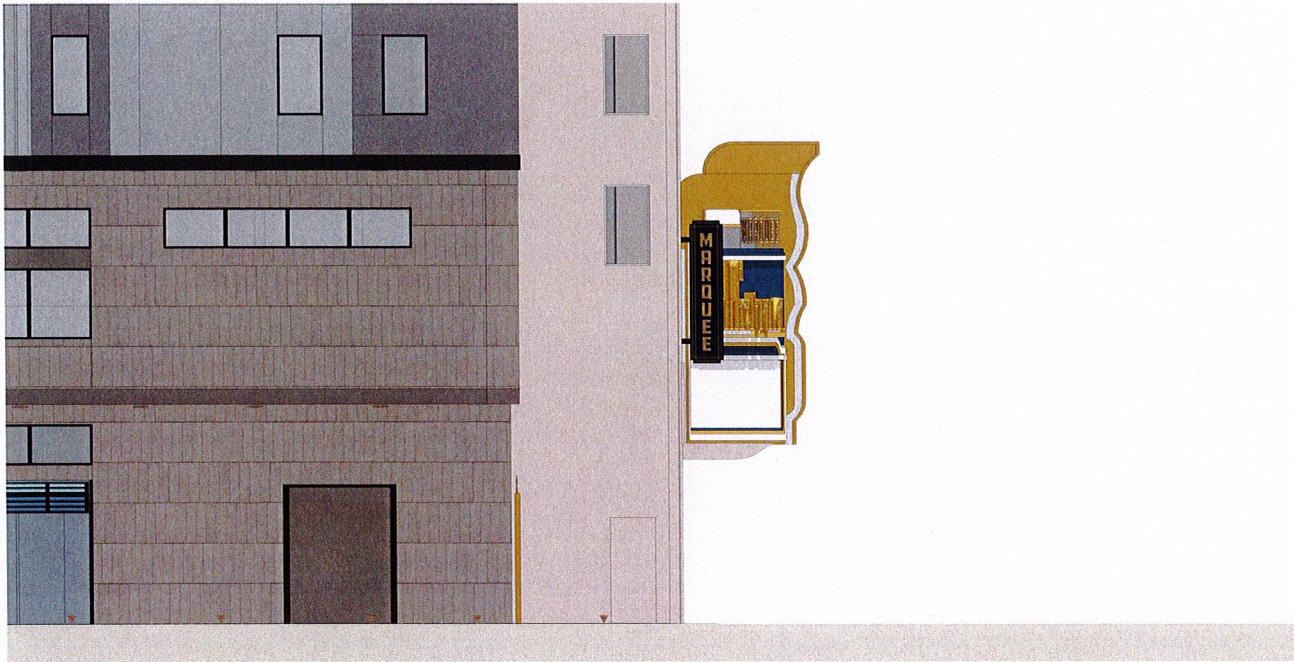
MTL-09
GOLDEN ACCENTS
PRISMATIC POWDERS
SATIN POLY GOLD



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2 SIGNAGE - EAST AND WEST FACADE
A215 NOT TO SCALE



3 SIGNAGE - PERSPECTIVE
A215 1" = 1'-0"



1 SIGNAGE - SOUTH FACADE
A215 1" = 1'-0"



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2115 KITTREDGE
ST
2115 KITTREDGE ST
BERKELEY, CA

No.	DATE	DESCRIPT
	9/13/2023	LPC RESUBM

Client is responsible for notifying architect
discovered errors or omissions in the plans
during construction of the project. Failure f
Architect of any known errors or omissions
specifications, and proceeding with constn
shown in the plans or specifications contai
omissions shall be a waiver by Client for a
such known errors or omissions. Client rel
liability for such portions of work, and Arch
for any delay damages, change orders, re
demolition costs, or replacement of any su

NOT FOR CONST

SOUTH FACADE

2115 Kittredge Street Project

Applicant Statement

September 14, 2023

1. These updated application materials are submitted in response to comments received on September 1, 2023, from City Staff (Fatema Crane, Landmarks Secretary) or the Landmarks Preservation Commission (LPC). This application package includes the following items as requested by the City and LPC:**Alternative to proposed glass railing (on marquee).**

- An alternative option for the marquee railing is presented on the Plan Set Sheet G005 – Theater Façade Preservation.



Figure A: Night Rendering

2. **Night rendering.**

- A rendering of how the proposed project will look at night is presented on Plan Set Sheet G006 – Theater Façade Lighting Proposal.

3. **Consider terrazzo floor/ground inlay at entrance.**

- Terrazzo will be proposed at the ground level entrance. See Plan Set Sheet L101 – Ground Floor Plans for the proposed location and images of terrazzo material samples. There is no existing terrazzo currently, and there is no photographic evidence that it existed historically.



TERRAZZO

Figure B: Terrazzo material sample

4. **Confirm colors of original historic façade.**

- From a paint scraping of the historic façade, it appears that the original paint color was a mint-green, teal color. The original façade seems to have been painted many different colors during its 100+ year history.

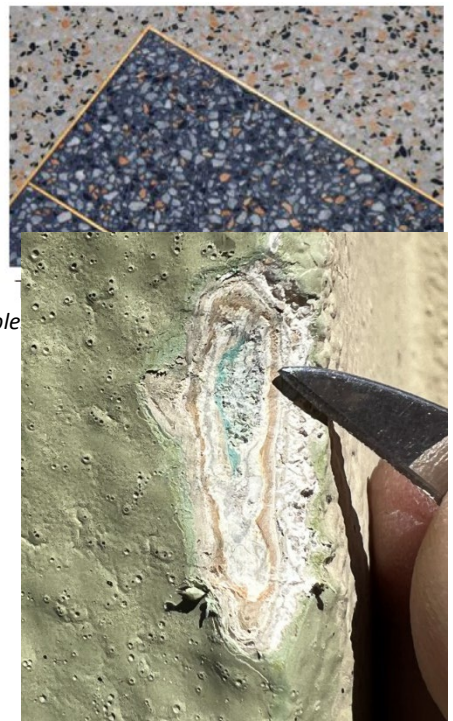


Figure C: Original colors of historic façade

5. **Retain original neon lighting, do not replace with neon LED.**

- The existing marquee lettering with original neon lighting will be retained as neon lighting (not LED). See Plan Set Sheet G006 – Theater Façade Lighting Proposal.

6. Confirm bird safe glazing.

- The proposed project will use bird safe glazing. Elevations on Plan Set Sheet A201 through A204 include statements that bird-safe glazing will be utilized on this project.

7. The proposed blade signs exceed the permitted number of signs for this building.

- The project proposes to have one blade sign for the Residential portion of the building and one other blade sign for the Commercial portion of the building – the new performing arts theater.

8. The proposed streetscape plan should be vetted through PW Traffic Engineering.

- The proposed project's streetscape plan has been approved by the City of Berkeley's Planning Staff from Public Works, Traffic Engineering, and ADA Compliance Departments. These departments provided some comments and recommendations, all of which have been incorporated into the current streetscape plan.

9. Provide at least one alternative that reflects a different overall color & materials palette with more contrast and/or stronger accents. Include a warm color palette to complement the historic façade's materials and colors.

- The proposed façade offers a cool-toned color palette in varying gray tones across all four elevations. The gray-toned vertical strips and color-blocking treatment on the tower presents itself as a backdrop for the theater façade. This allows the theater façade to stand out and take center stage at the ground level.
- The alternative color scheme presents a warmer tone to complement the tower and historical theater façade. This color palette contains shades of brown, green, and cream with gold accents. The warmer brown tone on the corner features unifies all four elevations for a more cohesive building design. Similarly, the vertical color-blocking pattern helps breakdown the overall tower massing by giving a sense of depth. This alternate color palette complements the original historic façade and allows it to stand proud while the new tower fades into the background.

Overview and Project Introduction

This applicant statement has been updated in response to City Staff's direction regarding the project's compatibility with the Secretary of the Interior Standards and initial Design Review comments.

The applicant team is pleased to submit this application package for a new 211-unit multifamily residential infill & adaptive reuse project at 2115 Kittredge Street in Berkeley. This applicant statement includes:

1. Project Description
2. Project Background
3. Compliance with General Plan and Zoning Code
4. Project Analysis
5. Landmark Alteration Permit Requirements
6. CEQA Analysis and Legislative Context
7. Use Permit Required Findings
8. Project Team Contact Information

1. PROJECT DESCRIPTION



Figure D: Proposed color palette



Figure E: Alternative color palette



Figure 1: Rendering of Proposed Project

The proposed project includes the construction of an 18-story mixed-use building and the adaptive reuse of the existing California Theater façade and marquee. The façade of the theater along Kittredge Street will be preserved, and the proposed project will redevelop the site to include a live performance theater and 211 units of housing, including 22 affordable units. The California Theater was built in 1914 and has screened movies and held performances for the last century. This project will preserve the historic façade and marquee, maintain a creative arts presence at this site with the new theater, while adding desperately needed transit-oriented housing to Downtown Berkeley.



Figure 2: Proposed Project Site

The proposed housing development project includes 211 dwelling units in a 160,835 square foot mixed-use building with 24,473 square feet of non-residential space dedicated to the live performance theater. The project will provide 22 units of affordable housing for Very Low-Income (VLI) households earning not more than 50% of the Area Median Income (AMI). The inclusion of 22 Very Low-Income units entitles the project to a 50% density bonus, unlimited waivers, and up to three concessions, which together allow for the project's proposed 211 dwelling units. The project is subject to the modifications and protections of State Density Bonus Law (Gov. Code § 65915) and the Housing Accountability Act (Gov. Code § 65589.5). A preliminary application was submitted pursuant to Senate Bill 330 (Gov. Code § 66300) on July 28, 2022, and the proposed development project is consistent with all the provisions of SB 330. A full zoning permit application was submitted on October 12, 2022. An Affordable Housing Mitigation Fee will apply to the project and be paid to the City of Berkeley.

The project site is a 13,500 square foot lot that is zoned Downtown Mixed-Use Core (C-DMU), a designation that encourages the development of mixed commercial and high-density residential uses. The new residential development will include (121) studios and (90) 2-bedroom units. The 22 affordable units will have the following unit mix: (13) studios and (9) 2-bedrooms. Because of its downtown location one half block west of campus, this project will likely appeal to students and young professionals alike. The proposed project will add 301 bedrooms to Berkeley's housing stock, including 31 below market-rate (BMR) bedrooms, to help alleviate the housing affordability pressure near downtown and by the Cal campus.

Table 1: Unit Mix	
Unit Type	Unit Count
Studio	121
1 Bedroom	0
2 Bedroom	90
Total	211

Ground Floor Residential

The ground floor plan is separated into a residential entry area on the eastern side of the building and non-residential entrance space for the theater use on the western side. The ground floor residential area includes a lobby, reception desk, mail room, package room and two leasing offices. In the first basement level, the proposed project has a residential multi-purpose room and a lobby restroom for residents.

On the second basement level, there is a bike room, trash/recycling room, and other back of house service areas. The ground floor lobby is connected to the first basement level and second-floor resident's lounge with a large, open staircase. This staircase will be an aesthetically pleasing focal point and design feature connecting the three residential common spaces. The residential lounge on the second floor leads to the residential balcony on top of the theater's marquee. The marquee balcony provides 520 SF of residential useable open space. There are a total of 22 study rooms in the project, with two on each floor on Levels 4 through 15.



Figure 3: Ground Floor Plan

Level 2 has one studio unit and one 2-bedroom unit. Level 3 has four studios and three 2-bedroom units. Level 4 has 11 studios and six 2-bed units. Levels 5, 7, 9, 11, and 13 have eight studios and seven 2-bedroom units. Levels 6, 8, 10, 12, 14 have eight studios and seven 2-bedroom units. There are 2-bedroom units on the western façade of these levels that have private balconies, which will give the upper floors views of the Bay. There are also private balconies on some of the south facing units on these levels. Some corner units also have balconies, however they do not meet the City's minimum dimensions of six feet by six feet, so do not qualify as useable open space. Level 15 has eight studios and seven 2-bedrooms units.

Level 16 has six studios and one 2-bedroom unit, along with the building's indoor/outdoor fitness space. The other amenities on the 16th floor include: a BBQ/Kitchenette area, TV Entertainment area, lawn game area, multi-sport simulator. There is 4,158SF of useable open space on the 16th floor, where future residents can enjoy the unobstructed west-facing views of San Francisco from the hammocks and fire pit seating areas.

The 17th floor has six studios and one 2-bedroom unit. There is 3,908 SF of usable open space on the 17th floor with hot tubs and cabanas. There is also amphitheater seating in front of a vine wall where residents can enjoy the western views of sunsets. The top floor on Level 18 contains another 2,892SF of usable open space with more beautiful, native landscaping for aesthetic appeal.

Together, these three split-level rooftop decks and the second-floor marquee balcony provide 11,488 SF of open space. Private balconies make up the rest of the residential open space (2,045 SF of qualifying UOS), and all the project's open space areas are designed to be breathtaking outdoor amenities for future residents.



Figure 4: Aerial View of rooftop decks

Ground Floor Theater

The proposed project also includes an approximately 349-seat theater fully equipped for live performances. The California Theater Consortium is partnering on the proposed project and envisions a performing arts hub that serves anchor tenants as well as traveling performance groups. This future theater will be able to host community events, as has happened in the past at California Theater.

The new theater is approximately 24,473SF and spans the 3rd floor, 2nd floor, ground floor, and basement level one (B1). The first basement level holds the facilities to support the

performances, including the orchestra pit, green room, dressing rooms, rehearsal space, performer restrooms, storage space, classroom space, and office/meeting space. The ground floor includes the large performance stage, approximately 226 orchestra level seats (including 4 accessible seats), the audio and projection room, the theater lobby and the theater guest restrooms, as well as outdoor theater terrace, ticket booth, and concessions booth. The theater terrace contains 712 SF of commercial useable open space with direct access from the street. Level 2 contains approximately 123 seats on the balcony level (including 2 accessible seats), and the fly area above the stage, while Level 3 holds the theater's mechanical space.

The project site is on the north side of Kittredge Street between Shattuck Avenue and Oxford Street. The proposed site is approximately 350 feet east of the University of California's Berkeley (UCB) campus. Kittredge Street is three blocks away from campus and 1 block away from a Downtown Berkeley BART station entrance. The location of this project will provide future residents with excellent access to the UCB campus, the downtown area, and regional transit opportunities.

The site is very accessible via public transit or active transit. It is well served by multiple bus routes and is less than 0.10 miles from a Downtown Berkeley BART station entrance. The project will not provide any vehicle parking because the site is so well served by transit, bicycle facilities, and nearby services and amenities. The project will provide ample bicycle parking with 100 long term spaces for residents and 7 short term spaces for their guests. In addition, there will be 30 spaces to store and charge personal scooters. This proposed urban infill project with 107 total bike spaces and 30 personal scooter spots is exceptionally well-suited for future residents to rely solely on sustainable modes of transportation. The building itself will be all-electric, powered sustainably, and will be LEED Gold (or equivalent) certified. Solar equipment will be housed on the roof to provide clean power to the future building at 2115 Kittredge Street.

Key elements of the project include:

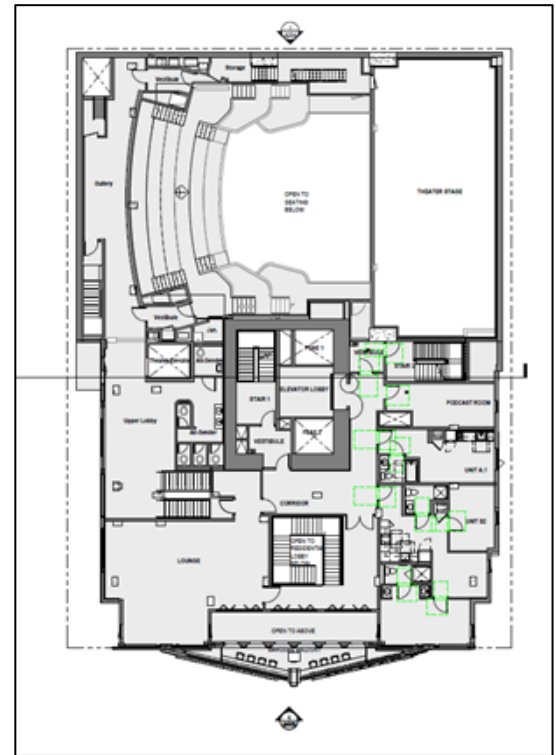


Figure 5: Level 2 – Balcony of Theater



Figure 6: Vicinity Map of Site

- 211 total units in 18 stories, rooftop deck, amenity spaces, and study rooms/work lounges,
- 22 units affordable to Very Low-Income households @ <50% AMI,
- Live Performing Arts Theater with 349 seats, full stage and full backstage, fly area, and practice support spaces,
- 107 bicycle parking spaces, 30 scooters spaces, 0 vehicle parking spaces, and
- Payment of Mitigation and In-Lieu Fees to the City of Berkeley:
 - Affordable Housing Mitigation Fee (~\$4,664,685),
 - Street and Open Space Improvement Plan (SOSIP) Fee (~\$304,725),
 - Downtown Parking In-Lieu Fee (~\$1,080,000),
 - Berkeley Schools Fee (~\$475,535)
 - Public Art In-Lieu Fee (~\$241,469).

2. PROJECT BACKGROUND

Property Information

- APN: 057-2030-009
- Parcel Area: 13,500 SF/0.31 acres
- General Plan Designation: Downtown
- Zoning District: Downtown Mixed-Use District (C-DMU Core)

Existing Conditions

Known today as the California Theater, the theater at 2115 Kittredge has screened movies and held live performances for over a century. The move theater operated for 106 years before shutting down in early 2020 (pre-COVID-19 pandemic). This project will be able to retain the theater use by including a live performing arts theater on the 2nd floor, ground floor and the first basement level of the proposed project.

The existing three-story building at 2115 Kittredge Street was built in 1914. There is a decorative front façade of the theater with a neon-enhanced marquee, which will be preserved as part of the proposed project. The rest of the building is made of exposed brick, and since 2002 the structure has been surrounded with a steel bracing for seismic purposes. The bracing is painted red and has a diagonal pattern. The side and rear facades will be demolished along with the interior of the structure. The historic façade and marquee will be kept intact and delicately restored and modified, with a 18-story mixed use building constructed behind it.



Figure 7: Existing Conditions

Currently, there are no residential units onsite, so the project will not be eliminating any dwelling units from the City of Berkeley's housing stock. The proposed project seeks to increase the density of housing onsite by providing 211 units on a 0.31-acre parcel that is an effective density of 681 dwelling units per acre.

History of Property¹

This property has been held by the same family since the early 20th century when the City of Berkeley was in the midst of a development boom. The original California Theater owner was John Muldoon, who came to Berkeley after the 1906 earthquake like many others who migrated to the East Bay.

The heirs of John Muldoon still own the property. After more than a century of keeping the California Theater in the family, they are choosing to sell the property to the project applicant who will preserve the theater use while redeveloping the land to accommodate dense downtown housing for the next 100 years.

In 1906, John Muldoon purchased the subject property and moved his family into the Victorian house with the address of 2113 Kittredge Street, Berkeley. This home was demolished to construct the theater, which opened in 1914. John Muldoon partnered with local Berkeley businessman Frank M. Wilson to commission Albert W. Cornelius, a San Francisco architect, to design the theater and Kidder & McCullough of Berkeley to construct it. T & D Circuit was brought on as the operator of the newly constructed early motion picture theater. At the time, it was the

Table 2: Surrounding Uses		
Direction	Uses	Zoning
Project Site	<i>California Theater (vacant, non-operating movie theater)</i>	<i>C-DMU Core</i>
North	Commercial (FedEx & Verizon) and Mixed Use (Gaia Building)	C-DMU Core
East	Restaurants (Tasty Pot, USA and Razan's Organic Kitchen) Historic Resource (A.H. Broad House and Storefronts)	C-DMU Core (& Historic Resource)
South	Office and Commercial (Berkeley Mail Room, State Farm Insurance, and Schneider Steve Consulting)	C-DMU Outer Core
West	Commercial (Luggage Center & Chipotle) Mixed Use/Historic Resource (Brooks Apartment Building with EZ Stop Deli & Kokolo Donbory Restaurant)	C-DMU Core



Figure 8: Existing Conditions

¹ The source of the historical information for this site is the Landmark Preservation Commission's Notice of Decision and the Art Deco Society's Landmark Application.

largest theater in Alameda County with 2,000 seats.

The theater was built with a large stage and equipment for full theatrical productions, including and orchestra pit and magnificent pipe organ. Early on, T& D held live performances as well as screening silent films for the first decade or so of the theater's history. One notable stage production of T&D is said to have had a cast of thousands. The applicant team for this project and our California Theater Consortium partner are very enthusiastic about the prospect of holding live performances at 2115 Kittredge Street once again.

In 1923, T&D Circuits sold operations of the theater to West Coast Theaters. The new West Coast Theater operators got involved in the Downtown Berkeley community and hosted family events, holiday parties, Parent-Teacher Association (PTA) events, fundraisers, and other community-oriented gatherings. Similarly, the proposed project hopes to restore this legacy to the California theater by holding community-oriented activities in the proposed creative arts hub and event space.

Renovations & Remodels:

In 1928, the theater operations were sold yet again to Fox Studios. This purchase triggered a massive renovation and significant remodel of the California Theater, and it re-opened as the Fox California in 1930. The newly upgraded theater stayed roughly the same size, but now had the modern technology for films with sound, featured a new proscenium archway above the stage. The architect of this transformative remodel was Clifford A. Balch, who used the Art Moderne style, one that was modern at the time and is now known as Art Deco. This Art Deco style is characterized by:

- simplified overall building form,
- linear massing and appearance,
- stepped outline,
- smooth wall surface,
- stylized, often geometric, ornamentation and detailing,
- fluting details, and
- bas-relief (low-relief sculpture) decorative elements.



Figure 9: Historic Façade – 1930 remodel

The California Theater was completely transformed by Balch's remodel, who replaced the original ornate Beaux-Arts façade into a modern, imposing façade with minimalist Art Moderne decorations. The new façade had a tripartite front, a stepped parapet and roofline, and a motif of frozen fountains with decorative coins. Balch applied this popular stepped, zigzag pattern of the façade on other theaters in the area, such as the Berkeley U.A. on Shattuck Avenue,

completed during the same period. This 1930 remodel featured a new marquee as well, but that was replaced yet again in the 1952 remodel. The newly installed marquee was larger and featured a new glowing neon sign that read ‘California’ on both sides of the wedge-shaped Midcentury marquee.

Decline of Movie Theaters:

The first decline in the popularity of movie theaters resulted from the explosion of home televisions in the 1950’s and 1960’s. The 1970’s brought shopping malls and megaplexes, adding more competition for smaller theater operators. In 1976 the California theater split their main auditorium into three screens to show more movies at a time to keep up with their megaplex competitors. Three screening rooms were created by enclosing the balcony area and splitting it into two smaller theaters.

In 1994, Landmark Theaters took over the operating lease and held it for over 15 years. The movie theater industry has further declined due to the advent of online streaming, as well as other factors, so the Landmark Theaters lease expired in early 2020 (pre-COVID-19 pandemic). Because of declining movie sales, the Landmark Theaters could only commit to paying any actual rent, which was not a feasible arrangement for the ownership family. Facing the broader decline of the movie theater industry, the Muldoon heirs have chosen to sell their family property at 2115 Kittredge Street. With the proposed development project, we can keep the theater use alive at this historic Downtown Berkeley property.

Table 3: Timeline of Renovations and Remodels	
Year	Upgrade
1914	Original Construction
1928-1930	Complete Remodel of theater & façade in Art Deco style
1952	Complete Remodel of Marquee
1976	Main Auditorium is split into 3 screening rooms
2002	Seismic Upgrade
2022	Proposed: Adaptive Reuse of Façade & new 18-story tower

Landmark Preservation Commission Hearing

The Landmark Preservation Commission held a public hearing on the California Theater at 2115 Kittredge Street to determine whether the building should be designated as a City of Berkeley Landmark. The LPC determined that the front façade of the theater should be preserved for its historic value and designated that part of the California Theater as a City of Berkeley landmark. The landmark application (LMIN2022-00) was brought to the LPC by the Art Deco Society of California and Berkeley Architectural Heritage Associate (BAHA).

Although the application was to landmark the site, building, and use, the LPC determined that the site, building, and use were not landmark or structure of merit worthy. They did determine that the Kittredge façade and marquee do rise to landmark status and those elements were approved for landmark status on May 5, 2022, the date of the public hearing, with an effective date of decision of July 27, 2022.

In the Landmark Preservation Commission's Notice of Decision, the Environmental Review Status of 2115 Kittredge is a Categorical Exemption under Section 15061 of the Public Resources Code, Guidelines for Implementation of the California Environmental Quality Act (CEQA). The LPC's Notice of Determination states the following:

"CEQA FINDINGS

1. The project is found to be exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) pursuant to Section 15061.b.3 of the CEQA Guidelines (activities that can be seen with certainty to have no significant effect on the environment)."

This development application includes an independent analysis of the historic façade and marquee elements, and the proposed project. The project's historic architecture consultant, Mark Hulbert, compiled a Projects Impact Analysis (PIA) to determine the compatibility of the historic resources and the architectural design of the proposed project using Secretary of the Interior's Standards. That report was emailed to the project's City Planner on October 24, 2022. A revised Project Impact Analysis is attached as part of this resubmittal.

Environmental Conditions

The project site does not contain any hazardous materials onsite. The project does not appear on the California Environmental Protection Agency's (CalEPA) Cortese Lists. Refer to the Hazardous Waste and Substances Statement included as part of this project application packet. This application includes a Phase I and Phase II Environmental Services Assessment.

The project site does not have any protected, culverted, or historic creek beds on the property. As such, the Creek Protection Documentation required as part of the City of Berkeley's Zoning Project Application is not applicable to this project.

3. COMPLIANCE WITH GENERAL PLAN AND ZONING ORDINANCE

The City of Berkeley General Plan designates this project site as Downtown Mixed-Use, a designation characterized by "high density commercial, office, arts, culture, and entertainment and residential development." (City of Berkeley General Plan) The Downtown is also intended to "encourage diverse uses and the highest building intensity in the City to promote a vibrant city-center by increasing housing, supporting retail and cultural uses, and capitalizing on exceptional access to transit." (BGP) This site is subject to the City of Berkeley's Downtown Area Plan (DAP), approved in 2012 and incorporated into the General Plan.

The proposed project site is zoned as Downtown Mixed-Use (C-DMU) and is located in the Core of the downtown. This zoning designation is intended to implement the vision and goals of the

Downtown Area Plan, which include Environmental Sustainability, Land Use, Access, Historic Preservation, Urban Design, Streets and Open Space, Housing and Community Health Services, and Economic Development.

The project will meet all the objective development standards for the C-DMU zoning district, except as modified pursuant to SDBL. Table 4 identifies the applicable development standards and how the proposed project complies with them. The C-DMU zoning district includes Use Permits that allow the reduction or waiving of setback and off-street parking requirements. The base project and proposed project both assume these two Use Permits are granted to the project. The Use Permit to modify off-street parking requirements has one objective standard for the findings for issuance, which is to pay the Downtown Parking In-Lieu Fee of approximately \$ \$1,080,000. The proposed project will also pay a Downtown Public Open Space In-Lieu Fee of approximately \$ \$304,725.

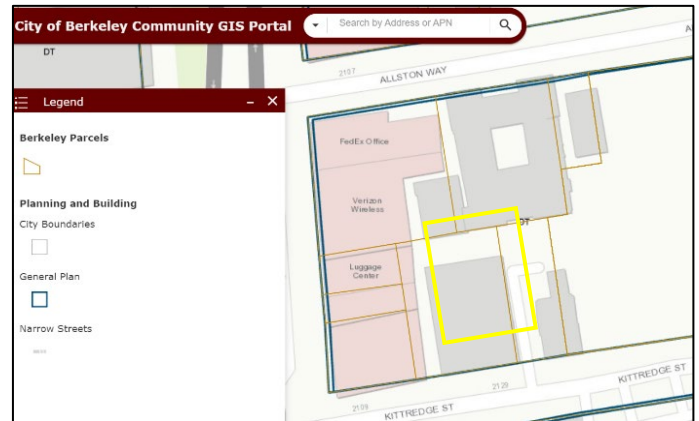


Figure 10: General Plan Map

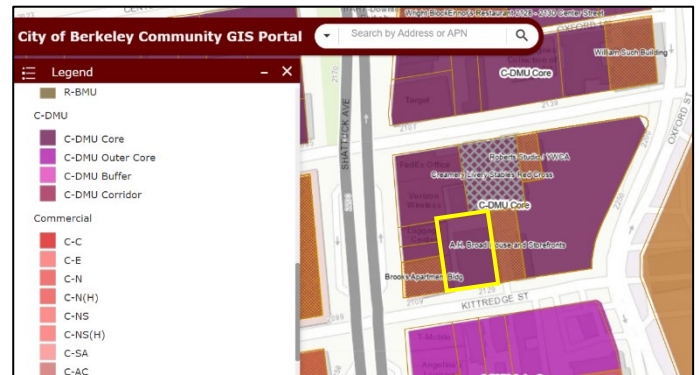


Figure 11: Zoning Map

Table 4: Major Development Standards			
Development Standard	C-DMU Requirement	Proposed	Compliance
Maximum Allowed Stories	None	18 stories	Compliant
Maximum Allowed Height	75 feet	211 feet 4 inches	Compliant with SDBL Waiver
Setbacks			
Front	0 feet	0 feet	Compliant
Sides	0 – 20 feet of Building Height = 0' 21 – 75 feet of Building Height (past 65' from lot frontage) = 0' – 5'	East/West Side: Minimum of 3 feet (varies)	The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density

		East/West Side: Minimum of 3 feet (varies)	bonus considers these Use Permit as part of the project to reach the maximum allowable density. ²
Rear	0 – 20 feet of Building Height = 0' 21 – 75 feet of Building Height (past 65' from lot frontage) = 0' – 5'	Minimum of 0 feet (varies) Minimum of 3 feet (varies)	The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus considers these Use Permit as part of the project to reach the maximum allowable density. ²
Parking			
Vehicles – Residential	0 spaces	0 spaces	Compliant
Vehicles – Commercial	1.5 spaces per 1,000 SF = 34	0 spaces	Compliant with Use Permit 23.322.030(J)(2). The project meets the findings for issuance of this Use Permit. The objective standard to grant this Use Permit is the pay the Downtown Parking In-Lieu fee. The project will pay approximately \$1,020,000 (@\$30,000/space for 34 spaces) in-lieu of providing commercial vehicle parking.
Bicycle – Residential Long Term	1 spaces per 3 bedrooms = 100	50-100 spaces	Compliant through SDBL concession (for flexibility to provide some of the spaces for other types of micro-mobility devices).
Bicycle – Residential Short Term	2 or 1 per 40 bedrooms, whichever is greater = 7	0-7 spaces	Compliant through SDBL waiver (for flexibility on how

² Pursuant to City of Berkeley Planning Department Memorandum issued December 2, 2021.

			many spaces are physically feasible).
Bicycle – Commercial	1 space per 2,000 SF = 12	0 spaces	Compliant through SDBL waiver
Open Space			
Residential Useable Open Space	80 SF per unit = 16,880 SF	9,750 SF	Compliant through SDBL concession
Commercial Useable Open Space	1 SF/50 SF of commercial space = 456 SF	563 SF	Compliant
Privately Owned Public Open Space	1 SF of POPOS per 50 SF of commercial space = 456	0 SF	Compliant through payment of SOSIP In-Lieu Fee of approx. \$304,725 (@\$2.23/SF for 136,648 SF of residential)
Landscaped Open Space	40% of required open space	7%	Compliant through SDBL concession

4. PROJECT ANALYSIS

In addition to the residential and theater project described above, the project is also subject to various City of Berkeley fees and mitigations, as well as state laws. These fees and mitigations include the:

- Affordable Housing Mitigation Fee (~\$4,664,685),
- Street and Open Space Improvement Plan (SOSIP) Fee (~\$304,725),
- Downtown Parking In-Lieu Fee (~\$1,080,000),
- Berkeley Unified School District Fee (~\$475,535),
- Transit Passes for residents (~\$367,140 per year), and
- Public Art Fee (~\$241,469).

Density Bonus Eligibility

The proposed project is eligible for the State Density Bonus because it:

- a) Meets all objective development standards, and
- b) Provides a sufficient number of Very Low-Income, deed-restricted units of affordable housing.

The base project that meets all objective standards included 141 dwelling units. For the proposed density bonus project, 15% of the base project (or 22 units) are designated as

affordable for Very Low-Income households earning less than 50% AMI. Per State Density Bonus Law, that makes this project eligible for a 50% density bonus.

With this density bonus, the project is entitled to an unlimited number of waivers and up to three concessions for development standards that impede the project's ability to utilize the density bonus. The average unit size for the base project and density bonus project is 648 square feet. Tables 5 and 6 below show the waivers and concessions that are being requested by the project. Without these waivers and concessions being granted, the proposed project could not be constructed as designed.

Table 5: Waivers Requested to Accommodate Density Bonus		
<u>Standard</u>	<u>Required</u>	<u>Proposed</u>
Maximum Building Height	75 feet	211 feet and 4 inches
Residential Bicycle Parking – Short Term	7 spaces	0 - 7 spaces
Commercial Bicycle Parking	10 spaces	0 spaces

Table 6: Concessions Requested to Accommodate Density Bonus		
<u>Standard</u>	<u>Required</u>	<u>Proposed</u>
Residential Useable Open Space	16,880 square feet	9,750 square feet
Landscaped Open Space	40%	7%
Residential Bicycle Parking – Long Term	100 spaces	50-100 spaces

The project requests the waivers listed above to accommodate the density bonus provided to the project through State Density Bonus Law. By waiving the development standards for building height, commercial bicycle parking, and residential short-term bicycle parking, as well as granting concessions for residential useable open space, landscaped open space, and residential long-term bicycle parking, the project can provide the proposed density as allowed under SDBL. The tables below provide explanations of why each waiver and concession is needed to accommodate the density bonus units that the project is eligible for based on the inclusion of affordable housing units in the proposed project.

Table 7: Rationale for Waivers Requested	
➤	<u>MAXIMUM BUILDING HEIGHT</u>

The proposed project has a base project that complies with the 75-foot maximum height limit. That code-compliant base project is 8 stories and takes up over 90% of the subject lot. To incorporate the 50% density bonus, the building needs many additional floors to accommodate the extra residential floor area/ dwelling units allowed under SDBL. Because this site is a small downtown lot, there is no area to expand the building horizontally, so it had to expand vertically. Because the base project reached the maximum allowable height limit for the C-DMU Core zoning district, the proposed project would not be able to add any density bonus units without this waiver.

➤ **RESIDENTIAL BICYCLE PARKING – SHORT TERM**

The proposed project requests a waiver for this development standard because there is no publicly accessible space on the property to place outdoor bike racks, and the supportive spaces for the commercial and residential areas are already extremely constrained in the interior of the building. The streetscape along Kittredge in front of the project is quite physically constrained as well. The theater will need a loading zone for patrons, and underground vaults in the sidewalk take up the rest of the space. The project is amenable to providing outdoor bike parking, however there is no physical space that could accommodate the bike racks. The project intends to work with Public Works to see how many spaces can physically be accommodated and will install those that are feasible. However, all seven planned bike racks may not fit. As a result, the project requests a waiver for its short-term residential bicycle parking requirement.

➤ **COMMERCIAL BICYCLE PARKING**

The proposed project requests a waiver for this development standard because there is no publicly accessible space on the property to place outdoor bike racks, and the commercial theater space is extremely constrained. The project dedicates as much space as possible for the theater use and building a commercial bicycle storage room would take away valuable square footage from necessary theater amenities such as the green room or dressing rooms. As a result, the project requests a waiver for its commercial bicycle parking requirement.

Table 8: Rationale for Concessions Requested

➤ **RESIDENTIAL USEABLE OPEN SPACE**

The proposed project has a base project that complies with Residential Useable Open Space standard. That code-compliant base project provides 11,680 SF of Residential UOS. Because this site is a small downtown lot, there is very little space to dedicate to side yards for useable open space on the ground floor. The proposed project does

provide UOS on the ground floor, but it is for the commercial theater use (as required). The project provides as many balconies as possible so that many units do have their own private open space.

To incorporate the 50% density bonus, the building needs many additional floors to accommodate the extra residential floor area/ dwelling units allowed under SDBL. To comply the amount of Residential Useable Open Space required by the zoning ordinance, the project would need 16,880square feet of UOS. Accommodating this much UOS would require dedicating an entire floor and a half of the building to open space. Instead, the project proposes the top three floors with large, west-facing rooftop decks that together provide 9,750SF of useable open space. There is an additional 438 square feet of qualifying UOS in private balconies, for a total of 9,750 square feet of useable open space in the project.

➤ LANDSCAPED USEABLE OPEN SPACE

The project proposes to landscape 7% of the useable open space with a drought-tolerant and native planting palette. Because the size of the site is so constrained, most of the useable open space for the project is provided on the split-level rooftop deck. The rooftop decks are beautifully designed and nicely landscaped. However, to provide nice amenity zones where people can gather to socialize, have barbeques, use the hot tub spas, exercise, and more, it was not feasible to have 40% of the area landscaped. Meeting this minimum threshold for landscaped area – and meeting the requirements for drought tolerant landscaping (which precludes lawns) – would render much of the open space unusable if most of the deck was planted with vegetation.

By not planting and maintaining 40% of the rooftop decks as landscaped areas would not only reduce the utility of the space for residents but would also cost an additional ~\$407,550 in landscaping, irrigation, and structural reinforcement. This cost savings figure is calculated by assuming that total landscaping cost amounts to approximately \$110 per square foot. The top three floors of the building provide useable open space, and landscaping 40% of those spaces would require more structural strength to support that much wet soil on the 16th, 17th, and 18th stories.

➤ RESIDENTIAL BICYCLE PARKING – LONG TERM

The proposed project requests a concession for this development standard because the applicant would like to satisfy part of the bicycle parking requirement with scooter parking. The applicant has seen a shift away from bicycle use towards other micro-mobility devices such as scooters or skateboards. The project will still provide the required number of spaces for personal micro-mobility devices (98 spaces planned), but some of the spaces will be dedicated to scooter parking and charging stations for electric micro-mobility options.

As a result, the project requests a concession for its long-term residential bicycle parking requirement. Being able to provide a mix of bicycle spaces and scooter charging spaces is a better fit for the project to meet the needs of its future residents. Reducing the number of bike spaces and associated floor area would result in real and identifiable cost-savings for the project. Granting the concession would save the project money instead of having to build out the full number of required bike racks, that may end up not being used.

Housing Affordability Statement

This project is also subject to the City of Berkeley's inclusionary housing requirement under Berkeley Municipal Code § 23C.12.030 that requires the project to provide at least 20% of the total number of dwelling units as inclusionary units with the option of paying an in-lieu fee instead of providing the units on-site per Berkeley Municipal Code Section 22.20.065.

This project proposes to provide 15% of the base project units onsite, 22 units, for very low-income households. The project will enter in a regulatory agreement with the City of Berkeley that ensures that these proposed affordable dwelling units remain deed-restricted for at least 55 years. The proposed project will also pay an Affordable Housing Mitigation Fee to the City of Berkeley of approximately \$4,664,685.

Project Design

The design of the proposed project has evolved to increase compatibility with the historic façade, increase the level of architectural design detail, and "lightening" the top three floors of the building. These building design improvements are based on the recommendations of City Planning Staff.

- New Building is now set back an average of 10 feet from facade
- Added balconies to the front façade, which are setback 14 feet
- To accommodate the increased front setback, a new floor was added (previously 17 stories, now 18 stories)
- Refined solar canopy design at rooftop levels
- Architectural treatments paired with color and materials changes have lightened the upper three floors of the building that feature the roof decks.
- Increase visual interest of upper levels by continuing the parapet cap detail around all facades.
- The window and wall treatments of the western façade have been refined to display more design detail.

This proposed project transforms a vacant, non-operating movie theater in the heart of Downtown Berkeley into a mixed-use, 18 story building that will restore the live performing arts theater use to this site and add 211 units of housing. The proposed project will include ground

floor performing arts space which will activate and enliven Kittredge Street just one-half block east of the Shattuck Avenue commercial corridor.

The theater space will serve the general public and contribute to the downtown Berkeley's arts and culture offerings. From the pedestrian perspective, the California Theater façade and marquee will look the same as it has looked for decades. By preserving both the façade and marquee, the project will preserve the street-level context and the pedestrian experience that has existed for many decades.

The preservation and adaptive re-use of the existing landmarked theater façade and marquee serves as a natural base for the proposed new residential building, setback 5 feet, to rise vertically behind the art-deco facade. The new building is modern in its form, materials, and function, but borrows inspiration from the historical façade's architecture and ornamentation. The tower has subtle offsets in the facade, vertically accentuated ornamentation, and a trellis serving as the building's crown and cap. The three top stories will be set back progressively, creating a stepped effect, with glazed railings where rooftop decks occur.

The existing theater facade is uniform in material and minimal in articulation, allowing its bas-relief and other three-dimensional ornamentation to provide texture and depth. The Art Deco facade serves as a minimalist backdrop for the colorful and eye-catching neon of the existing theater marquee. Just as the existing theater façade provides a contrasting backdrop to its prominent marquee, the new 18-story tower seeks to provide a backdrop to the historical, Art Deco façade.

As the new building departs from the Art Deco façade, it decidedly embraces its modern materials and form. To offset the imposing, heavy massing of the existing concrete and stucco facade, the new building features elongated floor-to-ceiling window openings. The new tower mirrors the original façade's tripartite arrangement with color blocking, material choice, textures, and forms.

The primary south façade facing Kittredge Street extends vertically past the tripartite façade base. Both east and west corners feature tall and narrow punched window openings to accentuate the verticality of the proposed building. The center segment of the facade is recessed from the two corners with slate grey, slightly blue stucco material. There are vertically elongated floor-to-ceiling punched window openings with a different fenestration pattern than



Figure 12: Southern façade of proposed project

the corner bays. The stucco is interrupted with seven vertical accent stripes comprised of smooth and grooved ceramic rainscreen cladding. This design element draws the eye upward, and diffused, low-lumen LED lighting will be installed along the vertical cladding. This lighting will provide a dramatic evening and night view of the building.

The east, west, and north facades are similar in their modern designs, using different rhythms of recessed and projecting bays to break up the massing of this 18-story building. The color-blocking with off-white/light grey stucco on the projecting bays and slate grey/blue stucco on the central recessed bays. The west elevation is unique in that it provides private balconies with glass railings on every other floor.

The west elevation also has the theater terrace at the ground level, which will feature a large bi-folding door system to allow the theater lobby to spill out into a new alley courtyard for theater patrons. A concessions area will be able to serve patrons both inside and out. Cafe tables, trees in planters, and festoon lighting will offer an inviting environment as well as a welcome glimpse of activity from the pedestrian experience along Kittredge. The courtyard will be architecturally framed by a horizontal canopy that turns groundward in a dramatic sloping form. This element will serve as a partial light and noise screen to the residential units directly above as well as cover for the terrace during a light rain.



Figure 13: Western façade of proposed project

California Theater Consortium

The California Theater Consortium (CTC) is a coalition of local performing arts non-profits that is partnering on this development project with the applicant team. CTC's mission is to transform the non-residential space in the proposed project to be a multi-purpose creative arts hub. For years, Berkeley-based performing arts companies have been searching for an affordable, accessible, transit-friendly home in which to feature local talent, nurture young artists, and bind community together in ways only the arts can.

CTC is comprised of the Youth Musical Theater Company (YMTC), West Edge Opera, Berkeley Ballet Theater (BBT). This group will be the anchor tenants for the theater space and will be fundraising to construct the interior of the theater. CTC will fundraise to pay for all the "tenant improvements" for a live performing arts theater. This will include the core, shell, seating, stage, orchestra pit, fly area, dressing rooms, and rehearsal spaces.

The purpose of this space is to host all kinds of live performances such as theater, opera, music, and dance, as well as hosting community events such as literary events and film festivals. This space will add to the local creative arts scene in Berkeley and will be a destination in downtown Berkeley for people to engage with arts and cultural events. This community-oriented focus of the California Theater Consortium will restore the community use of this property, which historically hosted many different types of community events. This proposed theater project will create community between all the creative arts organizations who will use the space, as well as the broader Berkeley and Bay Area community who can come enjoy the performances and events in the re-constructed California Theater.



Figure 14: Rendering of Proposed Historic Marquee Rehabilitation

Public Art

This project proposes to create a live performance theater and associated spaces to become a creative and performing arts hub in Downtown Berkeley. For the time being and for the purposes of this review, the proposed project will pay the Public Art In-Lieu Fee (~\$241,469). The project will also consult with the Civic Arts office on how the proposed theater (as designed) can meet Berkeley's On-Site Public Art requirements.

The proposed project's construction of the theater will substantially exceed the City's required Public Art expenditure (1.75% of the Project's Value = ~\$528,212.47). The actual cost to construct the 'vanilla shell' of the theater space is projected to be several million dollars in total. The theater space span from the first basement level to the 3rd floor. The historic box office and marquee will be preserved along with the historic façade.

CTC will then finish building out the theater, resulting in even more investment into the space to create a beautiful public arts space. Restoring the performing arts theater use to 2115 Kittredge Street will allow this project to help preserve the City of Berkeley's supply of Arts & Culture spaces. This proposed theater will become a destination for the Berkeley community and the broader Bay Area community, and it is exceptionally well-served by transit.

Community Meeting

On September 26, 2022, the project team held a community meeting to provide information about the project and request feedback from community members. The team invited all owners and occupants within 300 feet of the site, as well as neighborhood groups, based on a list provided by City staff. The meeting was held at 5:30pm virtually over Zoom. There was one attendee that joined the meeting, a Berkeley resident who lives next door to the proposed project. The project team provided an overview of the project proposal, design, and anticipated process and timeline. The attendee's main concern was that no vehicle parking would be provided in the project, and he also asked questions about the construction phase of the project would affect traffic flow on Kittredge Street, noise levels during sensitive hours, and electric scooters being ridden on sidewalks and blocking sidewalks. There is a Community Meeting Packet attached as part of this application which provides more detail.

Statement Regarding Natural Gas Prohibition, Berkeley Energy Code and Berkeley Green Code

The proposed new building will not include any natural gas infrastructure in compliance with BMC Chapter 12.80. The proposed project is designed to comply with the Berkeley Energy Code (BMC Chapter 19.36) and Berkeley Green Code (BMC Chapter 19.37), adopted by the City Council on December 3, 2019, including a solar PV system as well as energy and water efficiency measures in an all-electric building. The building will accommodate as much solar PV as is physically and financially feasible for the project, however the rooftop area is relatively small. The Applicant will not be requesting any exemptions to the natural gas prohibition under the Berkeley Municipal Code.

5. LANDMARK ALTERATION PERMIT REQUIREMENTS

This project is applying for a Landmark Alteration Permit to preserve, rehabilitate, and adaptively re-use the landmark façade, marquee and box office of the California Theater at 2115 Kittredge Street. The proposed theater use will be consistent with the historic use of the building. The existing façade will be kept intact, with some alterations, and incorporated into design of the proposed development project. The marquee may have digital reader boards installed while preserving the framework and neon. None of these proposed alterations affect the character-defining features of the façade. The character-defining features and decorative elements of the historic façade and marquee will be preserved and restored to their original splendor.

The Landmark Preservation Commission's decision, LMIN2022-00, stated that,

"This designation shall apply to the subject property and the following distinguishing features of the main building shall be preserved, and missing features shall be restored to the extent possible:

FAÇADE:

- Overall height and composition of the primary building facade
- Stucco façade
- Art Deco-style façade with five vertical piers & six ornamental bays
- Art Deco stepped design pattern of façade and roof parapets
- Four stepped roof parapets
- Main central bay and two flanking bays on upper 3/4th of street façade
- Angled fluted upper string course and Art Deco curved coping
- Zigzag saw-tooth pattern under the coping
- Banding trim divided into four strips above the entrance that visually separates the base and the upper part of the building
- Two slightly coved niches located on the widest, outer architectural bays
- Projecting corbels and zigzag ornaments
- Plaster bas-reliefs (frozen fountains motif)



Figure 15: Existing and Proposed Façade Design

MARQUEE:

- Two rectangular neon signs on a projecting prow with stylized lettering that each spell out CALIFORNIA
- Projecting prow/angled marquee, surrounded in neon tubing
- Lyre shaped center metal piece covered in neon tubing

ENTRYWAY:

- Leaf-patterned ceiling/soffit beneath the projecting marquee
- Recessed entry
- Stucco-and-glass box office
- Glass-and-aluminum entry doors."

The proposed project will keep the historic theater façade, marquee, and box office, which are the locations of all the significant, character-defining Art Deco features and ornamentation. Though some new features like window openings and sashes, and a deck and glass railing on top of the marquee are proposed, the original elements such as the entry doors and decorative marquee soffit will be replaced in-kind. There were no spatial relationships identified as character-defining for the landmark facade; thus, the addition of the 18-story tower will not be detrimental.

The proposed alterations to the façade include punched openings to add a door for access to the marquee balcony and windows on the upper façade and ground floor. The project proposes to sawcut through the façade to create these openings but will otherwise keep the façade entirely intact. The window openings will be made on each of the three parts of the upper façade, as well as at the ground floor level.

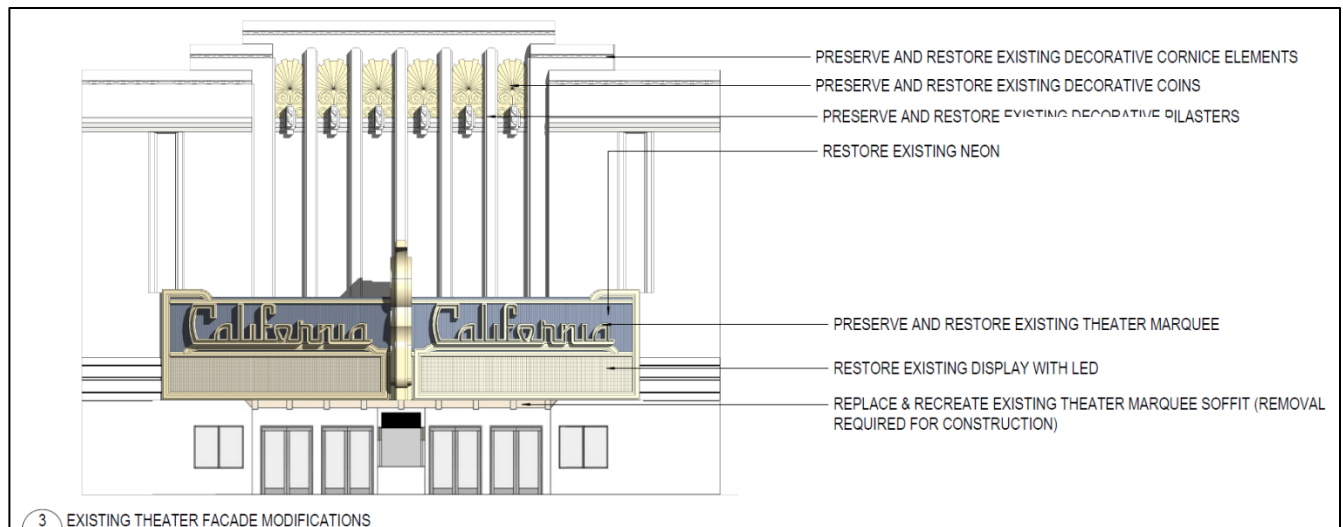


Figure 17: Proposed Façade Design - Preservation

The upper façade alteration will include 10 window infills, two in the east and west corner bays and six in the center bay. The windows in the corner bays will be arranged in vertical bands, while the window infill in the center bay will be arranged horizontally beneath the decorative coins. The vertically oriented will be inserted in between the piers, thus maintaining the character-defining arrangement of five vertical piers and six ornamental bays. The window infills at the ground level will replace the existing poster displays to create a transparent, storefront look for the residential lobby, theater lobby, and ticket booth location. In the entry vestibule, the existing ticket booth fenestration and glazed metal doors will be replaced in-kind, in the same configurations as the original California Theater.

The project also proposes to add a stepped glass railing at the marquee balcony and adding blade signs on either side of the marquee. The theater's marquee will be removed during demolition and construction for its protection and will include minor modifications to modernize it. Because the marquee will need to be removed, the marquee's soffit will need to be replaced and recreated. The marquee itself will be restored, as needed, to maintain its original features, and the neon will be swapped out for LED lights designed in a neon style. The marquee's sign board is currently analog, and it will be upgraded to a digital format.

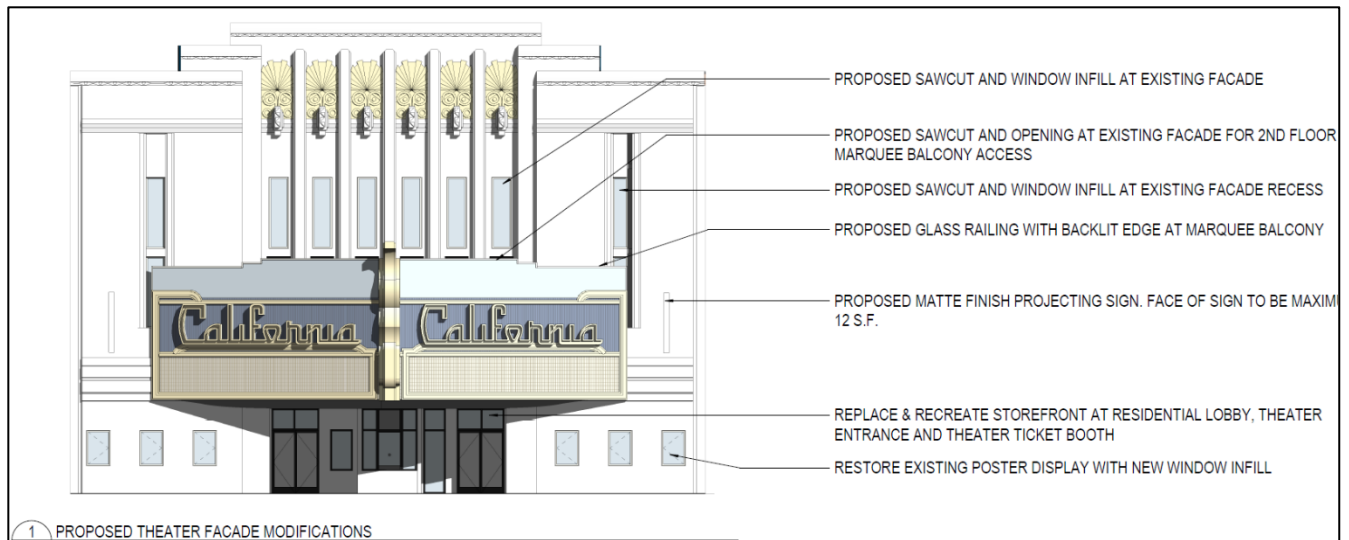


Figure 17: Proposed Façade Design - Alterations

The rationale for this proposed project is to re-develop and underutilized parcel in the downtown and adaptively re-use the historic theater façade. The California Theater has not been immune to the decline of the movie theater industry and had to shutter operates in early 2020 (pre-COVID-19 pandemic). The theater has sat vacant for 3 years now, and the ownership family has decided to sell the property and theater because they do not see a future for it. Based on the project's benefits described below, the Landmarks Preservation Commission should grant approval for this proposed project at 2115 Kittredge Street.

Project Benefits

The following benefits of the proposed project at 2115 Kittredge provide the basis for the Landmarks Preservation Commission's approval of this application. The proposed project requires a Landmark Alteration Permit for partial demolition of the existing building, and structural alterations to the historic landmark façade. The proposed project will offer the following benefits to the City of Berkeley:

- Redevelop an underutilized parcel in the downtown core, and adaptively reuse

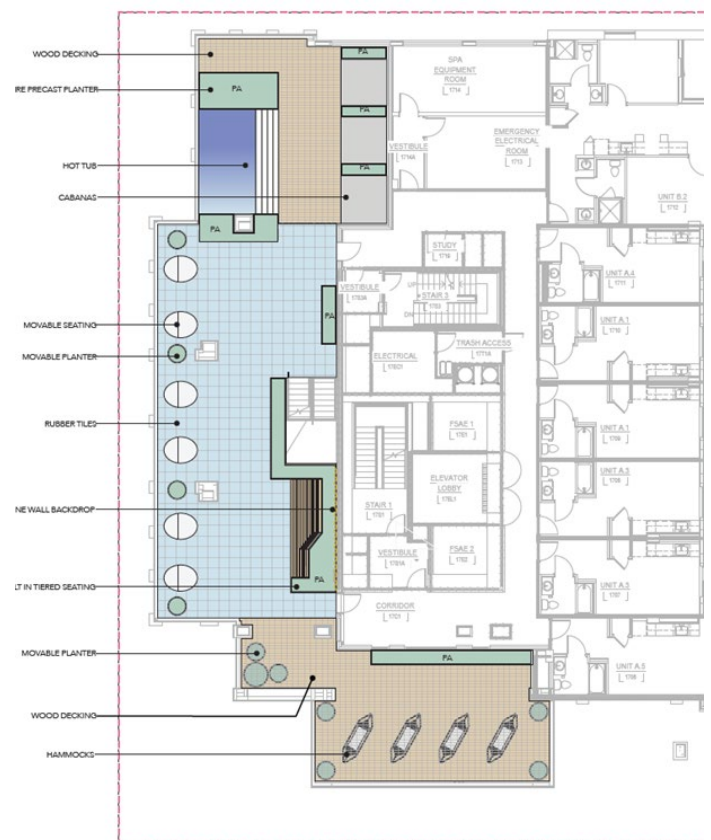


Figure 18: 17th Floor Landscape Plan

the historic façade and marquee of the California Theater,

- Provide 211 dwelling units of dense, transit-oriented housing,
- Provide 22 units of Affordable Housing for Very Low-Income Households @ <50% AMI,
- Pay an Affordable Housing Mitigation Fee of approximately \$ 4,664,685 to the City
- Project will pay the 0.8% In-Lieu Fee to the City (\$241,469), and construct a live performance theater (which would cost well over 1.75% of the Project's Value (~\$528,212) and the project will work with the Civic Arts consultant to see if this theater, as-designed, would qualify as Public Art for the City of Berkeley),
- Performing Arts Theater to Preserve Berkeley's Arts & Culture Spaces,
- No vehicle parking and 107 bicycle parking spaces (or other micro mobility device storage spaces),
- All electric building, LEED Gold or equivalent, with rooftop solar panels,
- Units will be equipped with energy efficient appliances and low flow fixtures, and the site will be planted with drought tolerant landscaping that supports the project's stormwater management plan,
- Pay other in-lieu or mitigation fees, such as the Streets and Open Space Improvement Plan (SOSIP) Fee (~\$304,725), Downtown Parking In-Lieu Fee (~\$1,080,000), Berkeley Unified School District Fee (~\$475,535) and Public Art In-Lieu Fee (~\$241,469).

The Landmark Preservation Commission considered an application put forth by the California Art Deco Society and the Berkeley Architectural Heritage Association (BAHA). The LPC rejected the application to landmark the entire theater building, instead opting to landmark the façade and marquee only, which is where the character-defining Art Deco features and ornamentation are located.



Figure 19: East Façade and Historic Marquee

This application includes a Project Impacts Analysis (PIA) using the Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties. This PIA establishes that the proposed project will not conflict with the SOI Standards. The preserved façade and proposed 18-story tower does not conflict with the Secretary of Interior standards, and as such does not create a

significant and unavoidable impact, per CEQA requirements. The Landmarks Preservation Commission's Notice of Decision on this property is also attached, which documents the findings that the proposed project will not conflict with provisions of the Berkeley Municipal Code Ch. 3.24.

Scale and Massing Studies for Historic Façade Preservation

The proposed project uses the following three projects in the City of Berkeley as precedent studies for incorporating a historic façade into a new development project. In response to the City's Structural Alteration Permit comment letter dated November 30, 2022, the project has provided massing studies that informed the project design. The following projects successfully integrated a lower-level historic façade into a new, larger development along the Shattuck Avenue corridor:

- Parker Place (2038 Parker Street),
- UC Press Building (2120 Berkeley Way),
- Acheson Commons (2133 University Avenue).



Figure 20: UC Press Building example



Figure 21: Acheson Commons example (SW Corner)



Figure 22: Acheson Commons example (SE Corner)

The proposed project would like to add to this collection of buildings in Downtown that are preserving Berkeley's history while providing space for future growth.

Streetscape and Landscape Concepts

The proposed project's streetscape improvements include decorative and inviting pavement, landscaping, and two street trees framing the marquee (if feasible). The enhanced concrete pavement made of silica carbide and decorative jointing will visually relate to the marquee. The project does propose two street trees that are located so as not to obscure the marquee, however there are crowded conditions at the sidewalk in terms of vaults and underground lines. The location and feasibility of the project's proposed street trees will be confirmed by Public Works. The other planting will only reach a few feet in height so as not to block any views of the landmark façade. There will be bicycle racks between the sidewalk and the street in front of the theater's passenger loading zone.

The theater terrace will be semi-visible from the street when the gate is closed. The gate will be double height, with a fixed upper section that matches the scale of the buildings it's located between. This theater terrace gate will have a decorative, semi-porous design with backlighting to project light and shadows onto the sidewalk, creating visual interest along the Kittredge Street frontage. Festoon lighting and the backlit gate will make the theater terrace appealing at night, which will enliven the space on performance nights.

The trellis forms at the 17th and 18th level will provide opportunities for additional visible vegetation from the street level and surrounding buildings. The mechanical parapet above the 18th floor is functional in screening noise and sight of the mechanical equipment and provides a cap to the building form that reflects the tripartite design of the historic façade and proposed building.

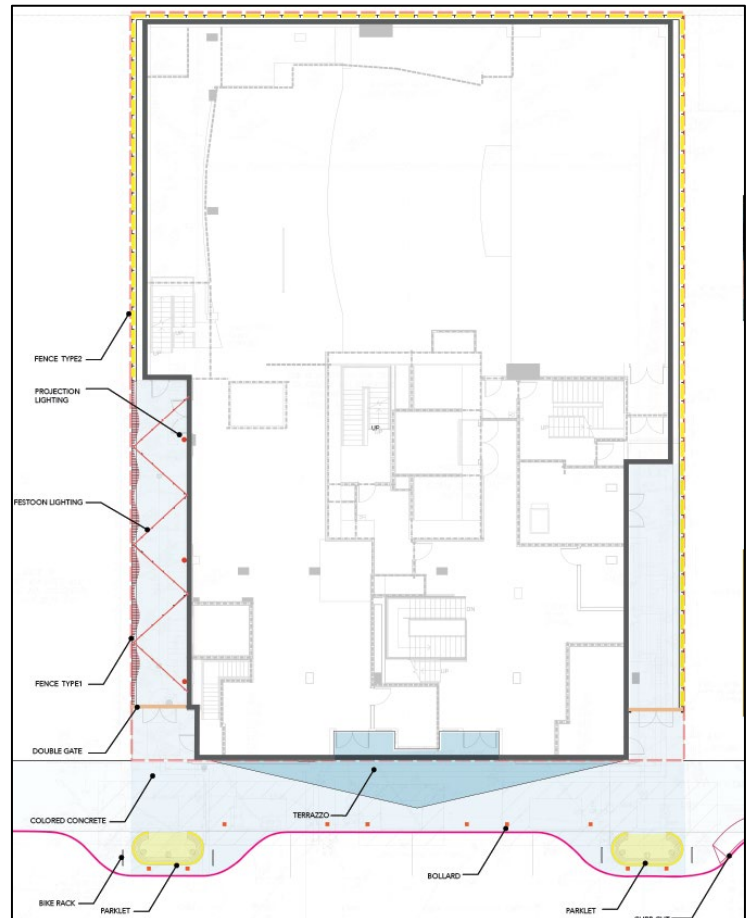


Figure 23: Ground Level Landscape Plan



Figure 24: View of Theater Terrace

The planting palette of the proposed project is primarily comprised of native plants, and all the species are drought tolerant. The proposed project complies with California's Water Efficient Landscape Ordinance (WELO). The planting palette includes blue fescue, common yarrow, olive trees, California fuchsia, California poppy, Hummingbird sage, purple needlegrass, and more.

6. CEQA Analysis and Legislative Context

The housing crisis continues to have a significant impact on Californians across the state. The Government Code sections discussed below are state legislative efforts that recognize the severity of California's housing crisis and the difficulties associated with developing new housing at appropriately zoned, transit-oriented, and urbanized locations. These pieces of legislation are applicable to the proposed project:

- California Environmental Quality Act Categorical Exemption (CEQA Guidelines § 15332)
- California Environmental Quality Act Categorical Exemption (CEQA Guidelines § 15061.b.3)
- State Density Bonus Law (Government Code § 65915)
- Housing Crisis Act of 2019 (Government Code § 66300).

CEQA, Historic Resource Compatibility

The proposed architectural design is setback from the historic façade by an average of 10 feet. This allows the rehabilitated facade and marquee to stand in the foreground. Having a larger setback will create a greater distinction between the historic resource and the proposed new construction. As a result, the proposed addition will be viewed as a backdrop to the historic façade. The new building design is modest and neutral, rather than expressive, thus is deferential to the historic building façade. The historic façade now stands more proud of the proposed addition with the increased setback, as well as being compatible but distinctive in terms of architectural treatments.

The proposed new building reflects the historic design with the tripartite design. There is now a better design to add a large building not directly above but clearly behind the historic façade. There is a vertically oriented center flanked by projecting bays that now include recessed balconies. In addition, there are outer wings that are setback for greater volumetric expression. This revised design has further increased the volumetric variation on the front façade with the addition of the recessed balconies.

Preserving this façade is important to maintain the historic scale of Kittredge Street, and this revised design will not destroy any identified historic features, materials, or spatial relationships. The symmetrical and stepped form and massing of the proposed addition directly relate to the historic façade, as do the proposed vertical architectural accents and lighting. The treatment of the proposed sideward windows at the historic façade additionally retains and reinforces the original design. This revised design is now well aligned with all the Secretary of Interior standards.

CEQA, Infill Exemption

There were no potentially significant impacts identified in the traffic, historic resources, or Phase II analyses. Therefore, this project is eligible for a categorical exemption from CEQA. Because the proposed project is located in an urbanized area and because it is an infill development project, the CEQA Class 32 “Infill” Categorical Exemption applies. The project meets each of criteria A through E of that section. In terms of CEQA, this project is environmentally benign as it will not result in any significant traffic, noise, air quality, or water quality impacts. This proposed infill project is consistent with the City of Berkeley’s objective design and development standards with the use of State Density Bonus Law, and the site does not appear on the California EPA’s Cortese List, so this project is eligible for categorical exemption under CEQA.

Housing Crisis Act/SB 330

The Housing Crisis Act (Gov. Code § 66300) prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project that provides affordable housing. The act also requires that a development project must comply with applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete. The law also requires the city or county to consider and either approve or disapprove the housing development project within the 5 allowable public hearings under HCA, and consistent with the applicable timelines under the Permit Streamlining Act. The proposed project is also subject to the provisions of SDBL, as described in the Project Analysis section above.

7. USE PERMIT REQUIRED FINDINGS

Conformance with General Plan Policies

SUSTAINABILITY

- Environmental Management Policy #5 – “Green” Buildings: Promote and encourage compliance with “green” building standards.
- Environmental Management Policy #35 – Energy-Efficient Design: Promote high-efficiency design and technologies that provide cost-effective methods to conserve energy and use renewable energy sources.
- Land Use Policy #3 – Infill Development: Encourage infill development that is architecturally and environmentally sensitive, embodies principles of sustainable planning and construction, and is compatible with neighboring land uses and architectural design and scale.

Response: This project proposed efficiently sized dwelling units outfitted with water & energy efficient appliances in a transit-oriented development. These factors, in addition to meeting the City of Berkeley's Green Building requirements, makes the proposed project a sustainable housing development. The building will be LEED Gold certified or equivalent, all-electric, and equipped with solar panels to power the building with clean energy. The dwelling units will have low-flow fixtures and the proposed landscaping will all be drought-tolerant and largely comprised of native vegetation. This proposed project is environmentally and architecturally sensitive and incorporates many principles of sustainable development.

This is a true infill development project, which will re-develop an underutilized parcel containing an aging, vacant theater space with no dwelling units. The theater ceased operations approximately two and a half years ago. The proposed project at 2115 Kittredge Street will transform this site into a vibrant residential address and attractive pedestrian atmosphere. The new theater at 2115 Kittredge will be re-established as a Downtown Berkeley arts & culture destination. This infill project is especially sustainable in its provision of housing adjacent to the Shattuck Commercial Corridor, which has excellent access to good and services as well as public transportation.

DOWNTOWN ARTS & CULTURE

- Economic Development Policy #10 – The Downtown Economy: Continue to diversify, revitalize and promote the Downtown as the civic, cultural, commercial, and entertainment center of Berkeley.
- Land Use Policy #20 – Downtown Pedestrian and Transit Orientation: Reinforce the pedestrian orientation of the Downtown.
- Economic Development Policy #11 – Arts and Culture: Promote Berkeley locally and internationally by taking actions to support the development of arts and culture in Berkeley.
- Urban Design Policy #34 – Public Art: Support, present, and encourage others to support or present works of public art.

Response: Firstly, this proposed project will add approximately 450-550 new residents to the downtown area who will support the downtown businesses. Adding more residents downtown will enliven the streets at all hours with more people on the streets, which can help increase safety by having more “eyes on the street”. There will be more downtown residents to access the goods and services that downtown businesses offer. The 2115 Kittredge address and future housing development there will have an excellent walkability score of 99, i.e., “a walker’s paradise”. The California Theater has been a fixture on Kittredge Street and in downtown for

generations and having been shuttered for three years has really affected that stretch of Kittredge. There are only a few other small businesses and restaurants on the block, but they do not generate much foot traffic.

Secondly, this project proposed to create a live performance theater and associated spaces to become a creative and performing arts hub in Downtown Berkeley. The proposed project intends to spend 1.75% of the Project's Value (\$520,776) on Public Art by constructing the 'vanilla shell' of the theater space. If the theater space does not meet the City's Public Arts requirements, the project still intends to construct the theater space in addition to paying the Public Art In-Lieu fee. Restoring the theater use to 2115 Kittredge Street will allow this project to help preserve the City of Berkeley's supply of Arts & Culture spaces. This proposed theater will become a destination for the Berkeley community and the broader Bay Area community. This future destination at 2115 Kittredge Street is exceptionally well served by transit.

The theater will not only host performances, screen movies, and hold community events, but it will also be a creative arts hub that draws people there during the day, evening, and night. The proposed theater will have offices, meeting rooms, and rehearsal spaces, so will be a very dynamic, active space with people coming and going at all hours. Along with the proposed streetscape redesign, this increased level of activity on Kittredge Street will activate this stretch of Kittredge, and hopefully add liveliness to the entire block.

ARCHITECTURE & PRESERVATION

- Urban Design Policy #5 – Architectural Features: Encourage, and where appropriate require, retention of ornaments and other architecturally interesting features in the course of seismic retrofit and other rehabilitation work.
- Land Use Policy #21 – Architectural Design in the Downtown: Require high-quality architectural design for all Downtown projects.
- Land Use Policy #2 – Preservation: Protect Berkeley's character by identifying, restoring, and preserving historic buildings.

Response: This proposed project aligns with the City of Berkeley General Plan's Land Use and Urban Design policies regarding high-quality architecture, preserving architecturally interesting features, and protecting Berkeley's character by restoring and preserving the historic theater façade. The preservation and adaptive re-use of the existing landmarked theater facade serves as a natural base for the proposed new residential building to rise vertically behind the art-deco facade. The façade will be rehabilitated, with features replaced in-kind if necessary, and the project proposes some structural alterations to add windows and balcony access.

The new building is modern in its form, materials, and function, but borrows inspiration from the historical façade's architecture and ornamentation. This project will protect Berkeley's historic character at the pedestrian level while adding residential density to the Downtown core. As the new building departs from the Art Deco façade, it decidedly embraces its modern materials and form. To offset the imposing, heavy massing of the existing concrete and stucco facade, the new building features elongated floor-to-ceiling window openings. The primary south façade facing Kittredge Street extends vertically past the tripartite façade base. The new tower mirrors the original façade's tripartite arrangement with color blocking, material choice, textures, and forms.

The firm that designed this project, StudioKDA, is a well-renowned local architecture firm located in Berkeley. With many multifamily projects all over the Bay Area, they provide high-quality architecture with impeccable attention to design details. The proposed project's 18-story tower design is compatible but distinctive from the historic façade, letting the historic architecture inform the design of the new building.

HOUSING NEEDS

- Housing Policy #1 – Extremely Low, Very Low, Low and Moderate-Income Housing: Increase the number of housing units affordable to Berkeley residents with lower income levels.
- Housing Policy #33 – Regional Housing Needs: Encourage adequate housing production to meet City needs and the City's share of regional housing needs.

Response: The project will construct 211 dwelling units that have a high-quality and sustainable designs. The efficient project design will offer 291 bedrooms to help meet the demand for downtown apartment living and student housing. The housing crisis is felt acutely here in Berkeley, with people paying extremely high rents to be able to live near campus or in the urban core because there housing supply is so constrained. The project at 2115 Kittredge Street will be able to offer 22 of the proposed units as affordable housing for those who are very low income, earning less than 50% of AMI. This project will supply some of the desperately needed housing at market rate and below market rate, and offer amenities tailored to provide quality living for its residents.

The proposed project will help the City of Berkeley comply with its Regional Housing Needs Assessment (RHNA) targets for the 2023-2031 cycle. The City is required to approve a total of 8,934 units in the next eight years, meaning they need to approve approximately 1,117 per year

to keep pace with their target. This project will contribute 211 dwelling units towards that goal. This project will help provide 196 market rate units and 22 affordable units for Very Low-Income households. The City has a total RHNA mandate of 3,664 market rate homes with rents that are Above Median Income, which would average out to about 458 units approved per year. The proposed project would help the City with this supply of market rate housing by providing 189 units rented at Above Median Income rates. The City also has an affordable housing target of 2,446 units for VLI households, meaning it will need to approve approximately 306 VLI units per year to keep pace with their RHNA mandate. The proposed project would supply 22 units towards meeting the City's VLI housing target and would also pay an Affordable Housing Mitigation Fee of approximately \$ 4,664,685 in-lieu of meeting the City of Berkeley's affordable housing mandate.

Also, UC Berkeley has grown their student body by about 10,000 students in the last three years, bringing the total student population in Berkeley to almost 45,000. The proposed project will appeal to university students and will assist in housing Cal's growing student population and the increasing residential population in Downtown Berkeley.

TRANSIT ORIENTED DEVELOPMENT

- Housing Policy #12 – Transit-Oriented New Construction: Encourage construction of new medium and high-density housing on major transit corridors and in proximity to transit stations consistent with zoning, applicable area plans, design review guidelines, and the Climate Action Plan.
- Transportation Policy #18 – Transportation Impact Analysis and Vehicle Miles Traveled: When considering transportation impacts under the California Environmental Quality Act, the City shall consider how a plan or project affects all modes of transportation, including transit riders, bicyclists, pedestrians, and motorists, to determine the transportation impacts of a plan or project. Plans and projects shall be designed to deliver significant benefits to travel by pedestrians, bicycle, or transit, and/or reduced impacts on air quality, greenhouse gas emissions, and safety. For the purposes of CEQA, Vehicle Miles Traveled (VMT) shall be the metric used to analyze the transportation impacts of a plan or project. (Reso. 69,618-NS (Exh. A), 2020)
- Land Use Policy #23 – Transit-Oriented Development: Encourage and maintain zoning that allows greater commercial and residential density and reduced residential parking requirements in areas with above-average transit service such as Downtown Berkeley.
- Land Use Policy #24 – Car-Free Housing in the Downtown: Encourage development of transit-oriented, low-cost housing in the Downtown.

Response: This project proposes to add 211 units of housing to Downtown Berkeley, which is a compact, walkable community with excellent transit access. The proposed project aligns with the goal of “Car-Free Housing in the Downtown” because it provides no residential vehicle parking spaces. This proposed project is designed to minimize vehicle trip generation by being transit-oriented and providing 107 total bicycle parking spaces. The project will also encourage alternate modes of transportation through its Transportation Demand Management (TDM) Program, and the proposal is included in this application. The project team anticipates that many future residents at 2115 Kittredge Street will be university students, who can walk or use vehicle-free transportation modes to travel to and from nearby campuses.

Because of the efficient unit design, the rents will be relatively low-cost, and it is likely that future residents will have a smaller carbon footprint than they would otherwise generate living in larger dwelling units. The project is in close proximity to a wide range of goods and services so future residents can rely on active modes of transportation for their daily needs.

The project will add a new performing arts space to the Downtown, at a location that is very convenient for theatergoers to access by public transit. The project will pay a Downtown Parking In-Lieu fee of approximately \$1,020,000 to the City of Berkeley instead of providing commercial parking. The proposed project requests a Use Permit to reduce off-street parking requirements and will meet the objective standards of this Use Permit by paying the in-lieu fee.

Use Permits Requested

This section outlines the proposed project’s compliance with the required findings for approval of the requested Use Permits for this project.

1. Use Permit, under BMC § 23.204.130(B)(1), Table 23.204-1 to allow a new mixed-use building in the C-DMU zone.
2. Use Permit, under BMC § 23.204.030(A), Table 23.204-2 to construct new floor area over 10,000 square feet.
3. Use Permit, under BMC § 23.204.130 (E)(6)(b) to pay a fee in lieu of providing privately owned public open space.
4. Administrative Use Permit, under BMC § 23.304.050 to allow rooftop equipment projections.
5. Use Permit, under BMC § 23.326.070(A), to demolish main buildings used for non-residential purposes.
6. Use Permit, under BMC § 23.204.130(E)(3)(b), Table 23.204-39 to modify the C-DMU setback standards.
7. Use Permit, under BMC § 23.322.030(J)(2), to reduce off-street parking in the C-DMU district.

8. Use Permit under BMC Section 23.204.020(A) to construct dwelling units.
9. Administrative Use Permit under BMC Section 23.204.020(A) to construct a theater (live).
10. Use Permit under BMC Section 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right).
11. Use Permit under BMC Section 23.322.050(A)(10) to reduce commercial parking requirement to zero.
12. Use Permit, under BMC Section 23.310.030(A) to allow Alcohol Beverage Service of distilled spirits.
13. Use Permit, under BMC Section 23.310.020(B) to commence alcohol sales.
14. Administrative Use Permit, under BMC Section 23.302.020(E) to allow outdoor uses.

Use Permit Findings

1. BMC § 23.204.130(B)(1) Table 23.204-1 to allow a new mixed-use building in the C-DMU zone.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to allow construction of a new multi-family building. The construction, establishment, maintenance, and operation of the proposed project will not be detrimental to the health, safety, peace, morals, comfort, or general welfare of the neighborhood or the City as a whole. Mixed-use housing projects are a permitted use in the C-DMU district, and the proposed structure is appropriate for the district in that it makes housing available in a convenient location proximate to downtown and campus.

Surrounding land uses include other multi-family residential developments of similar scale to the proposed project, and mixed-use or commercial developments. The project location at 2115 Kittredge Street is a half block east of the Shattuck Commercial Corridor, which the City of Berkeley envisioned to support mixed use developments near regional transit, shops, and amenities that the Downtown and campus areas provide. This mixed-use residential building is compatible with the purposes of the C-DMU district to support the residential and commercial needs of downtown residents and the University of California community.

2. BMC § 23.204.030(A), Table 23.204-2 to construct new floor area over 10,000 sq. ft.
"2. C-DMU Findings. To approve a Use Permit for new floor area in the C-DMU district, the ZAB must find that:
(a) The addition or new building is compatible with the visual character and form of the district; and

(b) No designated landmark structure, structure of merit, or historic district in the vicinity would be adversely affected by the appearance or design of the proposed addition.”

Response: Because this Use Permit does not have any objective standards in the required findings for the C-DMU district, the proposed project assumes the Use Permit to allow construction of the new floor area (‘compatible’ and ‘adversely’ are not objective). Per the Housing Accountability Act and State Density Bonus Law, the City is required to approve the development project since it meets all applicable objective standards. The addition of a 18-story building to Berkeley’s Downtown is compatible with the visual character and form of the district. There are some high-rise towers in the downtown already, and there are many approved development projects that will significantly increase the number of high-rise towers in the Downtown Core.

The primary south façade of this building is a landmarked structure, and as such, will be entirely preserved in the proposed project. The façade will be propped up and protected during the demolition and construction phases. The marquee will likely be detached from the façade and stored off-site for safe keeping. The marquee will be slightly renovated to have LED lights instead of neon tubing for the “California” lettering and likewise the analog sign board will be replaced by a digital LED screen. Every other aspect of the marquee will be perfectly preserved so it can be reattached to the façade when construction of the building is complete. In preserving these pieces of the theater and adaptively re-using them in the proposed project, we can maintain the street view of 2115 Kittredge. Multiple generations are very fond of this view, and are accustomed to it, so the applicant team is pleased that we will be able to keep the street frontage looking the same as it has for decades.

3. BMC § 23.204.130 (E)(6)(b) to pay a fee in lieu of providing privately owned public open space.

Response: The proposed project will meet the objective standards in the required findings for granting this Use Permit. The proposed project assumes this Use Permit to pay a SOSIP in-lieu fee of approximately \$302,370 (at \$2.23 for each of the 135,592 SF of residential) instead of providing a privately owned public open space. Future residents of 2115 Kittredge Street will have access to a reasonable amount of open space on the rooftop deck and enjoy amenities designed for the urban lifestyle and the student lifestyle, such as study rooms, social spaces, and ample bike parking.

The project will be making streetscape improvements to enhance the pedestrian experience in front of the proposed project. The building design will continue the ‘street wall’ along Kittredge Street with its historic façade and the pedestrian-scaled entryway and theater marquee. The proposed project plans to have decorative paving that continues onto the sidewalk and demarcates the streetscape in front of 2115 Kittredge. Though it will

technically be on the sidewalk in the public right of way, these design elements will help make the streetscape in front of the theater feel like a special and distinctive place for the public to enjoy. This streetscape concept that complements the theater design will add aesthetic value to the public realm here along Kittredge Street in the Downtown.

Though it will not be publicly accessible, there will be commercial useable open space that complements the theater space. Members of the public who come see a show at the future theater will be able to access the outdoor gathering space located along the western side of the proposed project. Theatergoers will be able to enjoy this well-designed outdoor space before and after the show, as well as during intermissions.

4. BMC § 23.304.050(A) to construct rooftop projections which exceed the maximum height limit for the district.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Administrative Use Permit to allow rooftop projections to exceed the district's height limit. Because the proposed building height exceeds the district's height limit, the rooftop projections will also exceed that limit.

5. BMC § 23.326.070(A), to demolish main buildings used for non-residential purposes.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to demolish the non-residential building at 2115 Kittredge Street. This proposed project will adaptively reuse the façade of this non-residential building while demolishing the rest of the 1914. The aging building is a vacant, non-operating movie theater in the heart of Downtown Berkeley that has been shuttered for three years. The building itself has already undergone a seismic retrofit in 2002 and would likely need significant renovations to accommodate a change of use. The family who has owned this theater and property for over a century do not see a way forward to have the California Theater continue to operate as a movie theater. The ownership family fully supports the proposed project, which will also the historic theater use to continue. This proposed project will add 450-550 residents and a live performance theater to the downtown core, restoring 2115 Kittredge Street as an arts & culture destination.

6. BMC § 23.204.130(E)(3)(b), Table 23.204-39 to modify setback standards in the C-DMU zone.

b. Modifications to Standards. The ZAB may modify the setback standards in Table 23.204-39 with a Use Permit upon finding that the modified setbacks will not unreasonably limit solar access or create significant increases in wind experienced on the public sidewalk.

Response: Because this Use Permit does not have any objective standards in the required findings, the proposed project assumes the Use Permit to modify setback standards for the

proposed structure at 2115 Kittredge Street. The standards of “unreasonably” and “significant” are not objective, so this does not qualify as an objective standard that this SB 330 project is subject to. The findings for issuance of this Use Permit are not objective standards, pursuant to State Law. Therefore, these standards are not included in the base project consideration. The density bonus project considers these Use Permit as part of the project to reach the maximum allowable density (pursuant to the City of Berkeley Planning Department Memorandum dated August 2, 2021).

7. BMC § 23.322.030(J)(2), to reduce off-street parking in the C-DMU district.
2. C-DMU District. Paying an in-lieu fee to reduce or waive required off-street parking in the C-DMU district requires a Use Permit. To approve the Use Permit, the ZAB must find that the applicant will pay an in-lieu fee to a fund established by the City that provides enhanced transit services.

Response: The proposed project requests a Use Permit to reduce off-street parking requirements and will meet the objective standard of this Use Permit by paying the in-lieu fee. The project will pay a Downtown Parking In-Lieu fee of approximately \$1,020,000 to the City of Berkeley instead of providing commercial parking.

This project meets the General Plan goal of a “Car-Free Housing in Downtown” by providing no residential parking, but there is still a development standard for commercial parking in the C-DMU zone. The theater use triggers a commercial parking requirement of 1.5 space per 1,000 SF. The theater space is 24,014 SF, so 36 commercial parking spaces are required. The City’s fee requires a payment of \$30,000 per space in-lieu of providing commercial parking in the proposed T.O.D. project at 2115 Kittredge Street.

8. BMC Section 23.204.020(A), to construct dwelling units.
Table 23.204-1: Allowed Uses in the Commercial Districts
• *C-DMU: Multi-Family Dwellings = UP(PH)*

Response: Because this Use Permit does not have any required findings, the proposed project assumes the Use Permit to construct dwelling units at 2115 Kittredge Street.

9. BMC Section 23.204.020(A) to construct a theater (live)
Table 23.204-1: Allowed Uses in the Commercial Districts
• *C-DMU: Theater = AUP*
○ *Incidental Uses: Live Entertainment= AUP*

Response: Because this Administrative Use Permit does not have any required findings, the proposed project assumes the Use Permit to construct a Theater with Live Entertainment at 2115 Kittredge Street.

10. BMC Section 23.204.130(E)(1) to increase the maximum building height limit to 75' (plus 5' parapet, by right)

Table 23.204-37: C-DMU Height Limits

- *Sub-Area: Core Area*
 - *Maximum with Use Permit = 75 feet*

Response: Because this Use Permit does not have any required findings, the proposed project assumes the Use Permit for a maximum building height of 75 feet at 2115 Kittredge Street.

11. BMC Section 23.322.050(A)(10) to reduce commercial parking requirement to zero.

A. 10) Downtown Reduction/Waiver.

(a) Where Allowed: C-DMU district.

(b) Eligible Uses: All uses.

(c) Permit Required: Use Permit or modified with an AUP.

(d) Finding: The Zoning Officer must make the findings in Subsection B (Findings) below.

B. Findings. Required findings below are in addition to permit findings required in Section 23.406 (Specific Permit Requirements).

1. Commercial, R-S, and R-SMU Districts. When required by Subsection A (Allowed Reductions) above or elsewhere in the Zoning Ordinance, the review authority must make the following findings to approve a reduction in required off-street parking spaces in a Commercial District, the R-S district, or the R-SMU district:

(a) The reduction will not substantially reduce the availability of on-street parking in the vicinity of the use.

(b) One of the following is true:

*i. **The use is located one-third of a mile or less from a Bay Area Rapid Transit (BART) station, intercity rail station or rapid bus transit stops.***

ii. The use is located one-quarter of a mile or less from a public or private parking area, lot, or structure that is accessible by the employees of the use and sufficient parking supply is available therein to mitigate the reduction in parking for the use.

iii. A parking survey conducted under procedures set forth by the Planning Department finds that within 500 feet or less of the use, on non-residential district streets, at least two times the number of spaces requested for reduction are available at on-street parking spaces during the peak hours of operation of the use.

(c) One of the following is true:

i. The parking requirement modification will meet the purposes of the district related to improvement and support for alternative transportation, pedestrian improvements, and activity, or similar policies.

ii. There are other factors, such as alternative transportation demand management strategies or policies in place, that will reduce the parking demand generated by the use.

Response: The proposed project complies with the objective standards in the required findings to grant this Use Permit. The proposed project is located in a Commercial District (C-DMU), so is eligible for this Use Permit. Because there is no existing vehicle parking onsite, the reduction would not affect the availability of on-street parking at all.

2115 Kittredge is just two blocks away from the Downtown Berkeley BART Station and numerous rapid bus transit stops. The proposed project will also fund a Transportation Demand Management (TDM) Program that will provide future residents with monthly transit passes upon request. The TDM Program will be available to residents for the life of the project.

12. BMC Section 23.310.030(A) to allow Alcohol Beverage Service of distilled spirits.

D. Findings of Public Convenience or Necessity. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, excluding food service establishments with incidental service of beer and/or wine, the Zoning Adjustments Board (ZAB) may approve the application only if it makes all of the following findings:

- 1. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.*
- 2. The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.*
- 3. If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.*
- 4. If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.*
- 5. The Police Department has reported that the proposed establishment would not be expected to add to crime in the area.*

Response: The proposed project will promote the City's economic health, as described in the General Plan policy findings above. The economic benefits of the theater for the City of Berkeley would not be as large without a full bar that includes distilled spirit service. The applicant has not operated a licensed establishment that has been the subject of alcohol violations in the past. Because this project is located in Downtown Berkeley, there are a few parks or schools that may be just outside of the 1,000 foot radius, however this project will not

have adverse effects on sensitive public uses. The project does not expect this theater to add crime in the area.

13. BMC § 23.310.020(B), to commence alcohol sales.

B. Permit Required. A Use Permit is required to begin or increase alcoholic beverage sales or service in any way.

C. Application--List of Nearby Establishments. As part of an application to begin or increase alcoholic beverage sales or service, the applicant must provide a list of all establishments within a 1,000-foot radius which are in the same category of alcoholic beverage sales or service, as defined by the California Department of Alcoholic Beverage Control.

D. Findings of Public Convenience or Necessity. If the proposed use is within a 1,000-foot radius of the site of a use that is in the same category of alcoholic beverage sales or service, excluding food service establishments with incidental service of beer and/or wine, the Zoning Adjustments Board (ZAB) may approve the application only if it makes all of the following findings:

- 1. The proposed establishment will promote the City's economic health, contribute to General Plan or area plan policies, or further the district purpose.*
- 2. The economic benefits associated with the establishment could not reasonably be achieved without the proposed alcohol sales or service.*
- 3. If the applicant has operated a licensed establishment that has been the subject of violations regarding alcohol in the State of California, or violations of public safety or nuisance statutes or regulations in Berkeley as verified by the Police Department, such violations do not indicate a high likelihood of further violations and/or detrimental impacts from the proposed establishment. In making this finding, the ZAB may consider the number, frequency, and severity of prior violations, the time elapsed since the last violation, and other relevant factors.*
- 4. If the proposed establishment is within 1,000 feet of any public park or public school, the ZAB has taken into consideration the effect of the proposed establishment upon such sensitive public uses.*
- 5. The Police Department has reported that the proposed establishment would not be expected to add to crime in the area.*

Response: The proposed project requests this UP to commence alcoholic beverage services at the theater concessions stand. Though there are many restaurants in Downtown Berkeley that have Type 47 ABC Licenses, the new live performance theater will be a unique establishment. The economic benefits of the theater will be significantly increased through the sales of alcoholic beverages. Here is a list of restaurants in the immediate vicinity that have the same type of alcohol license. Refer to the attachment, "List of Alcohol-Serving Establishments", at the end of this Applicant Statement for a list of all the Type 47 ABC Licenses in the same zip code of the proposed project.

- Jupiter

- Alborz Restaurant

- Gather Restaurant
- Cancun Sabor Mexicano
- East Bay Spice Company
- Eureka
- Angeline's
- Tupper & Reid

Granting this Use Permit to allow alcohol service at the theater concessions will not be detrimental to the health, safety, peace, morals, comfort, and general welfare of the persons residing or working in the neighborhood. Similarly, the proposed alcohol service incidental to food service at the theater concession stand would not be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood, or to the general welfare of the City. The project applicant has not operated a licensed establishment service alcohol and has not received any ABC violations. The Berkeley Police Department has not reported that the proposed establishment would be expected to add to crime in the area.

14. BMC § 23.302.020, Table 23-302-3: to allow outdoor uses in the C-DMU zone.

Table 23.302-3: Permit Requirements for Outdoor Uses

- *District/Use Characteristics: All Commercial Districts Except for C-W*
 - *Not Abutting a residential district = AUP*

Response: Because this Administrative Use Permit does not have any objective standards in the required findings, the proposed project assumes the AUP to allow outdoor uses. This AUP will allow the proposed project to include the following outdoor uses:

- Outdoor fitness use on rooftop levels,
- Outdoor movies screenings on rooftop levels, and
- Outdoor food consumption of food and drinks from the theater concessions stand.

8. PROJECT TEAM

Geneva Hesner of Rhoades Planning Group is the project's primary point of contact.

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TIPPING

August 23, 2023

Christian Cerria
Gilbane Development Company
7 Jackson Walkway
Providence, RI 02903

Re: Existing Structure Preservation Review
2115 Kittredge Street
Berkeley, CA 94704
Job No. 2022.060.01

Dear Christian,

The proposed project consists of an 18 stories of above grade cast-in-place concrete construction with two levels of basement. The southern, street-facing facade will be preserved and new theater spaces will be integrated into the lower levels. The upper levels of the building will be dedicated to housing. As the Structural Engineer of Record for the development, we have been working with the architect and consultant team to ensure the new building is feasible to construct with the existing southern facade being preserved and integrated into the structure.

Owing to the nature of the existing structure and the scale of the new building, apart from the street facing concrete facade, it would be infeasible to retain other building elements, including the wood-framed roof and brick perimeter walls. The existing perimeter walls were originally constructed of unreinforced masonry (URM) and subsequently braced with external steel frames to meet the Berkeley's URM seismic safety ordinance. (See Figure 1.). See below for more information on why these items cannot be preserved.



Figure 1: Existing East Facade (URM with Steel Frame)

2115 Kittredge Street

August 23, 2023

Existing URM Wall Locations:

To make the project financially feasible the full extent of the property must be used. This is required to both maximize housing units, but also to fit a the proposed theater within the structure. As shown in the Figure 2 below, the proposed theater shown by the cross hatch area was placed on the northern portion of the property to avoid the Special Concrete Shear Wall Core (ASCE-07 Building Frame System Type B4). The placement and selection of the building frame system was required to meet the building height limitations of the lateral system (ASCE-07 Section 12.2.5.4) and torsional irregularity requirements (ASCE-07 Section 12.3.3.1).

As seen in Figure 2, the walls make the theater infeasible to build with their current locations. Second, the walls limit the building foot-print limiting how many housing units can be built. To make the theater feasible and the project financially viable the URM walls and backstage area need to be removed.

Additionally the roof of the structure would conflict with the proposed floor levels and are not structurally sufficient to support residential floor loading. Per the CEBC the roof should be designed for 20psf live load, but residential loads range from 40psf to 100psf. This assumes that the roof is properly design to currently loads although in our experience buildings of this age are under-designed.

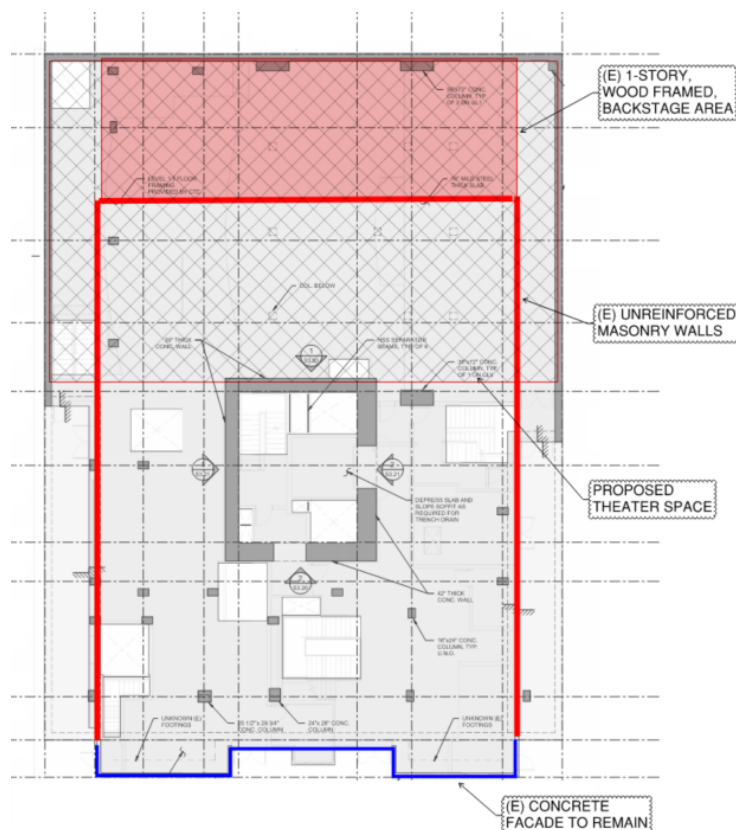


Figure 2: Existing Building Overlay with New Building

2115 Kittredge Street

August 23, 2023

Prohibited Material Types:

The new building is classified as Type 1A due to its height and occupancy per CBC 2019 Section 504. With Type 1A the CBC does not allow URM or flammable structural framing within the proposed new structure.

Per CBC Table 601 the walls, roof, and primary structure frame need to have fire resistance ratings and must be non-combustible per CBC Section 602.2. The roof & backstage areas are wood framed and do not meet these criteria and are not allowed if the building is going to be developed.

Per ASCE-07, ordinary plain masonry shear walls (URM) is prohibited in Seismic Design Category E which our building is in. This means that the existing URM walls are not compatible with our proposed building from a material type perspective.

Construction Feasibility and URM Stability:

As shown in Figure 1 and Figure 2 there is an existing steel frame bracing the URM walls. These were installed in 2001 to meet the Berkeley Unreinforced Masonry Building Ordinance (Berkeley Municipal Code 19.38). Ignoring the material types and locations of the walls, the URM needs to remain supported during construction and for the life of the building to meet Berkeley's building code. To do this interior supports within the building would need to be added to brace the URM walls. These would further interrupt the building floor plan and add cost to the construction project. The Kittredge facade will be braced from the street during construction and braced back to the new floor slabs which is feasible due to its construction being out of reinforced concrete and its location on the street giving better access to brace it.

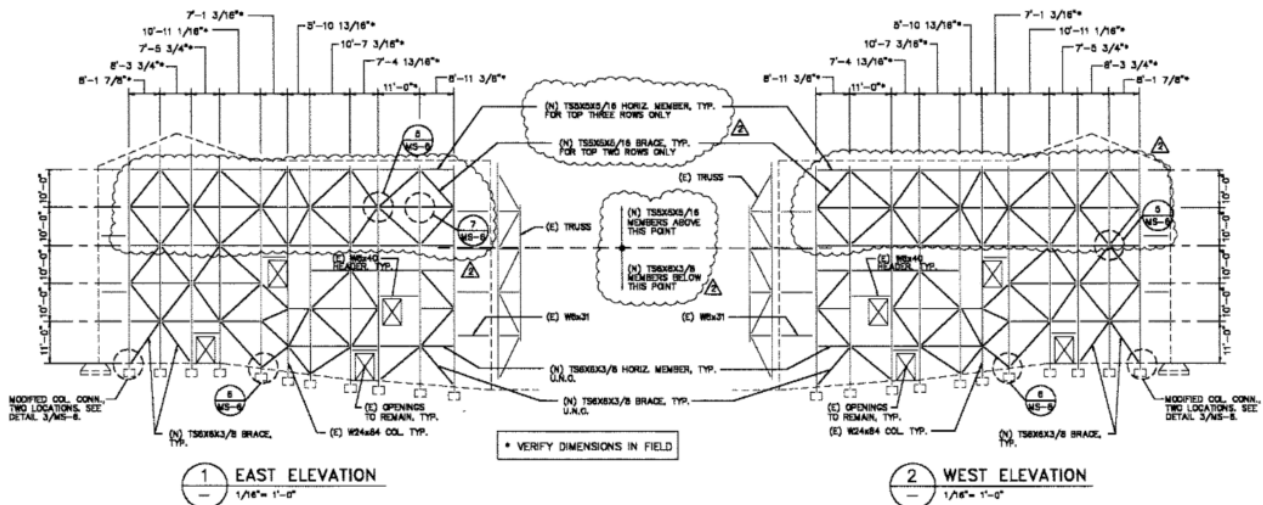


Figure 3: Exterior Frame for URM support

2115 Kittredge Street

August 23, 2023

Conclusion:

The configuration and use of the new building is not compatible with the existing masonry and timber structure. The locations of the perimeter walls conflict with the footprint of key structural elements and architectural layouts. In addition, the timber roof construction would not be allowed in a Type I fire-rated building, which required non-combustible construction and the masonry walls are not allowed by code. Moreover, it would be impractical and inadvisable to retain the archaic masonry material from a seismic safety perspective. These constraints would still exist project of smaller scale.

As noted, the new building will retain and integrate the existing street-facing facade and marquee, which will be temporarily shored and stabilized during construction. All other other portions of the structure will need to be demolished to allow for the theater and residential housing to be feasibly built.

Please feel free to contact us if you have any questions.

Sincerely,



Jason Armes, SE
Associate | Project Director

2023-08-23 - 2115 Kittredge - Preservation Review letter.odt



October 22, 2022 rev. May 16, 2023

CALIFORNIA THEATER, BERKELEY
Historical Project Evaluation and Project Impact Analysis

The purpose of this Historical Project Evaluation and Project Impact Analysis (PIA) is to determine whether a currently proposed project meets applicable historical standards with respect to an identified historic resource and landmark, the California Theater, located at 2115 Kittredge St. in downtown Berkeley. Under this evaluation, the currently designated historic significance of the resource is first provided followed by a project summary and evaluation.

This project evaluation was initially revised (dated Jan. 25, 2023) based on comments received from City of Berkeley Planning (dated Nov. 30, 2022) and specific to the appropriateness of new additions to historic properties. The current revision (dated May 16, 2023) addresses a range of design changes made in current consultation with the City.

By way of further introduction, this historic resource effort provides an evaluation of a proposed project that would retain and rehabilitate the identified historic portions of a Berkeley landmark. This effort is for rehabilitation planning purposes so addresses planning intentions and goals relative to applicable standards. As such, this effort does not directly critique specific design treatments as it is recognized that detailed design development and review processes will requisitely follow. Further understandings include the likelihood that the future of this historic downtown structure will depend on a large addition; that the proposed addition is clearly intended to enable reuse and, in the process, form a designed backdrop to the identified historically significant portion of the extant building; and that historic building retention is itself a demanding rehabilitation project.

Summary of Historic Significance

Per the City of Berkeley Landmarks Preservation Commission's (LPC) *Notice of Decision*, dated July 27, 2021, the California Theater at 2113 (aka 2115) Kittredge St. is designated as a City of Berkeley Landmark based on the following three findings:

1. That the subject building exhibits architectural merit as an example of Art Deco architectural design in Berkeley's Downtown.
2. That the subject property is an architectural example that is worthy of preservation for the exceptional value it adds as part of the Downtown Berkeley neighborhood fabric.
3. That the subject property expresses and embodies the history of Berkeley through its direct associations with the development of Downtown Berkeley as a center of commerce and transportation.

The landmark designation additionally specified the following distinguishing historic features:

- Overall height and composition of the primary building facade
- Stucco facade
- Art Deco-style facade with five vertical piers & six ornamental bays
- Art Deco stepped design pattern of facade and roof parapets
- Four stepped roof parapets
- Main central bay and two flanking bays on upper 3/4th of street facade
- Angled fluted upper string course and Art Deco curved coping
- Zigzag saw-tooth pattern under the coping

- Banding trim divided into four strips above the entrance that visually separates the base and the upper part of the building
- Two slightly coved niches located on the widest, outer architectural bays
- Projecting corbels and zigzag ornaments
- Plaster *bas-reliefs* (frozen fountains motif)
- Two rectangular neon signs on a projecting prow with stylized lettering that each spell out "CALIFORNIA"
- Projecting prow/angled marquee, surrounded in neon tubing
- Lyre shaped center metal piece covered in neon tubing
- Leaf-patterned ceiling/soffit beneath the projecting marquee
- Recessed entry
- Stucco-and-glass box office
- Glass-and-aluminum entry doors

Uniquely and importantly, the full range of identified historic features and materials are not original to the building but were sequentially added, predominantly in 1929-1930 yet additionally in 1952. The extent to which the building has substantially changed over time is illustrated in the landmarking record and which images are re-presented herein to convey a clear understanding of the chronological changes (see figs.1-3).

These very current and specific findings supersede all prior historical evaluations as a consequence of a very recent and substantive change to the California Theater's historic status, which change is the loss of its historic use as a motion picture theater and which loss of historic use is understood to be permanent. Consequently, the extant property and building exteriors other than those currently designated have been determined to be non-historic. As delineated, the historic building façade constitutes the subject historic resource.

Project Evaluation

The proposed project ("2115 Kittredge St., Berkeley, CA - Entitlement," studioKDA, dated 01/24/2023; plus design revisions dated 04/14/2023) consists of the retention of the historic building façade with marquee and removal of the extant non-historic structure, which is to be replaced by a new building addition behind the historic façade. The historic building façade is proposed to be retained and rehabilitated and is to serve as the façade and front entrance way of the new building addition and its new uses. Those proposed uses are principally residential with additional assembly use, including a live performance theater, to be housed in 17 stories of new construction (plus basement and rooftop levels).

As this historic resource evaluation is for planning purposes specific to the California Environmental Quality Act (CEQA) and additionally addresses requirements under the City of Berkeley LPC's *Structural Alteration Permit* application, the U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties (Standards)* are prescribed and, therefore, applied. As the project will alter and add to an historic property, the historic use of which has been lost so includes adaptation to a new use in order to sustain the historic resource, the appropriate treatment and evaluation *Standard* is that of *Rehabilitation*:

"When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period

of time is not appropriate, Rehabilitation may be considered as a treatment."

The 10 *Standards for Rehabilitation* are each hereafter listed and addressed.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The subject building was, historically, a theater, primarily motion picture – having originally been single screen then, more recently, 3 separate movie theaters. The historic motion picture theater use has lost viability so that historic use has very recently and, it is understood, permanently ended.

Based on the recent historical re-evaluation, the theater building facade historically and architecturally constitutes the historic building.

As summarized, the current project proposes adaptation of the property to multiple uses, predominately residential but with a multi-purpose live performance theater use. While changes to the property will necessarily be comprehensive, the project proposes to retain and minimally change the building's distinctive materials, features and spatial relationships, which are concentrated at the historic building façade, including the front entrance and marquee.

Proposed changes to identified distinctive features at the façade include:

- The cutting of new window and door openings in the upper facade, such openings to be located within the narrow and flat concrete wall segments between pilasters, their location and arrangement architecturally logical, resulting in the selective removal of flat concrete. As delineated, these openings minimally change the façade – the 6 door openings, where there were previous window openings that were removed when the 1952 marquee was added, are also atop of the marquee so are thereby screened from view. The proposed window openings include 6 stacked directly above the doors, at the third floor, plus windows in the flanking outer walls at the second and third floor levels (note that the proposed window openings at the façade are outboard of the new exterior building wall).
- Additional window openings are proposed to be cut into the outer walls at the first floor, 3 at each side. Like the upper openings, these 6 openings will be made in unornamented stuccoed concrete walls.
- The addition of a glass guardrail atop the marquee is also proposed, as the top of the marquee is proposed to be a balcony to be accessed from the second floor via the 6 proposed new door openings (which are to be without doors as, again, the new exterior building wall is recessed behind the historic façade). The proposed guardrail is shown to be directly behind the upper forward plane of the angled and symmetrical marquee with each side of the guardrail stepping upward towards the center, its stepped shape respectful of the architecture of the historic façade. As delineated, the materially light and transparent guardrail is another minimal change at the façade.

As the proposed new uses require minimal changes to the historic building façade, then the proposed project meets *Standard 1*.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed project retains and rehabilitates the historic building façade and which, by way of the current intensive evaluation associated with the successful Landmark designation, constitutes the historic resource. The removal of distinctive features is limited to the ornamental plaster ceiling and neon lighting at the marquee, and the sets of front entrance doors, each of which will be replaced in-kind. As further discussed under *Standard 6*, the conditions of each of these historic features are irreparable so, in the course of the proposed construction project, will be allowably replaced in-kind rather than repaired.

The proposed work will also remove flat concrete plaster (i.e., stucco) work at the façade for new window openings. While the overall form and the ornamental work of the concrete façade is identifiably distinctive, the flat work is only generally so and will be substantially retained (proposed window openings are approx. 10% of overall flat work).

As the project avoids removal of identified distinctive materials, features and spatial relationships, except where removal and replacement is necessitated by irreparable conditions, the project meets *Standard 2*.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Proposed changes at the historic building façade are the new window openings and windows, door openings, and the addition of a new guardrailing atop the marquee.

As described above, a large new addition to the property is proposed behind and appended to the historic building façade. The building use, type, architectural form, design and materiality of the proposed addition are clearly contemporary thus without historic architectural pretensions.

As part of a comprehensive reuse project that will retain, rehabilitate and minimally alter the historic building façade while adding substantial new construction behind, these proposed changes will not have any potential to confound history, nor are any conjectural or salvaged elements proposed, so the project meets *Standard 3*.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The identified historic significance of the California Theater has all been acquired, as the identified historic 1929-30 building façade, 1952 marquee, central box office and flanking entrances were added to the original yet non-historic 1914 building. As these identified historic changes are proposed to be retained and rehabilitated, with minimal and allowable exception, the project meets *Standard 4*.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project will retain and rehabilitate each of the identified character-defining forms, features and materials of the historic building façade along with the construction techniques and craftsmanship embodied therein, and without substantive change or loss. Thus, the Project meets *Standard 5*.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Each of the identified historic features at the historic building façade are to be retained and repaired with the exception of:

- The ornamental plaster marquee ceiling is proposed to be removed and replaced to match the historic ceiling. The existing ceiling is substantially irreparable, and the part that is reparable is in poor condition, so its replacement to match the historic plaster ceiling is appropriate.
- The neon lighting at the marquee is proposed to be replaced with new lighting that will replicate the historic neon, as neon lighting is not reparable so requires replacement to match the historic lighting.
- The pairs of existing aluminum and glass entry doors are, in order to meet future entrance requirements, in irreparable condition, so are proposed to be replaced with new door assemblies to match the historic doors.

In sum, the proposed work will repair all reparable historic elements and materials, replace the above 3 irreparable assemblies with new elements to match existing designs, and does not propose to replace missing features, so the rehabilitation work meets *Standard 6*.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

At this planning stage, per the project drawings, the proposed historic building façade retention and rehabilitation work will include cleaning, including repairing and repainting of historic exterior elements and materials, which treatments are indicated to comply with the *Standards*, so the proposed project meets *Standard 7*.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Archeological resources are not addressed under this historical evaluation, so *Standard 8* is not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project includes a new addition to replace the existing non-historic structure. The new structure will be added behind the retained historic building façade, its front wall set back, and its front elevation will rise 10 stories above the top of the historic façade (with additional construction atop the roof). Like the historic building, the design of the addition's façade has symmetrical form and massing, its broad recessed central wall to be clad in stucco with vertical cementitious accents, the broad center to be framed at each side by narrow cementitious-board clad vertical bays that will be separated from the central mass by recessed balconies. Window sashes are dark vinyl.

The proposed project design presents a compatible building form that is generally informed by the architecture of the historic building yet avoids historic architectural mimicry. The proposed architectural design is setback, modest and neutral, rather than expressive, thus deferent to the historic building façade. The rehabilitated facade and marquee will stand in the foreground and the rehabilitated entrances will be the project's front doors. While largely residential, the proposed building program includes a mix of uses that will additionally allow the continuation of public assembly.

Under rehabilitation standard 9, absolute scale is a consideration but not primary. Were that so, numerous relatively large-scale additions to historic buildings would not be an established example. Such prior examples are precedent setting and, from a rehabilitation planning perspective, irrevocable. In Berkeley, the direct example and precedent is the recently completed development at the corner of University and Shattuck avenues, where a large new addition has been erected directly above and behind one Berkeley landmark, the 1-1/2 story S. J. Sill Hardware Store (1915, James W. Plachek, arch.), while also being larger than yet standing alongside another Berkeley landmark, the 4-1/2 story Acheson Physicians Building (1908, George L. Mohr, arch.). That same development also added a large 5-1/2 story addition directly atop another Berkeley landmark, the 1-1/2 story U. S. Realty Company building (1925, Earle Bertz, arch.) and which stands directly at the central-most urban corner of University and Shattuck avenues. That project unequivocally demonstrates the successful acceptance that large additions and adjoining new construction to historic landmarks can be designed to meet the Standards for Rehabilitation in order to enable historic building reuse.

Under standard 9, the primary planning and design concerns are relative scale and proportion. In this case, the proposed project would add a large building not directly above but behind the identified historic building, which historic building is constituted by its 3-dimensional, Art Deco style theater facade and neon marquee and which historic facade has a strong vertical design aspect, counterpointed as well as reinforced by its projecting marquee. The expressive verticality of the 1929-1930 façade design was remarkably illustrated in an ad for the theatre's 1930 reopening (see fig.4). The proposed addition would stand behind and above that historic structure and reflect the historic design, with a vertically oriented center flanked by recessed balcony bays and narrow outer wings.

As proposed, the historic structure would stand proud of the addition in two respects. It would stand forward, thus physically proud, of its addition. And, architecturally, the historic structure would stand proudly in the forefront of this proposed project. Preserving this façade additionally maintains the historic street front scale of Kittredge Street.

With the proposed design of the vertical addition, the proposed addition appears to reinforce the verticality of the historic structure not by competing with its grandeur but by amplifying its scale and proportion. This potential effect is best illustrated in a design drawing of proposed façade illumination, where the scale and proportion of the historic structure and its addition coalesce (fig.5). In the course of design review and development, it is this positive reinforcing effect that should be furthered – as the current revisions have done by further recessing the new façade as well as by adding more deeply recessed balconies, altogether creating a more vertically expressed and nuanced design. Based on the existing and historic conditions, the treatment of the proposed sideward windows at the historic façade additionally retains and reinforces the original design.

As summarized, the proposed project will not destroy any identified historic features, materials or spatial relationships. Given the overall design, which appends a large new addition behind an historic theater façade, differentiation between the historic and new alterations and construction will be unequivocal. Compatibility is also evident as the proposed architectural design of the new addition does not falsely mimic historic elements while its symmetrical and stepped form and massing directly relate to the historic building façade, as do the proposed vertical architectural accents and lighting.

As the proposed additions and exterior alterations will not destroy identified historic materials, features and spatial relationships, and as the new work will be differentiated and compatible with the historic, the integrity of the historic property and its environment will be protected. Consequently, the project meets *Standard 9*.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed new construction is clearly separated from the resource and will be built independent of the historic resource yet will add structural integrity to the historic façade. If at some point in the future it is desirable to remove the new structure, the historic façade and marquee could be separated and preserved, and the essential forms, elements, materials and spatial relationships of the historic resource would remain. Thus, the proposed project meets *Standard 10*.

In conclusion, the proposed project at 2115 Kittredge St. complies with the *Standards for Rehabilitation*.

Signed:



Mark Hulbert
Preservation Architect & Historic Resources Consultant

attached: figs.1-5 (pp.8-9)



Fig.1 – T&D Theatre, 1915



Fig.2 – California Theatre, c1930



Fig.3 – California Theatre, 2008

Figs.1-4 from Theresa Poletti/Art Deco Society of CA,
City of Berkeley Landmarks Application: California Theatre,
2115 Kittredge Street, Berkeley, CA, January 10, 2022
(clockwise from upper left, p.18, p.2 and p.33)

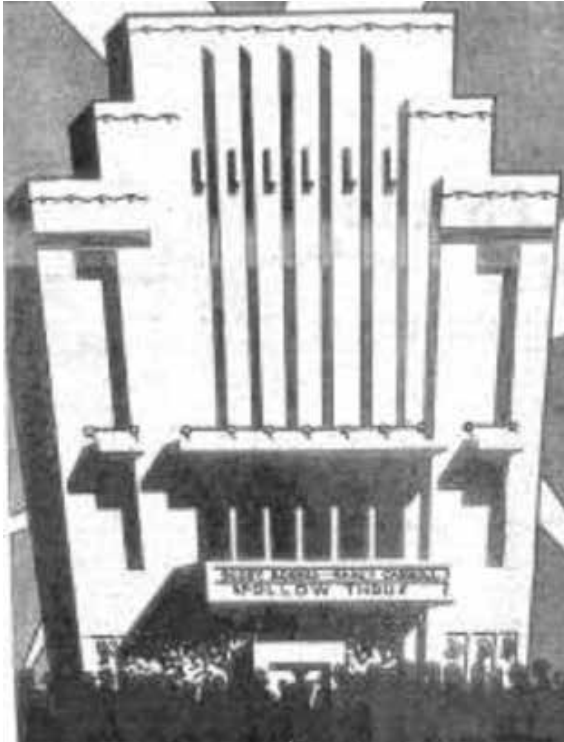


Fig.4 – California Theatre, reopening 1930
(from Poletti, p.25)

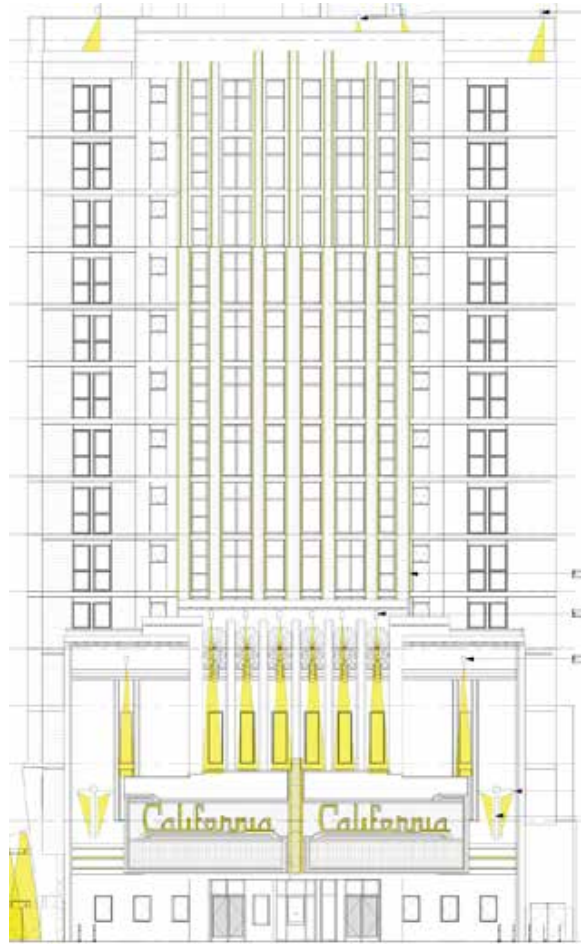


Fig.5 – California Theatre, proposed 2023
(from KDA Studio, 2115 Kittredge St., 1/24/23,
sh.A211)

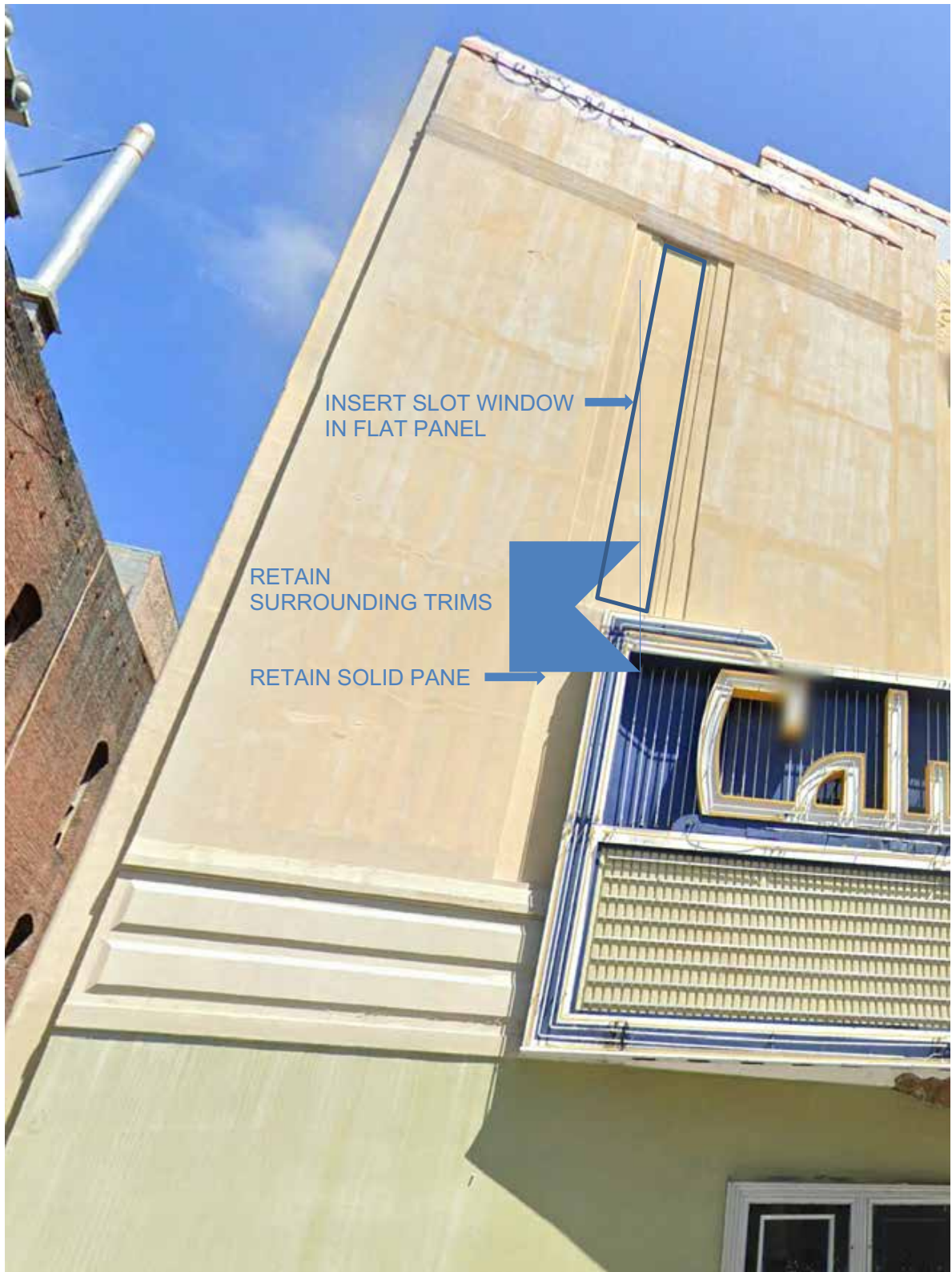


Fig.6 – California Theatre – Recommended window treatment



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

N O T I C E O F D E C I S I O N

DATE OF COMMISSION DECISION: May 5, 2022

DATE NOTICE MAILED: July 11, 2022

APPEAL PERIOD EXPIRATION: July 26, 2022

EFFECTIVE DATE OF DECISION (Barring Appeal or Certification): July 27, 2022¹

2113 Kittredge Street

City Landmark application (#LMIN2022-0001) for designation of the California Theater as a City of Berkeley Landmark

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following designation:

DESIGNATION: City of Berkeley Landmark

APPLICANT: Art Deco Society of California, P. O. Box 5539, Berkeley, CA

ZONING DISTRICT: C-D/MU, Commercial Downtown-Mixed Use

ENVIRONMENTAL REVIEW STATUS: The designation qualifies for a Categorical Exemption under Section 15061 of the Public Resources Code, Guidelines for Implementation of the California Environmental Quality Act (CEQA).

The application materials for this project are available online at:

<http://www.cityofberkeley.info/zoningapplications>

FINDINGS AND APPROVED APPLICATION ARE ATTACHED TO THIS NOTICE

¹ Pursuant to BMC Section 1.04.070, if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day. Pursuant to BMC Section 3.24.190, the City Council may "certify" any decision of the LPC for review, within fifteen days from the mailing of the NOD. Such certification shall stay all proceedings in the same manner as the filing of a notice of appeal.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMIN 2022-0001
2113 Kittredge Street
July 11, 2022
Page 2 of 4

COMMISSION VOTE: 7-0-0-1 (one vacancy)

YES: ADAMS, CRANDALL, ENCHILL, FINACOM, LEUSCHNER, SCHWARTZ, TWU
NO: [NONE]
ABSTAIN: [NONE]
ABSENT: MONTGOMERY

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley; or by facsimile to (510) 981-6901. The City Clerk's telephone number is (510) 981-6900.
2. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).
3. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
 - a. The basic fee for persons other than the applicant is \$500. This fee may be reduced to \$100 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less.
 - b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
 - c. The fee for all appeals by Applicants is \$2500.

If no appeal is received, the landmark designation will be final on the first business day following expiration of the appeal period.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
#LMIN 2022-0001
2113 Kittredge Street
July 11, 2022
Page 3 of 4

3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must including the following information:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
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2113 Kittredge Street
July 11, 2022
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FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Fatema Crane, at (510) 981-7410 or Fcrane@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 2120 Milvia Street, between 8 a.m. and 4 p.m., Monday through Friday.

ATTACHMENTS:

1. Findings
2. Landmark Application, received **JANUARY 10, 2022**

ATTEST: 

Fatema Crane, Senior Planner
Secretary to the Landmarks Preservation Commission

cc: City Clerk
Applicant: Art Deco Society of California
P. O. Box 5539
Berkeley, CA
Property Owner: Mary J Ferroggiaro & Addington L. Wise, Jr
3434 Tice Creek Drive, #2
Walnut Creek, CA

FINDINGS FOR DESIGNATION

MAY 5, 2022

2113 Kittredge Street – California Theater

Landmark application #LMIN2022-0001 for the consideration of City Landmark or Structure of Merit designation status for a theater completed in 1914 – APN 057-2020-009-00

PROJECT DESCRIPTION

City Landmark designation of the property at 2113 Kittredge Street – California Theater

CEQA FINDINGS

1. The project is found to be exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq.) pursuant to Section 15061.b.3 of the CEQA Guidelines (activities that can be seen with certainty to have no significant effect on the environment).

LANDMARK PRESERVATION ORDINANCE FINDINGS

2. Pursuant to Berkeley Municipal Code (BMC) Section 3.24.110.A.1.b of the Landmarks Preservation Ordinance (LPO), the Landmarks Preservation Commission of the City of Berkeley (Commission) finds that the subject building exhibits architectural merit as an example of Art Deco architectural design in Berkeley's Downtown. The extant building was constructed in 1914 and then renovated during the Art Deco period. It retains many of its character-defining features of this style, including: simplified overall building form; linear massing and appearance; stepped outline; smooth wall surface; stylized, often geometric, ornamentation and detailing; fluting details; and low-relief decorative elements. The building is in good condition and retains all necessary aspects of design integrity.
3. Pursuant to BMC Section 3.24.110.A.1.c, the Commission finds that the subject property is an architectural example that is worthy of preservation for the exceptional value it adds as part of the Downtown Berkeley neighborhood fabric. The City's 2015 intensive survey evaluation of this property concluded that the California Theater is an important primary Contributor to the establishment of a historic district in the greater Shattuck Avenue area.
4. Pursuant to BMC Section 3.24.110.A.4, the Commission finds that the subject property expresses and embodies the history of Berkeley through its direct associations with the development of Downtown Berkeley as a center of commerce and transportation. The Shattuck Avenue Commercial Corridor Historic Context and Survey (2015) determined that this building, in its extant condition, continues to represent commercial forms and materials that were prominent in the Downtown during the period of historical significance.

FEATURES TO BE PRESERVED

This designation shall apply to the subject property and the following distinguishing features of the main building shall be preserved, and missing features shall be restored to the extent possible:

- Overall height and composition of the primary building facade
- Stucco façade
- Art Deco-style façade with five vertical piers & six ornamental bays
- Art Deco stepped design pattern of façade and roof parapets
- Four stepped roof parapets
- Main central bay and two flanking bays on upper 3/4th of street façade
- Angled fluted upper string course and Art Deco curved coping
- Zigzag saw-tooth pattern under the coping
- Banding trim divided into four strips above the entrance that visually separates the base and the upper part of the building
- Two slightly coved niches located on the widest, outer architectural bays
- Projecting corbels and zigzag ornaments
- Plaster *bas-reliefs* (frozen fountains motif)
- Two rectangular neon signs on a projecting prow with stylized lettering that each spell out CALIFORNIA
- Projecting prow/angled marquee, surrounded in neon tubing
- Lyre shaped center metal piece covered in neon tubing
- Leaf-patterned ceiling/soffit beneath the projecting marquee
- Recessed entry
- Stucco-and-glass box office
- Glass-and-aluminum entry doors

CITY OF BERKELEY
Ordinance #4694 N.S.
LANDMARK APPLICATION

California Theatre
2113 Kittredge Street
Berkeley, CA 94704

*Land Use Planning
Received
January 11, 2022*



Figure 1. California Theatre, November 2021. Photo: Anthony Bruce.



Figure 2. California Theatre, circa 1930, Jack Tillmany Collection (courtesy Berkeley Architectural Heritage Association)

1. **Street Address:** 2113 Kittredge Street
County: Alameda **City:** Berkeley **ZIP:** 94704
2. **Assessor's Parcel Number:** 57-2020-9 (Blake Tract No. 3, Lots 7 & 8)
Dimensions: 100 feet x 135 feet
Cross Streets: Shattuck Avenue & Fulton Street
3. **Is property on the State Historic Resource Inventory?** Yes
Is property on the Berkeley Urban Conservation Survey? Yes
Form #: 21286
4. **Application for Landmark Includes:**
 - a. **Building(s):** Yes **Garden:** **Other Feature(s):** Neon sign
 - b. **Landscape or Open Space:**
 - c. **Historic Site:** No
 - d. **District:** No
 - e. **Other:** Entire property
5. **Historic Names:** T&D Theatre; Fox California Theatre
Commonly Known Name: California Theatre, The Cal
6. **Date of Construction:** 1913-14 **Factual:** Yes
Source of Information: Building Permit #3418, December 15, 1913
7. **Architect:** A. W. Cornelius (1913); Balch & Stanbery (1929-30)
8. **Builder:** Kidder & McCullough (1913); A.J. Lane (1929-1930)
9. **Style:** Art Deco
10. **Original Owners:** John Muldoon & Frank M. Wilson

Original Use: Cinema
11. **Present Owner:** Ann Belcher et al

Present Occupant: Vacant
12. **Present Use:** Movie Theatre until Oct 2021
Current Zoning: CD-MU Core
Adjacent Property Zoning: CD-MU Core

13. Present Condition of Property:

Exterior: Good Interior: Good Grounds: N/A

Has the property's exterior been altered? Yes in 1929-30 and again in 1952

Executive Summary

The California Theatre in central downtown Berkeley on Kittredge Street is a rare extant movie theatre in the Art Deco style that is also beloved by the community.

The California Theatre was initially completed in 1914 as an early motion picture theatre for Turner & Dahnken, also known as the T&D Circuit, a large operator of movie theatres in the then-nascent film industry. The theatre was altered and modernized in 1929-1930 by its new operator, Fox West Coast Theatres, in the Moderne style, which is today referred to as Art Deco. Even though the breathless newspaper copy announcing the theatre's reopening¹ was lifted straight from the advertising, the description of the theatre as a "Symphony in Modernism" was an apt one.

Although it has undergone some remodeling and a seismic upgrade, the theatre remains a striking example of Art Deco in downtown Berkeley, completing a trio of buildings in the style within a two-block radius: the Berkeley Public Library (Berkeley City Landmark #56) at 2090 Kittredge Street, completed in 1930 by architect James W. Plachek, and the U.A. Theatre at 2274 Shattuck, completed in 1932, and in which the 1929 architect of the Cal was also involved.

The California is also one of the last 12 surviving movie theatres in the Art Deco style in the San Francisco Bay Area, many of which are either local and/or national landmarks. The California's 107-year history is interwoven with the history of movies and with the students and the faculty of its neighbor, the University of California at Berkeley, just blocks away.

14. Description

The California Theatre is a two-story, brick-framed, rectangular building, situated on two lots, with a façade about 60' high. Initially designed for showing movies and live performances during the early days of motion pictures, the theatre stands on the north side of Kittredge Street in downtown Berkeley, just off Shattuck Avenue, and is a contributing structure in the proposed Shattuck Avenue Commercial Corridor historic district.²

¹ "Modernism is keynote of new theater building," *Berkeley Daily Gazette*, Oct. 9, 1930.

² Shattuck Avenue Commercial Corridor, Historic Context and Survey, for the City of Berkeley, 2015. [https://www.cityofberkeley.info/uploadedFiles/Planning_\(new_site_map_walk-through\)/Level_3_-_General/ShattuckContextFINAL%20r091515.pdf](https://www.cityofberkeley.info/uploadedFiles/Planning_(new_site_map_walk-through)/Level_3_-_General/ShattuckContextFINAL%20r091515.pdf) accessed Nov. 2021.

It dominates the block, where it sits between the Beaux-Arts-style Brooks Apartments on the western corner of Kittredge and Shattuck and the late 19th-century A.H. Broad House and Storefronts, completed in 1894, to the east. Across the street, at 2124–2126 Kittredge, stands the Robert & Elma Elder House (1895), behind a 1926 Mediterranean-style commercial addition. Next door, at 2138 Kittredge, the John C. Fitzpatrick house (1903–04) hides behind a 1935 Georgian Colonial commercial brick addition. On the northeastern corner of Kittredge and Oxford streets stands Oxford Plaza (WRT-Solomon Etc, architects), a multi-use infill development completed in 2009.

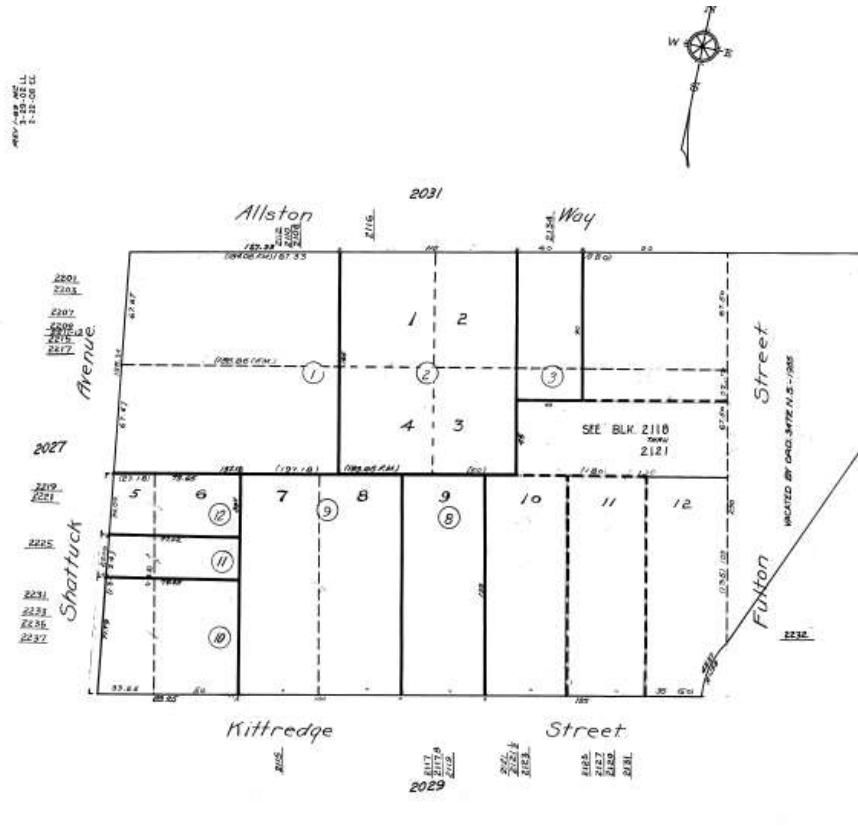


Figure 3. Map No. 3 of the Blake Tract, Alameda County Assessor's Office, Map 57. Note that lot numbers 7 and 8 are identified with the address of 2115 Kittredge, instead of 2113 Kittredge.

According to the original building permits, the theatre's construction in 1913 used concrete footings and piers, and the foundation is concrete with steel rebar. Walls and other piers are brick, and the trusses and girders are steel.

The exterior today is clad in stucco and features a host of Art Deco elements, dating from a major alteration in 1929–1930. The façade presents a symmetrical design with a central architectural bay and four parapet walls, two on each side. The central bay is divided by a row of five vertical piers and is located in a central plane under the highest parapet. Just below the central plane, are two overlapping flanking wall planes on each side, in a stepped pattern, under the

lower parapets. The wider, outer walls are each punctuated with a narrow vertical niche, separated from the base of the building by wide horizontal bands.

The ornament course along the parapet has a curving, scalloped coping. Beneath the coping is an elongated zigzag that resembles a saw tooth pattern. It peeks out from the coping, an unusual treatment of the typical zigzag motif that was popular in the 1920s and 1930s Moderne style.

The five vertical piers that step out from the wall separate a series of plaster *bas-reliefs* of stylized curves. The design looks like a shell or a fan, and is also known as frozen fountains. At the base of the fountains are cascading swirls, like bubbling water. Below the frozen fountains are projecting rectangular corbels, faced with a vertical zigzag motif.



Figure 4. Art Deco details on façade, including piers, rectangular corbels, and “frozen fountain” *bas-reliefs*, November 2021. Photo: Therese Poletti

At the center of the façade, above the entrance, is the theatre’s large marquee, from whose center projects a neon sign that curves like a lyre. A two-sided projecting prow in the marquee showcases stylized neon letters, with each side spelling out California on a background of navy-blue, highlighted by light blue vertical neon tubes. The blue neon tubes in the background were originally set to act as chasers, and flashed one after the other, in sequence.

The metal neon letters and the lyre-like centerpiece are outlined in gold, denoting the blue and gold school colors of U.C. Berkeley. The letter forms are

straight up and down, instead of slanted, and in a typography style that marks a transition between the Art Deco era and into mid-century modernism.



*Figure 5. California Theatre's blue and gold marquee and neon sign. November 2021.
Photo: Therese Poletti*

One unusual feature of this sign is that the letters are individually formed or sculpted of metal and outlined in neon tubing, giving the letters a sculptural quality. Many theatre signs of the era often had letters painted onto the so-called metal tin can. The neon tubes were then attached over the painted letters, bent to spell out a business or a theatre, such as C A S T R O at the Castro Theatre.³

Beneath the marquee is a recessed entry, where the glass doors and a basic blocky ticket box in glass and steel are currently covered by plywood. The soffit of the recessed entrance is faced with thick plaster ornamentation depicting tropical leaves or vines. On each side of the main entrance are glass display windows, along the building's base, for posters of feature films and coming attractions. This entry, marquee, and stylized neon sign were part of a 1952 remodel by Fox West Coast Theatres.

The building is set back from the sidewalk by about six feet, and both brick sidewalls are visible from the street. Both sidewalls and the rear are exposed brick and completely braced to full height with steel bracing, placed in vertical, horizontal and diagonal patterns in a seismic retrofit, completed in 2002.⁴ New fire escapes were also added to each side. A 20-foot-high block to store the stage machinery used in vaudeville and other live performances in the early days at the back of the theatre was also removed at that time.

³ Phone interviews with Jim Rizzo, founder of Neon Works of Oakland and former service provider of the California Theatre and Randall Ann Homan, co-author of "San Francisco Neon: Survivors and Lost Icons" and neon preservationist.

⁴ City of Berkeley Planning Department, Permit Number, B2001-03243.



Figure 6. Side walls, right side, of the California Theatre, November. 2021.
Photo: Therese Poletti

Features to Be Preserved

The distinguishing features of the California Theatre include the following:

- Rectangular mass
- Height of approximately 60 feet
- Brick wall structure
- Stucco façade
- Art Deco-style façade with five vertical piers & six ornamental bays
- Art Deco stepped design pattern of façade and roof parapets
- Four stepped roof parapets
- Main central bay and two flanking bays on upper 3/4th of street façade
- Angled fluted upper string course and Art Deco curved coping
- Zigzag saw-tooth pattern under the coping
- Banding trim divided into four strips above the entrance that visually separates the base and the upper part of the building
- Two slightly coved niches located on the widest, outer architectural bays
- Projecting corbels and zigzag ornaments
- Plaster *bas-reliefs* (frozen fountains motif)
- Two rectangular neon signs on a projecting prow with stylized lettering that each spell out CALIFORNIA
- Projecting prow/angled marquee, surrounded in neon tubing

- Lyre shaped center metal piece covered in neon tubing
- Leaf-patterned ceiling/soffit beneath the projecting marquee
- Recessed entry
- Stucco-and-glass box office
- Glass-and-aluminum entry doors
- Glass poster-display cases

15. History

The original Blake Tract was made up of land that had originally been owned by José Domingo Peralta, the son of a Spanish pioneer and soldier, Don Luís Maria Peralta, who had divided his property among his four sons. Domingo Peralta sold his land, including today's central Berkeley, to a group of investors. In 1856, George Mansfield Blake purchased Plot 69, made up of approximately 160 acres of the 640-acre Rancho San Antonio, for \$5,000, a plot that he had just three years prior unsuccessfully tried to claim, along with three other Berkeley pioneers: Francis Kittredge Shattuck, James Leonard, and William Hillegass.⁵

Kittredge Street and Shattuck Avenue are both named for Francis Kittredge Shattuck, often called the "founder of Berkeley," having been an early investor in Berkeley real estate, a developer of its downtown core, and an early promoter of rail service to Berkeley.



Figure 7. Francis Kittredge Shattuck, Berkeley Daily Gazette, September 10, 1898

⁵ Daniella Thompson, "The Tapes of Russell Street," February 1, 2005.
http://berkeleyheritage.com/essays/block_h_blake_tract.html

In a tragic irony, Shattuck, who was also one of the early mayors of Oakland, died at age 73 of injuries after being accidentally struck with major force by a hurried passenger who was exiting the train at Shattuck Avenue and Center Streets in downtown's Berkeley Station.⁶

In 1876, two years before the incorporation of Berkeley, portions of the Blake Tract were put up for auction by Shattuck, who was Blake's brother-in-law and co-executor of his will. Blake, who died in 1875, was also an influential East Bay citizen, having been a mayor of Oakland, district attorney for Alameda County, and at the time of his death, a judge. His wife, Millicent K. Blake, was F.K. Shattuck's sister and an early educator. Shattuck and his sister were executors of Blake's will.⁷

An ad appeared in all the local papers in October, 1876, describing the auction of much of the Blake Tract as, "That Splendid Property, Known as the Blake Tract!" That auction was for 40 business and residence lots and 140 residence lots, some with frontage on the university.⁸

The Blake Tract, Map No. 3, which includes Kittredge Street, was subdivided in 1881. One early sale was in 1887 of Lots 13 and 14 on the southwest corner of Fulton and Kittredge streets (then spelled Kittridge) to George W. Webb, by Blake's widow, for \$900.⁹ Webb apparently purchased the lots as an investor, as he and his family continued to live in their residence nearby, on Bancroft Way & Fulton.¹⁰

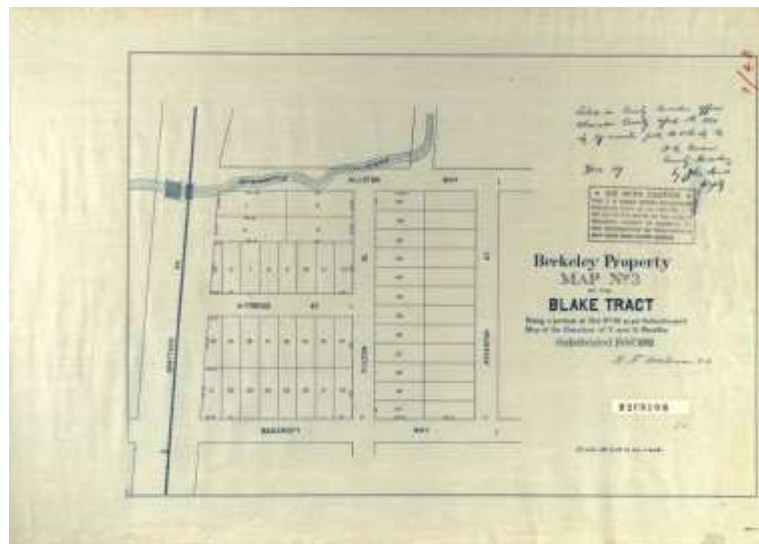


Figure 8 Blake Tract, Map No. 3, 1881. Courtesy Berkeley History Online, Berkeley Public Library, Berkeley, CA.

⁶ "Passing of the Founder of Berkeley," *Berkeley Daily Gazette*, September 10, 1898.

⁷ "Judge Blake's Will," *Oakland Tribune*, October 23, 1875.

⁸ Onley & Co Real Estate Auctioneers ad, *Oakland Tribune*, October 9, 1876.

⁹ *Oakland Tribune*, August 29, 1887.

¹⁰ Berkeley City Directory, 1888-1889.

The Muldoon Family

The California Theatre is located on lots 7 and 8 of Blake Tract No. 3. Lot 7 was occupied by the home of John F. Muldoon, a real estate investor, who moved to Berkeley sometime after the San Francisco earthquake and fire of 1906.

Muldoon's family and heirs still own the property and the theatre today.

John Muldoon's mother and father were both Irish immigrants, and John was born in Philadelphia in 1862. His father Michael, born in Cork, Ireland and his two older brothers worked as coal miners in the industrial county of Lackawanna, Pennsylvania. John was born in Philadelphia. At age 16, John and a third brother were also working in the mines as drivers.¹¹

By the time he was 21, John had moved west to California's gold country, where he registered to vote in 1884 while living in the town of Jackson in Amador County. According to his obituary, he worked in the Muldoon Mine,¹² named after Edward Muldoon, an unrelated man who discovered it on his grazing land outside of Jackson. (The mine later became known as the Kennedy Extension and the target of a lawsuit between two rival mining firms in 1909.¹³ The Kennedy Mine went to a depth of 5,912 feet, was the deepest gold mine in the U.S. and closed in 1942.)

Even though it was not his claim, Muldoon's early mining ventures appear to have been successful, because he stayed for 20-plus years in the small Gold Rush town of Ione, where he ran his own livery and stable business and was involved in local politics. He also met and, in 1894, married his wife Teresa Scully, of the prominent Scully family. Muldoon eventually amassed many real estate holdings in Amador County, while his wife was busy with her family, a local Masonic order, the Native Sons and Daughters of California, and raising their three children, William, John Jr., and a daughter, Madeline. Her family home in Ione, the Scully Ranch, is listed in the National Register of Historic Places.

The Muldoon family left Amador County for the Bay Area sometime after 1906. Muldoon's name can be found buying parcels, lots, or houses in Berkeley and Oakland, beginning in August 1906, when he takes over the deed to a lot in Claremont.¹⁴ It's likely he saw a major investment opportunity in East Bay real estate amid the rush of refugees fleeing San Francisco after the 1906 earthquake and fire,¹⁵ and that could have even been the impetus for him to move his family.

¹¹ 1880 United States Census of Lackawanna, PA, via Ancestry.com, accessed November 2021.

¹² "Funeral Tomorrow for John Muldoon," *Oakland Tribune*, July 30, 1933.

¹³ "Big Mining Suit, Kennedy Extension vs. Argonaut, \$700,000 Damages Asked," *Amador Ledger*, December 3, 1909.

¹⁴ "Lizzie Smith to John Muldoon, Lot 23 Parkside, Claremont," *Oakland Tribune*, August 14, 1906.

¹⁵ Berkeley's population grew from 26,000 in 1906 to about 38,000 a year later, according to Richard Schwartz, "Earthquake Exodus, 1906: Berkeley Responds to the San Francisco Refugees," (Berkeley: RSB Books, 2006), p. vii.

John Muldoon first appeared at 2113 Kittredge Street in the 1908 Alameda County voter registration rolls, but he was listed in assessor's records as early as 1907 as owner of Lot 7, while local investor Frank M. Wilson owned Lot 8. In the 1910 U.S. Census, Muldoon and his family were enumerated as living at 2113 Kittredge Street in a house he owned, and his profession was described as a broker of real estate and stock.

While the Muldoon family were settling into their more urban life in Berkeley, change was happening all around them. The small town of Berkeley was experiencing a major early 20th-century growth burst. The downtown commercial district was undergoing a building boom, and more public transportation was being added to the main Shattuck Avenue commercial corridor, including a new Southern Pacific Railroad station. Constructed for mixed use, many new buildings marked the transition from wood-frame structures to fireproof buildings, clad in brick and/or stucco, with fire escapes and some with fireproof metal sashes.¹⁶

At the same time, entertainment venues for the growing population were also starting up, as the early days of motion pictures proved to be very profitable for savvy entrepreneurs in the young rough-and-tumble business.



Figure 9. Southern Pacific station on Shattuck Avenue, circa 1909

Just around the corner from the Muldoons, on Shattuck Avenue, was the new collegiately named Varsity Theater, reportedly the first playhouse in Berkeley devoted primarily to movies, which opened in November, 1908 on the street level of the newly constructed Brooks Apartments Building.

¹⁶ Franklin Maggi, Leslie Dill and Sarah Winder, State of California DPR 523 Primary Record, Brooks Apartments.

"The Varsity theater on Shattuck Avenue which was opened about two weeks ago by an aggressive San Francisco business man, is one of the prettiest moving picture show houses on the Pacific Coast, and is attracting large houses every afternoon and evening," reported the *Berkeley Daily Gazette* on November 20, 1908. "The Varsity gives nothing but clean, high class programs."



Figure 10. Ad for The Varsity in the *Berkeley Daily Gazette*, November 6, 1908.

The Varsity's aggressive business man was Claude E. Langley, a directing manager of the Turner & Dahnken circuit, an up-and-coming moving pictures company in San Francisco. The Varsity was doing so well that in December, 1910, it got a permit to expand into one of the stores next to the cinema, which would add another 200 seats to its capacity.¹⁷ The Varsity closed a year later, when T&D opened the larger Berkeley Theatre at Shattuck & Haste in August, 1911, also run by Langley. In November, T&D officially closed the Varsity. In a bit of a self-serving statement they noted that "the pull" to the larger, more commodious new Berkeley Theatre was too strong to compete against, even though it was also a T&D theatre.¹⁸ But Turner & Dahnken were not finished investing in Berkeley.

San Francisco-based T&D, one of the largest independent theatre chains, began as a partnership between William Turner and Fred Dahnken who started together in the film-supply business after the 1906 earthquake and fire.

Eventually, Turner and Dahnken sold their film exchange and invested in early movie theatres. Among their first investments were two small movie houses on Market Street in San Francisco.¹⁹

¹⁷ "Varsity Theater to be Improved," *Berkeley Daily Gazette*, December 8, 1910.

¹⁸ "Doors of Varsity Theater Closed," *Berkeley Daily Gazette*, November 17, 1911.

¹⁹ "The History of Contra Costa County," by Frederick Hulaniski (Elm Publishing Co., 1917), p. 588-589.



Another early venture was the Oakland Photo Theatre (1911), funded by department store magnate H.C. Capwell and located on Broadway and 15th Street, with 1,900 seats and a vaudeville stage.²⁰ By 1913, they had also taken over the Lyric in Oakland, where they had once been the film supplier, as seen in this February 1909 ad in the *Oakland Tribune*.

As T&D expanded in the East Bay, the central section of Shattuck Avenue in Berkeley, closer to the university, still interested them. After opening the Berkeley Theatre, they looked at a property on Shattuck and University, but deemed the two lots near their former Varsity on Shattuck as more suitable.

Real estate investor, banker, and Berkeley mover-and-shaker Frank M. Wilson,²¹ who owned one of the two Kittredge Street lots with Muldoon, held lengthy talks with T&D Circuit executives over several weeks.²² In September 1913, the *Berkeley Daily Gazette* reported that Wilson and Muldoon had agreed to build a \$150,000 motion picture theatre to be operated by Turner & Dahnken.

After Wilson orchestrated the deal with the T&D executives, and permits were filed for the theatre, it appears that Muldoon had the family's two-story Victorian wood-frame house moved to 2417 Blake Street, based on the permits filed at the time with the City of Berkeley.²³

Muldoon's children would stay at the Blake Street house until they married, and John Sr. lived there until his death in 1933 at age 71.²⁴



Figure 9. Frank Wilson in his garden at 2400 Ridge Road, courtesy BAHA.

²⁰ "Oakland Theater largest of its kind in the U.S.," *Oakland Tribune*, September 29, 1911.

²¹ Thompson, Daniella, City of Berkeley Landmark Application, 2508 Ridge Road.
https://www.cityofberkeley.info/uploadedFiles/Planning_and_Development/Level_3_-_LPC/2016-02-04_LPC_ATT2_2508%20Ridge_Landmark%20Application.pdf

²² "Turner and Dahnken Complete Negotiations for a \$150,000 Theater Here," *Berkeley Daily Gazette*, September 18, 1913.

²³ City of Berkeley, Permit #3490, February 3, 1914, "Repairs to a building moved to that location," Berkeley Architectural Heritage Association archives.

²⁴ "Funeral Tomorrow For John Muldoon," *Oakland Tribune*, July 30, 1933.

John Jr., the second oldest son, went on to be a star rugby player at Berkeley High School and Santa Clara University. After graduating in 1919, John played on the U.S. Olympic Rugby Team²⁵ which won the gold medal in 1920 in Antwerp, and again in 1924. His younger brother William, also a Santa Clara student, was another member of the two gold-medal-winning teams.²⁶



Figure 11. U.S. Olympic Team, 1920, J. Muldoon, back row, 4th from right, W. Muldoon, middle row, 3rd from right. Photo: Rugbyfootballhistory.com

John Jr., who became part owner of the Dana Garage in Berkeley, died at age 47, after an illness, leaving behind his wife and three children, including Jack Muldoon (John Muldoon III),²⁷ who ultimately became the owner of the Cal Theatre before his death in 2012.

The T& D in Berkeley

The permits for the new, single-screen Berkeley T&D Theatre were filed in December 1, 1913, with an estimated initial cost of \$50,000.²⁸

The T&D Theatre ended up costing \$150,000. It opened on December 9, 1914 and showed the film "Cabiria," a three-hour Italian epic silent film with towering sets and thousands of extras, and a two-reel Keystone comedy, "The Property Man." Despite a downpour of heavy rain, the theatre opened to a full house, and Mayor Charles Haywood participated in the opening ceremonies.²⁹

The architect chosen by the T&D Circuit was Albert W. Cornelius, also of San Francisco, and the builders were Kidder and McCullough of Berkeley. Cornelius

²⁵ "Alumni Rugby Teams Stage Fast Battle," *Oakland Tribune*, December 26, 1920

²⁶ "Rugby at the Olympics," list of team members, 1920, 1924 Olympics, Rugbyfootballhistory.com

²⁷ "Garage Man Dies in Berkeley Hospital," *Oakland Tribune*, January 3, 1944

²⁸ City of Berkeley Building Permit No. 3418, December 1, 1913.

²⁹ "New Berkeley Theatre Ceremoniously Opened," *Oakland Tribune*, December 11, 1914.

designed several theatres in California for the T&D Circuit, including those in Pittsburg, Richmond, Sacramento and Salinas. He also designed several residential homes in Oakland, Berkeley and San Francisco.

The Berkeley T&D was an imposing two-story edifice, with heavy ornamentation, sculpted *bas-reliefs* inside arches over the upper windows, and a larger arched window over the entrance. The massive window was divided into multiple panes of art glass. The theatre was described as Greek or Greek revival in style, but as in most early movie theatres, the designs often were an eclectic combination of architectural motifs and styles.

Inside, the theatre had a large auditorium and a balcony. With 2,000 seats, it was described as the largest auditorium in Alameda County at the time.³⁰ The theatre had velvet carpets, French tapestries, a ventilation system, a stage and equipment for full theatrical productions, an immense pipe organ, a huge balcony with supporting posts, an enclosed projection room, orchestra pit, upholstered seats, and many exits. Balcony seats cost 20 cents, twice the price of the standard seat. Even though it was the 10th movie theatre in Berkeley at the time, it received a lot of press, due to its central location, size and design.

“Architect Cornelius has made a life study of this particular branch of his profession, and in designing the new building he has incorporated the latest and most modern ideas in theater construction,” reported the *Berkeley Daily Gazette*³¹

Cornelius’s theatre in Pittsburg, named the California Theatre and completed in 1920, is an extant example of a theatre similar to the T&D Berkeley, before its remodel in 1929–1930. The California in Pittsburg is currently a community arts performance venue and has many neoclassical features, such as Corinthian columns, sculpted urns, figurative sculptures, and, as in the T&D Berkeley, a large arched window, set with art glass, over the entrance.

The California Theatre in Pittsburg was also clearly inspired by the Palais Garnier, also known as the Paris Opera House, albeit on a much smaller, less grand and ornate scale. The Paris Opera, designed by Charles Garnier and completed in 1875, was one of the major achievements of Emperor Napoleon III’s reconstruction of Paris, led by Baron Haussmann, and an inspiration to students of Paris’s influential architecture school, l’École des Beaux-Arts.

Many of the early theatres before World War I were designed in the Beaux-Arts style, which became popular in America after the 1893 World’s Columbian Exposition in Chicago. After many of the best architects in the U.S. studied at the École des Beaux-Arts, in part due to the paucity of architecture schools in the U.S. during the late 19th century, they passed on the school’s teachings to their American colleagues. Methods included competitions to address an architectural problem, planning, and academic precision in drawing. Studies at the École were

³⁰ “New Theater is formally opened,” *Berkeley Daily Gazette*, December 10, 1914.

³¹ “New T&D Theater to open Wednesday,” *Berkeley Daily Gazette*, December 7, 1914.

also heavily influenced by the embrace of classical architecture and the antiquities of ancient Rome and Greece.



*Figure 12. California Theatre in Pittsburg, CA, A.W. Cornelius
Photo: Cinema Treasures.org*

The conservative, imposing style also fit the changing movie business, as it transitioned from the small, scrappy storefront venues – where fire was a danger because of the nitrate film and open projectors – to safer, fire-proofed playhouses to accommodate the growing audiences.

The T&D Berkeley was one of the better of the T&D theatres in the Beaux-Arts style. It also featured the signature T&D logo in plaster, set in the middle of the massive metal awning, directly below the arched art-glass window. Part of T&D's appeal, news stories reported, was its fine selection of moving pictures "of a high moral character," seen as a hallmark of the T&D Theatres. In mid-December, after the showing of "Cabiria," the T&D Berkeley hosted a spectacular production of "Neptune's Daughters" with a cast of 1,000.

"Berkeley's Picture Palace," got far more press attention than the smaller Strand (now the Elmwood) on College Avenue, which opened just days before the T&D in 1914,³² possibly because the Strand didn't buy any newspaper ads for its grand opening, lacking the funds of the T&D Circuit.

³² "Big Drama of the North Will Open New Theater on College Ave. and Derby St., *Berkeley Daily Gazette*, December 7, 1914.

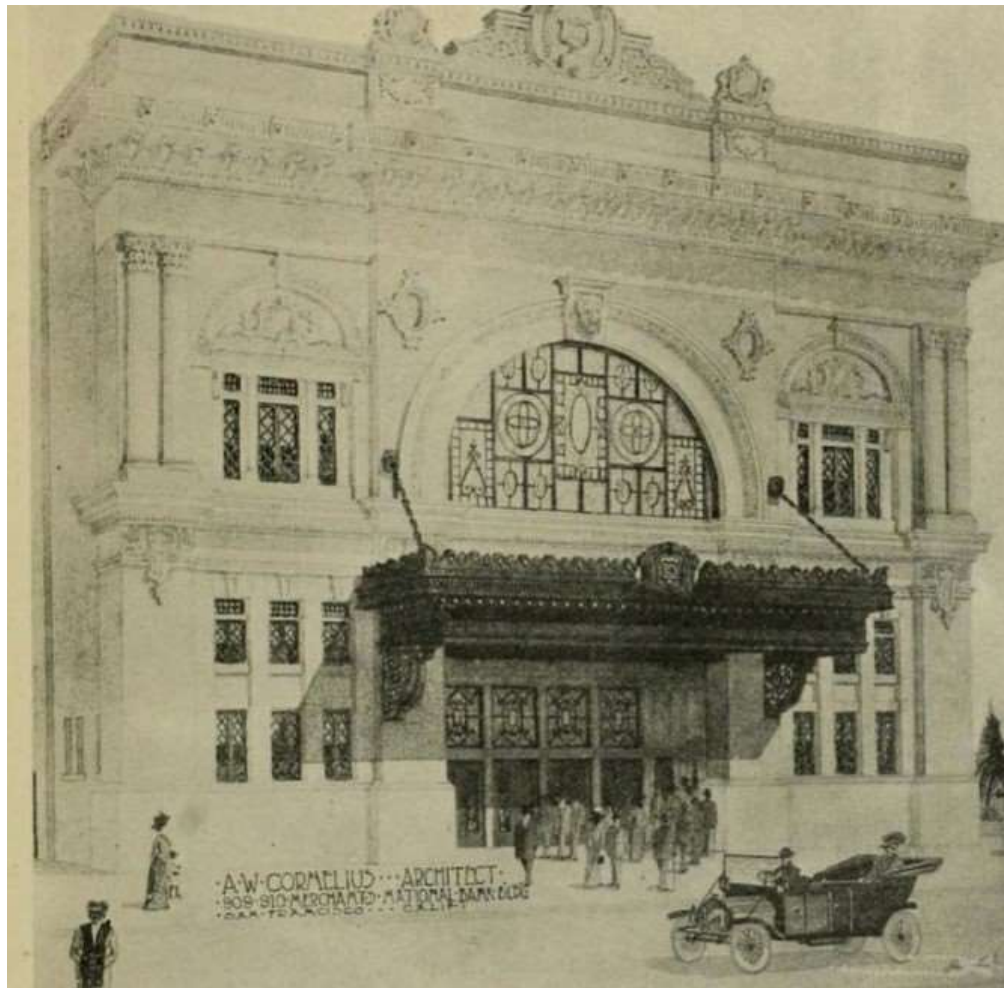


Figure 13. New T&D Theatre, *The Architect & Engineer*, February, 1915

The T&D Circuit

Several months after the December opening of the T&D Berkeley, the young company was riding high, with a one-page spread in a 1915 issue of *The Moving Picture World* featuring photos of its top four executives, and five of its Bay Area theatres, including the Berkeley theatre.

As a company, though, T&D had already experienced one brief ownership squabble with a manager at the Lyric in Oakland, an incident that landed in the press when an attorney for T&D used an iron bar to batter down the front doors in a standoff with the Lyric's manager.³³

It was a precursor to an even fiercer battle after the unexpected death of co-founder James Turner, struck by the Spanish Flu in 1918, aged 45. Turner died after a 10-day illness, the second death at the circuit during the influenza

³³ "Oakland Attorney Retakes Theater," *Oakland Tribune*, July 25, 1913.

pandemic. Dahnken, who had recovered from it, had just returned to work when Turner succumbed.³⁴

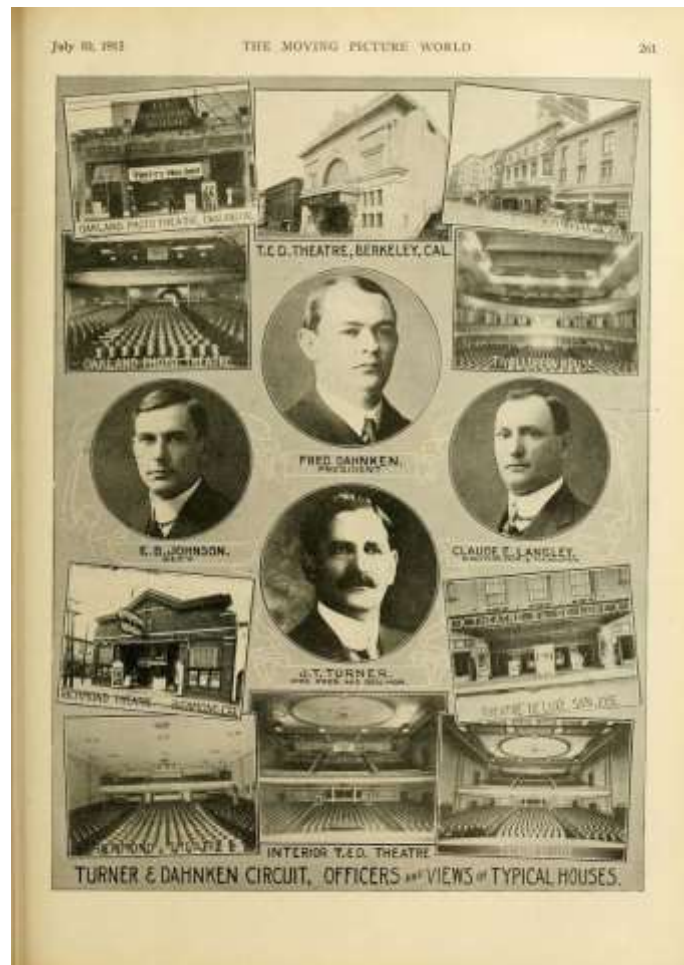


Figure 14. *The Moving Picture World*, July 10, 1915, courtesy Daniella Thompson

After Turner's death, his widow Hattie Turner took over his position, but "dissatisfaction arose in the corporation between [Fred] Dahnken and Mrs. Turner interests."³⁵ In the summer of 1921, Dahnken was ousted as president by the board, and Turner's widow took his place. Dahnken refused to acknowledge the vote and release T&D's books and records to the board. Ultimately, a few months later, the two sides reached an agreement, and Dahnken was made chairman of an advisory committee.

But this saga was the beginning of the end for the T&D Circuit. In January 1923, executives announced that the T&D and its 26 movie houses would be sold

³⁴ "James T. Turner Dies of Influenza," *San Francisco Examiner*, November 5, 1918.

³⁵ "Fred Dahnken Concedes Election of Mrs. Turner as Head of Corporation," *San Francisco Examiner*, October 8, 1921

to a Los Angeles group led by film pioneer Sol Lesser and his firm West Coast Theatres, Inc., for a sum of under \$4 million. The deal was called “one of the largest deals in the history of motion pictures.”³⁶ When the deal actually closed in March, it was described as a \$1.67 million deal for 90% of T&D stock.³⁷

In the very first days of the completed deal, the general manager for the group, A.W. Bowles, talked about plans for some of the theatres, and mentioned the T&D in Berkeley as on the list for a \$100,000 remodel.³⁸ One month later, West Coast Theaters filed for a permit to erect a scaffolding as part of an interior remodeling project to remove the box seats, change rows of balcony seats, and install a new office door. The permit estimated the work at \$4,500, a far cry from the promised \$100,000.³⁹

The year 1923 was also a tumultuous one for the city of Berkeley, which after over a decade of commercial and residential growth, had its own natural disaster: a major fire that started in the Berkeley Hills but descended toward the U.C. Berkeley campus and downtown. Most of the structures destroyed were homes, and another wave of construction in Berkeley followed in the 1920s.

As the 1920s roared on, the Shattuck Avenue commercial district grew with new, taller buildings, department stores, restaurants, and small parking garages. One major downtown development was the creation of Shattuck Square, next to the Southern Pacific station. The three Beaux-Arts style buildings in the square were designed by architects J.R. Miller and Tim Pflueger of San Francisco, and one was designed as the Berkeley branch of the Roos Brothers department store.

With growing commerce, population, and more transit options in urban areas, the movie business was growing, too. Ever-larger movie palaces, featuring revivalist European architecture or references to faraway locales seen only on the silver screen, became part of the cinema-going experience.

Sometime after the T&D sale to West Coast Theaters was completed in August 1923, the theatre on Kittredge Street was renamed the California. While several other theatres in the chain were also named the California, in Berkeley, the new name was also an opportunity to connect more with the local U.C. Berkeley community. The first ads with its new name began to appear in late 1923. Under the new owners, the theatre and its management also got involved with the growing downtown Berkeley business community: they hosted Christmas parties for children, PTA meetings, a fundraiser for the U.C. crew team, and had boy scouts as ushers for an event. The theatre also hosted fashion shows for Roos Brothers, usually in conjunction with a film screening.

³⁶ “Lesser Takes T&D Circuit for \$4 million,” *San Francisco Chronicle*, January 23, 1923.

³⁷ “T&D Theatres Sold for Sum of \$1,675,000,” *San Francisco Chronicle*, March 20, 1923.

³⁸ “Old Factor in Movie Game Passes,” *San Francisco Examiner*, August 23, 1923.

³⁹ City of Berkeley, Building Permit 14961, September 18, 1923, Berkeley Architectural Heritage Association archives



Figure 15. Roos Bros ad, Berkeley Daily Gazette, February 24, 1926

Enter Fox Studios

The film industry evolved from small nickelodeon operators, to upstart companies, to studio conglomerates with moguls at the top. These studio heads wanted ownership of more theatres. In January, 1928, Fox Studios, led by William Fox, purchased the parent company of West Coast Theaters, Westco Corp., for \$100 million, a deal that included four other cinema chains. A total of 250 movie theatres were involved in the deal.⁴⁰

When Fox made this big acquisition, the industry was just becoming obsessed with a new technology: sound. Even though there had been experiments with sound effects prior to Al Jolson's 1927 film, "The Jazz Singer," when that film became a major smash hit with recorded sound performances, there was no looking back.

The development of sound in film culminated in another shift in the business, a change more technological than architectural. But it still led to a flurry of upgrading and remodeling in many houses, and Berkeley's California Theatre was among them. The switch to sound also was an excuse to further modernize many theatres, or to redecorate and remodel in the range of revivalist, exotic and escapist styles that were becoming popular after World War I.

⁴⁰ Fox Films Buys 250 Theaters, *Los Angeles Times*, January 26, 1928.

Just a few months after the Fox acquisition of the West Coast Theatres, in May, 1928, the California closed with a small, cryptic notice in the *Berkeley Daily Gazette*, which announced, "'The Dove,' [a film starring Norma Talmadge] will automatically come to a close tonight with the closing of the California Theatre."⁴¹ It wasn't until November, 1929 that Fox West Coast Theatres filed a permit for alterations. Nothing else was on the permit, except "per plans." Costs were cited as \$40,000, it was filed by the Los Angeles contractor, A.C. Lane.⁴²

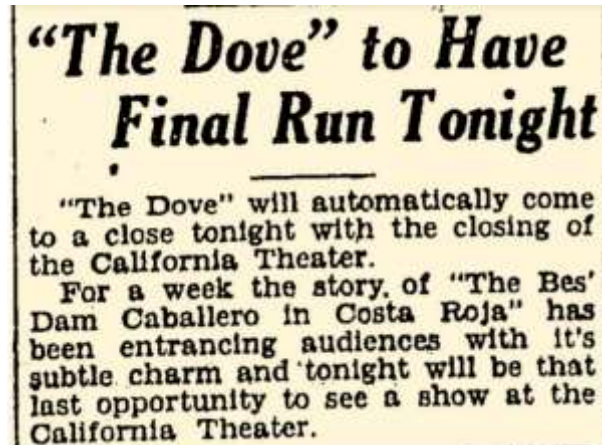


Figure 16. Mention of California Theatre closure in the *Berkeley Daily Gazette*, May 5, 1928.

The year 1929 was a tumultuous one in America. The stock market crash in October ultimately led to the Great Depression of the 1930s. But in the first few weeks after the crash, it wasn't immediately clear how severe the impact would be, or that the Roaring 1920s were at an end. All over America, building was still going at a breakneck pace; movie palaces were still on drawing boards, including in the Bay Area. In June, 1929, Fox had just completed the San Francisco Fox, a 4,651-seat, so-called spectacular theatre, designed by New York architect Thomas Lamb. In October, Paramount Publix started talking to San Francisco architect Tim Pflueger about a major movie palace in Oakland, an approximately 3,000-seat theatre to compete with the one-year-old Oakland Fox around the corner.

When the California Theatre, now known as the Fox California, finally reopened in October, 1930, as noted by Betty Marvin in the State's Historic Resources Inventory form filed in 1978, "reporters in 1930 were uncertain whether to say the 1914 T&D had been remodeled or demolished."⁴³

⁴¹ "'The Dove' to Have Final Run Tonight," *Berkeley Daily Gazette*, May 5, 1928.

⁴² City of Berkeley, Permit No. 33702, November 12, 1929, Berkeley Architectural Heritage Association archives.

⁴³ Marvin, Betty, State of California, Department of Parks and Recreation, Historic Resources Inventory, "California Theater," January 13, 1978.



Figure 17. California Theatre under construction, 1929 or 1930
Swingle Collection, BAHA archives.

The *Berkeley Daily Gazette* said, “the new structure rises on the site of the old California, an important and colorful theater in the city’s past.”⁴⁴ The *Oakland Tribune*, though, noted that most of the reported \$250,000 in expenditures on the theatre were on the interior furnishings and stage equipment.

In under a year, the theatre had been transformed into a “symphony in modernism” by the theatre’s architect, Clifford A. Balch, his engineer partner, Floyd E. Stanbery, and their decorators. But it is clear from a construction photo at the time that the work was mostly on the façade, where the contractors transformed the once-ornate Beaux-Arts façade into an imposing, tripartite front with a stepped parapet and roofline, narrow niches and Art Deco motifs such as zigzags and frozen fountains, and a new marquee designed of modern materials such as metal, plastic, and neon.

While the exterior of the theatre was modern or modernistic, the interior also combined different themes and references, common among theatre architects of the 1920s. The Fox California followed a “modernistic theme in structure” with “several forms of architecture” adapted for the interior. “A touch of Kipling’s India is to be found in the stage curtains, with French renaissance architecture for the auditorium, and modernized Spanish schemes for the foyer,” commented the *Oakland Tribune*.⁴⁵

The yearning for exotic foreign lands and styles was also a key element of the Art Deco movement, which sought to eschew the standard classical European

⁴⁴ “Theater will be Opened Friday,” *Berkeley Daily Gazette*, October 9, 1930.

⁴⁵ “Fox Opens New Film Theater in Berkeley,” *Oakland Tribune*, October 11, 1930.

references, or at least transform them. As Maggie Valentine describes in her book on theatre architect S. Charles Lee, *The Show Starts on the Sidewalk*:

Exotic styles not only connoted escape but demonstrated the ambivalence of American attitudes in the 1920s. Having seen much of Europe during the war, America soldiers returned with images of French chateaus and Tudor cottages that over the next decade sprang up in bungalows, apartment buildings, and commercial architecture throughout the United States. However, national disillusion with international commitment and the rejection of a position as a world power shaped the isolationism and laissez-faire policies that characterized the 1920s. Period revival architecture was the cultural expression of that ambivalence.⁴⁶

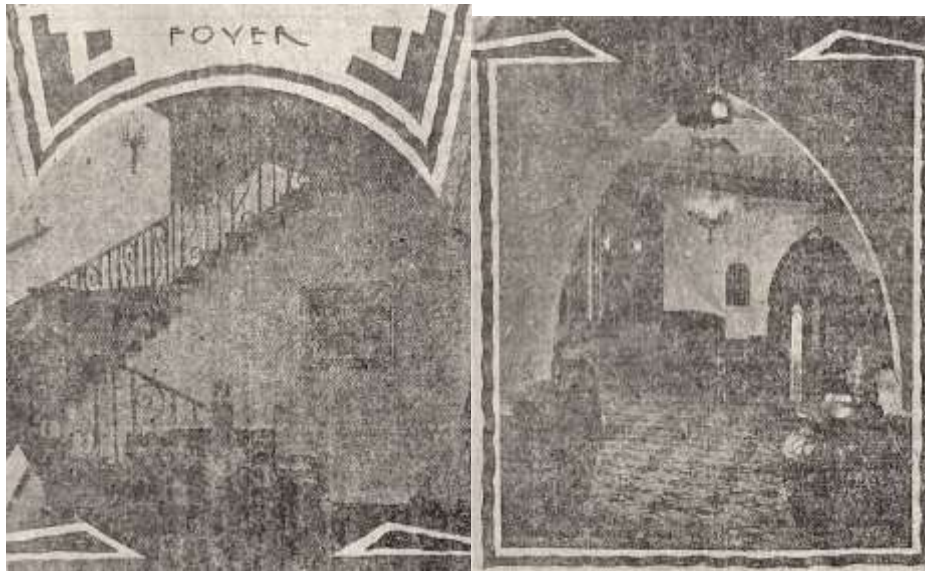


Figure 18. 1930 photos of foyer and mezzanine, published in the *Berkeley Daily Gazette*

The new theatre maintained much of its original footprint and the wing for theatrical and stage equipment. Its total auditorium, including a new balcony built with steel trusses, still held about 2,000 seats. Patrons went upstairs via one of two sweeping “futuristic” staircases that featured new metal railings with a swirling pattern, passing into the mezzanine through pointed Moorish arches. Black-and-red occasional chairs, comfortable lounges and settees dotted the foyer and the mezzanine, all modelled on modernistic lines.

The main auditorium featured a new proscenium design, where neutral walls flowed into the proscenium of buff- and sand-colored blocks surrounding the screen and stage area, where “one vivid spot of color” came from the curtain designed to cover the new screen, made of a “shimmering orange velvet” with a modernistic floral design, in magenta and a royal blue as a border, trimmed with

⁴⁶ Valentine, Maggie, “The Show Starts on the Sidewalk, An Architectural History of the Movie Theatre Starring S. Charles Lee,” (New Haven: Yale University Press, 1994), p. 72.

multi-colored gems, silver sequins and metallics. The new pipe organ was a \$25,000 Wurlitzer, finished in gold with raised fleur-de-lis on either side.⁴⁷

There was also a new projection booth twice as large as standard booths, with a double ceiling that was designed as a safeguard against fire, three projectors in sound-proof compartments, and two generators, in case of breakdowns.

Other new equipment included a new Magnascope screen for better picture quality and, most important, the latest in "talking equipment" from Western Electric, intending to give "the people of Berkeley a show house of perfect sound."⁴⁸ The theatre also provided headsets for the hard of hearing.



Figure 19. Ad in a special section on the theater of the Berkeley Daily Gazette, October 9, 1930.

While the *Oakland Tribune* sounded disappointed by the lack of pomp and long speeches by Berkeley Mayor Thomas Caldecott, throngs were reported to attend the second grand opening of the theatre. The 1930 talking film "Follow Thru," a whirlwind romantic comedy starring Buddy Rogers and Nancy Carroll, was preceded by some short subjects, including a Mickey Mouse cartoon.

⁴⁷ "'Modernism' is Keynote of New Theatre Building," *Berkeley Daily Gazette*, October 9, 1930.

⁴⁸ "Perfect Acoustics Worked Out After Study by Engineers," *Berkeley Daily Gazette*, October 9, 1930.

The Architect

In the six-page special section on the theatre in the *Berkeley Daily Gazette*, which gave the theatre the most coverage, nothing was written about the firm Balch & Stanbery, responsible for the design and engineering of the theatre.

Balch and Stanbery were based in Los Angeles and appear to have formed their partnership in the late 1920s⁴⁹ as an architect and engineer team, much like Dankmar Adler and Louis Sullivan in Chicago. They worked together off-and-on until the late 1930s. Balch also worked with Walker & Eisen, a highly regarded and prolific firm in the Los Angeles area, as an associated architect, where he designed more theatres in the Art Deco style, including the United Artists Theatre in downtown Pasadena and its Berkeley twin on Shattuck Avenue, which opened two years after the California Theatre.

Clifford Allison Balch was born in Preston Lake, Minn. in 1880, the son of a carpenter and the oldest of four siblings. His family moved to California around the end of the 19th century, and in the 1900 census, they were listed as living in Pasadena and the 19-year-old Clifford was working as a day laborer. Ten years later, his mother Anna was a widow, and Clifford described his profession as architect, still living in Pasadena, where he and his three brothers all resided in the parental home.

In 1917, Balch, already a second lieutenant in the National Guard, took a War Department exam and was appointed first lieutenant in the U.S. Army, which had not yet entered World War I.⁵⁰ He eventually joined Company 1 of the 160th Infantry. In 1918, he shipped out of Brooklyn, N.Y. to France. During his service there, his mother's letter-writing friendship with the French woman who was hosting Balch in her home was featured briefly in the *Los Angeles Times*.⁵¹

Balch fits the type of architect described in Valentine's book on S. Charles Lee, as one of the many architects who served in the First World War, and returned to the U.S. with revivalist visions of Europe or other foreign lands. He began working on movie theatres in the 1920s, and one of his first designs to receive attention was the Bard Theatre Building in his home town of Pasadena. The theatre in the mixed-use commercial building was described as Egyptian and presented vaudeville shows produced by Alexander Pantages.

After the 1922 discovery of Tutankhamun's tomb in Egypt, the architect and the theatre's owner, Lou Bard, were swept up in the ensuing Tut-mania that was all the rage through the 1920s, influencing architecture, clothing design and even the makeup of many flappers. Balch and his patron were also likely also inspired

⁴⁹ Pacific Coast Architecture Database (PCAD), listing on Balch & Stanbury, pcad.lib.washington.edu accessed December, 2021.

⁵⁰ "California Commissions in the Guard Confirmed," *Los Angeles Times*, August 17, 1917.

⁵¹ "Strangers But War Makes Them Friends," *Los Angeles Times*, November 11, 1918.

by Sid Grauman's Egyptian Theatre on Hollywood Boulevard, which had opened in October, 1922, with the first-ever Hollywood movie premiere.



Figure 20. Ad for Bard Theatre Building, *The Pasadena Evening Post*, June 22, 1925

Great pharaoh heads, silent sphinxes, and racing chariots were among the motifs to decorate the theatre. Reds, jade green, and black intermingled with hundreds of pounds of gold leaf in the mural decorations inside the theatre, reported the *Pasadena Evening Post*.⁵²

Little is known about Balch's early training, but he clearly was interested in drawing and was talented as an artist. In 1902, at age 22, he entered a Board of Trade contest to design the cover of a souvenir book and won.⁵³ According to the Pacific Coast Architecture Database, Balch worked on approximately 38 movie theatres, all of them in California, either on his own, with Floyd Stanbery, Walker & Eisen, or a firm he started later with his brother, Balch & Balch.

One project—the West Coast outpost of the famous New York restaurant Sardi's—showed Balch working in an even more modern style, in collaboration with the Austrian modernist, R. M. Schindler, who by then had settled in Los Angeles. One *Los Angeles Times* mention in 1932 noted, "plans are now being completed by architects C.A. Balch and R.W. [sic] Schindler" for Sardi's. A later ad cites Schindler as the building architect; Balch was architect for the owners.

⁵² "Egyptian Elegance to be Disclosed in Bard's New Theater," *Pasadena Evening Post*, June 22, 1925.

⁵³ "Sixteen Identified," *Los Angeles Times*, December 30, 1902.

Sadly, the sleek modernist café-restaurant burned in a kitchen fire in 1936.⁵⁴



Figure 21. Ad for the new Sardi's, Los Angeles Times, January 3, 1933.

As a WWI veteran, Balch tried to serve his country again during the Second World War, registering for the draft in 1942 at age 61. In 1948, Balch and his brother William worked on an “ultra modern” drive-in theatre in Pomona, called the Valley Drive-In. This appears to have been Balch’s last project. He died at age 83 in 1963.⁵⁵

Balch and Art Deco

In many of his theaters that survive today, Balch was working in what we refer to today as the Art Deco style, and described at the time as Art Moderne, Zigzag Moderne, modernistic, zigzag, jazz or, as the ad copy for the Fox California read, simply modernism. The style derived its current name from a 1925 exposition in Paris, called *L'Exposition des Arts Décoratifs et Industriels Modernes*, where a

⁵⁴ “Eight Injured as Sardi’s Café Destroyed by Fire,” *Los Angeles Times*, November 2, 1936.

⁵⁵ Funeral announcements, “Clifford A. Balch,” *Los Angeles Times*, December 18, 1963.

decorative style that had been bubbling up in Europe, influenced by a convergence of modern art movements, made its debut.

In her book, *Essential Art Deco*, author and V&A museum curator Ghislaine Wood describes the wide-ranging style:

Art Deco is perhaps best understood as the style of an age of extremes. Spanning the boom of the roaring twenties and the bust of the Depression-ridden thirties, it came to represent many things for many people. It was the style of the flapper girl and the factories of Fordism, the luxury ocean liner and the skyscraper, the fantasy world of Hollywood and the real world of the Harlem Renaissance. It could be deeply nationalistic, but it spread like wildfire all over the world, dominating the skylines of cities from New York to Shanghai and sheathing offices and factories from London to Rio. It presented a return to tradition and simultaneously celebrated the mechanized modern world. It embraced handcraft production and the machine...It affected all forms of design, from the fine and decorative arts to fashion, film, photography, transport and product design and reached beyond these to encompass literature, music and dance. It was modern and it was everywhere.⁵⁶

While the newspapers did not go into much detail about the exterior of the California Theatre in its 1930 re-opening, the massing of the façade and its plaster ornament are quintessential of the style and are highly regarded today.

The stepped pattern of the façade is an element that became quite popular, one that was an oblique reference to ancient temples of Mesopotamia, the Mayans, and the Egyptians. This fascination with ancient worlds, combined with the 1914 zoning requirement in New York for setbacks on new skyscrapers to allow more sunlight on the streets, fueled a fascination with ziggurat shapes. This shape, and various Cubist interpretations of it, led to the so-called "skyscraper style," where even furniture took on the shape, such as the skyscraper bookcases created by designer by Paul Frankl.

Another common motif is what are referred to as frozen fountains, captured in plaster, as seen in the California's façade. This motif repeats itself again and again in many buildings around the world, from the mid- to late 1920s, when the style was effervescent. The concept of the frozen fountain is possibly a reference to the fountain of glass designed by Renée Lalique, one of the foremost designers of the period, for the Paris Expo. A stained-glass version of the fountain was also depicted on the cover of the French weekly news magazine *L'Illustration*.

In addition, the zigzag pattern, seen on the theatre's façade, was such a popular motif that it was sometimes used as a nick-name for the style in the 1920s. It was also a likely double entendre referring to carefree drinking during Prohibition, since zigzag was used during World War I to denote drunkenness.

⁵⁶ Wood, Ghislaine, *Essential Art Deco*, (London: Bullfinch Press, 2003), p. 6.



Figure 22. Postcard featuring Lalique's fountain, Paris 1925 Exposition



Figure 23. Stained glass window created for the 1925 Exposition des Arts Décoratifs et Industriels Modernes depicts the new style as seen in Lalique's fountain.

Balch also deployed the style in several other theatres, notably in five United Artists theatres, including the Berkeley U.A. on Shattuck Avenue, which was completed two years after the California Theatre on Kittredge. Balch was described as an associate architect with Walker & Eisen of Los Angeles.

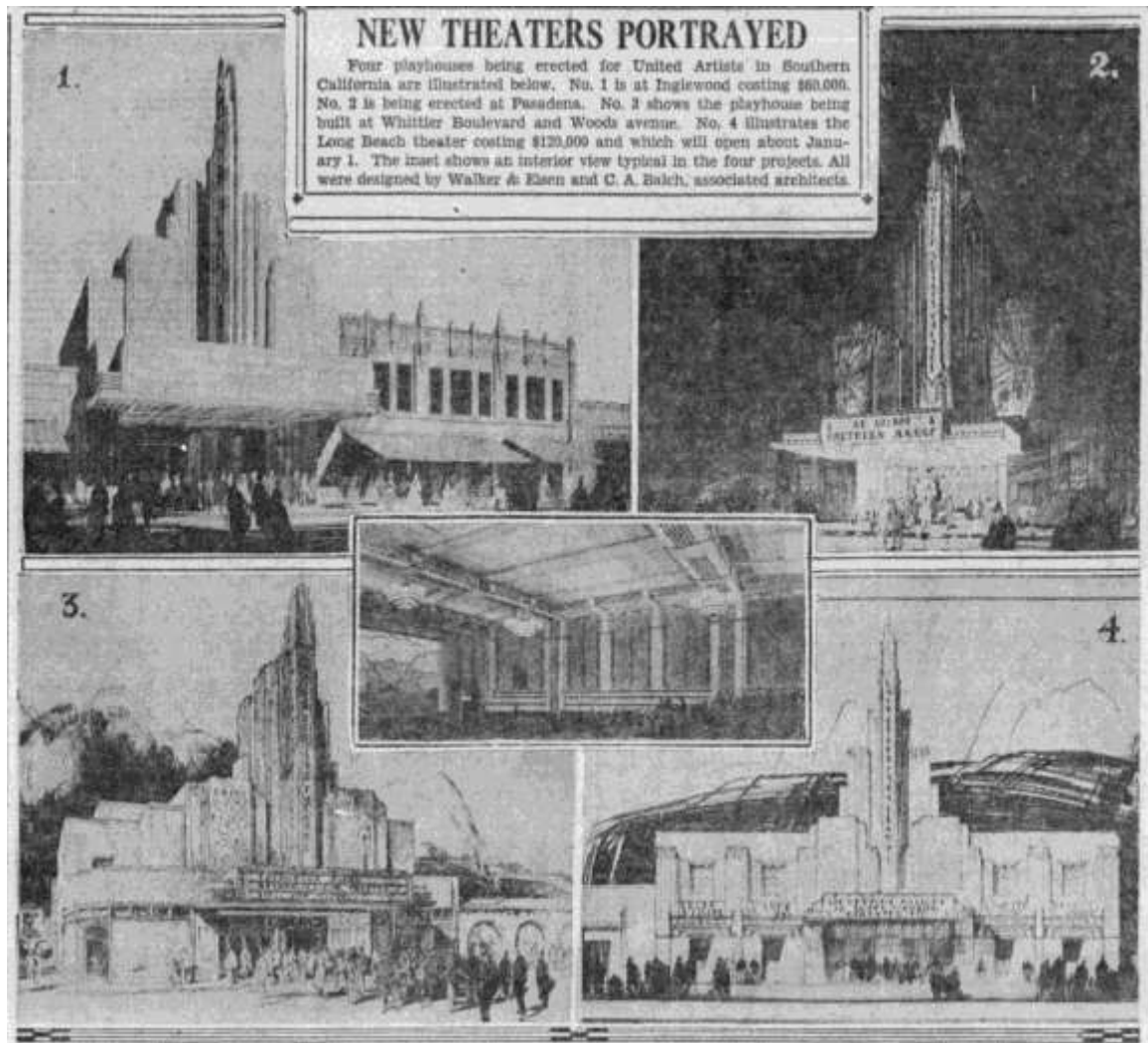


Figure 24. Architectural renderings of four U.A. theatres in the Art Deco style by Walker & Eisen, C.A. Balch as associated architect. (c) Los Angeles Times, September 13, 1931.

The Pasadena Theatre, as seen in illustration No. 3 above, is still extant on Colorado Avenue as a gym and a restaurant. The United Artists Theatre, still an active movie theatre on Shattuck Avenue, is nearly identical in form, with a stepped façade, narrow tower, vertical lines, and sculpted *bas-reliefs* on each side of the tower, depicting “Artistry” on the left and “Unity,” on the right. Theatre historian Gary Parks has noted that the art work is reversed on the façade of the Pasadena theatre.

When the U.A. Theatre opened in September, 1932, the tower glowed with neon, which was removed, possibly sometime in the 1960s or 1970s.⁵⁷ The original United Artists marquee has also been removed.

Like many of the architects of his era, Balch would gradually become more modernist in his designs, as the Art Deco ornament would be stripped from designs in the later 1930s, partly due to budgetary consideration, and as the design evolved into what we now call Streamline Moderne.



Figure 25. United Artists on Shattuck Avenue, November 2017
Photo: Therese Poletti

The Cal Endures

In 1933, as the economy worsened during the Great Depression, Fox West Coast Theatres filed for bankruptcy as a way to get out of many unprofitable movie theatre leases. The move was criticized by legislators during a Senate committee hearing on bankruptcies that took place in Los Angeles. One year later, the assets of the bankrupt chain, including 125 theatres, were sold for \$15.6 million to National Theatres Corp., a company organized to purchase the Fox

⁵⁷ Finacom, Steven, "Berkeley's United Artists Theater Turns 75," *The Berkeley Daily Planet*, September 14, 2007.

chain and headed up by Spyros Skouras, the brother of Charles Skouras, a former top executive of Fox West Coast and a trustee of the bankrupt company.⁵⁸

Back in Berkeley, the California Theatre carried on; it continued to screen movies and hosted or sponsored typical community events, such as an Easter egg hunt with partner the *Berkeley Daily Gazette*. The theatre was still named the Fox California; it wasn't until the early 1950s that another big change occurred, as the Fox West Coast chain sought to counter post-war issues that were affecting the movie theatre business. Drive-in movie theatres were becoming all the rage as America started moving to the suburbs, and the threat from television was beginning in earnest, as the numbers of operating television stations grew.

In April, 1952, the Fox California closed for two weeks, as rumors were dropped in a gossip column in the *Berkeley Daily Gazette* about plans in the works for a star-studded opening in May. After its brief closure, the theatre had a grand "reopening" to celebrate a remodel that featured a marquee redo and the addition of a huge glowing neon sign, spelling out California on two sides. The exterior of the theatre was also repainted in a shade of chartreuse.⁵⁹ The neon sign today remains the most enduring element of the 1952 remodel.



Figure 26. California Theatre's working neon in 2008. Photo © Thomas Hawk

At the grand re-opening in 1952, actresses Clare Trevor and Jeanne Crain, and the actor Charles Coburn were the biggest stars to attend the event, which raised funds for a U.S. Olympic Games Fund and a Berkeley Chamber of Commerce youth program.

⁵⁸ "National Theaters Take \$15 Million Chain, 125 Houses are Involved, Out of Bankruptcy," *Los Angeles Daily News*, November 20, 1934.

⁵⁹ "Grand Opening Being Planned for California Theater," *Berkeley Daily Gazette*, April 30, 1952.

"The theatre itself has been completely remodeled and redecorated," the *Gazette* reported.⁶⁰ In its own two-page ad, Fox West Coast said it had "engaged the most progressive and modern creators in the architectural and decorative professions."

In reality, Fox had given its theatre the so-called "Skouras Style" treatment, which was an interior remodel style of Fox West Coast Theatres under the leadership of Charles Skouras, who took over the chain sometime in 1933. The signature style involved the use of plaster in three-dimensional hand-tinted floral patterns and scrolls, applied to interior walls and the surrounds of the proscenium. Fox worked with theatre designer Carl G. Moeller, who also remodeled the box office and the soffit of the marquee in the same scrolling, three-dimensional style. The arches at the top of the staircases were also reconstructed, and turned into curving, rounded entry ways, leading into the revamped mezzanine area.

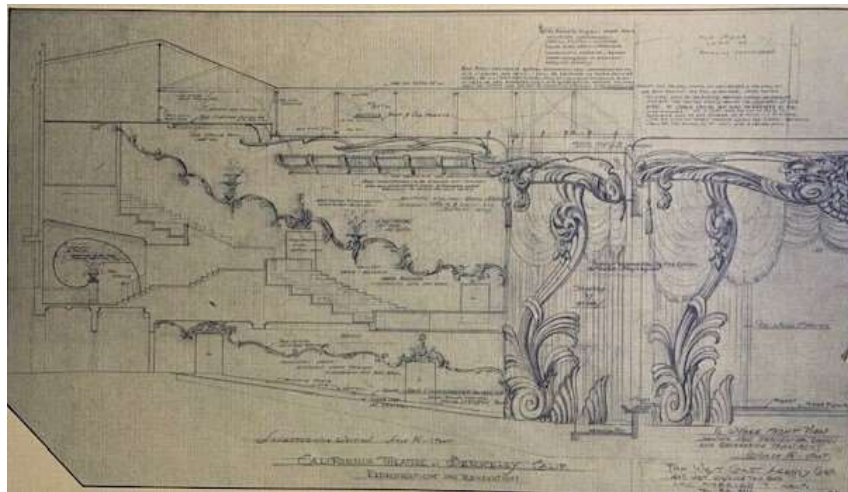


Figure 27. Renderings of the California Theatre interior, longitudinal view, reproduced in the *Annual of the Theatre Historical Society of America*, 1987. Photo courtesy Gary Parks

Preston Kaufmann, the author of a now-highly collectible book on the San Francisco Fox Theatre, also wrote an issue for the Theatre Historical Society of America on the Skouras Style in 1987. Kaufmann said that this form of decoration was almost exclusively seen in showplaces operated by National Theatres, especially the Fox West Coast Theatres. Kaufmann described it as:

Showmanship in architecture...sweeping scrollwork, deep hanging festooned drapes, multi-colored neon-lit coves, generous use of gold leaf, and lighting fixtures of brass and aluminum...are just a few of the very unique components of what historians call the "Skouras-Style."... Film goers were greeted in the lobby by a clean but fanciful concession stand, decorated with

⁶⁰ "Hollywood Stars to Be Here for Berkeley's Gala Theater Premier May 14," *Berkeley Daily Gazette*, May 8, 1952.

etched aluminum panels. Skouras-Style ornament and painting continued in the auditorium — on the walls and ceiling. Seemingly as in days past, the theatre was a show in itself.⁶¹

The Skouras treatment could be called a lower-cost, three-dimensional version of the heralded Heinsbergen murals that decorated many Californian movie theatres of the 1920s and early 1930s, but at a fraction of the cost. “Obviously, these decorations were relatively inexpensive, compared to use of intricate staff work,” Kaufmann wrote. “But the Skouras[es] were interested in only one thing — making money.” He noted that the style was used for approximately nine years. When Charles Skouras died suddenly of a heart attack in 1954, the inspiration behind the style came to an end.

Not much can be learned about Carl Moeller, the chief creative behind these effects. He is cited as one of the designers of the now demolished Hawaii Theatre (1940) on Hollywood Boulevard, which featured some precursors to the Skouras Style, with floral embellishments.

An ad in the *Berkeley Daily Gazette* (Fig. 26) included some rare photos of the stylized ornament on each side of the California Theatre’s proscenium.



Figure 28. Partial section of two-page ad from the *Berkeley Daily Gazette*, May 14, 1952.

⁶¹ Kaufmann, Preston, "Skouras-ized for Showmanship," *Theatrical Historical Society of America, Annual*, No. 14, 1987.



Figure 29. Mezzanine photo circa 1950s, with redone archways, 1930 staircase railings and bas relief in gold or aluminum leaf on the left. Jack Tillmany Collection, BAHA archives.

The 1970s to today

As movie theatres continued to be hurt by the explosion of television in the 1950s and 1960s, some theatres closed or sought new ways to attract the public and remain viable and profitable. The advent of shopping malls and the megaplex in the late 1970s led to another round of pressure on single-screen theatre operators, and many went out of business. Other theatre owners responded by partitioning their theatres, splitting large auditoriums into two or three separate small theatres, where they could screen a handful of movies every day.

The California was one of those venues. In 1976, the theatre was managed by Marty Foster and Phil Harris, whose company, Marphil Corp., operated a chain of art house theatres in the East Bay. They hired architect John A. Elphick of Oakland to split the upstairs balcony into two smaller theatres, each with its own separate entrance off the mezzanine. As much of the Skouras treatment as possible was left intact, but decorative elements that got in the way of the twinning of the balcony level had to be removed.

After the split into three screening rooms, the theatre was called the California 3 for a time. By the 1980s, it was known as California Cinema, as repertory houses came into vogue. In 1994, a company founded by Gary Meyer, who managed the U.C. Theatre, a popular rep house on University Avenue, took over the lease. His then-young company, Landmark Theatres, had the lease on the theatre until October, 2021. Like all movie theatres across the U.S., the theatre was shuttered during the COVID-19 pandemic and was on the verge of reopening when the heirs of John Muldoon III cancelled Landmark's lease.

Under Landmark's management, the California began again to host big movie events that involved the community, as it had done in its early years.

Daniel Ellsberg, author and former military analyst who was the source of the Pentagon Papers, was a frequent movie goer at the Cal. Another local Berkeley celebrity, U.C. Berkeley professor of public policy and former secretary of labor Robert Reich, was also in the house on three occasions for the showing of a documentary, "Inequity for All," by Berkeley filmmaker Jake Kornbluth. Reich, who stars, in the film, participated in a Q&A at each showing.

Another major event took place in 2013 for the showing of the film "Fruitvale Station," about the 2009 shooting of Oscar Grant by a BART police officer, who said he mistook his gun for a taser. The film's director, Ryan Coogler, hosted a packed Q&A session after one showing of the movie.



Figure 30. Filmmaker Ryan Coogler during an audience Q&A after a showing of the film "Fruitvale Station" in 2013. Photo courtesy Dale Sophia

16. Context

The California Theatre is located on Kittredge Street between Fulton Street and Shattuck Avenue, on two parcels, known as Lot 7 and Lot 8. The block is part of Blake Tract, Map No. 3, which was originally bounded by Shattuck Avenue, Allston Way, Atherton Street (now part of the U.C. campus), and Bancroft Way.

This block of Kittredge built up slowly in pre-1906 Berkeley, and then experienced more change in the rapid post-earthquake and fire growth of the small city. From its earliest days, the quiet block right off the hubbub of Shattuck was a popular area for rooming houses and apartments for both students and families, with its easy proximity to the university. In the mid-1920s and again in 1935, commercial storefronts were added to the oldest historic Victorian homes on the block, as the theatre and large corner apartment buildings added to the business activity in the area and the mixed-use nature that still exists today.

Although Blake Tract, Map No. 3 was subdivided in 1881, its development was slow. By 1890, only two houses had been built on the north side of Kittredge, including on Lot 8, the lot that investor Frank M. Wilson would eventually purchase in 1906. This early dwelling on Kittredge was an income property from the beginning, with a dwelling and a small carriage house in the rear.

According to Assessor Records, Lot 8 was owned from 1890 to 1903 by Ann A. Shepard,⁶² who moved to California from Iowa with her daughter, May, a very early student at the University of California, in 1879. They settled at 2020 Hearst Way (then College Avenue), a rooming house where May met her future husband, a law student named Lemuel Warren Cheney. After May and Warren married in 1883, Mrs. Shepard continued to live with them.

Warren Cheney became a journalist and was a well-regarded contributor to the literary magazine called *The Californian*, and eventually took it over in 1882, and then merged it into *The Overland Monthly*.⁶³ After the Cheneys married and sojourned in Europe, they briefly resided in Lodi. They returned to Berkeley in 1886, where they lived on what was then called Audubon Street (now College Avenue), north of Bancroft Way. Their home was located adjacent to the U.C. campus, an appropriate location at the time for the Cheneys.

May Cheney would go on to found the first teacher placement agency west of the Rockies, and her husband would join in its management. In addition, May Cheney was a co-leader in the movement to have Phoebe Apperson Hearst named as the first woman regent of the University of California.⁶⁴ Warren Cheney also sold real estate, where he made important contributions to the development of Berkeley.⁶⁵ In 1890, it appears that Mrs. Shepard purchased the property on Kittredge for investment purposes.

By 1894, most of the north side of the block had been built up, but the south side remained undeveloped. An additional dwelling on the north side of Kittredge, as seen in the 1894 Sanborn map, was a dwelling on Lot 7, also known as 2113 Kittredge. In 1893, that dwelling was owned and occupied by William Murray, a bookkeeper, and his daughter Anita L. Murray, a music teacher,

⁶² Alameda County Assessor Records, BAHA archives.

⁶³ "The Californian magazine has changed hands." *Alameda Daily Argus*, July 22, 1882.

⁶⁴ Thompson, Daniella, "U.C. Offers the American Turgenev's House for One Dollar," BAHA website, http://berkeleyheritage.com/berkeley_landmarks/cheney.html.

⁶⁵ Ibid.

according to City Directories and assessor records. William Murray died in 1896, leaving Anita the house on Kittredge.⁶⁶

Street grading and curbing of the block of Kittredge to the east of Shattuck and west of Fulton did not occur until 1895.⁶⁷ Cement sidewalks were laid out on each side of Kittredge in 1896.⁶⁸

That same year, the *Berkeley Gazette* (which later became the *Berkeley Daily Gazette*) published a cheerful progress report on the young town.

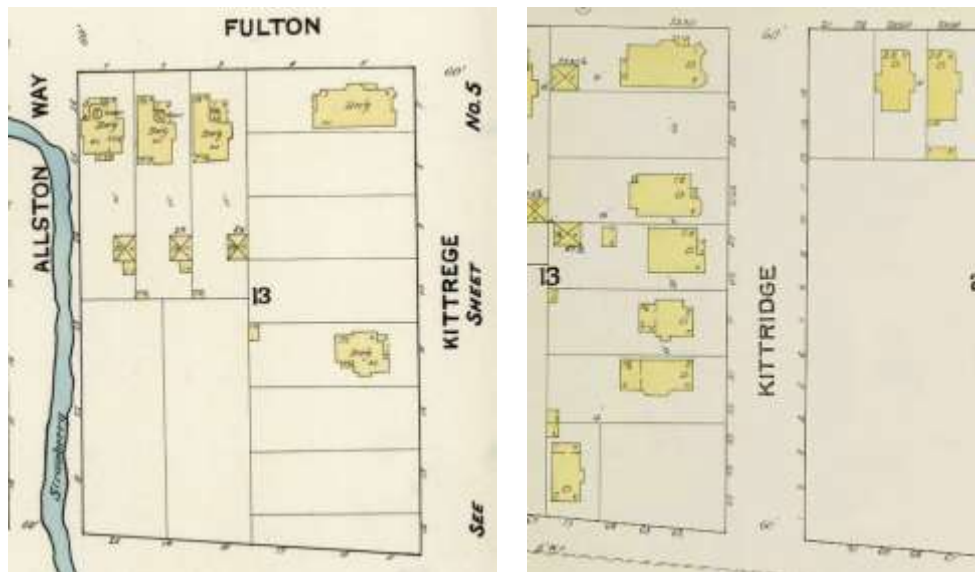


Figure 31. Sanborn map 1890 (left) and Sanborn 1894 (right)

The newspaper was an advocate, citing all the reasons home-seekers should look to Berkeley for the “most beautiful building sites,” with the University a nucleus as an education center. Noting the town’s achievements to date, the writer added, “It is not yet eighteen years since Berkeley was organized.”⁶⁹

Those achievements included a growing manufacturing industry, a police force, a banking institution, services such as electricity in every home, good markets for food, a new public library and a growing number of graded streets. Commercial buildings were one or two stories, wood frame construction, but as the Shattuck Avenue Commercial Corridor Historic Context and Survey noted, “by 1895, more substantial multi-story structures began to appear that were of brick construction.”⁷⁰

⁶⁶ *Berkeley Gazette*, May 8, 1896.

⁶⁷ “Kittredge Street Macademize and Gutter: Resolution Ordering the Work,” *Berkeley Gazette*, October 3, 1895.

⁶⁸ *Berkeley Gazette*, May 26, 1896.

⁶⁹ “Berkeley’s Progress, Something about the Past and Present Time,” *Berkeley Gazette*, December 24, 1895.

⁷⁰ Shattuck Avenue Commercial Corridor Historic Context and Survey, City of Berkeley, p. 25.

Public transportation to the fledgling university and the young town growing around it was initiated in 1876 with the 3.84-mile Berkeley Branch Railroad from Oakland. This subsidiary of the Central Pacific had its first terminal on Shattuck Avenue between Center Street and University Avenue.

In 1895, two buyers purchased properties on the south side of Kittredge Street, again for investment purposes. One was Robert Elder, an investor who built a house across the street, slightly cater-cornered, from the California Theatre. The house was originally a two-story wood-frame Shingle Style house. In 1896, it became the home of the new U.C. chapter of the Delta Upsilon fraternity for a couple of years, until the growing fraternity moved to larger quarters. In need of its own house, in 1902, the fraternity began raising funds by incorporating a house association, and built a fraternity house on Channing and Bowditch streets in 1905.⁷¹

Also in 1895, Ivy Melvin Tripp and his wife Emma built a house at 2106 Kittredge Street (Lot 19).⁷² By 1900, the Tripp family had moved out, and their former home became a boarding house. In 1902, a suspicious fire in the boarding house, owned for one week by former miner and capitalist Gustave Wanger, greatly damaged the building.⁷³ A year later, Wanger commissioned Berkeley architect William H. Wharff to design a three-story, fire-proof building on the southeast corner of Shattuck and Kittredge for apartments and commercial storefronts. In mid-1904, J. F. Hink & Sons Dry Goods (the precursor to Hink's Department Store), moved into the ground floor.



Figure 32. J.F. Hink & Son promotional postcard, circa 1904, of the new store in the Wanger Block courtesy Daniella Thompson.

⁷¹ "The Delta Upsilon Quarterly," Volume XXIV, October 1, 1906, p. 260-261.

⁷² *Oakland Tribune*, January 14, 1895.

⁷³ "Disastrous Fire is Probably Due to Incendiarism, *Berkeley Daily Gazette*, December 29, 1902.

The unbuilt lots on Kittredge Street continued to be sold in the early 1900s, and most of them were income properties, with apartments or rooming houses that appealed to the growing university community. E.J. Martin, a North Berkeley resident who was the manager at the San Francisco gas company, acquired lots as a speculative venture in 1901 and planned to build “tasteful cottages of seven rooms.”⁷⁴ In April of that year, Martin filed a permit for all work except electrical wiring and gas fixtures on a two-story house on the north side of Kittredge, 50 feet west of Fulton, with double specifications.

This likely was the two-story building at 2125-27-29-31 Kittredge, originally four flats that had grown to 12 apartments and rooms by 1950. A classified ad from 1902 for 2127 Kittredge described clean, well-furnished rooms for rent, and a French and Spanish table, where both languages were spoken and practiced.⁷⁵

By 1903, there were dwellings on all seven lots on the north side of Kittredge, while the south side was gradually developing, along with downtown Berkeley. More public transit had an even larger impact on the growth, with the formation of the Key System in 1902 and its arrival in Berkeley with streetcars that left Shattuck for a ferry connection to San Francisco beginning in 1903.⁷⁶



Figure 33. Sanborn Fire Insurance Map, 1903

In January, 1904, a livery and stable owner named John C. Fitzpatrick hired the well-regarded Berkeley architect Wharff to build a two-story residence with a basement on the south side of the block, at what is now 2138 Kittredge, for the large sum of \$4,090.⁷⁷ Fitzpatrick had also purchased the lot next door, to the

⁷⁴ “Will Improve Real Estate,” *Berkeley Daily Gazette*, May 17, 1901.

⁷⁵ Classified ads, *Berkeley Daily Gazette*, September 30, 1902.

⁷⁶ Shattuck Avenue Commercial Corridor Historic Context and Survey, p. 24.

⁷⁷ “To Erect Large Building,” *Berkeley Daily Gazette*, January 4, 1904.

east. He, his wife and their five children, had been living across the street at 2115 Kittredge, according to the 1904 Husted's directory. After many years as a railway superintendent, at the turn of the century, Fitzpatrick had opened up his own livery and stable business on Allston.

After Fitzpatrick's new home was built, he also moved his livery and stable business next door. The original 1904 home, which was built set back from the street, features a full-width hipped main roof and other Victorian era features such as a projecting bay to the east and curved wooden brackets.⁷⁸

Fitzpatrick's livery and stable business evolved with the times. In 1907, it even had a veterinarian who had his office on site, which probably was very useful when horses were stabled there. But transportation was shifting to the automobile, and by 1915, a year after the T&D Theatre opened, it was advertising limousines available at any time at Fitzpatrick's Garage.⁷⁹



Figure 34. View of Kittredge Street circa 1915 with Fitzpatrick's Garage covered in ivy on the left. Postcard courtesy Anthony Bruce

Two major events led to a further explosion of growth of downtown Berkeley. The San Francisco earthquake and fire of 1906 and the construction of the Southern Pacific railroad station in 1908, both led to more commercial

⁷⁸ Franklin Maggi, Leslie Dill, and Sarah Winder, "John C. Fitzpatrick House," State of California DPR 523 Primary Record, March 2, 2015, p. 1.

⁷⁹ Classified ads, *Berkeley Daily Gazette*, December 2, 1907 and December 15, 1915.

construction and development. Some buildings in downtown Berkeley suffered some damage, but nothing like the devastation seen in downtown San Francisco.

The year 1906 was also important for the block. The Victorian house at 2113 Kittredge on Lot 7 was sold by Anita Murray to John Muldoon and his family in 1906, while the house next door passed from Mrs. Ann Shepard at her death in 1903 to her other daughter, Fannie Beardsley.

In March 1906, one month before the San Francisco earthquake and fire, Frank Wilson purchased that same property from Stanford and Sarah Luella Cartwright,⁸⁰ who owned the property for about three years. Wilson is named in Alameda County historic assessor's records as the owner of the property from 1907 through 1913, but the assessment on the Lot 8 improvements was markedly reduced by 1911. The 1911 Sanborn map (Fig. 34) shows only a shed in the rear of Lot 8, indicating that Wilson either razed or moved the house circa 1910-11.

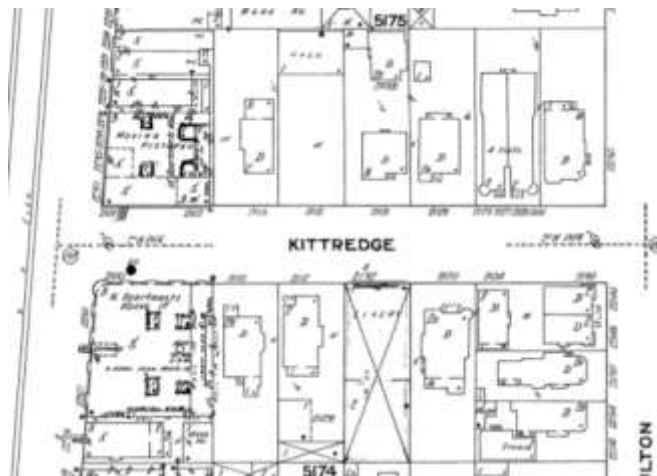


Figure 35. Sanborn Fire Insurance Map, 1911

With so many people fleeing San Francisco, many in Berkeley saw an opportunity both to profit from and to boost the young city's growth in this time of tragedy across the bay. For example, a group of real estate men formed, dubbing themselves the Berkeley Real Estate Exchange, to market the city of Berkeley and its locations, including the Berkeley Wharf, to manufacturers and other businesses in San Francisco that had been ruined or damaged in the earthquake.⁸¹ Their efforts were successful. A few months later, Warren Cheney wrote in the December issue of *Sunset* magazine about the host of commercial enterprises that had moved to Berkeley from the city.⁸²

⁸⁰ *Berkeley Daily Gazette*, March 6, 1906.

⁸¹ "Real Estate Exchange is Working to Secure Large Business Houses," *Berkeley Daily Gazette*, May 1, 1906.

⁸² Shattuck Avenue Commercial Corridor Historic Context, p. 26-27.

Another investor who sought to capitalize on the 1906 rush of refugees from San Francisco was business leader B.F. Brooks of Berkeley, who commissioned San Francisco architects Henry Meyers and Clarence Ward to design a three-story apartment building of reinforced concrete and brick, for the corner of Shattuck and Kittredge, at a cost of \$60,000.⁸³

Shortly after the Muldoons purchased their home, construction began in October, 1906 on the Brooks Apartment building (also known as the Amherst, Berkeley City Landmark No. 253.) Upon the completion of the Neoclassic Revival style building in 1907, the section of Shattuck Avenue from University to Bancroft was “solidly built” on both sides.⁸⁴ In addition to the large apartments upstairs, the building was home to commercial storefronts, including the storefront Varsity nickelodeon, the first home of the T&D Circuit in Berkeley, accessed on the Shattuck street side.



Figure 36. Postcard circa 1907, showing corner of Shattuck and Kittredge, with Brooks Apartments (left) and Wanger Block (right), courtesy Daniella Thompson

The neighborhood continued its growth into the 1920s, and some of the original building owners, seeing an opportunity, adapted their structures to the need for commercial storefronts. The Robert Elder House, for example, was altered in the 1920s. The charming Mediterranean-style commercial storefront addition, which today has the address of 2124–2126 Kittredge, was built in 1926 and retains its architectural integrity.⁸⁵

⁸³ “Two Handsome Modern Buildings Soon to be Erected in this City,” *Berkeley Gazette*, October 23, 1906.

⁸⁴ “Two Handsome Modern Buildings Soon to be Erected Landmark in this City,” *Berkeley Daily Gazette*, October 23, 1906.

⁸⁵ Franklin Maggi, Leslie Dill & Sarah Winder, State of California DPR 523 Primary Record, Robert Elder House, March 2, 2015.

Another earlier survivor on the block is the A.H. Broad House (1894) that added commercial storefronts. The A.H. Broad House stands adjacent to the California Theatre, at 2117 Kittredge Street. This Structure of Merit, designated in 2001, was the home of Berkeley builder and artist Alphonso Herman Broad,⁸⁶ who lived there with his family from 1907 to 1915, during a period when the block's character was being transformed from residential to commercial.

Broad would take advantage of this transformation in the mid-1920s, when he built two storefronts in front of his former home.⁸⁷

"Two new businesses that definitely foretell the speedy conversion of Kittredge street to one of commercial activity have just made their bow to the Berkeley public," wrote the *Berkeley Daily Gazette*.⁸⁸



Figure 37. Photo of A.H. Broad building and new commercial storefronts, June 12, 1925, *Berkeley Daily Gazette*.

"Residences and rooming houses have long held sway in this block of Kittredge street, despite the nearness to the city's main artery," said the *Berkeley Gazette*. "Only the California theatre and the Pepper Tree Inn disputing residential dominance in the past."⁸⁹ The new storefront closest to the theatre was a lunch and candy shop, called "The California Sweets," an excellent companion to the T&D Theatre, which had already brought the biggest change to the block since its opening in 1914.

Across the street from the theatre was a relatively new Pepper Tree Tea Room, a neighborhood restaurant and café, which was opened in 1923 by Alma Taylor, after her husband purchased their home at 2138 Kittredge from John C.

⁸⁶ Thompson, Daniella, "Builder-artist A.H. Broad left his mark on Berkeley," August 6, 2009, BAHA website, http://berkeleyheritage.com/eastbay_then-now/ah_broad.html

⁸⁷ Thompson, Daniella, "Builder-artist A.H. Broad left his mark on Berkeley," BAHA website.

⁸⁸ "Rapid Development on Kittredge," *Berkeley Daily Gazette*, June 12, 1925.

⁸⁹ "Rapid Development on Kittredge," BDG, 1925.

Fitzpatrick. Fitzpatrick's wife died in 1919 and in 1921, he put his garage and auto repair shop up for sale, saying it was "at sacrifice, account sickness."⁹⁰ At the time, the garage had storage for 35 cars, was doing a good business, and cleared about \$400 a month, the ad in the *Berkeley Daily Gazette* stated.

The T&D Circuit ended up buying the garage, which it sold a few years later in 1925, to the operators of the University Garage on Telegraph.⁹¹

The second business was a hair salon, described as a ladies and children's hair-cutting parlor. Various owners would take over the hair salon, which lasted through the 1950s.

A Sanborn fire insurance map from 1929, after Fox West Coast Theatres took over the theatre, shows all the commercial activity on the block, including a new gas station on the corner of Kittredge and Fulton.

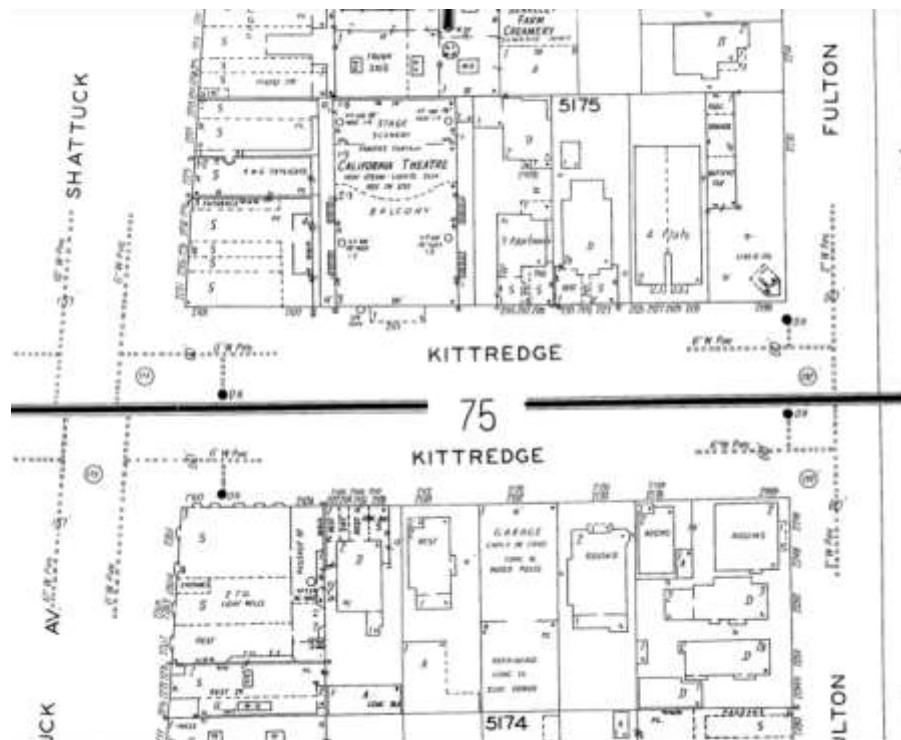


Figure 38. 1929 Sanborn Fire Insurance map, BAHA archives.

The biggest development on the other side of Shattuck Avenue would be the construction of the new main public library, at 2090 Kittredge. The library, completed in 1931, after the 1929-1930 remodel of the California Theatre, would continue the Moderne or Art Deco style. The building was designed by James W.

⁹⁰ "Mrs. C. Fitzpatrick Called by Death," *Berkeley Daily Gazette*, March 1, 1919. Classified ad, *Oakland Tribune*, June 15, 1921.

⁹¹ "Felt and Millett buy T&D Garage," *Berkeley Daily Gazette*, September 5, 1925. (This sale was likely conducted by the heirs of Turner and Danhken, since T&D had been sold by that time.)

Plachek, a local architect who single-handedly reshaped downtown Berkeley and the Civic Center area between the wars. The new library was built to replace the smaller library designed by John Galen Howard, the main architect of the U.C. Berkeley core, with funding from industrialist Andrew Carnegie.⁹²

Today, as local City of Berkeley Landmark No. 56 and listed in the National Register, the Berkeley Public Library is an exquisite example of the Art Deco style, in massing, design, and ornament, with *bas-reliefs* that reference Egyptian art, illustrating the trend of designers of the period to incorporate motifs of non-European derivation.



Figure 39. Detail of Berkeley Public Library, November 2021. Photo: Therese Poletti

One year later, the United Artists Theatre on Shattuck was completed, also in the Art Deco style, by Walker & Eisen architects, with Balch as associated architect. Including the California Theatre, these three Art Deco buildings in the area are all excellent examples of the style, and represent the neighborhood's change from early residential to an even larger, modern commercial district.

Another nod to the increased commerce in the area happened in the mid-1930s, when the Taylors, as new owners of the Fitzpatrick house at 2138 Kittredge, also embarked on a commercial renovation, a move that would also accommodate more patrons in the popular Pepper Tree. Their project was built 10 years after storefronts were added in front of the A.H. Broad and Robert Elder houses and injected additional charm to the block.⁹³

⁹² Maggi, Franklin, Leslie Dill & Sarah Winder, State of California, DPR 523 Primary Record, Berkeley Public Library, March 15, 2015.

⁹³ Maggi, Franklin, Leslie Dill, & Sarah Winder, State of California, DPR 523 Primary Record, John Fitzpatrick House, March 2, 2015.

In 1935, the Taylors commissioned a brick-faced addition to their home, with a two-story, modified Georgian Colonial façade, “inspired by early-American house construction.”⁹⁴ There are graceful arched door openings and arched windows on the ground floor, symmetrical focal windows on the second floor, and decorative steel half-round balconettes. The small, stately addition would fit right in among the Federalist homes on Boston’s Beacon Hill.



Figure 40. Taylor addition (1935) to Fitzpatrick House, 2138 Kittredge Street.
Photo © 2021 Anthony Bruce.



Figure 41. Ad for the remodeled Pepper Tree, November 1935, Berkeley Daily Gazette

Today, this core area of Kittredge Street next to Shattuck Avenue retains its mixed-use character, and most of its historic buildings are contributors to a

⁹⁴ Maggi, Franklin, Leslie Dill, & Sarah Winder, State of California, DPR 523 Primary Record, John Fitzpatrick House, March 2, 2015.

potential historic district of Shattuck Avenue. In addition, these historic mixed-use buildings from the 1890s to the 1930s are all important links to downtown Berkeley's historic past and its evolution to today's dense urban center.

17. Significance

Consistent with Section 3.24.110A.1.a. The California Theatre possesses architectural merit. Originally constructed in 1913–1914, it was remodeled in 1929–1930 in the Art Deco or Moderne style and retains most of those features: Art Deco façade, including Art Deco style massing and design features such as stepped parapets. The theatre retains all its original Art Deco ornaments, such as the curved coping, zigzag trim, vertical stepped out piers, frozen fountains, and protruding corbels with zigzags. A remodel in 1952 added a neon sign of architectural significance, with rare so-called raceway letters that extend upwards. The stylized letter forms are also individual sculptures of metal and the letter form is a rare up and down script and is fitting with the Art Deco style.

Consistent with Section 3.24.110A.1.b. The California Theatre is one of the last three movie theatres in the Art Deco style in Berkeley, and one of the last 12 extant in that style in the San Francisco Bay Area. It is one of two theatres in Berkeley to be designed in its 1929–1930 remodel by a significant theatre architect, Clifford A. Balch of Los Angeles, who was a prolific theatre designer.

Consistent with Section 3.24.110A.1.c. The California Theatre is an architectural example worth preserving for the value that it adds to the neighborhood fabric. The California Theatre is a striking presence on Kittredge Street and is an extant example of the commercial boom in the 1920s of the area, after the block transitioned from residential homes to small neighborhood businesses. The theatre added to the neighborhood fabric when it was an active movie theatre as a venue for the community to attend films and documentaries, sometimes interacting with directors, and in general, providing educational events on film. The theatre has a history supporting the University of California through hosting events or sponsoring fundraisers.

Consistent with Section 3.24.110A.4. The California Theatre also possesses historic value, as one of the earliest moving picture theatres in Berkeley, and one that is still extant. The theatre also has a close association with early California motion picture pioneers, the owners of the T&D Circuit, William Turner and Fred Dahnken, who commissioned its construction as their third movie house in Berkeley. The California also has a close association with Fox West Coast Theatres, a major force in the early days of Hollywood. The California hosted

many Hollywood film stars and prominent actors during its grand openings of 1914, 1930, and again in 1952.

Historic Value: City Yes Neighborhood Yes

Architectural Value: City Yes Neighborhood Yes

18. Is the property endangered? Possibly. The building is vacant, its fate is unknown.

19. Reference Sources/Bibliography/Acknowledgements:

Special thanks for advice, help, and editing to historian Daniella Thompson. Additional thanks to Fran Cappelletti, BAHA archivist, and Anthony Bruce, BAHA executive director, who were also generous with their help. Thanks again for all the assistance.

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20. Recorder: Therese Poletti Preservation Director, Art Deco Society of California

Date: January 10, 2022



Figure 42. California Theatre at night, 2018. Photo courtesy of Ira Serkes