



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

FOR COMMISSION ACTION
MARCH 6, 2025

2113-2115 Kittredge Street – California Theater

Structural Alteration Permit #LMSAP2025-0002 to modify a previously-approved project design of a new, mixed-use development in order to include additional building stories for a total of 23 where 18 stories have been approved.

I. Application Basics

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

B. CEQA Determination: pending

C. Parties Involved

- **Applicant:** Christian Cerria
2115 Kittredge Street, LLC
7 Jackson Walkway
Providence, RI
- **Architect:** Studio KDA
1810 Sixth Street
Berkeley, CA
- **Property Owner:** Robin Lent
426 Sandhill Circle
Menlo Park, CA

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

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

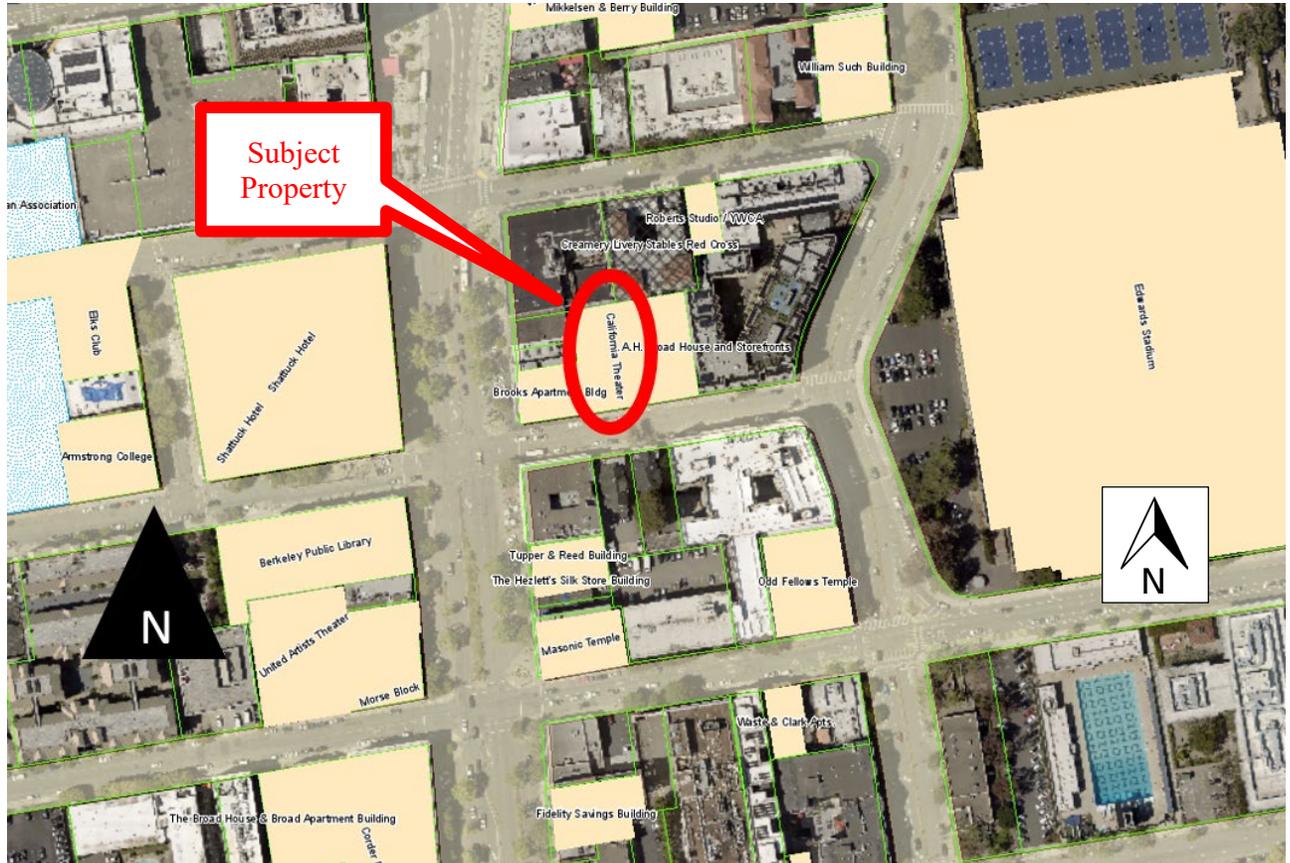
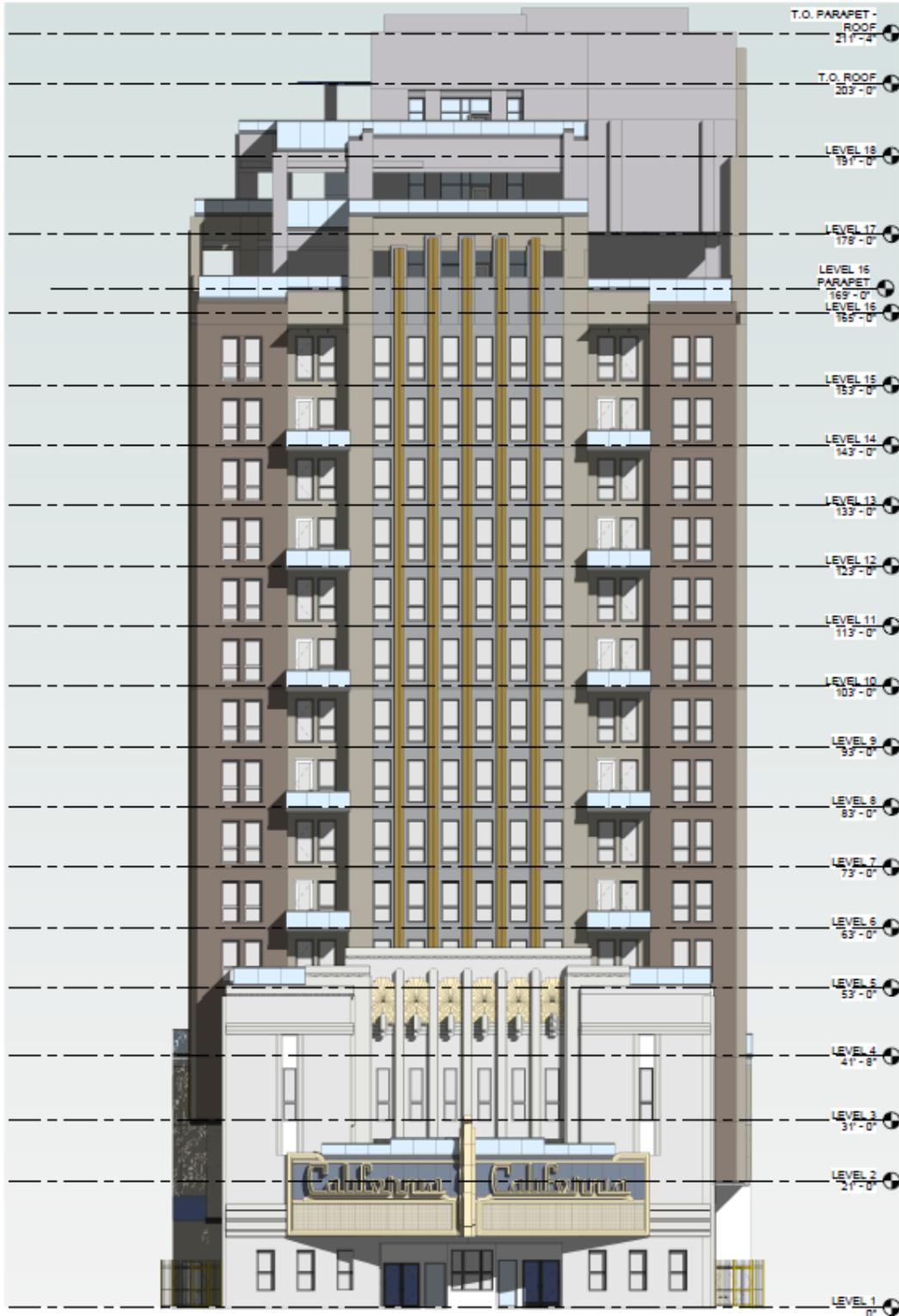


Figure 2: Subject Building, Existing Site Conditions (2021; source: Anthony Bruce)



Figure 3: Rendering of Project Design Approved by the Landmarks Preservation Commission on October 5, 2023 (source: KDS Studio)



II. Background

On October 5, 2023, the Landmarks Preservation Commission approved a 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. On June 4, 2024, City Council upheld the Zoning Adjustments Board decision to approve the associated Use Permit for the project (#ZP2022-0144) after the decision had been appealed.

On September 16, 2024, the applicant submitted a Use Permit Modification application (#ZP2024-0131) to modify the previously approved development project by increasing the permitted building height from 18 to 23 stories. The applicant submitted this requisite Structural Alteration Permit (SAP) application for the Use Permit Modification proposal on February 10, 2025. The SAP consideration is prescribed by the Landmarks Preservation Ordinance, Berkeley Municipal Code (BMC) Section 3.24.200, and serves as Design Review in accordance with the Zoning Ordinance, BMC Section 23.406.070.

Both the Use Permit and SAP Modification applications are under review at this time.

Pursuant to BMC Section 3.24.220 for *Permit Application – data and public hearing required*, the Commission must open a hearing on an alteration proposal within 70 days of receiving an application. For this reason, Commission is advised to open the hearing on this matter tonight and then continue the matter to allow time for the applicant to provide additional materials. In accordance with BMC Section 3.24.230.A for *Public Hearing Notice Requirement*, staff mailed and posted 10-day advance notices for tonight’s meeting on (or before) February 24, 2025.

III. Rationale for Recommendation

The Commission must hold a public hearing within 70 days of the filing of an SAP application in accordance with BMC Section 3.24.220. Therefore, staff recommends that the Commission open the hearing on this matter to satisfy the regulatory requirement, take testimony from those members of the public who attend the hearing, and then continue the hearing and allow time to complete application review and to present a recommendation for action.

IV. Recommendation

Staff recommends that the Commission open the public hearing on this matter in accordance with BMC Section 3.24.220, and then continue consideration of this request to a date to be determined.