

From: [Phyllis Orrick](#)
To: [Burns, Anne M](#)
Subject: 2274 Shattuck Request you approve this project
Date: Wednesday, November 20, 2024 12:27:52 PM

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To: Members of the Design Review Committee
From: Phyllis Orrick
Re: 2274 Shattuck
11/20/24

Dear Committee members,

I am writing to urge you to approve the proposed development at 2274 Shattuck at once so this project can continue to move forward as intended under SB 330.

Opponents have argued that this site should be preserved as a historic building, but there is no practical, safe or affordable way for that to happen, as demonstrated by in-depth structural and historical analyses of the building.

Unfortunately, a faux “grassroots” Facebook group (many of whose members are from out of town and some of whom don’t even live in this country, not to mention the scores who appear to be bots or manufactured personas) tried to dredge up support and used false information to try to undercut this project when it came before the Landmark Preservation Commission (LPC).

Despite an extreme overreach by staff that requested landmarking the entire structure, even the LPC dialed back the preservation portion to what the developer had proposed. Additionally, the City agrees with over 10 third-party consultant reports that the project should be exempt from CEQA. The existing building poses a health and safety risk to the public. The project complies with SB 330 and SB 1633.

There is a way to honor the history of the theater while also building badly-needed housing, and this proposal aims to do just that.

To wit:

- The developer has agreed to restore and renovate the façade on Shattuck. The developer has also agreed to restore the lobby and not replace the lobby with housing.
- This project will provide 227 affordable-by-design units which are suitable for students, young professionals, and families. The project also provides 23 very low-

income affordable units.

- This project will contribute more than \$7M in Building Permit and Impact Fees to the City of Berkeley. It will also contribute ~\$2M annually to the property tax base.

It's long past time for this project to break ground. Please support it so that we can move forward.

Regards,

Phyllis Orrick
Berkeley, Kains Ave. near Cedar