



PLANNING AND DEVELOPMENT DEPARTMENT  
LAND USE PLANNING DIVISION

## LANDMARKS PRESERVATION COMMISSION

### DRAFT ACTION MINUTES

**Date:** Thursday, December 4, 2025  
**Time:** 6:30 PM  
**Place:** 1901 Hearst Avenue, North Berkeley Senior Center

Attendees: 12

Staff: Sarah Price, LPC Interim-Secretary  
Marytonae Sanchez, Assistant Planner/LPC Clerk  
Niloufar Karimzadegan, Senior Planner

1. **ROLL CALL** (*note: two vacancies*):

Michael Montilla  
Steve Finacom  
Luke Leuschner  
Paul Schwartz  
Susan Orbuch  
Denise Hall Montgomery, Chairperson

Kathleen Crandall – *Leave of Absence*

2. **EX-PARTE COMMUNICATIONS**

3. **LAND ACKNOWLEDGEMENT STATEMENT**

4. **PUBLIC COMMENT on Non-Agenda and Information Items**

Speakers: 2

5. **ORDER OF AGENDA**

6. **CONSENT CALENDAR**  
**A. Approval of Action Minutes:**

**Motion:** To adopt the Consent Calendar, including approval of the Draft Action Minutes from November 6, 2025.

**M/S/C:** Leuschner/Schwartz

**Vote:** 5-0-1-1 (Yes-No-Abstain-Absent)

Abstain: Montilla;

Absent: Crandall.

7. PUBLIC HEARING AND DISCUSSION ITEMS

Mills Act: Continued from November 6, 2025

**A. 2845 Woolsey Street – Mills Act Contract application (#LMMA2025-0003) for The Norton Family House**

Mills Act contract with the owners of a City Landmark property and make recommendations to City Council for action on this request, in accordance with Government Code Section 50280 et. Seq. and City Council Resolution No. 59,355.

**Recommendation**: Approve the proposed rehabilitation schedule and recommend favorable action to City Council.

**CEQA**: Not subject to review pursuant to CEQA Guidelines Section 15061 (b)(3) "Review for Exemptions."

Speakers: 0

**Motion**: Favorable recommendation to the City Council to enter into a Mills Act Contract with the revised application documents presented at the September 4, 2025 meeting.

**M/S/F**: Finacom/Orbuch

**Vote**: 3-1-2-1

Yes: Finacom, Orbuch, Montgomery;

No: Schwartz;

Abstain: Montilla, Leuschner;

Absent: Crandall.

**Structural Alteration Permit**

**B. 2276 Shattuck Avenue – Structural Alteration Permit (#LMSAP2024-0005) for the Morse Block (Donogh Arms)**

Rehabilitate the street-facing elevations and construct a 15-story addition at a City Landmark property, in accordance with BMC Section 3.24.220.

**Recommendation**: Approve the Structural Alteration Permit pursuant to BMC Section 3.24.260.

**CEQA**: Categorically Exempt pursuant to CEQA Guidelines Section 15331 for "Historical Resource Restoration/Rehabilitation."

Speakers: 1

**Motion**: Approve the Structural Alteration Permit with the following conditions of approval for Final Design Review:

Conditions of Approval:

1. Ground floor glass is to be clear, no opaque windows.
2. No painting of restored brick.
3. Retain and rehabilitate existing cornice elements and colors.
4. Add a second plaque with details about the renovation.
5. Revisit the horizontal banding.
6. Show more window and elevation details for window depth.

**M/S/C:** Finacom/Montgomery  
**Vote:** 6-0-0-1  
**Absent:** Crandall.

**Landmark Initiation**

**C. 1725 Shattuck Avenue – Landmark or Structure of Merit Initiation for The Terrace West Apartments**

Request to initiate designation status for a residential property in accordance with BMC Section 3.24.120.

**Recommendation:** Consider the request and adopt a motion.

**CEQA:** Exempt pursuant to CEQA Guidelines Section 15061 (b)(3) for “Review for Exemptions.”

**Motion:** Initiate Landmark or Structure of Merit Designation process.

**M/S/C:** Montilla/Orbuch  
**Vote:** 6-0-0-1  
**Absent:** Crandall

*Process initiated.*

**D. 1750 Walnut Street – Landmark or Structure of Merit Initiation for The Terrace East Apartments**

Request to initiate designation status for a residential property in accordance with BMC Section 3.24.120.

**Recommendation:** Consider the request and adopt a motion.

**CEQA:** Exempt pursuant to CEQA Guidelines Section 15061 (b)(3) for “Review for Exemptions.”

**M/S/C:** Montilla/Schwartz  
**Vote:** 6-0-0-1  
**Absent:** Crandall

*Process initiated.*

**Discussion**

**E. Anna Head School Discussion**

Discuss a proposed letter to the University of California, Berkeley in support of preserving Channing Hall.

Speakers: 1

*Took no action.*

**Election**

**F. Election of LPC Vice Chairperson**

Elect a Commission member to serve as the Vice Chairperson, to finish out the one-year term, in accordance with BMC Section 3.24.030(C) and the Commissioners’ Manual (2025).

Speakers: 0

**Motion:** Nominated Commissioner Crandall to serve as Vice Chairperson.

**M/S/C:** Orbuch/Leuschner

**Vote:** 4-0-2-1

Abstain: Montilla, Finacom;

Absent: Crandall.

**8. AD HOC Subcommittees and Liaison Comments**

Receive opportunity reports on status of projects for which the LPC has established a subcommittee or liaison. (Note: Sites will come off the list annually or upon approval of a Certificate of Occupancy.)

	<b>Members</b>	<b>Established</b>	<b>Annual Expiration</b>
<b>ZAB Design Review Committee</b>	DM	-	-
<b>Berkeley Rose Garden</b>	KC, PS	Mar 2025	Feb 2026
<b>City Projects for Landmarks and Structure of Merit Sites</b>	SF, PS	Mar 2025	Feb 2026
<b>Potential Initiations</b>	SF, SO	Mar 2025	Feb 2026
<b>University of California</b>	PS, SF, MM	Mar 2025	Feb 2026
<b>Landmarks Policies &amp; Procedures/ HRE Scoping Recommendations</b>	SF, DM	July 2025	June 2026
<b>Structures Completed After 1945</b>	SF, DM	Sept 2025	Aug 2026
<b>Mills Act Review</b>	PS, SF, SO	June 2025	May 2026

**9. INFORMATION REPORTS** Commissioners may ask for discussion to be scheduled on a future agenda (per Brown Act, no deliberation or final action may be taken).

**A.** Schedule Landmark Preservation Ordinance updates to be discussed at the February LPC meeting in 2026 to make recommendations to the two correspondences provided by City Council and City Attorney's office.

**10. CORRESPONDENCE**

**A.** Email from Laura Veit, received November 13, 2025

**11. COMMISSIONER ANNOUNCEMENTS**

**12. STAFF ANNOUNCEMENTS**

**A.** Landmark Preservation Ordinance to be discussed at the February LPC meeting.

**B.** Planning Director Jordan Klein to present to Commissioners at the February LPC meeting.

**13. FUTURE COUNCIL CALENDAR ITEMS**

- A. 21 Mosswood Road** – Consent Calendar item re: Mills Act Contract application (#LMMA2025-0001) for The Mouser-Parsons House, date TBD.
- B. 1929 Martin Luther King Jr. Way** – Information Agenda item re: Approval of City Landmark Designation (#LMIN2025-0002) for the KPFA Radio Building, date January 20, 2026.
- C. 2845 Woolsey Street** – Consent Calendar item re: Mills Act Contract application (#LMMA2025-0003) for The Norton Family House, date TBD.
- D. 2276 Shattuck Avenue** – Information Agenda item re: Approval of Structural Alteration Permit (#LMSAP2024-0005) for the Morse Block (Donogh Arms), date TBD.

**14. POTENTIAL INITIATIONS**

The Commission may establish and maintain an ongoing list of structures, sites and areas having a special historical, architectural or aesthetic interest or value. After public hearings, the Commission may initiate landmark and historic district designations from the list.

- A.** 2362 Bancroft Way-Trinity United Methodist Church (3/1/99)
- B.** Berkeley High School, Building C, 1920; W. C. Hayes (LE 9/13/99)
- C.** John Galen Howard Power Station, UC Campus (CO 4/3/00)
- D.** H.C. Macaulay Foundry, 811 Carleton Street (4/3/00)
- E.** UC Storage Station, James Plachek, Architect (4/3/00)
- F.** "Kittredge Street Historic District" - 2124 Kittredge Street (Elder House and storefront)
- G.** 2138 Kittredge Street (Fitzpatrick House and storefront), and 2117 Kittredge Street (A.H. Broad House and storefront) (JK 11/5/2001)
- H.** 1842-1878 Euclid Avenue (CO 9-14-07)
- I.** Berkeley High School Campus Historic District (SW 1/3/08)
- J.** 2746 Garber Street (SW 3/5/09)
- K.** 1901 Bonita Avenue (CO 11/16/10)
- L.** 1920 Bonita Avenue (CO 11/16/10)
- M.** 1940 Channing Way (CO 11/16/10)
- N.** 1920 Haste Street (CO 11/16/10)
- O.** 2414 Shattuck Avenue (CO 11/16/10)
- P.** Terminal Place (alley) (CO 11/16/10)
- Q.** 2041 University Avenue (CO 11/16/10)
- R.** 2482-2498 Telegraph Avenue And 2445-2449 Dwight Way (CO 12/7/11)
- S.** 2301-2315 Telegraph Avenue / 2510-2516 Bancroft Way (CO 12/7/11)
- T.** 2328-2346 Telegraph Avenue / 2441-2447 Durant Avenue (CO 12/7/11)
- U.** 2400-2402 Telegraph Avenue / 2486-2498 Channing Way (CO 12/7/11)
- V.** 2410-2422 Telegraph Avenue (CO 12/7/11)
- W.** 3049 Adeline Street (CO 3/12/12)
- X.** "Manoa Historic District"- 2530 [sic] Way, 2524 Dwight Way, 2503 Regent Street, 2509 Regent Street, 2511 Regent Street, 2515 Regent Street, 2517 Regent Street, 2506 Dwight Way, 2502 Dwight Way/2501 Telegraph Avenue, 2512–2516 Regent Street/2525 Telegraph Avenue (CO 3/12/12)
- Y.** 1400 Sixth Street (CO 6/7/13)
- Z.** 1409 Scenic Avenue (CO 9/3/15)
- AA.** 1301 Shattuck Avenue, Live Oak Park (CO 2/2/17)
- BB.** 2750-2770 Marin Avenue, Pacific Lutheran Theological Seminary (LPC 5/4/17)

- CC.** 2100 Shattuck Avenue-2100 Kala Bagai Way (SF 6/1/17)
- DD.** 741 Cedar Street (CO 7/6/17)
- EE.** 745 Cedar Street (CO 7/6/17)
- FF.** 749 Cedar Street (CO 7/6/17)
- GG.** 2212 Fifth Street (CO 7/6/17; initiation failed 6/6/21)
- HH.** 837 Folger Avenue (CO 7/6/17)
- II.** 1517 Fourth Street (CO 7/6/17)
- JJ.** 808 Gilman Street (CO 7/6/17)
- KK.** 830 Gilman Street (CO 7/6/17)
- LL.** 832 Gilman Street (CO 7/6/17)
- MM.** 836 Gilman Street (CO 7/6/17)
- NN.** 1018 Pardee Street (CO 7/6/17)
- OO.** 1336 Sixth Street (CO 7/6/17)
- PP.** 1345 Sixth Street (CO 7/6/17)
- QQ.** 601 Ashby Avenue (PA 2/1/18)
- RR.** 1013 Pardee (BO 9/6/18)
- SS.** 1940 Haste Street (LPC 10/04/18; upon relocation of historic building)
- TT.** 2222 Fifth Street (LPC 12/6/18)
- UU.** 1631-33 Walnut Street (LPC 7/2/19)
- VV.** 1601 California Street (PA 11/7/19)
- WW.** 2235 Channing Way, 2240 and 2300 Durant Avenue, 2372 Ellsworth Street (LPC 11/5/20)
- XX.** 2501, 2510, 2514, 2530 and 2551 San Pablo Avenue (LPC 4/1/21)
- YY.** 2132-2154 Center Street (LPC 5/4/23)
- ZZ.** 2414 Shattuck Avenue (LPC 9/7/23)
- AAA.** 1306 Third Street (LPC 11/7/2024)
- BBB.** 1725 Shattuck Avenue (LPC 12/04/2025)
- CCC.** 1750 Walnut Street (LPC 12/04/2025)

**15. CURRENT LAND USE PROJECTS – BMC Section 23.404.030(C)**

**Projects proposing demolition of buildings greater than forty years old**

**A. Non-Residential Structures (BMC Section 23.326.070)**

1890	Alcatraz Avenue	ZP2024-0183
600	Bancroft Way	ZP2025-0010
2030-2036	Bancroft Way	ZP2024-0079
2298	Durant Avenue	ZP2024-0126
841	Folger Avenue	ZP2025-0056
2720	San Pablo Avenue	ZP2024-0076
2733-2737	San Pablo Avenue	ZP2023-0090
1663-1687	Shattuck Avenue	ZP2024-0066
2420	Shattuck Avenue	ZP2022-0149
2700	Shattuck Avenue	ZP2024-0058
2847	Shattuck Avenue	ZP2024-0077
2920	Shattuck Avenue	ZP2022-0116
2925-2973	Shattuck Avenue	ZP2024-0071
3000	Shattuck Avenue	ZP2022-0046
1581 and 1589	University Avenue	ZP2024-0074

**Landmarks Preservation Commission**  
December 4, 2025

**DRAFT ACTION MINUTES**  
PAGE 7

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1708 and 1710	University Avenue	ZP2021-0127
1776-1796	University Avenue	ZP2023-0070
2029	University Avenue	ZP2024-0181

**B. Residential Structures**

3035	Colby Street	ZP2024-0112
2298	Durant Street	ZP2024-0126
1522	Josephine Street	ZP2025-0014
1827 and 1899	Oxford Street	ZP2024-0075
2614	Telegraph Avenue	ZP2024-0027
1782	University Avenue	ZP2023-0070

**16. ADJOURN – 9:22 PM**

**Motion:** Adjourn in honor of Commissioner Leuschner service on LPC.

**M/S/C:** Montgomery/Schwartz

**Vote:** 6-0-0-1

**Absent:** Crandall.