



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
AUGUST 4, 2022

2081 Center Street – Chamber of Commerce/Wells Fargo Building

Structural Alteration Permit (#LMSAP2022-0006) to complete ADA access improvements at a City Landmarks commercial building in the Downtown.

I. Application Basics

A. Land Use Designations:

- Zoning: Downtown Commercial/Mixed Use District (C-D/MU)

B. CEQA Determination: pending

C. Parties Involved

- Property Owner: Bollibokka Shattuck LLC
Pacific West Asset Management
P. O. Box 19068
Irvine, CA 92623
- Project Applicant & Architect: Sean Kennedy
Studio Skaggs Kennedy
2315 Prince Street
Berkeley, CA 94710
- Cultural Resources Consultant: Page & Turnbull
170 Maiden Lane, 5th Fl.
San Francisco, CA 94108
- Recommendation: Open and then continue to hearing.

Figure 1: Vicinity Map showing nearby City Landmarks & Districts

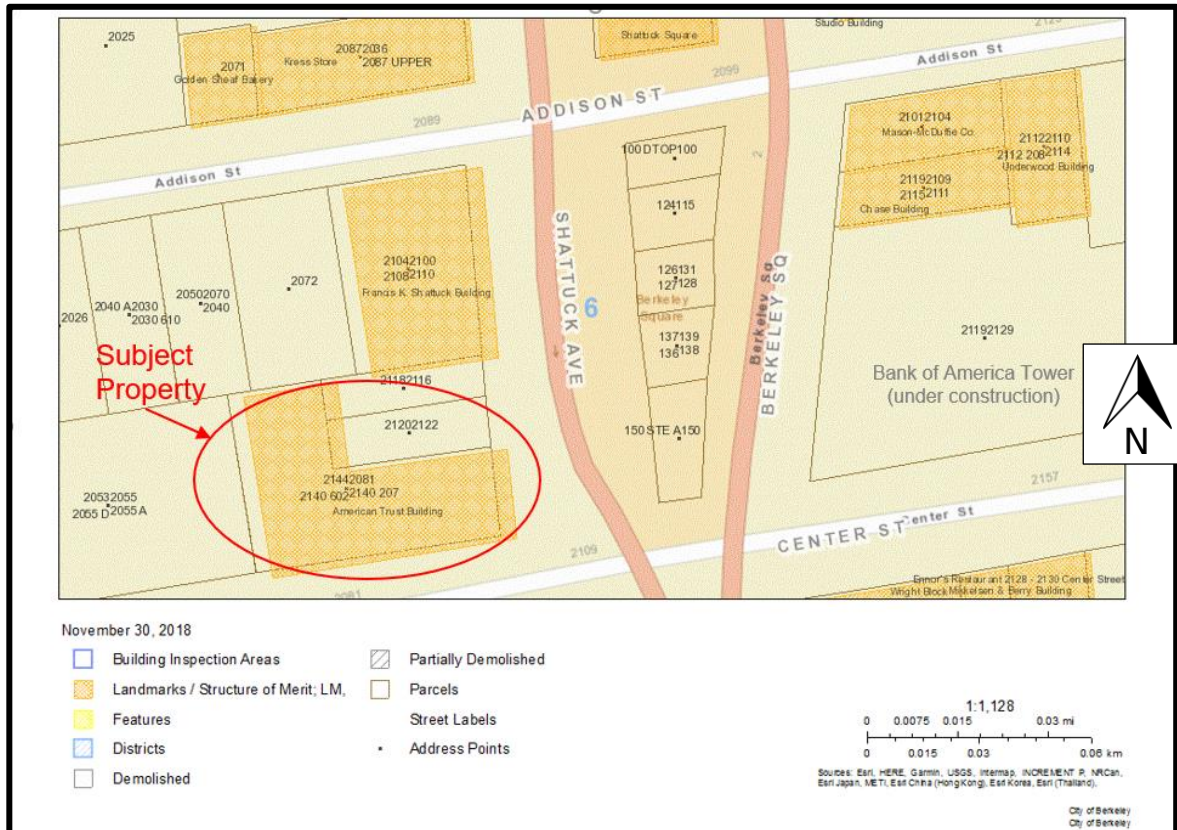


Figure 2: Subject property, current site conditions (Google)



Figure 3: Subject property, current site conditions along Center Street (Page & Turnbull)

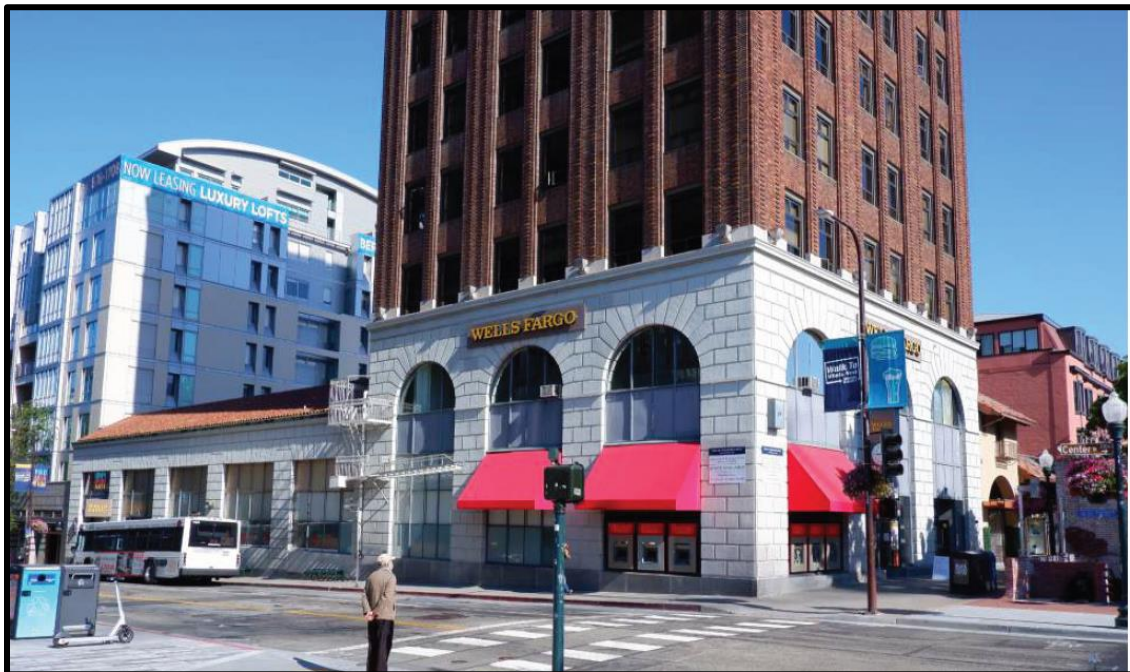


Figure 4: Subject property, current site conditions at west wing/Center Street (Google)

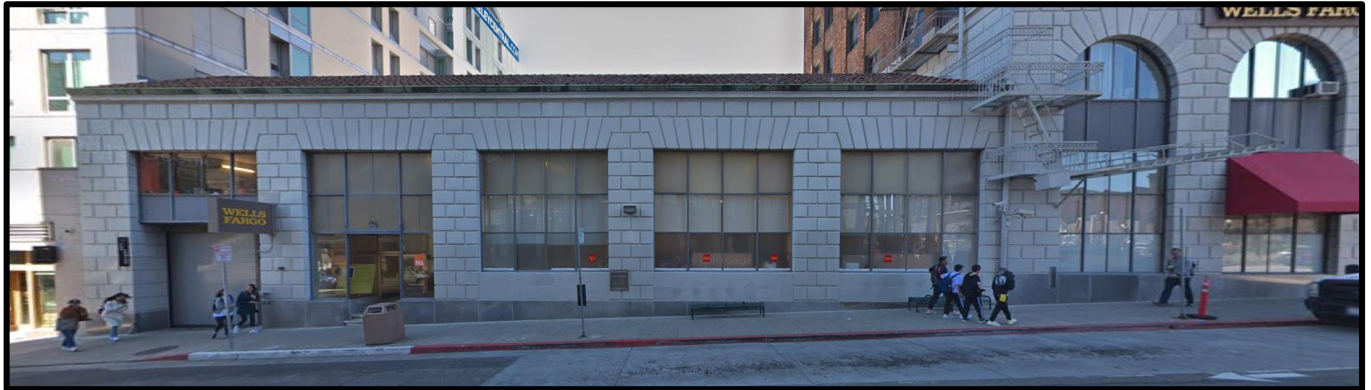
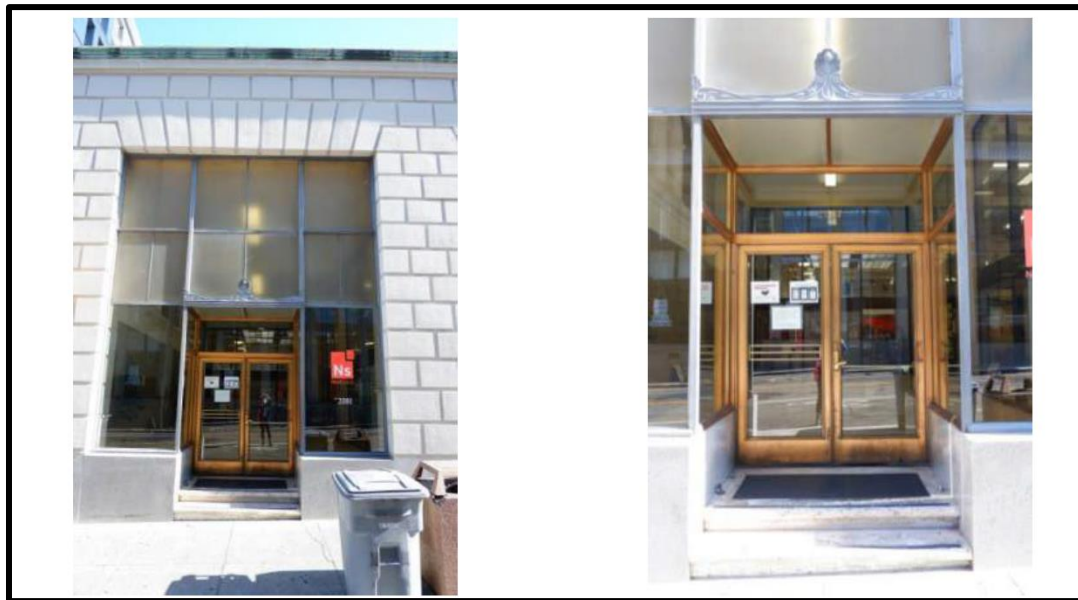


Figure 5: Subject property, current condition at entry door (Page & Turnbull)



II. Background

On June 8, 2022, the applicant submitted a Structural Alteration Permit (SAP) application requesting permission to remove an existing storefront entrance on the Center Street side of the historic Chamber of Commerce building, and to replace it with a new storefront entry in the adjacent storefront bay. The existing entry that is proposed for removal does not provide ADA-compliant access of the west wing of the building; the proposed, new entry door could meet the ADA standards subject Public Works approval for additional improvements in the public right-of-way.

On June 22, 2022, staff determined that the application materials are incomplete and require additional information and further consideration of the options for achieving ADA compliance. At this time, staff awaits the applicant's response and the additional information.

Berkeley Municipal Code (BMC) Section 3.24.220 for *Permit Application – data and public hearing required*, requires the Commission to hold a public hearing within 70 days of the filing of an SAP application. Therefore, staff recommends that the Commission open the hearing on this matter in accordance with the regulatory requirements, and take testimony from those members of the public who attend the hearing, but make no deliberations and then continue the hearing to a date when supplemental information has been provided and staff's analysis can be presented.

In preparation for tonight's hearing, staff mailed and posted ten-day advance public notices on (or before) July 25, 2022, in accordance with the requirements of BMC Section 3.24.230.

III. Recommendation

Staff recommends that the Commission open the public hearing on this matter in accordance with BMC Section 3.24.230, and then continue consideration of the request to allow time for additional information to arrive.

Prepared by: Fatema Crane, Senior Planner/LPC Secretary; fcrane@cityofberkeley.info (510) 981-7410