



PLANNING AND DEVELOPMENT DEPARTMENT  
LAND USE PLANNING DIVISION

# LANDMARKS PRESERVATION COMMISSION

## DRAFT ACTION MINUTES

**Date:** Thursday, June 2, 2022  
**Time:** 7:04 PM  
**Place:** On-Line (No Physical Location)

Attendees: 28

Staff: Fatema Crane, Senior Planner/LPC Secretary  
Anne Burns, Senior Design Review Planner/DRC Secretary  
Allison Riemer, Associate Planner/LPC Clerk

### 1. ROLL CALL

Christopher Adams  
Charles Enchill, Chairperson  
Steven Finacom  
Christopher Linvill  
Denise Montgomery  
Paul Schwartz  
Alfred Twu

Kathleen Crandall -- Absent  
Luke Leuschner – Leave of Absence

### 2. EX-PARTE COMMUNICATIONS

- Commissioner Finaocm disclosed the following: *On April 4, 2022 I was sent a "Notice of Potential Litigation" by three individuals calling 2733 Buena Vista Way "our residence". This communication threatened to sue me and other individuals in regard to what they called "a complaint" that someone had filed with the City of Berkeley about construction work at 2733 Buena Vista Way. On April 6 there was a follow up email from the same individuals containing some similar statements. While these communications were received prior to this item appearing on the agenda, they are close enough in the past that it's reasonable to disclose them to the LPC as an ex parte item. I should state that I am not a party to any 'complaint' about this property and I have had no communication beyond these emails with the people who sent me the two emails. I do know Jane Edginton, the owner of the property, but I believe I last talked to her some years ago, before the pandemic began.*
- Commissioner Adams disclosed the following: *Through a mutual friend I met with the owner of the property immediately to the west of 2733 Buena Vista. This person's concern was the removal of part of the fence separating the two properties, and I later exchanged e-mail regarding possible carpenters to build a*

*new fence. I also had brief e-mail exchanges with the Commission Secretary and two persons who I thought would have some knowledge of the landmark designation of the property. All these exchanges took place before I had any knowledge of the agenda for tonight's meeting. When I received an e-mail last week from the adjacent property owner saying that the property might be discussed at a city meeting on June 2, I replied that as that was the date of an LPC meeting, I would not discuss anything further.*

- Commissioner Enchill disclosed that he was copied on emails transmittals about Item 7, but did not engage in the exchanges.
- Commissioner Montgomery disclosed that she spoke with Member Crandall about the agenda in general.

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

Speakers: 1

**4. AGENDA CHANGES**

- A. Consent Calendar**
- B. Other Changes**

Motion: Adopt a Consent Calendar and approve with Item 12.

M/S/C: Adams/Schwartz

Vote: 6-0-1-2

Yes: Adams, Enchill, Finacom, Montgomery, Schwartz, Twu; No: none; Abstain: Linvill; Absent Crandall, Leuschner.

**ACTION AND DISCUSSION ITEMS**

**5. 2200-block of Piedmont Avenue– Olmsted landscape design – Structural Alteration Permit (#LMSAP2019-0009)**

Resume the public hearing and consider a request to make alterations within a portion of the public right-of-way that is a City Landmark site, in accordance with Berkeley Municipal Code (BMC) Section 3.24.200.

Speakers: 2

Motion: Approve per staff recommendation and include Conditions (1) requiring further of study of planting opportunities, including at least two street trees, and (2) placing the plantings, any possible trees, and the proposed lamp posts so that they do not block a view of the stairs.

M/S/C: Finacom/Adams

Vote: 7-0-0-2

**6. 1650 Shattuck Avenue – Demolition Referral (Use Permit #ZP2020-0022)**

Resume and conclude consideration of the proposal to demolish a commercial building that is more than 40 years old, in accordance with BMC 23.326.070(C).

Took no action.

Motion: Continue consideration to August LPC meeting.  
M/F: Finacom/(none)

7. **2733 Buena Vista Way – Structural Alteration Permit (#LMSAP2022-0004)**  
Hold the public hearing and consider a request to make alterations to a property that contains a City Landmark building, in accordance with BMC Section 3.24.200.

Speakers: 5

Motion: Approve per staff recommendation and include a requirement for multi-width, synthetic wood shakes.

M/S/C: Twu/Adams

Vote: 6-0-1-2

Yes: Adams, Enchill, Linvill, Montgomery, Schwartz, Twu; No: none; Abstain: Finacom; Absent Crandall, Leuschner.

8. **2065 Kittredge Street – Structural Alteration Permit (#LMSAP2021-0004)**  
Hold a public hearing, consider a request to make alterations to a property that contains a City Landmark building, and conduct design review for a new mixed-use project, in accordance with BMC Sections 3.24.200 and 23.406.070.

Speakers: 5

(Provided comments; continued)

9. **742 Grayson Street – Demolition Referral (Use Permit #ZP2021-0161)**  
Consider the proposal to demolish a complex of commercial and industrial buildings that is more than 40 years old, in accordance with BMC 23.326.070(C).

Took no action.

10. **1820-1828 San Pablo Avenue – Demolition Referral (Use Permit #ZP2021-0186)**  
Consider the proposal to demolish a commercial building that is more than 40 years old, in accordance with BMC 23.326.070(C).

Speakers: 1

Took no action.

11. **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)

	Members	Established	Annual Expiration
ZAB Design Review Committee	SF	-	-
Rose Garden Inn SAP	KC, DM, SF	Dec 2021	Nov 2022
2234 Haste Avenue SAP	SF, DM	Mar 2022	Feb 2023
Grants	CE, SF	Mar 2022	Feb 2023
Berkeley Rose Garden	CA, PS	Mar 2022	Feb 2023
Landmarks Policies & Procedures	SF, CE	Mar 2022	Feb 2023

**Landmarks Preservation Commission**

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	<b>Members</b>	<b>Established</b>	<b>Annual Expiration</b>
<b>City Projects for Landmarks and Structure of Merit Sites</b>	SF, CE	Mar 2022	Feb 2023
<b>University of California</b>	SF, PS	Mar 2022	Feb 2023

12. **ACTION: Approval of Action Minutes**  
Draft May 5, 2022 Action Minutes.

13. **INFORMATION REPORTS**

14. **CORRESPONDENCE**

15. **COMMISSIONER ANNOUNCEMENTS**

16. **STAFF ANNOUNCEMENTS**

- A. **July 2022 LPC Meeting is Cancelled** – the Commission will not meet on July 7, 2022.

17. **FUTURE COUNCIL CALENDAR ITEMS**

- A. **2328 Channing Way** – Information Agenda Item re: Approval of Structural Alteration Permit #LMSAP2021-0002, date pending
- B. **Annual Report on Commission Activities**, June 28, 2022
- C. **8 Greenwood Common** – Information Agenda Item re: Approval of Structural Alteration Permit #LMSAP2022-0002, June 28, 2022
- D. **2113 Kittredge Street** – Information Agenda Item re: certification of the California Theater designation as the City Landmark #LMIN2022-0001, June 28, 2022

18. **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 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. 100 Berkeley Square (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)

**19. CURRENT LAND USE PROJECTS (BMC SECTION 23.404.030(C))**

**20. ADJOURN – 11:43PM**

Motion: Adjourn.  
M/S/C: Twu/Montgomery  
Vote: 7-0-0-2