



PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

LANDMARKS PRESERVATION COMMISSION

DRAFT ACTION MINUTES

Date: Thursday, August 4, 2022
Time: 7:02 PM
Place: On-Line (No Physical Location)

Attendees: 51

Staff: Fatema Crane, Senior Planner/LPC Secretary
Anne Burns, Senior Review Planner/DRC Secretary
Desiree Dougherty, Assistance Design Review Planner/DRC Clerk

1. ROLL CALL

Christopher Adams
Kathleen Crandall
Charles Enchill, Chairperson
Luke Leuschner
Christopher Linvill
Denise Montgomery
Paul Schwartz
Alfred Twu

Finacom – Absent

2. EX-PARTE COMMUNICATIONS

- Chair Enchill disclosed that he had a brief email exchange with Bryce Nesbitt who then submitted a correspondence to the Commission, which has been transmitted with tonight's agenda.

3. PUBLIC COMMENT on Non-Agenda and Information Items

Speakers: 4

4. AGENDA CHANGES

- A. Consent Calendar** – the Commission may consider adding Items 8, 10, 11, 12, 13 and 16.

Motion: Adopt and approve a Consent Calendar that includes Items 8, 10, 12 & 16 and recommended actions.

M/S/C: Crandall, Leuschner

Vote: 8-0-0-0-1

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B. Other Changes

Motion: Move Items 13 and then 11 to follow Item 4 and precede Item 5.

M/S/C: Crandall, Montgomery

Vote: 8-0-0-0-1

ACTION AND DISCUSSION ITEMS

5. 1650 Shattuck Avenue – Demolition Referral (Use Permit #ZP2020-0022)

Receive public comment on the consideration of the proposal to demolish a commercial building that is more than 40 years old, in accordance with Berkeley Municipal Code (BMC) Section 23.326.070(C).

Speakers: 2

6. 1500 Derby Street – Advisory Referral for Longfellow Middle School

Receive a presentation and provide advisory comments about the Berkeley Unified School District modernization project at this City Landmark sited, in accordance with BMC Section 3.24.320.

Speakers: 3

7. 2065 Kittredge Street – Structural Alteration Permit (#LMSAP2021-0004)

Resume and conclude the public hearing, and take final action on 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: 6

Motion: Approve scope of demolition and project design subject to the draft Findings and Conditions and Final Design Review; adopt the EIR Addendum; and include the following additional Conditions of Approval:

- Include internal access from main residential entry to bicycle parking
- Enlarge and further refine the Kittredge/Harold corner commercial tenant space
- Further refine open space

M/S/C: Adams/Twu

Vote: 5-2-1-1

Yes: Adams, Crandall, Leuschner, Linvill, Twu; No: Enchill, Schwartz; Abstain: Montgomery; Absent: Finacom.

8. 1325 Arch Street – Structural Alteration Permit (#LMSAP2022-0007) for the Schneider/Kroeber House

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.

Approved on Consent.

9. 2523 Piedmont Avenue – Mills Act Contract application (#LMMA2022-0001) for the Wurts-Lenfest House

Consider a request to enter into a Mills Act contract with the owner(s) of a City Landmark property and make recommendations to City Council for action on this request, in

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accordance with Government Code Sections 50280 et. Seq. and City Council Resolution No. 59,355.

Speakers: 2

Motion: Endorse proposed rehabilitation plan with restoration of decorative door detail, and recommend that City Council enter into a Mills Act contract.

M/S/C: Crandall, Adams

Vote: 6-2-0-1

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

- 10. 2403-2407 San Pablo Avenue – Demolition Referral (Use Permit #ZP2021-0220)**
Consider the proposal to demolish commercial buildings that are more than 40 years old, in accordance with BMC Section 23.326.070(C).

Took no action.

- 11. 2119 Marin Avenue – Landmark or Structure of Merit (#LMIN2022-0002) designation for the Laflin Residence**

Open the public hearing and then continue consideration of a request to grant designation status to a residential property, in accordance with BMC Section 3.24.130.

Speakers: 3

Motion: Open and continue to next meeting.

M/S/C: Adams, Leuschner

Vote: 8-0-0-0-1

- 12. 2081 Center Street/2140 Shattuck Avenue – Structural Alteration Permit (#LMSAP2022-0006) for the American Trust Building**

Open the public hearing and then continue consideration of a request to make alterations to a City Landmark building, in accordance with BMC Section 3.24.200.

Open hearing and continued on Consent.

- 13. 1960 San Antonio Avenue – Structural Alteration Permit (#LMSAP2022-0005) for the Spring Estate**

Open the public hearing and then continue consideration of a request to make alterations to a City Landmark property, in accordance with BMC Section 3.24.200.

Motion: Open hearing and continue.

M/S/C: Twu/Crandall

Vote: 8-0-0-0-1

- 14. Annual Election of LPC Chairperson and Vice Chairperson**

Elect Commission members to serve as the Chairperson and Vice Chairperson, each for a one-year term, in accordance with BMC Section 3.24.030.C and the Commissioners' Manual (2019).

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Motion: nominate Enchill to serve as Chairperson.

M/S/C: Schwartz/Adams

Vote: 8-0-0-1

Motion: nominate Montgomery to serve as Vice Chairperson.

M/S/C: Crandall/Schwartz

Vote: 8-0-0-1

15. 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
City Projects for Landmarks and Structure of Merit Sites	SF, CE	Mar 2022	Feb 2023
University of California	SF, PS	Mar 2022	Feb 2023

16. ACTION: Approval of Action Minutes**

Draft June 2, 2022 Action Minutes.

Approved on Consent.

17. 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).

18. CORRESPONDENCE

A. From Bryce Nesbitt re: City Landmark Toverii Tuppa Building, dated July 6, 2022

19. COMMISSIONER ANNOUNCEMENTS

20. STAFF ANNOUNCEMENTS

21. FUTURE COUNCIL CALENDAR ITEMS

A. 2328 Channing Way – Information Agenda Item re: Approval of Structural Alteration Permit #LMSAP2021-0002, date pending

22. 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)

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- 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. 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)

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- 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)

23. CURRENT LAND USE PROJECTS (BMC SECTION 23.404.030(C))

24. ADJOURN

Motion: to adjourn.
M/S/C: Crandall/Leuschner
Vote: 8-0-0-1

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PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

LANDMARKS PRESERVATION COMMISSION

DRAFT ACTION MINUTES

Date: Thursday, September 1, 2022
Time: 7:06 PM
Place: On-Line (No Physical Location)

Attendees: 5

Staff: Fatema Crane, Principal Planner/LPC Secretary
Allison Riemer, Associate Planner/LPC Clerk

1. ROLL CALL

Christopher Adams
Kathleen Crandall
Steven Finacom
Luke Leuschner
Christopher Linvill
Denise Montgomery (Vice Chairperson)
Paul Schwartz

Charles Enchill (Chairperson), Leave of Absence
Alfred Twu, Leave of Absence

2. EX-PARTE COMMUNICATIONS

3. PUBLIC COMMENT on Non-Agenda and Information Items

4. AGENDA CHANGES

- A. **Consent Calendar** – the Commission may consider adding Items 8 and 9.
- B. **Other Changes**

Motion: Adopt and approve Consent Calendar with Item 8 and take action as recommended.

M/S/C: Crandall/Adams

Vote: 6-0-1-2

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

** INDICATES THAT THE LANDMARKS PRESERVATION COMMISSION RECEIVED DOCUMENTS (NOTICES OF DECISION, STAFF REPORTS, APPLICATION MATERIALS OR CORRESPONDENCE) AS PART OF THE PACKET THAT WAS DELIVERED PRIOR TO THIS MEETING.

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ACTION AND DISCUSSION ITEMS

5. 2119 Marin Avenue – Landmark or Structure of Merit (#LMIN2022-0002) designation for the Laflin House

Resume the public hearing and consider final action on a request to grant designation status to a residential property, in accordance with BMC Section 3.24.130.

Speakers: 2

Motion: To designate as a Structure of Merit per the staff recommendation.

M/S/C: Adams/Crandall

Vote: 5-2-0-2

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

Substitute Motion: To designate as a City Landmark owing to its Architectural Merit as an outstanding example of Craftsman architecture and its exceptional value as a unique example for Ratcliff's residential working and clipped hip roof feature.

M/F: Finacom/no second

6. 2119 Marin Avenue – Mills Act Contract application (#LMMA2022-0002) for the Laflin House

Consider a request to enter into a Mills Act contract with the owner(s) of a City Landmark property and make recommendations to City Council for action on this request, in accordance with Government Code Sections 50280 et. Seq. and City Council Resolution No. 59,355.

Speakers: 1

Motion: To continue consideration to the October meeting and to invite the applicant to return with a revised Exterior Rehabilitation Schedule that reflects the Commissioners' requests for: specificity of proposed activities, restoration of certain original features and clarification of the scope.

M/S/C: Finacom/Crandall

Vote: 7-0-0-2

7. 1819 Tenth Street – Toverii Tuppa Building

Discuss the correspondence presented on the August 4, 2022 meeting agenda regarding the present condition of a City Landmark property.

Motion: To continue to the October meeting.

M/S/C: Finacom/Montgomery

Vote: 7-0-0-2

8. 1752 Shattuck Avenue – Demolition Referral (Use Permit #ZP2022-0011)

Consider the proposal to demolish a commercial building that is more than 40 years old, in accordance with Berkeley Municipal Code (BMC) Section 23.326.070(C).

Took no action via Consent Calendar

9. 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

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Certificate of Occupancy)

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University of California	SF, PS	Mar 2022	Feb 2023

10. ACTION: Approval of Action Minutes**

Draft August 4, 2022 Action Minutes.

Motion: Postpone action until October owing to omission of the document from the agenda packet.

M/S/C: Montgomery/Crandall

Vote: 7-0-0-2

11. 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).

12. CORRESPONDENCE

13. COMMISSIONER ANNOUNCEMENTS

14. STAFF ANNOUNCEMENTS

15. FUTURE COUNCIL CALENDAR ITEMS

- A. **2328 Channing Way** – Information Agenda Item re: Approval of Structural Alteration Permit #LMSAP2021-0002, October 11, 2022
- B. **2065 Kittredge Street** – Information Agenda Item re: Approval of Structural Alteration Permit #LMSAP2021-0004, date pending
- C. **1325 Arch Street** – Information Agenda Item re: Approval of Structural Alteration Permit #LMSAP2022-0007, October 11, 2022

16. 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)
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17. CURRENT LAND USE PROJECTS (BMC SECTION 23.404.030(C))

The weblink below connects to a table of all current discretionary zoning applications pending in the City of Berkeley. The list is regularly updated by City staff, and is linked here in accordance with BMC Section 23.404.030(C) (Zoning Ordinance). Any property from the online list for which a permit is being sought may be taken up at a future meeting and added by the Commission to the "Potential Initiations" list. Further below are the addresses of projects that seek to demolish buildings (residential or commercial) over 40 years old. Permit applications for properties where full removal is not sought are not individually listed, but may be found in the on-line table.

18. ADJOURN – 9PM

Motion: Adjourn

M/S/C: Montgomery/Crandall

Vote: 7-0-0-2