



# LANDMARKS PRESERVATION COMMISSION

## DRAFT ACTION MINUTES

PLANNING AND DEVELOPMENT DEPARTMENT  
LAND USE PLANNING DIVISION

**Date:** Thursday, November 3, 2022  
**Time:** 7:02 PM  
**Place:** On-Line (No Physical Location)

Attendees: 21

Staff: Fatema Crane, Principal Planner/LPC Secretary  
Cecelia Mariscal, Assistant Planner/LPC Clerk

### 1. ROLL CALL

Charles Enchill (Chairperson)  
Steven Finacom  
Luke Leuschner  
Christopher Linvill  
Paul Schwartz  
Alfred Twu  
Christopher Adams  
Kathleen Crandall  
Denise Montgomery

### 2. EX-PARTE COMMUNICATIONS

- Twu disclosed prior contact with Councilmember (CM) Droste regarding Item 6.
- Finacom disclosed prior contact with Carla Woodward regarding Item 6.
- Crandall disclosed prior contact with CM Droste and CM Bartlett regard Item 6 as well as discussions with Commissioner Montgomery regarding Items 6 and 8, and with Chair Enchill regarding the October and November hearings.
- Leuschner disclosed prior contact with CM Droste and CM Robertson regarding Item 6.
- Montgomery disclosed discussions with Commissioner Crandall regarding Items 6 and 8, and with staff regarding Item 8.
- Enchill disclosed prior contact with CM Droste regarding Item 6, discussions with Commissioner Crandall regarding October and November hearings, with Commissioner Finacom about preparing for public speakers, and with Commissioner Adams about possible motions.

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

Speakers: 1

### 4. AGENDA CHANGES

\*\* 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.

**A. Consent Calendar**

Motion: Adopt a Consent Calendar, include Items 8 and 11, and take action(s) as recommended.

M/S/F: Adams/Crandall (polling indicated opposition)

Motion: Adopt a Consent Calendar, include Item 11, and take action(s) as recommended.

M/S/C: Adams/Linvill

Vote: 8-0-1-0

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

**B. Other Changes**

**ACTION AND DISCUSSION ITEMS**

**5. 2555 College Avenue – Demolition Referral (Use Permit #ZP2022-0019)**

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

Speaker: 1

Motion: Recommend that the Zoning Adjustments Board (ZAB) include a Condition of Approval to salvage of dismantled building materials.

M/F: Finacom/no second

Took no action.

**6. 2720 Hillegass Avenue – Demolition Referral (Use Permit #ZP2022-0095)**

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

Speakers: 3

Motion: Forward recommendations to ZAB as presented in Finacom's memorandum to the Commission.

M/S/F: Finacom/Adams

Vote: 3-6-0-0

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

**7. 1581 Le Roy Avenue – Structural Alteration Permit for Hillside School site (#LMSAP2022-0009)**

Hold the public hearing and consider a request to make alterations within the rear and side yard areas of a City Landmark property, in accordance with BMC Section 3.24.200.

Speakers: 2

Motion: Approve and adopt staff's recommended Findings and Conditions.

M/S/C: Adams/Crandall

Vote: 7-0-2-0

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

**8. 1767 Alcatraz Avenue – Structural Alteration Permit for the Wells Fargo Bank South Berkeley Branch site (#LMSAP2022-0010)**

Hold the public hearing and consider a request to make storefront alterations to a non-historic building located on a City Landmark property, in accordance with BMC Section 3.24.200.

Speakers: 1

Motion: Approve and adopt staff’s recommended Findings and Conditions.

M/S/C: Linvill/Leuschner

Vote: 7-0-1-1

Yes: Adams, Crandall, Enchill, Leuschner, Linvill, Schwartz, Twu; No: none; Abstain: Finacom; Absent: Montgomery (due to recusal).

**9. LPC Meeting Calendar for 2023**

Discuss dates for the regular LPC meetings that will occur in calendar year 2023, in accordance with the City’s Commissioners’ Manual.

Motion: Add a meeting on March 30, 2023 to the draft calendar of dates to replace the April 6, 2023 holiday conflict recess.

M/S/C: Adams/Schwartz

Vote: 7-1-1-0

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

**10. 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

**11. ACTION: Approval of Action Minutes**

Draft Action Minutes for August 4, Spetember 1 and October 6, 2022.

*Approved on Consent.*

**12. INFORMATION REPORTS**

**13. CORRESPONDENCE**

**A. Memorandum from City Council – Land Acknowledgement (October 21, 2022)**

**14. COMMISSIONER ANNOUNCEMENTS**

**15. STAFF ANNOUNCEMENTS**

**16. FUTURE COUNCIL CALENDAR ITEMS**

- A. 1325 Arch Street** – Information Agenda Item re: Approval of Structural Alteration Permit #LMSAP2022-0007, November 15, 2022
- B. 2065 Kittredge Street** – Information Agenda Item re: Approval of Structural Alteration Permit #LMSAP2021-0004, November 15, 2022
- C. 2119 Marin Avenue** – Information Agenda Item re: designation of a residential property as a Structure of Merit #LMIN2022-0002 November 15, 2022

**17. 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.** 100 Berkeley Square (SF 6/1/17)
- DD.** 741 Cedar Street (CO 7/6/17)

**Landmarks Preservation Commission**

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- 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)

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

**19. ADJOURN – 9:50 PM**

Motion: Adjourn.

M/S/C: Linvill/Crandall

Vote: 9-0-0-0