



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
SEPTEMBER 7, 2023

2680 Bancroft Way – College Women’s Club

Structural Alteration Permit #LMSAP2023-0005 to convert the existing building from a commercial hotel to a residential use at City of Berkeley Landmark No. 34 – APN 55-1871-1-3

I. Application Basics

A. Land Use Designations: Restricted - Southside Mixed Use District (R-SMU)

B. CEQA Determination: pending

C. Parties Involved

• **Property Owner:** AMI, LLC
2300 College Avenue
Berkeley, CA 94704

• **Applicant:** AMI, LLC
2300 College Avenue
Berkeley, CA 94704

D. Staff Recommendation: Open the hearing, allow for public comment, and then continue the hearing without discussion to a future LPC meeting.

Figure 1: Vicinity Map – highlighting nearby City Landmarks & Structures of Merit (City of Berkeley GIS, 2023)

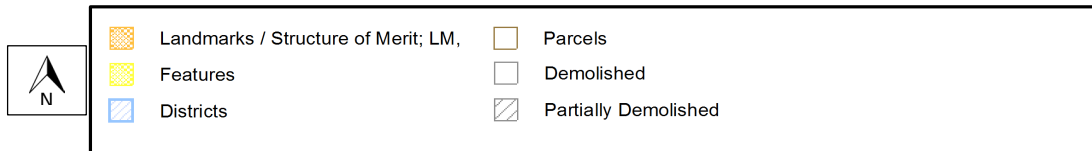
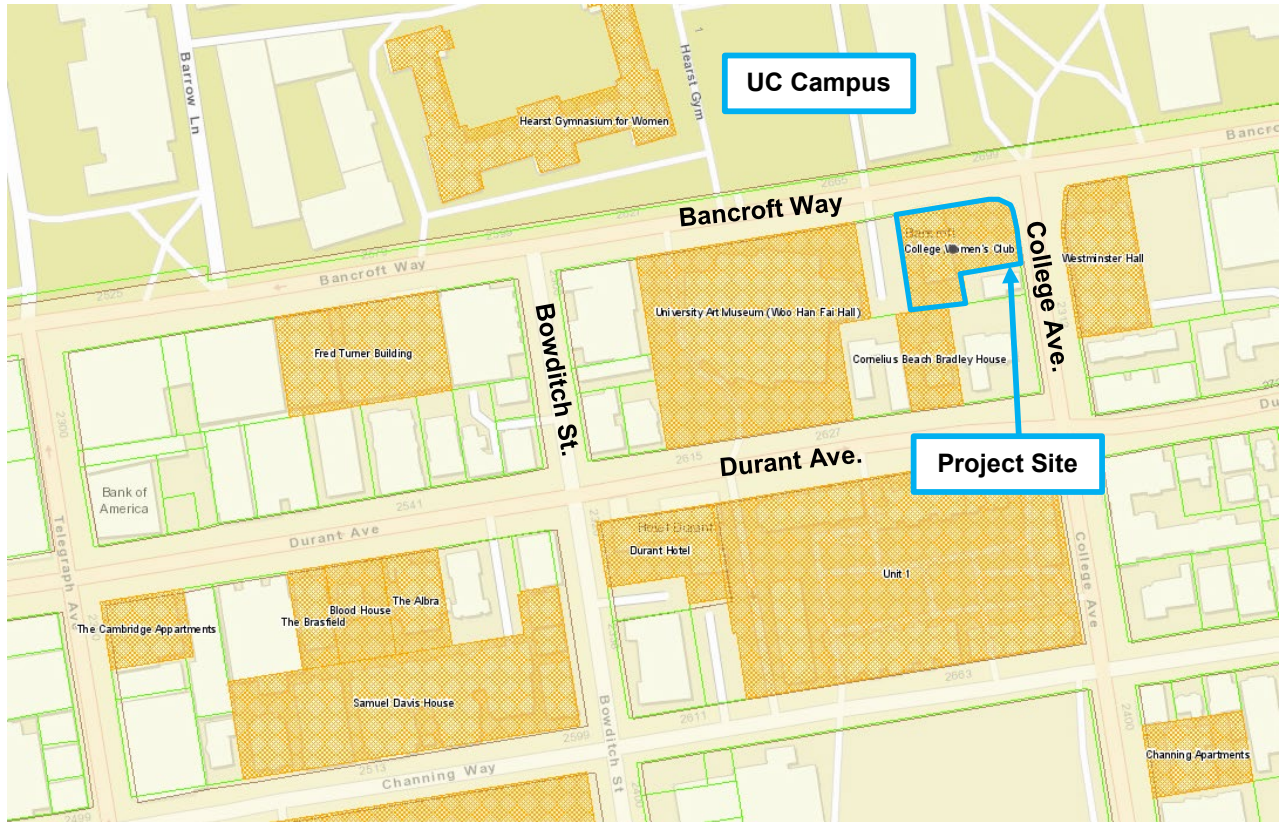


Figure 2: Subject Property, Existing Site Conditions, Aerial View (Google Maps, 2022)



II. Background

On July 3, 2023, the applicant submitted a Structural Alteration Permit (SAP) application to convert the existing building from a commercial hotel to a residential use, including 16 dwelling units and 22 group living rooms, in accordance with Berkeley Municipal Code (BMC) Section 3.24.200. On August 2, 2023, staff deemed the application incomplete and awaits receipt of additional information and application materials.

On or just before August 28, 2023, staff mailed and posted ten-day advance notices for tonight's meeting, in accordance with BMC Section 3.24.230.

III. Rationale for Recommendation

BMC Section 3.24.220.C requires the Commission to open an SAP hearing within 70 days of receiving an application. The Commission must open the hearing on this matter tonight in order to satisfy this requirement. However, the application is incomplete and staff has not yet completed its review of the record for this consideration. Therefore, staff respectfully requests that the Commission continue this hearing on this matter until the necessary materials and analysis can be presented for consideration.

IV. Recommendation

Staff recommends that the Commission open the hearing on this matter, allow for public comment, and then continue the hearing to a date to be determined.

Prepared by: Reina Kapadia, AICP, Senior Planner; rkapadia@berkeleyca.gov, (510) 981-7485

Reviewed by: Fatema Crane, Principal Planner/LPC Secretary; fcrane@berkeleyca.gov, (510) 981-7413