



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
JULY 8, 2024

2276 Shattuck Avenue – Morse Block (Donogh Arms)

Structural Alteration Permit #LMSAP2024-0005 to partially demolish the Morse Block building, retain the street-facing façades, and construct a new 18-story mixed-use building on the site of City of Berkeley Landmark No. 30 – APN 57-2028-004

I. Application Basics

- A. Land Use Designations:** Downtown Mixed-Use District (C-DMU Corridor)
B. CEQA Determination: pending

C. Parties Involved

- **Property Owner:** Pasand Courtyard, LLC
2804 Gateway Oaks Dr. #100
Sacramento, CA 95833
- **Applicant:** Pasand Courtyard, LLC
c/o Jean Eisberg, Rhodes Planning Group
2804 Gateway Oaks Dr. #100
Sacramento, CA 95833

- 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, 2024)



	Landmarks / Structure of Merit; LM,		Parcels
	Features		Demolished
	Districts		Partially Demolished

Figure 2: Subject Property, Existing Site Conditions (Page & Turnbull, 2024)



II. Background

On June 11, 2024, the applicant submitted a Structural Alteration Permit (SAP) application to partially demolish the Morse Block building while retaining the Shattuck Avenue and Bancroft Way façades, and to construct a new 18-story mixed-use building on the site in accordance with Berkeley Municipal Code (BMC) Section 3.24.200. As of the printing of this report, the application is currently under review for completeness of information and materials.

On or just before June 28, 2024, 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 (i.e. August 20, 2024). The Commission should open the hearing on this matter tonight in order to satisfy this requirement. However, the application is currently under review for completeness and staff has not yet concluded its review of the record for consideration of the SAP request. 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.

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