



PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

LANDMARKS PRESERVATION COMMISSION MEETING AGENDA

Date: Thursday, February 6, 2025

Time: 6:32 PM

Place: 1901 Hearst Avenue, North Berkeley Senior Center

Attendees: 8

Staff: Fatema Crane, Principal Planner/LPC Secretary
Boshi Fu, Assistant Planner/LPC Clerk
Anne Hersch, Land Use Planning Manager
Allison Riemer, Associate Planner

1. ROLL CALL:

Kathleen Crandall
Charles Enchill
Steve Finacom
Luke Leuschner
Denise Montgomery, Chairperson
Susan Orbuch
Alyssa Plese
Paul Schwartz

2. EX-PARTE COMMUNICATIONS

3. LAND ACKNOWLEDGEMENT STATEMENT

4. PUBLIC COMMENT on Non-Agenda and Information Items

Speakers: 1

5. AGENDA CHANGES

A. Consent Calendar

Motion: Adopt a Consent Calendar, include Item 13, take action as recommended and correct the January Action Minutes to read "publicly" instead of "readily."

M/S/C: Crandall/Leuschner

Vote: 8-0-0-0

B. Other 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.

ACTION AND DISCUSSION ITEMS

6. 2201-2205 Blake Street and 2517 Fulton Street – Structural Alteration Permit (#LMSAP2024-0004) for the Bartlett Houses

Resume the public hearing and consider final action for a request to relocate the historic stable structure and convert it to residential use, and to construct a new residential building at the rear of a City Landmark property; in accordance with BMC Section 3.24.220.

Motion: Approve with additional Conditions: to install permeable surfaces instead of proposed concrete; to employ tree protections during project construction; to require staff approval for final fence design in order to ensure its compatibility with the design of the historic fence, and to install a historic plaque.

M/S/C: Crandall/Leuschner

Vote: 7-1-0-0

Yes: Crandall, Enchill, Leuschner, Montgomery, Orbuch, Plese, Schwartz; No: Finacom:
Abstain: none; Absent: none.

7. 2138 Kittredge Street – Landmark or Structure of Merit Designation (#LMIN2024-0006) for the Fitzpatrick House and Pepper Tree Tea Room

Conduct a public hearing and consider the request to grant Landmark or Structure of Merit status to a property located in the Downtown, in accordance with BMC Section 3.24.130.

Motion: Designate as a City Landmark and adopt the draft findings.

M/S/C: Schwartz/Orbuch

Vote: 8-0-0-0

8. 3332 Adeline Street – Structural Alteration Permit (LMSAP2025-0001) for the Lorin Theater/ Phillips Temple Building

Hold a public hearing and consider action on a request to install an emergency generator at a City Landmark property, in accordance with BMC Section 3.24.220.

Speaker: 1

Motion: Approve.

M/S/C: Leuschner/Crandall

Vote: 8-0-0-0

9. 2655 Shattuck Avenue – Demolition Referral (Use Permit # ZP2024-0057)

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

Motion: Let the record show that the Commission would like the Action Minutes to reflect that (1) the Commission is in favor of any efforts to salvage the bas-reliefs and incorporate them into the design of the proposed development if possible or to make them available to relevant organizations that would like them, and (2) the Commission will forward this information to the Design Review Committee through its representative.

M/S/C: Orbuch/Schwartz

Vote: 6-0-2-0

Yes: Finacom, Leuschner, Montgomery, Orbuch, Plese, Schwartz; No: none: Abstain:
Crandall, Enchill; Absent: none.

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10. Certified Local Government (CLG) Annual report for the State Office of Historic Preservation

Review and comment on the draft CLG Annual Report for the period of October 2023 through September 2024, as part of the City's CLG reporting requirements.

11. 1095 University Avenue/1976 San Pablo Avenue – Discussion

Receive a Commissioner correspondence about a currently vacant West Berkeley bank building originally completed in 1906, and discuss the historical information provided therein.

12. 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.) Review Chapter II.F of the Commissioners' Manual and then consider establishing or re-establishing new and/or previously expired Ad Hoc Subcommittees accordingly.

	Members	Established	Annual Expiration
ZAB Design Review Committee	DM	-	-
Berkeley Rose Garden	KC, PS	Mar 2024	Feb 2025
City Projects for Landmarks and Structure of Merit Sites	CE, SF	Mar 2024	Feb 2025
Potential Initiations	SF, SO	Mar 2024	Feb 2025
University of California	PS, SF	Mar 2024	Feb 2025
Landmarks Policies & Procedures/ HRE Scoping Recommendations	CE, SF, LL, DM	August 2024	July 2025
Structures Completed After 1945	SF, LL, DM	Sept 2024	Aug 2025
Final Design Review for 2065 Kittredge Street	CE, DM	Nov 2024	Oct 2025

Motion: Renew the four Subcommittees that expire this month and add Commissioner Plese to the Subcommittee for Potential Initiations; establish a new Subcommittee for the Union Investment Company Building No. 1 property, consisting of Commissioners Enchill, Orbuch and Schwartz.

M/S/C: Finacom/Leuschner

Vote: 8-0-0-0

13. ACTION: Approval of Action Minutes

Draft Action Minutes for January 6, 2024.

Approve via Consent Calendar.

14. 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).

15. CORRESPONDENCE

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16. COMMISSIONER ANNOUNCEMENTS

17. STAFF ANNOUNCEMENTS

A. Staffing Updates

18. FUTURE COUNCIL CALENDAR ITEMS

- A. 2500-2512 San Pablo Avenue/1094-1098 Dwight Way** – Information Agenda Item re: Approval of Landmark Initiation (#LMIN2024-0004), February 11, 2025
- B. 1310 University Avenue** – Information Agenda Item re: Approval of Structural Alteration Permit (LMSA2024-0001), February 11, 2025

19. 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.** 2100 Shattuck Avenue-2100 Kala Bagai Way (SF 6/1/17)

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- 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)
- YY.** 2132-2154 Center Street (LPC 5/4/23)
- ZZ.** 2414 Shattuck Avenue (LPC 9/7/23)
- AAA.** 1306 Third Street (LPC 11/7/2024)

20. CURRENT LAND USE PROJECTS – BMC Section 23.404.030(C)

21. ADJOURN – 9:36PM

Motion: Adjourn in recognition of Fatema Crane's service as Commission Secretary.

M/S/C: Crandall/Leuschner

Vote: 8-0-0-0

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