



PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

LANDMARKS PRESERVATION COMMISSION

DRAFT ACTION MINUTES

Date: Thursday, April 3, 2025

Time: 6:30 PM

Place: 1901 Hearst Avenue, North Berkeley Senior Center

Attendees: 9

Staff: Anne Hersch, Land Use Planning Manager/ LPC Secretary
Boshi Fu, Assistant Planner/LPC Clerk

1. ROLL CALL (*note: one vacancy*):

Kathleen Crandall
Charles Enchill
Steve Finacom
Ellie Greene – *Alternate for Commissioner Leuschner*
Denise Montgomery, Chairperson
Susan Orbuch
Paul Schwartz

Luke Leuschner – *Leave of Absence*
Alyssa Plese – *Leave of Absence*

2. EX-PARTE COMMUNICATIONS

3. LAND ACKNOWLEDGEMENT STATEMENT

4. PUBLIC COMMENT on Non-Agenda and Information Items

5. ORDER OF AGENDA

6. CONSENT CALENDAR

A. Approval of Action Minutes:

Motion: Adopt the Consent Calendar, including approval of the Draft Action Minutes for the March 6, 2025 meeting, with a revision to change the title from “Draft Agenda” to “Draft Action Minutes,” and to take action as recommended.

M/S/C: Schwartz/Orbuch

Vote: 7-0-0-2

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7. PUBLIC HEARING AND DISCUSSION ITEMS

A. 2845 Woolsey Street – Landmark or Structure of Merit Designation (#LMIN2024-0001) for the F. B. Norton House

Conduct a public hearing and consider the request to grant landmark or structure of merit status to a residential property constructed in 1908, in accordance with BMC section 3.24.130.

Speakers: 2

Motion: Designate the property as a Structure of Merit based on its architectural value, and adopt the draft findings with the following revisions:

- (1) include the maintenance of the setback at the northeastern corner of the property as a feature to be preserved;
- (2) designate the building as the “Norton Family House” instead of “F.B. Norton House”;
- (3) remove the front entrance porch as a feature to be preserved;
- (4) and remove reference to the property's setting in a “heavily dense” development residential area.

M/S/C: Crandall/Orbuch

Vote: 7-0-0-2

B. 2700-2724 Shattuck Avenue – Demolition Referral (Use Permit # ZP2024-0058)

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

Speakers: 0

Took no Action.

C. 2500-2512 San Pablo/1093-1098 Dwight Way – LPC Correspondence to City Council

Review and approve LPC’s correspondence to the Landmark Designation Appeal Hearing, regarding 2500-2512 San Pablo/1094-1098 Dwight Way, at the May 20, 2025 City Council Meeting.

Speaker: 2

Motion: Approve the LPC’s correspondence for the Landmark Designation Appeal Hearing, with revisions to update all references to the “1907 storefront commercial building” to read “1911 storefront commercial building.”

M/S/C: Orbuch/Schwartz

Vote: 7-0-0-2

8. Substitute LPC Representative to Design Review Committee

Appoint a substitute representative for the May 15, 2025 Design Review Committee meeting, in accordance with the Commissioners’ Manual (2019).

Speaker: 0

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Motion: Appoint Commissioner Finacom as the substitute LPC representative to the Design Review Committee for the May 15, 2025 meeting, in accordance with the Commissioners' Manual (2019).

M/S/C: Schwartz/Montgomery
Vote: 7-0-0-2

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 Certificate of Occupancy.)

	Members	Established	Annual Expiration
ZAB Design Review Committee	DM	-	-
Berkeley Rose Garden	KC, PS	Mar 2025	Feb 2026
City Projects for Landmarks and Structure of Merit Sites	CE, SF	Mar 2025	Feb 2026
Potential Initiations	SF, SO	Mar 2025	Feb 2026
University of California	PS, SF	Mar 2025	Feb 2026
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
2500-2512 San Pablo/1094-1098 Dwight Way	CE, SO, PS	Feb 2025	Jan 2026

The Commission asked for the addition of a Mills Act Renewal Subcommittee on a future agenda.

10. 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).

11. CORRESPONDENCE

12. COMMISSIONER ANNOUNCEMENTS

13. STAFF ANNOUNCEMENTS

A. Staff informed the Commission that, moving forward, LPC meeting materials will transition to a hybrid packet format, in accordance with the 2025 Commissioners' and Board Members' Manual. Commissioners will continue to receive paper plans by mail, while staff reports and written materials will be accessed online.

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14. FUTURE COUNCIL CALENDAR ITEMS

- A. 2201-2205 Blake Street and 2517 Fulton Street** – Information Agenda item re: Approval of Structural Alteration Permit (#LMSAP2024-0004) for the Bartlett Houses, date TBD
- B. 2500-2512 San Pablo Avenue/1094-1098 Dwight Way** – Appeal of LPC Decision to grant City Landmark status (#LMIN2024-0006), May 20, 2025
- C. 2231 McKinley Avenue** – Information Agenda item re: Approval of Landmark Initiation (#LMIN2024-0005), April 15, 2025
- D. 2138 Cedar Street** – Information Agenda item re: Approval of Structural Alteration Permit (#LMSAP2024-0008) for the Grace North Church, April 15, 2025
- E. 21 Mosswood Road** – Information Agenda item re: Approval of Landmark Initiation (#LMIN2024-0007), April 15, 2025
- F. 2425 Durant Avenue** – Information Agenda item re: Approval of Landmark Initiation (#LMIN2024-0008), April 15, 2025

15. 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

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- 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)
 - 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)
 - BBB.** 2000 Blake Street (LPC 3/6/2025)

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

17. ADJOURN – 8:05PM

Motion: Adjourn.
M/S/C: Orbuch/Enchill
Vote: 7-0-0-2