

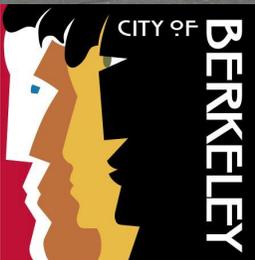
2500 – 2512 San Pablo Avenue

Landmarks Initiation Appeal

#LMIN2024-0004



CITY COUNCIL HEARING
May 20, 2025



Site & Project Details

-Year of Construction: 1912

**-Addresses: 2500-2512 San Pablo Avenue
& 1094-1098 Dwight Way**

**-Existing Uses: general retail, co-working
office, food service establishments**

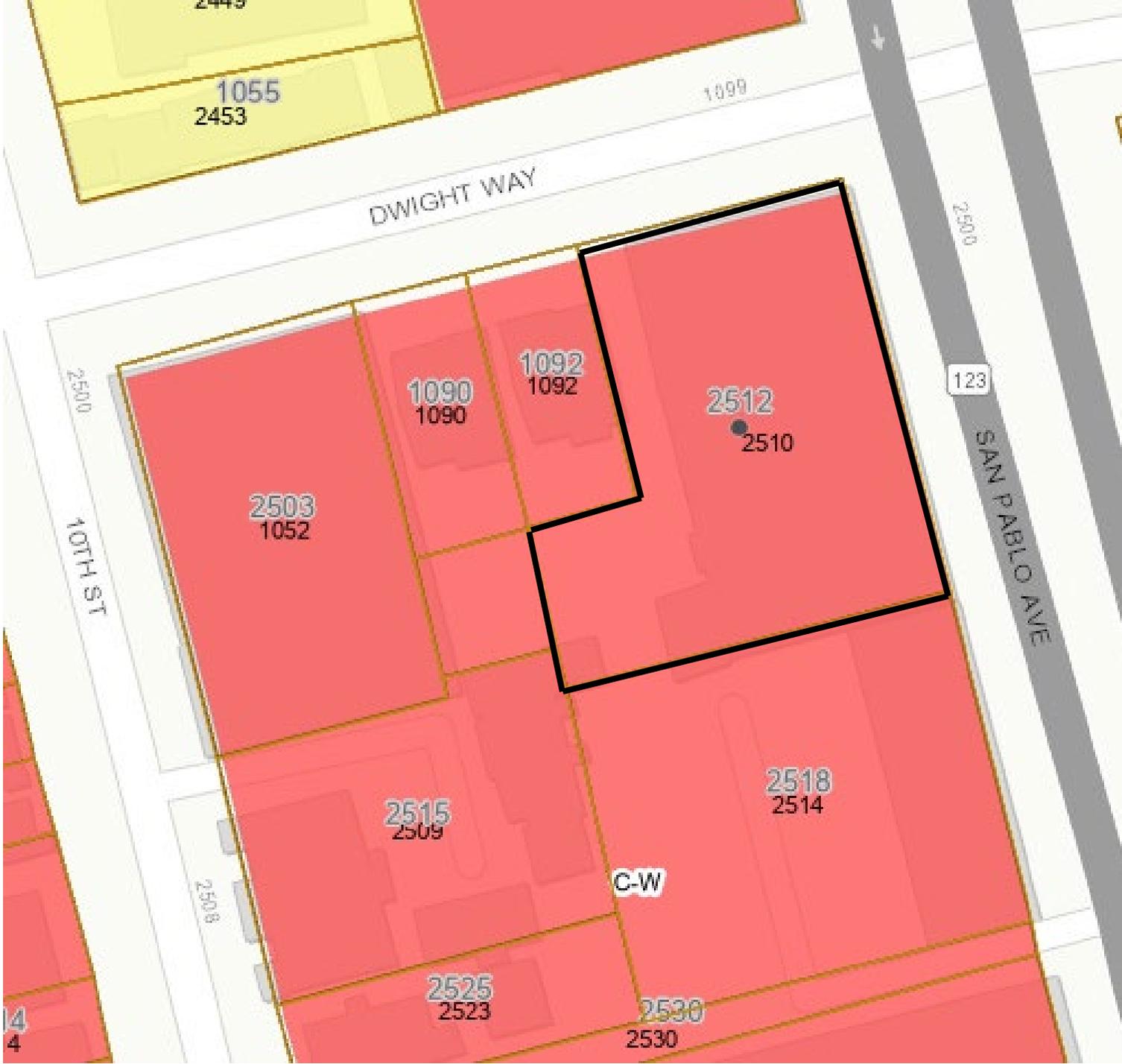
-Applicant: LPC

-Appellant: Property Owner's Attorney



Project Location

San Pablo Avenue	Dwight Way
2500	1094
2504	1094A
2506	1096
2508	1098
2512	



Review History

September 5, 2024: LPC initiated Landmark designation review

October 7, 2024: LPC opened the public hearing; A continuance is requested by the property owner's attorney

November 6, 2024: Revised Landmark application was submitted

December 5, 2024: LPC initiated landmarking and conducted a public hearing, landmarking the building as a City Landmark

January 31, 2025: Appeal filed by the property owner's attorney

May 20, 2025: City Council Appeal Hearing

Initiation Process

-BMC 3.24.110

*Landmarks, historic districts and structures of merit–
Designation–Procedures required–Control and standards*

-Criteria: *Architectural, Cultural, Educational, Historic,
National Eligibility*

-2021: Site to the added to the initiation list

-2024: Initiation and Landmarking occurred



Criteria Identified

-Architectural Merit

-Early 20th century commercial design

-Cultural

- East Bay Music Row 1960s & 70s



Appeal Point 1: Procedural Deficiencies

Appellant

- **LPC failed to properly initiate the designation and comply with notification requirements in the BMC.**

Staff

- **Notification errors were made and corrected.**
- **The item was scheduled for December 5, 2024 at the property owner's request.**
- **The LPC action was properly noticed.**

Appeal Point 2: Lack of Support for Designation

Appellant

- **Substantial evidence is lacking for architectural merit and cultural value.**

Staff

- **Evidence includes the application, an HRE, City records, and BAHA archives.**
- **Distinguishing features identified**

Appeal Point 3: No Housing Capacity Findings SB 330

Appellant

- **The designation reduces housing development potential, limits the building height to one story, making mixed use development infeasible.**

Staff

- **An SB 330 application has not been filed and development is not proposed at this time.**
- **The Designation does not preclude future development, including density and height.**
- **An application may be filed at any time.**

Appeal Point 4: Interference with Investment Backed Expectations

Appellant

- **The designation interferes with investment backed expectations and the ability to be competitive with other landlords and redevelop the site.**

Staff

- **The subject property is zoned C-W West Berkeley Commercial District which allows for mixed-use residential uses by right.**
- **The designation does not eliminate future development of the site.**

Recommendation

- **Conduct a public hearing**
- **Adopt a resolution**
 - **Affirming the LPC decision to landmark the building at 2500-2512 San Pablo Avenue subject to the Findings and Conditions, and dismiss the appeal.**