

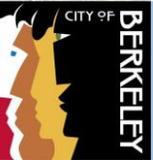
2138 Kittredge Street

Landmarks Application #LMIN2024-0006

Decision to designate the subject property at 2138
Kittredge Street, the Fitzpatrick House and Pepper
Tree Room, as a City Landmark.



City Council hearing
July 23, 2025



Review History

February 14, 2024

The City received a Preliminary Use Permit (PLN2024-0011) application pursuant to SB330

April 4, 2024

The Preliminary Use Permit application was deemed completed and vested to that date

August 6, 2024

Appellant submitted a Use Permit application pursuant to SB330

September 5, 2024

The Use Permit application was deemed complete

October 30, 2024

The City received a Landmark or Structure of Merit application

December 2024

Staff prepared for public hearing in January but cancelled and rescheduled for February 6, 2025

Review History

January 27, 2025

City mailed public hearing notices

February 6, 2025

Approved by LPC

March 24, 2025

Appeal Received

July 23, 2025

Council Hearing

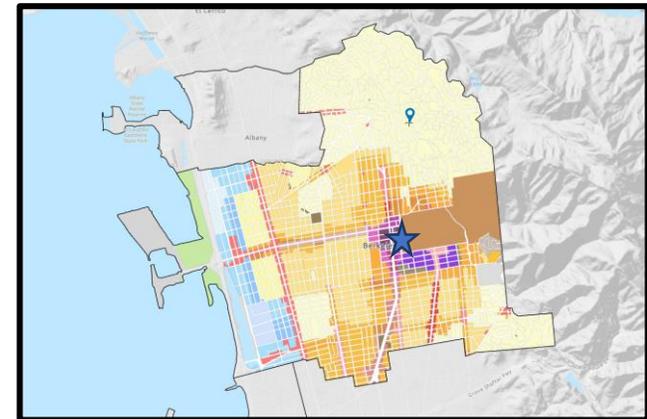
Project Location



Legend:



C-DMU: Commercial Downtown Mixed-Use Outer Core



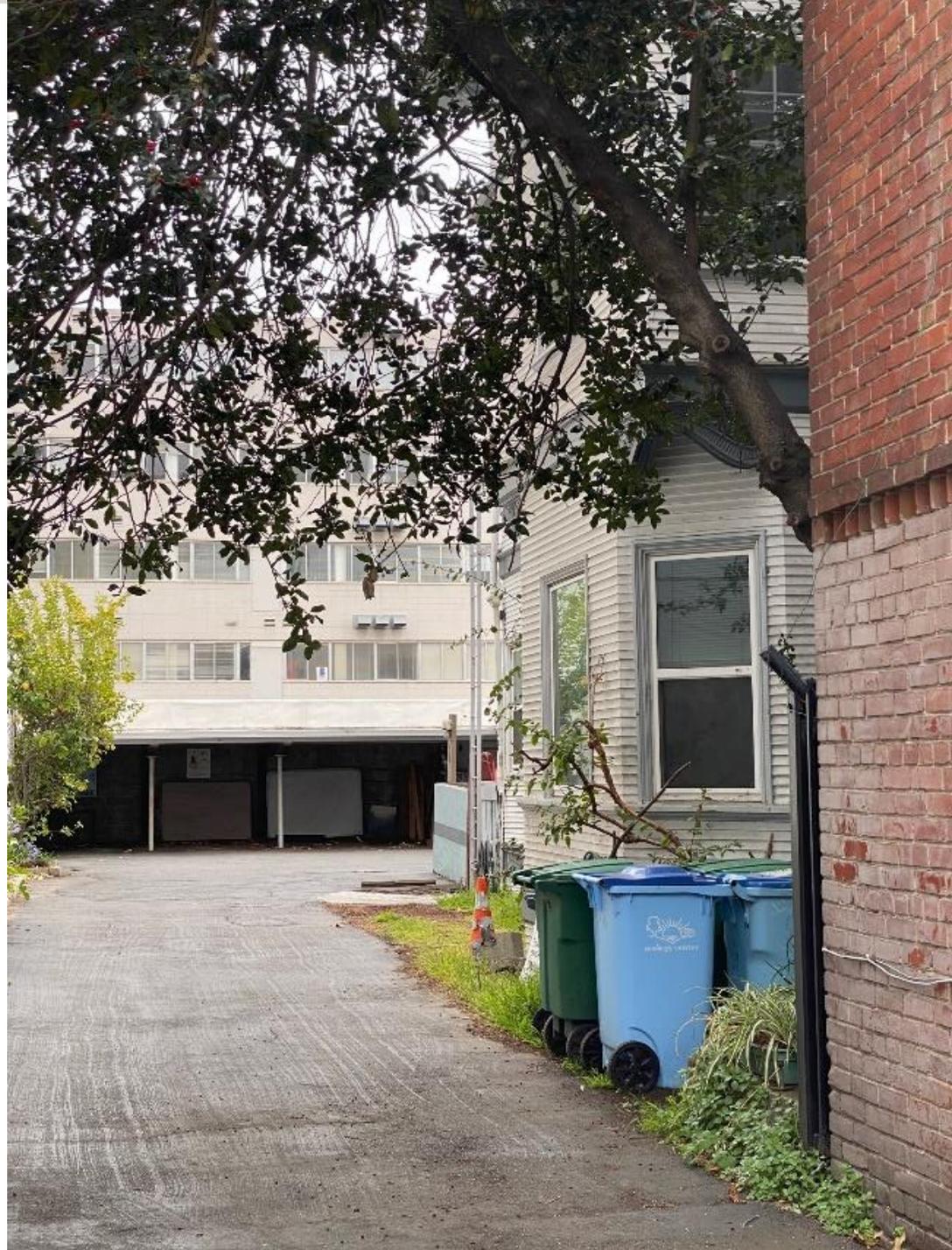
Subject Property



Subject Property



Subject Property



Summary of Appeal Issue: Violation of SB330 and Housing Accountability Act

Appellants:

- **Claims that the designation of the property as a historic site is prohibited by SB 330 and the HAA**

Staff:

- **The LPC designated the site as a historic landmark on February 6, 2025.**
- **Preliminary application deemed complete April 4, 2024.**
- **Staff recommends reversing the designation because it cannot be applied to the proposed project under State law.**

Recommendation

- **Conduct a Public Hearing**
- **Adopt a resolution**
 - **Reversing the LPCs decision to designate the property at 2138 Kittredge Street as a City Landmark.**
- **Alternative Actions:**
 - **Continue the Public Hearing**
 - **Affirm or modify the LPC's decision**
 - **Remand the matter to the LPC**