



PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

LANDMARKS PRESERVATION COMMISSION

DRAFT ACTION MINUTES

Date: Monday, July 7, 2025

Time: 7:15 PM

Place: 1901 Hearst Avenue, North Berkeley Senior Center

Attendees: 12

Staff: Anne Hersch, Land Use Planning Manager/LPC Secretary
Allison Riemer, Senior Planner
Boshi Fu, Assistant Planner/LPC Clerk
Marytonae Sanchez, Assistant Planner/LPC Clerk

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

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

Susan Orbuch – *Leave of Absence*

2. EX-PARTE COMMUNICATIONS

3. LAND ACKNOWLEDGEMENT STATEMENT

4. PUBLIC COMMENT on Non-Agenda and Information Items

Speakers: 0

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 June 5, 2025 meeting and Item 7E.

M/S/C: Leuschner/Finacom

Vote: 6-0-1-1

Yes: Enchill, Finacom, Leuschner, Montgomery, Plese, Schwartz;

No: none;

Abstain: Crandall;

Absent: Orbuch.

7. PUBLIC HEARING AND DISCUSSION ITEMS

Structural Alteration Permits

A. 2328 Channing Way – Structural Alteration Permit (#LMSAP2025-0004) for The Lutrell House

Continue the public hearing and consider a request to install a new above-ground transformer at a City Landmark property, in accordance with BMC Section 3.24.220.

Recommendation: Approve the Structural Alteration Permit pursuant to BMC Section 3.24.260.

CEQA: Categorically Exempt pursuant to CEQA Guidelines Section 15331 for *Historical Resource Restoration/Rehabilitation*.

Public Speakers: 0

Motion 1: Approve the Structural Alteration Permit pursuant to BMC Section 3.24.260.

M/S/F: Crandall/Enchill

Vote: 4-3-0-1

Yes: Crandall, Enchill, Montgomery, Plese;

No: Finacom, Leuschner, Schwartz;

Abstain: none;

Absent: Orbuch.

Motion 2: Approve the Structural Alteration Permit, and recommend the City Arborist approve two street palm trees, or other trees that are compatible with the historic character of the Lutrell House.

M/S/C: Finacom/Leuschner

Vote: 6-0-1-0

Yes: Enchill, Finacom, Leuschner, Montgomery, Plese, Schwartz;

No: none;

Abstain: Crandall;

Absent: Orbuch.

B. 2135 Martin Luther King Jr. Way – Structural Alteration Permit (#LMSAP2025-0005) for Civic Center Park

Conduct a public hearing and consider a request to six benches at a City Landmark property, in accordance with BMC Section 3.24.220.

Recommendation: Approve the Structural Alteration Permit pursuant to BMC Section 3.24.260.

CEQA: Categorically Exempt pursuant to CEQA Guidelines Section 15331 for *Historical Resource Restoration/Rehabilitation*.

Public Speakers: 0

Motion: Approve the Structural Alteration Permit for the proposed bench to be approved as a temporary replacement, with the following conditions of approval and recommendations:

Conditions of Approval:

1. Request that the applicant develop a custom bench design that:
 - a. Meets ADA accessibility and durability standards, and
 - b. Reflects the historic character of the original bench, including unpainted concrete and horizontal panel seating.
2. Request that the applicant return to the Landmarks Preservation Commission within six months to present the new custom design alternatives alongside alternative benches.

Recommendations:

1. Recommend that the applicants meet with the LPC subcommittee to discuss the cost impacts between the custom design alternative and an off-the-shelf design.
2. Recommend that future waste bins be placed at a distance away from the bench locations.
3. Recommend that deteriorated benches be made available to the public to collect at no cost.
4. Recommend that all 12 benches be replaced of the same design, once funding has been made available.

M/S/C: Finacom/Schwartz

Vote: 7-0-0-1

Demolition Referrals

C. 2372 Ellsworth Street – Demolition Referral (Use Permit #ZP2024-0169)

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

Recommendation: Consider the evaluation and take no action.

Took no Action.

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D. 2298 Durant Avenue – Demolition Referral (Use Permit #ZP2024-0126)

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

Recommendation: Consider the evaluation and take no action.

Took no Action.

Landmark Initiation

E. 100 Berkeley Square/2100 Kala Bagai Way – Landmark or Structure of Merit Initiation for The Chamber of Commerce Building

Consider a request to initiate designation status to a property in accordance with BMC Section 3.24.120.

Recommendation: Consider the request and adopt a motion.

CEQA: Exempt pursuant to CEQA Guidelines Section 15061 (b)(3) for Review Exemptions.

Process initiated via the Consent Calendar

Annual Election

F. Annual Election of LPC Chairperson and Vice Chairperson

Elect Commission members to serve as the Chairperson and Vice Chairperson, each for a one-year term, in accordance with BMC Section 3.24.030(C) and the Commissioners' Manual (2025).

Motion: Nominate Commissioner Montgomery to serve as Chairperson.

M/S/C: Crandall/Leuschner

Vote: 7-0-0-1

Motion: Nominate Commissioner Crandall to serve as Vice Chairperson.

M/S/C: Montgomery/Schwartz

Vote: 6-1-0-1

Yes: Crandall, Enchill, Leuschner, Montgomery, Plese, Schwartz;

No: Finacom;

Abstain: none;

Absent: Orbuch.

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8. 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, AP	Mar 2025	Feb 2026
Potential Initiations	SF, SO, LL	Mar 2025	Feb 2026
University of California	PS, SF	Mar 2025	Feb 2026
Landmarks Policies & Procedures/ HRE Scoping Recommendations	CE, SF, LL, DM	July 2025	June 2026
Structures Completed After 1945	SF, LL, DM	Sept 2024	Aug 2025
Mills Act Review	PS, SO, LL, SF	June 2025	May 2026

9. 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).

10. CORRESPONDENCE

- Email from the Anna Head Steering Committee, received June 27, 2025.

11. COMMISSIONER ANNOUNCEMENTS

12. STAFF ANNOUNCEMENTS

- Mills Act Proposal Memo

13. FUTURE COUNCIL CALENDAR ITEMS

Public Speakers: 1

A. 2033-2035 Francisco Street – Information Agenda item re: Approval of Structure of Merit Initiation (#LMSAP2024-0003), July 22, 2025

B. 2009 Tenth Street – Information Agenda item re: Approval of Structural Alteration Permit (#LMSAP2025-0003) for the West Berkeley YMCA, July 22, 2025

C. 2138 Kittredge Street– Appeal of LPC Decision to grant City Landmark status (#LMIN2024-0006), July 23, 2025

D. 2425 Durant Avenue – Appeal of LPC Decision to grant City Landmark status (#LMIN2024-0008), July 23, 2025

E. 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

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F. 2328 Channing Way – Information Agenda item re: Approval of Structural Alteration Permit (#LMSAP2025-0004) for The Lutrell House, DATE TBD

G. 2135 Martin Luther King Jr. Way – Information Agenda item re: Approval of Structural Alteration Permit (#LMSAP2025-0005) for Civic Center Park, DATE TBD

14. 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.** 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)
- 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)

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- 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.** 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)

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

16. ADJOURN – 10:08 PM

Motion: Adjourn.

M/S/C: Crandall/Leuschner

Vote: 7-0-0-1