



PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

LANDMARKS PRESERVATION COMMISSION

DRAFT ACTION MINUTES

Date: Thursday, August 7, 2025
Time: 6:30 PM
Place: 1901 Hearst Avenue, North Berkeley Senior Center

Attendees: 12

Staff: Allison Riemer, Senior Planner / LPC Secretary
Anne Hersch, Land Use Planning Manager
Vicky Schlepp, Assistant Planner/LPC Clerk
Boshi Fu, Assistant Planner/LPC Clerk
Nilu Karimzadegan, Senior Planner

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

Kathleen Crandall, Vice Chairperson
Charles Enchill
Steve Finacom
Denise Hall Montgomery, Chairperson
Susan Orbuch
Elizabeth Greene – *Alternate for Luke Leuschner*

Luke Leuschner – *Leave of Absence*
Alyssa Plese – *Leave of Absence*
Paul Schwartz – *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 from July 7, 2025, Item 7B. 1525 La Loma Avenue, and Item 7C. 1675 La Loma Avenue.

M/S/C: Crandall/Orbuch

Vote: 6-0-0-2

7. PUBLIC HEARING AND DISCUSSION ITEMS

Structural Alteration Permits

A. 2276 Shattuck Avenue – Structural Alteration Permit (#LMSAP2024-0005) for the Morse Block (Donogh Arms)

Rehabilitate the street-facing elevations and construct a 15-story addition at a City Landmark property, in accordance with BMC Section 3.24.220.

Recommendation: Open the hearing, provide comments and direction to the applicant as needed, and continue the hearing.

CEQA: Categorically Exempt pursuant to CEQA Guidelines Section 15331 “Historical Resource Restoration/Rehabilitation.”

Comments given. Continued to a future meeting date.

B. 1525 La Loma Avenue – Structural Alteration Permit (#LMSAP2025-0008) for the Wells House

Repair/replace the front brick entry steps abutting the public right of way along La Loma Avenue, in accordance with BMC Section 3.24.220.

Recommendation: Open the hearing, allow for public comment, and then continue the hearing without discussion to a future LPC meeting.

CEQA: Categorically Exempt pursuant to CEQA Guidelines Section 15331 “Historical Resource Restoration/Rehabilitation.”

Continued to a future meeting date.

C. 1675 La Loma Avenue – Structural Alteration Permit (#LMSAP2025-0007) for the Jensen House and Grounds

Remove the existing asphalt driveway and replace with bluestone flagstone; and replace the asphalt berm along the driveway with a brick curb, in accordance with BMC Section 3.24.220.

Recommendation: Open the hearing, allow for public comment, and then continue the hearing without discussion to a future LPC meeting.

CEQA: Categorically Exempt pursuant to CEQA Guidelines Section 15331 “Historical Resource Restoration/Rehabilitation.”

Continued to a future meeting date.

Design Review Referral

D. 2449 Dwight Way – Committee Level Design Review Referral (DRCP2022-0003/Use Permit #ZP2022-0021) for the Chandler Building

Exterior alterations to a commercial building originally constructed in 1909 and on the LPC’s list of potential initiations, in accordance with BMC Section 23.406.070(F)(1).

Recommendation: Consider the proposed project design, provide advisory comments.

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Comments given, no action taken

Landmark Designation

E. 2939 Dwight Way – Landmark or Structure of Merit Designation (#LMIN2020-0007)

Designation request for a residential property constructed circa 1868 and remodeled in 1911 (APN 055-1853-032-06), in accordance with BMC Section 3.24.130.

Recommendation: Consider the extent to which this property meets the criteria for City Landmark or Structure of Merit designation pursuant to BMC Section 3.24.110, and then take favorable action.

CEQA: Exempt from environmental review pursuant to CEQA Guidelines Section 15061 (b)(3) “Review for Exemptions.”

Public Speakers: 1

Motion: To designate the property as a City Landmark, revise the Findings to add that it is the oldest surviving building in Berkeley’s oldest surviving development tract, and to revise the features to be preserved to include:

1. The original stone walls by Smyth, along Hillside Avenue;
2. The intact creek landscape along the northern edge of the property;
3. The wisteria vines near the pergola at the rear of the property;
4. The placement of the house within an informal grove of trees, including Coast Live Oaks and Monkey Puzzle trees (*Araucaria araucana*).

M/S/C: Finacom/Enchill

Vote: 6-0-0-2

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	Expired
Mills Act Review	PS, SO, LL, SF	June 2025	May 2026

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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 Anna Head Steering Committee, received July 9, 2025
- Email from Anthony Bruce, received July 14, 2025
- Email from Dahlia Catherine Miner Kapelke, received July 28, 2025
- Letter from Cameron Danesh, received July 31, 2025

11. **COMMISSIONER ANNOUNCEMENTS**

This is Commissioner Enchill's last meeting as a commissioner for LPC.

12. **STAFF ANNOUNCEMENTS**

13. **FUTURE COUNCIL CALENDAR ITEMS – tentative schedule**

A. 2328 Channing Way – Information Agenda item re: Structural Alteration Permit (#LMSAP2025-0004) for The Lutrell House, September 9, 2025

B. 2135 Martin Luther King Jr. Way – Information Agenda item re: Structural Alteration Permit (#LMSAP2025-0005) for Civic Center Park, September 9, 2025

C. 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

D. 2939 Dwight Way – Information Agenda item re: Approval of City Landmark Designation (#LMIN2020-0007), for the Smyth Fernwald House, 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.** 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)

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- 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)
- 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)

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

Below are the addresses of projects that seek to demolish buildings (residential or commercial) over 40 years old. Permit applications for properties where full removal is not sought are not individually listed, but may be found online:

<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects>

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Projects proposing demolition of buildings greater than forty years old

A. Non-Residential Structures (BMC Section 23.326.070)

1890	Alcatraz Avenue	ZP2024-0183
600	Bancroft Way	ZP2025-0010
2030-2036	Bancroft Way	ZP2024-0079
2942	College Avenue	ZP2022-0136
2298	Durant Avenue	ZP2024-0126
2372	Ellsworth Street	ZP2024-0169
841	Folger Avenue	ZP2025-0056
2100	Milvia Street	ZP2023-0163
1827 and 1899	Oxford Street	ZP2024-0075
2720	San Pablo Avenue	ZP2024-0076
2733-2737	San Pablo Avenue	ZP2023-0090
1663-1687	Shattuck Avenue	ZP2024-0066
1950-1998	Shattuck Avenue	ZP2023-0040
2420	Shattuck Avenue	ZP2022-0149
2700	Shattuck Avenue	ZP2024-0058
2847	Shattuck Avenue	ZP2024-0077
2920	Shattuck Avenue	ZP2022-0116
2925-2973	Shattuck Avenue	ZP2024-0071
3000	Shattuck Avenue	ZP2022-0046
1581 and 1589	University Avenue	ZP2024-0074
1708 and 1710	University Avenue	ZP2021-0127
1776-1796	University Avenue	ZP2023-0070
2029	University Avenue	ZP2024-0181
2071-2079	University Avenue	ZP2023-0040
2109	Virginia Street	ZP2024-0066

B. Residential Structures

811	Cedar Street	ZP2024-0116
3035	Colby Street	ZP2024-0112
2360	Ellsworth Street	ZP2024-0126
2442	Haste Street	ZP2024-0070
1522	Josephine Street	ZP2025-0014
1136	Keith Avenue	ZP2024-0052
2138	Kittredge Street	ZP2024-0114
1782	University Avenue	ZP2023-0070

16. ADJOURN – 9:14 PM

Motion: Adjourn in recognition of Charles Enchill's six years of service.
M/S/C: Montgomery/Crandall
Vote: 6-0-0-2