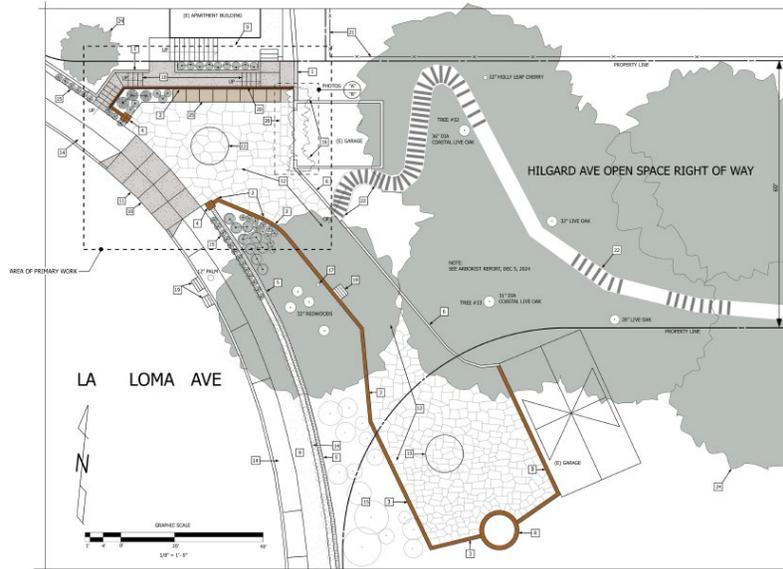
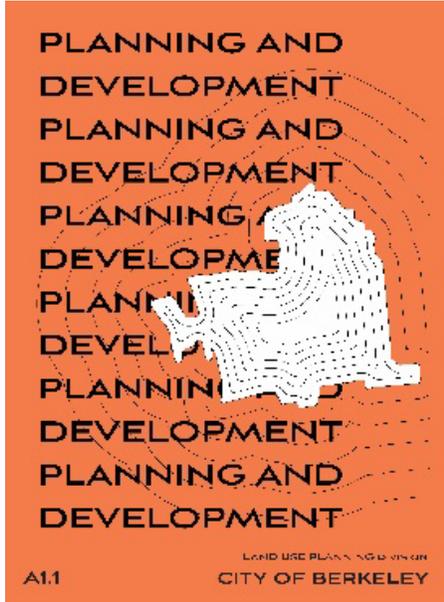


Landmark Preservation Commission Staff Report

1675 La Loma Avenue (Jensen House and Grounds)
Structural Alteration Permit #LMSAP2025-0007

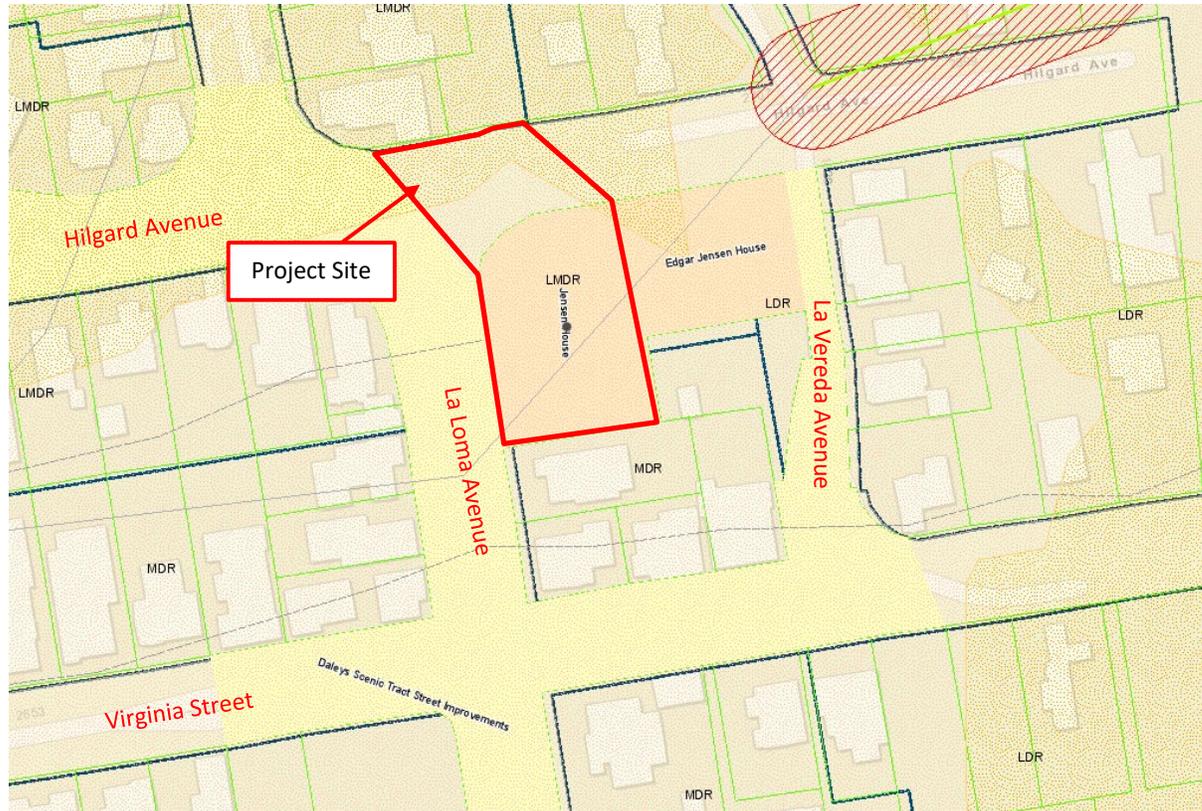
For Commission Action
 August 7, 2025



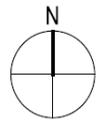
Quick Facts	Project Description:
<p>Applicant: Dan Dunaway</p> <p>Property Owner: Ed Dawson</p> <p>Project Address: 1675 La Loma Avenue</p> <p>GP Land Use: Low/Medium Density Residential</p> <p>Zoning: Restricted Two-Family Residential District in the Hillside Overlay (R-2H) and Restricted Multiple-Family Residential District in the Hillside Overlay (R-2AH)</p> <p>Historic District: N/A</p> <p>CEQA: Categorically exempt pursuant to CEQA Guidelines Section 15331 for <i>Historical Resource Restoration/Rehabilitation</i>.</p> <p>Submittal Date: June 10, 2025</p> <p>Date Deemed Complete: Pending</p> <p>Project Planner: Marytonae Sanchez</p>	<p>Structural Alteration Permit (#LMSAP2025-0007) to remove the existing asphalt driveway and replace with bluestone flagstone; and replace the asphalt berm along the driveway with a brick curb.</p>
	<p>Permits Requested:</p> <p>Structural Alteration Permit pursuant to Berkeley Municipal Code (BMC) Section 3.24.200 “Landmarks, historic districts and structures of merit-Construction, alteration or modification-Approval required” to make exterior changes at a Landmark property.</p>
	<p>Staff Recommendation:</p> <p>Staff recommends that the Commission open the public hearing on this matter in accordance with BMC Section 3.24.220 “Permit application--Data and public hearing required,” and then continue consideration of this request to a date to be determined.</p>

I. ZONING MAP

Figure 1: Vicinity and Zoning Districts Map



- Districts
- Features
- Landmarks / Structure of Merit
- Partially Demolished
- Demolished



Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Low- and Low-Medium Density Residential	Restricted Two-Family Residential, Hillside Overlay (R-2H); Single-Family Residential, Hillside Overlay (R-1H)	Multi-Family and Single Family Residential
South	Medium Density Residential	Restricted Multiple-Family Residential, Hillside Overlay (R-2AH)	Single-Family Residential
East	Low- and Medium-Density Residential	Restricted Two-Family Residential, Hillside Overlay (R-2H); Restricted Multiple-Family Residential, Hillside Overlay (R-2AH)	Single-Family Residential
West	Low Medium Density Residential	Restricted Two-Family Residential, Hillside Overlay (R-2H)	Multi-Family Residential

II. PHOTOS

Figure 2: Subject Property, Aerial View (Google Maps, 2025)



Figure 3: Subject property, facing east (application)



Figure 4: Subject property, facing north (application)



Figure 5: Subject property, facing south (application)



III. BACKGROUND

On December 18, 2023, the applicant submitted an Administrative Use Permit application (#ZP2024-0005) to remove and relocate a driveway approach by altering a 3-foot retaining wall within a required setback, and to construct a new trash enclosure.

The applicant submitted this requisite Structural Alteration Permit (SAP) application for the Administrative Use Permit proposal on June 10, 2025. The SAP consideration is prescribed by the Landmarks Preservation Ordinance, Berkeley Municipal Code (BMC) Section 3.24.200 **“Landmarks, historic districts and structures of merit--Construction, alteration or modification--Approval required,”** and serves as Design Review in accordance with the Zoning Ordinance, BMC Section 23.406.070(D) **“Review Authority.”**

Both the Administrative Use Permit and SAP applications are under review at this time.

Pursuant to BMC Section 3.24.220 **“Permit Application – data and public hearing required,”** the Commission must open a hearing on an alteration proposal within 70 days of receiving an application. For this reason, the Commission is advised to open the hearing on this matter tonight and then continue the matter to allow time for the applicant to provide additional materials.

In accordance with BMC Section 3.24.230 **“Permit application--Public hearing notice requirements,”** staff mailed and posted 10-day advance notices for tonight’s meeting on (or before) July 28, 2025.

IV. RECOMMENDATION

Staff recommends that the Commission open the public hearing on this matter in accordance with BMC Section 3.24.220 **“Permit application--Data and public hearing required,”** and then continue consideration of this request to a date to be determined.