



LANDMARKS PRESERVATION COMMISSION

DRAFT ACTION MINUTES

PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

Date: Thursday, September 4, 2025
Time: 6:30 PM
Place: 1901 Hearst Avenue, North Berkeley Senior Center

Attendees: 14

Staff: Allison Riemer, LPC Secretary
Marytonae Sanchez, Assistant Planner/LPC Clerk
Boshi Fu, Assistant Planner
Singeh Saliki, Senior Planner

1. **ROLL CALL** (*note: two vacancies*):

Alyssa Plese
Kathleen Crandall, Vice Chairperson
Steve Finacom
Susan Orbuch
Paul Schwartz
Luke Leuschner
Denise Montgomery, Chairperson

Alyssa Plese – *Absent*

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: Approve the Consent Calendar including approval of the Draft Action Minutes for the August 7, 2025 meeting.

M/S/C: Crandall/Leuschner

Vote: 5-0-1-1

Yes: Crandall, Finacom, Orbuch, Leuschner, Montgomery;

No: none;

Abstain: Schwartz;
Absent: Plese.

7. PUBLIC HEARING AND DISCUSSION ITEMS

Demolition Referrals

A. 2029 University Avenue – Demolition Referral (Use Permit # ZP2024-0181)

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

Recommendation: Consider the evaluation and take no action.

CEQA: Not subject to review pursuant to CEQA Guidelines Section 15601 (b)(3) “Review for Exemptions.”

Took no Action.

B. 1890 Alcatraz Avenue – Demolition Referral (Use Permit # ZP2024-0183)

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

Recommendation: Consider the evaluation and take no action.

CEQA: Not subject to review pursuant to CEQA Guidelines Section 15601 (b)(3) “Review for Exemptions.”

Took no Action.

Mills Act

C. 1619 Walnut Street – Mills Act Contract application (#LMMA2025-0002) for Las Casitas Apartments

Consider a request to enter into a Mills Act contract with the owners of a City Structure of Merit property and make recommendations to City Council for action on this request, in accordance with Government Code Sections 50280 et. Seq. and City Council Resolution No. 59,355.

Recommendation: Approve the propose rehabilitation schedule and recommend favorable action to City Council.

CEQA: Not subject to review pursuant to CEQA Guidelines Section 15601 (b)(3) “Review for Exemptions.”

Public Speakers: 2

Motion: Favorable recommendation to the City Council to enter into a Mills Act Contract as long as the applicant verifies the rental income with receipts and updates the financial spreadsheet if necessary.

M/S/C: Finacom/Crandall

Vote: 5-1-0-1
Yes: Crandall, Finacom, Orbuch, Leuschner, Montgomery;
No: Schwartz;
Abstain: none;
Absent: Plese.

D. 21 Mosswood Road – Mills Act Contract application (#LMMA2025-0001) for The Mouser-Parsons House

Consider a request to enter into a Mills Act contract with the owners of a City Landmark property and make recommendations to City Council for action on this request, in accordance with Government Code Sections 50280 et. Seq. and City Council Resolution No. 59,355.

Recommendations: Approve the proposed rehabilitation schedule and recommend favorable action to City Council.

CEQA: Not subject to review pursuant to CEQA Guidelines Section 15601 (b)(3) “Review for Exemptions.”

Public Speakers: 1

Motion: Continue the item to the next meeting, October 6, 2025, with a request of the applicant to update and resubmit the financial spreadsheet.

M/S/C: Orbuch/Schwartz
Vote: 6-0-0-1

E. 2845 Woolsey Street – Mills Act Contract application (#LMMA2025-0003) for The Norton Family House

Consider a request to enter into a Mills Act contract with the owners of a City Structure of Merit property and make recommendations to City Council for action on this request, in accordance with Government Code Sections 50280 et. Seq. and City Council Resolution No. 59,355.

Recommendations: Approved the proposed rehabilitation schedule and recommend favorable action to City Council.

CEQA: Exempt pursuant to CEQA Guidelines Section 15601 (b)(3) “Review for Exemptions.”

Public Speakers: 2

Motion: Continue the item to the next meeting, October 6, 2025, with a request of the applicant to verify the financial spreadsheet.

M/S/C: Finacom/Montgomery
Vote: 4-2-0-1
Yes: Crandall, Finacom, Orbuch; Montgomery;
No: Schwartz, Leuschner;
Abstain: none;
Absent: Plese.

Landmark Designation

F. 2000 Blake Street – Landmark or Structure of Merit Designation (#LMIN2025-0003) for the Havens Apartments

Designation request for a residential property constructed circa 1949 (APN: 055-1821-019-00), 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: Not subject to review pursuant to CEQA Guidelines Section 15061 (b)(3) “Review for Exemptions.”

Public Speakers: 2

Motion: Designate the property as a Landmark based on its architectural merit.

M/S/C: Orbuch/Montgomery
 Vote: 6-0-0-1

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	SF, AP	Mar 2025	Feb 2026
Potential Initiations	SF, SO	Mar 2025	Feb 2026
University of California	PS, SF	Mar 2025	Feb 2026
Landmarks Policies & Procedures/ HRE Scoping Recommendations	SF, LL, DM	July 2025	June 2026
Structures Completed After 1945	SF, LL, DM	Sept 2025	Aug 2026
Mills Act Review	PS, 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 Land Use Planning Manager, Anne Hersch, received August 11, 2025

11. COMMISSIONER ANNOUNCEMENTS

12. STAFF ANNOUNCEMENTS

13. FUTURE COUNCIL CALENDAR ITEMS – tentative schedule

- A. 2328 Channing Way** – Structural Alteration Permit (#LMSAP2025-0004) for The Lutrell House, September 9, 2025
- B. 2135 Martin Luther King Jr. Way** – 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, September 30, 2025
- D. 2939 Dwight Way** – Information Agenda item re: Approval of City Landmark Designation (#LMIN2020-0007) for the Smyth Fernwald House, September 30, 2025

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)
- 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>

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
1522	Josephine Street	ZP2025-0014
1136	Keith Avenue	ZP2024-0052
2138	Kittredge Street	ZP2024-0114
1782	University Avenue	ZP2023-0070

16. ADJOURN – 9:59 PM

Motion: Adjourn.
M/S/C: Crandall/Orbuch
Vote: 6-0-0-1