



PLANNING AND DEVELOPMENT DEPARTMENT  
LAND USE PLANNING DIVISION

# LANDMARKS PRESERVATION COMMISSION

## DRAFT ACTION MINUTES

**Date:** Thursday, September 5, 2024

**Time:** 6:32 PM

**Place:** 1901 Hearst Avenue, North Berkeley Senior Center

**Attendees:** 12

**Staff:** Anne Hersch, Land Use Planning Manager  
Reina Kapadia, AICP, Senior Planner  
Allison Riemer, AICP, Associate Planner/LPC Clerk  
Robert Rivera, Senior Planner  
Cecelia Mariscal, Associate Planner  
Claudia Garcia, Principal Planner

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

Charles Enchill  
Steven Finacom  
Luke Leuschner  
Denise Montgomery, Vice Chairperson  
Susan Orbuch  
Alyssa Plese  
Paul Schwartz

Kathleen Crandall- *Leave of Absence*

**2. EX-PARTE COMMUNICATIONS**

**3. LAND ACKNOWLEDGEMENT STATEMENT**

**4. PUBLIC COMMENT on Non-Agenda and Information Items** (Three minutes per person; five minutes per organization, or at the discretion of the Chairperson)

Speakers: 1

**5. AGENDA CHANGES**

- A. Consent Calendar**
- B. Other Changes**

Motion: Adopt a Consent Calendar to include and take favorable action related to Items 10 and 13.

M/S/C: Finacom/Leuschner

Vote: 7-0-0-1

\*\* INDICATES THAT THE LANDMARKS PRESERVATION COMMISSION RECEIVED DOCUMENTS (NOTICES OF DECISION, STAFF REPORTS, APPLICATION MATERIALS OR CORRESPONDENCE) AS PART OF THE PACKET THAT WAS DELIVERED PRIOR TO THIS MEETING.

## ACTION AND DISCUSSION ITEMS

**6. San Pablo Avenue Specific Plan\*\***

Receive a presentation and provide comments on the current effort to conduct and complete the San Pablo Avenue Specific Plan.

Speakers: 1

**7. 59 Arden Road – Zoning Officer Referral (Administrative Use Permit #ZP2022-0127)\*\***

Receive a presentation and provide advisory comments on the design of a proposed project located in the in the Panoramic Hill National Register Historic District, in accordance with BMC Section 23.202.070.G.1.

Speakers: 1

**8. 2530-2538 Bancroft Way – Demolition Referral (Use Permit #ZP2023-0126)\*\***

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

Speakers: 1

Motion: Recommend that ZAB add a Condition of Approval to the Use Permit that the awning and pipe frame structure be removed as the first part of the exterior façade demolition, and that the condition under the awning be documented with HABS-like photographs, and that the photos be sent to local archives including the Environmental Design Archives, Warnecke Achives, Berkeley Historical Society, and Berkeley Architectural Heritage Association.

M/S/C: Finacom/Enchill

Vote: 7-0-0-1

**9. 2436-2442 Haste Street – Landmark or Structure of Merit Designation (#LMIN2024-0002)\*\***

Hold a public hearing and consider action on a request to grant designation status to a residential property, in accordance with Berkeley Municipal Code (BMC) Section 3.24.130.

Speakers: 2

Motion: Designate as a Structure of Merit, in accordance with BMC Section 3.24.110(B)(2)(a), 3.24.110(B)(2)(b), and 3.24.110(B)(2)(c) since the building is contemporary in age and compatible in style with nearby Landmarks, as well as an example of good design, with edits to the Findings, including adding *original windows (if any)* to the list of Features to be Preserved.

M/S/C: Schwartz/Orbuch

Vote: 7-0-0-1

**10. 2504-2512 San Pablo Avenue/1094-1098 Dwight Way – Landmark or Structure of Merit Initiation**

Consider a request from Commission members to initiate the City Landmark/Structure of Merit designation process for the subject commercial property originally constructed in 1907, in accordance with BMC Section 3.24.120.

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*Initiated via Consent Calendar.*

**11. Election of LPC Officers**

Elect Commission members to serve as the Officers, in accordance with BMC Section 3.24.030.C and the Commissioners' Manual (2019).

Motion: nominate Commissioner Montgomery to serve as Chairperson.  
 M/S/C: Schwartz/Leuschner  
 Vote: 7-0-0-1

Motion: nominate Commissioner Finacom to serve as Vice Chairperson.  
 M/S/C: Schwartz/Enchill  
 Vote: 7-0-0-1

**12. 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	SF	-	-
Berkeley Rose Garden	KC, PS	Mar 2024	Feb 2025
City Projects for Landmarks and Structure of Merit Sites	SF, CE	Mar 2024	Feb 2025
University of California	SF, PS	Mar 2024	Feb 2025
Landmarks Policies & Procedures/ HRE Scoping Recommendations	CE, SF, LL, DM	Aug 2024	July 2025
Structures Completed After 1945	SF, LL, DM	Sept 2024	Aug 2025
Final Design Review for 2065 Kittredge Street	CE, SF, CL, DM	Dec 2023	Nov 2024
Potential Initiations	SO, SF	Mar 2024	Feb 2025

Structures Completed After 1945 Subcommittee renewed.

**13. ACTION: Approval of Action Minutes\*\***

Draft Action Minutes for August 1, 2024.

*Approved via Consent Calendar.*

**14. 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).

**15. CORRESPONDENCE**

**16. COMMISSIONER ANNOUNCEMENTS**

**17. STAFF ANNOUNCEMENTS**

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**Landmarks Preservation Commission**

September 5, 2024

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**18. FUTURE COUNCIL CALENDAR ITEMS**

- A. 1401 Le Roy Avenue Mills Act Contract** (LMMA#2024-0001) for the John Galen Howard House, September 10, 2024
- B. 60 Panoramic Way Mills Act Contract** (LMMA#2023-0001) for the William J. Moore House, September 10, 2024
- C. 7 Greenwood Common Mills Act Contract** (LMMA#2024-0002) for 7 Greenwood Common, September 10, 2024
- D. 8 Greenwood Common** – Information Agenda Item re: Approval of a Structural Alteration Permit for 8 Greenwood Common, #LMSAP2024-0001, September 24, 2024
- E. 2000 Kala Bagai Way** – Information Agenda Item re: Approval of a Structural Alteration Permit for 2000 Kala Bagai Way, #LMSA2024-0001, September 24, 2024
- F. 2227 Parker Street** – Information Agenda Item re: Approval of a Landmark Initiation for 2227 Parker Street, #LMIN2024-0001, September 24, 2024
- G. 1614 Sixth Street** – Information Agenda Item re: Approval of a Structural Alteration Permit for 1614 Sixth Street, #LMSAP2024-0003, October 15, 2024

**19. 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

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- 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)

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

**21. ADJOURN – 9:00 PM**

Motion: Adjourn.  
M/S/C: Orbuch/Leuschner  
Vote: 7-0-0-1

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