

From: [Isaac Warshauer](#)
To: [Landmarks Preservation Commission](#)
Subject: Concerns about Tregub Supplemental SB 330 Provision
Date: Tuesday, February 3, 2026 11:58:15 AM
Attachments: [SB 330 Exemption concerns Warshauer 20260203.pdf](#)

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Commissioners:

Please see the attached pdf outlining accountability concerns with the Tregub Supplemental proposing amendments to the Landmarks Preservation Ordinance exempting properties from landmark initiation.

Any exemption for properties with a preliminary application under SB330 must include language that ensures it only applies to truly valid housing development projects and can't be used as a loophole to prevent landmarking efforts that may truly be in the public interest.

Thanks,
Isaac Warshauer

11/10/2025: Council Referred Two Proposed Landmarks Preservation Ordinance Amendments to Staff

Kesarwani Supplemental:

- 200 signatures with property owner approval.
- 400 signatures without property owner approval.

Tregub Supplemental:

- 200 signatures.
- “Restricts an initiation of landmarking designation for five (5) years following the receipt of a Preliminary Use Permit application under SB 330 (the Housing Crisis Act of 2019) by the City of Berkeley, unless initiated by the property owner of record.”

Tregub Proposal: Lacks the Accountability Measures of SB 330

- **SB 330 protects a housing project from new land use controls (including landmark designation) if it meets certain criteria:**
 - Preliminary application rendered void if number of units or building area changes by 20% or more. (Government Code 65941.1(c))
 - A complete Use Permit Application must be submitted within 180 days. (Government Code 65941.1(d)(1))
 - Construction needs to begin within 2.5 years of final approval. (Government Code 65589.5(o)(2)(D))

Tregub Proposal: Lacks the Accountability Measures of SB 330

- **Tregub Supplemental restricts all forms of landmark initiation (except by the property owner) for five years after submission of an SB 330 Preliminary Use Permit Application.**
 - No requirement for submission of a complete Use Permit Application or Building Permit Application.
 - No requirement for construction to begin within a certain timeframe.
 - Opens the door to bad faith SB 330 Preliminary Use Permit Applications that are simply submitted to prevent landmark initiation.
 - Any new Preliminary Application submitted within five years would restart the 5-year clock without any hiatus.

Tregub Proposal: Requires Revision for Greater Accountability

- LPO amendments should not create loopholes that allow property owners to circumvent the public interest.
- Any exemption from landmark designation should only apply to parcels that are the site of truly valid housing development projects.
- SB 330 already contains accountability measures, and any LPO amendment should provide at least the same degree of accountability.



Wendy Hillis, AIA
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January 29, 2026

City of Berkeley Landmarks Preservation Commission
PlanningLPC@berkeleyca.gov

RE: Landmarks Preservation Commission Letter Regarding Anna Head

Dear Chairperson Montgomery and Members of the Berkeley Landmarks Preservation Commission,

Thank you for your interest in the Anna Head School site and the Berkeley campus.

We anticipate presenting information about our proposed housing project at the Anna Head School site to the Landmarks Preservation Commission in the near future, consistent with the UC-City of Berkeley Collaborative Planning Framework and LRDP Settlement Agreement between the City and University. Our presentation will include a discussion of how we are thinking about balancing the need to honor the legacy of the Anna Head School with our student housing objectives. We will also include a discussion of how we plan to integrate the three recently restored Anna Head School buildings (Alumnae Hall, E, and F) into the overall composition and program for the housing project.

Once we have a clearer understanding of our project schedule, I will collaborate with Planning Director Klein and his staff to ensure appropriate materials are provided to the Commission for this important presentation and discussion.

We are deeply committed to the stewardship of UC Berkeley's historic resources, while also recognizing that the campus is not a museum. The campus is proud of the preservation work we have recently accomplished, including the recently restored Creekside Building (formerly the Dwinelle Annex) and Electrical Substation 8 (the historic campus powerhouse), both designed by John Galen Howard, and 2232 Piedmont Avenue, designed by Julia Morgan. Adapting our campus fabric to address the urgent need for affordable student housing and changing teaching methodologies, to support emerging areas of research, and to incorporate improved physical accessibility is necessary, and requires us to balance preservation with programmatic need and limited financial resources.

Sincerely,

A handwritten signature in black ink, appearing to read "Wendy Hillis".

Wendy Hillis, AIA
Assistant Vice Chancellor & Campus Architect
Capital Strategies

CC: Rich Lyons, Marc Fisher, Ruben Lizardo, John Arvin, Jordan Klein, council@berkeleyca.gov, regentsoffice@ucop.edu, baha@berkeleyheritage.com, cpf@californiapreservation.org

