



PLANNING AND DEVELOPMENT DEPARTMENT  
LAND USE PLANNING DIVISION

# LANDMARKS PRESERVATION COMMISSION

## ACTION MINUTES

**Date:** Thursday, March 6, 2025

**Time:** 6:35 PM

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

Attendees: 20

Staff: Anne Burns, Senior Planner/Substitute LPC Secretary  
Boshi Fu, Assistant Planner/LPC Clerk

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

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

**2. EX-PARTE COMMUNICATIONS**

**3. LAND ACKNOWLEDGEMENT STATEMENT**

**4. PUBLIC COMMENT on Non-Agenda and Information Items**

**5. AGENDA CHANGES**

**A. Consent Calendar**

Motion: Adopt a Consent Calendar, include Items 6, 11, 12, 14 and take action as recommended.

M/S/C: Schwartz/Crandall

Vote: 8-0-0-0

**B. Other Changes**

**ACTION AND DISCUSSION ITEMS**

**6. 2033-2035 Francisco Street – Landmark or Structure of Merit Designation (#LMIN2024-0003)**

At the request of the applicant, continue the public hearing for a request to grant designation status to a residential property, in accordance with BMC Section 3.24.130.

*Continue via Consent Calendar.*

**7. 2231 McKinley Avenue – Landmark or Structure of Merit Designation (#LMIN2024-0005)**

Resume the public hearing and consider the request to grant Landmark or Structure of Merit status to a residential property, in accordance with BMC Section 3.24.130.

Speakers: 4

Motion: Designate the property as a City Landmark based on its historic and educational values, adopt the draft findings as presented, and recommend the installation of a plaque to detail its historical significance and features to be preserved.

M/S/C: Leuschner/Orbuch

Vote: 8-0-0-0

**8. 2138 Cedar Street – Structural Alteration Permit (#LMSAP2024-0008) for Grace North Church**

Conduct a public hearing and consider a request to install new landscape features at a City Landmark property, in accordance with BMC Section 3.24.220.

Speaker: 1

Motion: Approve the Structural Alteration Permit, with the Findings and Conditions in Attachment 1.

M/S/C: Finacom/ Leuschner

Vote: 8-0-0-0

**9. 21 Mosswood Road – Landmark or Structure of Merit Designation (#LMIN2024-0007)**

Conduct a public hearing and consider the request to grant Landmark or Structure of Merit status to a residential property listed on the National Register of Historic Places, in accordance with BMC Section 3.24.130.

Speaker: 3

Motion: Designate the property as a City Landmark based on its cultural, educational, historical, and architectural value, its listing on the National Register of Historic Places, its status as one of the oldest surviving buildings on Panoramic Hill, and its association with Edward Taylor Parsons and the Sierra Club.

M/S/C: Finacom/Leuschner

Vote: 8-0-0-0

**10. 2425 Durant Avenue – Landmark or Structure of Merit Designation (#LMIN2024-0008) for the Laura Tull Property**

Conduct a public hearing and consider the request to grant Landmark or Structure of Merit status to a multi-unit residential property, in accordance with BMC Section 3.24.130.

Speaker: 6

Motion: Designate the property as a City Landmark based on its historic and architectural value, and its significance as one of the oldest properties in the City as a Subdivision, with amendments to the features to be preserved by removing 2425 Durant Avenue, the rear cottage, and the spatial relationship between the two main residences and ancillary buildings.

M/S/C: Leuschner/Schwartz

Vote: 8-0-0-0

**11. 2113-2115 Kittredge Street – Structural Alteration Permit (#LMSAP2025-0002) for the California Theater**

Open the hearing for a request to modify a previously-approved alteration project at a City Landmark property, in accordance with BMC Section 3.24.220; consider continuing the hearing without deliberation.

*Continue via Consent Calendar.*

**12. Leave of Absence for LPC Representative to Design Review Committee**

Grant LPC Chair Montgomery a Leave of Absence from the May 15, 2025 Design Review Committee meeting, in accordance with the Commissioners’ Manual (2019)

*Approve via Consent Calendar.*

**13. 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	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	CE, SF, LL, DM	August 2024	July 2025
Structures Completed After 1945	SF, LL, DM	Sept 2024	Aug 2025
Final Design Review for 2065 Kittredge Street	CE, DM	Nov 2024	Oct 2025
2500-2512 San Pablo/1094-1098 Dwight Way	CE, SO, PS	Feb 2025	Jan 2026

**14. ACTION: Approval of Action Minutes**

Draft Action Minutes for February 6, 2025.

*Approve via Consent Calendar.*

15. **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).
16. **CORRESPONDENCE**
17. **COMMISSIONER ANNOUNCEMENTS**
18. **STAFF ANNOUNCEMENTS**
19. **FUTURE COUNCIL CALENDAR ITEMS**
  - A. **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
  - B. **3332 Adeline Street** – Information Agenda Item re: Approval of Structural Alteration Permit (#LMSA2025-0001), March 25, 2025
  - C. **2138 Kittredge Street** – Information Agenda Item re: Approval of Landmark Initiation (#LMIN2024-0006), March 25, 2025
  - D. **2500-2512 San Pablo Avenue/1094-1098 Dwight Way** – Appeal of LPC Decision to grant City Landmark status (#LMIN2024-0006), May 20, 2025
20. **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)
- BBB. 2000 Blake Street (LPC 3/6/2025)

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

**22. ADJOURN – 9:17PM**

Motion: Adjourn.  
 M/S/C: Crandall/Leuschner  
 Vote: 8-0-0-0

ATTEST:   
 Anne Hersch, LPC Secretary