



PLANNING AND DEVELOPMENT DEPARTMENT  
LAND USE PLANNING DIVISION

# LANDMARKS PRESERVATION COMMISSION

## ACTION MINUTES

**Date:** Thursday, May 1, 2025

**Time:** 6:30 PM

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

Attendees: 12

Staff: Anne Hersch, Land Use Planning Manager/ LPC Secretary  
Boshi Fu, Assistant Planner/LPC Clerk  
Marytonae Sanchez, Assistant Planner/LPC Clerk  
Allison Riemer, Senior Planner  
Joshua Muller, Associate Planner

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

Kathleen Crandall  
Charles Enchill  
Steve Finacom  
Denise Hall Montgomery, Chairperson  
Paul Schwartz

Luke Leuschner – *Leave of Absence*  
Susan Orbuch – *Leave of Absence*  
Alyssa Plese – *Absent*

2. **EX-PARTE COMMUNICATIONS**

3. **LAND ACKNOWLEDGEMENT STATEMENT**

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

Speakers: 1

5. **ORDER OF AGENDA**

6. **CONSENT CALENDAR**

**A. Approval of Action Minutes:**

*No Action Taken*

The Commission deferred consideration of the Draft Action Minutes for the April 3, 2025 meeting to the June 5, 2025 LPC meeting.

**7. PUBLIC HEARING AND DISCUSSION ITEMS****A. 2328 Channing Way – Structural Alteration Permit (#LMSAP2025-0004) for The Lutrell House**

Conduct a public hearing and consider a request to install a new above-ground transformer at a City Landmark property, in accordance with BMC Section 3.24.220.

**Recommendation:** Approve the Structural Alteration Permit pursuant to BMC Section 3.24.260.

**CEQA:** Categorically Exempt pursuant to CEQA Guidelines Section 15331 for *Historical Resource Restoration/Rehabilitation*.

Speakers: 1

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

**M/S/F:** Enchill/Crandall

Vote: 3-2-0-3

Yes: Crandall, Enchill, Montgomery;

No: Finacom, Schwartz;

Abstain: none;

Absent: Leuschner, Orbuch, Plese.

Motion 2: Continue the item to the June 5, 2025 LPC meeting, and request that the City send a letter to PG&E that affirms the importance of undergrounding to protect historical resources.

**M/S/F:** Finacom/Enchill

Vote: 3-1-1-3

Yes: Enchill, Finacom, Montgomery;

No: Schwartz;

Abstain: Crandall;

Absent: Leuschner, Orbuch, Plese.

**B. 1947 Center Street – Structural Alteration Permit (#LMSAP2025-0007) for the State Farm Insurance Company Building**

Conduct a public hearing and consider a request to replace windows at a City Landmark property, in accordance with BMC Section 3.24.220.

**Recommendation:** Take favorable action on options one and/or two pursuant to BMC Section 3.24.260, and approve the Structural Alteration Permit.

**CEQA:** Categorically Exempt pursuant to CEQA Guidelines Section 15331 for *Historical Resource Restoration/Rehabilitation*.

Speakers: 2

Motion: Approve the Structural Alteration Permit with the revision that the replacement windows shall be non-operable, as proposed in the fourth option presented by the applicant at the hearing, in order to preserve the building and maintain its character-defining features. Staff will review the new proposal and revise the findings to reflect this change.

**M/S/C:** Montgomery/Schwartz

Vote: 5-0-0-3

**8. Section 106 Consultation of the National Historic Preservation Act for Proposed – North Berkeley BART**

**Recommendation:** Provide feedback on the cultural resource survey report for a federal undertaking, in accordance with Section 106 of the National Historic Preservation Act (NHPA).

**A. Permanent Supportive Housing Project at 1750 Sacramento Street (North Berkeley PSH Partners, LP)**

**B. Affordable Housing Project at 1429 Delaware Street (East Bay Asian Local Development Corporation (EBALDC))**

Speakers: 4

*Took no Action.*

**9. 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.)

	<b>Members</b>	<b>Established</b>	<b>Annual Expiration</b>
<b>ZAB Design Review Committee</b>	DM	-	-
<b>Berkeley Rose Garden</b>	KC, PS	Mar 2025	Feb 2026
<b>City Projects for Landmarks and Structure of Merit Sites</b>	CE, SF	Mar 2025	Feb 2026
<b>Potential Initiations</b>	SF, SO	Mar 2025	Feb 2026
<b>University of California</b>	PS, SF	Mar 2025	Feb 2026
<b>Landmarks Policies &amp; Procedures/ HRE Scoping Recommendations</b>	CE, SF, LL, DM	August 2024	July 2025
<b>Structures Completed After 1945</b>	SF, LL, DM	Sept 2024	Aug 2025
<b>Final Design Review for 2065 Kittredge Street</b>	CE, DM	Nov 2024	Oct 2025
<b>2500-2512 San Pablo/1094-1098 Dwight Way</b>	CE, SO, PS	Feb 2025	Jan 2026
<b>Mills Act Review</b>	-	-	-

10. **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).
11. **CORRESPONDENCE**
12. **COMMISSIONER ANNOUNCEMENTS**
13. **STAFF ANNOUNCEMENTS**
14. **FUTURE COUNCIL CALENDAR ITEMS**
  - A. **2500-2512 San Pablo Avenue/1094-1098 Dwight Way** – Appeal of LPC Decision to grant City Landmark status (#LMIN2024-0004), May 20, 2025
  - B. **2138 Kittredge Street** – Appeal of LPC Decision to grant City Landmark status (#LMIN2024-0006), June 3, 2025
  - C. **2425 Durant Avenue** – Appeal of LPC Decision to grant City Landmark status (#LMIN2024-0008), July 29, 2025
  - D. **2845 Woolsey Street** – Information Agenda item re: Approval of Structure of Merit Initiation (#LMIN2024-0001), Date TBD
  - E. **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
15. **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)

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

**17. ADJOURN – 8:58 PM**

Motion: Adjourn.

M/S/C: Crandall/Finacom

Vote: 5-0-0-3

ATTEST: 

Anne Hersch, LPC Secretary