



PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

LANDMARKS PRESERVATION COMMISSION

ACTION MINUTES

Date: Thursday, June 5, 2025

Time: 6:30 PM

Place: 1901 Hearst Avenue, North Berkeley Senior Center

Attendees: 26

Staff: Anne Hersch, Land Use Planning Manager/ LPC Secretary
Allison Riemer, Senior Planner
Boshi Fu, Assistant Planner/LPC Clerk
Vicky Schlepp, Assistant Planner/LPC Clerk

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

Charles Enchill
Steve Finacom
Luke Leuschner
Denise Hall Montgomery, 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**

Speakers: 0

5. **ORDER OF AGENDA**

The Commission decided to hear item 7D before item 7A.

6. **CONSENT CALENDAR**

A. Approval of Action Minutes:

Motion 1: Adopt the Consent Calendar, including approval of the Draft Action Minutes for the April 3, 2025 and May 1, 2025 meeting.

M/S/C: Montgomery/Enchill

Vote: 6-0-1-1

Yes: Enchill, Finacom, Leuschner, Montgomery, Orbuch, Plese;

No: none;
Abstain: Schwartz;
Absent: Crandall.

Vote: 7-0-0-1

Motion 2: To continue agenda item 7C 2328 Channing Way to the July 7, 2025 LPC meeting.

M/S/C: Montgomery/Finacom

Vote: 7-0-0-1

B. Consent Calendar: The Commission may consider item 7A (previously 7D)

The Commission did not add item 7A (previously 7D) to the Consent Calendar due to public comments.

7. PUBLIC HEARING AND DISCUSSION ITEMS

Landmark Designation & Structural Alteration Permits

A. 1929 Martin Luther King Jr Way – Landmark or Structure of Merit Designation (#LMIN2025-0002) for The KPFA Radio Building

Open and then continue the public hearing for a request to grant designation status to a property in accordance with BMC Section 3.24.130.

Recommendation: Open the hearing, allow for public comments, and continue the hearing without discussion to a future meeting date.

CEQA: Exempt pursuant to CEQA Guidelines Section 15061 (b)(3) for *Review Exemptions*.

Public Speakers: 7

Motion: Continue the item to a future meeting date.

M/S/C: Montgomery/Finacom

Vote: 7-0-0-1

B. 2033-2035 Francisco Street – Landmark or Structure of Merit Designation (#LMIN2024-0003) for The Byron E. Underwood House

Consideration of a residential property constructed in 1906-07 to grant landmark designation status to a residential property in accordance with BMC Section 3.24.130.

Recommendation: Take favorable action and determine if the structure meets the criteria for City Landmark or Structure of Merit designation, pursuant to BMC Section 3.24.110(A)(1).

CEQA: Exempt pursuant to CEQA Guidelines Section 15061 (b)(3) for *Review Exemptions*.

Public Speakers: 4

Motion: To designate the property as a Structure of Merit based on Criteria 2(b) and 2(c) of the Landmarks Preservation Ordinance, pursuant to Berkeley Municipal Code Section 3.24.110(B)(2); and to adopt the features to be preserved as identified in the draft Findings

and Conditions provided for the December 5, 2024 LPC meeting.

M/S/C: Orbuch/Schwartz

Vote: 5-2-0-1

Yes: Enchill, Finacom, Orbuch, Plese, Schwartz;

No: Leuschner, Montgomery;

Abstain: none;

Absent: Crandall.

C. 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*.

Continued via Consent Calendar.

D. 2009 Tenth Street – Structural Alteration Permit (#LMSAP2025-0003) for the West Berkeley YMCA

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

Recommendation: Take favorable action 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*.

Public Speakers: 2

Motion: Approve with additional Conditions that:

(1) the replacement windows on the front façade, including the wrap-around window at the southwest corner of the second story, shall be recessed to match the existing window depth; and

(2) the awnings shall be replaced in-kind to match the existing in material, dimensions, and appearance.

In addition, the Commission clarified that removal of the existing fire escape at the front of the building may proceed without further review, at the applicant's discretion.

M/S/C: Leuschner/Enchill

Vote: 7-0-0-1

Landmark Initiation

E. 2000 Blake Street – Landmark or Structure of Merit Initiation for The Haven Apartments

Consider a request to initiate designation status to a property in accordance with BMC Section 3.24.120.

Recommendation: Consider the request and adopt a motion.

CEQA: Exempt pursuant to CEQA Guidelines Section 15061 (b)(3) for *Review Exemptions*.

Public Speakers: 1

Motion: Initiate the landmark designation process for 2000 Blake Street.

M/S/C: Orbuch/Enchill

Vote: 7-0-0-1

Annual Report

F. Annual Report to City Council on Commission Activities

Review a draft report of the Commission’s activities for the reporting period June 2024 through May 2025, and provide comments, in accordance with BMC Section 3.24.090.

Recommendation: Approve the report and forward it to City Council.

CEQA: Exempt pursuant to CEQA Guidelines Section 15061 (b)(3) for *Review Exemptions*.

Motion: Approved.

M/S/C: Leuschner/Montgomery

Vote: 7-0-0-1

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	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	Aug 2024	July 2025

	Members	Established	Annual Expiration
Structures Completed After 1945	SF, LL, DM	Sept 2024	Aug 2025
Final Design Review for 2065 Kittredge Street	CE, DM	Nov 2024	Oct 2025
Mills Act Review	PS, SO, 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: 214 HILLCREST ROAD, CALIFORNIA REGISTER NOMINATION – LOCAL GOVERNMENT REVIEW**
11. **COMMISSIONER ANNOUNCEMENTS**
12. **STAFF ANNOUNCEMENTS**
13. **FUTURE COUNCIL CALENDAR ITEMS**
 - A. **1947 Center Street** – Information Agenda item re: Approval of Structural Alteration Permit (#LMSAP2025-0007) for the State Farm Insurance Company Building, June 17, 2025
 - B. **2845 Woolsey Street** – Information Agenda item re: Approval of Structure of Merit Initiation (#LMIN2024-0001), June 17, 2025
 - C. **2138 Kittredge Street** – Appeal of LPC Decision to grant City Landmark status (#LMIN2024-0006), Date TBD
 - D. **2425 Durant Avenue** – Appeal of LPC Decision to grant City Landmark status (#LMIN2024-0008), 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
 - F. **2033-2035 Francisco Street** – Information Agenda item re: Approval of Structure of Merit Initiation (#LMIN2024-0003), Date TBD
 - G. **2009 Tenth Street** – Information Agenda item re: Approval of Structural Alteration Permit (#LMSAP2024-0003) for the West Berkeley YMCA, Date TBD
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. 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. 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)

16. ADJOURN – 9:17 PM

Motion: Adjourn.

M/S/C: Orbuch/Enchill

Vote: 7-0-0-1