



PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

LANDMARKS PRESERVATION COMMISSION

ACTION MINUTES

Date: Thursday, December 4, 2025

Time: 6:30 PM

Place: 1901 Hearst Avenue, North Berkeley Senior Center

Attendees: 12

Staff: Sarah Price, LPC Interim-Secretary
Marytonae Sanchez, Assistant Planner/LPC Clerk
Niloufar Karimzadegan, Senior Planner

1. **ROLL CALL** (*note: two vacancies*):

Michael Montilla
Steve Finacom
Luke Leuschner
Paul Schwartz
Susan Orbuch
Denise Hall Montgomery, Chairperson

Kathleen Crandall – *Leave of Absence*

2. **EX-PARTE COMMUNICATIONS**

3. **LAND ACKNOWLEDGEMENT STATEMENT**

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

Speakers: 2

5. **ORDER OF AGENDA**

6. **CONSENT CALENDAR**

A. Approval of Action Minutes:

Motion: To adopt the Consent Calendar, including approval of the Draft Action Minutes from November 6, 2025.

M/S/C: Leuschner/Schwartz

Vote: 5-0-1-1 (Yes-No-Abstain-Absent)

Abstain: Montilla;

Absent: Crandall.

7. PUBLIC HEARING AND DISCUSSION ITEMS

Mills Act: Continued from November 6, 2025

A. 2845 Woolsey Street – Mills Act Contract application (#LMMA2025-0003) for The Norton Family House

Mills Act contract with the owners of a City Landmark property and make recommendations to City Council for action on this request, in accordance with Government Code Section 50280 et. Seq. and City Council Resolution No. 59,355.

Recommendation: Approve the proposed rehabilitation schedule and recommend favorable action to City Council.

CEQA: Not subject to review pursuant to CEQA Guidelines Section 15061 (b)(3) “Review for Exemptions.”

Speakers: 0

Motion: Favorable recommendation to the City Council to enter into a Mills Act Contract with the revised application documents presented at the September 4, 2025 meeting.

M/S/F: Finacom/Orbuch

Vote: 3-1-2-1

Yes: Finacom, Orbuch, Montgomery;

No: Schwartz;

Abstain: Montilla, Leuschner;

Absent: Crandall.

Structural Alteration Permit**B. 2276 Shattuck Avenue – Structural Alteration Permit (#LMSAP2024-0005) for the Morse Block (Donogh Arms)**

Rehabilitate the street-facing elevations and construct a 15-story addition 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: Approve the Structural Alteration Permit with the following conditions of approval for Final Design Review:

Conditions of Approval:

1. Ground floor glass is to be clear, not opaque or tinted windows.
2. No painting of restored brick.
3. Retain and rehabilitate existing cornice elements and colors.
4. To either update the existing plaque to incorporate the new improvements or install a new plaque that includes details about the changes.
5. Revisit the horizontal banding.
6. Show more window and elevation details for window depth.

M/S/C: Finacom/Montgomery

Vote: 6-0-0-1

Absent: Crandall.

Landmark Initiation

C. 1725 Shattuck Avenue – Landmark or Structure of Merit Initiation for The Terrace West Apartments

Request to initiate designation status for a residential 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 for Exemptions.”

Motion: Initiate Landmark or Structure of Merit Designation process.

M/S/C: Montilla/Orbuch

Vote: 6-0-0-1

Absent: Crandall

Process initiated.

D. 1750 Walnut Street – Landmark or Structure of Merit Initiation for The Terrace East Apartments

Request to initiate designation status for a residential 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 for Exemptions.”

M/S/C: Montilla/Schwartz

Vote: 6-0-0-1

Absent: Crandall

Process initiated.

Discussion

E. Anna Head School Discussion

Discuss a proposed letter to the University of California, Berkeley in support of preserving Channing Hall.

Speakers: 1

Took no action.

Election

F. Election of LPC Vice Chairperson

Elect a Commission member to serve as the Vice Chairperson, to finish out the one-year

term, in accordance with BMC Section 3.24.030(C) and the Commissioners’ Manual (2025).

Speakers: 0

Motion: Nominated Commissioner Crandall to serve as Vice Chairperson.

M/S/C: Orbuch/Leuschner

Vote: 4-0-2-1

Abstain: Montilla, Finacom;

Absent: Crandall.

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	SF, PS	Mar 2025	Feb 2026
Potential Initiations	SF, SO	Mar 2025	Feb 2026
University of California	PS, SF, MM	Mar 2025	Feb 2026
Landmarks Policies & Procedures/ HRE Scoping Recommendations	SF, DM	July 2025	June 2026
Structures Completed After 1945	SF, DM	Sept 2025	Aug 2026
Mills Act Review	PS, SF, SO	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).

A. Schedule Landmark Preservation Ordinance updates to be discussed at the February LPC meeting in 2026 to make recommendations to the two correspondences provided by City Council and City Attorney’s office.

10. CORRESPONDENCE

A. Email from Laura Veit, received November 13, 2025

11. COMMISSIONER ANNOUNCEMENTS

12. STAFF ANNOUNCEMENTS

- A.** Landmark Preservation Ordinance to be discussed at the February LPC meeting.
- B.** Planning Director Jordan Klein to present to Commissioners at the February LPC

meeting.

13. FUTURE COUNCIL CALENDAR ITEMS

A. 21 Mosswood Road – Consent Calendar item re: Mills Act Contract application (#LMMA2025-0001) for The Mouser-Parsons House, date TBD.

B. 1929 Martin Luther King Jr. Way – Information Agenda item re: Approval of City Landmark Designation (#LMIN2025-0002) for the KPFA Radio Building, date January 20, 2026.

C. 2845 Woolsey Street – Consent Calendar item re: Mills Act Contract application (#LMMA2025-0003) for The Norton Family House, date TBD.

D. 2276 Shattuck Avenue – Information Agenda item re: Approval of Structural Alteration Permit (#LMSAP2024-0005) for the Morse Block (Donogh Arms), 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. 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.** 1725 Shattuck Avenue (LPC 12/04/2025)
- CCC.** 1750 Walnut Street (LPC 12/04/2025)

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

Projects proposing demolition of buildings greater than forty years old

A. Non-Residential Structures (BMC Section 23.326.070)

1890	Alcatraz Avenue	ZP2024-0183
600	Bancroft Way	ZP2025-0010
2030-2036	Bancroft Way	ZP2024-0079
2298	Durant Avenue	ZP2024-0126
841	Folger Avenue	ZP2025-0056
2720	San Pablo Avenue	ZP2024-0076
2733-2737	San Pablo Avenue	ZP2023-0090
1663-1687	Shattuck Avenue	ZP2024-0066
2420	Shattuck Avenue	ZP2022-0149
2700	Shattuck Avenue	ZP2024-0058
2847	Shattuck Avenue	ZP2024-0077
2920	Shattuck Avenue	ZP2022-0116
2925-2973	Shattuck Avenue	ZP2024-0071
3000	Shattuck Avenue	ZP2022-0046
1581 and 1589	University Avenue	ZP2024-0074

1708 and 1710 University Avenue ZP2021-0127
1776-1796 University Avenue ZP2023-0070
2029 University Avenue ZP2024-0181

B. Residential Structures

3035 Colby Street ZP2024-0112
2298 Durant Street ZP2024-0126
1522 Josephine Street ZP2025-0014
1827 and 1899 Oxford Street ZP2024-0075
2614 Telegraph Avenue ZP2024-0027
1782 University Avenue ZP2023-0070

16. ADJOURN – 9:22 PM

Motion: Adjourn in honor of Commissioner Leuschner service on LPC.

M/S/C: Montgomery/Schwartz

Vote: 6-0-0-1

Absent: Crandall.



Sarah Price, Principal Planner
Interim-Secretary of the Landmarks Preservation Commission