



# LANDMARKS PRESERVATION COMMISSION

## ACTION MINUTES

PLANNING AND DEVELOPMENT DEPARTMENT  
LAND USE PLANNING DIVISION

**Date:** Thursday, June 6, 2019

**Time:** 7:09 PM

**Place:** 1947 Center Street, Multi-Purpose Room (Basement Level)

**Attendees:** Approximately 50

### 1. ROLL CALL

Matthew Abranches Da Silva  
Phil Allen  
Roya Chagnon  
Kathleen Crandall  
Steven Finacom  
Carrie Olson (substitute for Christopher Adams)  
Becky O'Malley  
Paul Schwartz

### 2. EX-PARTE COMMUNICATIONS

- A. Chair Finacom disclosed that all Commissioners have been given the opportunity to view the sites and gardens of 1440 and 1450 Hawthorne Terrace. The Ad-Hoc Subcommittee visited 1450 Hawthorne on February 21, 2019 and visited 1440 Hawthorne on April 10, 2019. Other Commissioners visited 1450 Hawthorne on June 5, 2019, to view the gardens.
- B. Commissioner Allen disclosed that he had communicated [via email] with the applicant for 1915 Fourth Street to discuss the Spenger's Fish Grotto building.

### 3. PUBLIC COMMENT on Non-Agenda and Information Items – None.

### 4. AGENDA CHANGES

Motion: To reorder the Agenda so that items 5F, 5E, and 6A occur (in that order) before item 5A on the Agenda.

M/S/C: Finacom/Crandall

Vote: 8-0-0-0

\*\* INDICATES THAT THE LANDMARKS PRESERVATION COMMISSION RECEIVED DOCUMENTS (NOTICES OF DECISION, STAFF REPORTS, APPLICATION MATERIALS OR CORRESPONDENCE) AS PART OF THE PACKET THAT WAS DELIVERED PRIOR TO THIS MEETING.

**5. ACTION****A. 1915 Fourth Street – Structural Alteration Permit (#LMSAP2019-0003) application for Spenger’s Fish Grotto**

Re-open and continue the public hearing, receive a verbal report from the Ad Hoc Subcommittee, and consider a request to make exterior alterations at a City Landmark property, in accordance with BMC Sections 3.24.220 and 23E.12.020.

Motion: To approve the Structural Alteration Permit per the Ad-Hoc Subcommittee’s recommendation, with an added Condition of Approval to require the project proponent install a plaque or similar marker at the site which describes the history of the site and historical significance.

M/S/C: O’Malley/Olson

Vote: 8-0-0-0

**B. [1440 Hawthorne Terrace](#) – Landmark or Structure of Merit (#LMIN2018-0003) designation for the Marsh House and gardens\*\***

Re-open the continued public hearing and consider a request to grant designation status to a residential property, in accordance with BMC Section 3.24.130.

**C. [1450 Hawthorne Terrace](#) – Landmark or Structure of Merit (#LMIN2018-0002) designation for the Sperry-McLaughlin House and gardens\*\***

Re-open the continued public hearing and consider a request to grant designation status to a residential property, in accordance with BMC Section 3.24.130.

*[The Commission held a joint continued hearing for items 5B and 5C and heard public testimony for both applications during one comment session.]*

Speakers: 13

Motion: To continue the public hearings for 1440 and 1450 Hawthorne Terrace to the August 1, 2019 Commission meeting.

M/S/C: Olson/Schwartz

Vote: 8-0-0-0

**D. [1619 Walnut Avenue](#) – Landmark or Structure of Merit (#LMIN2019-0001) designation for the Las Casitas Apartment Building\*\***

Re-open the continued public hearing and consider a request to grant designation status to a residential property, in accordance with BMC Section 3.24.130.

Speakers: 6

Motion: To close the public hearing

M/S/C: Olson/Abranches Da Silva

Vote: 8-0-0-0

Motion: To designate the Las Casitas Apartment Building as a Structure of Merit with one revision to the List of Features to be Preserved, as prepared by staff.

M/S/C: Finacom/Olson

Vote: 5-3-0-0

\*\* Indicates that the Landmarks Preservation Commission received documents (notices of decision, staff reports, application materials or correspondence) as part of the packet that was delivered prior to this meeting.

Yes: Allen, Chagnon, Crandall, Finacom, Olson, O'Malley; No: Abraches Da Silva, Crandall, Schwartz; Abstain: none; Absent: none.

**E. [2526 Hawthorne Terrace](#) – Landmark or Structure of Merit (#LMIN2019-0002) designation for the George D. and Ellen G. Blood Residence\*\***

Open the public hearing and consider a request to grant designation status to a residential property, in accordance with BMC Section 3.24.130.

Motion: To open the public hearing and to continue to July and to require that the applicant use the Commission-approved application form.

M/S/C: Olson/Schwartz

Vote: 8-0-0-0

**F. [1581 Le Roy Avenue](#) – Structural Alteration Permit (#LMSAP2019-0004) application for the Hillside School property\*\***

Open the public hearing and then continue the Commission's consideration of a request to make exterior alterations at a City Landmark property, in accordance with BMC Sections 3.24.220 and 23E.12.020.

Motion: To open the public hearing and continue to a date to be determined.

M/S/C: Schwartz/Olson

Vote: 8-0-0-0

**G. [Report to City Council on Commission Activities](#)\*\***

Consider preparing and sending a supplemental report to City Council on the Commission's activities and achievements during the previous year, in accordance with BMC Section 3.24.090.

Motion: To continue consideration of the draft supplemental report to the July 2, 2019 meeting.

M/S/C: Schwartz/Crandall

Vote: 8-0-0-0

## 6. DISCUSSION

**A. Draft Adeline Corridor Specific Plan and Draft EIR**

Review and provide comments on the Draft Adeline Corridor Specific Plan and Draft Environmental Impact Report, in accordance with the procedures for CEQA and the City's established practices. All information for this discussion is provided via the project web page:

<https://www.cityofberkeley.info/AdelineCorridor/>

Supplemental Communications

- [2019-05-31 CORR Adeline English.pdf](#)
- [2019-06-03 CORR Adeline English.pdf](#)

Speakers: 4

Motion: To continue discussion to the July 2, 2019 meeting and to draft a letter with Commissioner comments.

M/S/C: Finacom/Olson

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Vote: 8-0-0-0

**B. Upcoming Annual Election of LPC Chairperson**

Review and discuss procedures for nominating members to serve as Chairperson at the regular meeting on July 2, 2019, in accordance with the City Commissioners' Manual (2018).

**7. AD HOC Subcommittee or Liaison Comments:** Opportunity reports on status of projects for which the LPC has established a subcommittee or liaison. (Note: Site will come off the subcommittee list upon approval of a Certificate of Occupancy)

**A. ZAB Design Review Committee (SF)**

**B. Berkeley Rose Garden (CA, PS)**

**C. Landmark Policies and Procedures (BO, SF)**

**D. Resiliency Strategy (KC, BO)**

**E. Grants (CA, SF)**

**F. Measure T-1 (PA, SB, SF)**

**G. 2740 Telegraph - Structural Alteration Permit (CA, SF)**

**H. 2626 Bancroft Way & 2625 Durant – UC Berkeley Referral (SF, PS)**

**I. 1440 & 1450 Hawthorne Terrace – Pending Landmark Applications (SF, BO, PS)**

**J. Spenger's Fish Grotto Structural Alteration Permit project review (MA, PA, RC, PS)**

**8. ACTION: Approval of Action Minutes\*\* – May 2, 2019 Meeting Action Minutes**

Motion: To approve the May 2, 2019 draft Action Minutes, with a revision to item 2 to read: "Chairperson Finacom disclosed that he met with the the architect for the Structural Alteration Permit application at 1915 Fourth Street on site, prior to their application submittal, to discuss the project building."

M/S/C: Schwartz/Chagnon

Vote: 6-0-2-0

Yes: Abraches Da Silva, Allen, Chagnon, Finacom, Olson, Schwartz; No: none; Abstain: Crandall, O'Malley; Absent: none

**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**

**A. [Letter from John English re: the Draft Adeline Corridor Specific Plan and Draft EIR, received May 30, 2019](#)\*\***

**11. COMMISSIONER ANNOUNCEMENTS**

**12. STAFF ANNOUNCEMENTS**

**13. FUTURE COUNCIL CALENDAR ITEMS**

**A. 2140 Shattuck Avenue Structural Alteration Permit (#LMSAP2018-0004) -- June 23, 2019.**

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**14. POTENTIAL INITIATIONS**

**15. CURRENT LAND USE PROJECTS (BMC SECTION 23B.24.030.B)**

**16. ADJOURN – 10:52 PM**

Motion: To adjourn the meeting.

M/S/C: Finacom/Crandall

Vote: 8-0-0-0

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