



LANDMARKS PRESERVATION COMMISSION

ACTION MINUTES

PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

Date: Thursday, August 1, 2019

Time: 7:03 PM

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

Attendees: Approximately 30

1. ROLL CALL

Abranches Da Silva
Allen
Chagnon
Crandall
Finacom
Olson (Substitue)
O'Malley
Schwartz (departed at 10:20PM)

Leave of Absence: Adams

2. EX-PARTE COMMUNICATIONS.

- A. Chair Finacom disclosed that he received a voicemail from the lawyer representing the property owners of 1440 Hawthorne Terrace and the lawyer representing the property owners of 1450 Hawthorne Terrace requesting the public hearings be continued, and did not return either of their calls.
- B. Commissioner Olson disclosed that while she was volunteering at the Berkeley Architectural Heritage Association (BAHA) she helped the applicant of the landmark applications for 1440 and 1450 Hawthorne Terrace gather research from BAHA archives, some of which is referenced in the applications.

3. PUBLIC COMMENT on Non-Agenda and Information Items

4. AGENDA CHANGES

A. Consent Calendar

Motion: To add Items 5A and 5B to the Consent Calendar and continue them to the September 5 meeting.

M/S/C: Finacom/Schwartz

Vote: 8-0-0-0

Motion: To approve the Consent Calendar.

M/S/C: Olson/Schwartz

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.

B. Other changes

Motion: To move Item 5E for 2526 Hawthorne Terrace to the first Action item.

M/S/C: Olson/Schwartz

Vote: 8-0-0-0

5. ACTION**A. 1440 Hawthorne Terrace - Landmark or Structure of Merit (#LMIN2018-0003) designation for the Marsh House and gardens****

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

Please refer to materials provided June 6, 2019.

Continued to September 5 meeting on Consent

B. 1450 Hawthorne Terrace - Landmark or Structure of Merit (#LMIN2018-0002) designation for Sperry-McLaughlin House and gardens**

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

Please refer to materials provided June 6, 2019.

Continued to September 5 meeting on Consent

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

Re-open the continued public hearing 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.

Speakers: 8

Motion: Re-open the public hearing.

M/S/C: Crandall/Abrances Da Silva

Vote: 8-0-0-0

Motion: To approve per staff findings with revision to the description that clarifies the parking lot itself is not under consideration, only the screening, and the following additional Conditions:

- Metal sheds with final design approval by Subcommittee
- Re-design parking to further reduce visual impact to playground area
- Provide a plan for the maintenance and enhancement of rustic woodland, including a dripline protection zone for trees where no structures or items shall be placed
- Preserve existing paved pathways

M/S/C: Olson/Crandall

Vote: 5-3-0-0

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

Substitute Motion: To approve per staff findings with revision to the description that clarifies the parking lot itself is under consideration, only the screening, and the following additional Conditions:

** 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.

- Establish a public access easement
- Allow public access to playground area
- Revise scope of revisions to playground area in order to alter only 0.5 acres
- Preserve the arrangement of existing paths
- Metal sheds with final design approval by Subcommittee
- Re-design parking to further reduce visual impact to playground area
- Provide a plan for the maintenance and enhancement of rustic woodland, including a dripline protection zone for trees where no structures or items shall be placed

M/S/F: Schwartz/O'Malley

Vote: 4 - ___ - ___ - ___ (abandoned)

Yes: Allen, Finacom, O'Malley, Schwartz

D. 2018-36 University - Structural Alteration Permit application (#LMSAP2019-0002) for the UC Theater Building**

Re-open the continued public hearing 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: Open public hearing.

M/S/C: Finacom/Abranches Da Silva

Vote: 7-0-0-1

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

Motion: Approve per staff recommendation with a Condition for a three-pane window where only a two-pane window is proposed for the storefront furthest east, at 2030 University Avenue.

M/S/C: Olson/Allen

Vote: 6-0-1-1

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

E. 2526 Hawthorne Terrace - Mills Act Contract application (#LMMA2019-0001) for George D. and Ellen G. Blood Residence**

Consider a request to enter into a Mills Act contract with the property owner(s) of City Landmark site and make recommendations to City Council for action on this request, in accordance with Government Code Sections 50280 et. Seq. and City Council Resolution No. 59,355.

Speakers: 1

Motion: To continue and form a Subcommittee to review the proposed work plan.

M/S: Schwartz/Olson

Substitute Motion: To approve without line item #25 in the work plan, to remove "alarm" from line item #12 and reduce approved budget to only \$3000, and to add to the work plan a statement that all replacement work shall be in-kind.

M/S/C: Olson/Abranches Da Silva

Vote: 6-2-0-0

Yes: Abranches Da Silva, Allen, Chagnon, Crandall, Olson, O'Malley; No: Finacom,

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Schwartz; Abstain: none; Absent: none

6. **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)**

7. **ACTION: Approval of Action Minutes**** – July 2, 2019 Meeting Action Minutes

Motion: Approve draft with changes to motion for Action Item 5C.

M/S/C: Olson/Abranches Da Silva

Vote: 7-0-0-1

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

8. **INFORMATION REPORTS**

9. **CORRESPONDENCE**

10. **COMMISSIONER ANNOUNCEMENTS**

11. **STAFF ANNOUNCEMENTS**

- A. **Upcoming webinar broadcast from California Preservation Foundation**
- B. **Alameda County Housing Survey****

12. **FUTURE COUNCIL CALENDAR ITEMS**

- A. **1730 Spruce Mills Act Contract application (#LMMA2019-0002) for The Loring House – September 10, 2019**
- B. **2524 Dwight Way - Mills Act Contract application (#LMMA2019-0003) for The Stuart House – September 10, 2019**
- C. **1911 Fourth - Structural Alteration Permit application (#LMSAP2019-0005) for Spenger's Fish Grotto – September 10, 2019**
- D. **Commission Annual Report to City Council – September 10, 2019**

13. **POTENTIAL INITIATIONS**

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

15. **ADJOURN – 10:43 PM**

Motion: To adjourn.

M/S/C: Crandall/Abranches Da Silva

Vote: 7-0-0-1

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

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