



PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

LANDMARKS PRESERVATION COMMISSION

ACTION MINUTES

Date: Thursday, September 7, 2017
Time: 7:05 PM
Place: North Berkeley Senior Center, 1901 Hearst Avenue
Attendees: Approximately 33

The Landmarks Preservation Commission (LPC) packet is available for review at the Berkeley Main Library (2090 Kittredge St.) and the Permit Service Center (1947 Center St.)

The Commission consists of nine members appointed by City Council:

Paul Schwartz (Vice Chairperson), District 6

Chris Adams, District 5

Phil Allen, District 2

Tom Beil, District 1

Shannon Brown, District 8

Zach Carter, District 7

Steve Finacom, District 4

Christopher Linvill, District 3

Becky O'Malley, Mayor



ACCESSIBILITY INFORMATION / ADA DISCLAIMER

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This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services Specialist Ella Callow at: Email: ecallow@cityofberkeley.info; Phone: 1-510-981-6418; TTY: 1-510-981-6347, at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

For inclusion in the Commissioners' agenda packet, please submit written comments by Wednesday the week prior to the meeting. One set of "late communications" will be distributed to the Commissioners two days before the meeting. Please submit any material for distribution as "late communications" no later than 12 noon on the Tuesday prior to the meeting. Please be advised: Commissioners do not have an opportunity to read written materials handed out at the meeting.

** 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.

Correspondence and Notice of Decision Requests

- **To distribute correspondence to Commission members *prior to the meeting date* -- submit comments *by 12:00 noon, Thursday prior to the meeting*.** Please provide 15 copies of any correspondence with more than ten (10) pages or if in color or photographic format. This method is strongly preferred.
- Correspondence received by between noon the Thursday the week before the meeting and noon Tuesday the week of the meeting will be posted on the Commission web site for review by the Commission and public prior to the meeting. Any correspondence received after noon on Tuesday the week of the meeting and before noon on Thursday the day of the meeting, will be made available at noon that Thursday.
- Any correspondence received after this deadline will be given to Commission members on the meeting date just prior to the meeting. Correspondence received later, and after the meeting, will be posted to the web site following the meeting.
- Staff will not deliver to Commission members any additional written (or e-mail) materials received after 12:00 noon on the day of the meeting.
- Members of the public may submit written comments themselves at the meeting. To distribute correspondence at the meeting, please provide 15 copies and submit to the Landmarks Preservation Commission Secretary. **Please be advised: You are strongly advised to submit written comments *prior to the meeting date* as Commission members do not have an opportunity to read written materials handed out at the meeting.**
- Written comments or request for a Notice of Decision should be directed to the Landmarks Preservation Commission Secretary.

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record. If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.**

Contact:

Fatema Crane, Senior Planner, Landmarks Preservation Commission Secretary
(510) 981-7413 | FCrane@CityofBerkeley.info | 1947 Center Street, Berkeley CA 94704

Request for initiation of Landmark designation on a future agenda lies within the range of action to be considered on each structure or property appearing at any place on the agenda.

Consent Calendar: The Consent Calendar allows the Commission to take action, without discussion, on Agenda items for which there are no persons present who wish to speak, and no members who wish to discuss. The Consent Calendar may include the following: (1) Approval of previous meeting minutes; (2) Items being continued to another meeting (action will be postponed to another meeting) or withdrawn by the applicant; and (3) Items noticed for public hearing which the Commission decides to move to the Consent Calendar. The Chairperson will announce any additional items proposed for the Consent Calendar at the beginning of the meeting. Anyone present who wishes to speak against one of these items should advise the Chairperson if they request the item be pulled from the Consent Calendar.

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1. **ROLL CALL** Please put all cellular phones and ringers on silent during the meeting.
2. **EX-PARTE COMMUNICATIONS:** In the context of adjudicative matters that come before the LPC, ex-parte communications are those which occur outside of the formal hearing process. LPC members should avoid ex-parte contacts on matters pending before the LPC as much as possible, as they may represent, or be perceived to represent, the receipt of evidence that can unfairly influence a decision on a matter before the Commission. If such contacts do occur, they must be placed in the record and disclosed to all interested parties sufficiently in advanced of the decision to allow rebuttal.
3. **PUBLIC COMMENT on Non-Agenda and Information Items** (Three minutes per person; five minutes per organization, or at the discretion of the Chairperson)
Speakers: 1
4. **AGENDA CHANGES**
Action: Move Item 6B and 6C to the Consent Calendar
M/S/C: Beil, Carter
Vote: 9-0-0-0
5. **CONSENT CALENDAR**
 - A. **40 Southampton Avenue Structural Alteration Permit (LMSAP#2017-0008) – lower section of John Hinkel Park**
Open the public hearing and continue the matter to October.
Action: Open the public hearing and continue the matter to October.
M/S/C: Finacom, Linvill
Vote: 9-0-0-0
 - B. **41 San Diego Road Structural Alteration Permit (LMSAP#2017-0009) – upper section of John Hinkel Park**
Open the public hearing and continue the matter to October.
Action: Open the public hearing and continue the matter to October.
M/S/C: Finacom, Linvill
Vote: 9-0-0-0
6. **DISCUSSION/COMMENT**
 - A. **835 Folger Street (Use Permit #ZP2017-0029) – Demolition referral****
Consider the request to demolish a building used for commercial purposes that is more than 40 years old in accordance with BMC 23C.08.050. *See previous staff report provided July 6, 2017.*
Speakers: 2

Action: Continue referral consideration to October LPC Meeting to allow for additional research.
M/S/C: O'Malley, Finacom
Vote: 7-1-1-0 (Yes: Adams, Allen, Brown, Carter, Finacom, O'Malley, Schwartz; No: Beil; Abstain: Linvill; Absent: none)
 - B. **2510 Channing Way (Use Permit #ZP2017-0013) – Demolition referral****
Consider the request to demolish a commercial building that is more 40 years old in accordance with BMC 23C.05.050.
Took no Action

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- C. **2009 Addison (Use Permit #ZP2017-0004) – Demolition referral****
Consider the request to demolish a commercial building that is more 40 years old in accordance with BMC 23C.05.050.
Speakers: 1
Took no Action
- D. **Draft EIR for 2190 Shattuck Avenue (Use Permit #ZP2016-0117)****
Referral to the Commission of the Draft Environmental Impact Report for the pending Use Permit for new development of an 18-story building with retail commercial ground floor use and 274 residential units on the upper floors in the Downtown. The draft document is available on the City's website, linked here:
https://www.cityofberkeley.info/Planning_and_Development/Zoning_Adjustment_Board/2190_Shattuck.aspx
Speakers: 4
- Action: Request that a record/transcript of the LPC's discussion/comments made at tonight's meeting be submitted as formal comments on the Draft EIR and send Commissioner Finacom as a representative of the LPC to make formal comments at the September 14th Zoning Adjustments Board (ZAB) public hearing on the Draft EIR.
M/S/C: O'Malley, Finacom
Vote: 9-0-0-0

7. ACTION

- A. **2524 Dwight Way Structural Alteration Permit (LMSAP#2016-0007) – the Alexander C. Stuart House****
Consider a request to rehabilitate portions of the a City Landmark building and to construct a new, detached building in the rear yard, in accordance with BMC Section 3.24.200.
Speakers: 4
- Action: Approve the Structural Alteration Permit and establish an Ad-Hoc Subcommittee to work with the applicant and staff to refine features of the proposed design.
M/S/C: Schwartz, Finacom
Vote: 7-1-1-0 (Yes: Allen, Brown, Carter, Finacom, Linvill, O'Malley, Schwartz; No: Adams; Abstain: Beil; Absent: none)
- Action: Appoint Commissioners Adams, Beil, and Finacom to serve on the Ad-Hoc Subcommittee.
M/S/C: Schwartz, Linvill
Vote: 9-0-0-0
- B. **2270 Acton Street Landmark or Structure of Merit (LMIN#2017-0005) designation for the Berkeley Lawn Bowl Club****
Consider a request to grant local historic status to a portion of a property containing a recreation field and club building, in accordance with BMC Section 3.24.130.
Speakers: 5
Action: Continue hearing to November meeting
M/S/C: Finacom, O'Malley
Vote: 9-0-0-0

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C. New Ad Hoc Subcommittee on the topic of corrections to Landmark designations

Establish a Subcommittee to study the matter of possible factual errors within designation documents and how best to identify and correct them.

Action: Change the name of the LM Initiation Form Ad-Hoc Subcommittee to be the Landmark Policies and Procedures Ad-Hoc Subcommittee and study the matter of possible factual errors with landmark documents.

M/S/C: Finacom, Allen

Vote: 9-0-0-0

Action: Replace Commissioner Olson with Commissioner O'Malley on the newly named, Landmark Policies and Procedures Ad-Hoc Subcommittee.

M/S/C: Finacom, Schwartz

Vote: 9-0-0-0

8. 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 (CL)

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

C. LM Initiation Form, Polices and Procedures (CO, SF)

D. BART Plaza Project (CA, SF, CO)

E. Resiliency Strategy (CL, CO)

F. CLG Annual Grant (CA, CO)

G. Measure T-1 (PA, SB, SF)

H. 1915 Fourth Street #LMSAP 2017-0004 (TB, CL, CO, PS)

Action: Dissolve the 1915 Fourth Street #LMSAP 2017-0004 Ad-Hoc Subcommittee.

M/S/C: Adams, Linvill

Vote: 9-0-0-0

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. COMMUNICATIONS

11. CHAIR ANNOUNCEMENTS**

A. On July 25, 2017 [Council merged Measure T-1 funds for development of a conceptual design plan for Civic Center Park.](#)

12. STAFF ANNOUNCEMENTS

A. Save the date: Historic Preservation Training – Saturday, September 30, 2017, from 10AM to 2PM at 1947 Center Street. More information to follow via email.

13. FUTURE COUNCIL CALENDAR ITEMS

A. 2030-32 Bancroft Way Landmark Designation LMIN#2017-0003 Notice of Decision – September 12, 2017

B. 2526-2530 Shattuck Avenue Landmark Designation LMIN#2016-0002 Notice of Decision – September 12, 2017

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- C. 3228 Adeline Street Structural Alteration Permit LMSAP#2017-0003 Notice of Decision** – September 12, 2017
- D. LMIN MLK1905 Martin Luther King Jr. Way – LMIN#2017-0004 Notice of Decision** – September 12, 2017
- E. 1915 Fourth Street Structural Alteration Permit LMSAP#2017-0004 Notice of Decision** – September 12, 2017

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.** 1907 Walnut Street (CO 11/16/10)
- S.** 1922 Walnut Street (CO 11/16/10)
- T.** 1925 Walnut Street (CO 11/16/10)
- U.** 1930 Walnut Street (CO 11/16/10)
- V.** 2482-2498 Telegraph Avenue And 2445-2449 Dwight Way (CO 12/7/11)
- W.** 2301-2315 Telegraph Avenue / 2445-2449 Dwight Way (CO 12/7/11)
- X.** 2328-2346 Telegraph Avenue / 2441-2447 Durant Avenue (CO 12/7/11)
- Y.** 2400-2402 Telegraph Avenue / 2486-2498 Channing Way (CO 12/7/11)
- Z.** 2410-2422 Telegraph Avenue (CO 12/7/11)
- AA.** 3049 Adeline Street (CO 3/12/12)
- BB.** "Manoa Historic District"- 2530 Dwight 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)
- CC.** 1400 Sixth Street (CO 6/7/13)
- DD.** 1409 Scenic Avenue (CO 9/3/15)
- EE.** 1301 Shattuck Avenue, Live Oak Park (CO 2/2/17)
- FF.** 2750-2770 Marin Avenue, Pacific Lutheran Theological Seminary (LPC 5/4/17)
- GG.** 100 Berkeley Square (SF 6/1/17)
- HH.** 741 Cedar Street (CO 7/6/17)
- II.** 745 Cedar Street (CO 7/6/17)
- JJ.** 749 Cedar Street (CO 7/6/17)

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- KK. 2212 Fifth Street (CO 7/6/17)
- LL. 837 Folger Avenue (CO 7/6/17)
- MM. 1517 Fourth Street (CO 7/6/17)
- NN. 808 Gilman Street (CO 7/6/17)
- OO. 830 Gilman Street (CO 7/6/17)
- PP. 832 Gilman Street (CO 7/6/17)
- QQ. 836 Gilman Street (CO 7/6/17)
- RR. 1018 Pardee Street (CO 7/6/17)
- SS. 1336 Sixth Street (CO 7/6/17)
- TT. 1345 Sixth Street (CO 7/6/17)

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

<http://www.cityofberkeley.info/ContentDisplay.aspx?id=62826>

Projects proposing demolition of buildings greater than forty years old

A. Non-Residential Structures (BMC Section 23C.08.050)

2556 Telegraph	ZP2015-0096
3000 Shattuck	ZP2015-0229
600 Addison	ZP2015-0238
2720 San Pablo	ZP2016-0014
2072 Addison	ZP2016-0020
2190 Shattuck	ZP2016-0117
2527 San Pablo	ZP2016-0207
1486 University	ZP2016-0216
2510 Channing	ZP2017-0003
2009 Addison	ZP2017-0004
1740 San Pablo	ZP2017-0014
835 Folger	ZP2017-0029

B. Residential Structures

1155-1173 Hearst	ZP2016-0028
2229 Seventh	ZP2016-0098
2212 Tenth	ZP2016-0129
2129 Ninth	ZP2016-0179
2323 Eighth	ZP2016-0223
2527 Glen	ZP2017-0060
912 Cedar	ZP2017-0109

16. ADJOURN

The Senior Center closes at midnight and the meeting must adjourn by 11:45 PM

Action: Adjourn (10:13 p.m.)

M/S/C: Beil, Finacom

Vote: 9-0-0-0

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