



Planning and Development Department  
Land Use Planning Division

## LANDMARKS PRESERVATION COMMISSION

### Meeting Action Minutes

**Date:** Thursday, June 4, 2009

**Time:** 7:00 p.m.

**Place:** North Berkeley Senior Center, 1901 Hearst Avenue  
Main Room

#### 1. ROLL CALL – 7:10 pm – CD 1, Track 1

Present: Hall, Johnson, Linvill, Ng, Parsons, Pietras, Wagley, Winkel

Absent: Olson

Public Present: 34

#### 2. PUBLIC COMMENT (Limit: 3 minutes per person; 5 minutes per organization)

One person spoke during the public comment period.

#### 3. AGENDA CHANGES

##### A. CONSENT CALENDAR (LPC consideration of routine or non-controversial projects)

No agenda changes were made and no items were placed on the consent calendar.

#### 4. PRESENTATIONS – CD 1, Track 2

##### A. University of California-Berkeley, Anna Head Building, Student Housing Project\*\*

- Presentation on a planning phase campus project at a designated City of Berkeley Landmark.

Beth Piatniza, U.C. Berkeley, and Christoph Jantzen, architect from Behnisch Architects, presented the Anna Head Student Housing Project.

The LPC commented on the proposed project.

#### 5. CONTINUED PUBLIC HEARINGS – CD, Track 3

##### A. 2525-2529 Telegraph Avenue, Consideration of Landmark or Structure of Merit Status (LM #09-4000004)\*\*

- **Status:** Nomination of the property as a City of Berkeley Landmark or Structure of Merit. On April 2, 2009, a public hearing was held and the LPC voted to continue the public hearing to the LPC meeting on May 7, 2009. On May 7, 2009, the LPC moved the item to the consent calendar and voted to continue the public hearing to the LPC meeting on June 4, 2009.
- **LPO Applicability:** The LPO requires the LPC to evaluate the nomination against the criteria contained in Section 3.24.110.
- **Staff Recommendation:** There is no Staff recommendation.

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Seventeen people, including the applicant and the owner, spoke during the public comment period.

**\*\*Change to CD 2, Track 1\*\***

The Commissioners asked the owner questions.

**Change to CD 2, Track 2**

**Motion** (Johnson, Parsons): close the public hearing.

**Vote:** 8-0-0-1 (Y - Hall, Johnson, Linvill, Ng, Parsons, Pietras, Wagley, Winkel; Absent – Olson)

**Action:** motion passed.

The Commission asked Staff about the project. Commissioner Winkel disclosed that he recently walked through the building. The Commission continued to comment about the landmark proposal.

**\*\*Break at 9:35 p.m. – 9:46 p.m.\*\***

**Change to CD 2, Track 3**

**Motion** (Wagley, Johnson): approve the nomination, with the Notice of Decision as amended, and designate 2525 Telegraph Avenue, the Needham/Obata Building, a City of Berkeley Landmark.

The Commission discussed proposed amendments to the Notice of Decision.

**\*\*Change to CD 3, Track 1\*\*\***

**Motion** (Ng, Pietras): to change the word ‘landmark’ to ‘structure of merit.’

**Vote:** 3-5-0-1 (Y – Ng, Pietras, Winkel; N - Hall, Johnson, Linvill, Parsons, Wagley; Absent – Olson)

**Action:** motion failed.

**Motion** (Wagley, Johnson): approve the nomination, with the Notice of Decision as amended, and designate 2525 Telegraph Avenue, the Needham/Obata Building, a City of Berkeley Landmark.

**Vote:** 5-3-0-1 (Y - Hall, Johnson, Linvill, Parsons, Wagley; N – Ng, Pietras, Winkel; Absent - Olson)

**Action:** motion passed.

Commissioner Pietras left the meeting.

**6. PROJECT REFERRAL – CD 3, Track 2**

**A. 2109 Martin Luther King Jr. Way, (UP #09-1000031)\*\***

- **Status:** Use permit application to establish a “teen center” and administrative offices for the YMCA, within an existing 2-story building last used as a PG&E payment

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center; project includes a 3<sup>rd</sup> story addition.

- The building is adjacent to the Civic Center Historic District. In the Downtown District, the Zoning Adjustments Board has a policy that requires referral of discretionary projects that are adjacent to designated landmarks to the LPC for review and the submittal of advisory comments to the ZAB.
- **Staff Recommendation:** Staff requests that the LPC provide comments on the proposed project's relationship to the Civic Center district for the ZAB's consideration. Staff will also forward these comments to the Design Review Committee.

A presentation of the project was made by Janet Tam and Alyson Yarus of Noll & Tam Architects.

At the LPC meeting on June 4, 2009, the Landmarks Preservation Commission made the following comments on the proposed project at 2109 Martin Luther King Jr. Way:

- Commissioner Winkel agreed that it was important to preserve the appearance of the existing building roofline on the Center Street façade. Winkel suggested a metal rail on top, or to carry the metal rail on top as a solid piece. If it was a solid piece, the element would appear to be shorter, maintain the horizontal line, and would also address safety measures.
- The Commissioners thought it was a good idea to push back the upper floor on the Center façade. It helps the proposed building integrate well with Center Street and the Historic Civic Center District.
- The Commissioners supported the proposed mural on the MLK façade.
- The green color on Center Street façade was discussed.
  - Many of the Commissioners did not approve of the bright green color on the Center Street façade. They believed that a more subtle green (or possibly another color – Commissioner Johnson suggested yellow) would be more suitable. Some Commissioners commented:
    - The bright color took away from the mural. A more subtle approach would enable the mural to stand out.
    - The buildings in the Historic Civic Center District have subtle colors, and since the Center Street façade is facing the Civic Center District, it would relate better to the other buildings and the district as a whole.
    - The bright green would clash with the street trees.
  - Commissioner Parsons disagreed and believed that the paint colors should be exuberant.
- The Commissioners agreed that the screen element with words was a great idea.
  - Commissioner Winkel suggested having the words as script on the glass, but recognized that it would be expensive. He then recommended glazing the words on the glass (as a vinyl appliqué, for example).
- The Commission questioned how much energy the building would be getting from the solar panels. They thought it was great that the YMCA was incorporating solar panels into the proposed project.
- The Commissioners felt strongly about the idea that the space should reflect what it represents (the teens). There should be bright colors in the places where the teens live, work, and play (for example, in the stair case), and the exterior should be downplayed.

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**7. ACTION ITEMS**

- A.** Cancel the August 6, 2009 LPC meeting.

**Motion** (Parsons, Wagley): cancel the LPC meeting on August 6, 2009.

**Vote:** 7-0-0-2 (Y - Hall, Johnson, Linvill, Ng, Parsons, Wagley, Winkel; Absent – Olson, Pietras)

**Action:** motion approved.

- B.** Approve minutes from April 2, 2009 meeting.\*\*

The Commissioners were unable to vote on the minutes from April 2, 2009 because there were not enough Commissioners at the June 4, 2009 meeting that were also present at the April 2, 2009 meeting to make a quorum.

- C.** Approve minutes from May 7, 2009 meeting.\*\*

**Motion** (Parsons, Wagley): approve May 7, 2009 minutes.

**Vote:** 6-0-1-2 (Y - Hall, Linvill, Ng, Parsons, Wagley, Winkel; Abstain – Johnson; Absent – Olson, Pietras)

**Action:** motion passed.

**8. DISCUSSION ITEMS**

- A.** 740 Heinz Avenue joint LPC-ZAB Special Meeting July 2, 2009; LPC discussion on process.

Staff explained the process of the proposed joint LPC-ZAB Special Meeting on July 2, 2009.

The LPC is willing to let the Chair Winkel and Vice Chair Parsons meet with the Chair and Vice Chair of ZAB. For discussion purposes, the meeting would open at 6pm. EIR first, demo second, then project.

- B.** Subcommittee Discussion – to establish procedures and practices for LPC Subcommittees\*\*

The Subcommittee Discussion will be placed on a later agenda. Commissioners Parsons and Winkel would like to establish a subcommittee for this discussion.

- C.** Chair Report.

- D.** Staff Report.

- E.** Opportunity for Commissioner comment 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).\*\*

Commissioner Hall reported on the YMCA subcommittee meeting.

**9. OTHER MATTERS**

Commissioners may comment on other matters and ask for additional discussion to be scheduled on a future agenda (per the Brown Act, no deliberation or final LPC action may be taken).

Commissioner Johnson would like the initiation of 1500 Shattuck Avenue to be on the July 2, 2009 agenda.

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Commissioner Wagley asked Staff to check on the status of the project at the Biofuel Station.

**10. COMMISSION INFORMATION**

- A. Notice of Decision (NOD) for 2947-53 College Avenue: Structural Alteration Permit.\*\*
- B. Notice of Decision (NOD) for 2395 Piedmont Avenue: Structural Alteration Permit.\*\*
- C. Letter from Judy Porta on behalf of the Friends of First Church.\*\*

**11. ADJOURN – 11:15 p.m.**

**Motion** (Parsons, Wagley): to adjourn.

**Vote:** 7-0-0-2 (Y - Hall, Johnson, Linvill, Ng, Parsons, Wagley, Winkel; Absent – Olson, Pietras)

**Action:** motion approved.

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