



# LANDMARKS PRESERVATION COMMISSION

## ACTION MINUTES

PLANNING AND DEVELOPMENT DEPARTMENT  
LAND USE PLANNING DIVISION

**Date:** Tuesday, July 2, 2019

**Time:** 7:07 PM

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

**Attendees:** Approximately 8

### 1. ROLL CALL

Matthew Abranches Da Silva  
Christopher Adams  
Phil Allen  
Kathleen Crandall  
Steven Finacom  
Becky O'Malley  
Paul Schwartz

Absent: Roya Chagnon

### 2. EX-PARTE COMMUNICATIONS – None.

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

### 4. AGENDA CHANGES

#### A. Consent Calendar

Motion: To move item 5E to the Consent Calendar.

M/S/C: Adams/Crandall

Vote: 7-0-0-1

Motion: To approve the Consent Calendar.

M/S/C: Adams/Crandall

Vote: 7-0-0-1

### 5. ACTION

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

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 at previous 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.

Speakers: 1

Motion: To designate the subject property as a City of Berkeley Landmark with modifications to the Findings and Conditions as prepared by staff.

M/S/C: Finacom/Schwartz

Vote: 7-0-0-1

**B. [2580 Bancroft Way](#) – Structural Alteration Permit application (#LMSAP2019-0006) for the Fred Turner Building\*\***

Open the public hearing and consider a request to revise a previously-approved Structural Alteration Permit for a City Landmark property, in accordance with BMC Sections 3.24.220 and 23E.12.020.

Speakers: 1

Motion: To approve per staff recommendation.

M/S/C: Finacom/Schwartz

Vote: 7-0-0-1

**C. [1730 Spruce Street](#) – Mills Act Contract application (#LMMA2019-0002) for The Loring House\*\***

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 recommend approval of the Mills Act Contract application to City Council and revise work items B-C, to specify in-kind repair and replacement, and work items F-G, to specify that the arbor and wisteria will be repaired and replaced with period appropriate landscaping in the Rehabilitation Work Program.

M/S/C: Finacom/Allen

Vote: 6-1-0-1

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

**D. [2524 Dwight Way](#) – Mills Act Contract application (#LMMA2019-0003) for The Stuart House\*\***

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 recommend approval of the Mills Act Contract application to City Council and revise item B and remove fence, gate and planting item in the Rehabilitation Work Program.

M/S/C: Crandall/Adams

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Vote: 6-1-0-1 (Yes: Abranches Da Silva, Adams, Allen, Crandall, Finacom, O'Malley; No: Schwartz; Abstain: none; Absent: Chagnon)

**E. 1911 Fourth Street – Structural Alteration Permit application (#LMSAP2019-0005) for Spenger's Fish Grotto\*\***

Open the 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.

*Moved to Consent Calendar and approved under item 4A.*

**F. Annual Election of LPC Chairperson and Vice Chairperson**

Elect members to serve as the Chairperson and the Vice Chairperson, each for a one-year term, in accordance with the City Commissioners' Manual (2018).

Motion: To elect Commissioner Adams as Chairperson.

M/S/C: O'Malley/Allen

Vote: 7-0-0-1

Motion: To elect Commissioner Finacom as Vice Chairperson.

M/S/C: Crandall/Schwartz

Vote: 7-0-0-1

**G. Report to City Council on Commission Activities\*\***

Consider preparing and sending a 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 adopt draft report as prepared by Chairperson Finacom with two changes.

M/S/C: Finacom/Adams

Vote: 7-0-0-1

**H. 1631-33 Walnut Street\*\***

Consider adding a multi-unit residential property to the Commission's List of Potential Initiations, maintained in accordance with BMC Section 3.24.050.

Motion: To add the property at 1631-33 Walnut Street to the Commission's List of Potential Initiations.

M/S/C: Finacom/Allen

Vote: 5-2-0-1

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

**6. DISCUSSION**

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

Continue to 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/>

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*Please also refer to correspondences from the public that were submitted for the previous meeting.*

Speakers: 1

Motion: To adopt the draft comments as prepared by Chairperson Finacom with revisions to be incorporated into a comment letter and submitted on behalf of the Commission.

M/S/C: O'Malley/Schwartz

Vote: 6-1-0-1

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

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\*\*** – June 6, 2019 Meeting Action Minutes

Motion: To approve the June 6, 2019 draft Action Minutes, with a revision to item 2 to read: "Chair Finacom disclosed that all Commissioners have been given the opportunity to view the sites and gardens of 1440 and 1450 Hawthorne Terrace. ~~The 1440 & 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."

M/S/C: Schwartz/Abranches Da Silva

Vote: 6-0-1-1

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

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** – None.

11. **COMMISSIONER ANNOUNCEMENTS** – None.

12. **STAFF ANNOUNCEMENTS**

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**A. Upcoming webinar broadcast from California Preservation Foundation**

“Planning and Zoning – Part 2: Effective Community Advocacy”

Tuesday, July 16, 2019 from 12 PM to 1:30 PM; web link below:

<HTTPS://CALIFORNIAPRESERVATION.ORG/EVENTS/PLANNING2-ADVOCACY/>

**13. FUTURE COUNCIL CALENDAR ITEMS**

**A. 1919 Fourth Street – Structural Alteration Permit (#LMSAP2019-0005) – July 23, 2019**

**B. 1619 Walnut Street – Structure of Merit (#LMIN2019-0001) designation for the Las Casitas Apartment Building – July 23, 2019**

**14. POTENTIAL INITIATIONS**

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

**16. ADJOURN – 9:04 PM**

Motion: To adjourn the meeting.

M/S/C: Abranches Da Silva/Schwartz

Vote: 7-0-0-1

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