



PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

LANDMARKS PRESERVATION COMMISSION

DRAFT ACTION MINUTES

Date: Monday, May 7, 2026

Time: 6:30 PM

Place: 1901 Hearst Avenue, North Berkeley Senior Center

Attendees: 92

Staff: Allison Riemer, LPC Secretary
Samella Stover, Assistant Planner/LPC Clerk
Boshi Fu, Assistant Planner
Anne Hersch, Land Use Planning Manager

1. ELECTION OF TEMPORARY CHAIRPERSON FOR THE MAY 7, 2026 LPC MEETING

Motion: Election of Susan Orbuch to serve as chairperson for the May 7, 2026, meeting.

M/S/C: Montilla/Greene

Vote: 6-0-0-1 (Yes-No-Abstain-Absent)

Leave of Absence: Crandall

2. ROLL CALL (*note: two vacancies*):

Michael Montilla
Steve Finacom
Susan Orbuch
Ellie Greene
Paul Schwartz
Molly Turner – *Alternate for Chair Montgomery*

Kathleen Crandall, Vice Chairperson – *Leave of Absence*
Denise Hall Montgomery, Chairperson – *Leave of Absence*

3. EX-PARTE COMMUNICATIONS

4. LAND ACKNOWLEDGEMENT STATEMENT

5. PUBLIC COMMENT on Non-Agenda and Information Items

Speakers: 1

6. ORDER OF AGENDA

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7. CONSENT CALENDAR

A. Approval of Action Minutes:

Motion: Approve the Consent Calendar, including the Draft Action Minutes from the April 6, 2026, meeting.

M/S/C: Montilla/Greene

Vote: 4-0-2-1 (Yes-No-Abstain-Absent)

Yes: Finacom, Montilla, Orbuch, Greene

Abstain: Schwartz, Turner

Leave of Absence: Crandall

8. PUBLIC HEARING AND DISCUSSION ITEMS

Discussion

A. Elmwood Historic District – Historic District Designation (#LMIN2026-0001)**

Consideration and approval of a City Landmark Historic District on College Avenue between Russell and Webster Street, also known as the Elmwood, comprised of 28 properties.

Recommendation: Consider the extent to which these properties meet the criteria for City Historic District designation, pursuant to BMC Section 3.24.110, and make findings deemed appropriate for final action.

CEQA: Categorically exempt pursuant to CEQA guidelines Section 15308 “Actions by Regulatory Agencies for Protection of the Environment.”

Speakers: 36

Motion: Close the public hearing.

M/S/C: Greene/Montilla

Vote: 6-0-0-1 (Yes-No-Abstain-Absent)

Leave of Absence: Crandall

Motion: Continue to June.

M/S/F: Schwartz/Finacom

Vote: 3-3-0-1 (Yes-No-Abstain-Absent)

Yes: Finacom, Orbuch, Schwartz

No: Greene, Montilla, Turner

Leave of Absence: Crandall

Motion: To reject the application and nominate individual properties at the next meeting.

M/S/F: Greene/Turner

Vote: 3-3-0-1 (Yes-No-Abstain-Absent)

Yes: Greene, Montilla, Turner

No: Finacom, Orbuch, Schwartz

Leave of Absence: Crandall

Motion: Continue to June.

M/S/C: Montilla/Greene

Vote: 6-0-0-1 (Yes-No-Abstain-Absent)

Leave of Absence: Crandall

9. AD HOC Subcommittees and Liaison Comments

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Receive opportunity reports on status of projects for which the LPC has established a subcommittee or liaison. (Note: Sites will come off the list annually or upon approval of a Certificate of Occupancy.)

	Members	Established	Annual Expiration
ZAB Design Review Committee	DM	-	-
Berkeley Rose Garden	KC, PS, MM	Feb 2026	Jan 2027
City Projects for Landmarks and Structure of Merit Sites	SF, PS	Feb 2026	Jan 2027
Potential Initiations	SF, SO	Feb 2026	Jan 2027
University of California	PS, SF, MM	Feb 2026	Jan 2027
Landmarks Policies & Procedures/ HRE Scoping Recommendations	SF, DM	July 2025	June 2026
Structures Completed After 1945	SF, DM	Sept 2025	Aug 2026
Mills Act Review	PS, SF, SO	June 2025	May 2026
LPO Amendments	DM, SF, SO	Feb 2026	Jan 2027

10. 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).

11. CORRESPONDENCE

12. COMMISSIONER ANNOUNCEMENTS

13. STAFF ANNOUNCEMENTS

14. FUTURE COUNCIL CALENDAR ITEMS

A. 2276 Shattuck Avenue – Information Agenda item re: Approval of Structural Alteration Permit (#LMSAP2024-0005) for the Morse Block (Donogh Arms), date TBD.

15. 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)

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- 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.** 2482-2498 Telegraph Avenue And 2445-2449 Dwight Way (CO 12/7/11)
- S.** 2301-2315 Telegraph Avenue / 2510-2516 Bancroft Way (CO 12/7/11)
- T.** 2328-2346 Telegraph Avenue / 2441-2447 Durant Avenue (CO 12/7/11)
- U.** 2400-2402 Telegraph Avenue / 2486-2498 Channing Way (CO 12/7/11)
- V.** 2410-2422 Telegraph Avenue (CO 12/7/11)
- W.** 3049 Adeline Street (CO 3/12/12)
- X.** "Manoa Historic District"- 2530 [sic] 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)
- Y.** 1400 Sixth Street (CO 6/7/13)
- Z.** 1409 Scenic Avenue (CO 9/3/15)
- AA.** 1301 Shattuck Avenue, Live Oak Park (CO 2/2/17)
- BB.** 2750-2770 Marin Avenue, Pacific Lutheran Theological Seminary (LPC 5/4/17)
- CC.** 2100 Shattuck Avenue-2100 Kala Bagai Way (SF 6/1/17)
- DD.** 741 Cedar Street (CO 7/6/17)
- EE.** 745 Cedar Street (CO 7/6/17)
- FF.** 749 Cedar Street (CO 7/6/17)
- GG.** 2212 Fifth Street (CO 7/6/17; initiation failed 6/6/21)
- HH.** 837 Folger Avenue (CO 7/6/17)
- II.** 1517 Fourth Street (CO 7/6/17)
- JJ.** 808 Gilman Street (CO 7/6/17)
- KK.** 830 Gilman Street (CO 7/6/17)
- LL.** 832 Gilman Street (CO 7/6/17)
- MM.** 836 Gilman Street (CO 7/6/17)
- NN.** 1018 Pardee Street (CO 7/6/17)
- OO.** 1336 Sixth Street (CO 7/6/17)
- PP.** 1345 Sixth Street (CO 7/6/17)
- QQ.** 601 Ashby Avenue (PA 2/1/18)
- RR.** 1013 Pardee (BO 9/6/18)
- SS.** 1940 Haste Street (LPC 10/04/18; upon relocation of historic building)
- TT.** 2222 Fifth Street (LPC 12/6/18)
- UU.** 1631-33 Walnut Street (LPC 7/2/19)
- VV.** 1601 California Street (PA 11/7/19)
- WW.** 2235 Channing Way, 2240 and 2300 Durant Avenue, 2372 Ellsworth Street (LPC 11/5/20)
- XX.** 2501, 2510, 2514, 2530 and 2551 San Pablo Avenue (LPC 4/1/21)
- YY.** 2132-2154 Center Street (LPC 5/4/23)
- ZZ.** 2414 Shattuck Avenue (LPC 9/7/23)
- AAA.** 1306 Third Street (LPC 11/7/2024)
- BBB.** 1725 Shattuck Avenue (LPC 12/04/2025)
- CCC.** 1750 Walnut Street (LPC 12/04/2025)

16. CURRENT LAND USE PROJECTS – BMC Section 23.404.030(C)
Projects proposing demolition of buildings greater than forty years old.

A. Non-Residential Structures (BMC Section 23.326.070)

600	Bancroft Way	ZP2025-0010
2030-2036	Bancroft Way	ZP2024-0079
2298	Durant Avenue	ZP2024-0126
841	Folger Avenue	ZP2025-0056
2720	San Pablo Avenue	ZP2024-0076
2733-2737	San Pablo Avenue	ZP2023-0090
2420	Shattuck Avenue	ZP2022-0149
2700	Shattuck Avenue	ZP2024-0058
2847	Shattuck Avenue	ZP2024-0077
2920	Shattuck Avenue	ZP2022-0116
2925-2973	Shattuck Avenue	ZP2024-0071
3000	Shattuck Avenue	ZP2022-0046
2529	Telegraph Avenue	ZP2026-0008
1581 and 1589	University Avenue	ZP2024-0074
1708 and 1710	University Avenue	ZP2021-0127
1776-1796	University Avenue	ZP2023-0070
2029	University Avenue	ZP2024-0181

B. Residential Structures

2298	Durant Street	ZP2024-0126
1522	Josephine Street	ZP2025-0014
2614	Telegraph Avenue	ZP2024-0027
1782	University Avenue	ZP2023-0070

17. ADJOURN – 9:55 PM

M/S/C: Montilla/Schwartz

Vote: 6-0-0-1

Leave of Absence: Crandall