



PLANNING AND DEVELOPMENT DEPARTMENT  
LAND USE PLANNING DIVISION

# LANDMARKS PRESERVATION COMMISSION

## DRAFT ACTION MINUTES

**Date:** Thursday, June 4, 2026

**Time:** 6:30 PM

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

Attendees: 107

Staff: Allison Riemer, LPC Secretary  
Karen C. Hernandez, Assistant Planner/LPC Clerk  
Boshi Fu, Assistant Planner  
Anne Hersch, Land Use Planning Manager  
Joshua Muller, Associate Planner

### 1. ROLL CALL:

Michael Montilla  
Theo Gordon  
Kathleen Crandall, Vice Chairperson  
Steve Finacom  
Paul Schwartz  
Susan Orbuch  
Ellie Greene  
Molly Turner  
Barry Fike

Denise Hall Montgomery – *Leave of Absence*

### 2. EX-PARTE COMMUNICATIONS

### 3. LAND ACKNOWLEDGEMENT STATEMENT

### 4. PUBLIC COMMENT on Non-Agenda and Information Items

Speakers: 3

### 5. ORDER OF AGENDA

### 6. CONSENT CALENDAR

#### A. Approval of Action Minutes:

Motion: To adopt the Consent Calendar, including the Draft Action Minutes for the May 7, 2026 meeting and Item 7E (Annual Report to City Council).

**M/S/C:** Finacom/Gordon

Vote: 9-0-0-0

Yes: Crandall, Fike, Finacom, Gordon, Greene, Montilla, Orbuch, Schwartz, Turner;

No: none;

Abstain: none;

Absent: none

## 7. PUBLIC HEARING AND DISCUSSION ITEMS

### **A. 2455 Telegraph Avenue – Structural Alteration Permit (#LMSAP2026-0001) for A People’s History of Telegraph Avenue**

Consider a request to preserve and restore the historic mural at a City Landmark property, and construct an 8-story building, in accordance with BMC Section 3.24.220.

**Recommendation**: Approve the Structural Alteration Permit pursuant to BMC Section 3.24.260.

**CEQA**: Categorically Exempt pursuant to Public Resources Code Section 21080.66

Speakers: 5

Motion: Close the public hearing.

**M/S/C**: Montilla/Gordon

Vote: 9-0-0-0

Motion: Approve

**M/S/C**: Montilla/Schwartz

Vote: 9-0-0-0

Motion: Appoint a subcommittee

**M/S/C**: Montilla/Orbuch

Vote: 8-1-0-0

Yes: Crandall, Fike, Finacom, Gordon, Greene, Montilla, Orbuch, Schwartz;

No: Turner;

Abstain: none;

Absent: none

### **B. 2506 Haste Street – Demolition Referral (#ZP2026-0015) to demolish one commercial building**

Consider the proposal to demolish one commercial building more than 40 years old, in accordance with BMC Section 3.24.220.

**Recommendation**: Consider the evaluation and take no action.

**CEQA**: Exempt pursuant to Public Resources Code Section 21080.66

Speakers: 0

*Took no Action*

**C. 841 Folger Avenue – Demolition Referral (#ZP2025-0056) to demolish one commercial building**

Consider the proposal to demolish one commercial building more than 40 years old, in accordance with BMC Section 3.24.130.

**Recommendation:** Consider the evaluation and take no action.

**CEQA:** Categorically exempt pursuant to Section 15301 “Existing Facilities” of the CEQA Guidelines.

Speakers: 0

*Took No Action*

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

Consider the proposal to designate a Historic District on College Avenue between Russell and Webster Streets, 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 as deemed appropriate for final action.

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

Speakers: 17

Motion: Open the public hearing.

**M/S/C:** Crandall/Orbuch

Vote: 5-4-0-0

Yes: Crandall, Fike, Finacom, Montilla, Orbuch

No: Gordon, Greene, Schwartz, Turner

Abstain: none;

Absent: none

Motion: Close the public hearing.

**M/S/C:** Montilla/Greene

Vote: 9-0-0-0

Motion: Approve the staff recommendation to designate a district comprised of 28 buildings, and add 2838-2840 College Avenue, 2832 College Avenue as contributors; change 2644 Ashby Avenue/2960 College Avenue, and 2974 College Avenue from noncontributing to contributing; extend the period of significance to 1983; change the name to College Avenue Historic Commercial District; and add the third paragraph from page 3 of the suggestions provided by Commissioner Finacom to the Findings.

**M/S/F:** Crandall/Orbuch

Vote: 4-5-0-0

Yes: Crandall, Finacom, Montilla, Orbuch

No: Fike, Gordon, Greene, Schwartz, Turner

Abstain: none;

Absent: none

**E. Annual Report to City Council on Commission Activities**

Review a draft report of the Commission’s activities for the reporting period June 2025 through May 2026, and provide comments in accordance with BMC Section 3.24.090.

**Recommendation:** Approve the report and forward it to City Council.

**CEQA:** Not subject to review pursuant to CEQA Guidelines Section 15061 (b)(3) “Review for Exemptions.”

*Approved on Consent*

**8. AD HOC Subcommittees and Liaison Comments**

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.)

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

**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**

**11. COMMISSIONER ANNOUNCEMENTS**

**12. STAFF ANNOUNCEMENTS**

**13. FUTURE COUNCIL CALENDAR ITEMS**

**A. 2276 Shattuck Avenue** – Information Agenda item re: Approval of Structure of Merit Initiation (#LMIN2024-0005) for the Morse Block (Donogh Arms), June 16, 2026

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**B. 2455 Telegraph Avenue** – Information Agenda item re: Approval of Structure of Merit Initiation (#LMSAP2026-0001) for A People’s History of Telegraph Avenue), TBD, 2026

**C. Elmwood Historic District** – Information Agenda item re: Denial of Land Use Designation (#LMIN2026-0001) for the designation of College Avenue between Russell and Webster Streets, also known as the Elmwood TBD, 2026

**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.** 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)

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- 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)

**15. CURRENT LAND USE PROJECTS – BMC Section 23.404.030(C)**

**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
2330	Prince Street	ZP2026-0040
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**

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

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**16. ADJOURN – 9:53 PM**

Motion: Adjourn.

M/S/C: Montilla/Greene

Vote: 9-0-0-0