



PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

LANDMARKS PRESERVATION COMMISSION

DRAFT ACTION MINUTES

Date: Thursday, July 2, 2026
Time: 6:30 PM
Place: 1901 Hearst Avenue, North Berkeley Senior Center

Attendees: 17

Staff: Allison Riemer, LPC Secretary
Marytonae Sanchez, Assistant Planner/LPC Clerk
Singeh Saliki, Senior Planner

1. ROLL CALL:

Kathleen Crandall
Barry Fike
Steve Finacom
Theo Gordon
Denise Hall Montgomery, Chairperson
Michael Montilla
Susan Orbuch
Paul Schwartz

Ellie Greene – *Absent*

2. EX-PARTE COMMUNICATIONS

3. LAND ACKNOWLEDGEMENT STATEMENT

4. PUBLIC COMMENT on Non-Agenda and Information Items

Speakers: 1

5. ORDER OF AGENDA

Motion: To move item 11 before item 7A.
M/S/C: Montgomery/Crandall

Vote: 8-0-0-1 (Yes-No-Abstain-Absent)
Absent: Greene.

6. CONSENT CALENDAR

A. Approval of Action Minutes:

Motion: Approve the Consent Calendar, including the Draft Action Minutes from the June 4,

2026 meeting with additional language regarding Chair Montgomery's excused absence due to recusal from agenda item 7D.

M/S/C: Finacom/Crandall

Vote: 8-0-0-1 (Yes-No-Abstain-Absent)

Absent: Greene.

7. PUBLIC HEARING AND DISCUSSION ITEMS

Structural Alteration Permit

A. 2036 Bancroft Way – Structural Alteration Permit (#LMSAP2024-0006) for the Broad House and Broad Apartment Building (2030-2032 Bancroft Way) and the Corder Building (2300 Shattuck Avenue)

Consider a request to demolish the Broad House and Broad Apartment Building (2030-2032 Bancroft Way), demolish the office annex (2036 Bancroft Way) of the Corder Building, and alter a portion of the west facade of the Corder Building (2300 Shattuck Avenue) to construct an 8-story residential building with 87 dwelling units, including 8 below market rate units (3 Extremely Low Income, 2 Very Low Income, 2 Low Income, and 1 Moderate Income).

Recommendation: Open the hearing, provide comments and direction to the applicant as needed, and continue the hearing.

CEQA: A qualified infill checklist has been prepared pursuant to Section 15183.3 "Streamlining for Infill Projects" utilizing the Downtown Area Plan Environmental Impact Report (SCH# 2008102032) to evaluate impacts associated with the project. A focused [Draft Environmental Impact Report](#) (DEIR) has been prepared and is publicly available (SCH# 2025120790) that evaluates impacts associated with the demolition of the City Landmarks at 2030-2032 Bancroft Way and 2036 Bancroft Way. A Notice of Availability for the DEIR was published on 6/23/2026 and the comment period concludes on 8/7/2026.

Speakers: 1

Comments given. Continued to a future meeting date.

Landmark Initiation

B. Elmwood Properties – Landmark Initiation

Consider initiation of designation for individual properties in the Elmwood in accordance with BMC Section 3.24.120. See the May LPC packet for the application materials. [\[LINK\]](#)

Recommendation: Discuss initiation and adopt a motion.

CEQA: Exempt pursuant to CEQA Guidelines Section 15061 (b)(3) for *Review Exemptions*.

Speakers: 2

No action taken.

Annual Election

C. Annual Election of LPC Chairperson and Vice Chairperson

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Elect Commission members to serve as the Chairperson and Vice Chairperson, each for a one-year term, in accordance with BMC Section 3.24.030(C) and the Commissioners' Manual (2025).

Motion: Nominate Commissioner Orbuch to serve as Chairperson.

M/S/C: Crandall/Schwartz

Vote: 8-0-0-1 (Yes-No-Abstain-Absent)

Absent: Greene.

Motion: Nominate Commissioner Montgomery to serve as Vice Chairperson.

M/S/C: Crandall/Schwartz

Vote: 8-0-0-1 (Yes-No-Abstain-Absent)

Absent: Greene.

Motion: To thank Chairperson Montgomery and Vice-Chairperson Crandall for their service.

M/S/C: Finacom/Montilla

Vote: 8-0-0-1 (Yes-No-Abstain-Absent)

Absent: Greene.

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.)

	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	June 2026	May 2027
Structures Completed After 1945	SF, DM	Sept 2025	Aug 2026
Mills Act	PS, SF, SO	June 2026	May 2027
LPO Amendments	DM, SF, SO	Feb 2026	Jan 2027
2455 Telegraph Avenue Design Review	SF, EG, TG, DM	June 2026	May 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).

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10. CORRESPONDENCE

11. COMMISSIONER ANNOUNCEMENTS

- A.** Chairperson Montgomery discussed the Landmarks Preservation Ordinance (LPO).
- B.** Commissioner Finacom discussed the City of Berkeley's status as a Certified Local Government.

12. STAFF ANNOUNCEMENTS

13. FUTURE COUNCIL CALENDAR ITEMS – *tentative schedule*

- A. 2455 Telegraph Avenue** – Information Agenda item re: Approval of Structural Alteration Permit (#LMSAP2026-0001) for A People's History of Telegraph Avenue), July 28, 2026
- B. Elmwood Historic District** – Information Agenda item re: Denial of Historic District Designation (#LMIN2026-0001) for College Avenue between Russell and Webster Streets, also known as the Elmwood, July 28, 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,

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- 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)

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

Below are the addresses of projects that seek to demolish buildings (residential or commercial) over 40 years old. Permit applications for properties where full removal is not sought are not individually listed, but may be found online:

<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects>

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
1130	Oxford Street	ZP2026-0056
2330	Prince Street	ZP2026-0040
2720	San Pablo Avenue	ZP2024-0076

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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

2614	Telegraph Avenue	ZP2024-0027
1782	University Avenue	ZP2023-0070

16. ADJOURN – 9:51 PM

Motion: Adjourn.

M/S/C: Montilla/Crandall

Vote: 8-0-0-1 (Yes-No-Abstain-Absent)

Absent: Greene.