



PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

LANDMARKS PRESERVATION COMMISSION

DRAFT ACTION MINUTES

Date: Thursday, September 3, 2026

Time: 6:30 PM

Place: 1901 Hearst Avenue, North Berkeley Senior Center

Attendees: 35 (15 in person, 20 on Zoom)

Staff: Allison Riemer, LPC Secretary
Joshua Muller, Associate Planner/LPC Clerk
Niloufar Karimzadegan, Senior Planner
Vicky Schlepp, Associate Planner

1. ROLL CALL

Barry Fike *present*
Theo Gordon *late, arrived during item 7A*
Steve Finacom *present*
Susan Orbuch, Chairperson *present*
Paul Schwartz *present, left during item 7D*
Ellie Greene *absent*
Denise Montgomery *present*

Kathleen Crandall – *Leave of Absence*
One Vacancy

2. EX-PARTE COMMUNICATIONS

3. LAND ACKNOWLEDGEMENT STATEMENT

4. PUBLIC COMMENT on Non-Agenda and Information Items

Speakers: 2

5. ORDER OF AGENDA

No proposed changes

6. CONSENT CALENDAR

A. **Approval of Action Minutes:** Draft Action Minutes for the July 2, 2026 meeting.

Motion: Approve the consent calendar

M/S/C: Schwartz/Montgomery

Vote: 5-0-0-2 (Yes-No-Abstain-Absent)

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Absent: Gordon, Greene.

7. PUBLIC HEARING AND DISCUSSION ITEMS

7A. 2845 Woolsey Street – Structural Alteration Permit (#LMSAP2026-0003) for the Norton Family House

Conduct a public hearing and consider a request to replace the non-original vinyl windows; replace windows and door trim in-kind; repair missing and damaged corbels, modillions, and deteriorated wood planter boxes; remove the wooden trim and cornice line on the north elevation; deconstruct the non-original porch and restore the entry porch, second-story balcony, and original door and sidelights.

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

CEQA: The project is Categorically Exempt pursuant to CEQA Guidelines Section 15331 for Historical Resource Restoration/Rehabilitation.

Speakers: 0

Motion: Continue to the October 2026 LPC Meeting for the applicant to submit additional materials and create a subcommittee with Commissioners Montgomery and Finacom to address outstanding issues, including North elevation composition, window and fence details, and landscaping in the Woolsey and Claremont-facing yards.

M/S/C: Montgomery/Schwartz

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

Absent: Greene.

7B. 701 University Avenue – Demolition Referral (#ZP2026-0060) to demolish a non-residential building constructed in 1955

Consider the proposal to demolish one non-residential building more than 40 years old, in accordance with BMC Section 23.326.070(C).

Recommendation: Consider the proposal and take no action.

CEQA: The project is Categorically Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities and 15332 for In-Fill Development Projects.

Speakers: 1

No action taken.

7C. 701 University Avenue – Structural Alteration Permit (#LMSAP2026-0007) for the West Berkeley Shellmound

Consider a request to demolish the 99,410 square foot parking lot located above the Landmarked West Berkeley Shellmound, by removing the existing asphalt pavement and miscellaneous site features such as curbs, wheel stops, fencing, and minor concrete elements.

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

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CEQA: The project is Categorically Exempt pursuant to CEQA Guidelines Section 15301 for Existing Facilities and 15332 for In-Fill Development Projects.

Speakers: 4

Motion: Approve the Structural Alteration Permit pursuant to BMC Section 3.24.260.
M/S/C: Gordon/Fike

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

7D. 1201 Second Street, Solid Waste and Recycling Transfer Station (SWRTS) – Notice of Availability of Draft Environmental Impact Report (EIR) for Use Permit #ZP2021-0215
This is an opportunity to provide comments and/or a correspondence related to the Draft Environmental Impact Report for the SWRTS replacement project at 1201-1203 Second Street.

Recommendation: Provide comments on the Draft EIR, and take no action.

CEQA: [A Draft Environmental Impact Report \(DEIR\) was prepared for the Project \(State Clearinghouse No. 2023080733\)](#). The EIR Comment Period is August 3, 2026 to September 17, 2026 at 5 pm.

Speakers: 0

Comments given, no action taken.

7E. 1201 Second Street – Demolition Referral (#ZP2021-0215) to demolish the Solid Waste and Recycling Transfer Station (SWRTS) **
Consider the proposal to demolish eight non-residential buildings more than 40 years old, in accordance with BMC Section 23.326.070(C).

Recommendation: Consider the proposal and take no action.

Speakers: 0

No action taken.

CEQA: [A Draft Environmental Impact Report \(DEIR\) was prepared for the Project \(State Clearinghouse No. 2023080733\)](#).

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	Feb 2026	Jan 2027

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	Members	Established	Annual Expiration
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	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

Commissioner Finacom indicated interest in renewing the Structures Completed After 1945 Subcommittee for another year.

Motion: Renew Structures Completed After 1945 Subcommittee for one year

M/S/C: Finacom/Montgomery

Vote: 5-0-0-2 (Yes-No-Abstain-Absent)

Absent: Greene, Schwartz.

Commissioner Montgomery proposed a standing alternate for the Design Review Committee.

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**
 - A. Elmwood Commercial Historic Property Interest Survey from Commissioner Montgomery, July 1, 2026
 - B. Email from Anna May about 1619 Walnut Street windows, July 19, 2026
11. **COMMISSIONER ANNOUNCEMENTS**
 - A. Commissioner Fike announced that this is his last meeting as a commissioner.
 - B. Commissioner Finacom discussed recent news and developments regarding Golden Gate Fields.
12. **STAFF ANNOUNCEMENTS**
13. **FUTURE COUNCIL CALENDAR ITEMS – tentative schedule**
 - A. **Elmwood Commercial Historic District Appeal** – Council Action Calendar item: Appeal of the denial of Landmark Initiation (#LMIN2026-0001) for the Elmwood Commercial Historic District. A future hearing date is expected to be scheduled for Fall 2026.

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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)
- 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)

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- 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
1130	Oxford Street	ZP2026-0056
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	ZP2024-0077
2925-2973	Shattuck Avenue	ZP2024-0071
3000	Shattuck Avenue	ZP2022-0046
2529	Telegraph Avenue	ZP2026-0008
701	University Avenue	ZP2026-0060
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 – 9:53 P.M.

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Motion: Adjourn

M/S/C: Gordon/Montgomery

Vote: 5-0-0-2 (Yes-No-Abstain-Absent)

Absent: Schwartz, Greene