02
Special Meeting Item

Office of the City Manager

PUBLIC HEARING
November 12, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning & Development Department

Subject: Landmarks Preservation Commission Appeal: Elmwood Commercial Historic District, Landmark Application #LMIN2026-0001

RECOMMENDATION
Conduct a public hearing and upon conclusion adopt a Resolution affirming the Landmarks Preservation Commission (LPC) decision to deny the Elmwood Commercial Historic District landmarking application (LMIN2026-0001).

SUMMARY
On June 4, 2026, the LPC denied Landmark Designation Application #LMIN2026-0001 for the Elmwood Commercial Historic District (District).

On July 16, 2026, an appeal of the LPC decision was filed. The City Council must conduct a public hearing to consider the appeal.

FISCAL IMPACTS OF RECOMMENDATION
None.

CURRENT SITUATION AND ITS EFFECTS
On March 2, 2026, Anthony Bruce submitted a Landmark application for the Elmwood Commercial Historic District, accompanied by the signatures of property owners for 18 properties of the proposed District.

On May 7, 2026, LPC opened and closed the public hearing and continued the discussion of the application to a date certain of June 4, 2026.

On June 4, 2026, LPC opened and closed the public hearing, and a vote to approve the application failed on a vote of 4-5-0-0 (Moved: Crandall; Second Orbuch; Yes: Crandall, Finacom, Montilla, Orbuch; No: Fike, Gordon, Greene, Schwartz, Turner; Abstain: none; Absent: none).

On July 16, 2026, Burl Wiles filed an appeal of the LPC decision. The appeal letter was signed by Burl Wiles, Julie Ewer, and Jon Moriarty, and accompanied by a petition signed by more than 300 Berkeley residents.

BACKGROUND

There are currently four Historic Districts in Berkeley:

- Delaware Street Historic District, established 1979, 20 properties
- Civic Center Historic District, established 1998, 12 properties
- La Loma Historic District, established 2002, 15 properties
- Oceanview Sisterna Historic District, established 2004, 10 properties

The proposed new Historic District comprises 28 properties along College Avenue and Ashby Avenue between Russell Street and Webster Street, including three non-contributing buildings. Two of the non-contributors were constructed outside of the proposed District's major development period, and a third has been substantially altered. Three of the contributing properties are already Landmarked: the Strand Theater at 2966 College Avenue, the Mercantile Trust Company Building at 2959 College Avenue, and the Stover Building/Bolfing's Elmwood Hardware at 2947 College Avenue.

When it designates a Historic District, LPC must find that the properties meet one or more of the required criteria codified in the Landmarks Preservation Ordinance, Berkeley Municipal Code (BMC) Section 3.24.110. These criteria are specific and align with California Register and National Register criteria for Historic District designation. Staff completed a review of all the available information and compared the evidence against the criteria for designation consideration.

BMC Section 3.24.110(A)(1) allows for the designation of properties based on *architectural merit*, which includes properties that are the first, last, only or most significant architectural property of its type in the region; properties that are prototypes of or outstanding examples of periods, styles, architectural movements or construction, or examples of the more notable works of the best surviving work in a region of an architect, designer or master builder; or architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric.

BMC Section 3.24.110(A)(2) allows for the designation of properties based on *cultural value*, which would be structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City. This criterion is similar to the California Register criterion for *persons*. A property is eligible under this criterion if it is associated with lives of people important in the past.

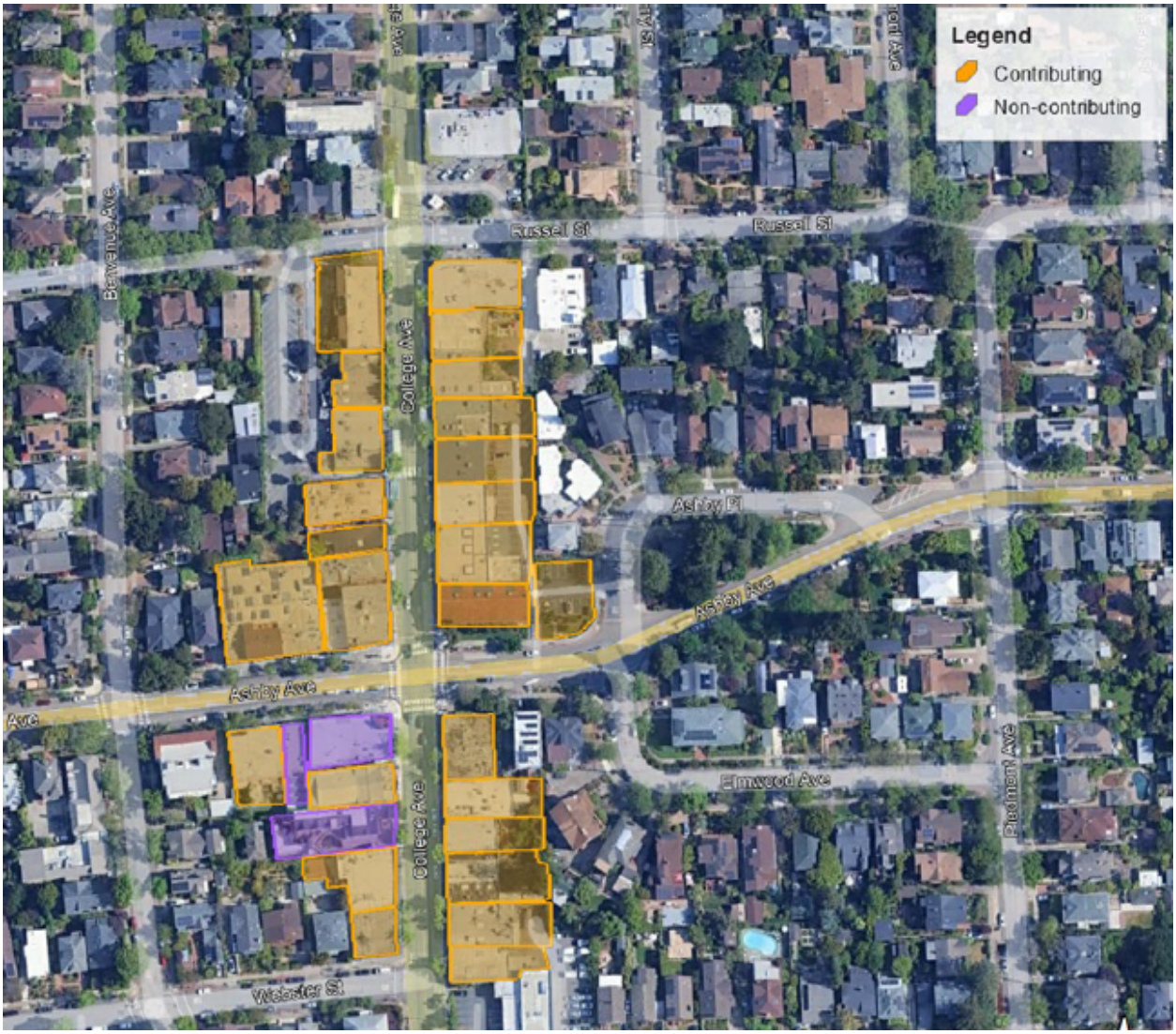
BMC Section 3.24.110(A)(3) allows for the designation of properties based on *educational value* if they contain structures worth preserving for their usefulness as an

educational force. Educational value means that a building could provide useful information on construction methods, or a site may be valuable as an archaeological resource.

BMC Section 3.24.110(A)(4) allows for the designation of properties based on *historic value*—structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States. A site that is eligible for Landmarking under *historic value* is associated with historic events.

The fifth criterion for a Historic District is BMC Section 3.24.110(A)(5): properties which are on the National Register of Historic Places are eligible Historic Districts in Berkeley.

Figure 1. Aerial of Proposed District by Staff



RATIONALE FOR RECOMMENDATION

The main issues raised in the appellant's letter (Attachment 2) and staff's response are detailed below. For the sake of brevity, all the appeal issues are not re-stated in their entirety.

<u>Issue 1: Staff Support for Approval.</u> The appeal letter states that the staff report "identified the application as having met criteria for landmarking as documented in the report…"

<u>Response</u>: The LPC staff report (Attachment 3) cited applicable sections of the BMC that aligned with the information presented in the application, and included draft findings

in support of establishing the Historic District. However, the review of a landmarking application is a subjective process which does not result in an automatic approval of the request. Evidence is weighed against the required findings for approval, and the LPC has the discretion to approve or deny a landmarking request.

In the case of the proposed Elmwood Commercial Historic District, staff felt that either approval or denial of the landmarking request could be justified, and ultimately did not make a recommendation of approval or denial. Rather, staff recommended that LPC consider the extent to which the properties meet the criteria for local designation under BMC Section 3.24.110. LPC reviewed the application materials, received public comment at two meetings, and concluded that the evidence did not support the request for a Historic District designation.

Issue 2: Commission Irregularities. The appeal letter states "there were Commission irregularities in the Landmark application review process" at the May 7, 2026 and June 4, 2026 hearings.

Response: Specific details related to "Commission irregularities" were not identified in the appeal. The May 7, 2026, meeting was duly noticed, with public hearing notice posters installed in the vicinity of the proposed District, and postcards sent to owners and occupants within 300 feet of the proposed District. Since the item was continued to a date certain at the May 7 LPC meeting, public hearing notices were not required for the June 4 hearing. The staff report and attachments for the May 7 meeting were available on the LPC webpage the week before the meeting. Late communications for both meetings were also available on the LPC webpage.

ALTERNATIVE ACTIONS CONSIDERED

Pursuant to BMC Section 3.24.300(E), the Council may (1) continue the public hearing, (2) affirm, or modify the LPC's decision, or (3) remand the matter to the LPC.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

The proposed designation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15308 of the CEQA Guidelines ("Actions by Regulatory Agencies for Protection of the Environment") because the Landmarks Preservation Ordinance (BMC 3.24) is a local ordinance to ensure the maintenance, restoration, enhancement, and/or protection of historic structures, which are part of the environment under CEQA (Pub. Res. Code § 21084.1).

CONTACT PERSON

Jordan Klein, Director, Planning & Development Department, (510) 981-7534
Anne Hersch, Land Use Planning Manager, (510) 981-7411
Allison Riemer, Senior Planner, (510) 981-7433

Attachments:
1: Draft Resolution
2: Appeal Letter, received July 16, 2026
3: LPC Staff Report, dated May 7, 2026
4: Public Hearing Notice
5: Index to Administrative Record
6: Administrative Record

RESOLUTION NO. ##,###-N.S.

DENY THE APPEAL AND UPHOLD THE LANDMARK PRESERVATION COMMISSION (LPC) DECISION TO NOT DESIGNATE THE ELMWOOD COMMERCIAL HISTORIC DISTRICT (LMIN#2026-0001)

WHEREAS, on March 2, 2026, Anthony Bruce submitted a Landmark application for the Elmwood Commercial Historic District, accompanied by the signatures of property owners for 18 properties of the proposed District; and

WHEREAS, on May 7, 2026, the LPC opened and closed the public hearing and continued the discussion of the application to the June 4, 2026 LPC meeting; and

WHEREAS, on June 4, 2026, the LPC opened and closed the public hearing, and a vote to approve the application failed (Yes: Crandall, Finacom, Montilla, Orbuch; No: Fike, Gordon, Greene, Schwartz, Turner; Abstain: none; Absent: none); and

WHEREAS, on July 16, 2026, Burl Wiles filled an appeal of the LPC decision. The appeal letter was signed by Burl Wiles, Julie Ewer, and Jon Moriarty, and accompanied by a petition signed by more than 300 Berkeley residents; and

WHEREAS, on or before October 29, 2026, staff posted the public hearing notices along the boundaries of the District, and mailed notices to property owners and occupants within 300 feet of the District boundaries, and to all registered neighborhood groups that cover the area; and

WHEREAS, on November 12, 2026, the Council held a public hearing to consider the LPC's decision, and in the opinion of this Council, the facts stated in, or ascertainable from the public record, including the staff report and comments made at the public hearing, warrant denying the appeal.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Berkeley hereby upholds the decision made by LPC to deny Historic District application #LMIN2026-0001.

CITY OF BERKELEY - CITY CLERK
2026 JUL 16 AM11:38

July 16, 2026

Berkeley Mayor and City Council
% City Clerk
2180 Milvia Street
Berkeley, CA 94704

Re: Appeal Elmwood Commercial Historic District #LMIN2026-0001

Dear Mayor Ishi and Berkeley Council Members:

We hereby appeal the June 4, 2026 decision of the Landmarks Preservation Commission to deny designation of the Elmwood Commercial District as a Historic District. The application was accepted by the City and it gives ample evidence that the Elmwood Commercial District is significant under Berkeley's Landmarks Preservation Ordinance section BMC 3.24.110 as a Historic District. The Elmwood Commercial District is a distinct and intact example of a streetcar-era neighborhood commercial district.

This appeal is based upon, but not limited to, the following matters.

The staff report which was submitted and presented by JulieAnn Murphy of Rincon Consultants identified the application as having met criteria for landmarking as documented in the report: "Staff recommend that there is evidence to support findings for architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric pursuant to BMC Section 3.24.110(A)(1)(c) and historic value pursuant to BMC Section 3.24.110 (A)(4)."

Architectural Merit
"Therefore, the proposed Elmwood Commercial Historic District does represent a group of architectural examples worth preserving for the exceptional value it adds as part of the neighborhood fabric and does meet this criterion."
Historic Value
" For these reasons, the proposed Elmwood Commercial Historic District is eligible as a City of Berkeley Landmark for its historic value under BMC section 3.24.110(A)(4)."

Additionally there were Commission irregularities in the Landmark application review process for the proposed designation of the Elmwood Commercial Historic District, both at the May 7th & June 4th hearings.

We request that the City Council hold a public hearing on the Elmwood Commercial Historic District denial #LMIN2026-0001 and provide the review and consideration that this application deserves.

Sincerely,
Burl Willes

Julie Ewer

Jon Moriarty

Appeal of Denial
Elmwood Comme
the signatures of
Commission. The
appeal.

358 signatures

e 4 2026 for the
Code requires
vation
no support this

Print name		Street Address
DONNA LARSEN ENDLICH		2641 Webster Berkeley 94705
Joan King-Azzi		2605 Piedmont Ave Berkeley 94704
Irene Elmer		2806 Cherry St 94705
Bonnie Kraus		2409 College 94704
Carl Nagin		1320 Josephine 94703
Walter Scott		1810 9th ST 94710
Janet Harris		1700 Tulare St 94706
Alice Cannan		976 Hardy 94618
JASON MARCUS		2732 MLK Jr Way #8 94703
Shelby Sell		427 62nd St 94609
Mary Dee		2647 Parker St. 94704
MARY DARNOVSKY		547 Colton Ave Oak 94610
Greg Keller		2810 College Ave 94705
Audrey Jaffe		2741 Baker St 94705
Donna Pitetti	Donna Pitetti	2735 Regent St. #5, Berkeley.
Asha Genett	Asha Genett	2636 College Ave
Tara Kumar	Tara Kumar	2636 college Ave
Sienna Kanford		2636 College Ave
Cilley Hughes		2636 College Ave
KAI PESCANHA		2709 DWIGHT WAY 94704
RONALD ADLER		2904 AVALON 94705
JAMIE AUDLEY		80 EL CAMINO REAL 94705
MARY GOLDREYER		3037 Wheeler St. 94705

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Elizabeth P. Lyon	Elizabeth P. Lyon	2951 Derby St Apt. 117, Berkeley
Bonita Evart	Bonita Evart	2951 Derby St. #116 Berkeley 94
Bhakti Nevers	Bhakti Nevers	2951 Derby St. #151 Berkeley 94
LUCRETIA CERNY		2951 DERBY ST #124 Berkeley 94
PETER BRUCE DuMONT		2951 Derby St. #119 94705
Erica Bademaker		2951 Derby Blo
Linda Wadley	Linda Wadley	2951 Derby St 348
STEFEN		#324 Berkely CA 94
Vi McFall	Vi McFall	2951 Derby St, Berkeley
Betsy Pauley		2951 Derby St #137 CA 94705
FRANCES OMAN	Frances Oman	2951 Derby St #112
Marcia A. Kimmell	Marcia A. Kimmell	2951 Derby St #33 Berk, CA 94705
MARILYN VAETH	Marilyn Vaeth	2951 Derby St 309
Ellen Levin	Ellen Levin	2951 Derby St 233 Berkeley 94705
Faye Scott		2951 Derby 147 94705
Miriam Abramowitsch		2951 Derby St apt B203
PAUL DESFOR		2951 Derby St 94705
Deborah Neuman	Deborah Neuman	2951 Derby St 122 94705
Pendope Thompson		2951 Derby #142
MARIBEL SANCHEZ-ELLIS		2951 DERBY #337
JUDITH GILBERT	Judith S. Wolcott	2951 Derby St #313 94
Judith Masur		2951 Derby St #240 9470
DAVID GIFFORD		2951 DERBY St. 24319470

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Print name	Signature	Street Address
Monica Marini-Leeuson	Monica Marini-Leeuson	2716 Russell St Berkeley Ca. 94705
Ronn Simpson	Ronn Simpson	2800 Hillegass Ave Berkeley, CA 94705
Marcela Simpson	Marcela Simpson	2800 Hillegass Berkley 947
Stephen Rosen	Stephen Rosen	2328 CARLETON St. Berkeley 94704
Linda P. Rosen	Linda P. Rosen	2328 Carleton, Berkeley, CA 94704
Sidharth Verma		2907 FLORENCE St Berky 94705
Brad Moxley		2317 Carleton C, Berkeley 94704
LAURA FANTONE		2330 CARLETON ST. BERKELEY, CA
ALICE MEYERS	Alice Meyers	2933 Linden Ave. Berkeley 94705
Barbara Epstein	Barbara Epstein	2332 Carleton St. Berky 94704
Laura Koo	Laura Koo	2319 Carleton St Berkeley 9470
Gail Kamada	Gail Kamada	2247 Carleton St. Berkeley, CA 94704
David Jost	David Jost	2247 Carleton St Berkeley, CA 94704
Anne Takefuji	Anne Takefuji	2245 Carleton St. 510 334-8050
Dan Cantrell		2245 Carleton St. Berkely, CA
Thomas Cantrell	Thomas Cantrell	2245 Carleton St Berkeley CA 94704
Michael Wright		2235 carleton st Berkeley CA
RICHARD MAGARIAN	Richard Magarian	2231 CARLETON ST. BERKELEY, CA
Sharon Green	Sharon Green	2231 Carleton St. Berkeley CA
BHAJHN PREET KAUR	Bhajhn	2119 CARLETON St Berkeley CA
Laura Cholodenko	Laura Cholodenko	2246 Carleton st Berkeley CA
Ben Recht		2302 Carleton St Berkeley, CA
LAUREN KROIZ		2302 CARLETON ST BERKELEY, CA

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Print name	Signature	Street Address
Peter Jacobson	Peter Jacobson	2814 Kelsey 94705
Cecile Earle	Cecile Earle	2951 Derby St Berkeley 94705
Ann Metzger	Ann Metzger	1 Hazel Rd Berkeley 94705
JACQUELYN EVANS	Jacquelyn Evans	30 Alta Rd., Berkeley 94708
~~[illegible]~~	~~[illegible]~~	~~[illegible]~~
JOHN B ARMSTRONG	John B. Armstrong	Alexander Pl 94705
Karen Bird	Karen Bird	2712 Garber St, Berkeley 94705
Warren Bird	Warren M. Bird	2712 Garber St., Berkeley 94705
Carmen Hernandez	~~Carmen Hernandez~~	29 2nd Street 94705
Anabella Hernandez	~~[illegible]~~	2924 Wheeler St. Berkeley 94705
~~MANUCHER PASSIRI~~	~~M. Passiri~~	~~5363 Boyd Ave 94618~~
Mary Oram	Mary Oram	2705 Hillegass Ave 94705
Mary Byrnes	Mary Byrnes	2948 Magnolia St. 94705
Bryant Byrnes	Bryant Byrnes	2948 Magnolia St "
Daria Pizzioli	[illegible]	94704 2540 College
Tracy Thompson	[illegible]	1630 Alston Way 94703
Lois YUEN	Lois Yuen	1940 YOSEMITE RD. Berkeley 94707
JUDYE HESS	Judye Hess	2410 Hillegass Berk 94705
Thomas Lynch	Thomas Lynch	3125 College #3, Berk. 94705
Christine Chen	[illegible]	496 Grayson Dr 94705
Jessie Oswald	[illegible]	61 Rock Lane Berkeley CA 94
Nancy Oswald	Nancy Oswald	61 Rock Lane, Berk 94708

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Print name	Signature	Street Address
Nancy Petrolese	Nancy Petrolese	2801 Oak Knoll Ter Berk 94705
Renata Schmitt	Renata Schmitt	196 Hillcrest Rd 94705
PENNY KUYKENDALL	Penny Kuykendall	3171 CLAREMONT AVE 94705
SAM SINGER		33 ROBLE RD. 94705
Sharon Singer		33 Roble Rd 94705
Miriam Wilson	Miriam Wilson	230 The Uplands
Susan Simonds		2 The Uplands 94705
Katerin Spohn		2928 Russell St. Berkeley, CA 94705
Monica Spohn		2928 Russell St. Berkeley, CA 94705
DORIS FINE	Doris Fine	2 Eucalyptus Rd. 94705
TAD LAIRD		2722 WEBSTER 94705
Nathalie Jans		258 Hillcrest Rd 94705
ALEXANDER DAVIS		30 ROANOKE RD 94705
John Stephenson		258 Hillcrest Rd 94705
ERICA MEADE		30 ROANOKE RD 94705
Jacques Bernon	Jacques Bernon	2718 Webster 94705
Caitlyn Bernon	Caitlyn Bernon	2718 Webster st 94705
Alejandro Colindres		2718 Webster st. 94705
Elea Bernon	Elea Bernon	2718 Webster st 94705

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Print name	Signature	Street Address
CHRISTOPHER WELLS		2763 GARBER #3 / 94705
Shelley Nathans		2811 Regent St. B / 94705
Sean Coleman		2546 WARRING ST. #2 94704
Katherine Ramage		2928 Russell St. 94705
HELEN MARCH		2931 Magnolia St. 94705
Kay Heatherton		2147 Stuart St 94705
Vanessa Brutschy		2727 Parker st 94704
Hilary Snyder		3017 College Ave #3 94705
ARUN NEVADER		1065 Sierra St 94707
Susan Sharp		1065 Sierra 94707
Florence Kuri		2731 Benvenue Ave, 94705
Bailee Lin		2380 Hilgard Ave #1, 94709
Roslyn Hammers		2510 College Ave #C 94704
Arsan Jafri		2510 College Ave #C 94704
Laurel Ackerle		2825 Garber St 94705
Doug Kelly		2825 Garber St 94705
Jack Petranker		2425 Hillside Ave. 94704
Joanne Panek		811 Webster St 94705
William Godwin		3016 Avalon Ave 94705
Kathy Godwin		3016 Avalon Ave 94705

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Print name	Signature	Street Address
ALICE JUROW	Alice Jurow	2335 DERBY 94705
L Dahms	L D Dahms	22 El Camino Real 94710
GLORIA LAWRENCE	Gloria Lawrence	2934 Russell St Berkeley 94705
Gary Handman	Gary Handman	1119 High ct. 94708
Pam Handman	Pam Handman	1119 High Ct 94708
Idna Levinsky	Idna Levinsky	2918 Elmwood Ct 94705
Molly Shapiro	Molly Shapiro	2321 Webster St. Berkeley, CA 94705
SHELLEY BLAM	Shelley Blam	6426 Benvenue Av. Oakland 94618
ANITA MONGA		1707 WOOLSEY ST BERKELEY 94703
Carlene St John	M. Carlene St John	2130 Russell St. 94705
Steph Scholes		2726 Dwight Way 94704
MARK Schneiderman		2005 Rose St Berkeley 94709
Pam E. Rei	Patricia Reidenbach	3032 Hillegass Ave 94705
Rosemary Castorina	Rosemary Castorina	2742 Prince St 94705
Giulia Salemme	Giulia Salemme	2742 Prince St 94705
Lesley Emmington Jones	Lesley Emmington Jones	195 The Uplands 94705
Nancy Laird	Nancy Laird	2722 Webster St 94705
Ardath Grant	Ardath Grant	2327 Prince St #12 94705
PETE WALKER	Pete Walker	2627 ETNA ST 94705
Andrea Meghrouni-Brown	Andrea Meghrouni-Brown	2833 Webster St 94705

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Print name	Signature	Street Address	
Sabrina Kabella	Sabrina Kabella	2647 Stuart	94705
Christopher King	Christopher King	1937 Hopkins St	94707
Janet King	Janet A King	1116 Walnut	94707
Nathan Shields		2446 Webster St.	94705
Gary Preston	Gary Preston	3019 Benvenue Ave	94705
Elaine Brown	Elaine Brown	2735 Derby St	94705
Robert Lerner	Robert A. Lerner	3025 College	94705
Carleen Mandolfo	C. Mandolfo	2900 Benvenue Ave	94705
Carol Nyhoff	Carol J. Nyhoff	0737 Elmwood Ave	94705
Muriel Lane	Muriel Lane	2304 Howe St	94705
Stephanie M. Tramel	Stephanie M. Tramel	2923 Florence St., #304	94705
Sheila Gerzoff	Sheila Gerzoff	2511 Prince St #1	94705
Douglas Evans	Douglas Evans	2819 Piedmont	94705
Dolores Grunbaum	Dolores Grunbaum	2939 Ashby Ave	94705
Lara Hilder	Lara Hilder	2442 Russell St	94705
Karen Kemp	Karen Kemp	2615 Benvenue Ave	94704
Rachelle Pennington	R Pennington	2418 Ashby Ave #4	94705
Joan Webster	Joan Webster	2505 Russell St.	94705
Enid Schreibman	Enid Schreibman	2828 Cheney St.	94705
Stefan Milnor	Stefan Milnor	2337 Stuart St.	94705

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Print name	Signature	Street Address
RICHARD FALLENBAUM	R Fallenbaum	1225 Neilson St
Jerry Morgan	Jerry Morgan	2751 Derby
Randy Silverman	Randy Silverman	2335 Parker St #2
Geoffrey Lomax		1507 M L King JR
JIM MCGRATH	Jim McGrath	2301 Russell St.
Choun-Bok Leaf	Choun-bok Leaf	2335 Parker St. #1
Brent Chadwick	Brent Chadwick	2337 Parker #8
FRED FELLER	Fred Feller	2819 Benvenue Ave
Jane Scherr	Jane Scherr	2300 Carleton St
Alice Feller	Alice Feller	2819 Benvenue St
Patrick Kehoe	Patrick Kehoe	2412 Stuart St. #3
Carla Woodworth	Carla Woodworth	2335 Parker Street #2
Malcolm N Scotchler	Malcolm N Scotchler	2330 Blake st
ARTHUR GOLDBERG	Arthur Goldberg	1814 CEDAR St.
Wayne Collins	Wayne Collins	1629 Josephine St, Berkeley, Ca
Jennifer Knight		2737 Shasta Rd.
Joan Finton	Joan Finton	1525 Walnut St. 94709
~~Charlene Harrington~~	Charlene Harrington	51 Bonnie Ln Berkeley 94705
Mary C. Stevens	Mary C. Stevens	1509 Ada St/Berkeley

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Print name	Signature	Street Address
NANCY W. ALLMOND	Nancy W. allmond	36 Hill Crest Rd. 94
Lindsay Kunis	Lindsay Kunis	2719 Webster St. Berkeley 9470
William Kunis	Bill K	2719 Webster ST Berkeley CA 94
Nancy Ebbert	Nancy Ebbert	2721 Webster St. Berkeley, 94
Adam Rochmes	Adam Rochmes	2721 Webster St. Berkeley
Jonah Kunis	Jonah Kunis	2719 Webster, St. Berkeley
Deane Bunce	Deane Bunce	2946 Magnolia Berkeley
CLAUDINE ZUBER		2857 WEBSTER BERKELEY 94705
Leila Yokoyama	Leila Yokoyama	2806 Prince St. Berkeley, CA 947
AREZOO FAKouri		2806 Prince St. Berkeley
DORIS NARSIAN	Doris Narsian	2746 WEBSTER ST. BERKELEY CA 94701
Ariel Haney	Ariel Haney	2327 Webster St. Berkley CA 94705
Alvin Warwas	Alvin Warwas	2967 Pine Ave Berkeley, C. 94705
HARVEY KLETZ	Harvey Kletz	2850 Webster St 94705
GERALD A. KELLY	Gerald A. Kelly	2731 WEBSTER ST 94705
Mikaela Dunitz	MD	2804 Webster 94705
Cody Dunitz	Cody D	2802 Webster St., 94705
Richard Bunce	Richard Bunce	2946 Magnolia 94705

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Print name	Signature	Street Address
Celeste McLean-Reid	Celeste McLean-Reid	2759 Prince St, Berk, CA 94705
ROBIN SOMERVILLE	Robin Somerville	2759 Prince St. Berkeley 94705
Lisa Ray		2753 Prince St BKT 94705
Matt Sadelmire		2144 McKinley Berkeley 94703
KYLIE TSENG		2838 PRINCE ST BERKELEY 94705
Mariama Soumah		2131 Stuart st Berkeley 94703
Greg Urban	Greg Urban	2751 Prince St Berk 94705
Linda Urban	Linda Urban	2751 Prince St Bk 94705
Doug Yokoyama		2806 Prince St. Berkeley, 94705
Eugene Mosned	Mosned	1834 University ave Berk 94703
Soroush Salari-Namin		1178 Colusa Ave 94707
Sahand Salari Namin		1178 Colusa Ave 94707
Sally W. Smith	Sally W. Smith	2835 Prince St. 94705
Eileen Favretto		295 College Ave

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Karen Marie Rice	Karen Marie Rice	2322 Carleton St.
Robert G. Laird, II	Robert Glenn Laird, II	2322 Carleton St.
John F. Levy		2371 Carleton St #A Berkeley
Sara Fruchtt		2304 Carleton St.
Clay O'Dell	Clay O'Dell	2201 Derby St.
Cory Kendrick		2316 Carleton St.
Nancy Carleton	Nancy Carleton	3044-B Halcyon Ct Berkeley CA 94705
Carolyn Kolka	Carolyn Kolka	2331 Derby 94705 Berkeley, Ca.
Philip Aftel		2335 Derby St, Berkeley, 94705
Charles Aftel	Charles Aftel	2335 Derby St Bkly 94705
Wilson Henriquez		2340 Derby St 94705
Nicholas McNair		2639 Dana St 94704
Jillian Boroniec		2639 Dana St. 94704
Drury Mullins		2327 Carleton St 94704

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Print name	Signature	Street Address
MA Dignon		2903 Russell Street 9470
MARINI Leengon	Monica Leeson	2716 Russell St 9470
Beverly Zoller		2814 Piedmont Ave 9470
ELK WEBERMANN		2740 RUSSELL Street 9470
LISA MARTWOVE		1613-62nd St #C 94703
Dave Martinovich		2730 Webster St 9470
LINDA Cozzarelli	Linda A Cozzarelli	55 El Camino Real 9470
LEA BROWN	Lea Ann Brown	2230 Blake St. 94704
Gunther Stein		18 Tayleus Rod 94705
Ruth Praskins		1922 Parker St 94704
Patti Rossi		1345 Queens 94708
Dennis Mulqueeny		" " "
Tucker Malarkey		2740 Derby 94705
Toby Stewart	Toby	3012 A Shattuck
Shelley Roberts		2710 Piedmont. 94705

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Print name	Signature	Street Address
Christina Camperasso		2800 Derby St. 94705
John Roberts		2710 Piedmont Ave.
MAUREEN HANLON		1321 Arch St
RICARDO CHARLES		1321 ARCH STREET.
[illegible]		2216 Shattuck Ave Berkeley
ANITA HEVITCH		2901 REGENT ST BERKELEY
Adriana Parcero		2245 Summer St. Berkeley.
Julian Sweet		2717 Webster St Berkeley
Sally Bean	Sally Bean	2135 Derby St, Berkeley
Mónica Marini	Mónica Marini	1973 Russell St Berkeley
Tom L. Hedges	Tom L Hedges	2154 Ward St. Berkeley
Allan Absher		6 Nogales St.
Lianne Morrison		2238 Stuart St Berkeley CA 947
Wendy Absher	Wendy Absher	6 Nogales St. Berkeley 947
Michael Luby		1133 Miller Ave. Berkeley 947
Lukas Luby-Prikot		1133 Miller Ave. Berkeley CA 94708
Alexander Luby-Prikot		1133 Miller Ave, Berkeley, CA 94
Christine Mitchell		1909 7th St. Berkeley. CA 947

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
TERRANCE NORIGE		2642 DERBY ST #4
Simone Thompson-John		2609 Dana St Unit A
Lorna Byrne	Lorna Byrne	23 Panoramic Way 94704
WARREN BYRNE	Warren Byrne	23 Panoramic Way 94704
Dottie Barber	Dorothy Barber	2741 Hillegass Ave 94705
JONATHAN BURNS		2722 DERBY ST 94705
ELAINE JACKSON		2804 Mye Ave 94705
Chris Kwok		2427 Oregon St. 94705
MARISA PUGLIANELLO	Marisa Pugliano	2423 Oregon St 94705
Caroline Sanders	Caroline Sand	2615 Milvia St. 947
Walter L. Johnson		2620 Stuart St Berkeley CA
Charles Ellik	Charles Ellik	2112 Carleton Berkeley CA 94704
Sarah Denmann		2704 Derby St. 94705

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Vanessa Pink	Vanessa Pink	1612 62nd St, Ber, CA 94702
ROBERT SEELIG	Robert Seelig	3016 College Ave, CA 94705
Nell Friedman	Nell Friedman	1625 Sacramento St. 94702
Jose' R Linares	Jose R Linares	2737 GARBER ST. 94705
Eileen Beaudette	Eileen Beaudette	2737 Garber St #7

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Eve Kramer	Eve Kramer	2951 Derby, #30 Berkeley
DIANE SHAVELSON	[illegible]	2951 Derby #103 Berkeley
ANNE HERRICK	Ann Herrick	2951 Derby #318 Berkeley CA
Susan Sturges	Susan Sturges	2951 Derby #113 Berkeley, CA 94705
Winston Williams	Winston Williams	2951 Derby #213 St. Berkeley 947
BARBARA HABER	Barbara Haber	2951 Derby St. #330 Berkeley 9470
Lesley Emmington Jones	Lesley Emmington Jones	195 The Uplands 94705
Hope Correll	Hope Correll 317	2951 Derby St. Berkeley 94705

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Clinton Wheeler	Clinton Wheeler	2951 Derby St. #111 Berkeley
Richard Hart		2951 Derby St #65 Berk
Julie Rogge	Julie Rogge	2951 Derby St #102
Nadine Bryson		2951 Derby St #317

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Phil Bokovoy		2601 Piedmont Ave
MARCIA CAMPOS		2951 Derby St #127
PAUL VALENSTEIN		70 HAZEL ROAD 94707
KATHLEEN MCGUIRE		2705 Piedmont Ave 94705
DAN LINDHEIM		103 EL CAMINO REAL 94705
Julie Nachtwey	Julie Nachtwey	136 Alvarado Rd. Berkeley 94705
Bruce Riordan		315 Eton Berkeley
Joel Fuhrman		3159 Lewiston St.
Jeffrey Angell		2605 Piedmont Ave.
Joan Kiang-Angell		2605 Piedmont Ave Berkeley
George Scharffenberger		2805 Parker St. Berkeley 94705
Nancy Hadeshian		2745 Parker St. Berkeley, 947
JULIA OVERSHOOT		2536 Piedmont Apt 1 Berkely 947
CHRISTINE GIMMLER		336 PANORAMIC WAY 947
Kirsten Vega		2812 Parker St Berkeley 94

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
David Salk		2746 Prince St. 94705
Richard N. Waugh		2312 Stuart St. 94705
Bruce H Feingold		16 Hazel Rd 94705
Madeline Feingold		16 Hazel Rd, Berkeley, CA 94705
Karen Leah Kaizer		2746 Prince Street, Berkeley, CA 94705
Chris Hoskins		2753 Prince St. 94705
Catherine Burns		2733 —

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Natalia Vasyleyx	Wasaley	2337 Parker Street
David Shiver		2428 Stuart St 05
Jean Hohl		2341 Parker St #9
Barbara Vasa		2341 Parker St Apt 7
Mary Wrenn	Mary Wrenn	2259 Derby St
ROBERT D. WRENN	Robert D.	2259 DERBY ST.
SUZY CORTES	Suzanna K Cortes	2907 Fulton St
Joanna Levine	Joanna Levine	2601 Russell St.
~~Elizabeth Gabrielle~~	~~Gabrielle~~	~~[illegible]~~

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
PETER GOLDMAYER		3037 WHEELER ST BERKELEY 947
Janna Sells		2723 A - Stuart St
Kianna Rodarte		2619 College Ave apt D
Jamie Long		5661 Keith Ave. 94618
Alexia Puerta		1308 Burnett St., Berkeley 9470
Michael Rodriguez		1308 Burnett St, Berkeley 9470

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Emily Taylor	Emily Taylor	18 Tanglewood Rd, Berkeley 94708
Max Stein	Max Stein	18 Tanglewood Rd Berkeley
Alex Stein	Alex Stein	18 Tanglewood Rd Berkeley
Helena Brzykcy	Helena Brzykcy	802 Colusa Ave Berkeley 9470
JENNIFER SHAPPEE	Jennifer Shappee	2515 RUSSELL STREET BERKELEY 94
SHMUEL WEISSMAN	Shmuel Weissman	2901 Benvenue Ave. Berkeley 94
John B. Armstrong	John B. Armstrong	6 Alvarado Rd Berk 9470
Kathleen A Hess	Kathleen A Hess	2610 Regent St #201 Berk 94
KAREN HEINZ	Karen Heinz	282 Adeline 94703
KATJA ZAMRIK	Katja Zamrik	2478 PRINCE ST 94
Ada C. Ramsey	Ada C. Ramsey	2823 Hillegass Av. 9470

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
BARBARA HUNT	[illegible] YES	2840 Woolsey ST. Berk., 94705
Lisa Bruce	Lisa Bruce	3027 Claremont Ave 94705
Julian Hodges	Julian Hodges	3027 Claremont Ave 94705
Margaretta Mitchell	Margaretta Mitchell	280 Hillcrest Rd
Francine Radford	[illegible]	29 Eucalyptus Rd Berkeley 94705
FORREST BROWN	[illegible]	2960 Magnolia St Berkeley 94705
BONNIE MATTISON	B. Mattison	2960 MAGNOLIA ST Berkeley 94705
Zoe Carr	[illegible]	131 Alvarado Rd Berkeley CA 94705
RICHARD EHRENBERGER	[illegible]	3121 CLAREMONT AV BERKELEY
Madeleine H. Shearer	Madeleine Shearer	267 Hillcrest Rd Berkeley 94705

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
Sarah Dinbar	Sarah Dinbar	2129 5TH ~~AVE~~ ST. Berkeley, CA 947
NICK St. Mary		2129 5th St. Berk. 9
Mariona Villa-Sinclair		2525 Grant St. Berkeley 9470
Diana Fishler		51 Canyon Rd Berk 9470
~~Laura Bellon~~		1795 Walnut Ave Berk. 94805
~~James Randolph~~		226 Monroe Ave 94618
Laura Kahn		2911 Benvenue Ave 94705

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
MARY MONTALI	Mary Montali	2920 Russell St,
ERIC LEENSON	Eric Leenson	2716 Russell St.
Monica Leenson	Monica Leenson	2716 Russell St
Alex Leenson	Alex Leenson	2716 Russell St.
Michelle HLUBINKA	Michelle Hlubinka	2819 Prince St. 94705
Ottelardé	Ottelardé	2739 Garber St., 94705
Roy Cavalcant	Roy Cavalcant	60 Vicente Rd, Berk 94705
Selma Bankin	Selma Bankin	2738 GARBER ST Berkeley 94705
Ellery Hoffman	Ellery Hoffman	2815 Russell St. 94705
Christine Hoffman	Christine Hoffman	2815 Russell St. 94705
Diane Burgess	Diane Burgess	2823 Kelsey St Berkeley 94705
Jonathan W. Redding	JONATHAN REDDING	2823 KELSEY St. Berk 94705

12 signatures

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. Section 3.24.300 of the Berkeley Municipal Code requires the signatures of 200 people to appeal a decision of the Landmarks Preservation Commission. The following persons are residents of the City of Berkeley who support this appeal.

Print name	Signature	Street Address
ANDY LIU	Andrew Liu	2308 Russell Street Berkeley CA 94705
GAIL TENNANT		2916 Russell St.
SYLVIA SALGADO		2235 Blake St.
CORNELIA DEISS GHAFUR		1241 Burnett St.
RICK SPAND	Richard W. Spand	2550 ELLSWORTH ST.
Bruce Eicher		2225 Ellsworth St
Xiao Y Wang		2925 Ellsworth St
JANE KITCHEL	Jane Kitchel	2152 Ward St
Gale Garcia		2538 Fulton St.

9

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. This page is to satisfy the rules on appeal fees under the City of Berkeley instructions for Filing an Appeal on a Zoning or Land Use Decision.

The following persons lease or own property within 300 feet of the Elmwood Commercial District site, and are in support of the Historic District Designation that was denied.

Print name	Signature	Street Address
Kara Hammond	Kara Hammond	2900 College Ave
Julie Ewer	Julie Ewer	2943 College Ave
Alexandra Nogueira	Alexandra Nogueira	2642, Ashby Ave
~~Eli DeBelle~~		2924 COLLEGE AVE
~~Jon Norby~~		2910 COLLEGE AVE
~~Lillian Morant~~	Lillian Morant	2910 College Ave
Julia Elliott	Julia Elliott	2708 Russell St
SABRA STEPAK		2708 RUSSELL ST
~~Amir Farood~~		2980 College Ave
~~Hossein Zarei~~		**Duplicate**
David Grunwald		2717 Russell St
Matthew Ross	Matthew Ross	2734 Russell St 94705
Carla Bell	Carla Bell	2840 College Ave 94705
Chrissy Hoffman		business: 2832 College Ave.
GLORIA LAWRENCE	Gloria Lawrence	2734 Russell St 94705
JASON GOSSL		2944 COLLEGE AVE
ERIC LEENSON	Eric Leenson	2716 Russell ST. 94705
Monica Leenson	Monica Leenson	2716 Russell St 94705
Alex Leenson		2716 Russell St. 94705
CHANDLER HOFFMAN		business: 2832 College Ave. 94705
David Sakk		Focal Point, 2638 Ashby Avenue, 94705

this page: 20 signatures

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. This page is to satisfy the rules on appeal fees under the City of Berkeley instructions for Filing an Appeal on a Zoning or Land Use Decision.

The following persons lease or own property within 300 feet of the Elmwood Commercial District site, and are in support of the Historic District Designation that was denied.

Print name	Signature	Street Address
Margaret Macy	Margaret Macy	2814 Cherry St Berkeley
ROBERT H DORSETT	Robert H Dorsett	2817 CHERRY ST BERKELEY
Loretta DORSETT	Loretta Dorsett	2817 CHERRY ST BERKELEY
Peter Engelhart	Peter Engelhart	2811 Cherry St Berk.
ENID Schreibman	Enid Schreibman	2828 Cherry St. Berk.
ANDREW DETSCH		2815 CHERRY ST. BERK.

6 signatures

Appeal of Denial of Historic District Designation (#LMIN2026-0001) on June 4 2026 for the Elmwood Commercial District. This page is to satisfy the rules on appeal fees under the City of Berkeley instructions for Filing an Appeal on a Zoning or Land Use Decision.

The following persons lease or own property within 300 feet of the Elmwood Commercial District site, and are in support of the Historic District Designation that was denied.

Print name	Signature	Street Address
Sarah Dunbar	SarahDunbar	2981 College Ave Berkeley
Nick & Mary	"	2981 College Ave Berk
Hossein Zareii		2998 College Ave 94705
Richard Tapp		2930 College Ave 94705
Laura Leventer		2928 College Ave 94705
Monique Rodriguez		2935 College Ave 94705

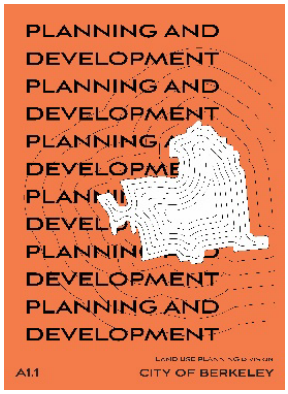
6 signatures

Landmarks Preservation Commission Staff Report

Elmwood Commercial Historic District

May 7, 2026

Landmark Initiation - #LMIN2026-0001





Quick Facts	Project Description:
Initiated by: Anthony Bruce with 17 owner signatures of support and 424 signatures from the general public **Property Owner**: Various **Project Address:** Various **GP Land Use:** Neighborhood Commercial **Zoning:** C-E–Elmwood Commercial **CEQA:** Categorically exempt pursuant to CEQA Guidelines Section 15308 "Actions by Regulatory Agencies for Protection of the Environment" **Submittal Date:** March 2, 2026 **Public Hearing Date:** May 7, 2026 **(66 days from the date of filing)** **Project Planner:** JulieAnn Murphy, Rincon Consultants	The applicant is seeking 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. **Permits Requested:** Historic District Designation: To designate a group of 28 properties, as a Historic District, pursuant to Berkeley Municipal Code (BMC) Section 3.24.110. **Staff Recommendation** 1. Hold a public hearing on the proposal to comply with the requirement of holding a public hearing within seventy days of the filing of the application. 2. Receive public testimony and close the hearing on this matter. 3. Consider the extent to which the Historic District properties meet the criteria for local designation under BMC Section 3.24.110.

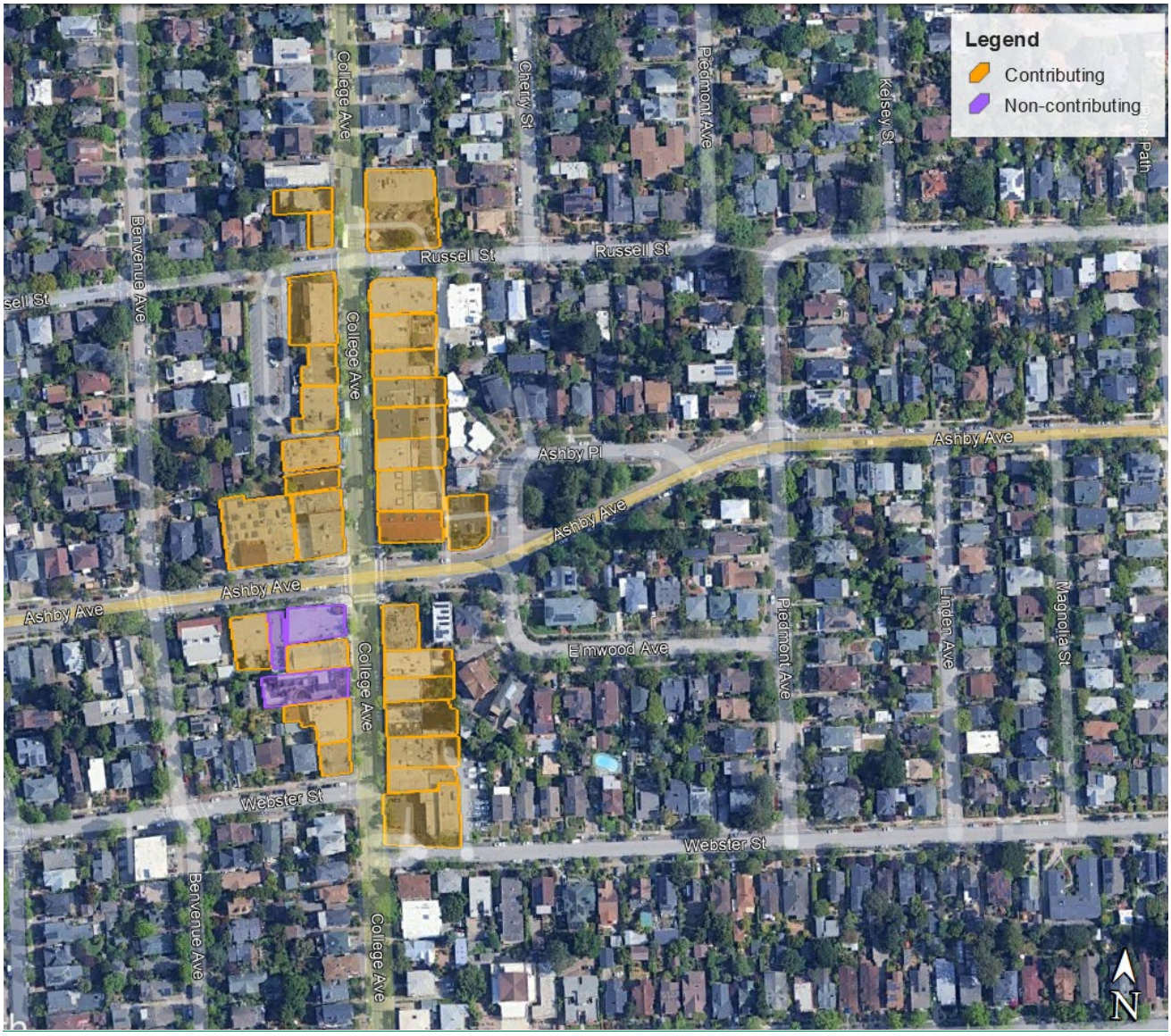
ZONING MAP OF STAFF PROPOSED BOUNDARIES



Figure 1: Vicinity and Zoning Districts Map

Comparison of Adjacent Properties			
Vicinity	**GP Land Use**	**Zoning**	**Current Use**
North	Medium Density Residential	R-2A	Residential
South	Medium Density Residential	R-2A	Residential
East	Neighborhood Commercial	R-1 and R-2	Residential
West	Neighborhood Commercial	R-1, R-2, and R-2A	Residential

AERIAL OF PROPOSED DISTRICT BY APPLICANT



STREET ELEVATION



Figure 2: College Avenue, View North from Webster Street (Source: Nomination Application, Anthony Bruce)

EXISTING HISTORIC DISTRICTS

The City of Berkeley has four adopted historic districts. If approved, the Elmwood Historic District would be the first new district in over 20 years and also include the most landmarked structures with a total of 28 properties.

District Name	Date of Adoption	Total Structures
Delaware Street Historic District	December 17, 1979	20 properties
Civic Center Historic District	December 7, 1998	12 properties
La Loma Historic District	May 6, 2002	15 properties
Oceanview Sisterna Historic District	March 1, 2004	10 properties

RECOMMENDATION

Review and consideration of Historic Districts are subject to criteria identified in BMC Section 3.24.110. Criteria include architectural merit, cultural value, educational value, historic value, or any property listed on the National Register. The criteria are subjective in nature and do not identify contributing or non-contributing features for historic resources.

Staff has identified the proposed Elmwood Historic District fulfills two criteria to support the request for 28 properties.

- Architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric
- Historic Value: Preservation and enhancement of structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States.

Staff has evaluated the application contents and identified sites to be excluded from the District designation. This includes those buildings that were constructed after the District's period of significance, which has been refined from the period included in the application to span from 1907, when the District's first building was complete to 1928, when the commercial corridor was fully developed with the completion of the Sparhawk Building at 2982 College Avenue. As a result of the refinement of the period of significance, the District's boundary does not extend north of Russell Street and does not include the Post Office building on Webster Street. Those buildings that were constructed after the period of significance that post-date the period of significance but remain within the boundary of the district have been identified as non-contributing buildings. Additionally, the Scott Building at the corner of Ashby and College has been identified as a non-contributor due to its lack of integrity due to substantial changes to the building as a result of a 1989 renovation. The 1980s-era updates resulted in changes to the degree that the building no longer reflects the twentieth century commercial design that characterizes the District.

If the Elmwood Commercial Historic District is approved, the properties identified are subject to a Structural Alteration Permit (SAP) review for any construction, alteration, or demolition for which a City permit is required. SAPs are discretionary permits reviewed by the Landmarks Preservation Commission as part of a public hearing (BMC Section 3.24.200).

AERIAL OF PROPOSED DISTRICT BY STAFF



Contributing & Non-Contributing Features

A historic district can contain buildings that do not contribute to the significance of the district. Consistent with guidance from the National Park Service (NPS) and the California Office of Historic Preservation (OHP), two buildings have been identified as non-contributors (2642 Ashby Avenue and 2974-2980 College Avenue) because they were constructed outside the proposed Elmwood Commercial Historic District's major development period, or period of significance. One building, the Scott Building (2644-Ashby Avenue/2960 College Avenue) is identified as a non-contributor because it has been substantially altered since its initial construction. It was significantly altered as the result of a 1989 renovation so that it no longer retains its early twentieth century commercial design. Of the 28 buildings within the proposed Elmwood Commercial Historic District, 25 are contributors.

BACKGROUND

Subject Site

The proposed Elmwood Commercial Historic District is located in Berkeley's Elmwood neighborhood. The proposed Elmwood Commercial Historic District is comprised of a collection of 28 mostly commercial buildings that front two blocks of College Avenue, generally bounded by Russell Street to the north and Webster Street to the south. The proposed Elmwood Commercial Historic District boundary is generally consistent with the original Elmwood Business Improvement District, established in 2013. It is characterized by a mix of commercial buildings that are one to three-stories and is surrounded by a mix of mostly medium and low-density residential developments.

Site History

The following proposed Elmwood Commercial Historic District history is based on research presented in the Landmark Application for this consideration.

Development of the Elmwood Commercial District began in 1907 with construction of the Koerber Building (2944 College Avenue), at the northwest corner of Ashby and College Avenues. Built by local grocer, Frederick Koerber, it served the emerging surrounding residential development, Elmwood Park. Elmwood Park was subdivided by Breed & Bancroft from the former Macdonough Estate. They constructed the sandstone pillars at the edge of the development in 1906 to announce the neighborhood entry. By the 1910s, the absence of zoning laws created conflict in Elmwood Park, when commercial buildings were built next to residences. The 1911 Sanborn map shows that by this time, College Avenue between Ashby Avenue and Russell Avenue included commercial and residential uses (Figure 2). In 1914 the City of Berkeley established a City Panning Committee to consider the issue, and the city adopted a zoning code in March 1916, becoming one of the first zoning codes in the country. The City's first decision under the zoning ordinance zoned the Elmwood neighborhood for single-family homes, but the lots facing College Avenue were zoned commercial.



Figure 3:1911 Sanborn Map of College Avenue, between Russell Street and Ashby Avenue, showing early development with several residences



Figure 4: 1950 Sanborn Map of College Avenue, between Russell Street and Ashby Avenue, showing increased commercial development

Over the next two decades, increased development occurred along the two blocks of College Avenue, between Russell and Webster Streets. Though development slowed during World War I, by 1928, the two-block commercial

corridor was largely constructed with the completion of the Sparhawk Building (2982 College Avenue). The block included a variety of shops that offered services, restaurants, entertainment, and necessities, as depicted in the 1950 Sanborn map (Figure 3). While some later development occurred in the following years along College Avenue, north of Russell Street and south of Webster Street, the two blocks of the Elmwood Commercial District along College Avenue remained largely unchanged. Two buildings are the result of post-1928 infill development - The Gallardo Building (2642 Ashby Avenue) was completed in 1950, and Elmwood Village (2974-2980 College Avenue) was completed in 1983. Since that time, the two block of College Avenue that comprise the proposed the Elmwood Commercial Historic District has remained largely the same as it was during its period of initial development.

PROPERTY DESCRIPTION

As described above, the proposed Elmwood Commercial Historic District includes 28 commercial buildings constructed to serve the Elmwood neighborhood. Construction began in 1907, when the first commercial building was completed at 2944 College Avenue (Koerber Building) and continued through 1928, when Sparhawk Building at 2982 College Avenue was constructed. A list of all properties within the proposed Elmwood Commercial Historic District boundary is provided in Table 1 below.

A representative sample of properties within the boundary of the proposed historic district are included in photos in Figures 5-12.

Table 1 Properties in Elmwood Commercial Historic District

	Property Address	Property Name	APN	Build Date	Status C=Contributing NC=Non Contributing
1	2900 College Avenue	Bischoff Building	52-1568-48; 52-1568-49; 52-1568-50; 52-1568-51; 52-1568-52; 52-1568-53; 52-1568-54; 52-1568-55; 52-1568-56	1921	C
2	2910 College Avenue	Bischoff Shops	52-1568-5-2	1922	C
3	2924 College Avenue	Bischoff Shops 3	52-1568-6-2	1922	C
4	2934-2940 College Avenue	Bischoff Shops 1	52-1568-45; 52-1568-46; 52-1568-47	1922	C
5	2942 College Avenue	Cornwall Building	52-1568-9	1910	C
6	2944 College Avenue	Koerber Building	52-1568-11-1	1907 (1909/1910)	C
7	2929 Ashby Avenue	Claremont Garage	52-1568-12-1	1925	C
8	2632 Ashby Avenue	Koerber Building 5	52-1573-14	1922 (1947)	C
9	2642 Ashby Avenue	Gallardo Building	52-1573-15	1950	NC
10	2644-Ashby Avenue/2960 College Avenue	Scott Building	52-1573-88; 52-1573-89; 52-1573-90; 52-1573-91; 52-1573-92	1910	NC
11*	2966 College Avenue *(Landmarked 5/24/1982)	Strand Theater	52-1573-2	1914	C
12	2974-2980 College Avenue	Elmwood Village	52-1573-93; 52-1573-94; 52-1573-95; 52-1573-96; 52-1573-97; 52-1573-98; 52-1573-99; 52-1573-100; 52-1573-101; 52-1573-102; 52-1573-103; 52-1573-104	1983	NC
13	2982 College Avenue	Sparhawk Building	52-1573-4-1	1928	C
14	2992 College Avenue	Wilson-Tulanian Building	52-1573-6	1923	C
15	2999 College Avenue	Midgley Building	52-1567-63-2	1926	C
16	2997 College Avenue	Midgley-Jennings Building	52-1567-64-2	1925	C
17	2985-2993 College Avenue	Morris Building	52-1567-86; 52-1567-87; 52-1567-88; 52-1567-89; 52-1567-90; 52-1567-91	1922	C
18	2979 College Avenue	Sager Building	52-1567-66	1922	C
19	2973 College Avenue	Dray Building	52-1567-67	1922	C
20	2961 College Avenue	Romie Building	52-1567-68	1922	C
21*	2959 College Avenue *(Landmarked 3/15/1982)	Mercantile Trust Co. Building	52-1567-17	1925	C
22*	2947 College Avenue *(Landmarked 4/6/2006)	Stover Building	52-1567-18	1923	C
23	2941 College Avenue	Cianciarulo Building	52-1567-19	1923	C
24	2935 College Avenue	Curry Building	52-1567-20	1916	C
25	2921 College Avenue	Dye Building	52-1567-21	1922	C
26	2917 College Avenue	McCullough Building	52-1567-22	1916	C
27	2905 College Avenue	Martin Building	52-1567-23	1915 (1921)	C
28	2901 College Avenue	Dondero Building	52-1567-24-1	1913	C



Figure 5: Bischoff Building, 2900 College


Figure 6: Bischoff Shops, 2910College



Figure 7: Strand Theater, 2966 College Avenue


Figure 8: Midgley-Jennings Building, 2997 College Avenue



Figure 9: Stover Building, 2947 College Avenue



Figure 10: McCullough Building, 2917 College Avenue


Figure 11: College Avenue, View north from Webster Street
Source: Application Nomination, Anthony Bruce


Figure 12: Intersection of College and Ashby Avenues, View southwest

Architects/Designers

Principally developed between 1921 and 1928, the Elmwood Commercial Historic District includes many buildings designed by prolific and prominent builders and architects. A number of the buildings are attributed to John A. Bischoff, who was a local designer-builder. He was born in San Francisco in 1885. By the time he married his wife, Elna Nelson, he was working as a contractor before eventually settling in Berkeley in 1919 when he built their family residence at 2717 Russell Street. During the 1920s, he developed a half-block of the proposed Elmwood Commercial Historic District.

Though Frederick Koerber was not a designer, he also shaped the development of the commercial corridor, as he was the original owner of several parcels eventually developed into commercial buildings. As described above, Koerber was a grocer. Born in San Jose in 1876 to German-born parents, he followed in his father's footsteps. By 1904, he was married to Sarah Cash Cook. In the following years, he established several stores in Oakland and Berkeley with a robust home delivery business. By 1911, he owned seven contiguous commercial buildings in the proposed Elmwood Commercial Historic District. In the 1920s, he made several bids for public office and served on the Berkeley City Council briefly in 1925 before resigning due to his many business commitments.

The proposed Elmwood Commercial Historic District includes three City of Berkeley Landmarks – the Strand Theater (2966 College Avenue), The Mercantile Trust Company Building (2959 College Avenue), and Bolfing Elmwood's Hardware (2947 College Avenue), all of which were designed by prominent architects of their time. A full list of architects and original owners is provided in Table 2.

Architecture

The proposed Elmwood Commercial Historic District features a mix of twentieth century commercial style buildings. Though not an architectural style in and of itself, this period of commercial architecture is easily discernable by its essential building type – the twentieth century commercial block.[1] The building type generally includes two building parts - a cornice and a storefront. The cornice usually includes a projecting element at the top of the exterior wall, and the storefront is the exterior wall of a commercial space, usually with a large expanse of glass. Large, expansive storefront systems were popularized following the invention of metal-sash storefront framing systems that allowed larger sheets of undivided plate glass than was previously possible Patented in 1906 by Francis John Plym of the Kawneer Company, it was rapidly adopted as the replacement to the standard wood frame storefront window. The larger plate glass allowed for display windows to promote their goods, sometimes in elaborate fashion.[2] By the time the Elmwood Commercial Historic District was developed, it characterized modern commercial retail architecture.

Buildings from this period are usually a one-part commercial block building, comprised of a single story or a two-part commercial block building, which usually includes one to three stories of private or residential space above the public street-level ground floor.

Character-defining features of the building type include the following:

- Storefront
    - Recessed vestibule
    - Low bulkheads that extend into vestibule area
    - Raised window display area

[1] Richard Longstreth. *The Buildings of Main Street*. 1987

[2] San Francsico Planning Department, *San Francsico Neighborhood Commercial Buildings Historic Context Statement 1865-1965,* 2021.

  - Show window display
  - Transom windows, set in fixed, pivot, or awning configuration
  - Glazed entry doors
  - Fixed display windows
  - Design elements and ornamentation associated with a particular style
  - Signage
- Upper Story
  - Parapet, roof form, and cornice details
  - Window openings, materials, and bay configuration
  - Entrances to upper stories
  - Design elements and ornamentation associated with a particular style

Some styles reflected in twentieth century commercial buildings include Romanesque Revival, Classical Revival, Mission Revival, Mediterranean Revival, American Colonial Revival, Art Deco, Streamline Moderne, and Mid-Century Modern. Figures 13 through 20 provide a pictorial representation of the development of the Elmwood Historic District's historic development and current conditions.



Figure 13: 2936-2940 College Avenue – 1936 - Twentieth Century Commercial Building with Mediterranean Revival Elements



Figure 14: 2936-2940 College Avenue – Present-day



Figure 15: 2966 College Avenue – c. 1940 - Twentieth Century Commercial Building with Moderne elements



Figure 16: 2966 College Avenue – Present-day



Figure 17: 2956 College Avenue – 1938 - Twentieth Century Commercial Building with Colonial Revival elements



Figure 18: 2956 College Avenue – Present-day



Figure 19: 2973 College Avenue, 1939



Figure 20: 2973 College Avenue – Present-day

Table 2 Original Architects and Owners

	Property Address	Architect/Designer	Original Owner
1	2900 College Avenue	John A. Bischoff	John A. Bischoff
2	2910 College Avenue	John A. Bischoff	John A. Bischoff
3	2924 College Avenue	John A. Bischoff	John A. Bischoff
4	2934-2940 College Avenue	John A. Bischoff	John A. Bischoff
5	2942 College Avenue	Isaac W. Bridenbecker (Builder)	Dr. Charles C. Conwell & Mrs. Julia Ann Conwell
6	2944 College Avenue	Leland S. Lewis; Cummings & Weymouth	Frederick C. Koerber
7	2929 Ashby Avenue	B. Reede Hardman	Frederick C. Koerber
8	2632 Ashby Avenue	John Olmquist	Frederick C. Koerber
9	2642 Ashby Avenue	Unknown	Frank Gallardo
10	2644-Ashby Avenue/2960 College Avenue	Bert Thomas Scott	Bert Thomas Scott
11	2966 College Avenue	William Dufour; Albert W. Cornelius	Caroline Litch, Emma Klumpp, Elizabeth Etter; Beach & Krahn, lesee
12	2974-2980 College Avenue	Peter Gray Scott (The Ratcliff Architects)	Steven Oliver, John Millar, and -- Komes
13	2982 College Avenue	A. J. Yerrick	Dr. Edward Ernest Sparhawk
14	2992 College Avenue	Hutchison & Mills, Oakland	Leslie R. Wilson
15	2999 College Avenue	Van V. Midgley	Van V. Midgley
16	2997 College Avenue	Van V. Midgley	Van V. Midgley and Harold P. Jennings
17	2985-2993 College Avenue	Solomon Morris	Solomon Morris
18	2979 College Avenue	Solomon Morris (Builder)	Olive Sager
19	2973 College Avenue	H. C. Pfrang (Builder)	Lester R. Dray
20	2961 College Avenue	Hutchison & Mills	Frederick E. Romie
21	2959 College Avenue	Walter H. Ratcliff, Jr.	Mercantile Trust Company of California
22	2947 College Avenue	William H. Weeks	Mrs. Annie E. Stover
23	2941 College Avenue	A. W. Smith	Battista Cianciarulo
24	2935 College Avenue	Eugene K. Martin	Floyd C. Curry
25	2921 College Avenue	Roy O. Long Co.	Mildred M. Dye & James S. Dye
26	2917 College Avenue	Edward Wilkins Larmer	David McCullough
27	2905 College Avenue	Jacob Kollmer (Builder)	Harry M. Martin
28	2901 College Avenue	John Sullivan	John Faust Dondero

Boundary Justification

The boundary of the proposed Elmwood Commercial Historic District reflects its development beginning with the construction of the first commercial building of the Koerber Building (2944 College Avenue), at the northwest corner of Ashby and College Avenues in 1907 and extends for two blocks along College Avenue, between Russell Street to the north and Webster Street to the south. The historic district encompasses all those parcels that were developed because of the City's direction to focus commercial development in the Elmwood neighborhood along College Avenue. Though commercial development continued in following decades north of Russell Street, it differed from earlier development in that it included more auto-centric development and redevelopment of former residences. It was therefore excluded from the boundary because its development does not reflect the same

period or type of commercial development. As described above, the proposed Elmwood Commercial Historic District's period of significance is 1907-1928, beginning with its first commercial building and ending with the substantial development of the commercial corridor. Those buildings that were developed outside the period of significance are identified as non-contributors to the district. Additionally, the pillars and associated parklands are not included as contributors to the historic district, as they are associated with the residential development of the Elmwood neighborhood, and not its commercial corridor.

State Housing Laws

Over the past nine years, the California Legislature has adopted housing laws that enhance requirements of Housing Elements, streamline project review, and limit historic designations for pending projects. A common feature of many of these laws is an increased reliance on objective, pre-established documentation for the identification of historical resources. While none of these laws eliminate the potential to identify or designate historical resources, many do narrow when and how historical resources can be identified and how identification and designation can influence project outcomes.

- **AB2580 "Monitor Historic Preservation" (Wicks: 2024)**– Requires local governments to monitor how new historic designations could impact their ability to meet housing needs under existing state law. The law requires the city to produce an annual report that includes a list of all historic designations listed on the National Register of Historic Places, the California Register of Historical Resources, or a local register of historic places by the city in the past year, and the status of any housing development projects proposed for the new historic designations.

- **AB610 "Housing Element Governmental Constraints: Disclosure Statement" (Alvarez: 2025)** - Requires local governments to identify potential historical resources at the outset of a project to provide greater predictability and timeliness of housing project review. As a result, historical resources that have not been previously identified may not be captured in case-by-case eligibility determinations that often occur during other CEQA reviews.

- **AB1398 "Planning and Zoning Housing Element: Rezoning of Sites: Pro Housing Local Policies" (Bloom: 2021)** - Requires that Housing Element site inventories demonstrate that sites are realistic, available, and suitable for development. Only formally identified historical resources are likely to be recognized as constraints.

- **AB2023 "Housing Element Inventory of Land: Substantial Compliance: Rebuttal Presumptions" (Quirk-Silva, Alvarez: 2024) -** Establishes shorter timelines for housing application reviews and approvals. The streamlined approval process limits the opportunity to identify and evaluate historical resources during project review.

- **AB686 "Housing Discrimination: Affirmatively Furthering Fair Housing" (Santiago, Chiu, Garcia, Gloria, Hertzberg, Wiener: 2018)** - Requires all California jurisdictions to affirmatively further fair housing, including analyzing patterns of segregation, displacement, and unequal access to opportunity, including the impacts of historic preservation programs.

ANALYSIS

Historic Context

The proposed Elmwood Commercial Historic District is associated with the historical theme of commercial development in the twentieth century and twentieth century commercial architecture. Its period of significance spans from 1907 when the first commercial building was constructed on College Avenue and spans to 1928 when initial commercial development was completed.

Landmarks Preservation Ordinance (LPO) Review Standards and Criteria

When it designates a property as a Landmark, Historic District, or Structure of Merit, the Commission must find that the property meets one or more of the required criteria codified in the LPO, BMC Section 3.24.110 (A) (1-5). These criteria are specific and appear to align with California Register and National Register criteria for Historic District designation. Staff completed a review of all the available information and compared the evidence against the criteria for designation consideration.

Staff recommend that there is evidence to support findings for architectural examples worth preserving for the exceptional values they add as part of the neighborhood fabric pursuant to BMC Section 3.24.110 (A) (1) (c) and historic value pursuant to BMC Section 3.24.110 (A)(4).

A summary of findings is provided below:

1. **Architectural Merit**

(a) Property that is first, last, only, or most significant architectural property of its type in Berkeley or within a neighborhood or area of the city.

Evidence: The properties that comprise the proposed Elmwood Commercial Historic District are examples of twentieth century commercial architecture, and feature mostly one-part commercial block buildings, comprised of a single story and two-part commercial block buildings, that includes one to three stories of private or residential space above the public street-level storefront. Buildings represent many of the most popular architectural styles of their period. Many examples of these building types and styles can be found throughout Berkeley.

No information uncovered in the course of research for this nomination suggests that any of the buildings included within the boundary of the proposed Elmwood Commercial Historic District are the first, last, or only building of its type in this area of Berkeley. Therefore, there is no evidence to support eligibility for Landmark status according to BMC Section 3.24.110(A)(1)(a).

(b) Properties that are prototypes of or outstanding examples of periods, styles, architectural movements or construction, or examples of the more notable works of the best surviving work of an architect, designer or master builder in Berkeley or within their neighborhood or area of the city;

Evidence: The proposed Elmwood Commercial Historic District is comprised of a variety of twentieth century commercial architecture with an application of several popular architectural styles of their time of construction. The buildings, however, are not prototypes or represent an outstanding example of a period, style, or architectural movement. There are three buildings within the proposed Elmwood Commercial Historic District (the Strand Theater at 2966 College Avenue, The Mercantile Trust Company Building at 2959 College Avenue, and Bolfing Elmwood's Hardware at 2947 College Avenue), which have been designated as Berkeley Landmarks for their architectural and historic significance. Though several buildings, including the Berkeley Landmark buildings, are attributed to several locally prolific architects, they do not represent the best surviving examples of their work. Therefore, as a group, the Elmwood Historic District is not an outstanding example of architectural design and is not eligible for Landmark status according to criterion under BMC Section 3.24.110(A)(1)(b).

(c) Architectural examples worth preserving for the exceptional values they add as part of

the neighborhood fabric.

Evidence: The proposed Elmwood Commercial Historic District is an important example of neighborhood commercial development. Constructed between 1907 and 1928, it is an important neighborhood commercial corridor developed to serve the Elmwood neighborhood. An early example of commercial zoning in Berkeley, the proposed Elmwood Commercial Historic District is a concentration of twentieth century commercial style buildings, comprised of one-part and two-part commercial block buildings that characterize twentieth century commercial architecture. The boundary includes 28 buildings – 25 contributors and three non-contributors. Contributors, many of which were built by locally notable architect-builders, exemplify the commercial development that occurred during the period of significance and features the character-defining features of the building type, like storefronts with expansive glass and transoms above and an upper story with parapet or cornice details.

The group of buildings demonstrate a distinct pattern of development that is united in both plan, as directed by the City's early zoning efforts and by design, as reflected in their shared building type. The boundary includes a compelling and cohesive group of commercial architecture that represents a development pattern as it relates to the broader pattern of Elmwood's neighborhood development. The proposed Elmwood Commercial Historic District retains a high degree of integrity. Though some individual contributors have been updated over time and may have lost original material, the level of change is expected and inherent in commercial districts, especially at the storefront and signage. As a unified entity, the proposed Elmwood Commercial Historic District continues to convey its significance as a grouping of historically related commercial properties that were developed to serve the Elmwood neighborhood. It retains integrity of location, setting, design, materials, feeling, and association and reflects 20th century neighborhood commercial development trends and commercial property types. Therefore, the proposed Elmwood Commercial Historic District does represent a group of architectural examples worth preserving for the exceptional value it adds as part of the neighborhood fabric and does meet this criterion.

2. **Cultural value: Structures, sites and areas associated with the movement or evolution of religious, cultural, governmental, social and economic developments of the City;**

   Evidence: The proposed Elmwood Commercial Historic District does not appear to meet the LPO Landmark designation criterion for cultural value. The early development and construction of the proposed Elmwood Commercial Historic District is an early example of neighborhood commercial development. Though developed specifically to serve the Elmwood neighborhood and developed as a result of the City's interest in separating property uses, its development does not represent a significant social or cultural movement of the City.

3. **Educational value: Structures worth preserving for their usefulness as an educational force;**

   Evidence: There is no documented history associated with the proposed Elmwood Commercial Historic District to suggest it is the principal source of important information. National Register Bulletin 15 emphasizes that a site or structure would meet the criteria for Educational Value or Information if it is a principal source of important information, and the importance of a site or structure is determined by how much it can address data gaps or alternative theories. It does not meet the Landmark designation criterion for educational value.

4. **Historic Value: Preservation and enhancement of structures, sites and areas that embody and express the history of Berkeley/Alameda County/California/United States.**

History may be social, cultural, economic, political, religious or military;

Evidence: The proposed Elmwood Commercial Historic District is associated with the history of commercial development in the City of Berkeley. Prior to this development, commercial development was concentrated in the City's downtown or dispersed throughout the City, without plan. Per the National Register Bulletin 15, a property must retain the essential physical features from its historic period for it to be eligible for its association with a historical pattern. As previously described, the proposed Elmwood Commercial Historic District, as the city's first zoned neighborhood commercial corridor, expresses an important aspect of the City of Berkeley's planning and development history. The collection of buildings reflects the trends of twentieth century commercial development that characterize the surrounding residential neighborhood and served essential neighborhood needs like banking, groceries, and entertainment without having to travel to the city's downtown. The approximately two-block grouping of buildings continue to reflect the development pattern established by early zoning laws as reflected by its intact integrity of location, setting, design, materials, feeling and association as a neighborhood commercial corridor, which it continues to serve as in the present-day. For these reasons, the proposed Elmwood Commercial Historic District is eligible as a City of Berkeley Landmark for its historic value under BMC Section 3.24.110(A)(4).

5. **Any property which is listed on the National Register described in Section 470A of Title 16 of the United States Code.**

   Evidence: Not Applicable. The proposed historic district is not listed on the National Register, as described in Section 470A of Title 16 of the United States Code.

Environmental Review

The proposed designation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15308 of the CEQA Guidelines ("Actions by Regulatory Agencies for Protection of the Environment") because the Landmarks Preservation Ordinance (BMC 3.24) is a local ordinance to ensure the maintenance, restoration, enhancement, and/or protection of historic structures, which are part of the environment under CEQA (Pub. Res. Code § 21084.1).

Attachments

1. Elmwood Historic District Findings and Features to be Preserved
2. Landmark Application date received March 2, 2026
3. Elmwood Owners in Agreement and Petitions
4. Addendum to Elmwood Historic District application date received April 27, 2026
5. Public Correspondence

Attachment 4

NOTICE OF PUBLIC HEARING
BERKELEY CITY COUNCIL

LPC APPEAL: ELMWOOD COMMERCIAL HISTORIC DISTRICT, LANDMARK APPLICATION LMIN2026-0001

The public may participate in this hearing by remote video or in-person.

Notice is hereby given by the City Council of the City of Berkeley that on **THURSDAY, NOVEMBER 12, 2026** at **6:00 P.M.** a public hearing will be conducted to consider an appeal of a decision by the Landmarks Preservation Commission for Landmark Application **#LMIN2026-0001 to deny designating the Elmwood Commercial Historic District.**

The hearing will be held on November 12, 2026 at 6:00 p.m. in the School District Board Room, located at 1231 Addison Street, Berkeley CA 94702.

For further information, please contact Allison Riemer, Senior Planner at (510) 981-7433

A copy of the agenda material for this hearing will be available on the City's website at https://berkeleyca.gov/ as of November 5, 2026. **Once posted, the agenda for this meeting will include a link for public participation using Zoom video technology, as well as any health and safety requirements for in-person attendance.**

Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, or e-mailed to council@berkeleyca.gov in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the City Clerk. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk at (510) 981-6900 or clerk@berkeleyca.gov for further information.

_____

Mark Numainville, City Clerk

Mailed by: October 29, 2026
Noticed Pursuant To: Noticed Pursuant to: Berkeley Municipal Code Section 23.404.040(B), Public Hearing Notice

NOTICE CONCERNING YOUR LEGAL RIGHTS*: If you object to a decision by the City Council to approve or deny (Code Civ. Proc. 1094.6(b)) or approve (Gov. Code 65009(c)(5) an appeal, the following requirements and restrictions apply: 1) Pursuant to Code of Civil Procedure Section 1094.6,*

no lawsuit challenging a City decision to deny or approve a Board or Commission decision may be filed more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) In any lawsuit that may be filed against a City Council decision to approve or deny a Board or Commission decision, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.

If you challenge the above in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Berkeley at, or prior to, the public hearing. Background information concerning this proposal will be available by request from the City Clerk Department and posted on the City of Berkeley webpage prior to the public hearing.

Attachment

Administrative Record

This attachment is on file and available for review at the City Clerk Department, or can be accessed from the City Council Website. Copies of the attachment are available upon request.

City Clerk Department
2180 Milvia Street
Berkeley, CA 94704
(510) 981-6900

or from:

The City of Berkeley's Website
http://www.berkeleyca.gov