



PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

LANDMARKS PRESERVATION COMMISSION

MEETING AGENDA

Date: Thursday June 4, 2026

Time: 6:30 PM

Place: 1901 Hearst Avenue, North Berkeley
Senior Center

The Landmarks Preservation Commission meeting packet is available for review on the City's website, and linked here:

<https://berkeleyca.gov/your-government/boards-commissions/landmarks-preservation-commission>

This meeting will be conducted in a hybrid model with both in-person and virtual attendance. Attend this meeting remotely using [Zoom](#). To request to speak, use the "raise hand" function in Zoom. To join by phone: **Dial 1-669254-5252 or 1-833-568-8864 (Toll Free)** and enter **Meeting ID: 165 897 1096**. To provide public comment, Press *9 and wait to be recognized by the Chair. To submit a written communication for the public record, email planninglpc@berkeleyca.gov.

The Commission currently consists of seven members appointed by City Council:

Michael Montilla, District 1

District 2 - Vacant

Kathleen Crandall, Vice Chairperson, District 3

Steve Finacom, District 4

Susan Orbuch, District 5

Paul Schwartz, District 6

Ellie Greene, District 7

Molly Turner, District 8 – Alternate for Chairperson Montgomery

Mayor – Vacant

Denise Montgomery, Chairperson, District 8 – *Leave of Absence*



ACCESSIBILITY INFORMATION / ADA DISCLAIMER

This material is available in alternative formats upon request. Alternative formats include audio-format, braille, large print, electronic text, etc. To request alternative formats, please contact the Disability Services Specialist at: Email: ADA@berkeleyca.gov; Phone: 1-510-981-6418; TTY: 1-510-981-6347, and allow 7-10 days for production of the material in an alternative format.

This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services Specialist at: Email: ADA@berkeleyca.gov; Phone: 1-510-981-6418; TTY: 1-510-981-6347, at least three business days before the meeting date. Please refrain from wearing scented products to this meeting.

For inclusion in the Commissioners' agenda packet, please submit written comments by Wednesday the week prior to the meeting. One set of "Late Communications" will be distributed to the Commissioners two days before the meeting. Please submit any material for distribution as "Late Communications" no later than 12:00 noon on the Tuesday prior to the meeting. Please be advised: Commissioners do not have an opportunity to read

written materials handed out at the meeting.

Correspondence and Notice of Decision Requests

- **To distribute correspondence for inclusion in the agenda packet** -- submit comments **by 12:00 noon, May 27, 2026**. Please provide 12 copies of any correspondence with more than ten (10) pages or if in color or photographic format. This method is strongly preferred.
- **Late Communications** must be submitted **by 12:00 noon, June 2, 2026**. Any correspondence received after this deadline will be given to Commission members on the meeting date just prior to the meeting. Correspondence received later, and after the meeting, will be posted to the website following the meeting.
- Staff will not deliver to Commission members any additional written (or e-mail) materials received after 12:00 noon on the day of the meeting.
- Members of the public may submit written comments themselves at the meeting. To distribute correspondence at the meeting, please provide 12 copies and submit to the Landmarks Preservation Commission Secretary. **Please be advised: You are strongly advised to submit written comments *prior* to the meeting date as Commission members do not have an opportunity to read written materials handed out at the meeting.**
- Written comments or request for a Notice of Decision should be directed to the Landmarks Preservation Commission Secretary.

Communications to Berkeley Boards, Commissions or Committees 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 a City Board, Commission or Committee, 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 Secretary of the relevant Board, Commission or Committee. 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 Secretary to the relevant board, Commission or Committee for further information.**

Contact:

Allison Riemer, Secretary for Landmarks Preservation Commission
(510) 981-7410 | LPC@berkeleyca.gov | 1947 Center Street, Berkeley CA 94704

Request for initiation of Landmark designation on a future agenda lies within the range of action to be considered on each structure or property appearing at any place on the agenda.

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1. **ROLL CALL:** Please put all cellular phones and ringers on silent during the meeting.

2. **EX-PARTE COMMUNICATIONS**

In the context of adjudicative matters that come before the LPC, ex-parte communications are those which occur outside of the formal hearing process. LPC members should avoid ex-parte contacts on matters pending before the LPC as much as possible, as they may represent, or be perceived to represent, the receipt of evidence that can unfairly influence a decision on a matter before the Commission. If such contacts do occur, they must be placed in the record and disclosed to all interested parties sufficiently in advance of the decision to allow rebuttal.

3. **LAND ACKNOWLEDGEMENT STATEMENT**

The Commission recognizes that the community we live in was built on the territory of xučyun (Huchiun (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's residents have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan Tribe and to create meaningful actions that uphold the intention of this land acknowledgement.

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

(Three minutes per person; five minutes per organization, or at the discretion of the Chairperson)

5. **ORDER OF AGENDA**

The Landmarks Preservation Commission has the right to rearrange the order of the agenda in order to accommodate projects that will not require significant time.

6. **CONSENT CALENDAR**

Consent Calendar items are considered routine, non-controversial and will be enacted by one motion. By approval of the Consent Calendar, the staff recommendations will be adopted unless otherwise modified by the Board. Any member of the Board or a member of the public can request that the Board consider moving an item from the Consent Calendar to the Action Calendar. There will be no separate discussion on these items unless the Board votes to move the item from the Consent Calendar to the Action Calendar. Examples of consent calendar items include but are not limited to modifications of existing Use Permits, continuances, and items noticed for public hearing which the Board decides to move to the Consent Calendar. Anyone present who wishes to speak against one of these items should advise the Chairperson if they request the item be pulled from the Consent Calendar.

A. **Approval of Action Minutes:** [Draft Action Minutes for the May 7, 2025.](#)

B. **Consent Calendar:** The Commission may consider items 7A, 7B, 7C.

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7. PUBLIC HEARING AND DISCUSSION ITEMS**Structural Alteration Permit****A. [2455 Telegraph Avenue – Structural Alteration Permit \(#LMSAP2026-0001\)](#) for **A People’s History of Telegraph Avenue** ****

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

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

CEQA: Exempt pursuant to Public Resources Code Section 21080.66

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

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

Recommendation: Consider the evaluation and take no action.

CEQA: Exempt pursuant to Public Resources Code Section 21080.66

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

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

Recommendation: Consider the evaluation and take no action.

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

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

Consider the proposal to designate a Historic District on College Avenue between Russell and Webster Streets, also known as the Elmwood, comprised of 28 properties.

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

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

Annual Report**E. [Annual Report to City Council on Commission Activities](#)****

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

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

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

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	July 2025	June 2026
Structures Completed After 1945	SF, DM	Sept 2025	Aug 2026
Mills Act Review	PS, SF, SO	June 2025	May 2026
LPO Amendments	DM, SF, SO	Feb 2026	Jan 2027

9. INFORMATION REPORTS: Commissioners may ask for discussion to be scheduled on a future agenda (per Brown Act, no deliberation or final action may be taken).

10. CORRESPONDENCE

11. COMMISSIONER ANNOUNCEMENTS

12. STAFF ANNOUNCEMENTS

13. FUTURE COUNCIL CALENDAR ITEMS – tentative schedule

A. 2276 Shattuck Avenue – Information Agenda item re: Approval of Structural Alteration Permit (#LMSAP2024-0005) for the Morse Block (Donogh Arms), June 16, 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)

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- 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)
- 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

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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>

16. ADJOURN

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LEGAL NOTICE CONCERNING YOUR LEGAL RIGHTS

If you object to a decision by the Landmarks Preservation Commission, the following requirements and restrictions apply:

1. If you challenge the decision of the City 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 Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days of the date of the action of the Landmarks Preservation Commission.
3. Pursuant to Code of Civil Procedure Section 1094.6(b), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
5. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
6. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court

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