



PLANNING AND DEVELOPMENT DEPARTMENT  
LAND USE PLANNING DIVISION

# LANDMARKS PRESERVATION COMMISSION

## DRAFT ACTION MINUTES

**Date:** Monday, May 7, 2026  
**Time:** 6:30 PM  
**Place:** 1901 Hearst Avenue, North Berkeley Senior Center

Attendees: 92

Staff: Allison Riemer, LPC Secretary  
Samella Stover, Assistant Planner/LPC Clerk  
Boshi Fu, Assistant Planner  
Anne Hersch, Land Use Planning Manager

### 1. ELECTION OF TEMPORARY CHAIRPERSON FOR THE MAY 7, 2026 LPC MEETING

**Motion:** Election of Susan Orbuch to serve as chairperson for the May 7, 2026, meeting.

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

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

Leave of Absence: Crandall

### 2. ROLL CALL (*note: two vacancies*):

Michael Montilla  
Steve Finacom  
Susan Orbuch  
Ellie Greene  
Paul Schwartz  
Molly Turner – *Alternate for Chair Montgomery*

Kathleen Crandall, Vice Chairperson – *Leave of Absence*  
Denise Hall Montgomery, Chairperson – *Leave of Absence*

### 3. EX-PARTE COMMUNICATIONS

### 4. LAND ACKNOWLEDGEMENT STATEMENT

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

Speakers: 1

### 6. ORDER OF AGENDA

7. **CONSENT CALENDAR**  
**A. Approval of Action Minutes:**

**Motion:** Approve the Consent Calendar, including the Draft Action Minutes from the April 6, 2026, meeting.

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

Vote: 4-0-2-1 (Yes-No-Abstain-Absent)

Yes: Finacom, Montilla, Orbuch, Greene

Abstain: Schwartz, Turner

Leave of Absence: Crandall

8. **PUBLIC HEARING AND DISCUSSION ITEMS**

**Discussion**

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

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.

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 deemed appropriate for final action.

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

Speakers: 36

**Motion:** Close the public hearing.

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

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

Leave of Absence: Crandall

**Motion:** Continue to June.

**M/S/F:** Schwartz/Finacom

Vote: 3-3-0-1 (Yes-No-Abstain-Absent)

Yes: Finacom, Orbuch, Schwartz

No: Greene, Montilla, Turner

Leave of Absence: Crandall

**Motion:** To reject the application and nominate individual properties at the next meeting.

**M/S/F:** Greene/Turner

Vote: 3-3-0-1 (Yes-No-Abstain-Absent)

Yes: Greene, Montilla, Turner

No: Finacom, Orbuch, Schwartz

Leave of Absence: Crandall

**Motion:** Continue to June.

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

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

Leave of Absence: Crandall

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

Receive opportunity reports on status of projects for which the LPC has established a subcommittee or liaison. (Note: Sites will come off the list annually or upon approval of a Certificate of Occupancy.)

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

**10. 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).

**11. CORRESPONDENCE**

**12. COMMISSIONER ANNOUNCEMENTS**

**13. STAFF ANNOUNCEMENTS**

**14. FUTURE COUNCIL CALENDAR ITEMS**

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

**15. POTENTIAL INITIATIONS**

The Commission may establish and maintain an ongoing list of structures, sites and areas having a special historical, architectural or aesthetic interest or value. After public hearings, the Commission may initiate landmark and historic district designations from the list.

- A.** 2362 Bancroft Way-Trinity United Methodist Church (3/1/99)
- B.** Berkeley High School, Building C, 1920; W. C. Hayes (LE 9/13/99)
- C.** John Galen Howard Power Station, UC Campus (CO 4/3/00)
- D.** H.C. Macaulay Foundry, 811 Carleton Street (4/3/00)
- E.** UC Storage Station, James Plachek, Architect (4/3/00)
- F.** “Kittredge Street Historic District” - 2124 Kittredge Street (Elder House and storefront)
- G.** 2138 Kittredge Street (Fitzpatrick House and storefront), and 2117 Kittredge Street (A.H. Broad House and storefront) (JK 11/5/2001)
- H.** 1842-1878 Euclid Avenue (CO 9-14-07)
- I.** Berkeley High School Campus Historic District (SW 1/3/08)

- J. 2746 Garber Street (SW 3/5/09)
- K. 1901 Bonita Avenue (CO 11/16/10)
- L. 1920 Bonita Avenue (CO 11/16/10)
- M. 1940 Channing Way (CO 11/16/10)
- N. 1920 Haste Street (CO 11/16/10)
- O. 2414 Shattuck Avenue (CO 11/16/10)
- P. Terminal Place (alley) (CO 11/16/10)
- Q. 2041 University Avenue (CO 11/16/10)
- R. 2482-2498 Telegraph Avenue And 2445-2449 Dwight Way (CO 12/7/11)
- S. 2301-2315 Telegraph Avenue / 2510-2516 Bancroft Way (CO 12/7/11)
- T. 2328-2346 Telegraph Avenue / 2441-2447 Durant Avenue (CO 12/7/11)
- U. 2400-2402 Telegraph Avenue / 2486-2498 Channing Way (CO 12/7/11)
- V. 2410-2422 Telegraph Avenue (CO 12/7/11)
- W. 3049 Adeline Street (CO 3/12/12)
- X. "Manoa Historic District"- 2530 [sic] Way, 2524 Dwight Way, 2503 Regent Street, 2509 Regent Street, 2511 Regent Street, 2515 Regent Street, 2517 Regent Street, 2506 Dwight Way, 2502 Dwight Way/2501 Telegraph Avenue, 2512–2516 Regent Street/2525 Telegraph Avenue (CO 3/12/12)
- Y. 1400 Sixth Street (CO 6/7/13)
- Z. 1409 Scenic Avenue (CO 9/3/15)
- AA. 1301 Shattuck Avenue, Live Oak Park (CO 2/2/17)
- BB. 2750-2770 Marin Avenue, Pacific Lutheran Theological Seminary (LPC 5/4/17)
- CC. 2100 Shattuck Avenue-2100 Kala Bagai Way (SF 6/1/17)
- DD. 741 Cedar Street (CO 7/6/17)
- EE. 745 Cedar Street (CO 7/6/17)
- FF. 749 Cedar Street (CO 7/6/17)
- GG. 2212 Fifth Street (CO 7/6/17; initiation failed 6/6/21)
- HH. 837 Folger Avenue (CO 7/6/17)
- II. 1517 Fourth Street (CO 7/6/17)
- JJ. 808 Gilman Street (CO 7/6/17)
- KK. 830 Gilman Street (CO 7/6/17)
- LL. 832 Gilman Street (CO 7/6/17)
- MM. 836 Gilman Street (CO 7/6/17)
- NN. 1018 Pardee Street (CO 7/6/17)
- OO. 1336 Sixth Street (CO 7/6/17)
- PP. 1345 Sixth Street (CO 7/6/17)
- QQ. 601 Ashby Avenue (PA 2/1/18)
- RR. 1013 Pardee (BO 9/6/18)
- SS. 1940 Haste Street (LPC 10/04/18; upon relocation of historic building)
- TT. 2222 Fifth Street (LPC 12/6/18)
- UU. 1631-33 Walnut Street (LPC 7/2/19)
- VV. 1601 California Street (PA 11/7/19)
- WW. 2235 Channing Way, 2240 and 2300 Durant Avenue, 2372 Ellsworth Street (LPC 11/5/20)
- XX. 2501, 2510, 2514, 2530 and 2551 San Pablo Avenue (LPC 4/1/21)
- YY. 2132-2154 Center Street (LPC 5/4/23)
- ZZ. 2414 Shattuck Avenue (LPC 9/7/23)
- AAA. 1306 Third Street (LPC 11/7/2024)
- BBB. 1725 Shattuck Avenue (LPC 12/04/2025)
- CCC. 1750 Walnut Street (LPC 12/04/2025)

**16. CURRENT LAND USE PROJECTS – BMC Section 23.404.030(C)**  
**Projects proposing demolition of buildings greater than forty years old.**

**A. Non-Residential Structures (BMC Section 23.326.070)**

600	Bancroft Way	ZP2025-0010
2030-2036	Bancroft Way	ZP2024-0079
2298	Durant Avenue	ZP2024-0126
841	Folger Avenue	ZP2025-0056
2720	San Pablo Avenue	ZP2024-0076
2733-2737	San Pablo Avenue	ZP2023-0090
2420	Shattuck Avenue	ZP2022-0149
2700	Shattuck Avenue	ZP2024-0058
2847	Shattuck Avenue	ZP2024-0077
2920	Shattuck Avenue	ZP2022-0116
2925-2973	Shattuck Avenue	ZP2024-0071
3000	Shattuck Avenue	ZP2022-0046
2529	Telegraph Avenue	ZP2026-0008
1581 and 1589	University Avenue	ZP2024-0074
1708 and 1710	University Avenue	ZP2021-0127
1776-1796	University Avenue	ZP2023-0070
2029	University Avenue	ZP2024-0181

**B. Residential Structures**

2298	Durant Street	ZP2024-0126
1522	Josephine Street	ZP2025-0014
2614	Telegraph Avenue	ZP2024-0027
1782	University Avenue	ZP2023-0070

**17. ADJOURN – 9:55 PM**

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

**Vote:** 6-0-0-1

Leave of Absence: Crandall