



PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

LANDMARKS PRESERVATION COMMISSION

ACTION MINUTES

Date: Thursday, June 4, 2026

Time: 6:30 PM

Place: 1901 Hearst Avenue, North Berkeley Senior Center

Attendees: 107

Staff: Allison Riemer, LPC Secretary
Karen C. Hernandez, Assistant Planner/LPC Clerk
Boshi Fu, Assistant Planner
Anne Hersch, Land Use Planning Manager
Joshua Muller, Associate Planner

1. ROLL CALL:

Michael Montilla
Theo Gordon
Kathleen Crandall, Vice Chairperson
Steve Finacom
Paul Schwartz
Susan Orbuch
Ellie Greene
Molly Turner
Barry Fike

Denise Hall Montgomery – *Leave of Absence**
**Due to recusal from agenda item 7D.*

2. EX-PARTE COMMUNICATIONS

3. LAND ACKNOWLEDGEMENT STATEMENT

4. PUBLIC COMMENT on Non-Agenda and Information Items

Speakers: 3

5. ORDER OF AGENDA

6. CONSENT CALENDAR

A. Approval of Action Minutes:

Motion: To adopt the Consent Calendar, including the Draft Action Minutes for the May 7, 2026 meeting and Item 7E (Annual Report to City Council).

M/S/C: Finacom/Gordon

Vote: 9-0-0-0

Yes: Crandall, Fike, Finacom, Gordon, Greene, Montilla, Orbuch, Schwartz, Turner;

No: none;

Abstain: none;

Absent: none

7. PUBLIC HEARING AND DISCUSSION ITEMS

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: Categorically Exempt pursuant to Public Resources Code Section 21080.66

Speakers: 5

Motion: Close the public hearing.

M/S/C: Montilla/Gordon

Vote: 9-0-0-0

Motion: Approve

M/S/C: Montilla/Schwartz

Vote: 9-0-0-0

Motion: Appoint a subcommittee

M/S/C: Montilla/Orbuch

Vote: 8-1-0-0

Yes: Crandall, Fike, Finacom, Gordon, Greene, Montilla, Orbuch, Schwartz;

No: Turner;

Abstain: none;

Absent: none

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 3.24.220.

Recommendation: Consider the evaluation and take no action.

CEQA: Exempt pursuant to Public Resources Code Section 21080.66

Speakers: 0

Took no Action

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.

Speakers: 0

Took No Action

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.”

Speakers: 17

Motion: Open the public hearing.

M/S/C: Crandall/Orbuch

Vote: 5-4-0-0

Yes: Crandall, Fike, Finacom, Montilla, Orbuch

No: Gordon, Greene, Schwartz, Turner

Abstain: none;

Absent: none

Motion: Close the public hearing.

M/S/C: Montilla/Greene

Vote: 9-0-0-0

Motion: Approve the staff recommendation to designate a district comprised of 28 buildings, and add 2838-2840 College Avenue, 2832 College Avenue as contributors; change 2644 Ashby Avenue/2960 College Avenue, and 2974 College Avenue from noncontributing to contributing; extend the period of significance to 1983; change the name to College Avenue Historic Commercial District; and add the third paragraph from page 3 of the suggestions provided by Commissioner Finacom to the Findings.

M/S/F: Crandall/Orbuch

Vote: 4-5-0-0

Yes: Crandall, Finacom, Montilla, Orbuch

No: Fike, Gordon, Greene, Schwartz, Turner

Abstain: none;

Absent: none

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.

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

Approved on Consent

8. AD HOC Subcommittees and Liaison Comments

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

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

Landmarks Policies & Procedures/ HRE Scoping Recommendations and Mills Act subcommittees renewed.

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

A. 2276 Shattuck Avenue – Information Agenda item re: Approval of Structure of Merit Initiation (#LMIN2024-0005) for the Morse Block (Donogh Arms), June 16, 2026

B. 2455 Telegraph Avenue – Information Agenda item re: Approval of Structure of Merit Initiation (#LMSAP2026-0001) for A People's History of Telegraph Avenue), TBD, 2026

C. Elmwood Historic District – Information Agenda item re: Denial of Land Use Designation (#LMIN2026-0001) for the designation of College Avenue between Russell and Webster Streets, also known as the Elmwood TBD, 2026

14. POTENTIAL INITIATIONS

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

- A.** 2362 Bancroft Way-Trinity United Methodist Church (3/1/99)
- B.** Berkeley High School, Building C, 1920; W. C. Hayes (LE 9/13/99)
- C.** John Galen Howard Power Station, UC Campus (CO 4/3/00)
- D.** H.C. Macaulay Foundry, 811 Carleton Street (4/3/00)
- E.** UC Storage Station, James Plachek, Architect (4/3/00)
- F.** "Kittredge Street Historic District" - 2124 Kittredge Street (Elder House and storefront)
- G.** 2138 Kittredge Street (Fitzpatrick House and storefront), and 2117 Kittredge Street (A.H. Broad House and storefront) (JK 11/5/2001)
- H.** 1842-1878 Euclid Avenue (CO 9-14-07)
- I.** Berkeley High School Campus Historic District (SW 1/3/08)
- J.** 2746 Garber Street (SW 3/5/09)
- K.** 1901 Bonita Avenue (CO 11/16/10)
- L.** 1920 Bonita Avenue (CO 11/16/10)
- M.** 1940 Channing Way (CO 11/16/10)
- N.** 1920 Haste Street (CO 11/16/10)
- O.** 2414 Shattuck Avenue (CO 11/16/10)
- P.** Terminal Place (alley) (CO 11/16/10)
- Q.** 2041 University Avenue (CO 11/16/10)
- R.** 2482-2498 Telegraph Avenue And 2445-2449 Dwight Way (CO 12/7/11)
- S.** 2301-2315 Telegraph Avenue / 2510-2516 Bancroft Way (CO 12/7/11)
- T.** 2328-2346 Telegraph Avenue / 2441-2447 Durant Avenue (CO 12/7/11)
- U.** 2400-2402 Telegraph Avenue / 2486-2498 Channing Way (CO 12/7/11)
- V.** 2410-2422 Telegraph Avenue (CO 12/7/11)
- W.** 3049 Adeline Street (CO 3/12/12)
- X.** "Manoa Historic District"- 2530 [sic] Way, 2524 Dwight Way, 2503 Regent Street, 2509 Regent Street, 2511 Regent Street, 2515 Regent Street, 2517 Regent Street, 2506 Dwight Way, 2502 Dwight Way/2501 Telegraph Avenue, 2512–2516 Regent Street/2525 Telegraph Avenue (CO 3/12/12)
- Y.** 1400 Sixth Street (CO 6/7/13)
- Z.** 1409 Scenic Avenue (CO 9/3/15)
- AA.** 1301 Shattuck Avenue, Live Oak Park (CO 2/2/17)
- BB.** 2750-2770 Marin Avenue, Pacific Lutheran Theological Seminary (LPC 5/4/17)
- CC.** 2100 Shattuck Avenue-2100 Kala Bagai Way (SF 6/1/17)
- DD.** 741 Cedar Street (CO 7/6/17)
- EE.** 745 Cedar Street (CO 7/6/17)
- FF.** 749 Cedar Street (CO 7/6/17)
- GG.** 2212 Fifth Street (CO 7/6/17; initiation failed 6/6/21)

- HH. 837 Folger Avenue (CO 7/6/17)
- II. 1517 Fourth Street (CO 7/6/17)
- JJ. 808 Gilman Street (CO 7/6/17)
- KK. 830 Gilman Street (CO 7/6/17)
- LL. 832 Gilman Street (CO 7/6/17)
- MM. 836 Gilman Street (CO 7/6/17)
- NN. 1018 Pardee Street (CO 7/6/17)
- OO. 1336 Sixth Street (CO 7/6/17)
- PP. 1345 Sixth Street (CO 7/6/17)
- QQ. 601 Ashby Avenue (PA 2/1/18)
- RR. 1013 Pardee (BO 9/6/18)
- SS. 1940 Haste Street (LPC 10/04/18; upon relocation of historic building)
- TT. 2222 Fifth Street (LPC 12/6/18)
- UU. 1631-33 Walnut Street (LPC 7/2/19)
- VV. 1601 California Street (PA 11/7/19)
- WW. 2235 Channing Way, 2240 and 2300 Durant Avenue, 2372 Ellsworth Street (LPC 11/5/20)
- XX. 2501, 2510, 2514, 2530 and 2551 San Pablo Avenue (LPC 4/1/21)
- YY. 2132-2154 Center Street (LPC 5/4/23)
- ZZ. 2414 Shattuck Avenue (LPC 9/7/23)
- AAA. 1306 Third Street (LPC 11/7/2024)
- BBB. 1725 Shattuck Avenue (LPC 12/04/2025)
- CCC. 1750 Walnut Street (LPC 12/04/2025)

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

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
2330	Prince Street	ZP2026-0040
2720	San Pablo Avenue	ZP2024-0076
2733-2737	San Pablo Avenue	ZP2023-0090
2420	Shattuck Avenue	ZP2022-0149
2700	Shattuck Avenue	ZP2024-0058
2847	Shattuck Avenue	ZP2024-0077
2920	Shattuck Avenue	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

1522	Josephine Street	ZP2025-0014
2614	Telegraph Avenue	ZP2024-0027

1782 University Avenue ZP2023-0070

16. ADJOURN – 9:53 PM

Motion: Adjourn.

M/S/C: Montilla/Greene

Vote: 9-0-0-0

ATTEST:



Allison Riemer, LPC Secretary