



L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N

S T A F F R E P O R T

FOR COMMISSION ACTION
AUGUST 4, 2022

2119 Marin Avenue – The Laflin House

Landmark application #LMIN2022-0002 for the consideration of City Landmark or Structure of Merit designation status for a residential building constructed in 1910 – APN 61-2584-3

I. Application Basics

A. Land Use Designations: Single Family Residential (R-1) Zoning District Hillside Overlay (H)

B. CEQA Determination: pending

C. Parties Involved

- **Property Owner:** Anne and Michael Ray
2119 Marin Avenue
Berkeley, CA
- **Applicant:** Mark Hulbert
446 17th Street #302
Oakland, CA
- **Staff Recommendation:** Open and then continue the hearing.

Figure 1: Subject property, primary façade in 1940 (Laflin family)



Figure 2: Subject property, primary façade in 2022 (Hulbert)



II. Application Chronology

On May 23, 2022, the property owner submitted the subject City Landmark or Structure of Merit application, prepared by Mark Hulbert, in accordance with Berkeley Municipal Code (BMC) Section 3.24.120. The same day, the applicant also submitted a Mills Act application, which is pending review by staff as well as the outcome of the subject designation request.

On July 25, 2022, staff mailed and posted 10-day advance notices for the August 4, 2022 meeting, in accordance with BMC Section 3.24.140.

III. Rationale for Recommendation

BMC Section 3.24.130 requires the Commission to hold a hearing on a designation proposal within 70 days of receiving an application. Tonight's hearing will occur 73 days after receipt of the application due to scheduling constraints. Notwithstanding the delay, staff advises the Commission to open the hearing in accordance with the hearing requirement.

At this time, the application is under review and staff's recommendation for final action is pending. For this reason, staff suggests that the Commission continue this consideration to its regular meeting on September 1, 2022, and allow additional time to complete the necessary staff work.

IV. Recommendation

Staff recommends that the Commission open the hearing on this matter, allow for public comment, and then continue the hearing to September 1, 2022, at which time staff will prepare a recommendation for action.