



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
NOVEMBER 7, 2024

2033-2035 Francisco Street

Landmark application #LMIN2024-0003 for the consideration of City Landmark or Structure of Merit designation status for a residential property constructed in 1907 – APN 055-2175-010

I. Application Basics

A. Land Use Designations: Restricted Multiple-Family Residential District (R-2A)

B. CEQA Determination: *Pending*

C. Parties Involved

- **Application Author:** Jerri Holan & Associates
1323 Solano Avenue, Suite 204
Albany, CA 94706
- **Property Owner:** Toni Pinck, David Pinck, and Zack Khan
2035 Francisco Street
Berkeley, CA 94709

D. Staff Recommendation: Open the hearing, allow for public comment, and then continue the hearing without discussion to a future LPC meeting.

Figure 1: Vicinity Map – highlighting nearby City Landmarks and Structures of Merit



Landmarks / Structure of Merit; LM,	Parcels
Features	Demolished
Districts	Partially Demolished

Figure 2: Subject property, primary façade – current condition (Holan)



II. Application Chronology

On September 10, 2024, the application author submitted the subject City Landmark or Structure of Merit application on behalf of the property owner, in accordance with Berkeley Municipal Code (BMC) Section 3.24.120. The Landmark application is under review at this time. BMC Section 3.24.220.C requires the Commission to open an SAP hearing within 70 days of receiving an application (i.e. November 19, 2024). The Commission should open the hearing on this matter tonight in order to satisfy this requirement.

In accordance with BMC Section 3.24.140, staff mailed and posted advance notice of tonight's hearing on (or before) October 28, 2024.

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. The Commission must open the hearing on this matter tonight in order to satisfy this requirement. To allow additional time to review the materials and to prepare a recommendation for final action, the Commission should continue this hearing to a future LPC meeting.

IV. Recommendation

Staff recommends that the Commission open the hearing, allow for public comment, and then continue the hearing without discussion to a future LPC meeting date.

Prepared by: Fatema Crane, Principal Planner/LPC Secretary; fcrane@berkeleyca.gov, (510) 981-7410