



Office of the City Manager

INFORMATION CALENDAR
March 21, 2023

To: Honorable Mayor and Members of the City Council
From: Dee Williams-Ridley, City Manager
Submitted by: Jordan Klein, Director, Planning and Development Department
Subject: LPO NOD: 1581 Le Roy Avenue/#LMSAP2022-0009

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision (NOD) is presented to the Mayor and City Council pursuant to Berkeley Municipal Code/Landmarks Preservation Ordinance (BMC/LPO) Section 3.24.240.A, which requires that “a copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting.”

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject City Landmark property. This action is subject to a 15-day appeal period, which began on March 7, 2023.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by March 21, 2023. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

If the Council chooses to appeal the action of the Commission, then a public hearing will be set. The Council must then rule on the designation within 30 days of closing the hearing, otherwise the decision of the Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Commission and make its own decision, the attached NOD is deemed received and filed.

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

Landmark designation provides opportunities for the adaptive re-use and rehabilitation of historic resources within the City. The rehabilitation of these resources, rather than their removal, achieves construction and demolition waste diversion, and promotes investment in existing urban centers.

POSSIBLE FUTURE ACTION

The Council may choose to appeal the decision, in which case it would conduct a public hearing at a future date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Fatema Crane, Principal Planner, Planning and Development, 510-981-7410

Attachments:

1: Notice of Decision – #LMSAP2022-0009 for 1581 Le Roy Avenue



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

N o t i c e o f D e c i s i o n

DATE OF BOARD DECISION: November 3, 2022
DATE NOTICE MAILED: March 6, 2023
APPEAL PERIOD EXPIRATION: March 21, 2023
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): March 22, 2023¹

1581 Le Roy Avenue

#LMSAP2022-0009 to make alterations within the rear and side yard areas of a City Landmark property, in accordance with BMC Section 3.24.200.

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the following request:

- **Structural Alteration Permit**

APPLICANT: Jerri Holan, Historic Architect, AIA, Jerri Holan & Associates

ZONING DISTRICT: Single Family Residence, Hillside Overlay (R-1H)

ENVIRONMENTAL REVIEW STATUS: Categorically exempt under the California Environmental Quality Act Guidelines, Section 15331 (Historical Resource Restoration and Rehabilitation).

¹ Pursuant to BMC Chapter 3.24, the City Council may “certify” any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

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The application materials for this project is available online at:
<http://www.cityofberkeley.info/zoningapplications>

FINDINGS FOR FINAL ACTION AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 7-0-2-0

YES: ADAMS, CRANDALL, ENCHILL, LEUSCHNER, MONTGOMERY, SCHWARTZ, TWU

NO: none

ABSTAIN: FINACOM, LINVILL

ABSENT: none

TO APPEAL THIS DECISION (see Section 3.24.300 of the Berkeley Municipal Code):

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
 - a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
 - a. The basic fee for persons other than the applicant is \$500. This fee may be reduced to \$100 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.

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- b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
- c. The fee for all appeals by Applicants is \$2500.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the permit will be final on the first business day following expiration of the appeal period.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to this decision, the following requirements and restrictions apply:

1. If you challenge this decision 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 after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and 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.
4. 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.
5. 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, your appeal of this decision must include the following information:
 - 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.

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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.

PUBLIC COMMENT:

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.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Fatema Crane, at (510) 981-7413 or FCrane@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning Counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings for Final Action
2. Project Plans, received **SEPTEMBER 7, 2022**



ATTEST: _____
Fatema Crane, Secretary
Landmarks Preservation Commission

cc: City Clerk
Applicant:
Jerri Holan, Historic Architect, AIA

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Jerri Holan & Associate, 1323 Solano Avenue, #204, Albany, CA 94706
Property Owner:
Samuli Seppälä , 1581 Le Roy Avenue, Berkeley, CA 94704

Attachment 1, part 2

Findings and Conditions

1581 Le Roy Avenue – Hillside School

Structural Alteration Permit #LMSAP2022-0009

Structural Alteration Permit to complete landscape improvements in the yard areas of a City Landmark property, including construction of new retaining walls, terraces, decks, on-grade stairs and paths, a cantilevered bridge, a fence and gate.

FINDINGS REQUIRED UNDER CEQA

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15331 of the CEQA Guidelines (“Historic Resource Restoration/Rehabilitation”). Furthermore, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects, (d) the project is not located near a scenic highway, and (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5.

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS

Regarding the Secretary of the Interior’s Standards (SOI) for Rehabilitation, the Landmarks Preservation Commission of the City of Berkeley makes the following findings:

1. The historic elementary school use of the building and property was changed to residential use in 2020, and no further changes are proposed with this project.
2. This project does not propose the removal of the distinctive materials of the Hillside School Building. The proposed completion of the previously-approved guardrail/parapet wall and wall cap installation would not require removal or changes to the exterior stucco building material or design and configuration of the wall. All other proposed work related to the improvements in the yard area would not affect the building’s exterior and, therefore, would retain and preserve the historic building.
3. The proposed landscape improvements are designed in a contemporary style with materials and features that are compatible but unlike the Tudor Revival features of the Hillside School Buildings. For this reason, these improvements would not be conjectural or create a sense of false historical development.

4. The Hillside School site does not feature changes that have acquired historical significance in their own right, therefore SOI Standard #4 is not applicable to the project.
5. Distinctive, character-defining features of this Ratcliff Tudor Revival design include the building's steeply-pitched roof, decorative half-timbering, and pattern of openings and style of doors and windows. Such architectural features would not be affected by this proposal for landscape improvements.
6. As conditioned under COA #12, deteriorated historic features will be repaired rather than replaced. If the severity of deterioration requires replacement, then any new features must match the original in design, color, texture and material (where possible).
7. It is unlikely that chemical or physical treatments would be required for the proposed scope of work. However, if any such treatments are employed, then they shall be undertaken by the gentlest means possible as conditioned herein; COA #14.
8. Given the limited depth of proposed excavation, it is unlikely that surface materials or resources would be affected by this project, located on a site that is not known to be a source for such resources. However, if unexpected discoveries occur, then COA #6-9 shall require appropriate action to preserve and protect discoveries.
9. The proposed pathways, fences and gates, decks, terraces and retain walls would be made of contemporary materials and designed in a simple and functional manner that would be differentiated from the Tudor Revival Ratcliff design. The proposed materials, such as wood, concrete and steel, are similar to the historic building materials in their quality, tone and texture. Therefore, the proposal is found to be generally compatible and, yet, sufficiently differentiated and consistent with this Standard.
10. Because the proposed landscape improvements would not affect the historic main building, their removal in the future could be undertaken without adverse effect on the historic design of the Hillside School Building.

FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve the characteristics and features specified in the designation for this property. Specifically:
 - a) The proposed scope of landscape improvements in the open yard areas of the Hillside School property would have little or no effect on the historic main building or its Tudor Revival architectural design and special character.
 - b) Owing to their proposed design that features high-quality materials in tones and textures that would be subtle within the open space context, these new landscape improvements are not found to be detrimental to the Hillside School Building or property overall, or to its relationship with the La Loma Park District.

STANDARD CONDITIONS

The following conditions, as well as all other applicable provisions of the Landmarks Preservation Ordinance, apply to this Permit:

1. Conditions Shall be Printed on Plans

The conditions of this Permit shall be printed on the *second* sheet of each plan set submitted for a building permit pursuant to this Permit, under the title 'Structural Alteration Permit Conditions'. *Additional sheets* may also be used if the *second* sheet is not of sufficient size to list all of the conditions. The sheet(s) containing the conditions shall be of the same size as those sheets containing the construction drawings; 8-1/2" by 11" sheets are not acceptable.

2. Plans and Representations Become Conditions

Except as specified herein, the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or during the approval process are deemed conditions of approval.

3. Subject to All Applicable Laws and Regulations

The approved use and/or construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to construction, the applicant shall identify and secure all applicable permits from the Zoning Adjustments Board or Zoning Officer, Building and Safety Division, Public Works Department and other affected City divisions and departments.

4. Exercise and Lapse of Permits (Section 23.404.060.C)

- A. A permit for the construction of a building or structure is deemed exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.
- B. A permit may be declared lapsed and of no further force and effect if it is not exercised within one year of its issuance, except that permits for construction or alteration of structures or buildings may not be declared lapsed if the permittee has: (1) applied for a building permit; or, (2) made substantial good faith efforts to obtain a building permit and begin construction, even if a building permit has not been issued and/or construction has not begun.

5. Indemnification Agreement

The applicant shall hold the City of Berkeley and its officers harmless in the event of any legal action related to the granting of this Permit, shall cooperate with the City in defense of such action, and shall indemnify the City for any award of damages or attorneys fees that may result.

6. Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.
7. Archaeological Resources (Ongoing throughout demolition, grading, and/or construction). Pursuant to CEQA Guidelines Section 15064.5(f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore:
- A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
 - B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Berkeley. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by the qualified professional according to current professional standards.
 - C. In considering any suggested measure proposed by the qualified professional, the project applicant shall determine whether avoidance is necessary or feasible in light of factors such as the uniqueness of the find, project design, costs, and other considerations.
 - D. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation measures for cultural resources is carried out.
 - E. If significant materials are recovered, the qualified professional shall prepare a report on the findings for submittal to the Northwest Information Center.
8. Human Remains (Ongoing throughout demolition, grading, and/or construction). In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to CEQA Guidelines Section 15064.5 (e)(1) . If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to Health and Safety Code Section 7050.5(c), and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not

feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

9. Paleontological Resources (Ongoing throughout demolition, grading, and/or construction). In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995, 1996]). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

10. The proposed project is approved as shown on the drawings dated “received **September 7, 2022**” subject to the following conditions.
11. No changes can be made to these approved plans without prior approval.
12. This Structural Alteration Permit is contingent upon Administrative Use Permit approval for the project.
13. **Repair and replacement of character-defining features.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
14. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
15. **COLORS** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.
16. **DETAILS** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit window, door, base, and trim details for review and approval by the Landmarks plan checker.

17. **LIGHTING** Prior to Landmarks plan checker sign-off of the building permit set of drawings, the applicant shall submit lighting details showing all existing and proposed site and building lighting. Exterior lighting, including for signage, shall be downcast and not cause glare on the public right-of-way and adjacent parcels.
18. The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.
19. The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Landmarks staff, which may modify or impose additional conditions, or revoke approval.
20. All building permit drawings and subsequent construction shall substantially conform to the approved plans as outlined in Condition #1. Any modifications must be reviewed by the Landmarks plan checker to determine whether the modification requires approval.
21. The applicant shall hold harmless, defend, and indemnify the City of Berkeley and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney's fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney's fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant's expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.



LE ROY AVENUE SIGN



BUENA VISTA WAYSIGN



LA LOMA AVENUE SIGN



TRANSMITTAL MEMO

To: Neighbors of Hillside School
 Date: September 1, 2022
 From: Samuli Seppälä, Owner, Hillside School, 1581 Le Roy Avenue

As part of my renovations at Hillside School, I need to conduct site improvements to make the property safer and more functional as a residence. The improvements should be my last and final Phase 2 of the School rehabilitation project. They include the repair and restoration of the North Terrace with the addition of a wheelchair ramp; replacing the existing stairs at La Loma and adding an art terrace and bridge; replacing the existing driveway and adding a turn around space behind the old Kindergarten building; and adding solar panels on the rear roof which won't be visible to the public.

Please look over the enclosed plans which illustrate the scope of work and share with me any concerns or issues you may have with my proposal. On Sheet T-2, you will find a Signature Table for your comments. Next to your address, print and sign your name and list any comments or objections there. Take as much space as you need and add additional sheets if you need. Even if you have no comments, I would appreciate your signature on the Table per City requirements. All of your comments will be reviewed by me and transmitted to City staff.

If you have any questions, please contact the Architect, Jerri Holan, at her office below. We'll try and respond as soon as we can.

Finally, if you could return the signed Sheet T-2 to the School or the Architect's office by September 30, we would appreciate it.

Thank you for your time.

Samuli Seppälä
 1581 Le Roy Avenue
 Berkeley, CA 94708

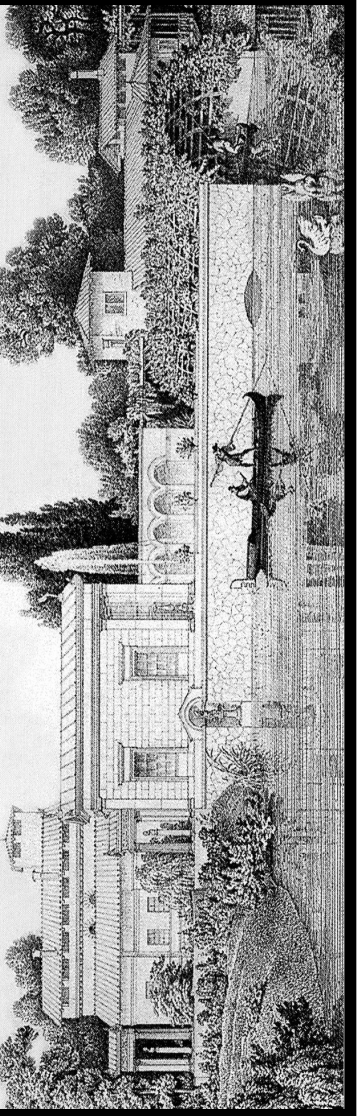
Enclosures

Tel: 510.528.1079 Fax: 510.528.1073
 Website: www.holanarchitects.com 1323 Solano Avenue, Suite 204, Albany, California 94706 Email: info@holanarchitects.com

I have reviewed the plans for Phase 2 at Hillside School (1581 Le Roy Avenue) for site work that includes a replacement driveway, new eastern stairs and a bridge, and the repair and restoration of the North Terrace.

NEIGHBORHOOD SIGNATURES

Printed Name	Signature	Address	Owner or Renter	Date	Have No Objections	Have Objections (Please state briefly)	Have No Comment
		2530 Buena Vista					
		2535 Buena Vista					
		2545 Buena Vista					
		2555 Buena Vista					
		2564 Buena Vista					
		2565 Buena Vista					
		2573 Buena Vista					
		1520 Le Roy					
		1526 Le Roy					
		1536 Le Roy					
		1540 Le Roy					
		1542 Le Roy					
		1544 Le Roy					
		1546 Le Roy					
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		1512 La Loma					
		1514 La Loma					
		1515 La Loma					
		1521 La Loma					
		1525 La Loma					
		1528 La Loma					
		1530 La Loma					
		1542 La Loma					
		1544 La Loma					
		1546 La Loma					
		1550 La Vereda					
		1555 La Vereda					
		2639 Cedar					
		2641 Cedar					
		1521 Hill Court					



JERRI HOLAN & ASSOCIATES
 ARCHITECT * ENGINEERS * PLANNERS
 1323 Solano Avenue, Suite 204, Albany, CA 94706
 www.holanarchitects.com 510.528.1079

Phase 2
 Site Repairs & Improvements for
 Hillside School
 aka
SEPPÄLÄ RESIDENCE
 1581 Le Roy Avenue
 Berkeley, CA

Revisions:

Issue Date:
 9/1/22 - Distributed Plans to Neighbors
 9/7/22 - Submitted to City for Use & Structural Alteration Permit.

NEIGHBORHOOD
 OUTREACH

SHEET

T-2



GENERAL AND SITE PLAN NOTES:

- These Drawings and Specifications may not be used for construction unless corresponding Drawings signed by the Architect and approved by the building department, with appropriate permits, are in the possession of the General Contractor or Owner.
- Use of these drawings constitutes acceptance.
- Drawings and Specifications, as instruments of service, are and shall remain the property of the architect whether the project is executed or not. The owner may be permitted to retain copies for information and reference in connection with the use and occupancy of the project. The Drawings and Specifications shall not be used by the owner or anyone else without permission from the architect.
- The architect will not be responsible for any changes in, or divergence from, the plans, specifications, or details unless such are specifically allowed in writing by the architect.
- The architect does not accept responsibility for any changes made necessary by building codes, laws, or ordinances. All contractors, subcontractors, fabricators, and other persons utilizing these plans are advised to verify any and all aspects of these plans and any inconsistencies between them and actual conditions or requirements of equipment, materials, local codes or ordinances. Any such inconsistencies shall be brought to the attention of the architect in a timely fashion so that they may be resolved or clarified.
- All work shall conform to the 2023 California Building Code (CBC), the 2023 California Residential Code (CRC), the 2023 California Historical Building Code (CHBC), the 2023 California Existing Building Code, and The Secretary of the Interior's Standards for the Treatment of Historic Properties 1995 and any other applicable local codes, regulations, and ordinances.
- By executing the Work, the contractor represents that he has visited the site, familiarized himself with the local conditions under which the work is to be performed, and correlated his observations with the requirements of the Drawings and Specifications. The Site Plan does not constitute a survey and its accuracy should be verified in the field.
- The Contractor shall be responsible for coordinating the work of all trades. All subcontractors shall coordinate work with each other.
- The contractor shall be responsible for protection of all trees and other conditions to remain with the construction area.
- The site shall be kept clean at all times. Materials indicated to be reinstalled shall be stored and protected onsite unless otherwise noted. Upon completion of the work and prior to acceptance by Owner, contractor shall conduct a final, thorough cleanup of site and building.
- Any work not shown or specified which can reasonably be inferred or defined as belonging to the work and necessary to complete any system shall be the responsibility of the contractor.
- All items not noted as new (N) are existing.
- All existing construction shall be patched as required to make surfaces whole, sound, and to match existing adjacent construction except as otherwise noted.

SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATING HISTORIC BUILDINGS:

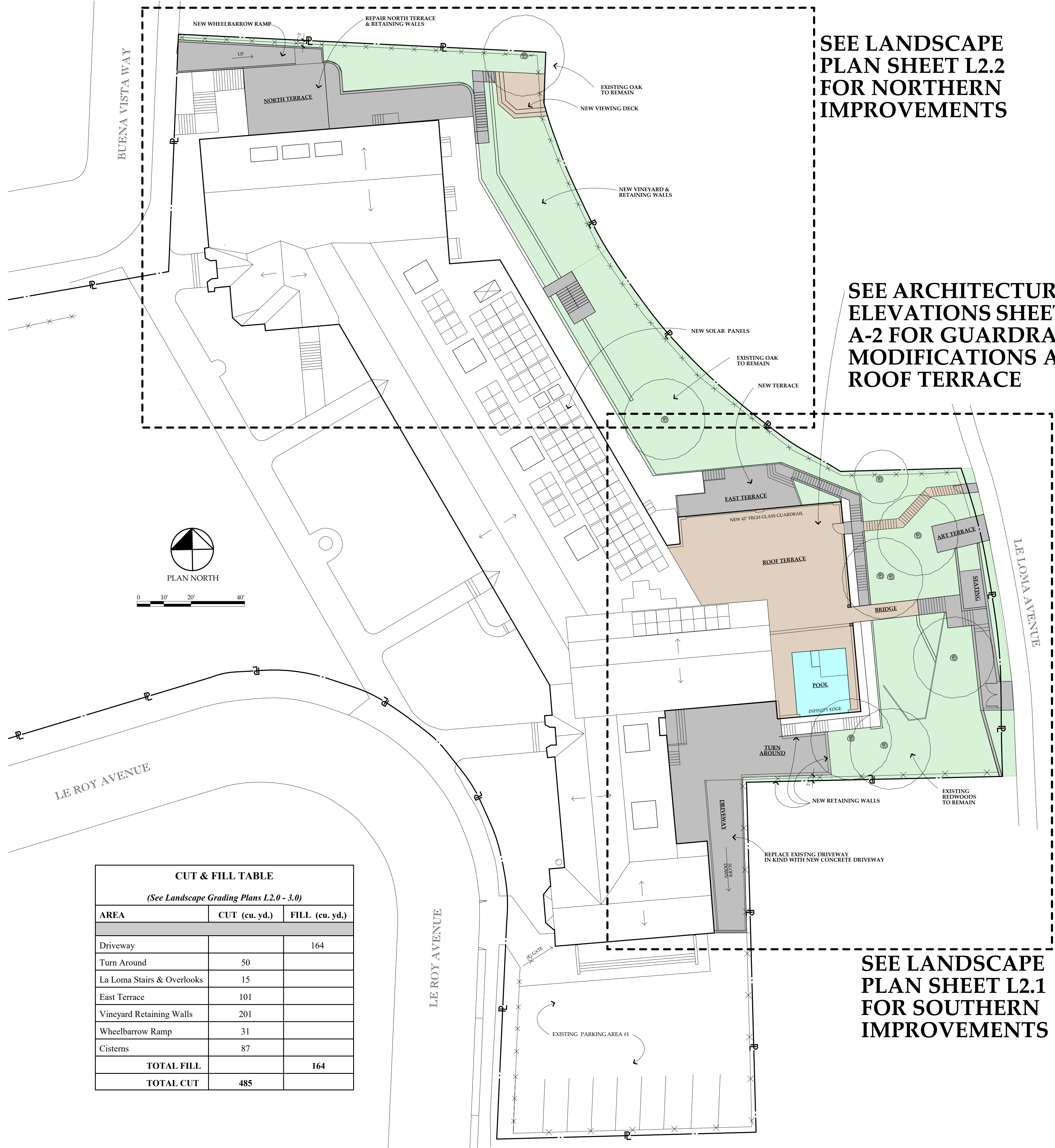
As a property on the National Register of Historic Properties, the following Standards shall be followed:

- Standard 1** - A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- Standard 2** - The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Standard 3** - Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.
- Standard 4** - Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Standard 5** - Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Standard 6** - Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Standard 7** - Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Standard 8** - Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- Standard 9** - New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment.
- Standard 10** - New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

2019 CALIFORNIA HISTORICAL BUILDING CODE (CHBC) NOTES:

As a qualified historic building, the application of the following provisions of the CHBC apply:

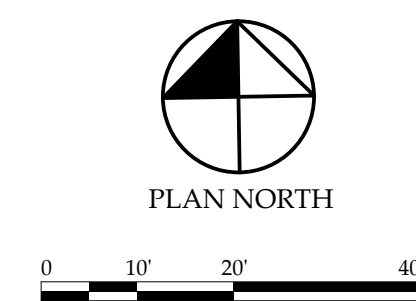
SECTION 8-102.1.6 - Qualified buildings shall not be subject to additional work required by the regular code beyond that required to complete the work undertaken.



SEE LANDSCAPE PLAN SHEET L2.2 FOR NORTHERN IMPROVEMENTS

SEE ARCHITECTURAL ELEVATIONS SHEET A-2 FOR GUARDRAIL MODIFICATIONS AT ROOF TERRACE

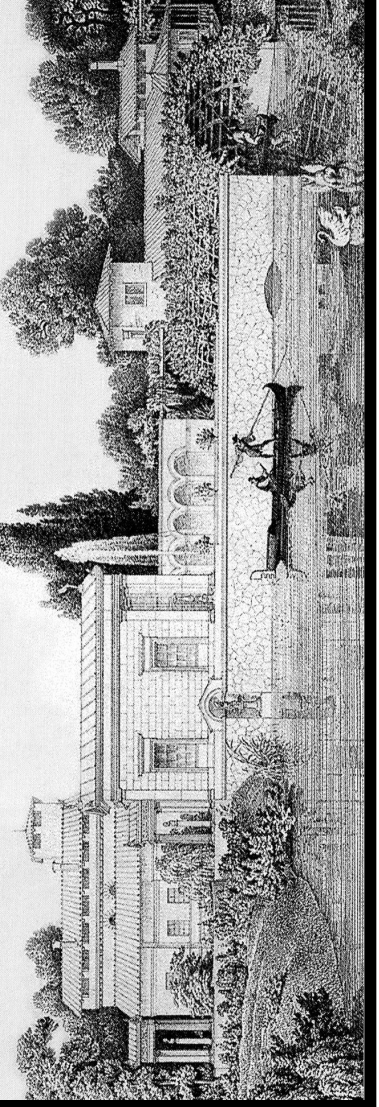
SEE LANDSCAPE PLAN SHEET L2.1 FOR SOUTHERN IMPROVEMENTS



CUT & FILL TABLE		
(See Landscape Grading Plans L2.0 - 3.0)		
AREA	CUT (cu. yd.)	FILL (cu. yd.)
Driveway		164
Turn Around	50	
La Loma Stairs & Overlooks	15	
East Terrace	101	
Vineyard Retaining Walls	201	
Wheelbarrow Ramp	31	
Cisterns	87	
TOTAL FILL		164
TOTAL CUT	485	

4 SITE & ROOF PLAN
A-1

SCALE: 1" = 20'



JERRI HOLAN & ASSOCIATES
ARCHITECT * ENGINEERS * PLANNERS
1323 Solano Avenue, Suite 204, Albany, CA 94706
www.holanarchitects.com 510.528.1079

Phase 2
Site Repairs & Improvements for
Hillside School
aka
SEPPÄLÄ RESIDENCE
1581 Le Roy Avenue
Berkeley, CA

Revisions:
Issue Date:
6/1/21 - Disbanded Plans to Neighbors
6/7/22 - Submitted to City for Use & Structural Alteration Permits

SITE & ROOF PLAN
SHEET

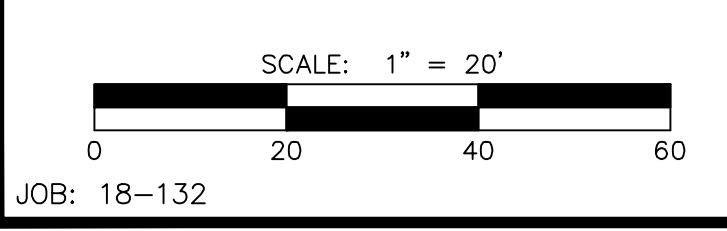
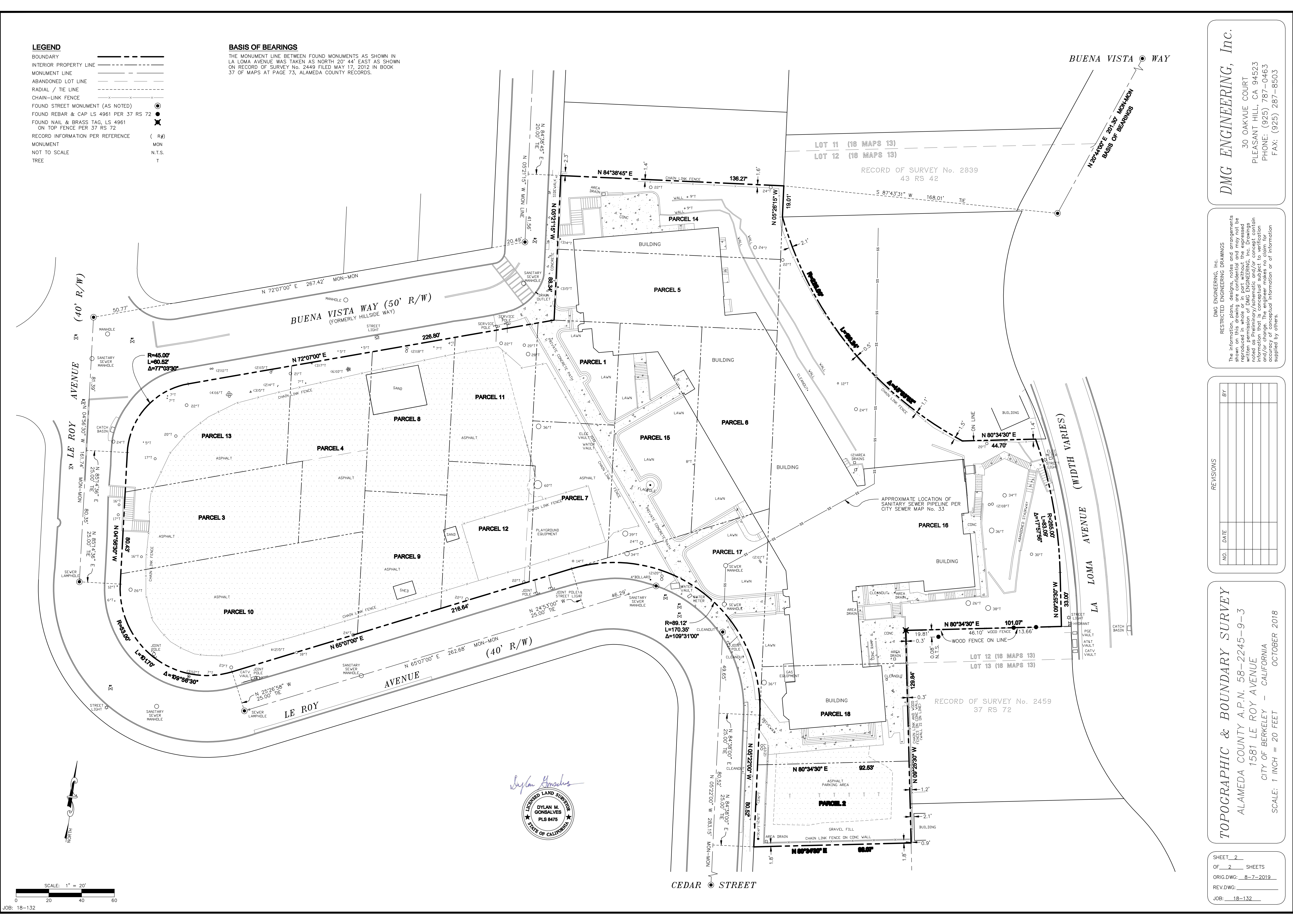
A-1
of 4

LEGEND

- BOUNDARY
- INTERIOR PROPERTY LINE
- MONUMENT LINE
- ABANDONED LOT LINE
- RADIAL / TIE LINE
- CHAIN-LINK FENCE
- FOUND STREET MONUMENT (AS NOTED)
- FOUND REBAR & CAP LS 4961 PER 37 RS 72
- FOUND NAIL & BRASS TAG, LS 4961 ON TOP FENCE PER 37 RS 72
- RECORD INFORMATION PER REFERENCE
- MONUMENT
- NOT TO SCALE
- TREE

BASIS OF BEARINGS

THE MONUMENT LINE BETWEEN FOUND MONUMENTS AS SHOWN IN LA LOMA AVENUE WAS TAKEN AS NORTH 20° 44' EAST AS SHOWN ON RECORD OF SURVEY No. 2449 FILED MAY 17, 2012 IN BOOK 37 OF MAPS AT PAGE 73, ALAMEDA COUNTY RECORDS.



JOB: 18-132



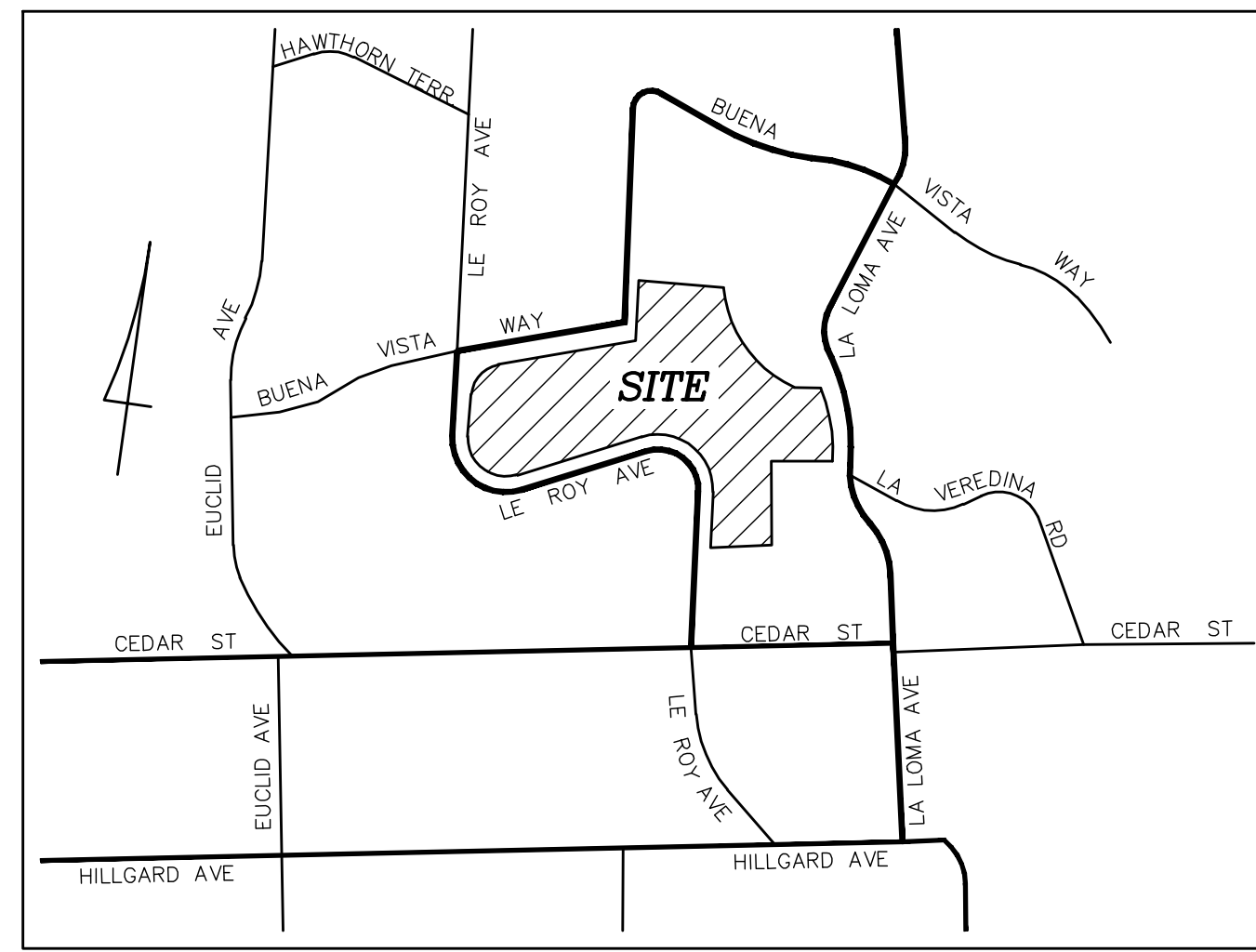
DMG ENGINEERING, Inc.
 30 OAKVUE COURT
 PLEASANT HILL, CA 94523
 PHONE: (925) 787-0463
 FAX: (925) 287-8503

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REVISIONS	
NO.	DATE

TOPOGRAPHIC & BOUNDARY SURVEY
 ALAMEDA COUNTY A.P.N. 58-2245-9-3
 1581 LE ROY AVENUE
 CITY OF BERKELEY - CALIFORNIA
 SCALE: 1 INCH = 20 FEET
 OCTOBER 2018

SHEET 2
 OF 2 SHEETS
 ORIG.DWG: 8-7-2019
 REV.DWG:
 JOB: 18-132

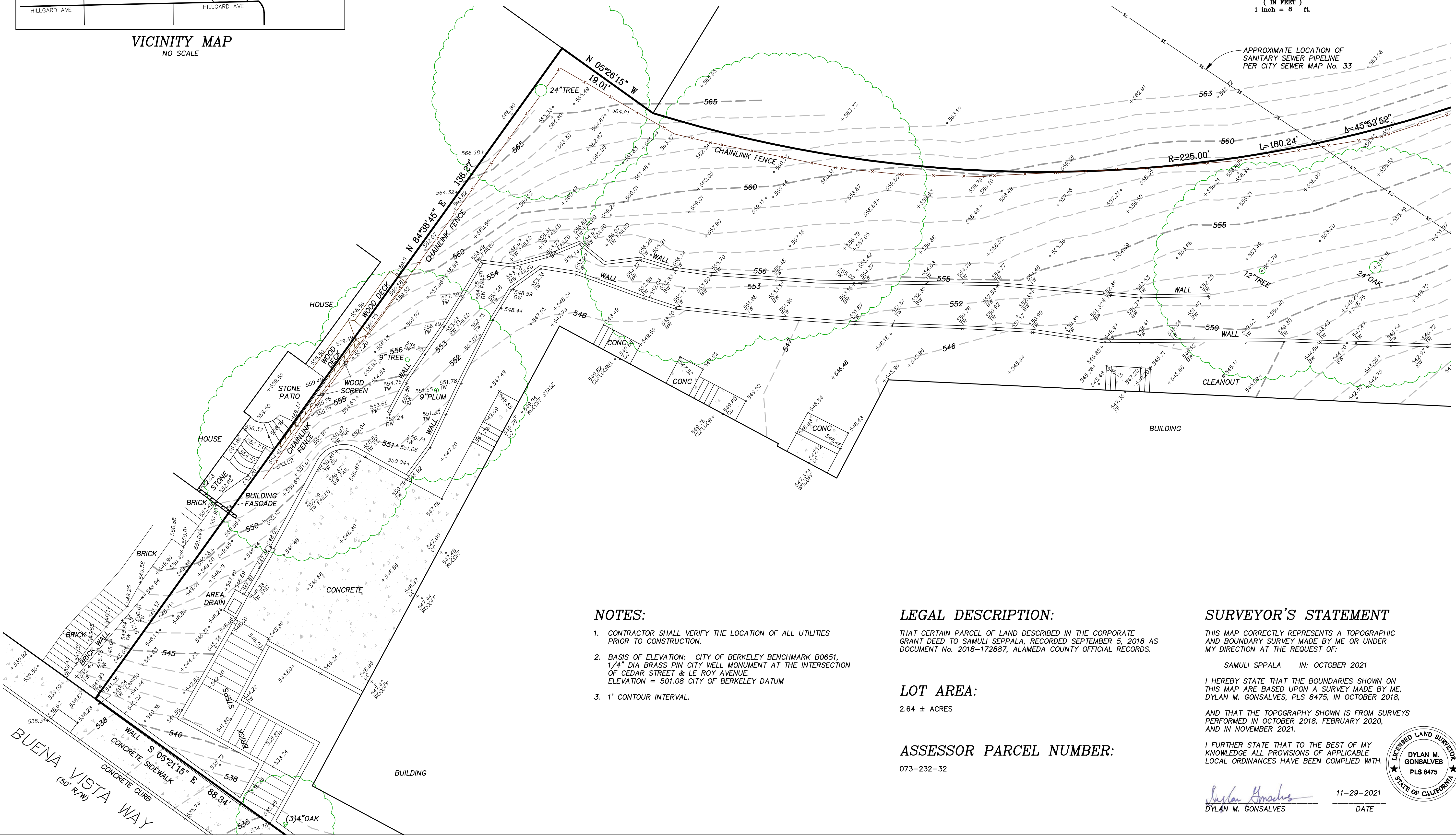
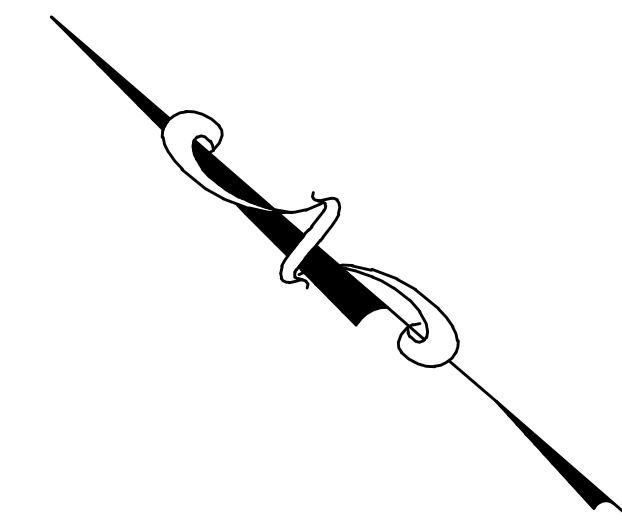
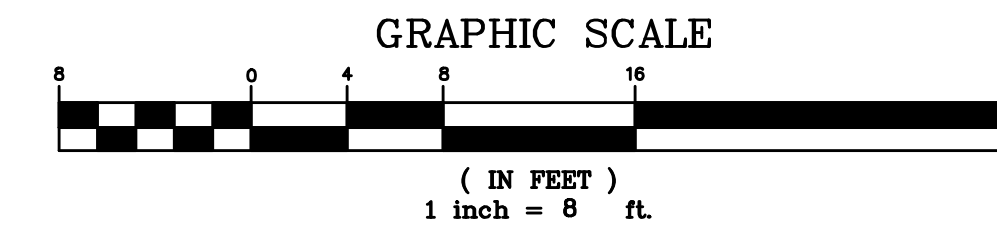


VICINITY MAP
NO SCALE

PARTIAL TOPOGRAPHIC SURVEY

1581 LE ROY AVENUE
CITY OF BERKELEY

ALAMEDA COUNTY - CALIFORNIA
SCALE: 1 INCH = 8 FEET NOVEMBER 2021



CONTINUES ON SHEET 2

NOTES:

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- BASIS OF ELEVATION: CITY OF BERKELEY BENCHMARK B0651, 1/4" DIA BRASS PIN CITY WELL MONUMENT AT THE INTERSECTION OF CEDAR STREET & LE ROY AVENUE. ELEVATION = 501.08 CITY OF BERKELEY DATUM
- 1' CONTOUR INTERVAL.

LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE CORPORATE GRANT DEED TO SAMULI SEPPALA, RECORDED SEPTEMBER 5, 2018 AS DOCUMENT No. 2018-172887, ALAMEDA COUNTY OFFICIAL RECORDS.

LOT AREA:

2.64 ± ACRES

ASSESSOR PARCEL NUMBER:

073-232-32

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF:

SAMULI SEPPALA IN: OCTOBER 2021

I HEREBY STATE THAT THE BOUNDARIES SHOWN ON THIS MAP ARE BASED UPON A SURVEY MADE BY ME, DYLAN M. GONSALVES, PLS 8475, IN OCTOBER 2018,

AND THAT THE TOPOGRAPHY SHOWN IS FROM SURVEYS PERFORMED IN OCTOBER 2018, FEBRUARY 2020, AND IN NOVEMBER 2021.

I FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

Dylan M. Gonsalves
DYLAN M. GONSALVES DATE 11-29-2021

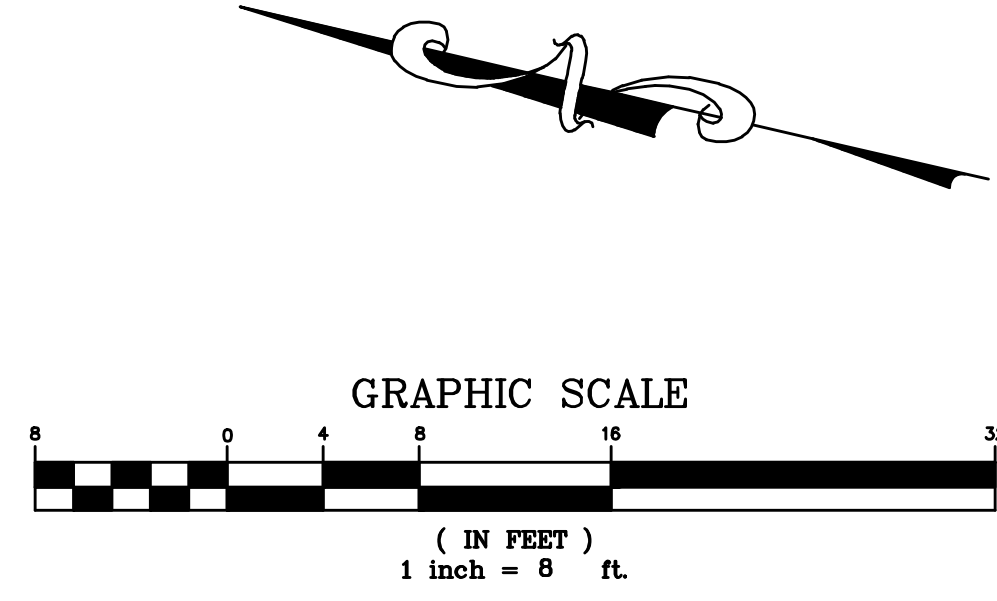


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No.	DATE	REVISIONS DESCRIPTION	BY

PARTIAL TOPOGRAPHIC SURVEY
 1581 LE ROY AVENUE
 CITY OF BERKELEY - CALIFORNIA
 SCALE: 1 INCH = 8 FEET
 DECEMBER 2021

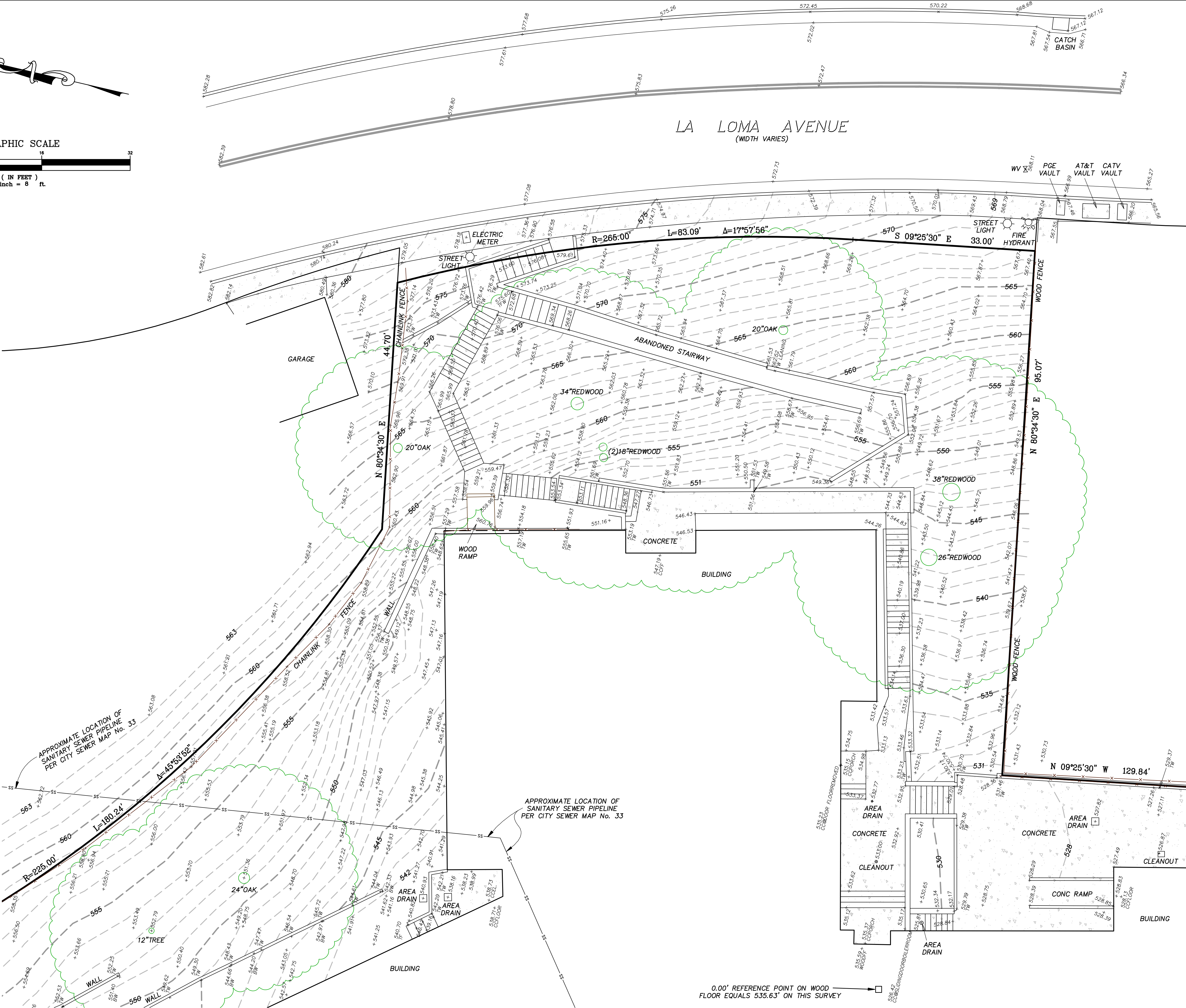
SHEET 1
 OF 2 SHEET(S)
 ORIG.DWG: 12-1-2021
 REV.DWG: _____
 JOB: 18-132



GRAPHIC SCALE

(IN FEET)
1 inch = 8 ft.

CONTINUES ON SHEET 1



0.00' REFERENCE POINT ON WOOD FLOOR EQUALS 535.63' ON THIS SURVEY

DMG ENGINEERING, INC.
30 OAKVUE COURT
PLEASANT HILL, CA 94523
PHONE: (925) 787-0463
FAX: (925) 287-8503

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No.	DATE	REVISIONS DESCRIPTION	BY

PARTIAL TOPOGRAPHIC SURVEY
1581 LE ROY AVENUE
CITY OF BERKELEY - CALIFORNIA
SCALE: 1 INCH = 8 FEET
DECEMBER 2021

SHEET 2
OF 2 SHEET(S)
ORIG.DWG: 11-29-2021
REV.DWG: _____
JOB: 18-132

