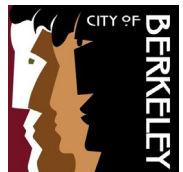


1960 San Antonio Avenue/ 645 Arlington Avenue Spring Estate

Landmarks Preservation Commission Appeal
Structural Alteration Permit #LMSAP2022-0005

Staff: Allison Riemer (she/her)



Outline

1960 San Antonio Avenue / 645 Arlington Avenue

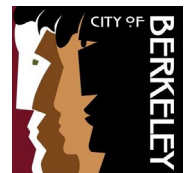
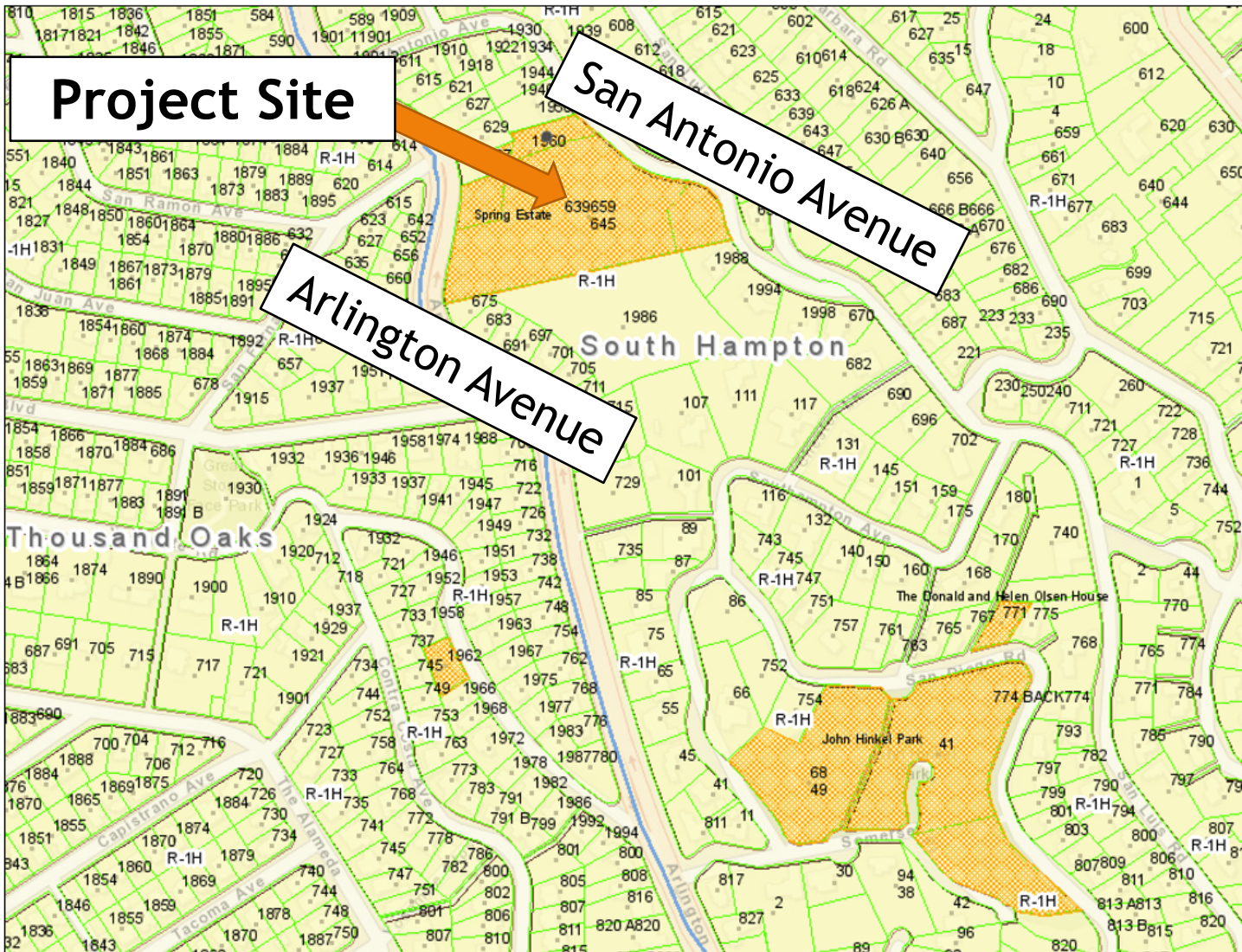
- Project location
- Application
- Timeline
- Appeal points
- Recommendation



Spring Mansion and existing garage

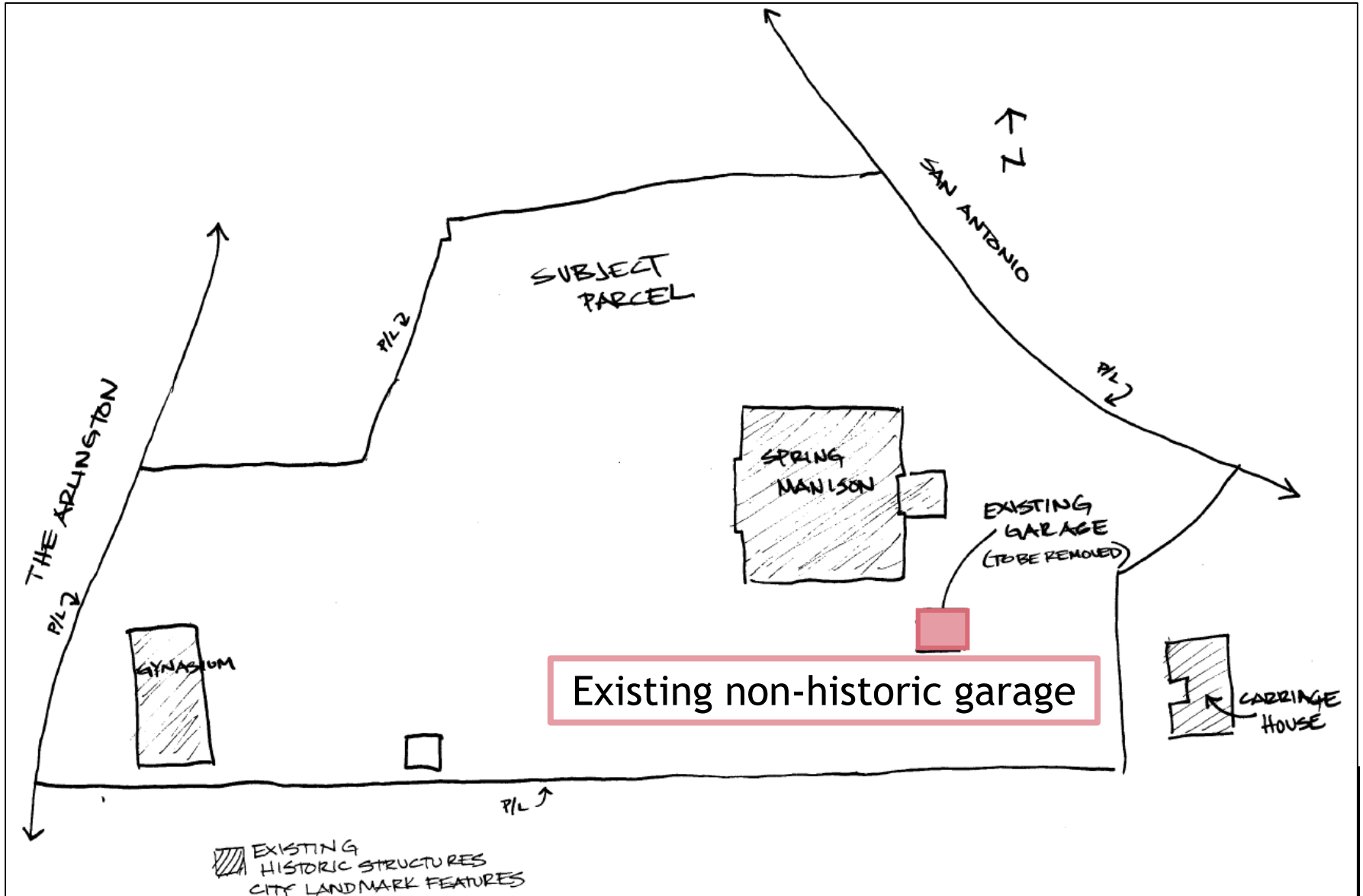
Location

1960 San Antonio Avenue/645 Arlington Avenue



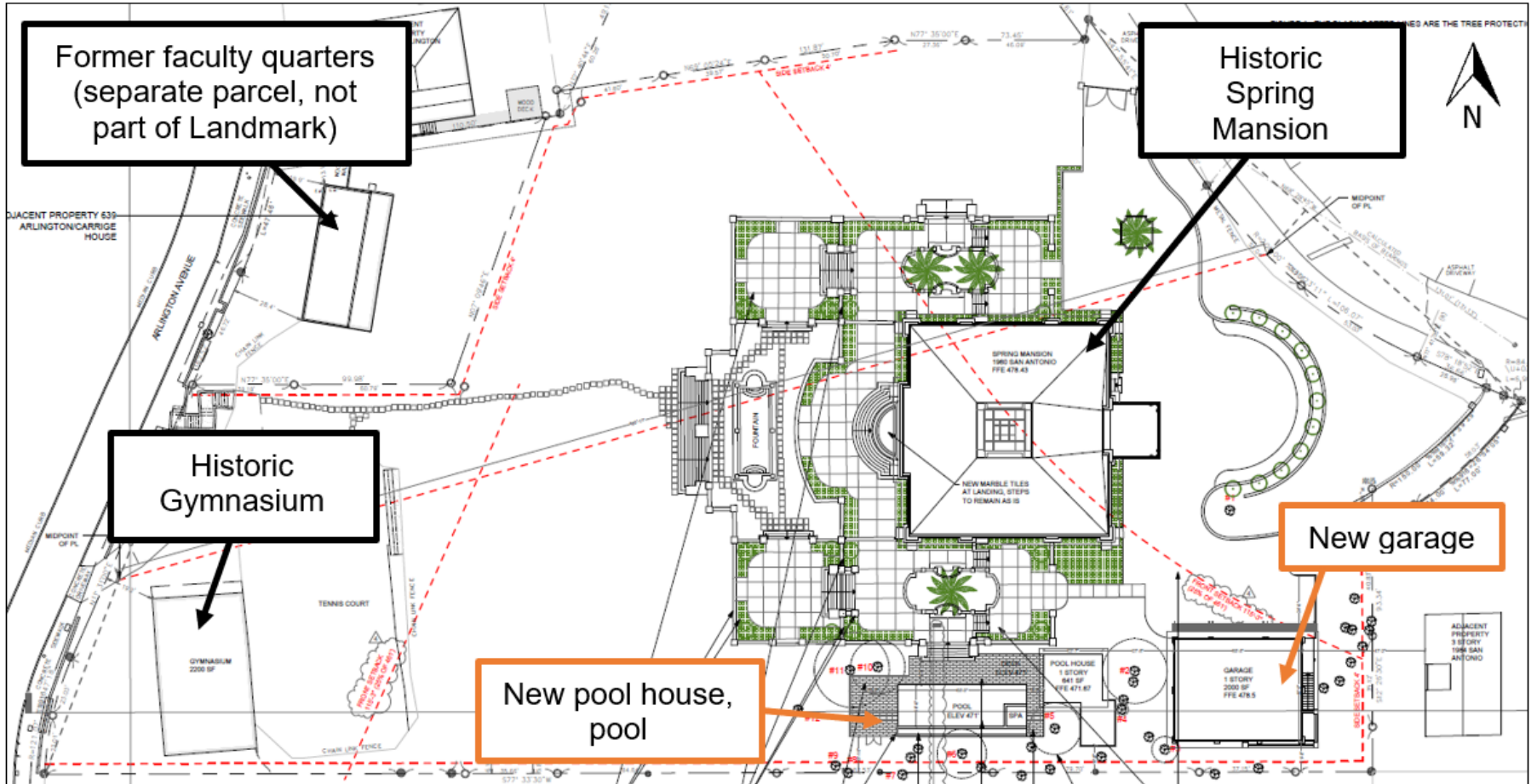
Landmark

1960 San Antonio Avenue / 645 Arlington Avenue



Application

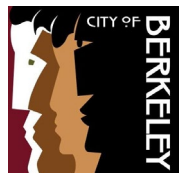
1960 San Antonio Avenue/645 Arlington Avenue



Timeline

1960 San Antonio Avenue / 645 Arlington Avenue

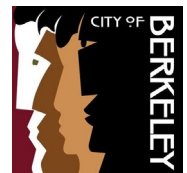
- June 2022: Application submitted
- June 2023: LPC approval
- November 2023: Appealed
- February 2024: Council hearing



Appeal Point 1

1960 San Antonio Avenue/645 Arlington Avenue

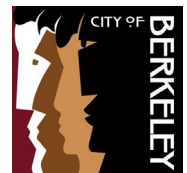
| Appeal Point 1 | Staff Analysis |
|---|--|
| <p>Rehabilitation of the gym is not feasible due to a “lack of structural and material integrity, lack of historical and architectural character, generations of neglect, and safety concerns.”</p> | <ul style="list-style-type: none">• Building was constructed in 1929, but can still be repaired• Gym is part of the Landmark, and maintenance of Landmarks is required (BMC Section 3.24.290) |



Appeal Point 2

1960 San Antonio Avenue / 645 Arlington Avenue

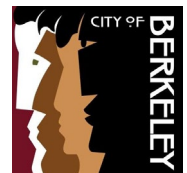
| Appeal Point 2 | Staff Analysis |
|--|--|
| <p>Gym should be removed due to public safety concerns</p> | <ul style="list-style-type: none">• Building is not in danger of collapse, and securing the building will address safety concerns.• Gym is part of the Landmark, and its removal would require CEQA review• Council may consider removing the building or upholding the rehabilitation requirement |



Appeal Point 3

1960 San Antonio Avenue / 645 Arlington Avenue

| Appeal Point 3 | Staff Analysis |
|--|--|
| The gym is not “rehabilitation worthy” | <ul style="list-style-type: none">• The gym is a feature to be preserved, and thus part of the Landmark, and maintenance of Landmarks is required (BMC Section 3.24.290) |



Recommendation

1960 San Antonio Avenue/645 Arlington Avenue

- Conduct a public hearing
- Adopt a resolution
 - Affirming the LPC decision to approve the SAP, and the Findings and Conditions, and dismiss the appeal.
- Alternative Actions Considered
 - Continue the public hearing
 - Reverse or modify LPC's decision
 - Remand the matter to LPC