



Office of the City Manager

PUBLIC HEARING  
February 13, 2024

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Jordan Klein, Director, Planning & Development Department

Subject: Appeal of Landmarks Preservation Commission Decision – Approval of Structural Alteration Permit #LMSAP22022-0005 for 1960 San Antonio Avenue/645 Arlington Avenue- Spring Estate

### RECOMMENDATION

Conduct a public hearing and upon conclusion, adopt a Resolution affirming the Landmarks Preservation Commission (LPC) decision to approve a Structural Alteration Permit (SAP) to restore the terrace, remove the non-historic building addition, and repair railings and walkways of the Spring mansion; demolish the detached, non-historic garage and construct a new ten-car garage; demolish and replace the non-historic driveway, retaining walls and stairs on the east side of the property; construct a new, detached pool house; excavate and install a new swimming pool; and complete landscape improvements at a City Landmark residential property in the Hillside neighborhood, contingent upon rehabilitation of the historic gymnasium building, and dismiss the appeal.

### SUMMARY

The LPC approved the SAP in June 2023. The action was appealed by the property owner because they object to Conditions of Approval #15 and #16 that require a Historic Preservation Treatment Plan (COA #15) and rehabilitation of the historic gymnasium building that is located on of the Landmark site (COA #16).

### FISCAL IMPACTS OF RECOMMENDATION

None.

### CURRENT SITUATION AND ITS EFFECTS

The current property owner purchased the property in 2020 and initiated repair work with a building permit in 2022. On June 1, 2022, Bahadour Zarrin (applicant/contractor) submitted a SAP application seeking approval to demolish the existing detached garage, remove the auditorium building extension on top of the southwest terrace of the Spring Mansion (main building), and concrete walls, concrete steps, and the fountain near the San Antonio Avenue entrance; repair concrete walkways, retaining walls, railings, and balusters north, south, and west of the mansion; rehabilitate the room

below the auditorium; modify the driveway area off of San Antonio Avenue; and add a pool, pool house, and new garage. The work proposed under the SAP will remove non-historic features and a non-historic addition, repair concrete features that are part of the Landmark, and add new buildings to accommodate the needs of the new owner.

LPC opened the first SAP hearing on August 4, 2022, and continued the matter without discussion pending submittal of a complete application and recommendation for final action. A neighbor shared concerns related to the condition of the site and public noticing procedures. Another neighbor expressed support for the project.

On March 2, 2023 LPC resumed the hearing, provided comments and direction to the applicant, and continued the matter pending receipt of the revised application submittal in response to their comments. At this meeting, two neighbors expressed concerns about the poor condition of the gymnasium building and a non-historic building, located on a separate parcel under the same ownership.

A letter was received from a neighbor in May 2023, expressing concerns about the neglect of the property, and the size of the proposed garage.

On June 1, 2023, LPC conducted a public hearing for the SAP after staff posted the requisite notice not less than ten days prior. LPC discussed the project and approved the SAP by a vote of 8-0-0-1 (Yes: Adams, Crandall, Enchill, Finacom, Linvill, Montgomery, Schwartz, Twu; No: None; Abstain: None; Absent: Leuschner).

On October 30, 2023 staff issued the Notice of the Decision, and on November 13, 2023 the property owner filed an appeal for City Council review. The original applicant (contractor) is no longer involved with this project. The City Clerk set the matter for review by the Council on February 13, 2024. The Appellant was informed of the hearing date by letter on November 20, 2023.

In accordance with BMC Section 23.404.040(B), on or before January 30, 2024 staff posted the public hearing notice of the Council hearing at the site and nearby, and mailed notices to property owners and occupants within 300 feet of the project site, and the appellant. The Council must conduct a public hearing to resolve the appeal.

### BACKGROUND

The City Landmark Spring Estate consists of a grand main building designed by John Hudson Thomas in the Beaux-Arts architectural style. It was completed in 1912 and features concrete and iron architectural features, terraces to the west, north, and south, and stairs and walkways leading to Arlington Avenue. The Landmark includes a gymnasium building adjacent to Arlington Avenue and an additional single-family dwelling (1984 San Antonio Avenue) known as the carriage house, which is on a separate parcel and under separate ownership.

### Historically Significant Features:

- Mansion with concrete and iron architectural features
- Terraces and balustrades to the front, rear, and side of the mansion
- Fountain west of the mansion
- Stairs and walkway to Arlington Avenue
- Statues, urns, retaining walls in the Beaux Arts style
- Gymnasium at Arlington Avenue
- Carriage house at San Antonio Avenue (1984 San Antonio Avenue)
- Design landscape and hardscape features original to the estate

LPC designated the property as a City Landmark in 2000 (see Attachment 4, designation record). The designation excluded several site features, including a building addition on the original southwest terrace of the Spring Mansion, garden sheds, tennis courts, a fountain and entrance features at the east, adjacent to San Antonio Avenue, the detached, two-car garage, and a residence at 639 Arlington Avenue.

The gymnasium and residence at 639 Arlington Avenue are in poor condition, and much of the grounds have been neglected, with failing or damaged retaining walls and overgrown vegetation. The condition of the property does not comply with BMC Chapter 3.24.290, for *good repair and maintenance required*. A rehabilitation plan was required as a Condition of Approval (COA#15; page 6, Attachment 1) to ensure that the gymnasium is rehabilitated and the site is brought into compliance with the standards of the Landmarks Preservation Ordinance.

For additional project background, please see Attachment 3, the June 1, 2023 LPC staff report for this project.

### RATIONALE FOR RECOMMENDATION

The issues raised in the appellant's letter and staff's responses are detailed below. For the sake of brevity, the appeal issues are not re-stated in their entirety. Please refer to the appeal letter (Attachment 2) for the full text.

**Issue 1: Rehabilitation of the gymnasium is not feasible due to a “lack of structural and material integrity, lack of historical and architectural character, generations of neglect, and safety concerns” (Attachment 2, page 1).**

Response 1: The appellant has provided a property inspection report from a structural engineer, which concludes that the building is “not structurally sound and needs to be demolished” (Attachment 2, page 16). The building does not meet current building code requirements as it was constructed in 1929, and the foundation may appear imperfect with superficial cracks. However, evidence has not been submitted indicating that the building is infeasible to repair.

The report provided by the appellant describes the current condition of the building but does not offer a remedy to the condition, other than demolition. Planning and Development Department staff find that demolition is not necessary and that a qualified professional can stabilize the building, and thus the structural integrity of the building can be restored through repair and rehabilitation. From a historic preservation perspective, the building retains material integrity since the exterior materials date from the time of its construction (*National Register Bulletin 15*, page 45)<sup>1</sup>. Rehabilitation of the building is feasible, and demolition is not required.

The best practices in cultural resources preservation anticipates that repair and rehabilitation of neglected structures may be extensive and provides guidelines for the dutiful restoration of built resources. The primary guidance for the treatment of cultural resources is found in *The Secretary of the Interior’s (SOI) Standards for the Treatment of Historic Properties 2017*).<sup>2</sup>

The SOI defines *Rehabilitation* as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”

*Preservation* is defined as the “act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.”

It is evident when viewing the property from Arlington Avenue that the gymnasium has been neglected. The *Standards* recommend *rehabilitation* if extensive repair and replacement are required, and *preservation* if distinctive materials and features are

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<sup>1</sup> “National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation,” National Park Service, 1997, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf).

<sup>2</sup> Anne E. Grimmer, “The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstruction Historic Buildings,” National Park Service, 2017, <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>.

intact and convey the building's historical significance. Standard 6 of the *Standards for Preservation* states that the "existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture."

Furthermore, the *Guidelines for Preserving Historic Buildings* state that *preservation* is the appropriate treatment when the objective of the project is to retain the building as it currently exists. Either rehabilitation and/or preservation of the gymnasium is necessary since the building is part of the Landmark, and maintenance of Landmarks is a requirement of BMC Section 3.24.290, *good repair and maintenance required*.

LPC included COAs #15 and 16 as project-specific requirements to prioritize the rehabilitation of the gymnasium along with the significant investment into the property that is represented by the scope of the SAP. The LPC's decision aligns with the City's Landmark Preservation Ordinance and the SOI Standards for the treatment of this City Landmark site. The appellant has not provided evidence that the gymnasium is infeasible to repair and, therefore, staff recommends that the City Council uphold the LPC's decision to include COAs #15 and #16, and dismiss this appeal point.

**Issue 2: The gymnasium should be removed due to public safety concerns (Attachment 2, page 1).**

Response 2: The Building Official has not cited the gymnasium as a risk to public health and safety. The property owner may secure the building to prevent trespassers from entering, and thereby address safety concerns without removing the historic resource.

The building is part of the Landmark designation and its removal has not been contemplated or assessed as part of the approved SAP, which focused on demolition of the detached garage and some failing terrace features. Such a request would likely engender a full environmental review pursuant to the California Environmental Quality Act (CEQA).

City Council may consider this course of action, or uphold the LPC's decision to require rehabilitation of the gymnasium, as part of the approved expansion project. Removal of the structure is not necessary to address potential safety concerns. Staff concludes that this appeal point is without merit and recommends that Council dismiss it.

**Issue 3: The report from the historical architect, Mark Hulbert of Preservation Architecture, finds no evidence that supports the historical significance of the gymnasium (Attachment 2, page 1).**

Response 3: The appellant has provided a report from a historical architect that argues that the gymnasium is not "rehabilitation worthy" (Attachment 2, pages 2-3). Staff disagrees, and find that since the gymnasium is included in the Landmark, it must be

rehabilitated before the owners can construct the new buildings that are included in the SAP. The Notice of Decision (NOD) from the July 10, 2000 LPC meeting states that the LPC approved Landmark designation for the property. The gymnasium building is included in the Landmark since it contributes to the “historical, cultural and architectural value of the site” (Attachment 4, page 8).

As noted above, the condition of the property does not comply with BMC Section 3.24.290, *good repair and maintenance required*. Per BMC Section 3.24.290(B) "good repair" means the prevention of structural decay or structural failure, or the prevention of irreparable damage to the major historic or architectural features of the structure. Furthermore, pursuant to BMC Section 3.24.290(C), *good repair and maintenance* applies to all portions of the property that are included in the Landmark designation. Rehabilitation of the gymnasium is required because the gymnasium is part of the Landmark.

Staff recommends that Council dismiss this appeal point.

#### ENVIRONMENTAL SUSTAINABILITY

The project approved by the LPC is in compliance with all applicable State and local environmental requirements, and would be built and operated according to current codes for energy conservation, waste reduction, low toxicity, and other factors.

#### ALTERNATIVE ACTIONS CONSIDERED

Pursuant to BMC Section 3.24.300(E), the Council may (1) continue the public hearing, (2) reverse, affirm, or modify the LPC’s decision, or (3) remand the matter to the LPC. If Council remands the decision, then Council must also specify which issues shall be reconsidered.

#### Action Deadline:

Pursuant to BMC Section 3.24.300(F), if the disposition of this appeal has not been determined within 30 days of the date that City Council closed this hearing (not including Council recess), then the LPC decision shall be deemed affirmed and the appeal shall have been denied.

#### CONTACT PERSONS

Jordan Klein, Director, Planning & Development Department, (510) 981-7534  
Anne Hersch, Land Use Planning Manager, (510) 981-7411  
Allison Riemer, Associate Planner, (510) 981-7433

#### Attachments:

1. Draft Resolution
  - Exhibit A: Findings and Conditions
  - Exhibit B: Project Plans, received May 15, 2023
2. Appeal Letter, received November 13, 2023

LPC Appeal: 1960 San Antonio Avenue/645 Arlington Avenue – Spring Estate  
Structural Alteration Permit #LMSAP2022-0005

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3. June 1, 2023 LPC Staff Report
4. Landmark Application and Notice of Decision for the John Hopkins Spring Estate
5. Index to Administrative Record
6. Administrative Record
7. Public Hearing Notice

RESOLUTION NO. ##,###-N.S.

AFFIRMING THE LANDMARKS PRESERVATION COMMISSION (LPC) APPROVAL OF STRUCTURAL ALTERATION PERMIT (SAP) #LMSAP2022-0005 TO RESTORE THE TERRACE, REMOVE THE NON-HISTORIC BUILDING ADDITION, AND REPAIR RAILINGS AND WALKWAYS OF THE SPRING MANSION; DEMOLISH THE DETACHED, NON-HISTORIC GARAGE AND CONSTRUCT A NEW TEN-CAR GARAGE; DEMOLISH AND REPLACE THE NON-HISTORIC DRIVEWAY, RETAINING WALLS AND STAIRS ON THE EAST SIDE OF THE PROPERTY; CONSTRUCT A NEW, DETACHED POOL HOUSE, EXCAVATE AND INSTALL A NEW SWIMMING POOL; AND COMPLETE LANDSCAPE IMPROVEMENTS AT A CITY LANDMARK RESIDENTIAL PROPERTY IN THE HILLSIDE NEIGHBORHOOD, CONTINGENT UPON REHABILITATION OF THE HISTORIC GYMNASIUM BUILDING, AND DISMISS THE APPEAL.

WHEREAS, on June 1, 2022 contractor Bahadour Zarrin submitted a Structural Alteration Permit to demolish the detached garage, the building on top of the southwest terrace, and concrete features near the San Antonio Avenue entrance; repair concrete features north, south, and west of the mansion; rehabilitate an addition below the southwest terrace; modify the driveway area off of San Antonio Avenue; and add a pool, pool house, and new garage; and

WHEREAS, on August 4, 2022 the Landmarks Preservation Commission opened the SAP hearing and continued the matter without discussion while awaiting receipt of a complete application and recommendation for final action; and

WHEREAS, on March 2, 2023 LPC resumed the hearing, provided comments and direction to the applicant, and continued the matter pending receipt of the revised application submittal in response to comments provided; and

WHEREAS, on May 22, 2023 staff posted the public hearing notice of the LPC hearing at the site and nearby, and mailed notices to property owners and occupants within 300 feet of the project site; and

WHEREAS, on June 1, 2023 LPC conducted a public hearing for the SAP. LPC discussed the project and approved the SAP by a vote of 8-0-0-1; and

WHEREAS, on October 30, 2023 staff issued the Notice of the Decision for the SAP; and

WHEREAS, on November 13, 2023 the decision was appealed to City Council by the property owner, Abbas Mash; and

WHEREAS, the City Clerk set the matter for review by the Council on February 13, 2024 and the Appellant was informed of the hearing date by letter on November 20, 2023; and



WHEREAS, on or before January 30, 2024 staff posted the public hearing notice of the Council hearing at the site and nearby, and mailed notices to property owners and occupants within 300 feet of the project site, and the appellant; and

WHEREAS, on February 13, 2024 the Council held a public hearing to consider the LPC's decision, and in the opinion of this Council, the facts stated in, or ascertainable from the public record, including the staff report and comments made at the public hearing, warrant approving the project.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Berkeley that the City Council adopts the findings made by the LPC in Exhibit A affirming the LPC decision to approve Structural Alteration Permit #LMSAP2022-0005, adopts the Conditions of Approval in Exhibit A, approving the project plans contained in Exhibit B, and dismisses the appeal.

**Exhibits**

A: Findings and Conditions of Approval

B: Project Plans, received May 15, 2023

## Attachment 1, Exhibit A

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### Findings and Conditions

## **1960 San Antonio Avenue/645 Arlington Avenue – The Spring Estate**

**Structural Alteration Permit (#LMSAP2022-0005) to restore the terrace, remove the non-historic building addition, and repair railings and walkways of the Spring Mansion; demolish the detached, non-historic garage and construct a new ten-car garage; demolish and replace the non-historic driveway, retaining walls and stairs on the east side of the property; construct a new, detached pool house, excavate and install a new swimming pool; and complete landscape improvements at a City Landmark residential property in the Hillside neighborhood, contingent upon rehabilitation of the historic gymnasium building.**

### **CEQA FINDINGS**

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1. The project is limited to design review and historic preservation consideration and 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 (“Historic Resource Restoration/Rehabilitation”) and Section 15303 (“New Construction”) of the CEQA Guidelines. 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.

### **SECRETARY OF THE INTERIOR’S STANDARDS FINDINGS**

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

1. The proposal to rehabilitate the property and add additional residential accessory structures would retain and continue the historic residential use of the property.
2. The historic character of the Spring Estate will be retained and preserved with proposed repairs and replacement of distinctive features, such as the concrete walkways, retaining walls, railings, and balusters north, south, and west of the mansion. The proposed new buildings and structures would generally be located south of the mansion and, would not be readily visible from the public right-of-way.

3. This property will continue to be recognized as a physical record of its time, place, and use as a result of the approved project. None of the proposed alterations are found to create a false sense of historical development. The proposed garage, pool house, and pool will have a contemporary design, and will be distinguished from the historic components of the estate.
4. No changes to this property that have acquired historical significance in their own right, have been identified, or are of concern for this project.
5. This project would not negatively affect distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize this property.
6. Deteriorated historic features of this property will be repaired where feasible, and replaced when repair is not feasible. The historic gymnasium will be rehabilitated (see Condition of Approval 13).
7. Chemical treatments are not anticipated; however, if they are appropriate, they will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials are prohibited by the Conditions herein.
8. Any archeological resources at this site would be protected and/or preserved in place per the City's standard conditions and procedures for new construction and excavation.
9. Overall, the new construction would be differentiated and yet compatible with the Spring Estate. The proposed project would retain and would not destroy the historic materials and features of the Spring Estate. The new structures have been designed in a contemporary style with selected materials and finishes that are different than -- and also compatible with -- the Beaux-Arts mansion and features.
10. The proposed new buildings would be constructed south of the mansion, near the side property line; if the new buildings were removed in the future, the essential form and integrity of the Spring Estate would be unimpaired.

#### **LANDMARK PRESERVATION ORDINANCE FINDINGS**

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 and enhance the characteristics and features specified in the designation for this property, because:
  - A. The proposal includes rehabilitation of the concrete features around the mansion, and would not adversely affect the historic exterior features.
  - B. The new work would not be readily visible from the public right-of-way, and would be subordinate to the mansion. Therefore, the proposed changes would not adversely affect the special character of this estate designed by John Hudson Thomas.
  - C. As conditioned herein, the historic gymnasium building will be rehabilitated and the property brought into compliance with the Ordinance requirement to maintain designated sites in good repair; BMC Section 3.24.290.



## STANDARD CONDITIONS

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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 construction is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to installation, the applicant shall obtain Use Permit approval in accordance with BMC Section 23C.17 (Wireless Telecommunication). Prior to construction, the applicant shall identify and secure all applicable permits from the Building and Safety Division, Public Works Department and other affected City divisions and departments.

### 4. Exercise and Expiration of Permits (BMC Section 23.404.060.C)

- A. A permit authorizing a land use is exercised when both a valid City business license is issued (if required) and the land use is established on the property.
- B. A permit authorizing construction is exercised when both a valid City building permit (if required) is issued and construction has lawfully begun.
- C. The Zoning Officer may declare a permit lapsed if it is not exercised within one year of its issuance, except if the applicant has applied for a building permit or has made a substantial good faith effort to obtain a building permit and begin construction. The Zoning Officer may declare a permit lapsed only after 14 days written notice to the applicant. A determination that a permit has lapsed may be appealed to the ZAB in accordance with Chapter 23.410 (Appeals and Certification).
- D. A permit declared lapsed shall be void and of no further force and effect. To establish the use or structure authorized by the lapsed permit, an applicant must apply for and receive City approval of a new permit.

### 5. Indemnification Agreement

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.

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**

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The following additional conditions are attached to this Permit and are project specific:

10. **Garage Height.** The garage shall have a maximum elevation of 490 feet, and the elevation point shall be noted in the plans.
11. **Garage Trellis.** The trellis on the garage shall not be metal. The trellis material shall be noted in the plans.

12. **Palm Trees.** All healthy palm trees shall be retained on site.
13. **Historic Sign and Stairs at the Arlington Entrance.** The sign and stairs at the Arlington Avenue entrance to the property shall be restored. Photos showing the restored sign and stairs will be required before a Certificate of Occupancy is issued for new buildings.
14. This Structural Alteration Permit is contingent upon Use Permit approval for the project.
15. **Historic Preservation Treatment Plan.** Prior to submittal of any building permit for this project, the applicant shall provide a site-specific historic preservation treatment plan for rehabilitation of the historic gymnasium building, main building terrace and concrete features throughout the site. The plan shall be prepared and implemented by or under the direct supervision of a Preservation Architect who meets or exceeds the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture and Architectural History. This treatment plan shall define conditions assessment and documentation, protection, and monitoring requirements, and procedures to be implemented during restoration of the gymnasium, terrace, and concrete features, shall confirm structural conditions, and recommend preservation activities, protection measures, and procedures to be implemented. The building permit plan set shall demonstrate compliance with the treatment plan.
16. **Rehabilitation of Historic Gymnasium.** Submittal of a building permit application to rehabilitate the gym is required prior to Landmarks plan check approval of any building permits for new buildings or structures.
17. **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 shall be substantiated by documentary and physical evidence.
18. **Chemical Treatments.** With respect to historic resources located on this site or within the propose project area, any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.
19. **Details and Materials.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit building details, color and materials information for review and approval by Landmarks staff, in coordination with the LPC Chair as needed.
20. All glass is assumed to be clear glass. Any proposed glass that is not clear glass, shall be indicated on all drawings, and shall be reviewed for approval by staff.
21. All curbs and curb cuts shall be constructed per the standards and specifications of the Public Works Department. Curb cuts no longer utilized shall be restored per the Public Works Department specifications.



- 22.** Exterior lighting shall be downcast and not cause glare on the public right-of-way and abutting parcels.
- 23.** The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings.
- 24.** 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.

# GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING BUILDING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING WORK. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE DESIGNER-OF-RECORD FOR CLARIFICATION.
- CONTRACTOR SHALL ADHERE TO ALL CODES, RULES AND REGULATION GOVERNING CONSTRUCTION, BUILDING ACCESS, AND THE USE OF FACILITIES AS SET BY FEDERAL, STATE, AND LOCAL CODES, AND BUILDING DEPARTMENT AGENCIES.
- IT IS THE PURPOSE OF THE DRAWINGS TO SHOW THE GENERAL APPRRANGEMENT/LAYOUT OF WALLS WITHIN THE PROPOSED STRUCTURE. ELEMENTS OF WORK THAT ARE TO BE CONSTRUCTED ON A DESIGN-BUILD BASIS SHALL BE APPROVED BY THE CITY/COUNTY BEFORE START OF CONSTRUCTION.
- LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS; DETAILS TAKE PRECEDENCE OVER ALL. CONTRACTOR SHALL NOTIFY ENGINEER OF CONFLICTS IN WRITING PRIOR TO COMMENCEMENT OF WORK. DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON.
- ALL DIMENTIONS ARE TAKEN FRIM FACE OF STUD OR CENTERLINE OF STUD AS SHOWN FOR NEW CONSTRUCTION UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TAKEN FROM FACE OF FINISH UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE PERFORMED IN AN APPROVED WORKMANLIKE MANNER.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF THE LIGHTING, HVAC OUTLETS, ALONG WITH THE CEILINGS AND SOFFITTS BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL COMPLY WITH CURRENT APPLICABLE LOCAL ORDINANCES FOR UTILITY SERVICES.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED FEES, PERMITS, AND INSPECTION ASSESSED BY ANY GOVERNMENTAL AGENCY OR UTILITY COMPANY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILIES, WHERE ENCOUNTERERED, MAKE ALL NECESSARY ARRANGEMENTS FOR SUPPORT, SHORE-UP, RE-ROUTE OR PROVIDE UTILITY DISCONNECTIONS AS REQUIRED BY APPLICABLE PUBLIC OR PRIVATE UTILITY COMPANIES.
- THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL TAKE CAUTION WHEN WORKING AROUND THE EXISTING UTILITIES AND UNDERGROUND LINES.
- AT ALL TIMES, THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR CONDITIONS OF THE SITE, INCLUDING THE SAFETY OF PERSONS AND PROPERTY, ALSO DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING DURING SHORING, TEMPORARY, ETC. ENGINEER'S JOB SITE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- THE CONTRACTOR SHALL WARRANT THAT ALL MATERIALS AND WORKMANSHIP ARE IN COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS. ANY AND ALL CHANGES MUST HAVE THE ENGINEER'S APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPARING AND COORDINATING ALL DRAWINGS FOR PROPER FIT AND ATTACHMENT OF ALL PARTS. DETAILS NOT SHOWN, NOR DETAILED ON DRAWINGS, NOR CALLED FOR IN THESE NOTES SHALL BE CONSTRUCTED TO THE SAME SIZE AND CHARACTER AS FOR SIMILAR CONDITIONS WHICH ARE SHOWN, DETAILED, OR SPECIFIED.
- THE CONTRACTOR SHALL COORDINATE WITH OWNER ALL NON ITEMS NOT SHOWN ON DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE ALL SUBCONTRACTORS UNDER HIS HIRE, AND SHALL COORDINATE WITH ANY SUBCONTRACTORS UNDER SEPARATE HIRE BY OWNER TO MAINTAIN EFFICIENT WORKMANLIKE PROGRESS OF THE WORK. THE CONTRACTOR SHALL COORDINATE THE OMITTED, BLOCKED OUT OR RELOCATED WITHOUT PRIOR APPROVAL WITH ENGINEER.
- THE CONTRACTORS AND SUBCONTRACTORS OF EACH TRADE SHALL KEEP PREMISES CLEAN AT ALL TIME AND SHALL REMOVE ALL RUBBISH AS OFTEN AS REQUIRED (AT LEAST WEEKLY) FOR THE CONTRACTION AND FOR THE CONVENIENCE OF THE OWNER
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT THE ADJACENT PROPERTY AT ALL TIMES DURING CONSTRUCTION. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR SO AS NOT TO CAUSE ANY MUD, SILT, OR DEBRIS ONTO PUBLIC OR ADJACENT PRIVATE PROPERTY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF ALL TEMPORARY AND SHORING TO SUSTAIN ALL CONSTRUCTION LOADS, SOIL PRRESSURE, LATERAL, AND ANY OTHER LOADS THAT THE STRUCTURE MAY BE SUBJECTED.
- ALL PARTITIONS SHALL BE BRACED TO ABOVE STUCTURE PER REQUIREMENTS OF LOCAL BUILDING CODE.
- THE PROPOSED BUILDING SHALL BE CONNECTED TO THE STREET SEWER. SEE CIVIL PLANS FOR PROPOSED SANITARY SEWER PIPING AND CLEANOUTS.
- A SEPARATE INSPECTION BY THE COUNTY BUILDING INSPECTOR IS REQUIRED TO DETERMINE THE DEPTH AND CLEANLINESS OF THE HOLES REQUIRED FOR EPOXY BOLTS BEFORE THEY ARE INSTALLED.

# PROJECT DATA

ADDRESS:	1960 SAN ANTONIO AVENUE, BERKELEY CA 94707
APN:	62-2916-60-4
LOCAL JURISDICTION:	BERKELEY
OCCUPANCY CLASS:	R3
BASE ZONING:	R1-H
CONSTRUCTION TYPE:	VB NON SPRINKLERED

EXISTING PRIMARY BUILDING FOOTPRINT	6572	SQ.FT.
TOTAL BUILDING FOOTPRINT	12969	SQ.FT.
BUILDING HEIGHT	30	FT.
BUILDING STORIES	2	
TOTAL LOT AREA	120873	SQ.FT.
NUMBER OF BUILDINGS ON LOT (EXISTING)	5	
NUMBER OF BUILDINGS ON LOT (PROPOSED)	6	
NUMBER OF PARCELS ON LOT (EXCLUDES PARCEL 4, 639 ARLINGTON, SHOWN ON SURVEY)	3	
NUMBER OF PARKING SPACES (EXISTING)	2	
NUMBER OF PARKING SPACES (PROPOSED)	10	

## EXISTING LOT COVERAGE

MAIN BUILDING	6540	SQ.FT.
COVERED PORCH 1	277	SQ.FT.
COVERED PORCH 2	519	SQ.FT.
GYM	2200	SQ.FT.
GAME ROOM/CAFETERIA	1868	SQ.FT.
GARAGE	443	SQ.FT.
SHED	235	SQ.FT.
TOTAL EXISTING AREA	12082	SQ.FT.

EXISTING LOT COVERAGE  %

## PROPOSED LOT COVERAGE

MAIN BUILDING	6540	SQ.FT.
COVERED PORCH 1	277	SQ.FT.
COVERED PORCH 2	519	SQ.FT.
GYM	2200	SQ.FT.
GAME ROOM	1321	SQ.FT.
GARAGE	2000	SQ.FT.
SHED	235	SQ.FT.
POOL HOUSE	641	SQ.FT.
TOTAL EXISTING AREA	13733	SQ.FT.

TOTAL LOT COVERAGE  SQ.FT.  
 PROPOSED LOT COVERAGE  %

# SPRING MANSION 1960 SAN ANTONIO AVENUE BERKELEY, CA 94707



## PROJECT DIRECTORY

**OWNER:**  
 ABBAS MASH  
 1960 SAN ANTONIO AVENUE  
 BERKELEY, CA 94707

**DESIGNER:**  
 PAYMUN BUILDING AND DEVELOPMENT  
 IN COLLABORATION WITH  
 JONATHAN RACHMAN DESIGN  
 25 ORINDA WAY, SUITE 200  
 ORINDA, CA 94563  
 TEL: 925-587-2140

**ARCHITECT:**  
 PAYMUN BUILDING AND DEVELOPMENT  
 IN COLLABORATION WITH  
 EDIT  
 25 ORINDA WAY, SUITE 200  
 ORINDA, CA 94563  
 TEL: 925-587-2140

**LANDSCAPE ARCHITECT:**  
 DON WIHLBORG DESIGN  
 13 SEMINOLE AVE  
 CORTE MADERA, CA 94925  
 TEL: 415 924 4466

**STRUCTURAL ENGINEER:**  
 ADVANCED ENGINEERING  
 3381 WALNUT BLVD, SUITE 220  
 BRENTWOOD, CA 94513  
 TEL: 925 516 3502

**GENERAL CONTRACTOR:**  
 PAYMAN BUILDING AND DEVELOPMENT  
 25 ORINDA WAY, SUITE 200  
 ORINDA, CA 94563  
 TEL: 925-587-2140

## SHEET INDEX

A010	PROJECT DATA
A020	GENERAL INFORMATION
L1	IRRIGATION PLAN
L2	IRRIGATION DETAIL
L3	IRRIGATION DETAILS & LEGEND
L4	PLANTING PLAN
L5	PLANTING DETAILS & LEGEND
L6	GRADING & DRAINAGE
A050	LOT COVERAGE - EXISTING & PROPOSED
A060	PHOTOS
A070	PHOTOS (MAIN HOUSE)
A080	PHOTOS (OUTDOOR)
A100	SITE PLAN - EXISTING
A101	SITE PLAN - PROPOSED
A101B	ENLARGED SITE PLAN
A101C	SITE PLAN - SIMPLIFIED
A102	MAIN 1ST FLOOR PLAN - EXISTING & PROPOSED
A103	MAIN 2ND FLOOR PLAN - EXISTING & PROPOSED
A104	MAIN ROOF PLAN - EXISTING & PROPOSED
A105	POOL HOUSE PLANS - PROPOSED
A105A	GARAGE PLANS - PROPOSED
A106	GYMNASIUM PLANS - EXISTING
A107	GAME ROOM PLANS & ELEVATIONS - EXISTING & PROPOSED
A108	CAFETERIA - DEMOLITION
A109	POOL EQUIPMENT ROOM PLAN, ELEVATION & SECTION
A201	MAIN ELEVATIONS WEST - EXISTING & PROPOSED
A202	MAIN ELEVATIONS EAST - EXISTING & PROPOSED
A203	MAIN ELEVATIONS NORTH & SOUTH - EXISTING
A204	POOL HOUSE ELEVATION - PROPOSED
A205	GARAGE ELEVATIONS - PROPOSED
A206	GYMNASIUM ELEVATIONS - EXISTING
A301	SITE SECTIONS
A302	SITE SECTIONS
A901	SHADOW STUDY
A902	GARAGE AND POOL HOUSE RENDERING

# BUILDING CODE

CALIFORNIA BUILDING CODE	2022	CALIFORNIA ENERGY CODE	2022
CALIFORNIA MECHANICAL CODE	2022	CALIFORNIA RESIDENTIAL CODE	2022
CALIFORNIA PLUMBING CODE	2022	CALIFORNIA GREEN BUILDING CODE	2022
CALIFORNIA ELECTRICAL CODE	2022	CALIFORNIA FIRE CODE	2022
CITY OF BERKELEY MUNICIPAL CODE			

# SCOPE OF WORK

SCOPE OF WORK INVOLVES :

- CONSTRUCTION OF A NEW GARAGE, POOL, POOL HOUSE, POOL DECK, DRIVEWAY, AND LANDSCAPING
- INTERIOR REMODEL OF MAIN BUILDING ON 1ST AND 2ND FLOORS UNDER A SEPERATE PERMIT
- GLASS REPLACEMENT OF MAIN BUILDING WINDOWS, FRAMES TO REMAIN.

# PAYMUN™

25 Orinda way, Suite#200  
 Orinda, CA 94563  
 Tel: (925) 587-2140

Ben@paymun.com

## LEAD DESIGN CONSULTANT

PAYMUN BUILDING & DEVELOPMENT, Inc.

DESIGNER & DRAFTER :  
 SADAF DAYLAMI

## PROJECT

SPRING MANSION

## OWNER(S)

ABBAS MASH

## NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

## LOCATION



## ADDRESS

1960 SAN ANTONIO AVENUE  
 BERKELEY, CA 94707

## AREA

## ORIENTATION

## SHEET TITLE

PROJECT DATA

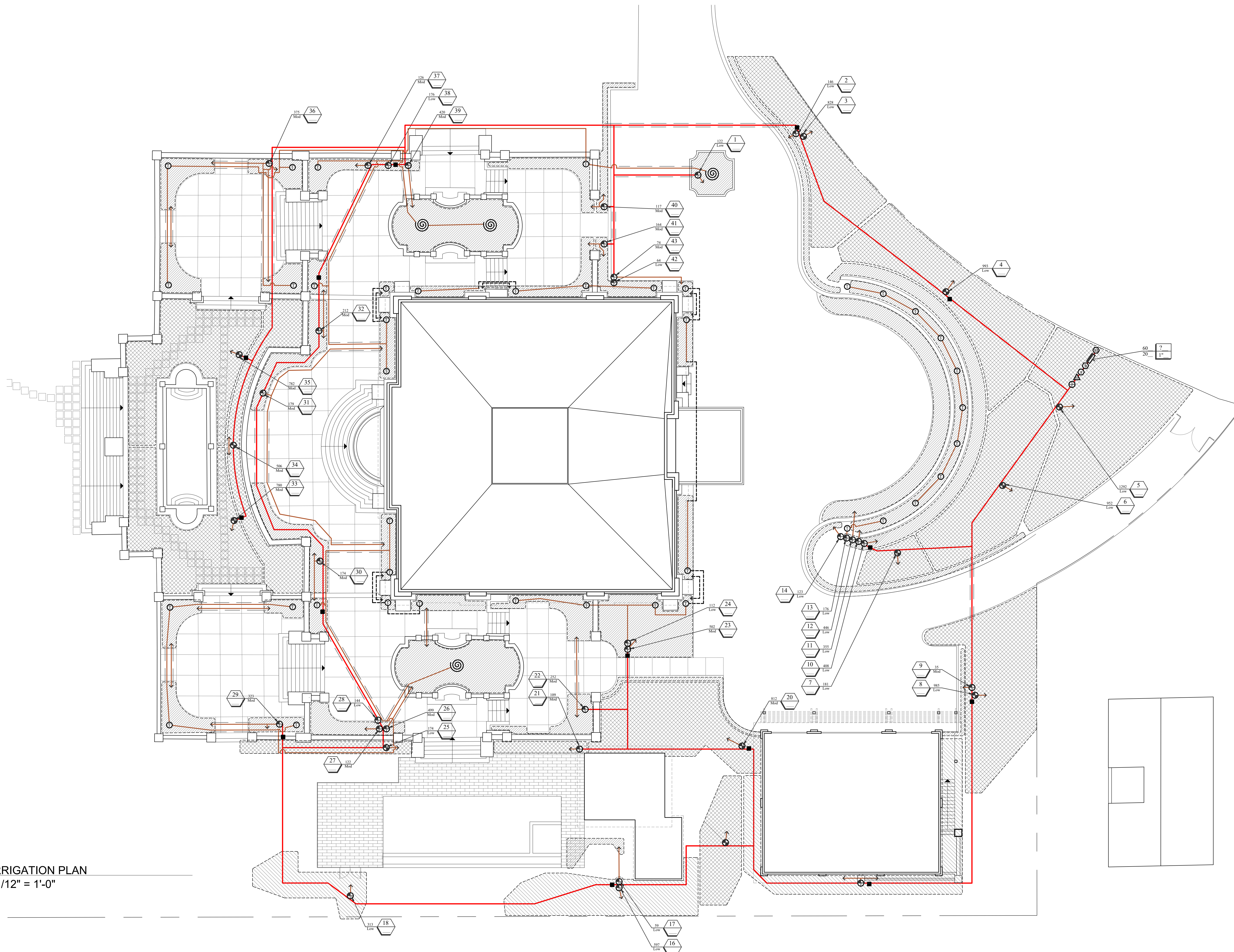
## SCALE

AS INDICATED

## SHEET NUMBER

A010





① IRRIGATION PLAN  
1/12" = 1'-0"

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SADAF DAYLAMI

**PROJECT**

SPRING MANSION

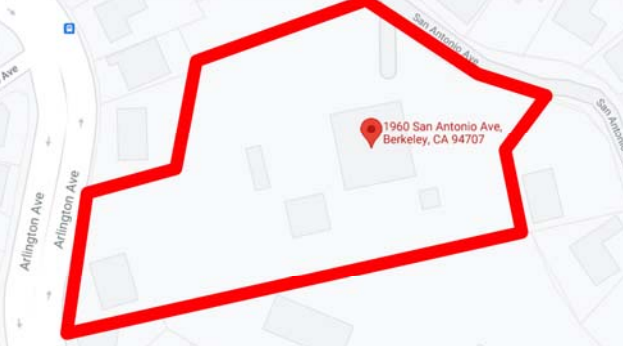
**OWNER(S)**

ABBAS MASH

**NOTES**

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

**LOCATION**

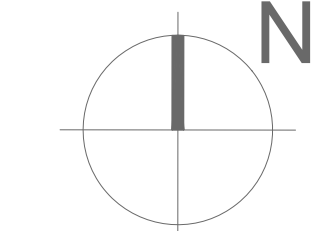


**ADDRESS**

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**AREA**

**ORIENTATION**



**SHEET TITLE**

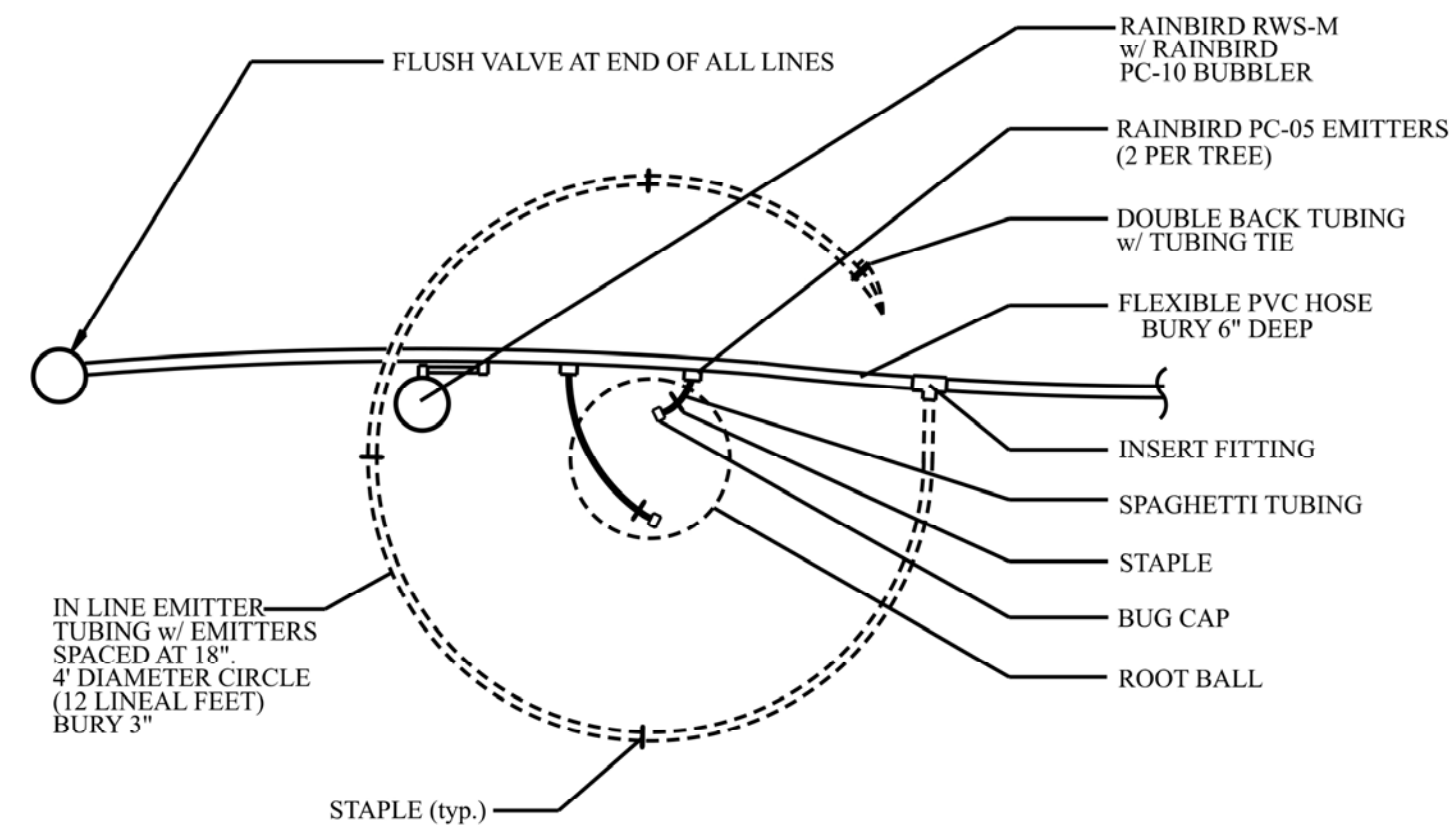
IRRIGATION PLAN

**SCALE**

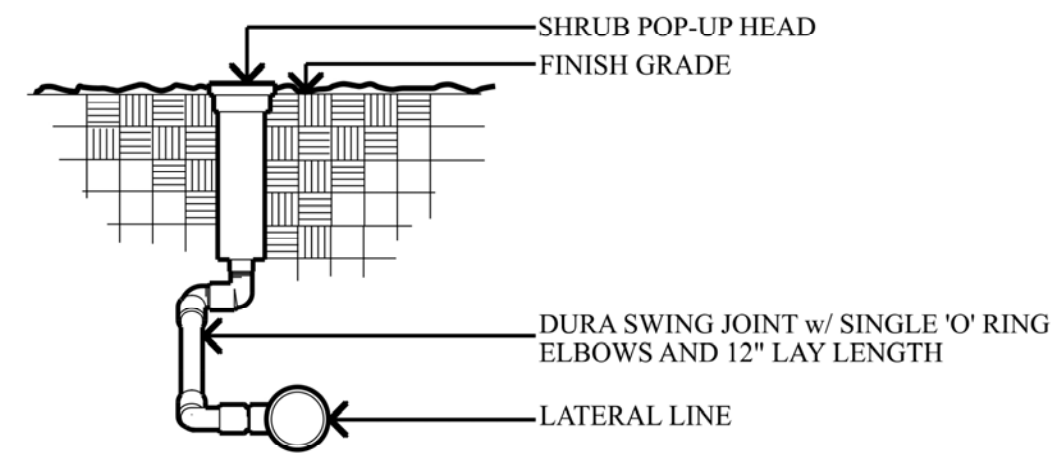
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**SHEET NUMBER**

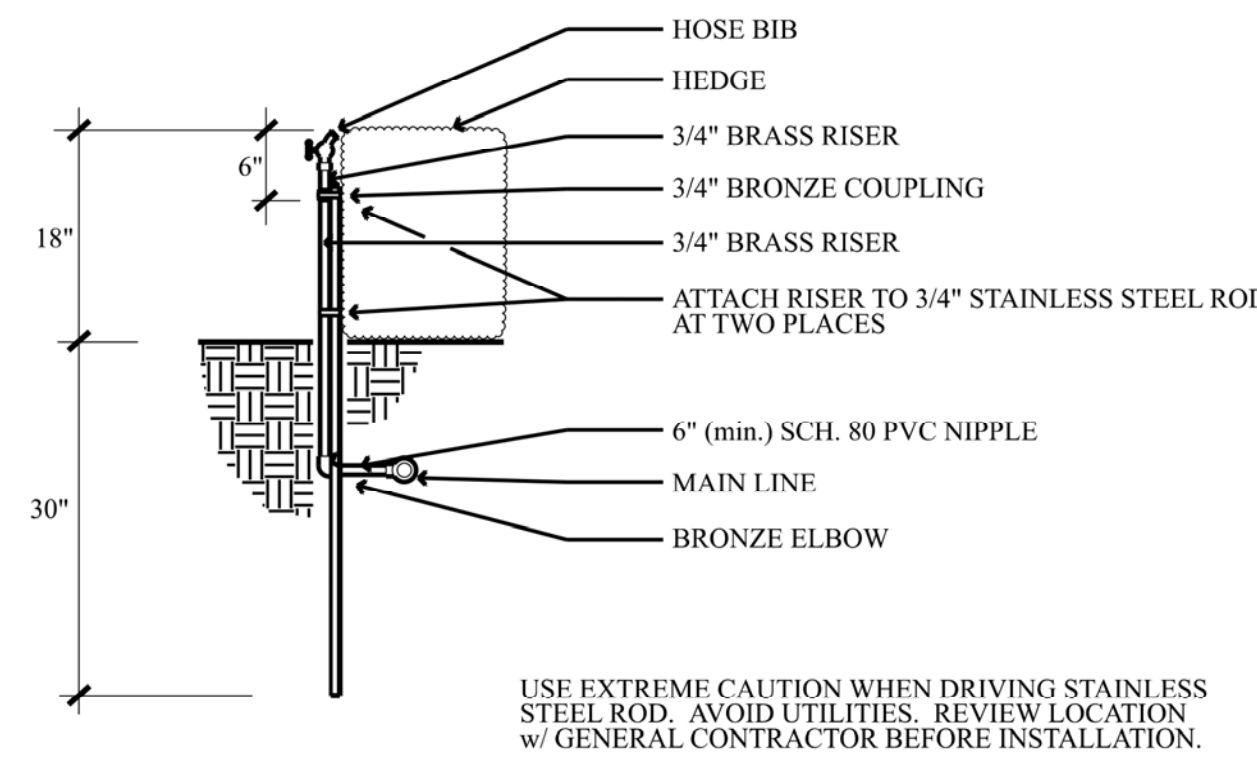
**L.1**



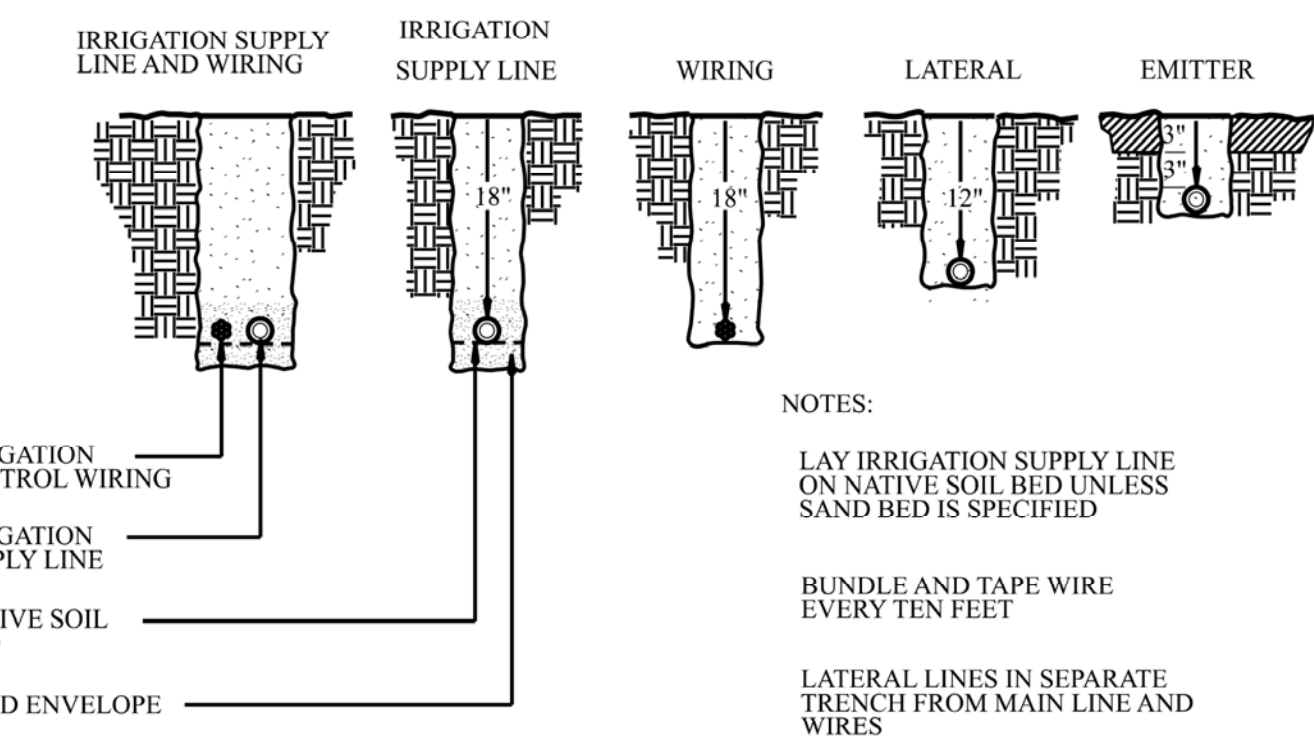
TREE EMITTER LAYOUT (36 gph)



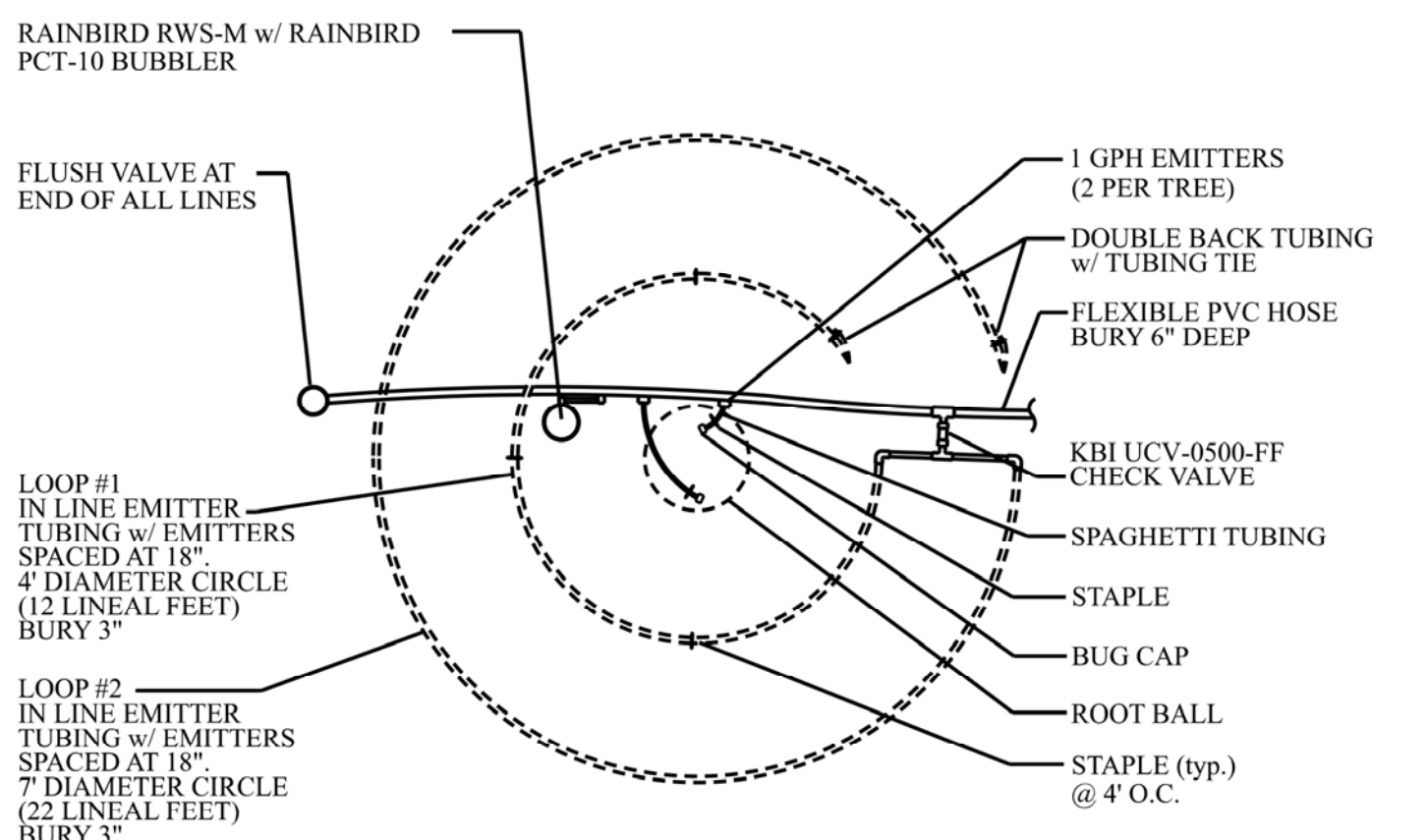
SHRUB POP-UP SPRAY HEAD



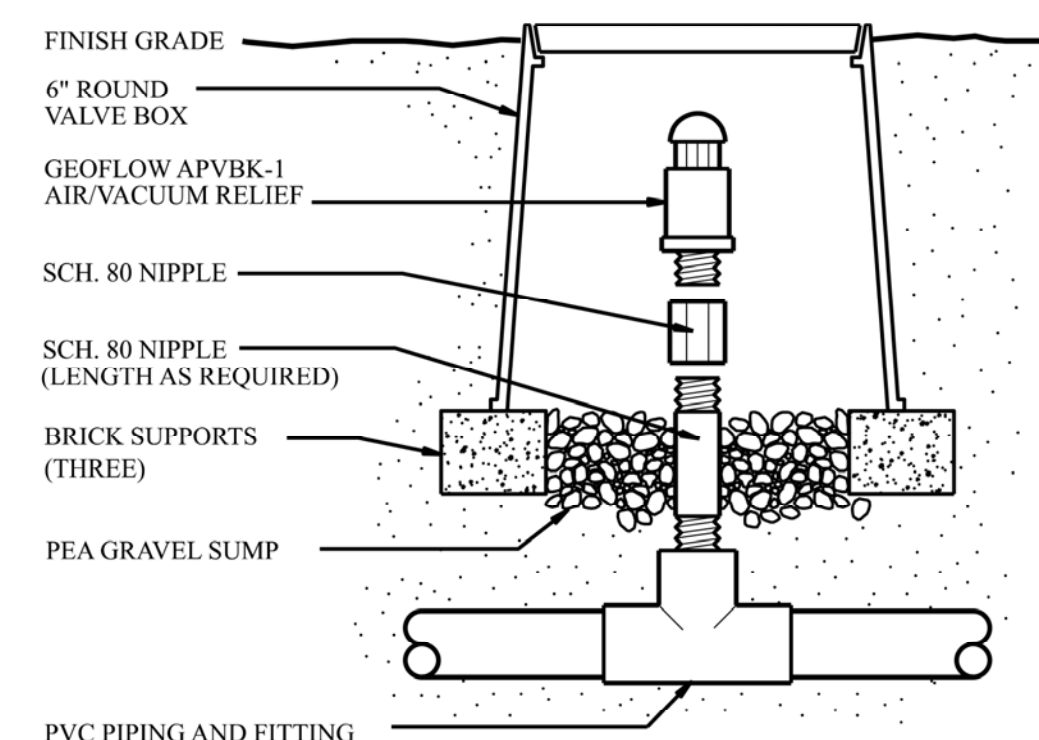
HOSE BIB



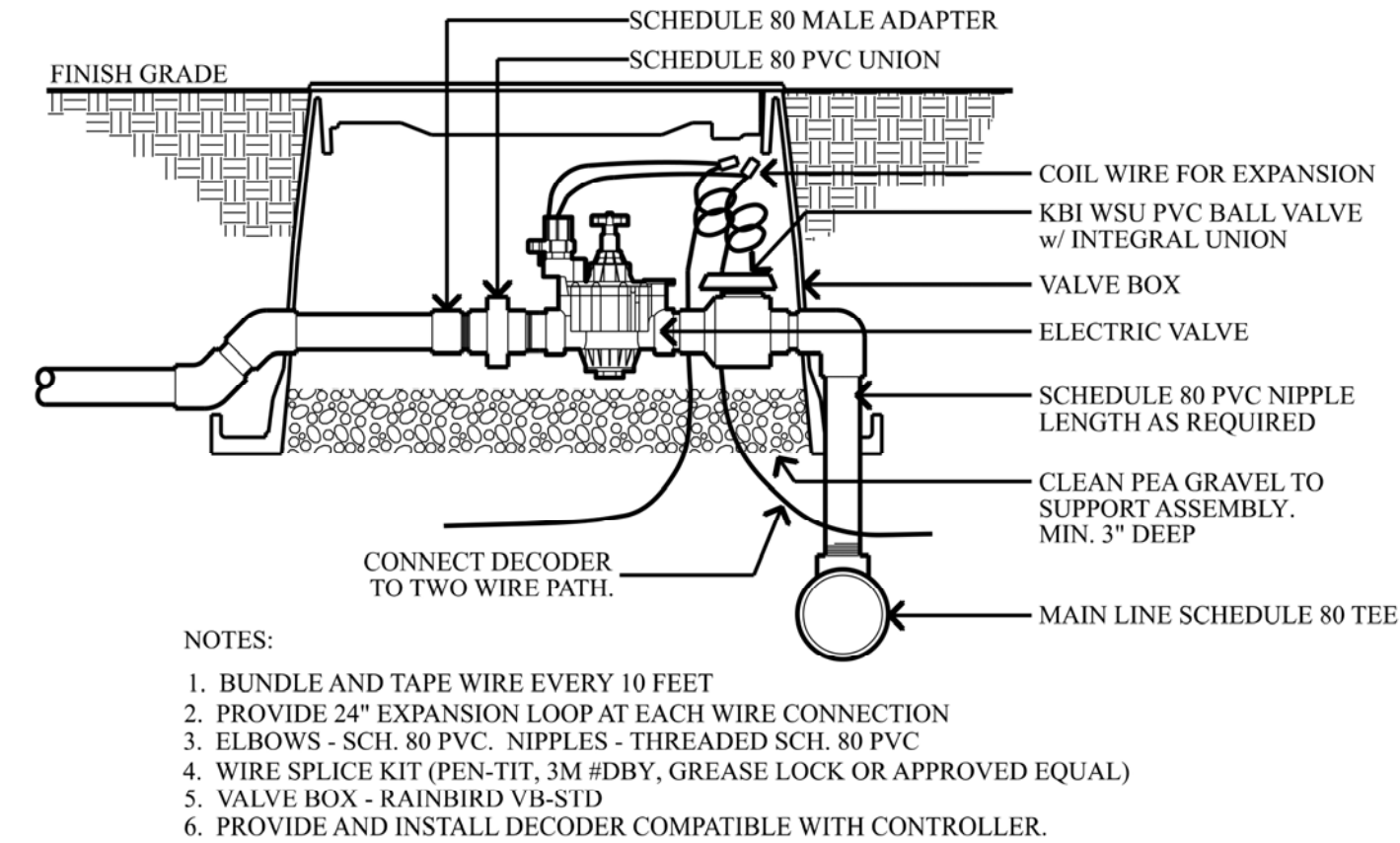
TRENCHING AND INSTALLATION



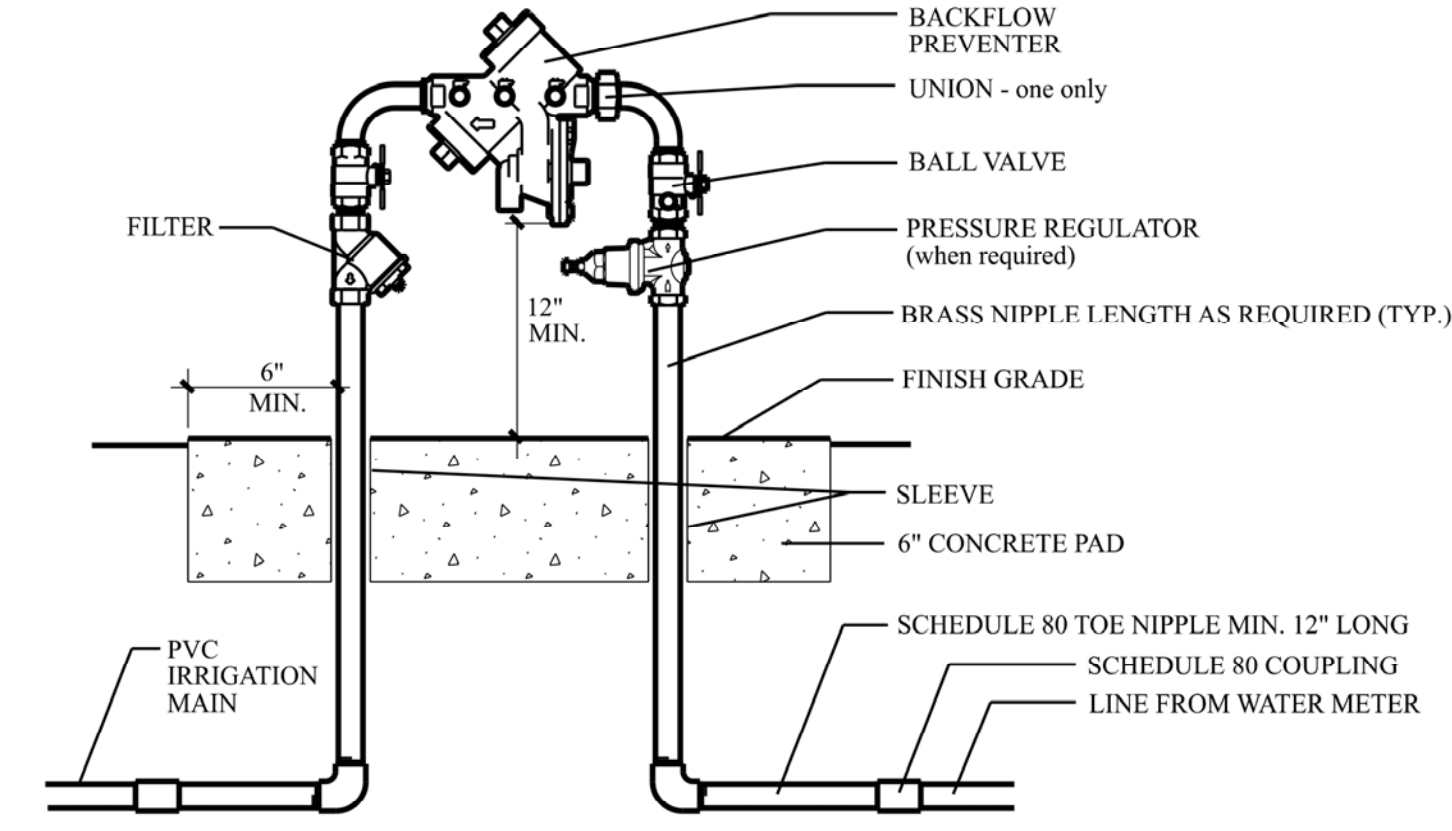
TREE EMITTER LAYOUT - LARGE (33 gph)



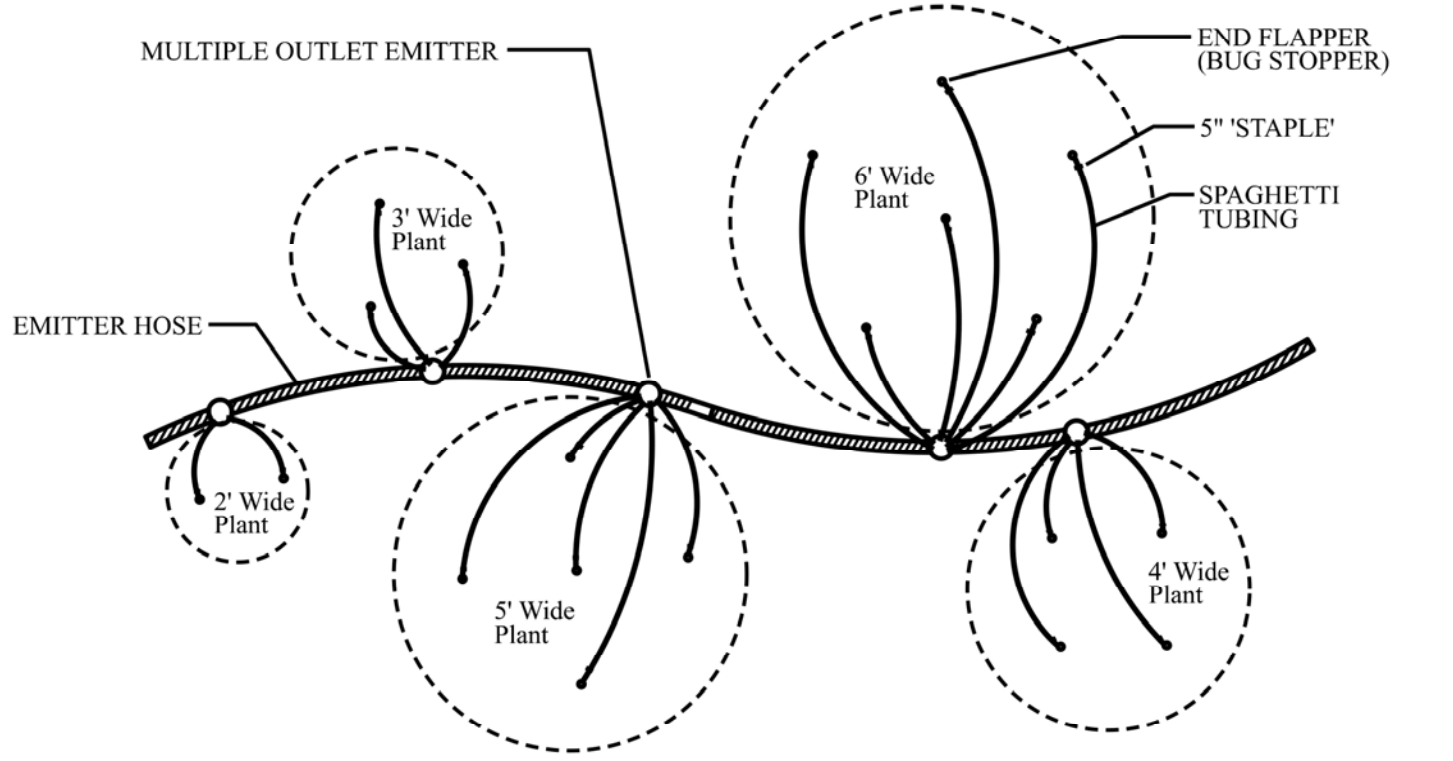
1" AIR/VACUUM RELIEF



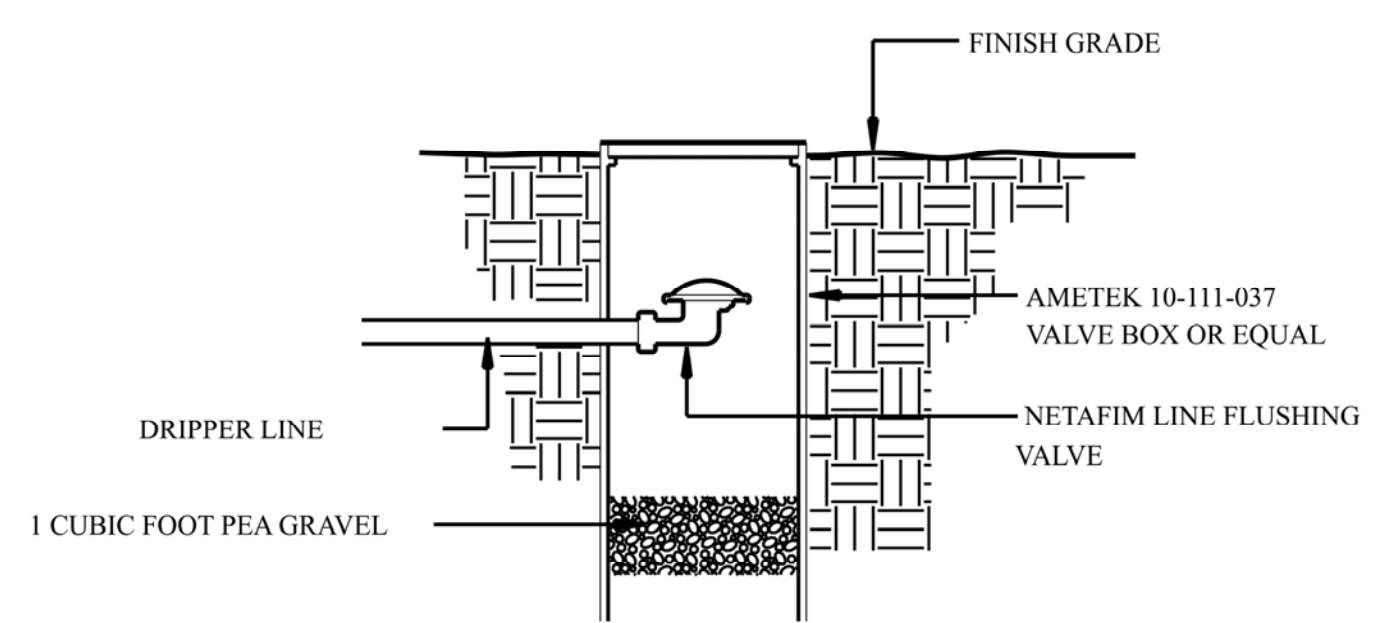
REMOTE CONTROL VALVE - TWO WIRE



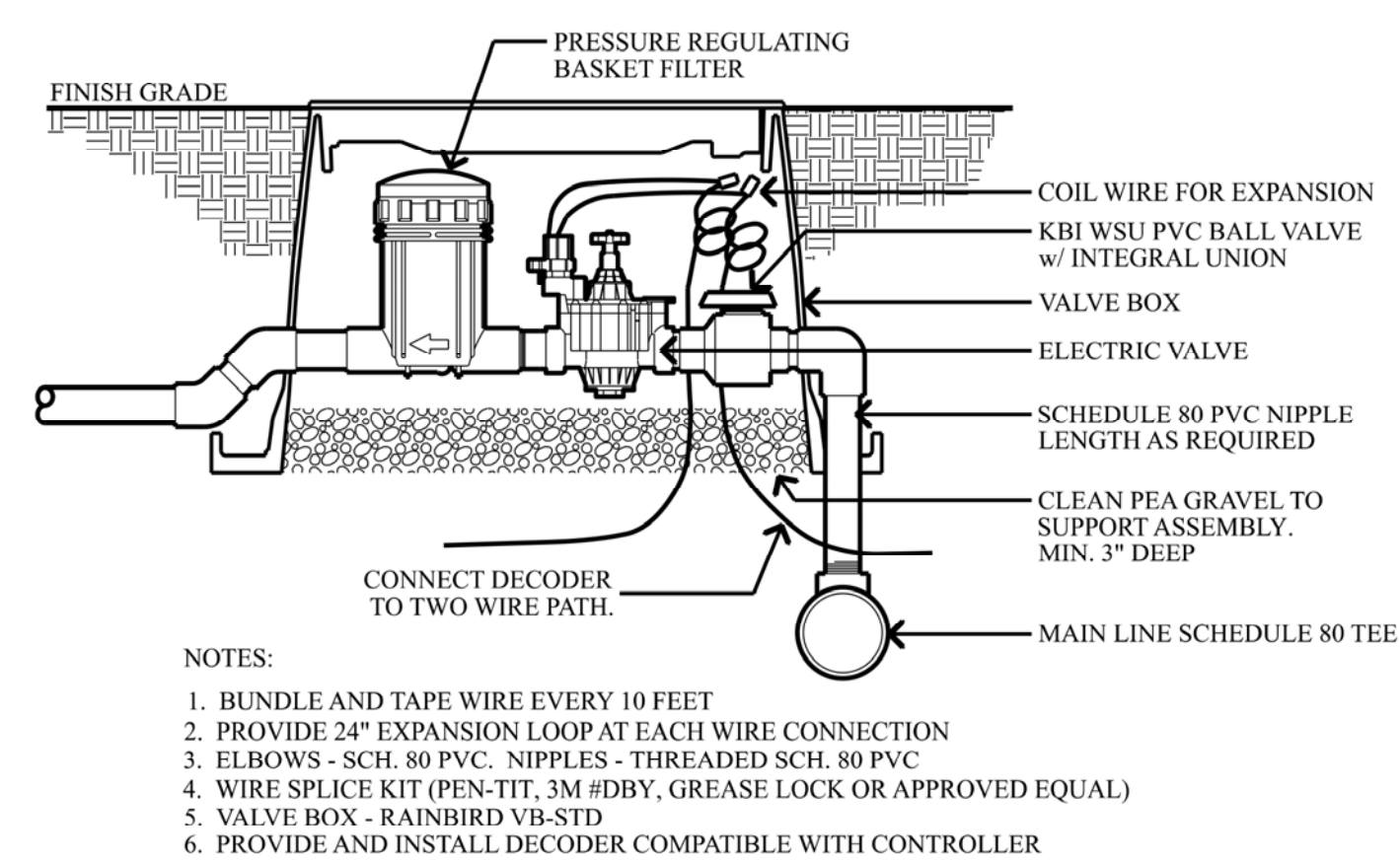
REDUCED PRESSURE BACKFLOW PREVENTER



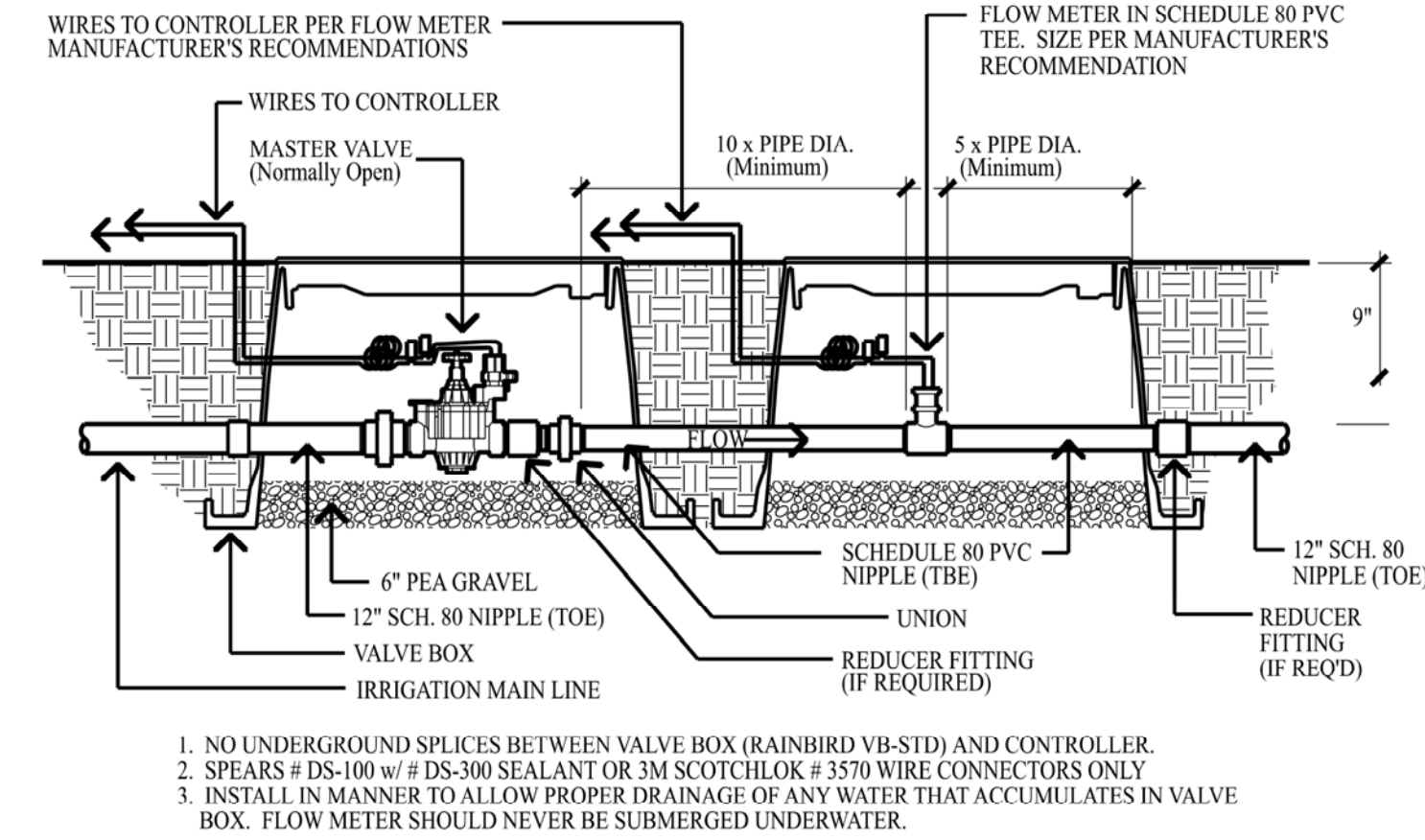
MULTIPLE OUTLET EMITTER



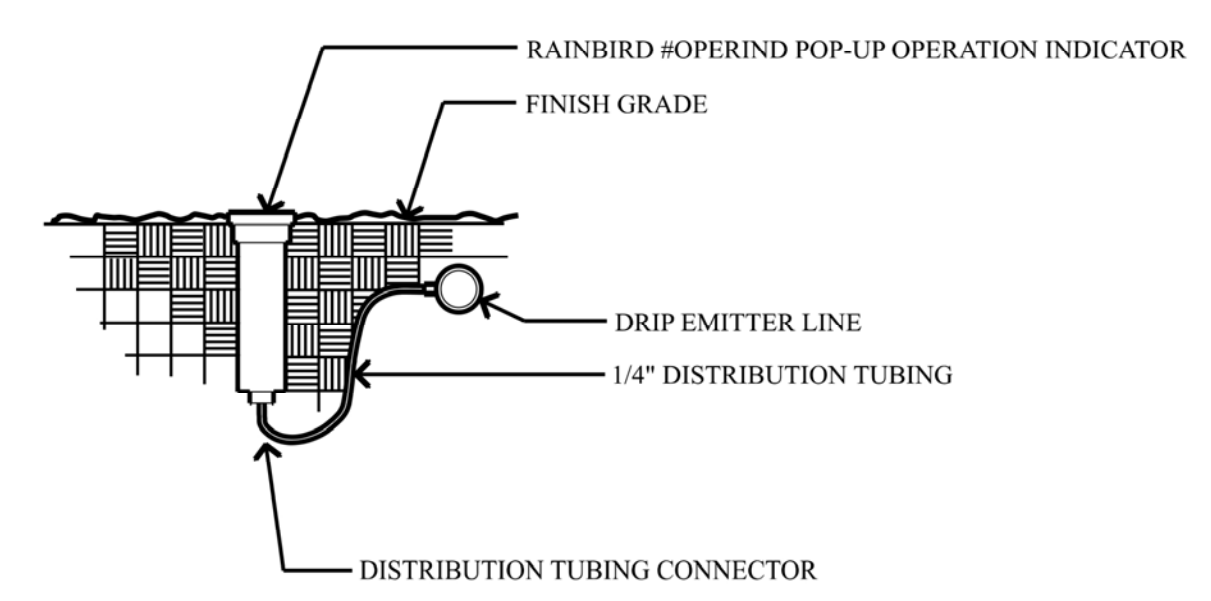
LINE FLUSHING VALVE



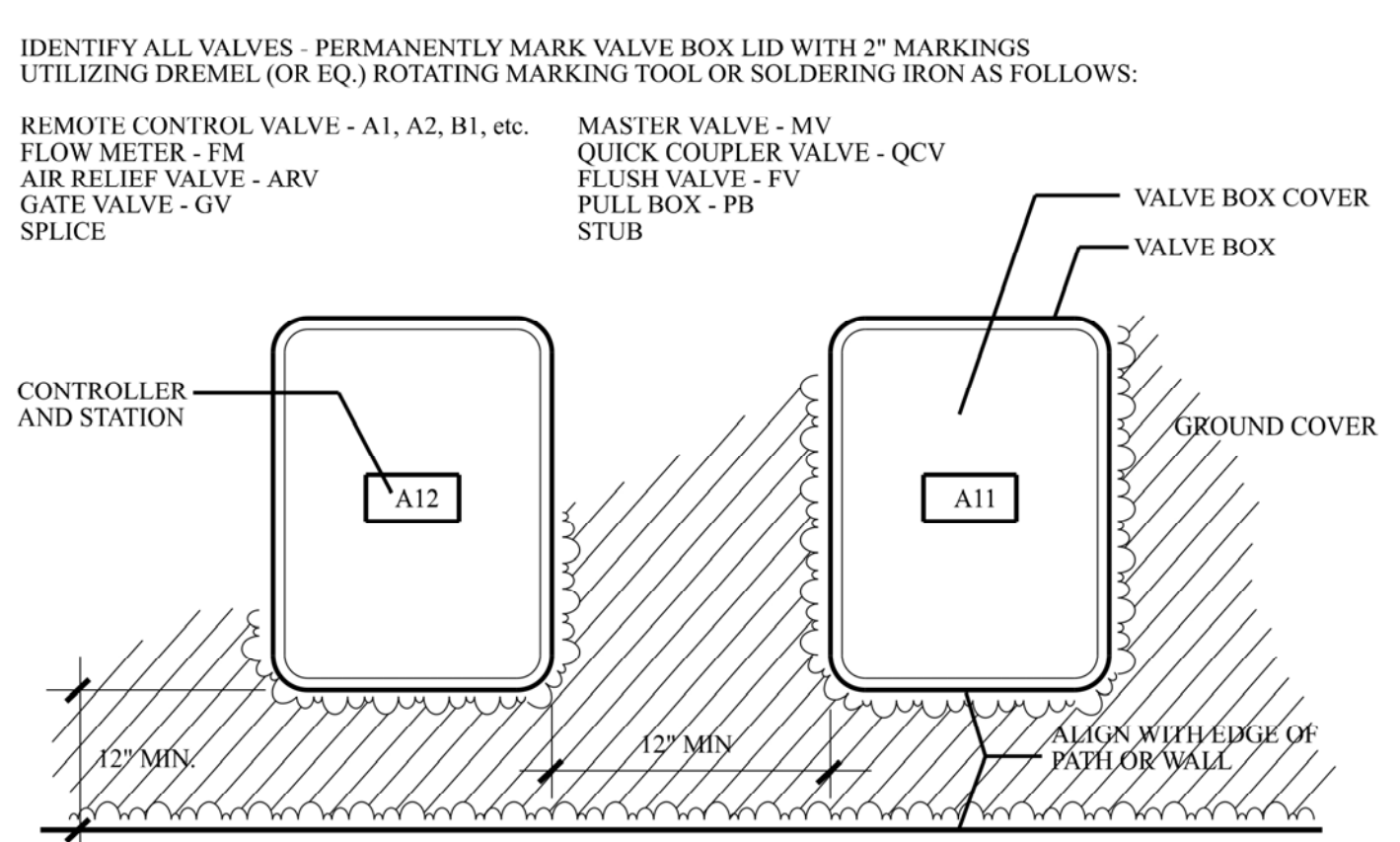
EMITTER REMOTE CONTROL VALVE - TWO WIRE



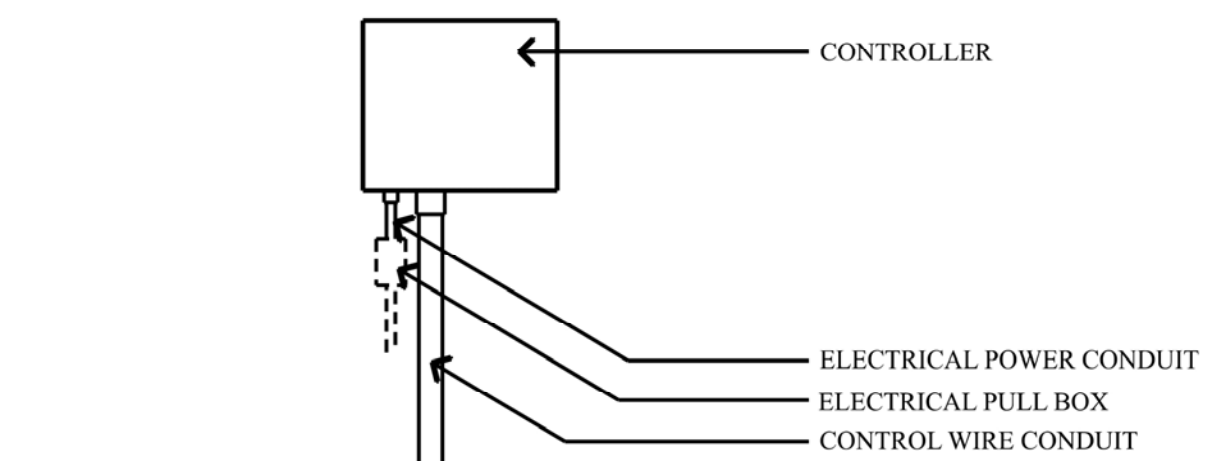
MASTER VALVE & FLOWMETER RUN



EMITTER LINE POP-UP OPERATION INDICATOR



VALVE BOXES



WALL MOUNT CONTROLLER

**PAYMUN**  
 25 Orinda way, Suite#200  
 Orinda, CA 94563  
 Tel: (925) 587-2140  
 Ben@paymun.com

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 SPRING MANSION

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**NOTES**

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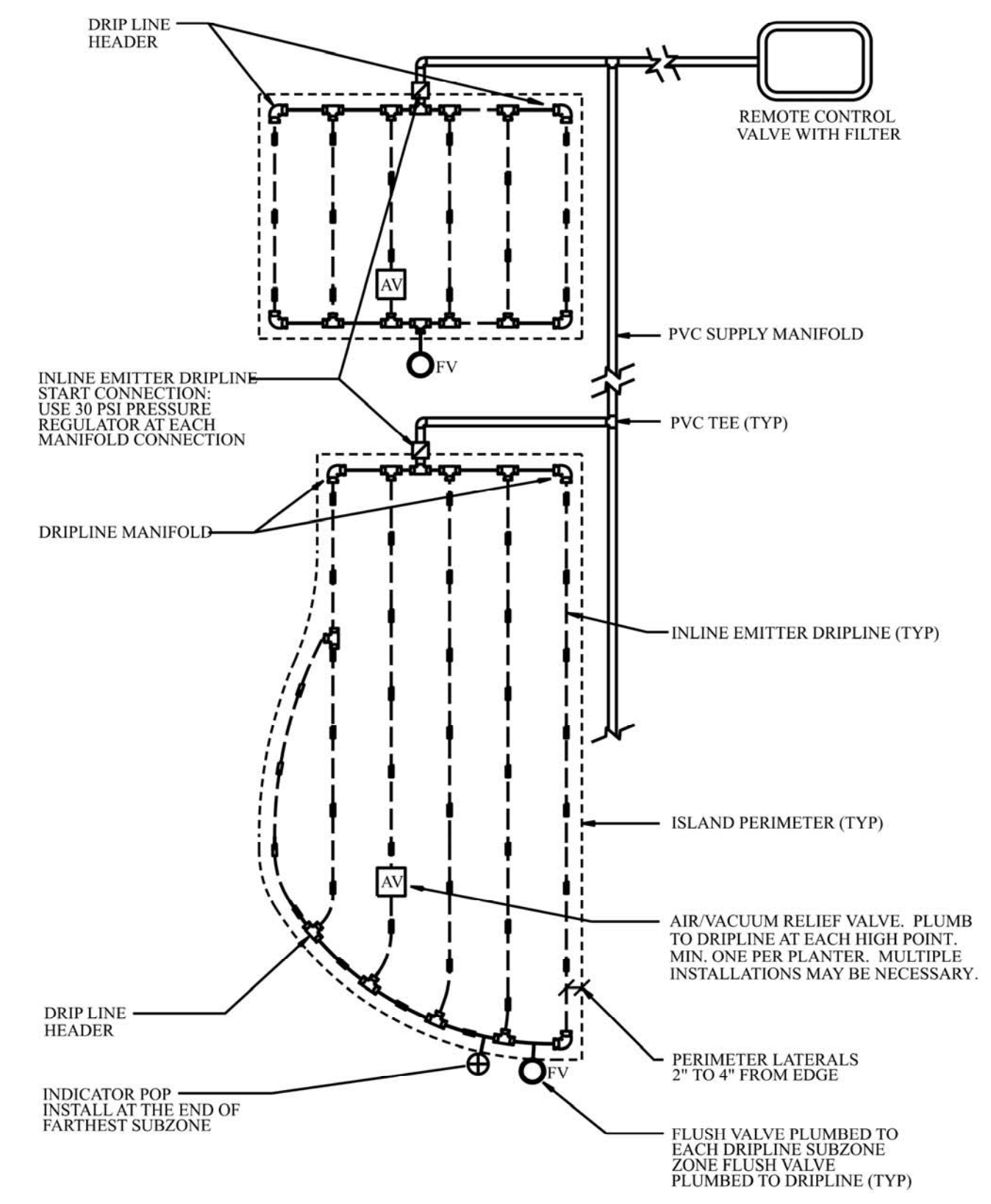
**AREA**

**ORIENTATION**

**SHEET TITLE**  
 IRRIGATION DETAILS

**SCALE**  
 AS INDICATED

**SHEET NUMBER**  
 L.2



○ INLINE EMITTER ISLAND LAYOUT

IRRIGATION LEGEND							
Description	MANUFACTURER	Item Number	Pop Height	Misc. Info.	GPM	at PSI	Radius
Shrub Rotator	Hunter	PROS-12-PRS40-CV-MP1000	12"		0.19-0.75	40	14
Shrub Rotator	Hunter	PROS-12-PRS40-CV-MP2000	12"		0.40-1.47	40	19
Shrub Rotator	Hunter	PROS-12-PRS40-CV-MP3000	12"		0.86-3.64	40	30
Tree Emitter Layout		See details					
Tree Emitter Layout Large		See details					
Root Watering System	Rainbird	RWS (see tree emitter detail)		18", PCT-10 Emitter			
Multi Outlet Emitter	Rainbird	XBT-20-6		2.0 GPH per Emitter Outlet			
Emitter	Rainbird	PC-10				10 gph	
Controller	Hunter	HC - 2 wire		w/ Solar-Sync, connect to Wi-Fi			
Flow Sensor	CST	FDL-T10-001		1" Flow Meter	0.86-52		
Backflow Preventer	Wilkins	975XL2U		1"			
Filter	Amiad	Super 1"					
Control Valve	Rainbird	PESB-PRS-D Series					
Control Zone Kit	Rainbird	XZC-150-PRB-COM		Zones over 15 gpm			
Control Zone Kit	Rainbird	XZC-100-PRB-COM		Zones between 5 and 15 gpm			
Control Zone Kit	Rainbird	XZC-75-PRF		Zones under 5 gpm			
Master Valve	Griswold	2000 Series		Normally Open, line size			
Hose Bib							
Emitter Flush Valve	Netafim			Automatic Flush			
Emitter Air Relief Valve	Netafim			At all high points of emitter zones			
Emitter Pop-up Indicator	Rainbird	OPERIND		One at end of each zone			
Main Line Pipe		Schedule 40					
Lateral Line Pipe		Schedule 40					
Emitter Line Pipe		AR Flexible PVC		1"			
In Line Emitter Tubing	Rainbird	XFS-09-18 Sub-Surface Dripline w/ copper shield		18" pipe spacing	0.9 GPH		
Drip Line Header	Rainbird	XQF-10 Dripline Header					
Sleeve		Schedule 40		w/ size			
Buried Pipe w/o Sleeve		Copper					
Existing Pressure							
Min. Design Pressure							
Max. System GPM							
Backflow Size							

Maximum Applied Water Allowance (MAWA)  
 $(Eto)(0.62)(0.55 \times LA/Landscape Area) + (0.45 \times SLA/Special Land-Use Area) = 215,883$   
 Eto = 39.0  
 Factor = 0.62  
 LA = 26,233  
 SLA = 0

Estimated Total Water Use (ETWU)  
 $(Eto)(0.62)(PPFA)(0.55 \times LA) = 239,355$

Hydrexzone Type	Value	Irrigals	Plant	Hydrexzone	Percent of	Plant	Special	Irrigation	FF x HA	ETWU	MAWA	Overs/	Application	Operating
		Number	Use	Area	Landscap	Factor	Landscap	Efficiency				Under	Rate	Pressure
			Type	(HA)		(F)	Area	(%)				MAWA	(In./Hr.)	(PSI)
Shrubs	1	drip	Low	122	0.5%	0.3	0	0.80	37	3,106	6,622	510	1.5	30
Shrubs	2	drip	Low	146	0.5%	0.3	0	0.80	44	3,324	3,952	618	1.70	30
Shrubs	3	MP Pzcer	Low	838	3.3%	0.3	0	0.75	248	8,008	11,012	3,003	1.5	40
Shrubs	4	MP Pzcer	Low	993	3.3%	0.3	0	0.75	288	9,604	13,206	3,602	1.5	40
Shrubs	5	MP Pzcer	Low	1,200	4.0%	0.3	0	0.75	338	12,056	17,182	4,656	1.5	40
Low Water Grass	6	MP Pzcer	Low	952	3.5%	0.3	0	0.75	286	9,208	12,661	3,453	1.5	40
Shrubs	7	MP Pzcer	Low	181	1.3%	0.3	0	0.75	54	1,753	2,407	686	1.5	40
Shrubs	8	MP Pzcer	Low	965	3.1%	0.3	0	0.75	296	9,527	11,100	3,573	1.5	40
Shrubs	9	drip	Mod	33	0.2%	0.5	0	0.80	18	1,229	482	61	1.70	30
Shrubs	10	drip	Low	408	2.5%	0.3	0	0.80	122	3,700	5,426	1,726	1.5	30
Shrubs	11	drip	Low	355	2.2%	0.3	0	0.80	107	3,219	4,721	1,502	1.5	30
Shrubs	12	drip	Low	446	2.7%	0.3	0	0.80	134	4,044	5,931	1,887	0.45	30
Trees	13	drip	Low	176	1.1%	0.3	0	0.80	53	2,256	2,341	745	1.5	30
Shrubs	14	drip	Low	123	0.8%	0.3	0	0.80	37	1,115	1,636	520	1.5	30
Shrubs	15	drip	Low	668	4.1%	0.3	0	0.80	200	6,657	8,884	2,827	0.45	30
Shrubs	16	drip	Low	597	3.7%	0.3	0	0.80	179	5,413	7,940	2,526	0.45	30
Shrubs	17	drip	Low	39	0.4%	0.3	0	0.80	18	1,335	385	250	1.70	30
Shrubs	18	drip	Low	313	1.9%	0.3	0	0.80	94	2,838	4,163	1,524	0.45	30
Low Water Grass	19	MP Pzcer	Low	356	2.2%	0.3	0	0.75	107	3,443	4,734	1,291	1.5	40
Shrubs	20	MP Pzcer	Mod	812	3.0%	0.5	0	0.75	406	13,089	15,799	2,711	0.45	40
Shrubs	21	spray	Mod	109	0.7%	0.5	0	0.75	55	1,751	2,450	807	1.70	30
Shrubs	22	drip	Mod	252	1.6%	0.6	0	0.80	151	4,570	3,351	1,219	1.5	30
Shrubs	23	drip	Mod	502	3.1%	0.6	0	0.80	301	9,104	6,676	2,438	1.5	30
Trees	24	drip	Low	112	0.7%	0.3	0	0.80	34	1,036	1,489	474	1.70	30
Shrubs	25	spray	Low	154	1.1%	0.3	0	0.75	52	1,685	2,314	631	1.70	30
Shrubs	26	drip	Mod	499	3.1%	0.6	0	0.80	299	9,049	6,636	2,413	1.70	30
Shrubs	27	drip	Mod	122	0.8%	0.5	0	0.80	61	1,844	1,622	221	1.70	30
Trees	28	drip	Low	144	0.9%	0.3	0	0.80	43	1,308	1,915	499	1.5	30
Shrubs	29	drip	Mod	323	2.0%	0.6	0	0.80	194	5,858	4,296	1,562	1.70	30
Shrubs	30	drip	Mod	174	1.1%	0.6	0	0.80	104	3,155	2,314	841	1.5	30
Shrubs	31	drip	Mod	179	1.1%	0.6	0	0.80	107	3,246	2,381	866	1.5	30
Shrubs	32	drip	Mod	212	1.3%	0.6	0	0.80	127	3,843	2,819	1,015	1.5	30
Shrubs	33	MP Pzcer	Mod	780	4.8%	0.6	0	0.75	468	15,068	16,373	4,715	1.5	40
Shrubs	34	spray	Mod	506	3.1%	0.6	0	0.75	304	9,788	6,729	3,059	1.70	30
Shrubs	35	MP Pzcer	Mod	782	4.8%	0.6	0	0.75	469	15,127	16,400	4,727	0.45	40
Shrubs	36	drip	Mod	325	2.0%	0.6	0	0.80	205	6,051	4,567	1,614	1.5	30
Shrubs	37	drip	Mod	126	0.8%	0.6	0	0.80	76	2,285	1,626	609	1.5	30
Shrubs	38	drip	Low	176	1.1%	0.3	0	0.80	53	1,596	2,341	745	0.45	30
Shrubs	39	drip	Mod	420	2.6%	0.6	0	0.80	252	7,817	5,586	2,011	0.45	30
Shrubs	40	drip	Mod	117	0.7%	0.6	0	0.80	70	2,123	1,556	568	1.5	30
Shrubs	41	drip	Mod	164	1.0%	0.6	0	0.80	98	2,974	2,181	793	1.5	30
Trees	42	drip	Low	64	0.4%	0.3	0	0.80	23	580	851	271	1.5	30
Shrubs	43	drip	Mod	74	0.5%	0.6	0	0.80	44	1,342	984	558	1.5	30
				16,233			0			210,355	215,883	5,538		

Water Use Percentage of Area	
No Water Area	0.0%
Low Water Area	99.0%
Mod. Water Area	0.0%
High Water Area	0.0%
Total Area	16,233

No and Low water area = 99.0%

**PAYMUN**

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**LEAD DESIGN CONSULTANT**

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 DEVELOPMENT, Inc.

DESIGNER & DRAFTER:  
 SADAF DAYLAMI

**PROJECT**

SPRING MANSION

**OWNER(S)**

ABBAS MASH

**NOTES**

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

**LOCATION**



**ADDRESS**

1960 SAN ANTONIO AVENUE  
 BERKELEY, CA 94707

**AREA**

**ORIENTATION**

**SHEET TITLE**

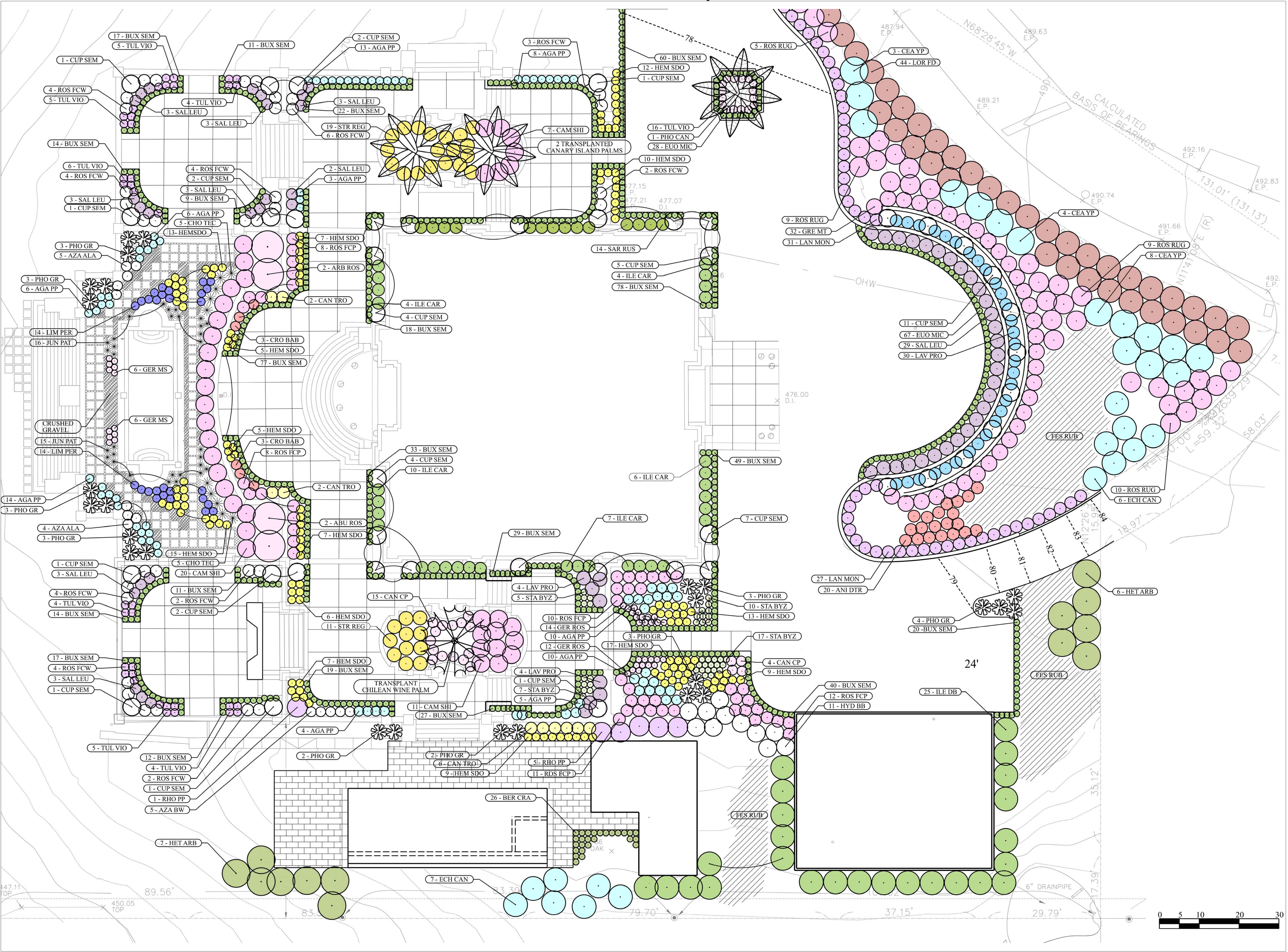
IRRIGATION  
 DETAILS & LEGEND

**SCALE**

AS INDICATED

**SHEET NUMBER**

**L.3**



# PAYMUN

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## PROJECT

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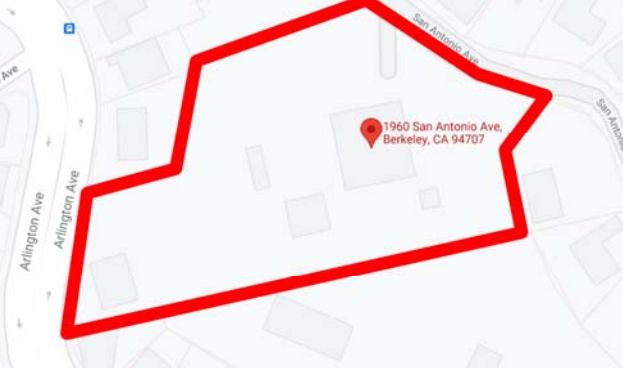
## OWNER(S)

ABBAS MASH

## NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

## LOCATION



## ADDRESS

1960 SAN ANTONIO AVENUE  
BERKELEY, CA 94707

## AREA

## ORIENTATION

## SHEET TITLE

PLANTING PLAN

## SCALE

AS INDICATED

## SHEET NUMBER

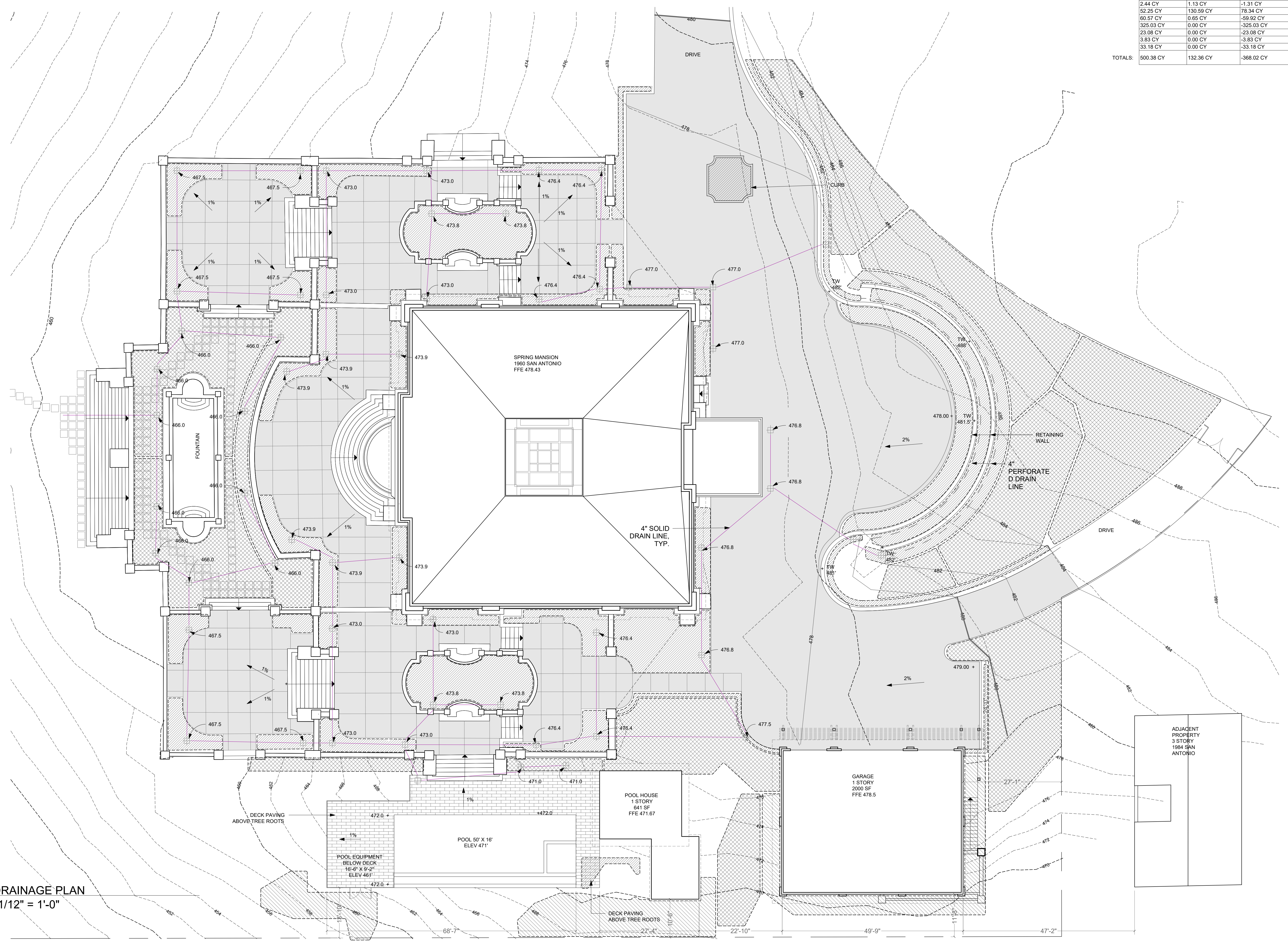
L.4







TOPOGRAPHY SCHEDULE		
Cut	Fill	Net outfill
2.44 CY	1.13 CY	-1.31 CY
52.25 CY	130.59 CY	78.34 CY
60.57 CY	0.65 CY	-59.92 CY
325.03 CY	0.00 CY	-325.03 CY
23.08 CY	0.00 CY	-23.08 CY
3.83 CY	0.00 CY	-3.83 CY
33.18 CY	0.00 CY	-33.18 CY
<b>TOTALS:</b>	<b>132.36 CY</b>	<b>-368.02 CY</b>



① DRAINAGE PLAN  
1/12" = 1'-0"

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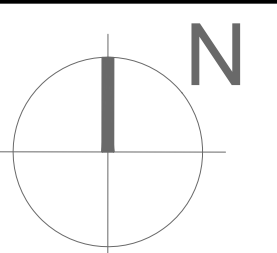


**ADDRESS**

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**AREA**

**ORIENTATION**



**SHEET TITLE**

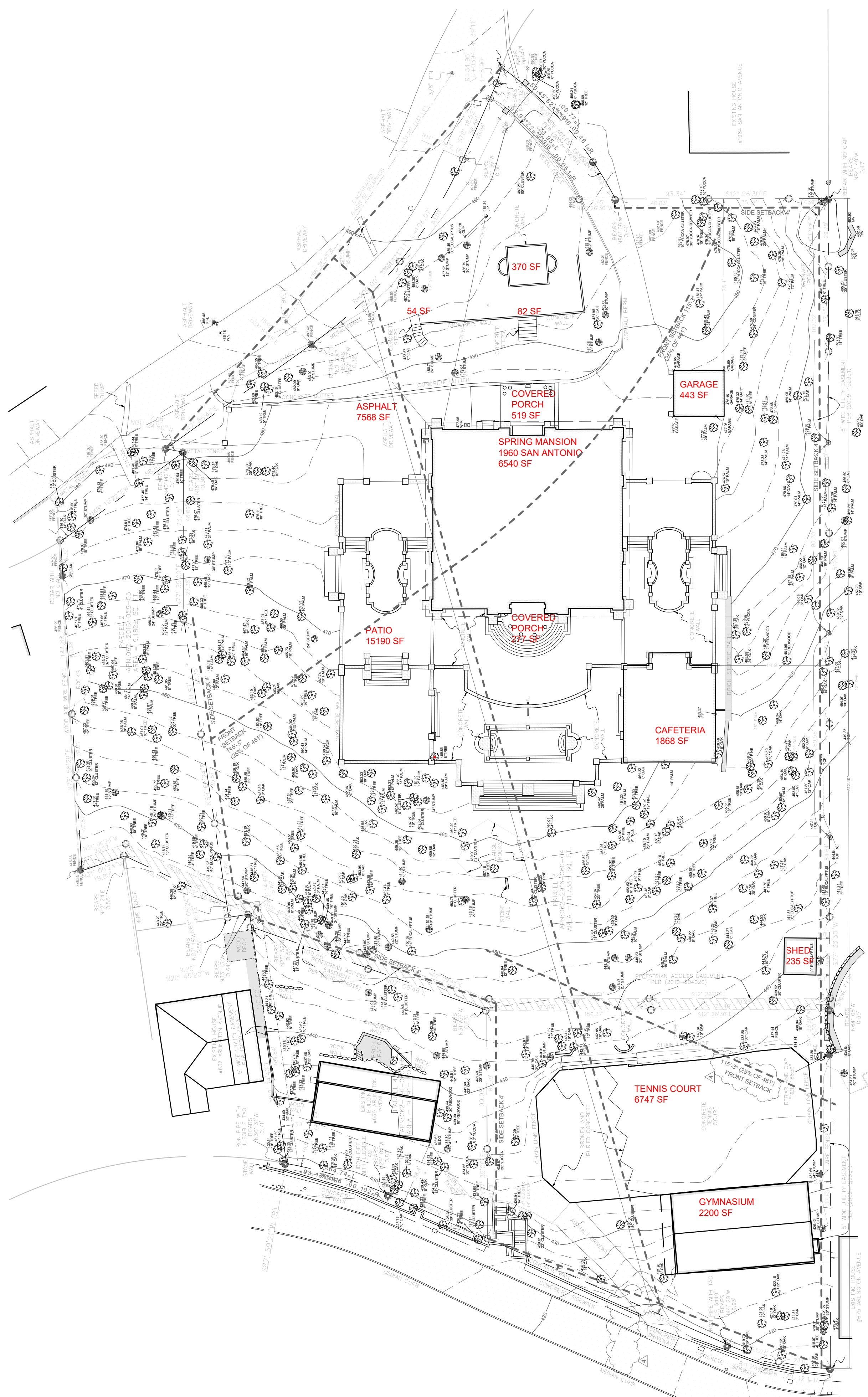
GRADING & DRAINAGE

**SCALE**

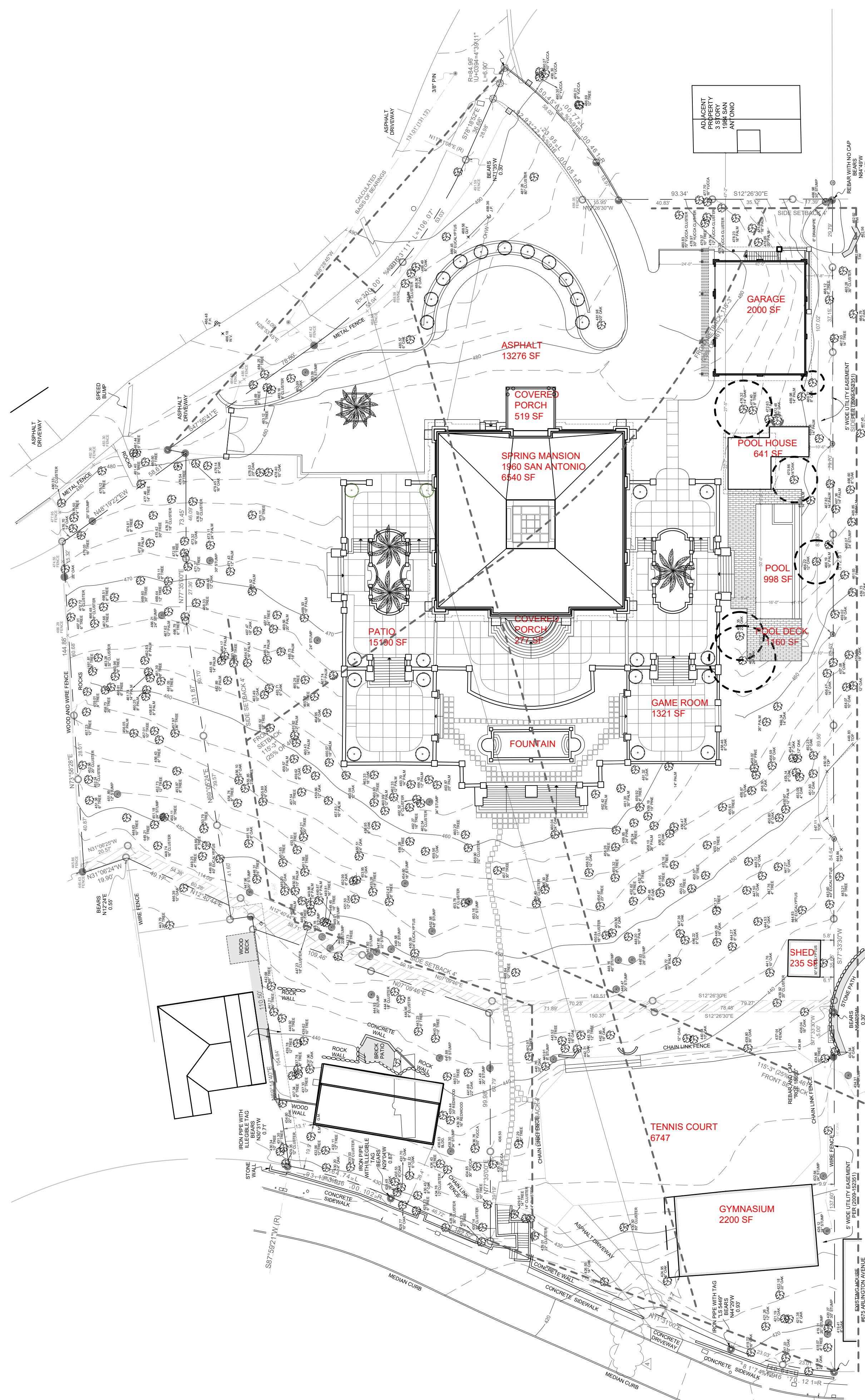
AS INDICATED

**SHEET NUMBER**

**L.6**



1 LOT COVERAGE - EXISTING  
1/30" = 1'-0"



2 LOT COVERAGE - PROPOSED  
1/30" = 1'-0"

**BUILDING FOOTPRINT & LOT COVERAGE AND GROSS FLOOR AREA:**

<b>EXISTING LOT COVERAGE</b>	
MAIN BUILDING	6,540 SF
COVERED PORCH	277 SF
COVERED PORCH	519 SF
GYM	2,200 SF
GAME ROOM/CAFETERIA	1,868 SF
GARAGE	443 SF
SHED	235 SF
<b>TOTAL EXISTING</b>	<b>12,082 SF</b>

% OF LOT COVERAGE EXISTING 10%

<b>PROPOSED LOT COVERAGE</b>	
MAIN BUILDING	6,540 SF
COVERED PORCH	277 SF
COVERED PORCH	519 SF
GYM	2,200 SF
GAME ROOM	1,321 SF
GARAGE	2,000 SF
SHED	235 SF
POOL HOUSE	641 SF
<b>TOTAL PROPOSED</b>	<b>13,733 SF</b>

LOT SIZE 120,873 SF  
TOTAL LOT COVERAGE 12,969 SF  
% OF LOT COVERAGE PROPOSED 11.4%

**IMPERVIOUS SURFACES (OTHER THAN BUILDINGS)**

<b>EXISTING</b>	
PATIO	15,190 SF
PAVING	14,821 SF
<b>TOTAL EXISTING</b>	<b>30,011 SF</b>

<b>PROPOSED</b>	
PATIO	15,190 SF
PAVING	20,023 SF
POOL	998 SF
POOL DECK	1,160 SF
<b>TOTAL PROPOSED</b>	<b>37,371 SF</b>

<b>EXISTING GROSS FLOOR AREA</b>	
MAIN BUILDING	13,119 SF
GYM	2,200 SF
GAME ROOM/CAFETERIA	1,868 SF
GARAGE	443 SF
SHED	235 SF
<b>TOTAL EXISTING</b>	<b>17,865 SF</b>

<b>PROPOSED GROSS FLOOR AREA</b>	
MAIN BUILDING	13,119 SF
GYM	2,200 SF
GAME ROOM	1,321 SF
GARAGE	2,000 SF
SHED	235 SF
POOL HOUSE	641 SF
<b>TOTAL PROPOSED</b>	<b>19,516 SF</b>



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DESIGNER & DRAFTER:  
**SADAF DAYLAMI**

**PROJECT**

**SPRING MANSION**

**OWNER(S)**

**ABBAS MASH**

**NOTES**

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

**LOCATION**

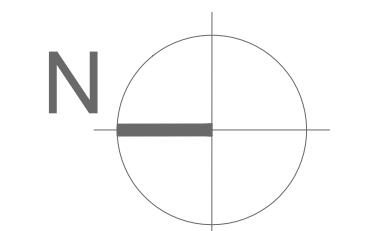


**ADDRESS**

1960 SAN ANTONIO AVENUE  
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**AREA**

**ORIENTATION**



**SHEET TITLE**

**LOT COVERAGE  
EXISTING AND PROPOSED**

**SCALE**

AS INDICATED

**SHEET NUMBER**

**A050**





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DESIGNER & DRAFTER :  
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**PROJECT**  
**SPRING MANSION**

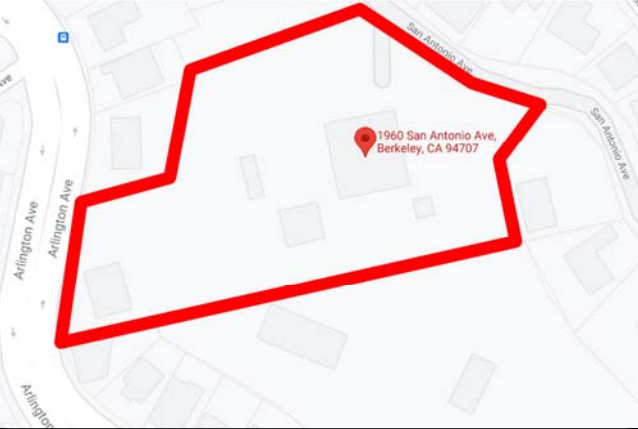
**OWNER(S)**

**ABBAS MASH**

**NOTES**

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**ADDRESS**

**1960 SAN ANTONIO AVENUE  
BERKELEY, CA 94707**

**AREA**

**ORIENTATION**

**SHEET TITLE**

**PHOTOS  
(MAIN HOUSE)**

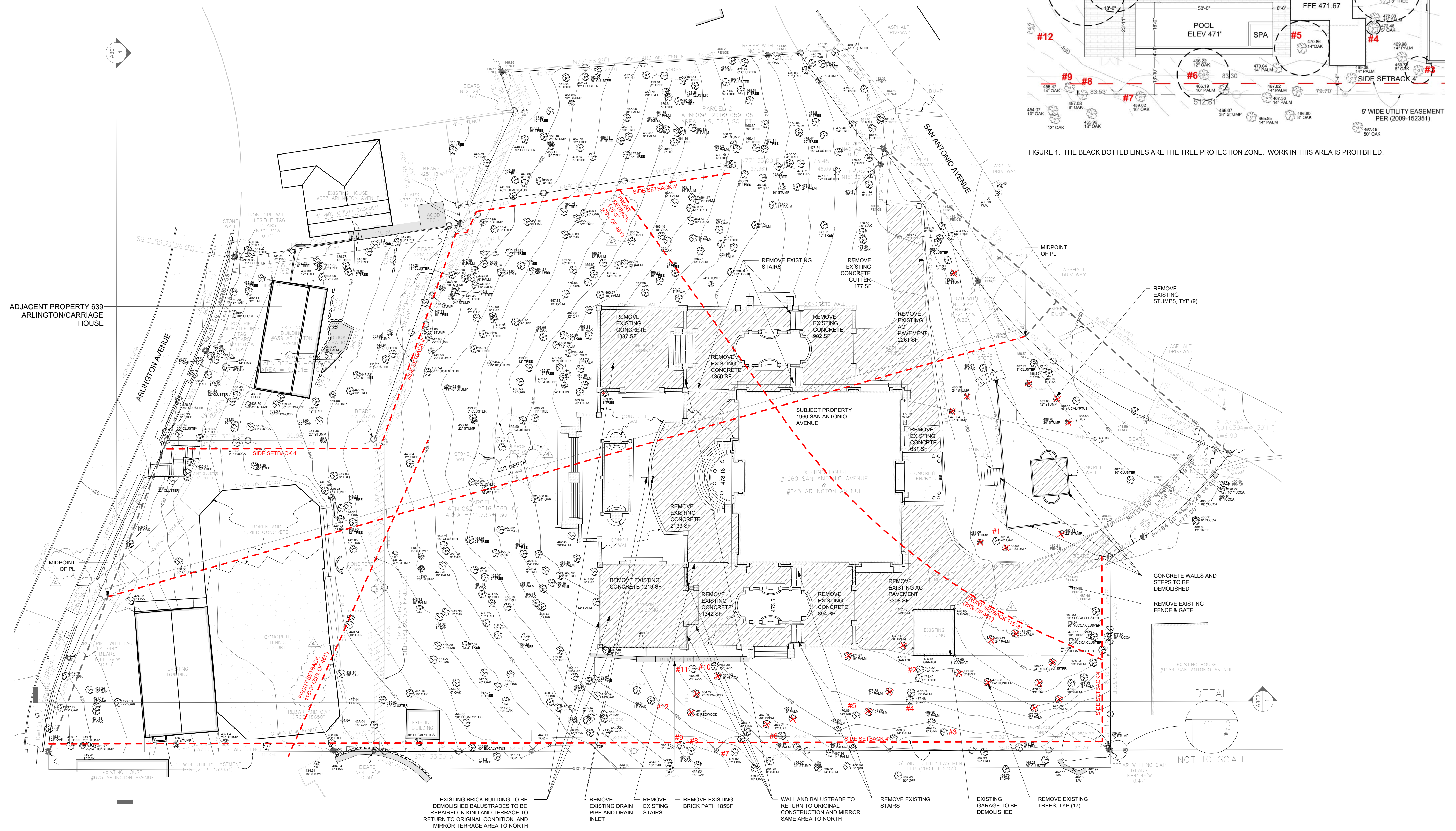
**SCALE**

**AS INDICATED**

**SHEET NUMBER**

**A070**





1. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE CONSULTING ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2 IN. IN DIAMETER SHOULD BE AVOIDED.
2. IF ROOTS 2 IN. AND GREATER IN DIAMETER ARE ENCOUNTERED DURING SITE WORK AND MUST BE CUT TO COMPLETE THE CONSTRUCTION, THE CONSULTING ARBORIST MUST BE CONSULTED TO EVALUATE EFFECTS ON THE HEALTH AND STABILITY OF THE TREE AND RECOMMEND TREATMENT.
3. FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCES SHALL BE 6 FT. CHAIN LINK WITH POSTS SUNK INTO THE GROUND OR EQUIVALENT.
4. THE TREE PROTECTION ZONE SHOWN ON ALL PLANS SHALL BE FENCED TO ENCLOSE THE ENTIRE AREA (FIGURE 1). NO GRADING, EXCAVATION, CONSTRUCTION OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THAT ZONE. NO UNDERGROUND SERVICES INCLUDING UTILITIES, SUB-DRAINS, WATER OR SEWER SHALL BE PLACED IN THE TREE PROTECTION ZONE. NO MOTORIZED EQUIPMENT SHALL BE USED IN THE TREE PROTECTION ZONE. THE LIMITS OF THE TREE PROTECTION ZONE WILL BE ADJUSTED FOLLOWING REVIEW OF GRADING AND CONSTRUCTION PLANS. FOR DESIGN PURPOSES, THE TREE PROTECTION ZONE SHALL BE DEFINED AS THE TREE DRIFLINE.

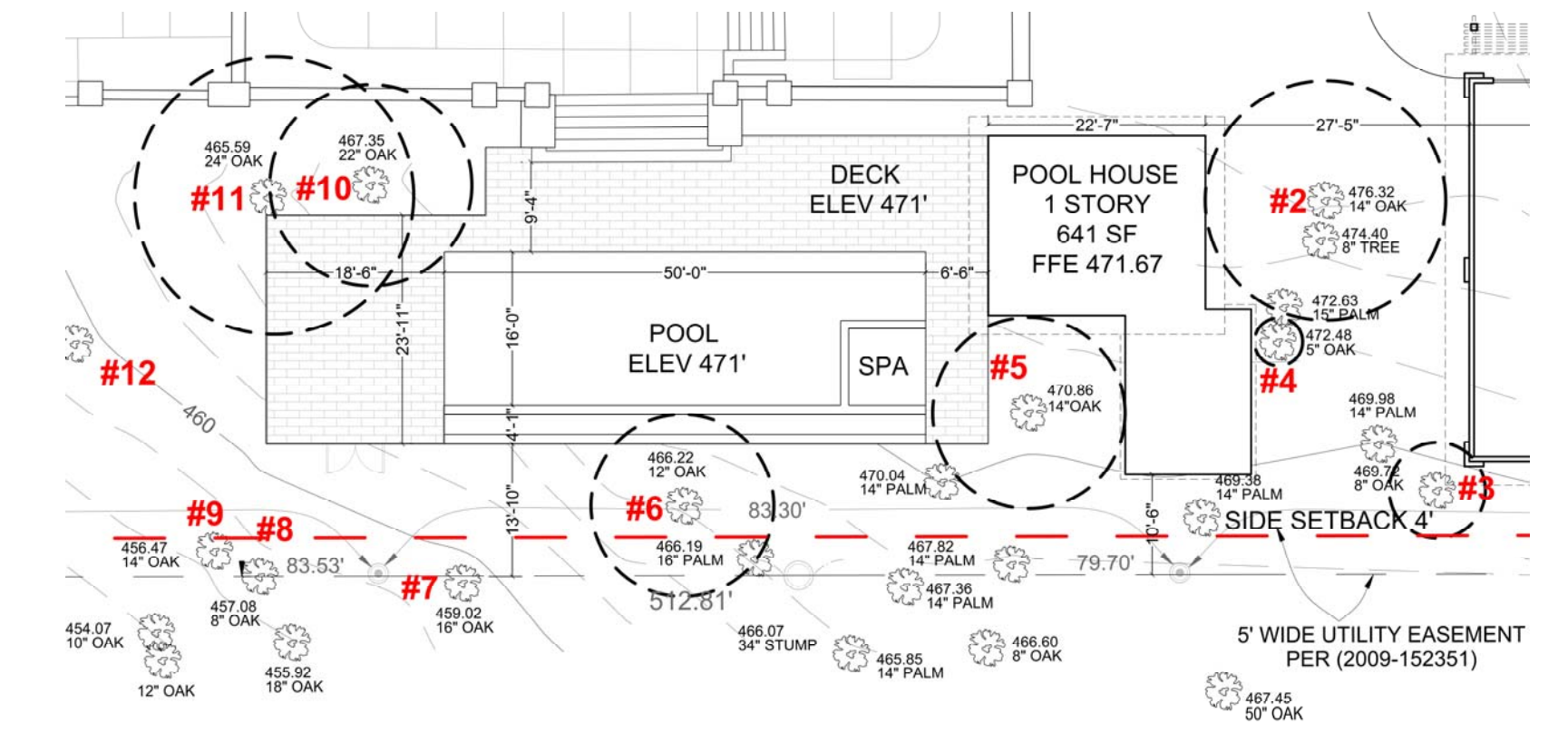


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.

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DESIGNER & DRAFTER :  
SADAF DAYLAMI

**PROJECT**  
SPRING MANSION

**OWNER(S)**  
ABBAS MASH

**NOTES**

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PLANNING SUBMITTAL I	05/13/2023

**LOCATION**

**ADDRESS**  
1960 SAN ANTONIO AVENUE  
BERKELEY, CA 94707

**AREA**

**ORIENTATION**

**SHEET TITLE**  
SITE PLAN - EXISTING

**SCALE**  
AS INDICATED

**SHEET NUMBER**  
A100

1 SITE PLAN - EXISTING  
1/24" = 1'-0"

1. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE CONSULTING ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2 IN. IN DIAMETER SHOULD BE AVOIDED.
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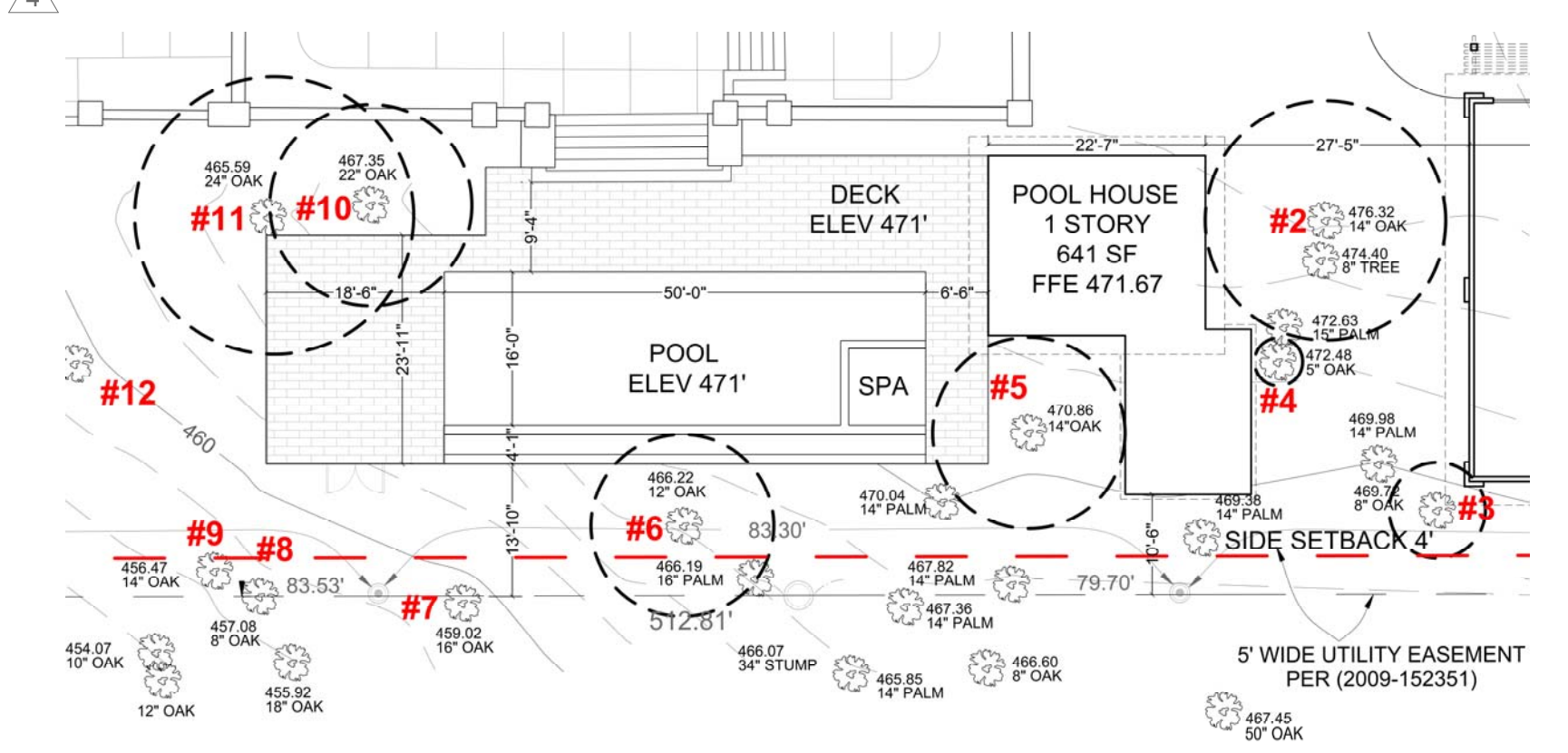
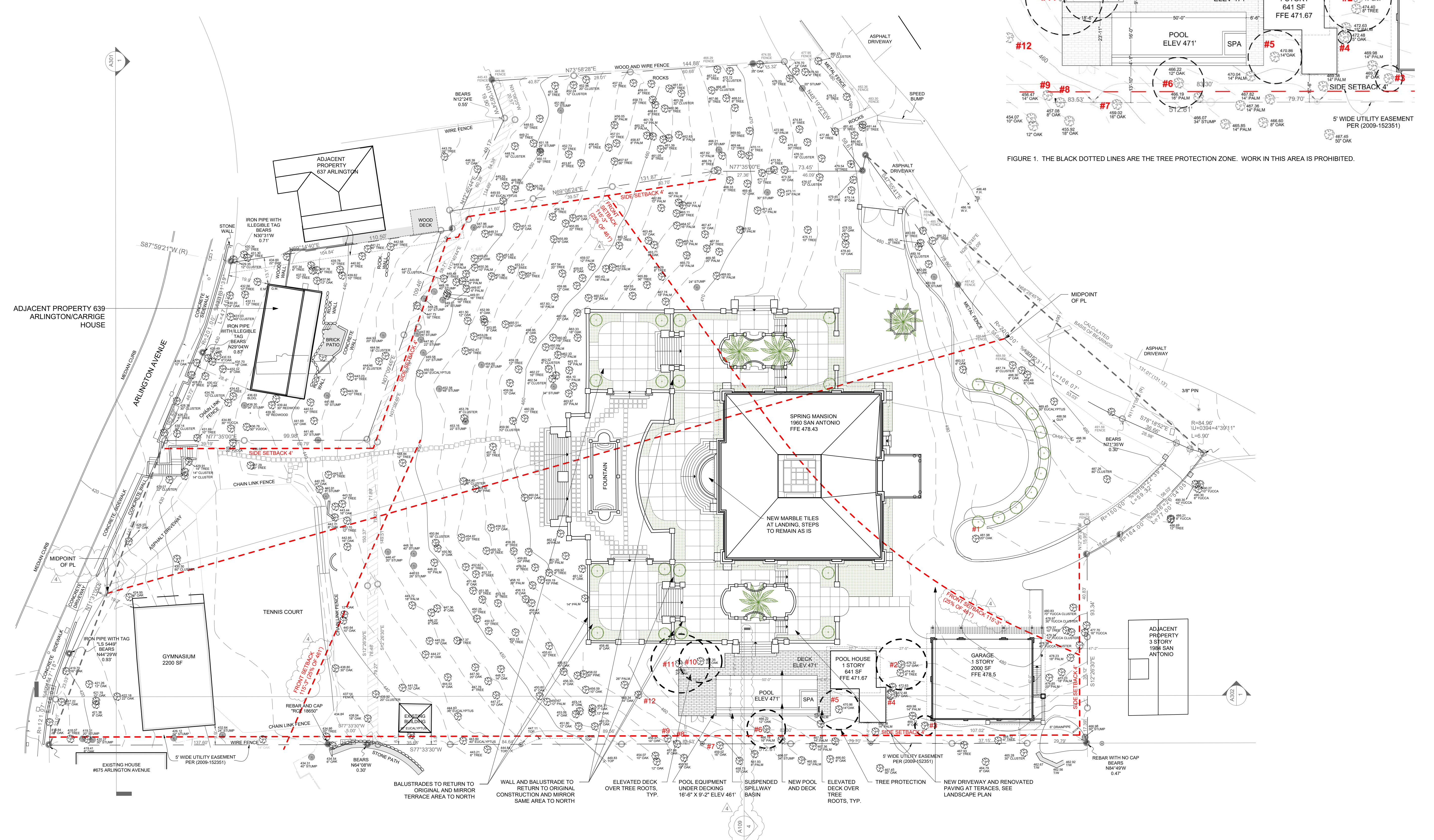


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.



1 SITE PLAN - PROPOSED  
1/24" = 1'-0"

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**PROJECT**  
SPRING MANSION

**OWNER(S)**  
ABBAS MASH

**NOTES**

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

**LOCATION**

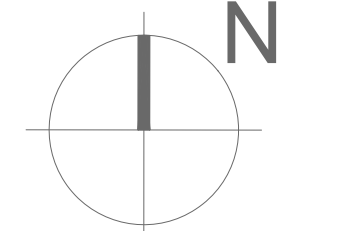


**ADDRESS**

1960 SAN ANTONIO AVENUE  
BERKELEY, CA 94707

**AREA**

**ORIENTATION**



**SHEET TITLE**

SITE PLAN - PROPOSED

**SCALE**

AS INDICATED  
SHEET NUMBER

**A101**

1. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE CONSULTING ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2 IN. IN DIAMETER SHOULD BE AVOIDED.
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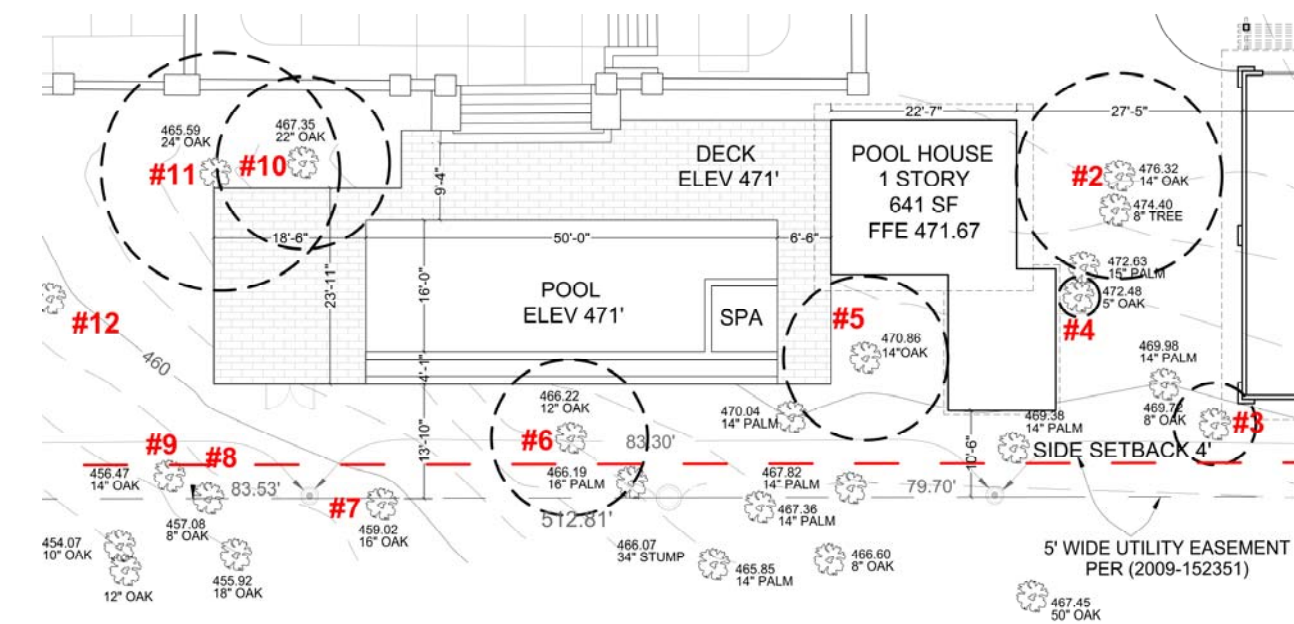
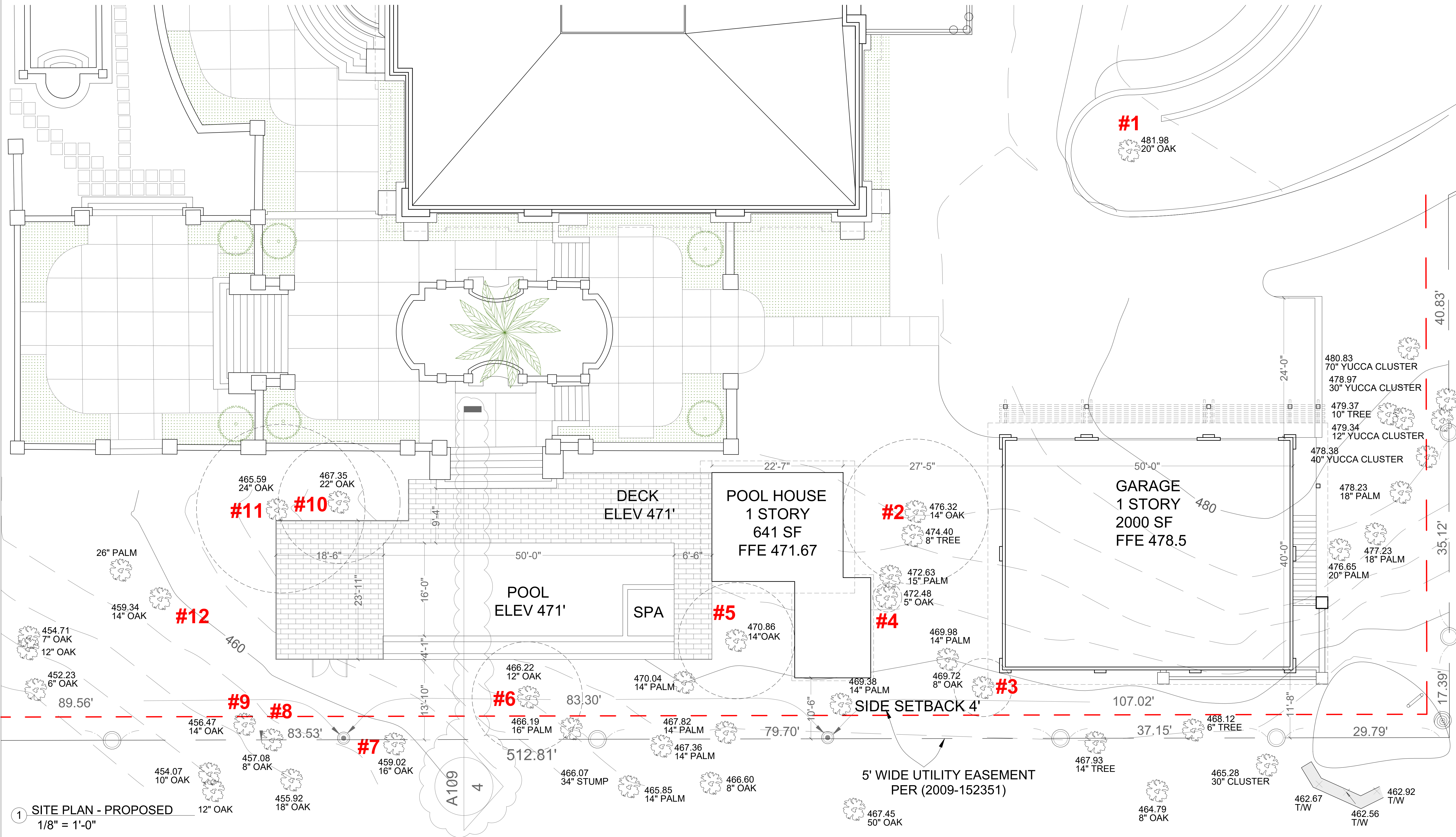


FIGURE 1. THE BLACK DOTTED LINES ARE THE TREE PROTECTION ZONE. WORK IN THIS AREA IS PROHIBITED.



1 SITE PLAN - PROPOSED  
1/8" = 1'-0"

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**PROJECT**

SPRING MANSION

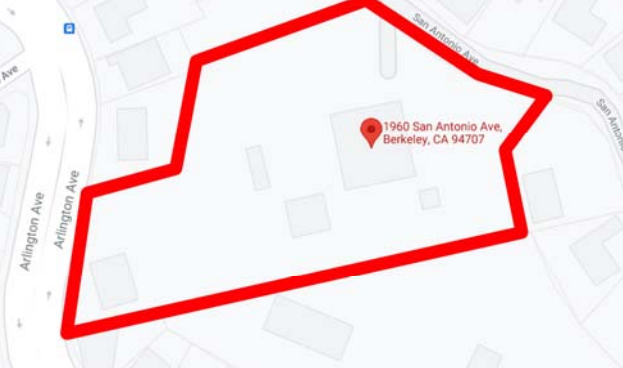
**OWNER(S)**

ABBAS MASH

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PLANNING SUBMITTAL I	05/13/2023

**LOCATION**

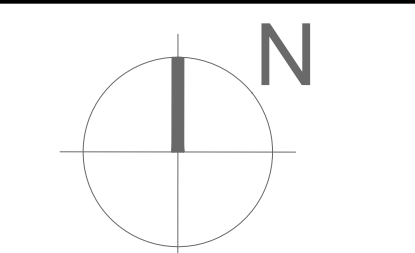


**ADDRESS**

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**AREA**

**ORIENTATION**



**SHEET TITLE**

ENLARGED SITE PLAN

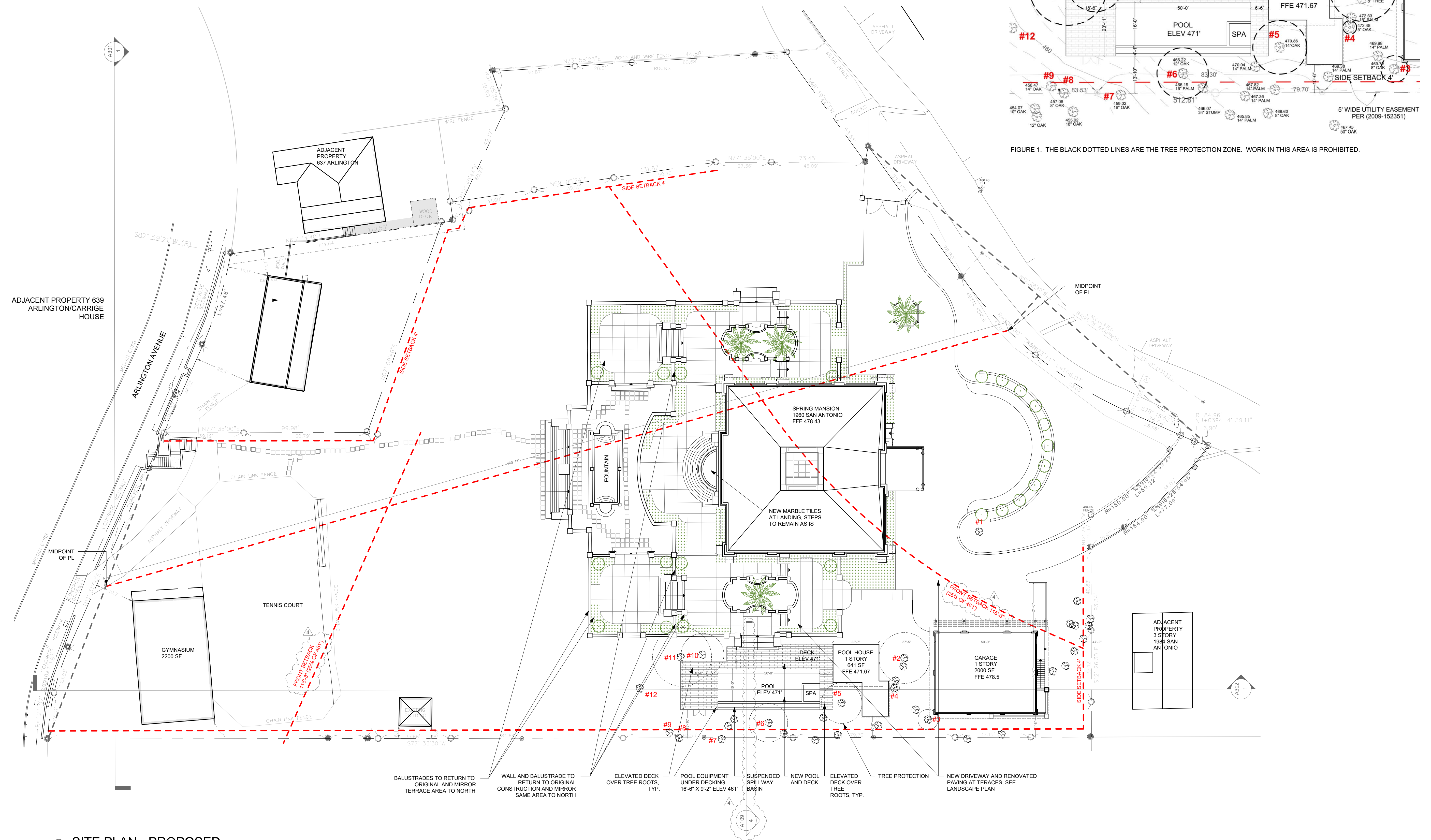
**SCALE**

AS INDICATED

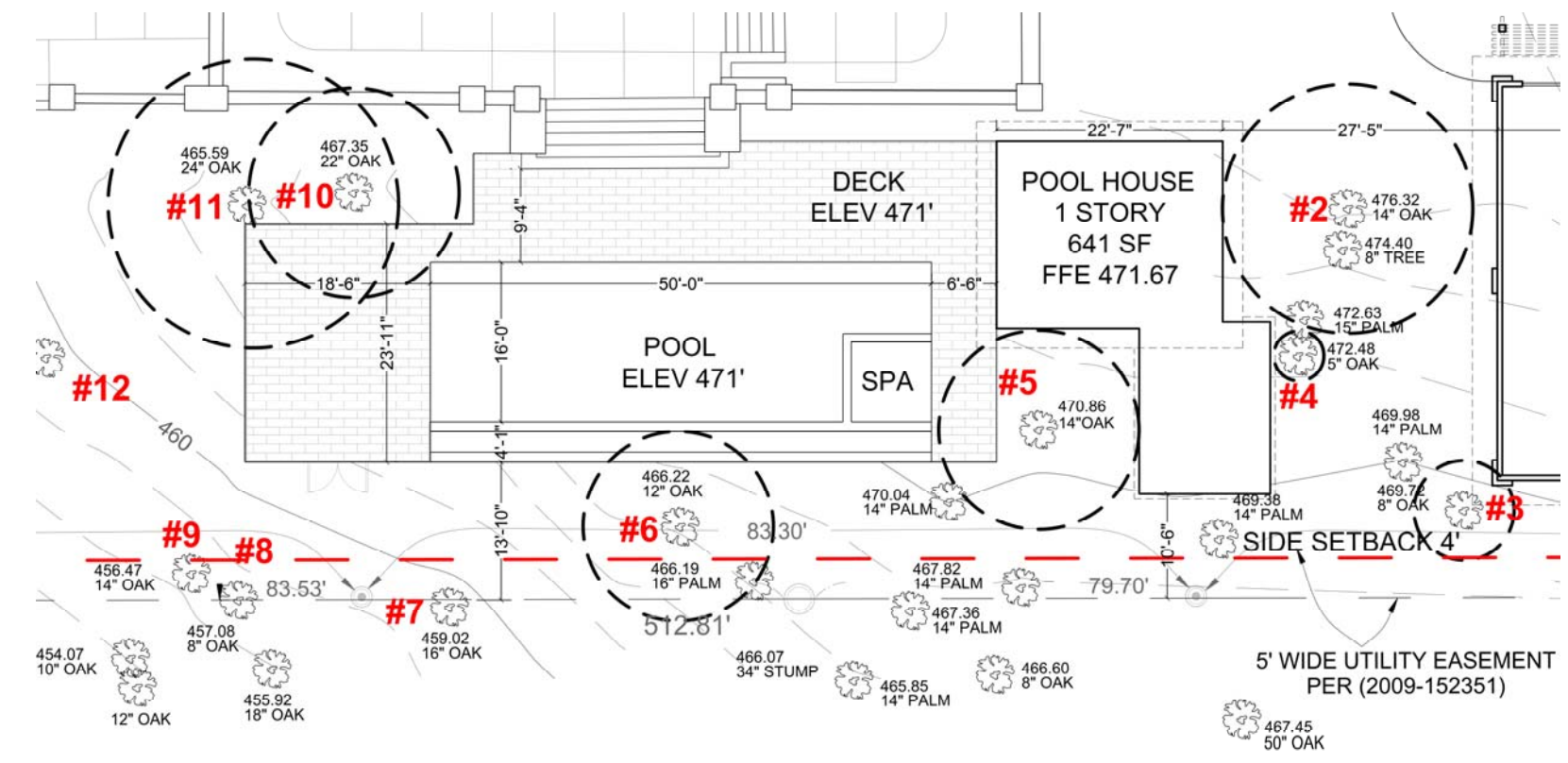
**SHEET NUMBER**

**A101B**





1. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE CONSULTING ARBORIST. ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT. REMOVAL OF ROOTS LARGER THAN 2 IN. IN DIAMETER SHOULD BE AVOIDED.
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1 SITE PLAN - PROPOSED  
1/24" = 1'-0"

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DESIGNER & DRAFTER:  
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**PROJECT**  
SPRING MANSION

**OWNER(S)**  
ABBAS MASH

**NOTES**

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PLANNING SUBMITTAL I	05/13/2023

**LOCATION**

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1960 SAN ANTONIO AVENUE  
BERKELEY, CA 94707

**AREA**

**ORIENTATION**

**SHEET TITLE**  
SITE PLAN - SIMPLIFIED

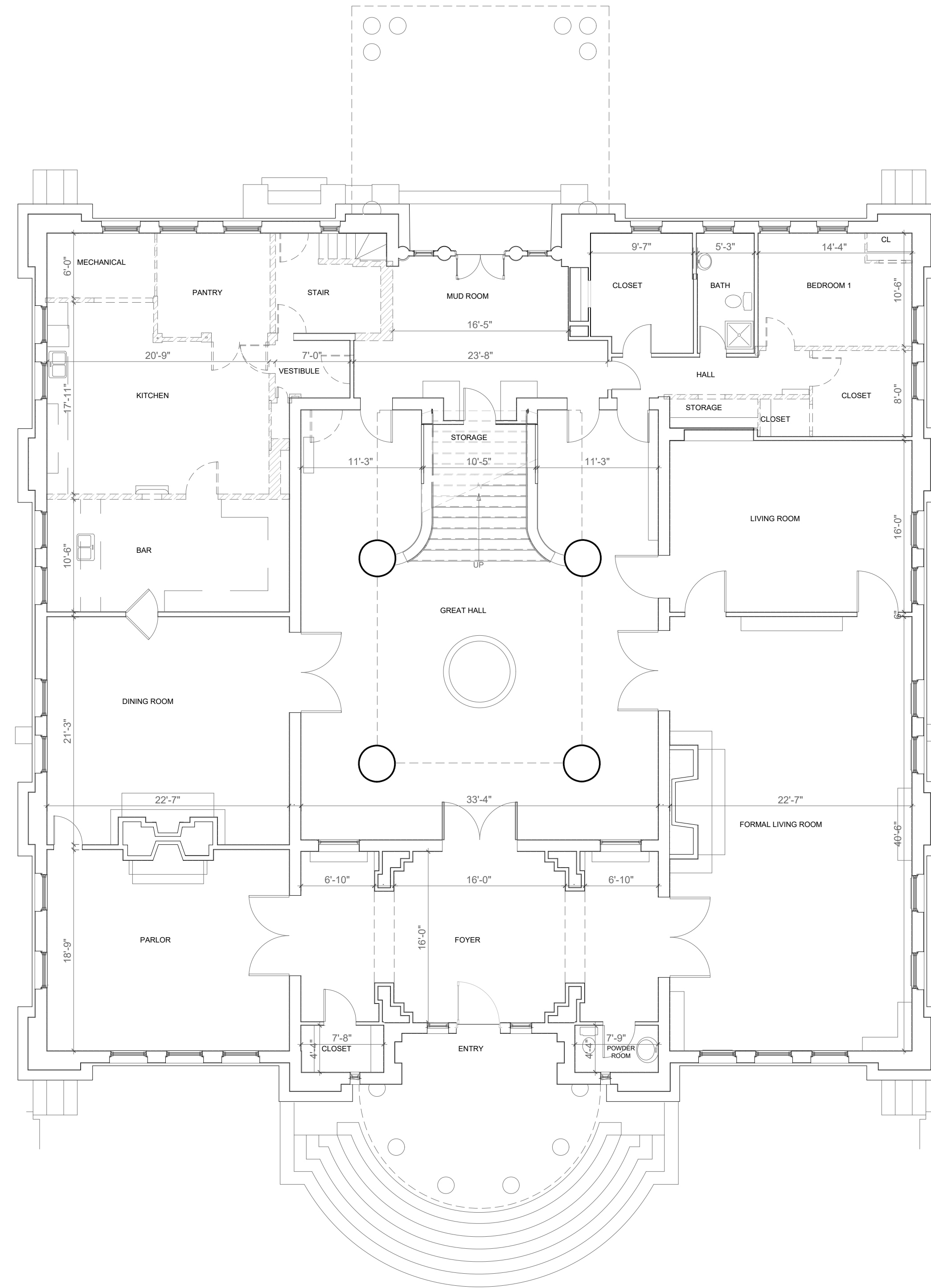
**SCALE**  
AS INDICATED

**SHEET NUMBER**  
**A101C**

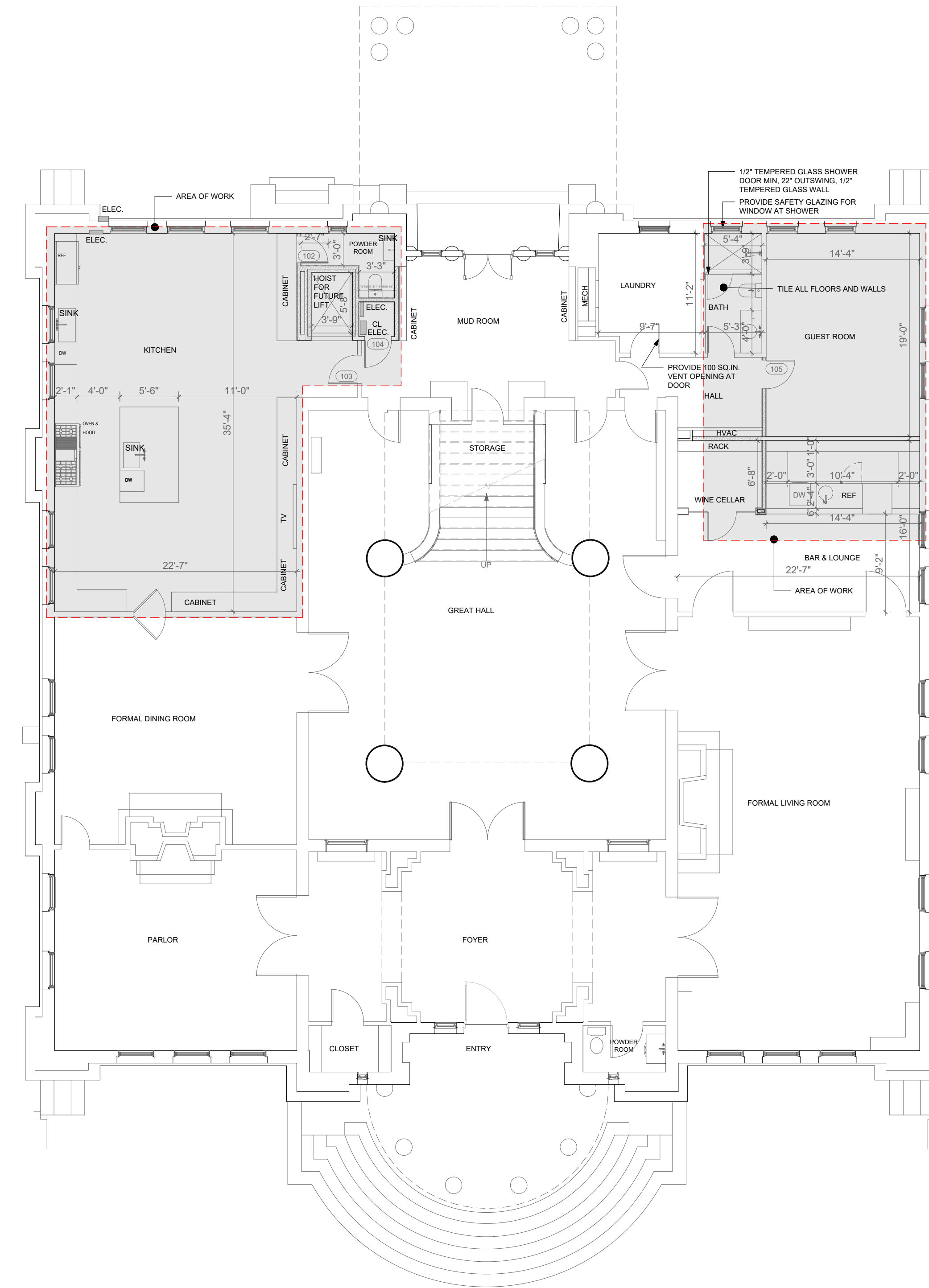
**WALL LEGEND**

DEMOLISHED WALL	
NEW WALL	
1 HOUR RATED WALL	

**NOTES:**  
ALL NEW WALLS TO MATCH EXISTING FINISH, BASEBOARD AND MOLDING



1 1ST FLOOR EXISTING  
1/8" = 1'-0"



2 1ST FLOOR PROPOSED  
1/8" = 1'-0"

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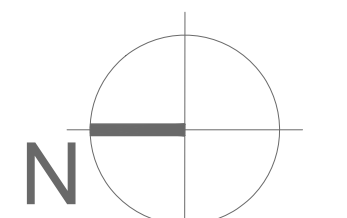


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**AREA**

**ORIENTATION**



**SHEET TITLE**

MAIN 1ST FLOOR PLANS  
EXISTING & PROPOSED

**SCALE**

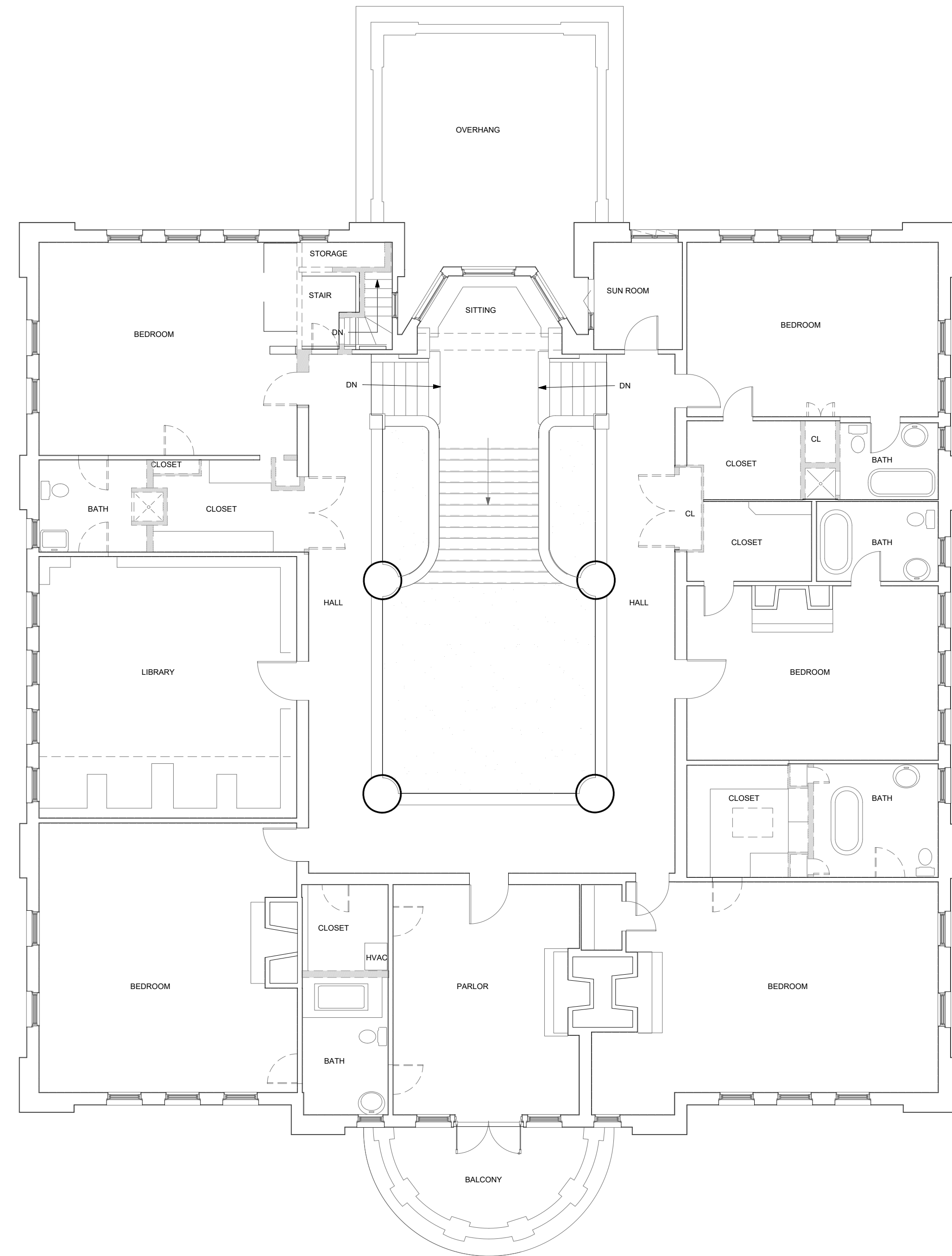
AS INDICATED

**SHEET NUMBER**

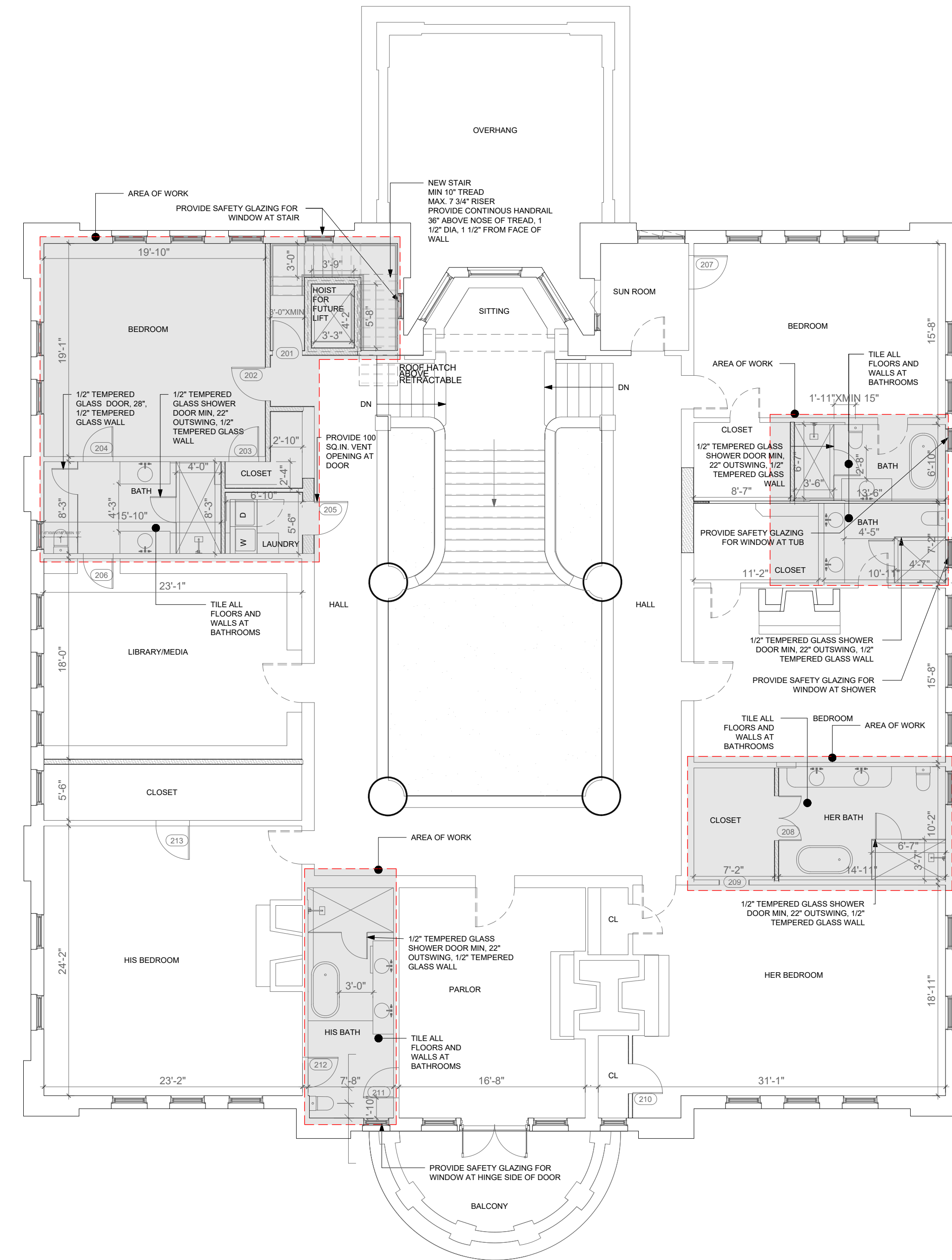
**A102**

WALL LEGEND	
DEMOLISHED WALL	
NEW WALL	
1 HOUR RATED WALL	

NOTES:  
ALL NEW WALLS TO MATCH EXISTING FINISH, BASEBOARD AND MOLDING



1 2ND FLOOR EXISTING  
1/8" = 1'-0"



2 2ND FLOOR PROPOSED  
1/8" = 1'-0"

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DESIGNER & DRAFTER:  
SADAF DAYLAMI

PROJECT  
SPRING MANSION

OWNER(S)

ABBAS MASH

NOTES

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

LOCATION



ADDRESS

1960 SAN ANTONIO AVENUE  
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AREA

ORIENTATION



SHEET TITLE

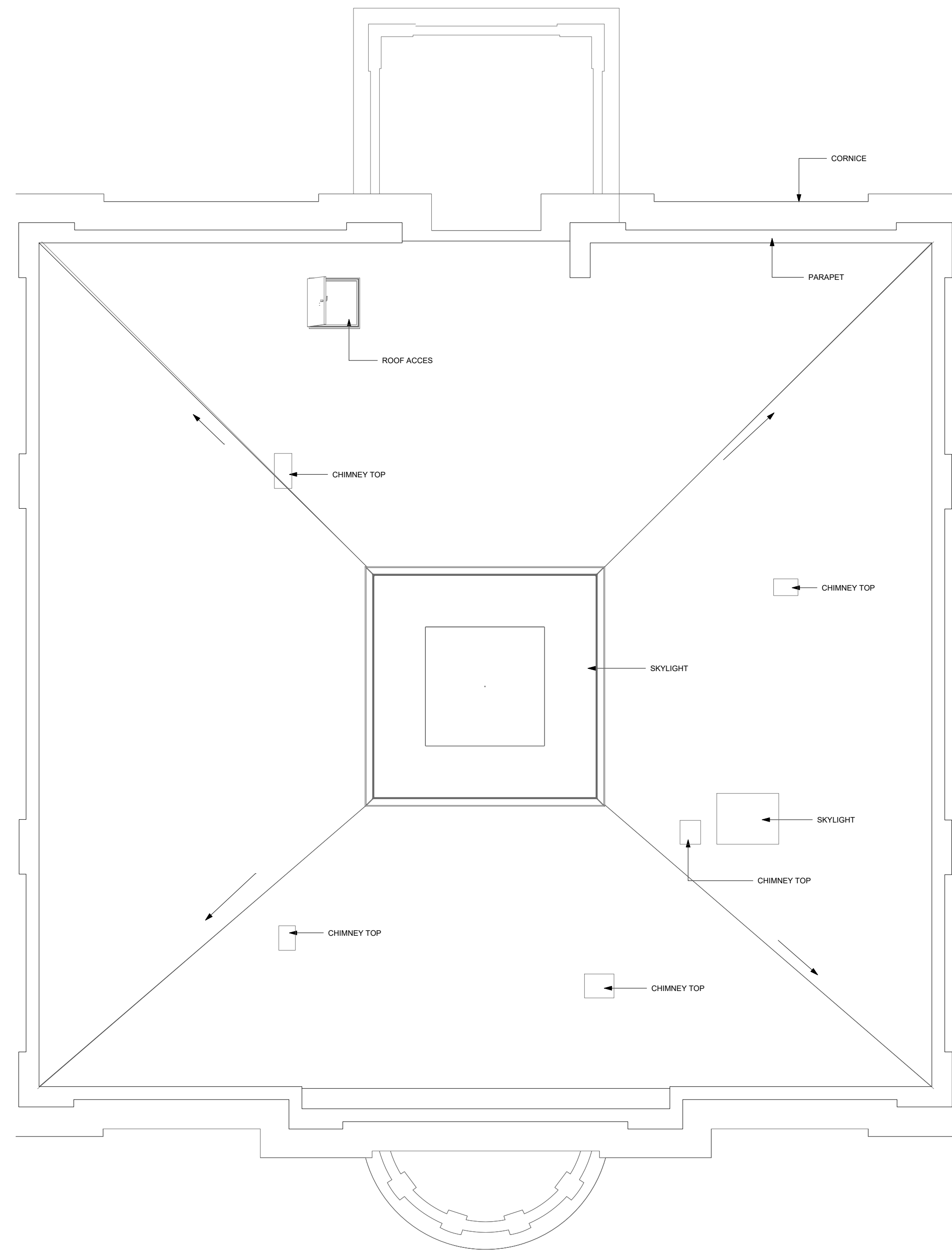
MAIN 2ND FLOOR PLANS  
EXISTING & PROPOSED

SCALE

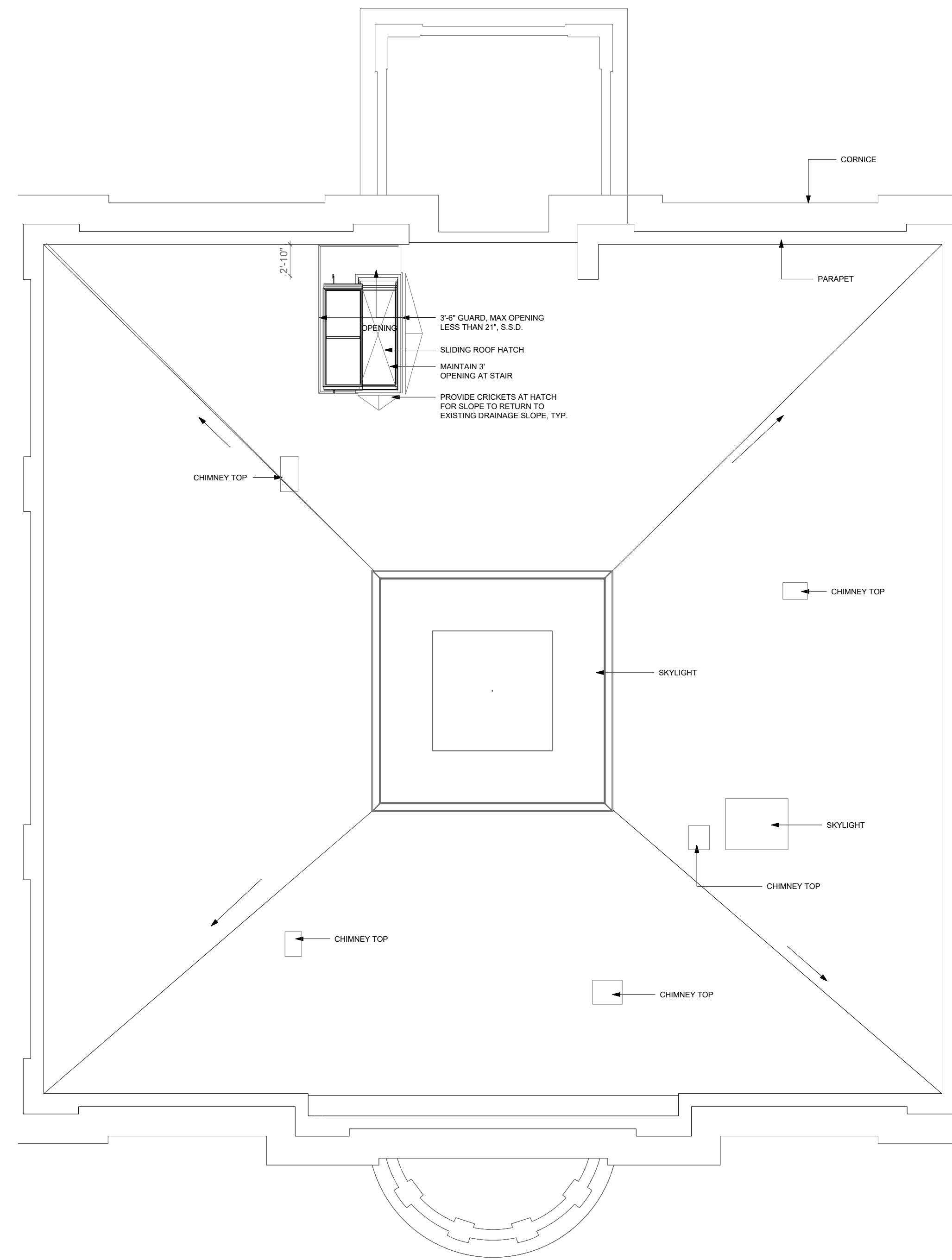
AS INDICATED

SHEET NUMBER

A103



1 ROOF PLAN EXISTING  
1/8" = 1'-0"

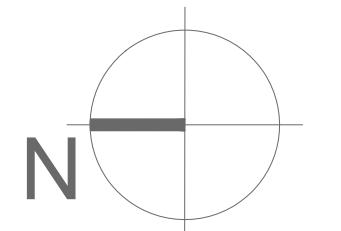


2 ROOF PLAN PROPOSED  
1/8" = 1'-0"

REVISION	DATE
PLANNING SUBMITTAL 1	05/13/2023



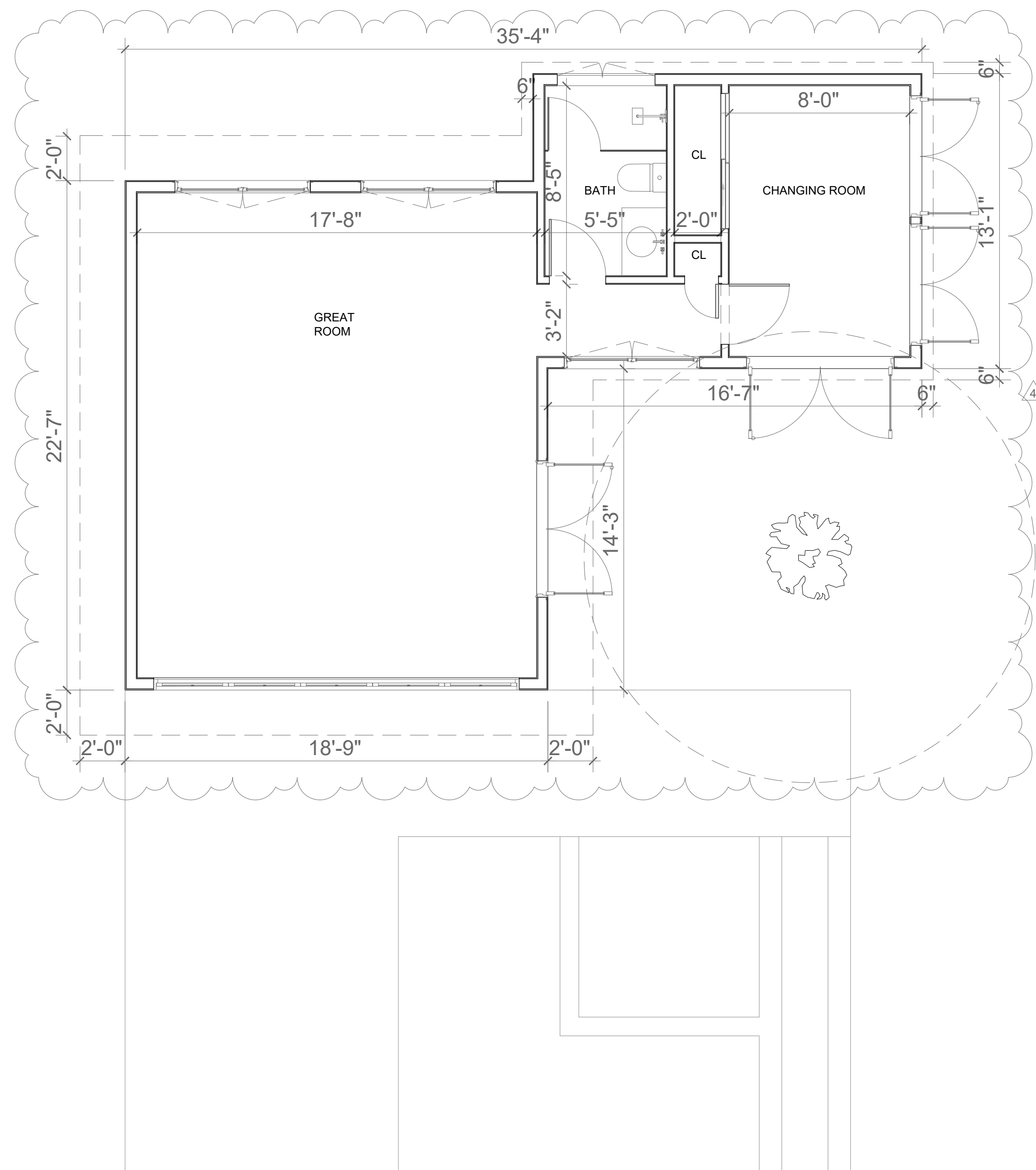
1960 SAN ANTONIO AVENUE  
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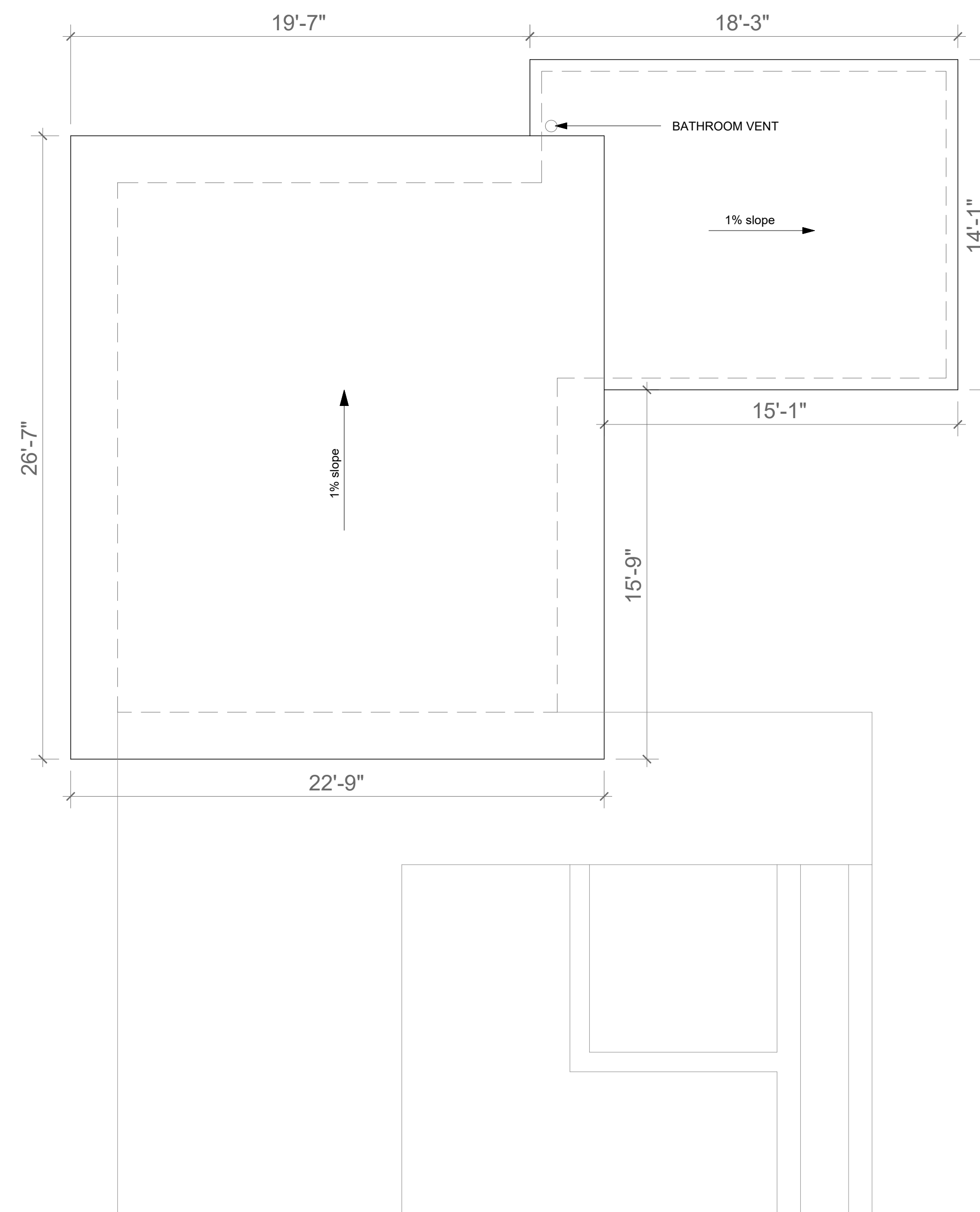
MAIN ROOF PLANS  
EXISTING & PROPOSED

AS INDICATED

**A104**



1 POOL HOUSE PLAN - PROPOSED  
1/4" = 1'-0"



2 POOL HOUSE ROOF PLAN - PROPOSED  
1/4" = 1'-0"

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**SHEET TITLE**

POOL HOUSE PLANS  
PROPOSED

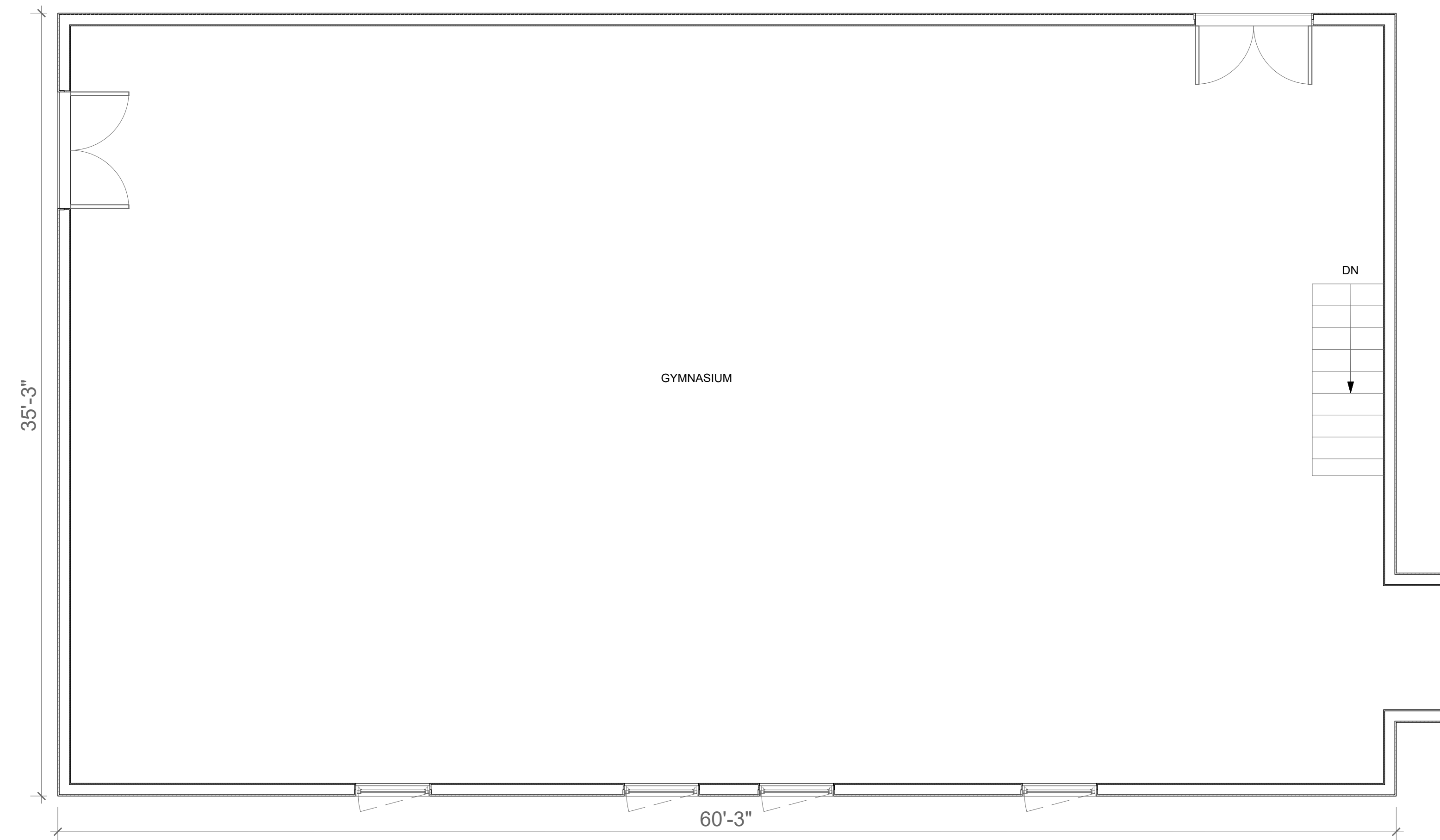
**SCALE**

AS INDICATED

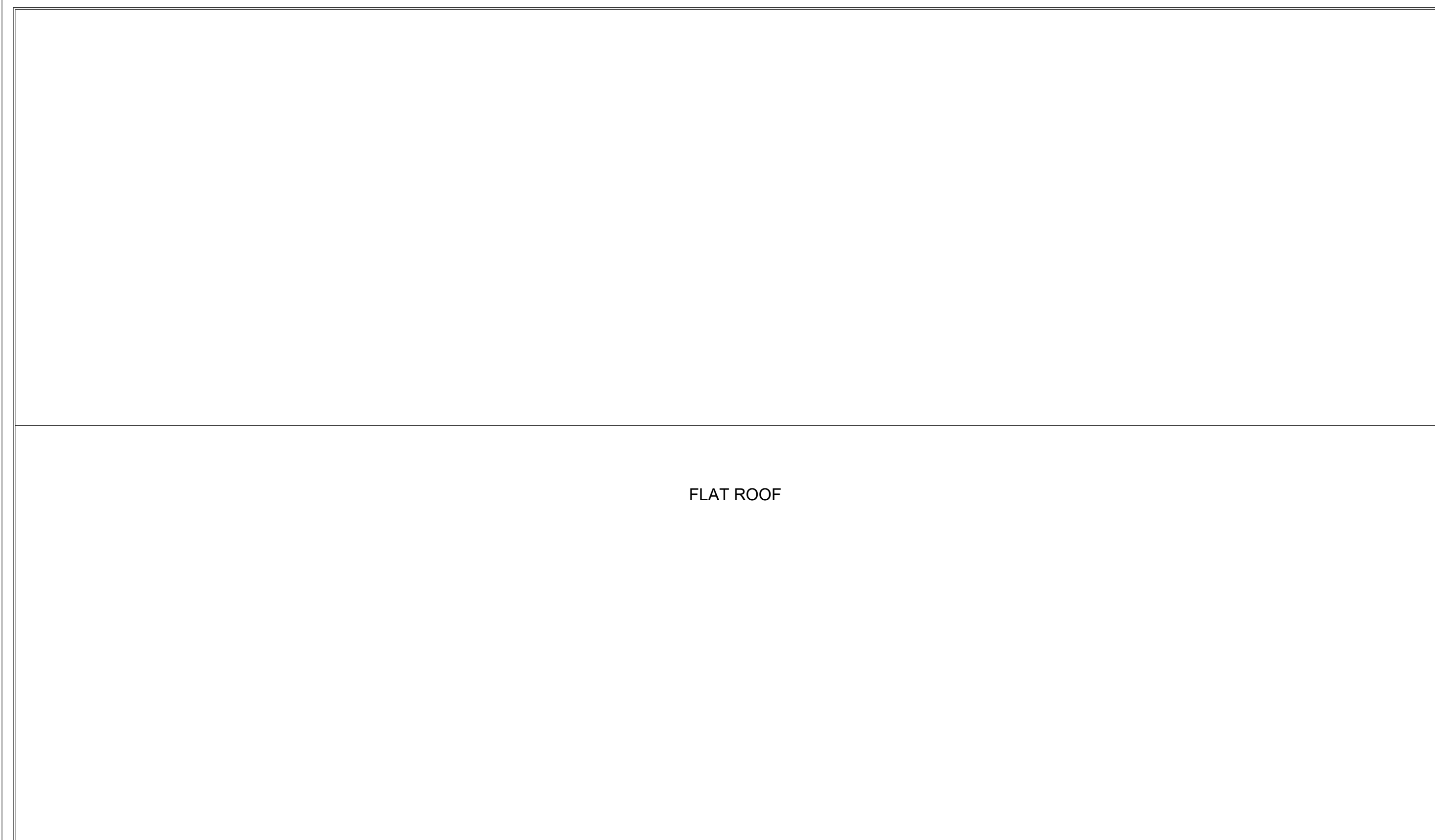
**SHEET NUMBER**

**A105**

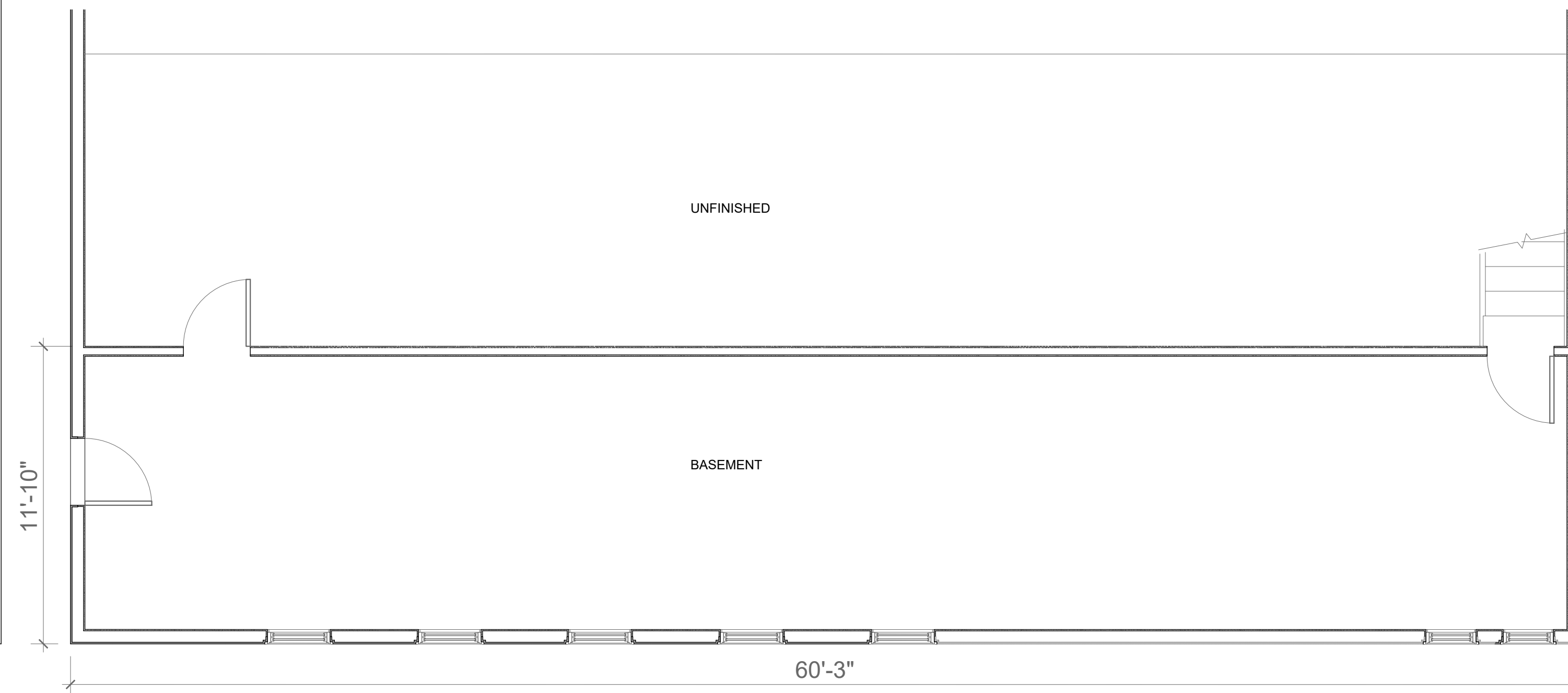




② GYMNASIUM PLAN - EXISTING  
1/4" = 1'-0"



③ GYMNASIUM ROOF PLAN - EXISTING  
1/4" = 1'-0"



② GYMNASIUM BASEMENT PLAN - EXISTING  
1/4" = 1'-0"

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**SHEET TITLE**

GYMNASIUM PLANS  
EXISTING

**SCALE**

AS INDICATED

**SHEET NUMBER**

**A106**

WALL LEGEND

DEMOLISHED WALL 

EXISTING WALL 

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SPRING MANSION

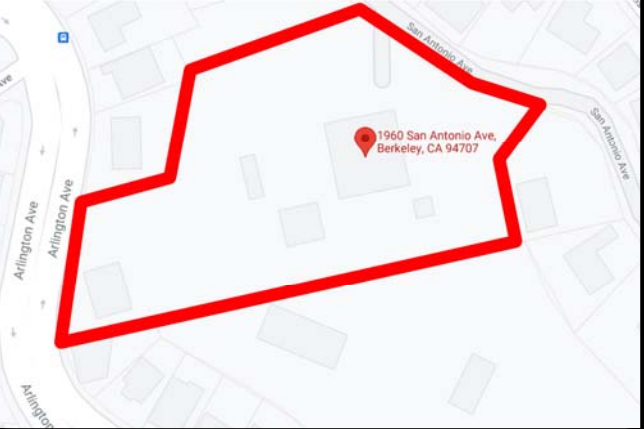
**OWNER(S)**

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REVISION	DATE
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**LOCATION**

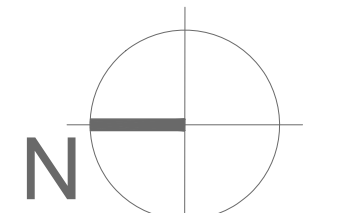


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**SHEET TITLE**

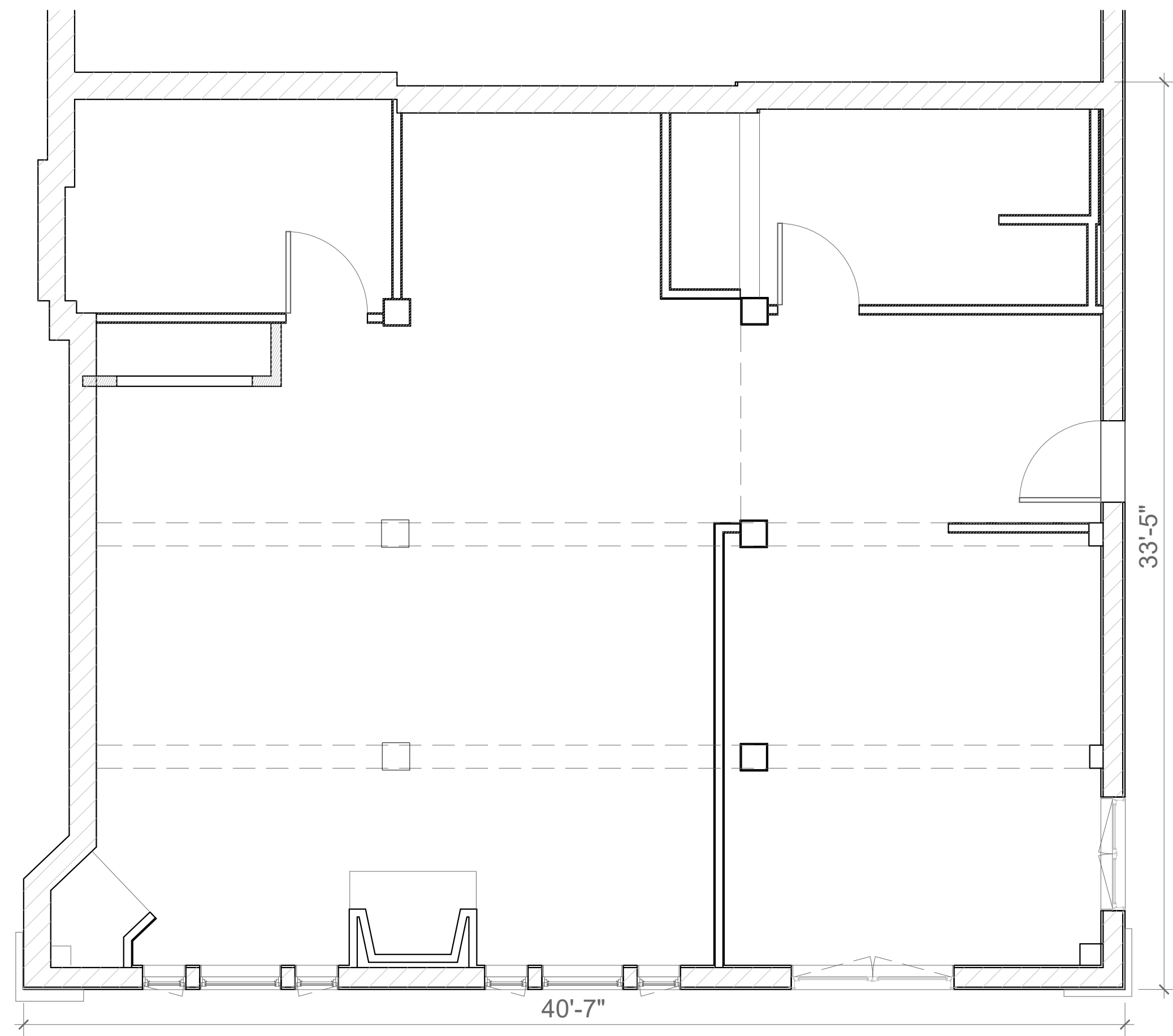
GAMEROM  
PLANS & ELEVATIONS  
EXISTING & PROPOSED

**SCALE**

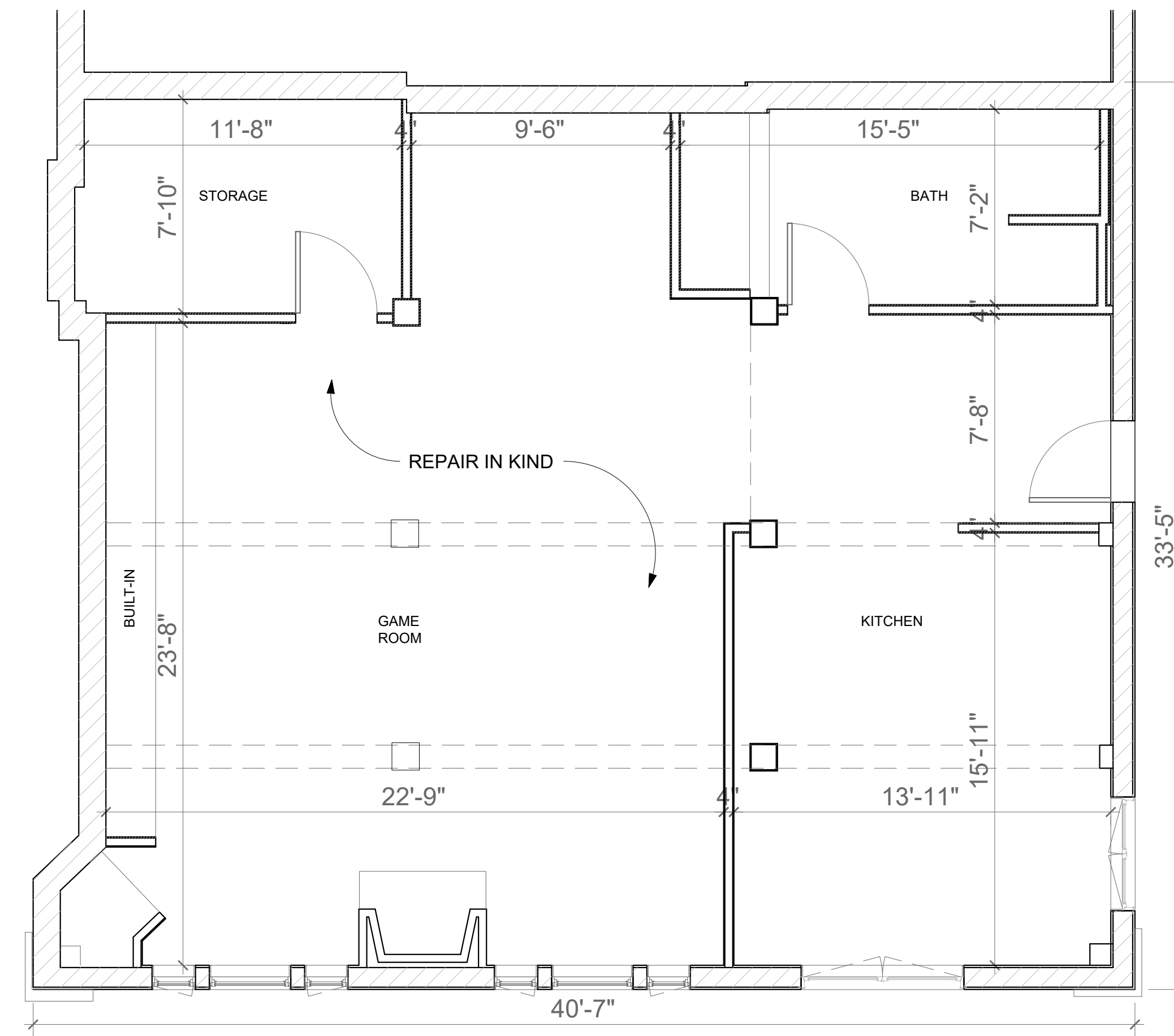
AS INDICATED

**SHEET NUMBER**

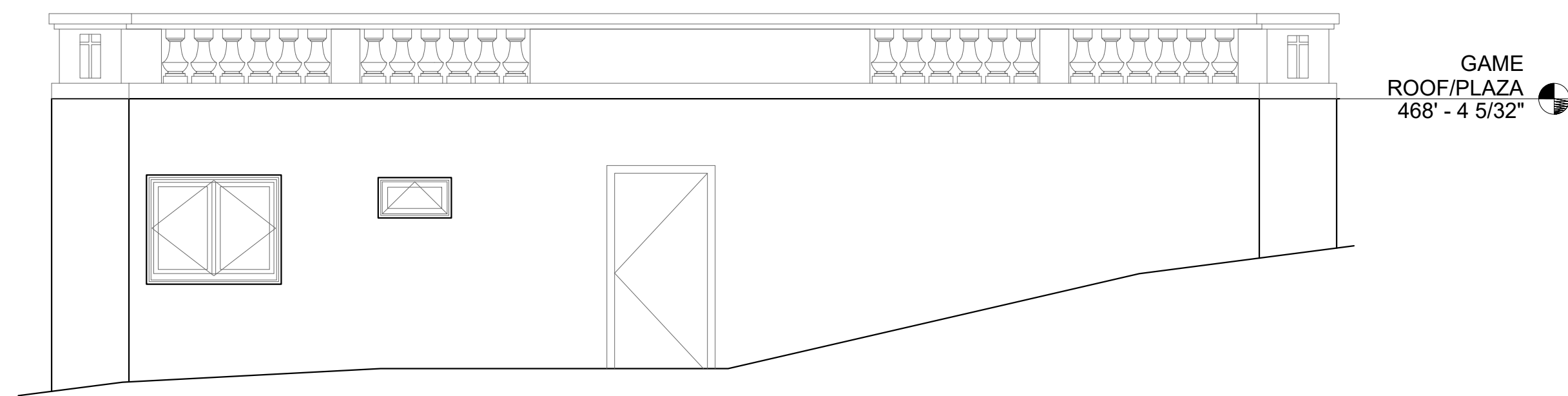
**A107**



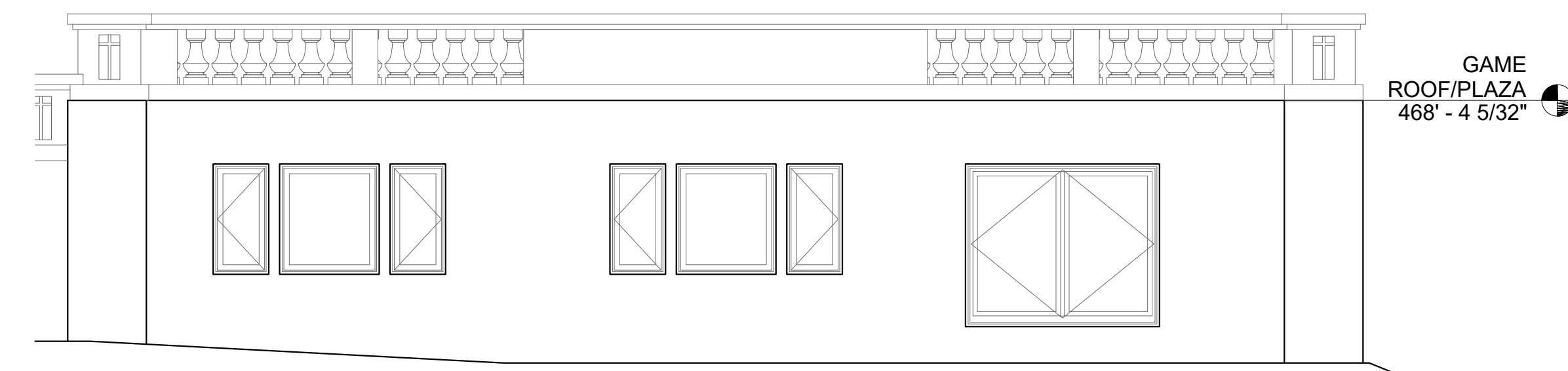
1 GAME ROOM - EXISTING & DEMOLITION  
1/4" = 1'-0"



2 GAME ROOM - PROPOSED  
1/4" = 1'-0"



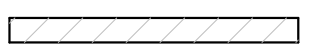

3 GAME ROOM - SOUTH ELEVATION  
1/4" = 1'-0"

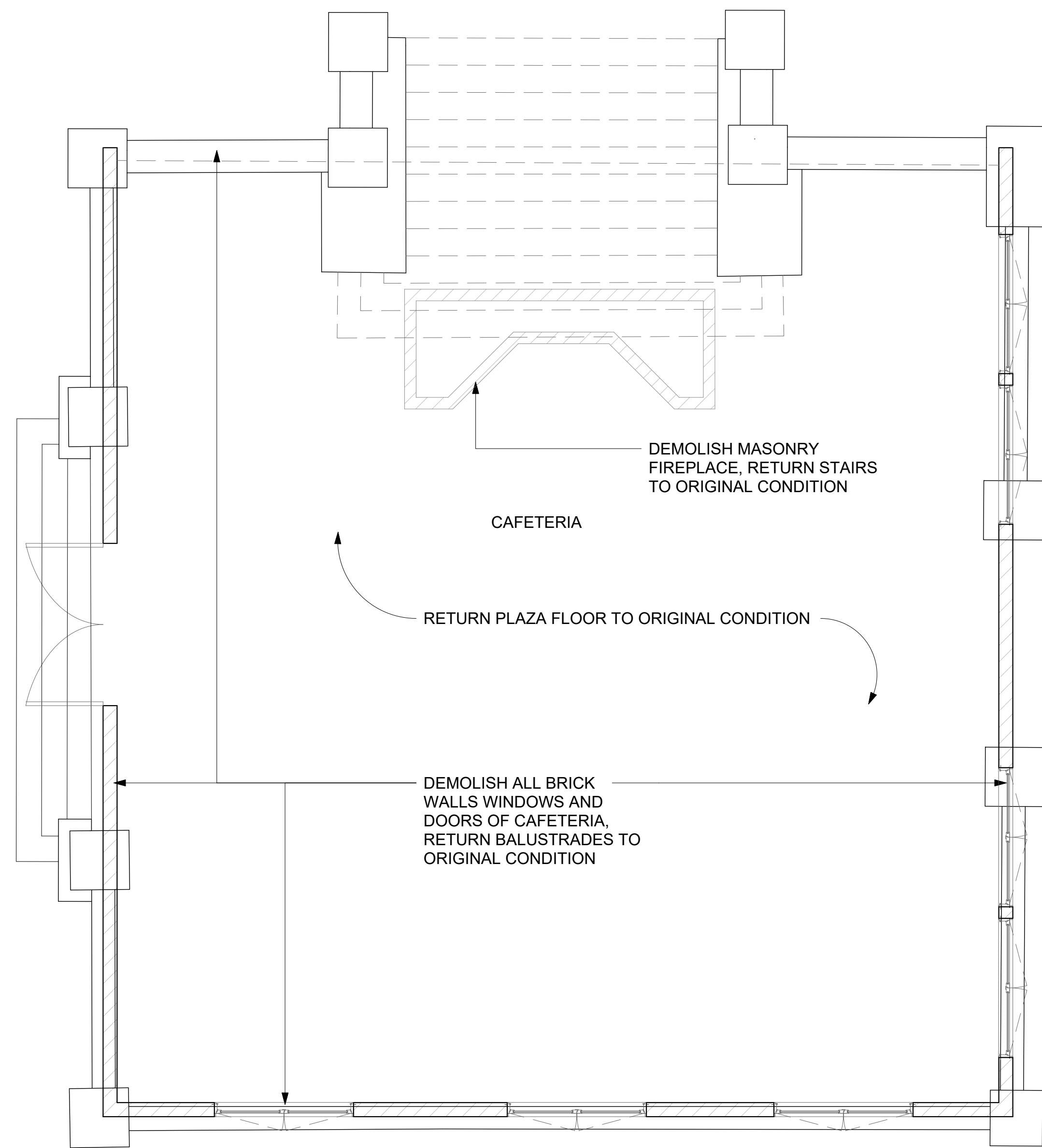


4 GAME ROOM - WEST ELEVATION  
1/4" = 1'-0"

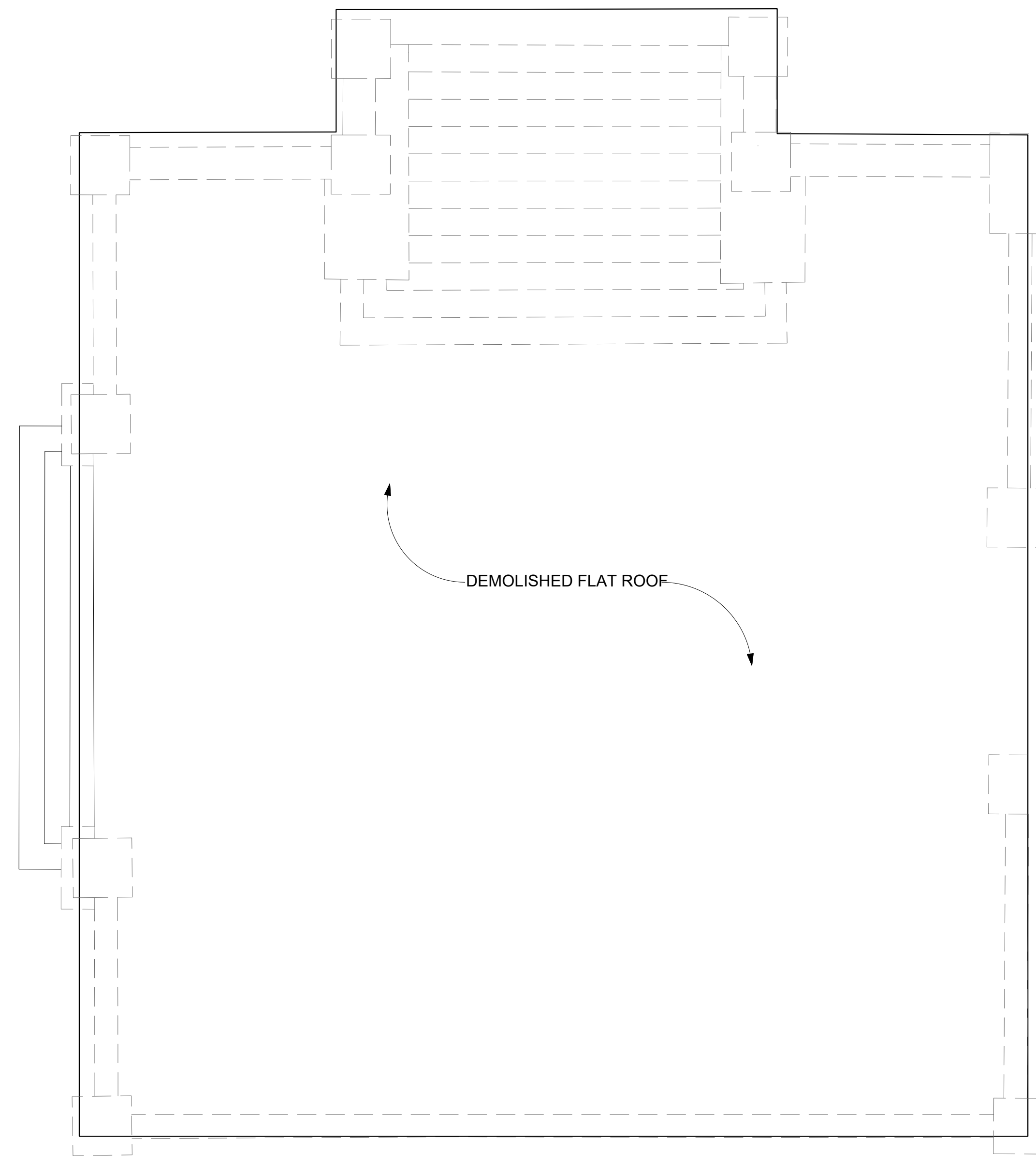


WALL LEGEND

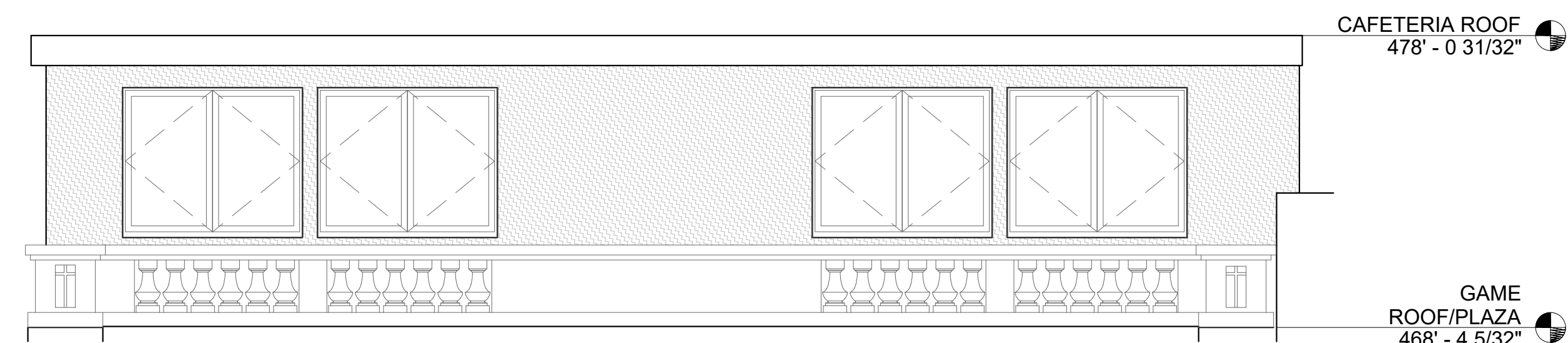
DEMOLISHED WALL   
 EXISTING WALL 



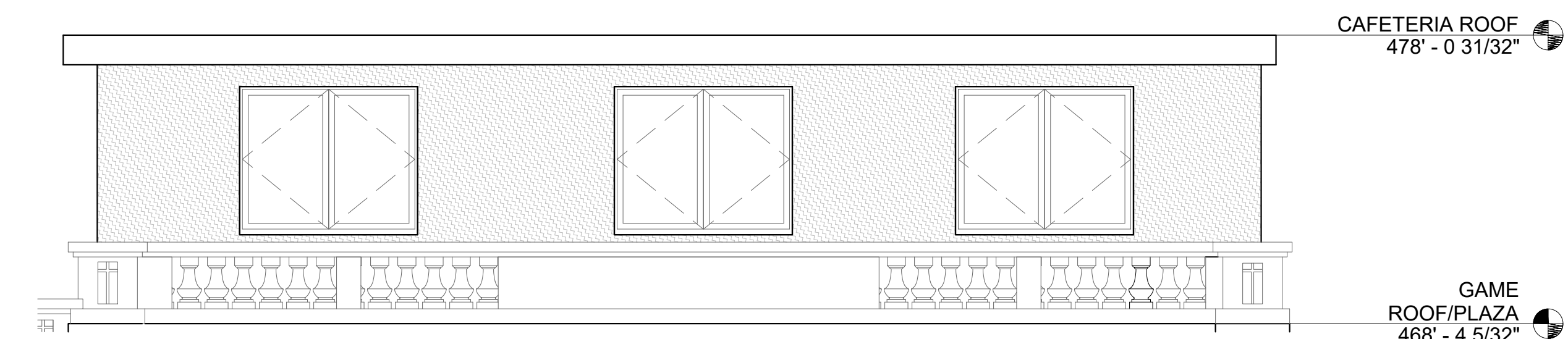
1 CAFETERIA - DEMOLITION  
 1/4" = 1'-0"



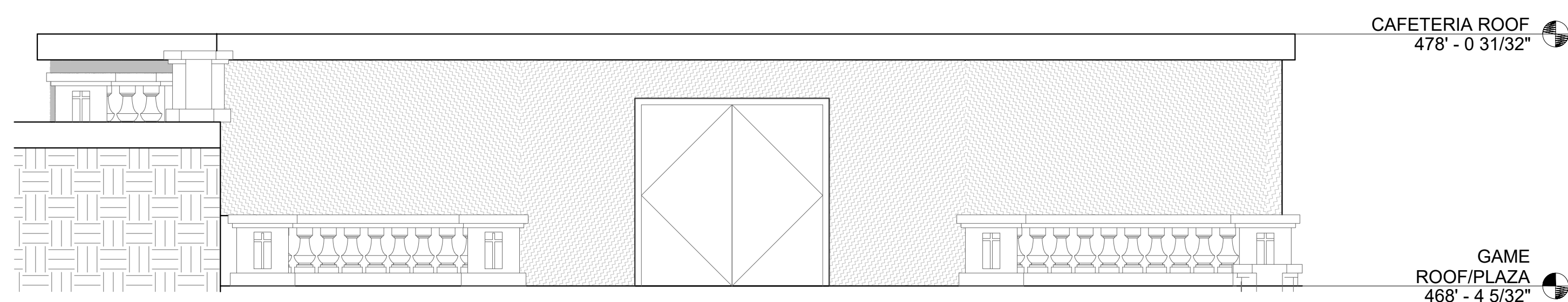
2 CAFETERIA ROOF - DEMOLITION  
 1/4" = 1'-0"



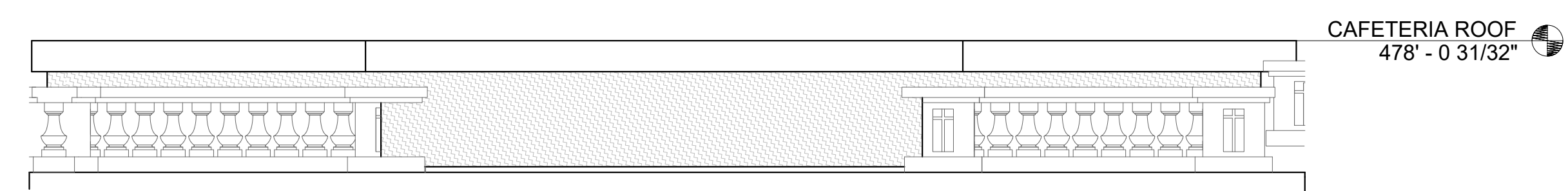
3 CAFETERIA - SOUTH ELEVATION  
 1/4" = 1'-0"



4 CAFETERIA - WEST ELEVATION  
 1/4" = 1'-0"



5 CAFETERIA - NORTH ELEVATION  
 1/4" = 1'-0"



6 CAFETERIA - EAST ELEVATION  
 1/4" = 1'-0"

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SHEET TITLE

CAFETERIA - DEMOLITION

SCALE

AS INDICATED

SHEET NUMBER

A108

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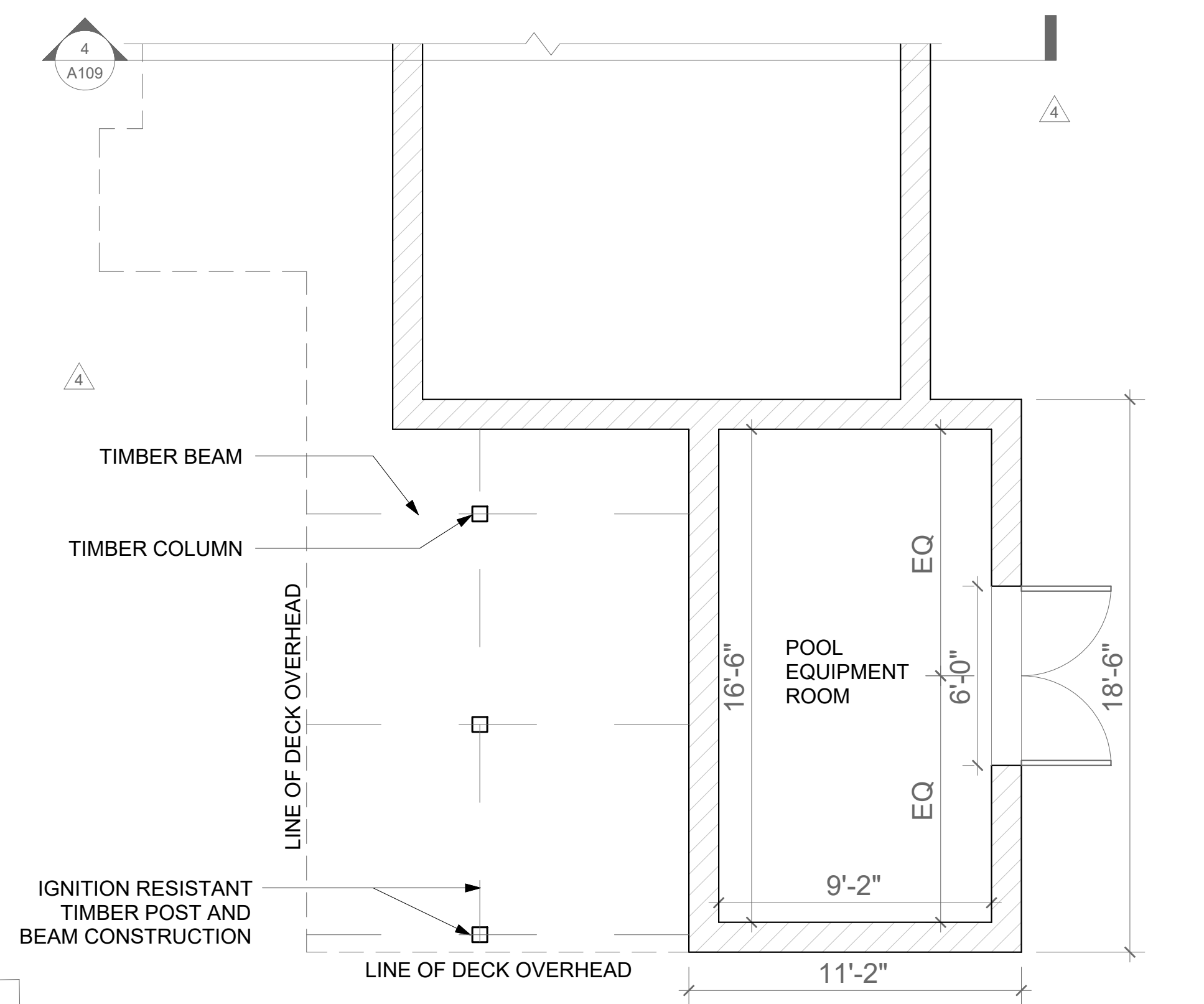
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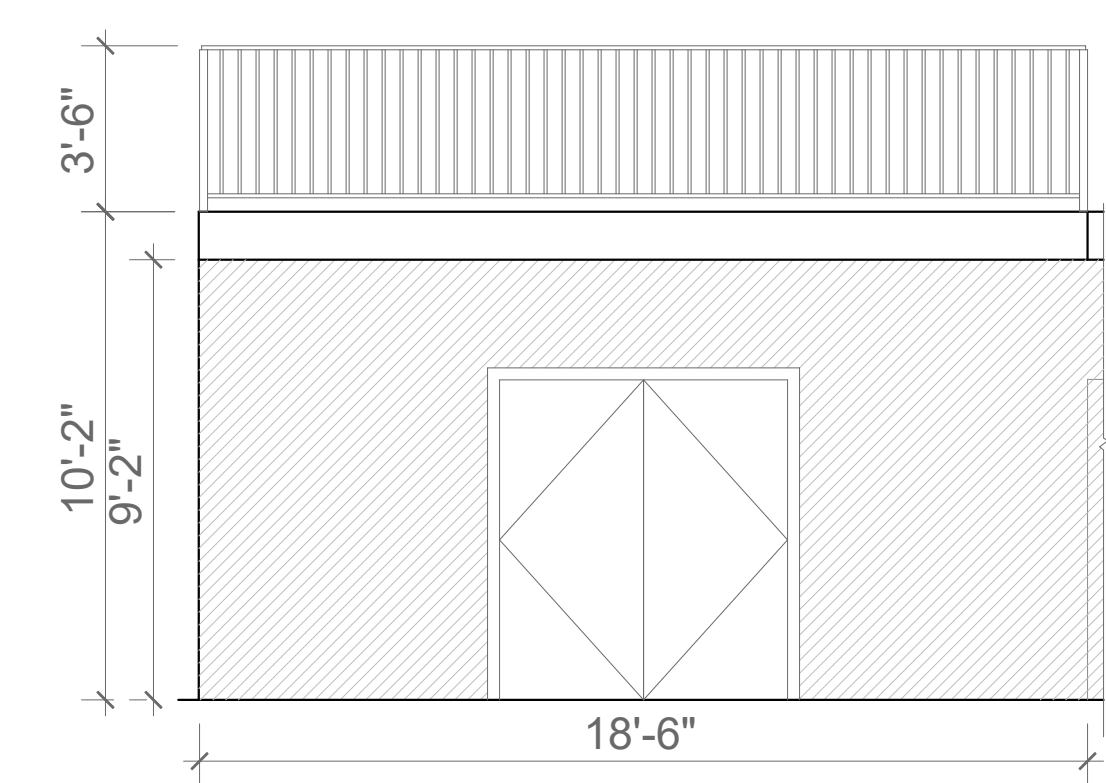
**POOL EQUIPMENT ROOM  
PLAN, ELEVATION & SECTION**

AS INDICATED

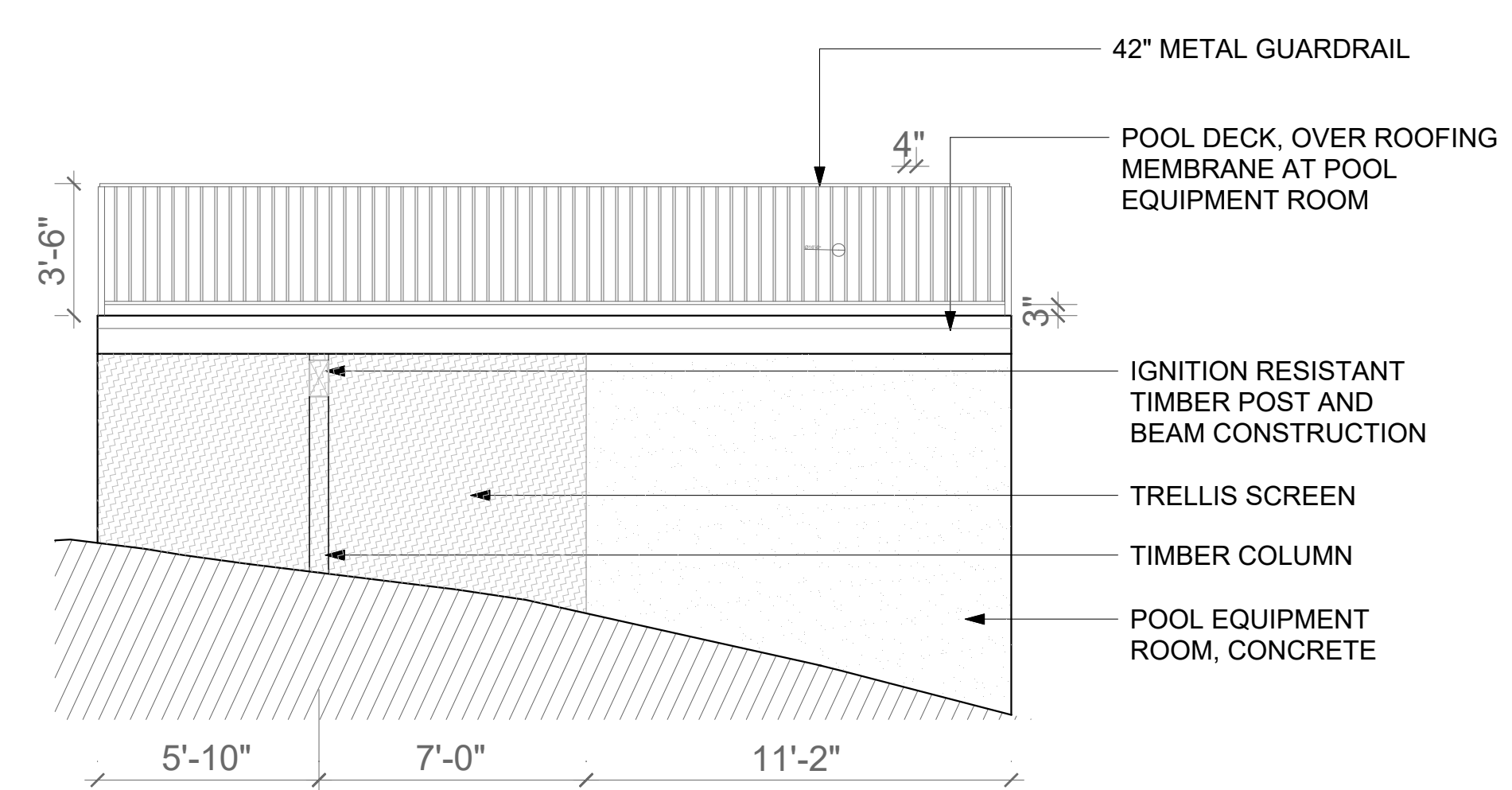
**A109**



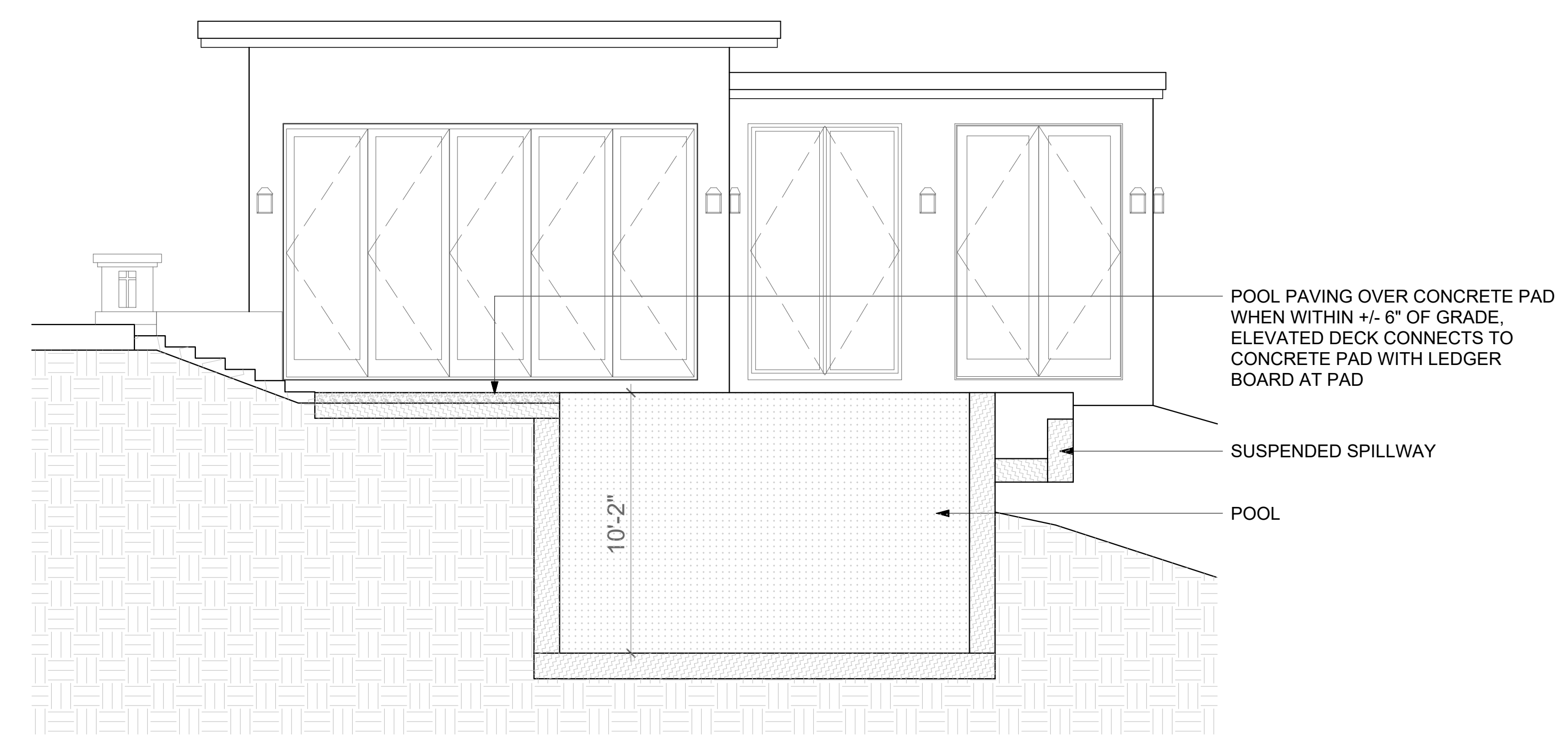
1 POOL EQUIPMENT ROOM  
1/4" = 1'-0"



2 POOL EQUIPMENT - SOUTH ELEVATION  
1/4" = 1'-0"

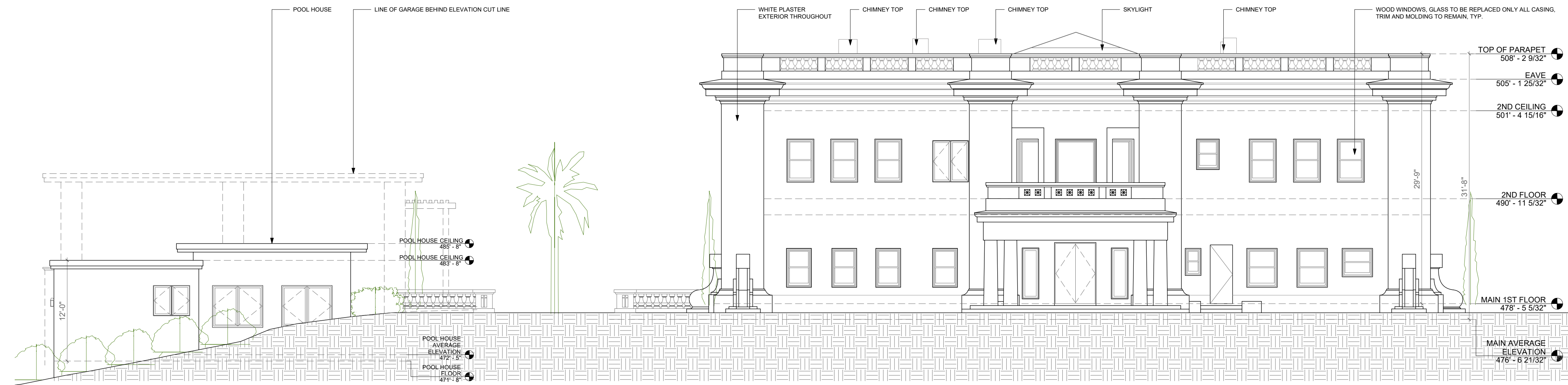


3 POOL EQUIPMENT - WEST ELEVATION  
1/4" = 1'-0"

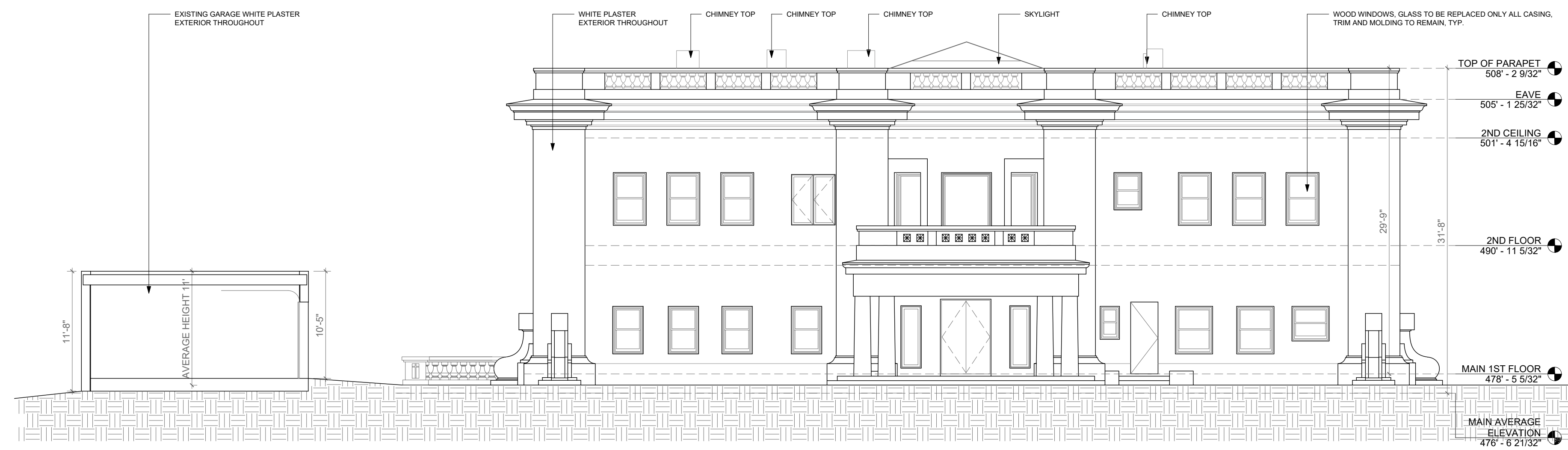


4 SECTION AT TERRACE STAIRS TO POOL DECK  
1/4" = 1'-0"





1 EAST ELEVATION - PROPOSED  
1/8" = 1'-0"



2 EAST ELEVATION - EXISTING  
1/8" = 1'-0"

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SHEET TITLE

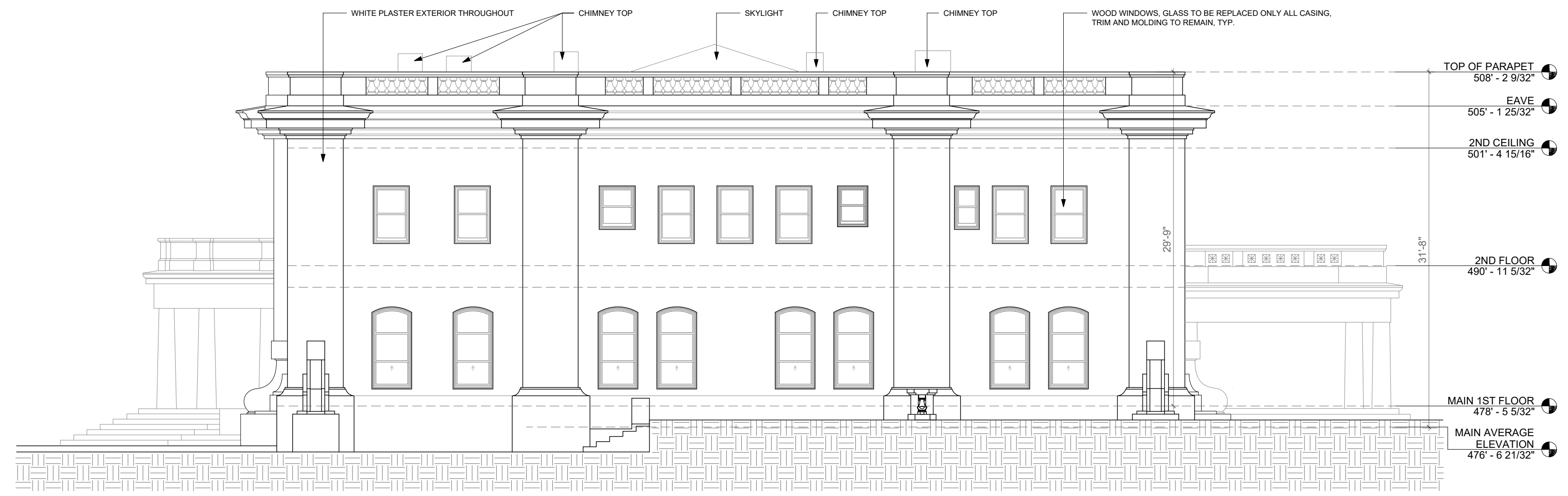
MAIN ELEVATIONS EAST  
EXISTING & PROPOSED

SCALE

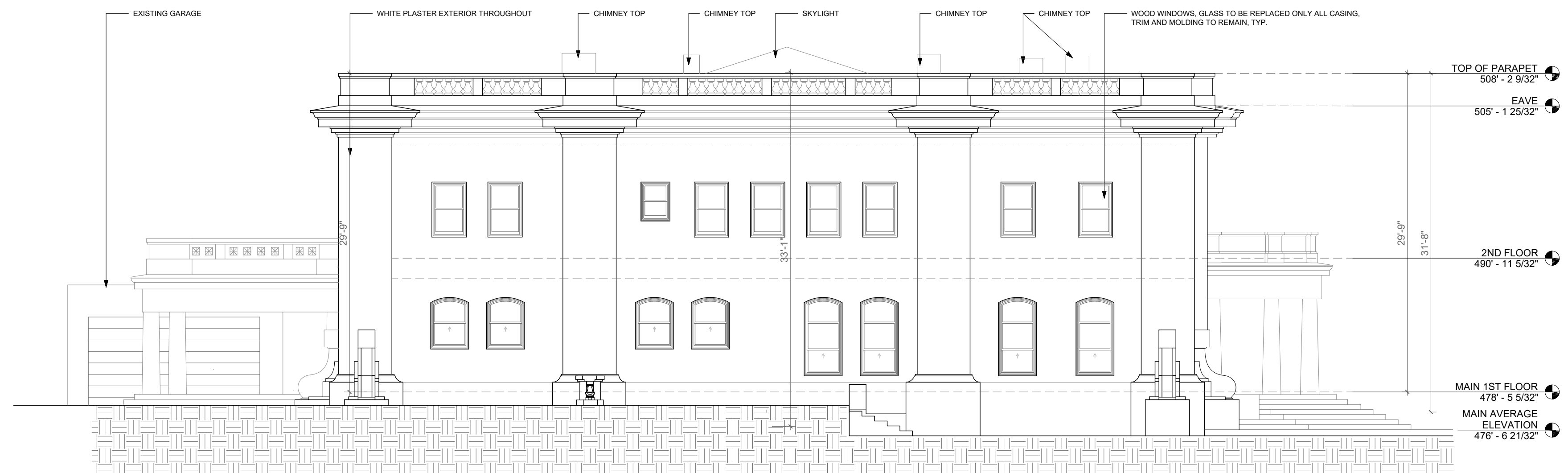
AS INDICATED

SHEET NUMBER

A202



① NORTH ELEVATION - EXISTING  
1/8" = 1'-0"



② SOUTH ELEVATION - EXISTING  
1/8" = 1'-0"

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**SHEET TITLE**

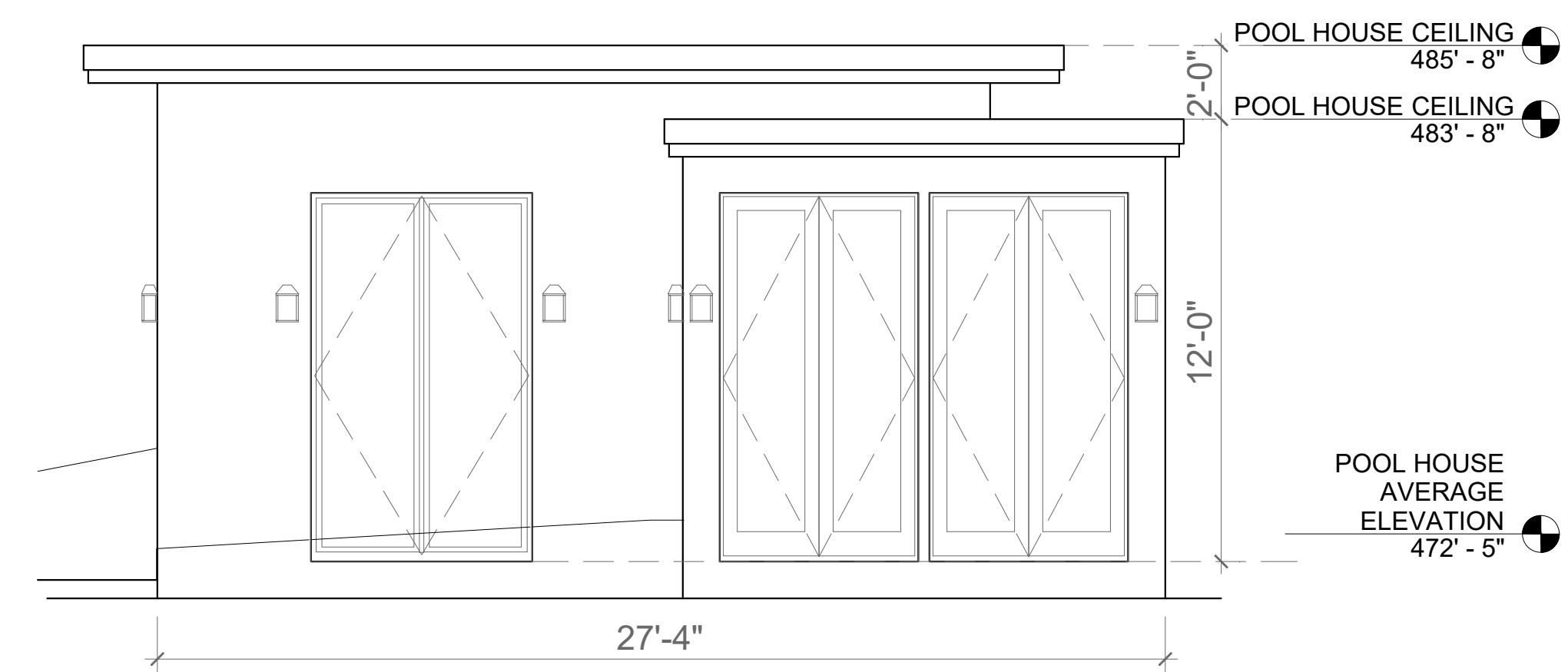
MAIN ELEVATIONS  
NORTH & SOUTH - EXISTING

**SCALE**

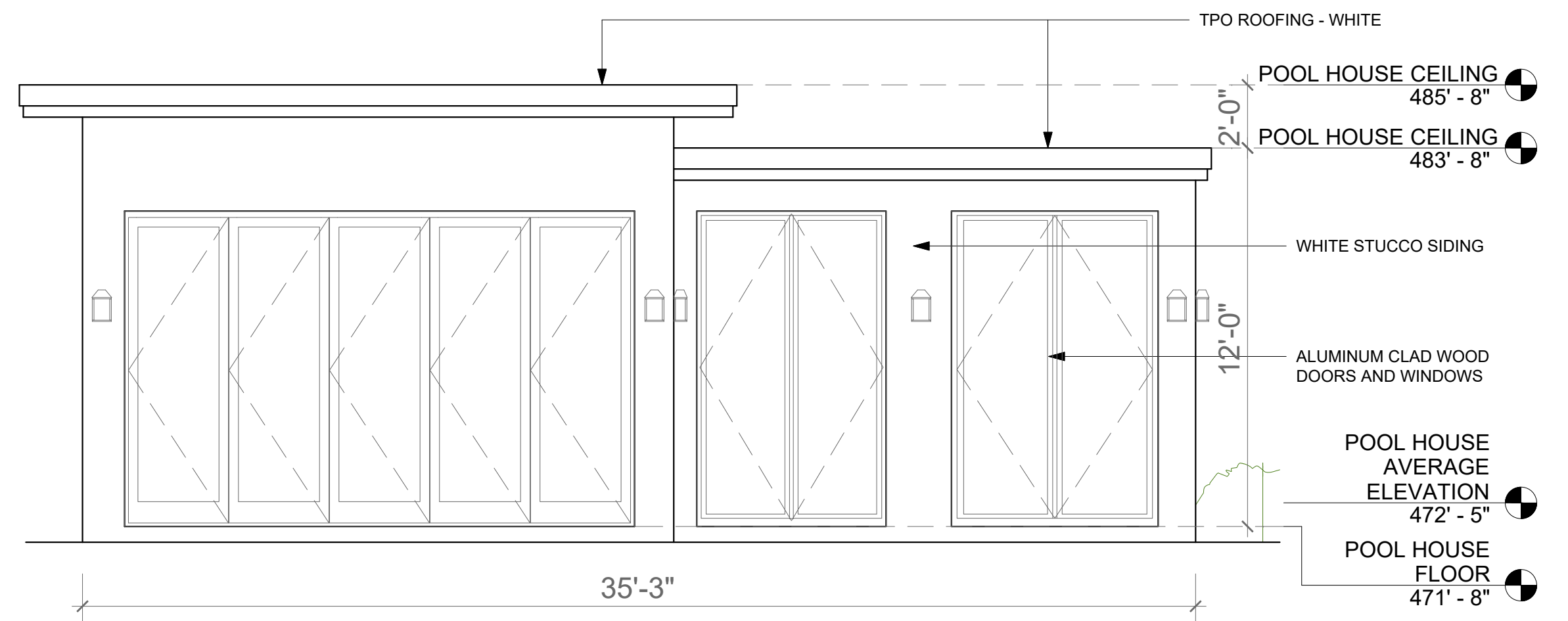
AS INDICATED

**SHEET NUMBER**

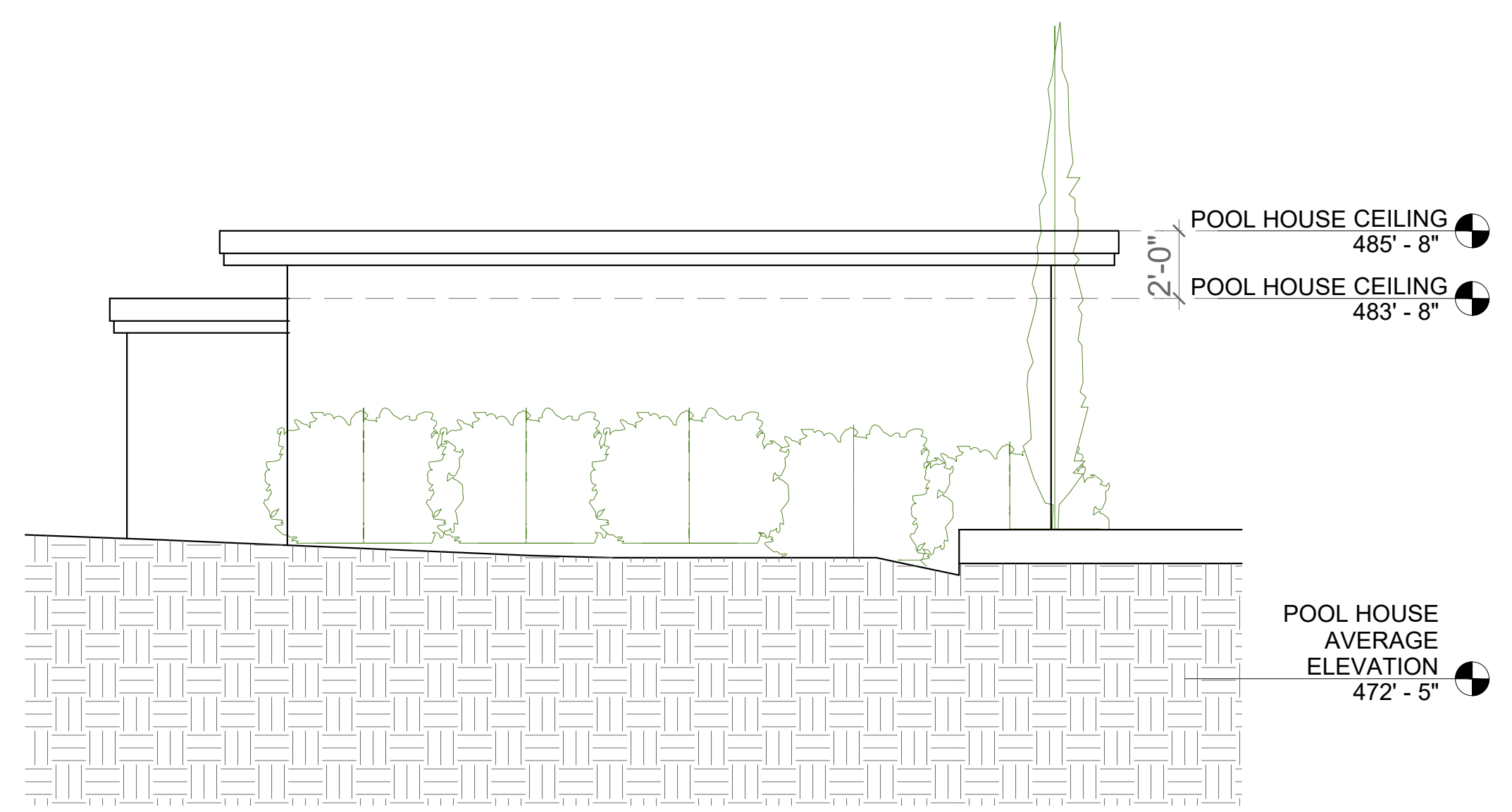
**A203**



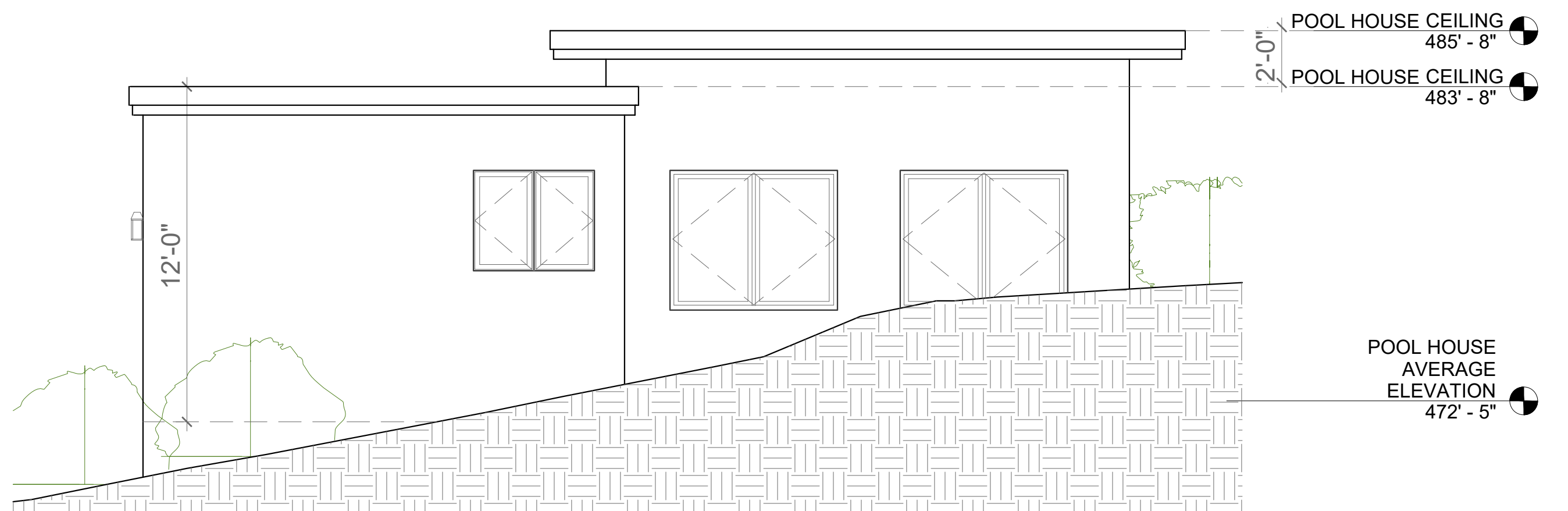
1 POOL HOUSE - SOUTH ELEVATION  
1/4" = 1'-0"



2 POOL HOUSE - WEST ELEVATION  
1/4" = 1'-0"

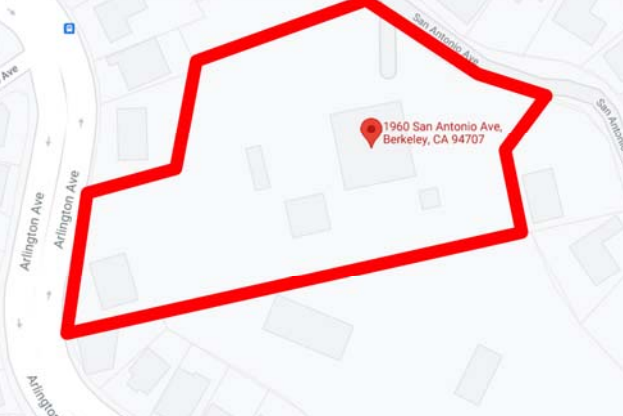


3 POOL HOUSE - NORTH ELEVATION  
1/4" = 1'-0"



4 POOL HOUSE - EAST ELEVATION  
1/4" = 1'-0"

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PLANNING SUBMITTAL I	05/13/2023

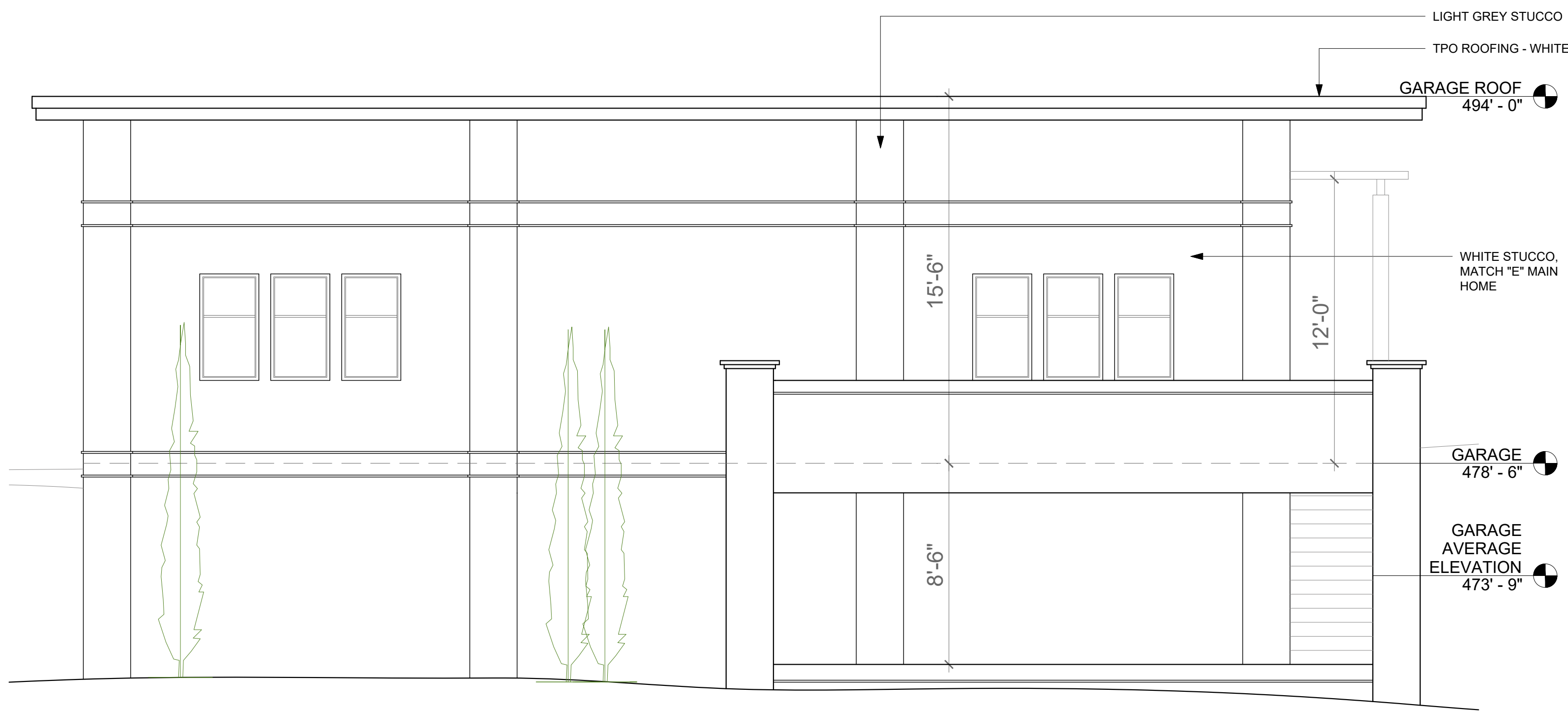


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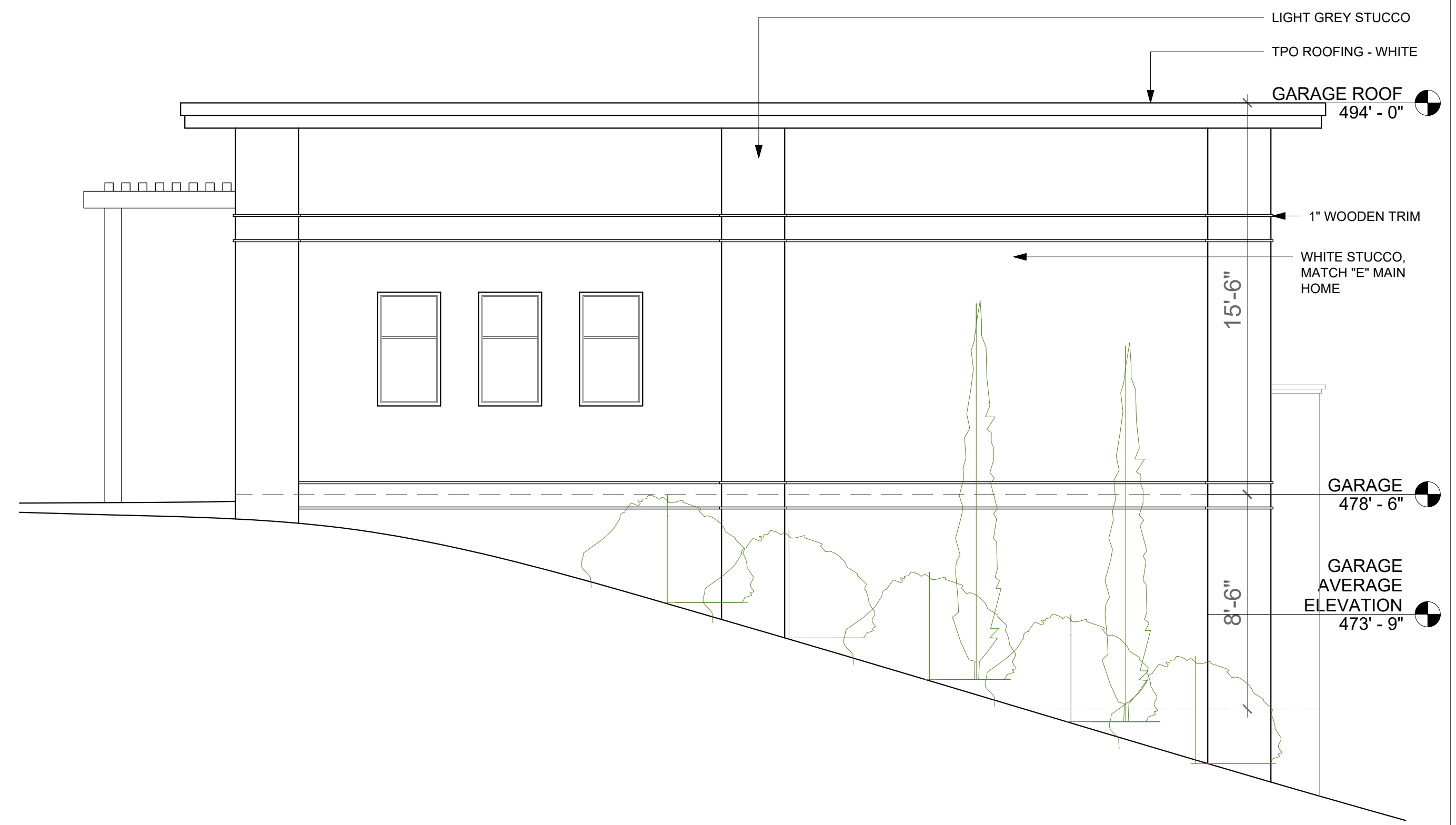
POOL HOUSE  
ELEVATION

AS INDICATED

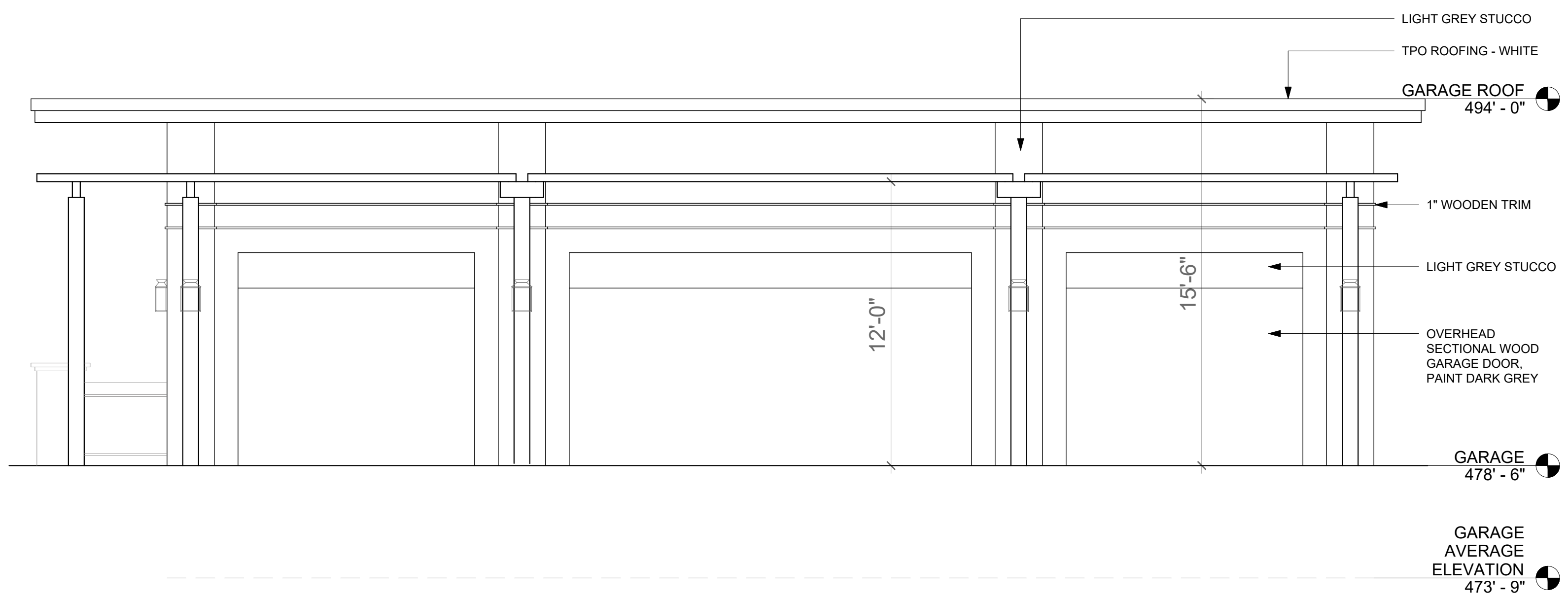
A204



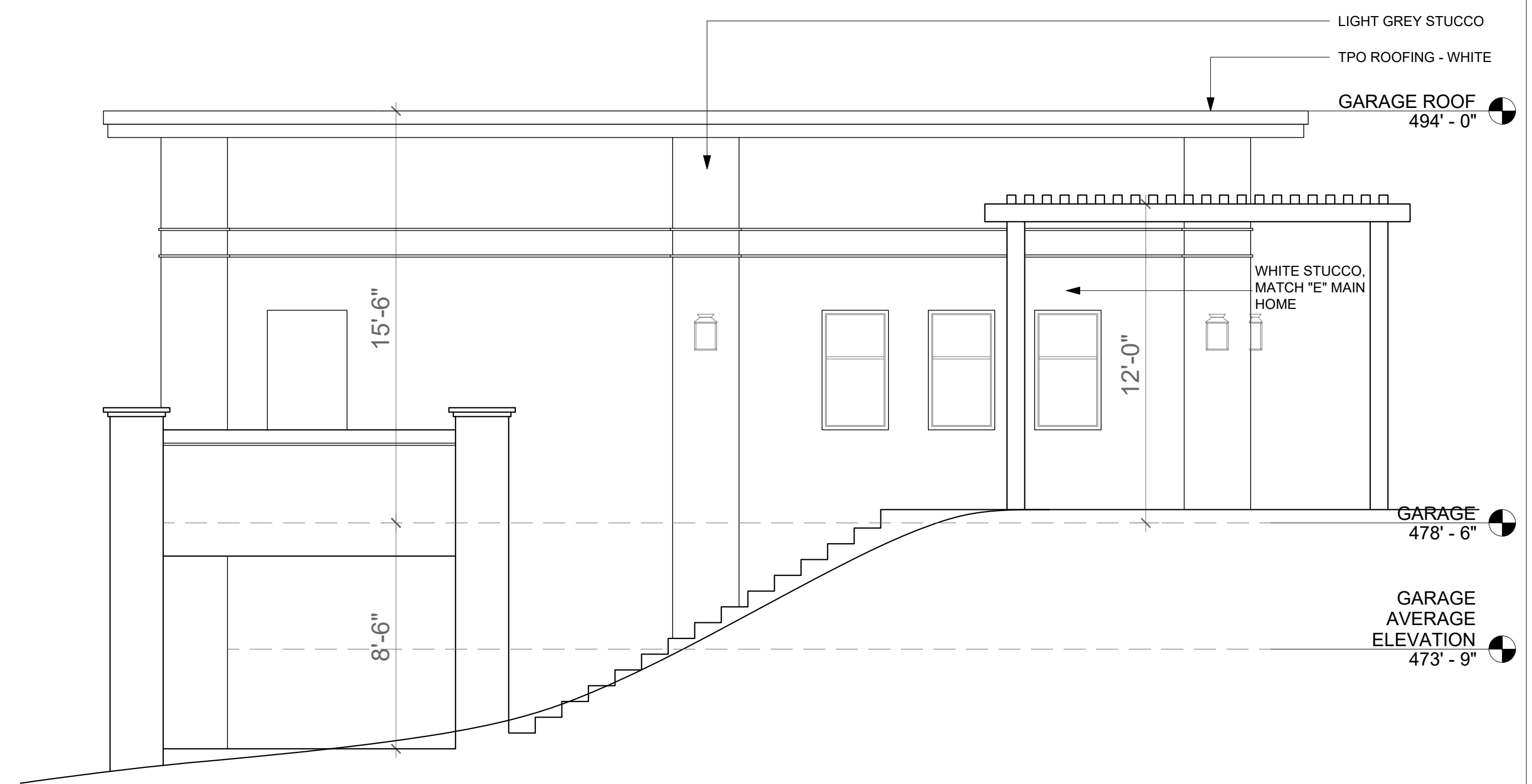
1 GARAGE - SOUTH ELEVATION  
1/4" = 1'-0"



2 GARAGE - WEST ELEVATION  
1/4" = 1'-0"

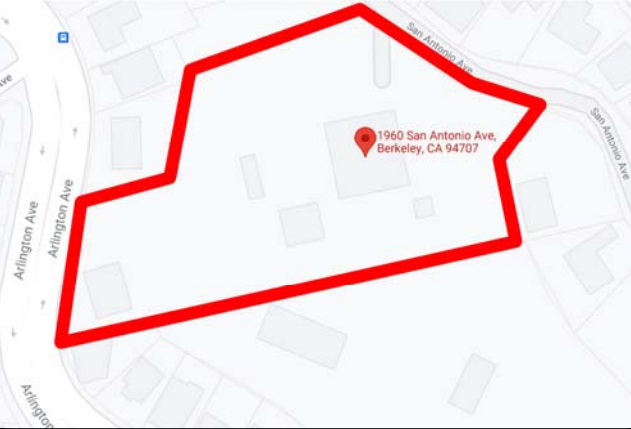


3 GARAGE - NORTH ELEVATION  
1/4" = 1'-0"



4 GARAGE - EAST ELEVATION  
1/4" = 1'-0"

REVISION	DATE
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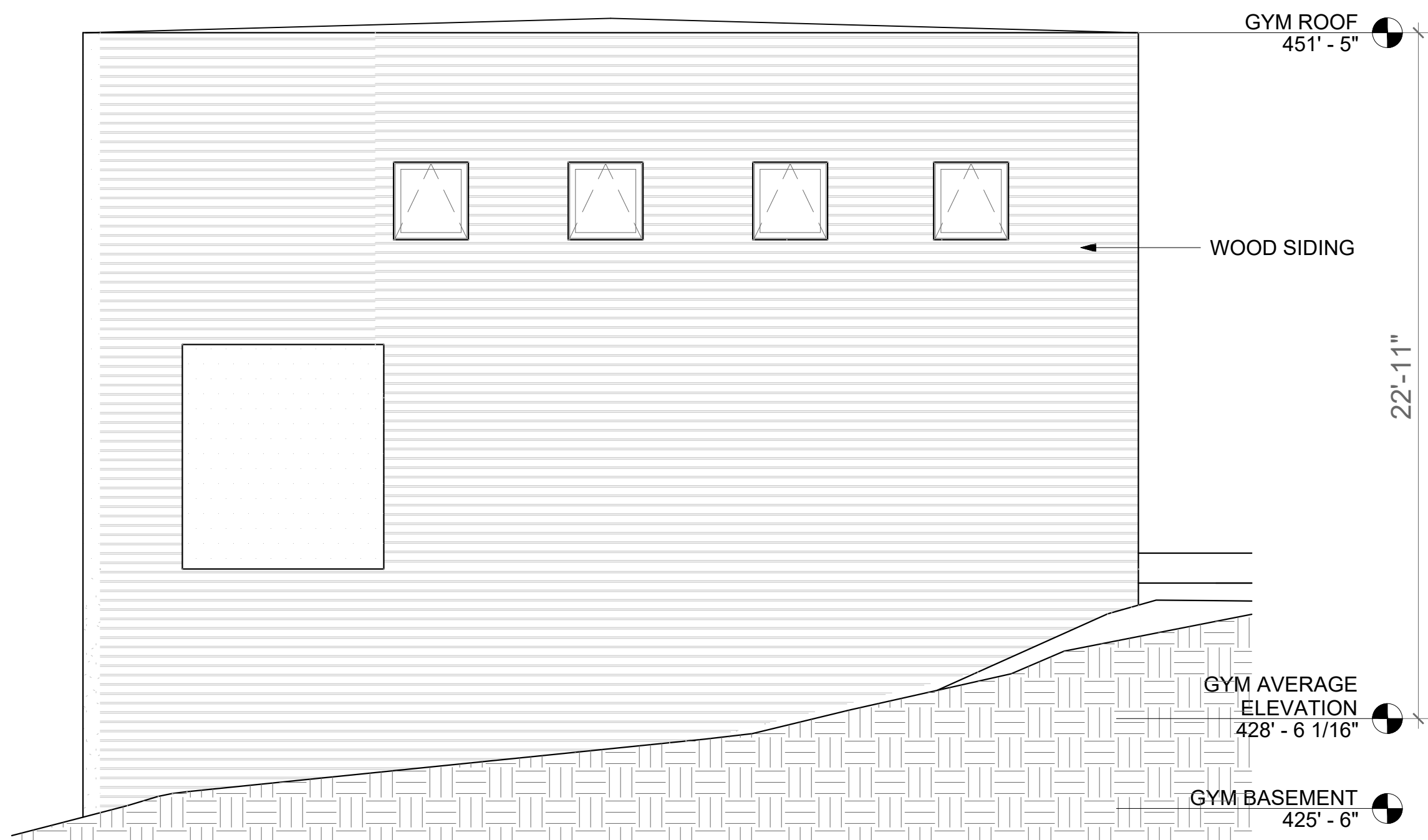


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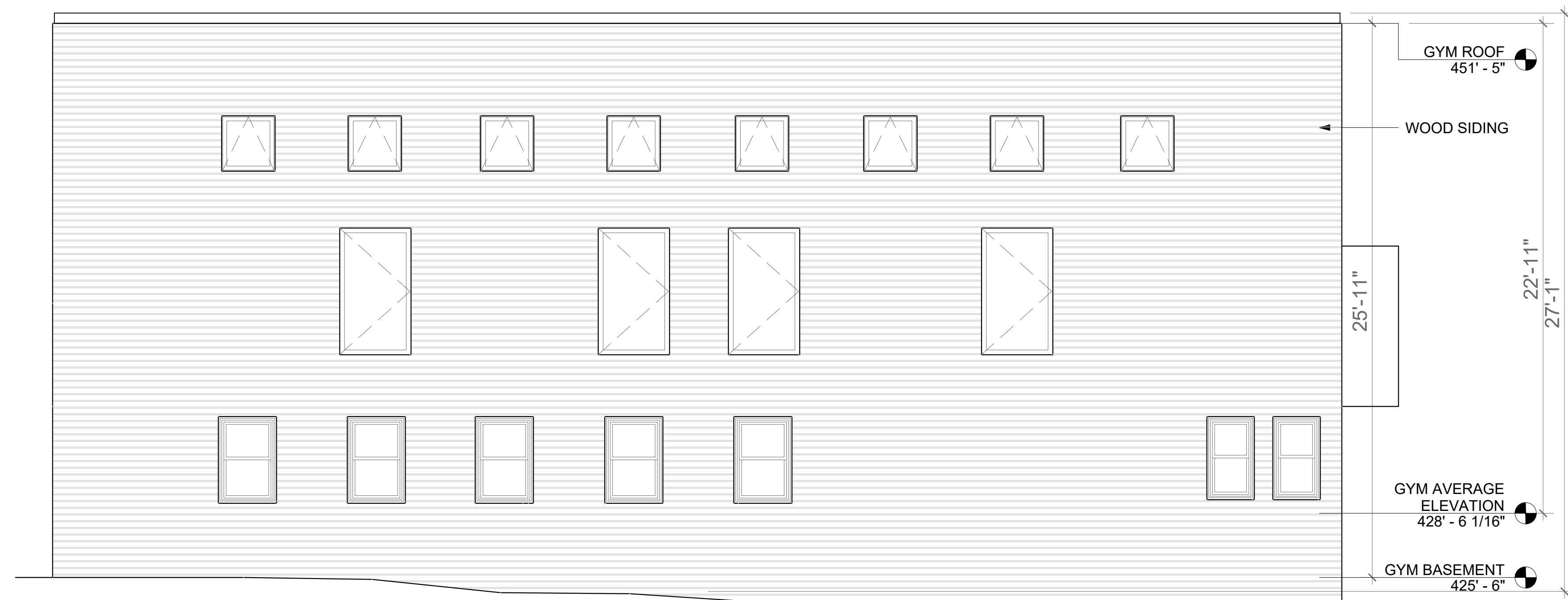
GARAGE ELEVATION

AS INDICATED

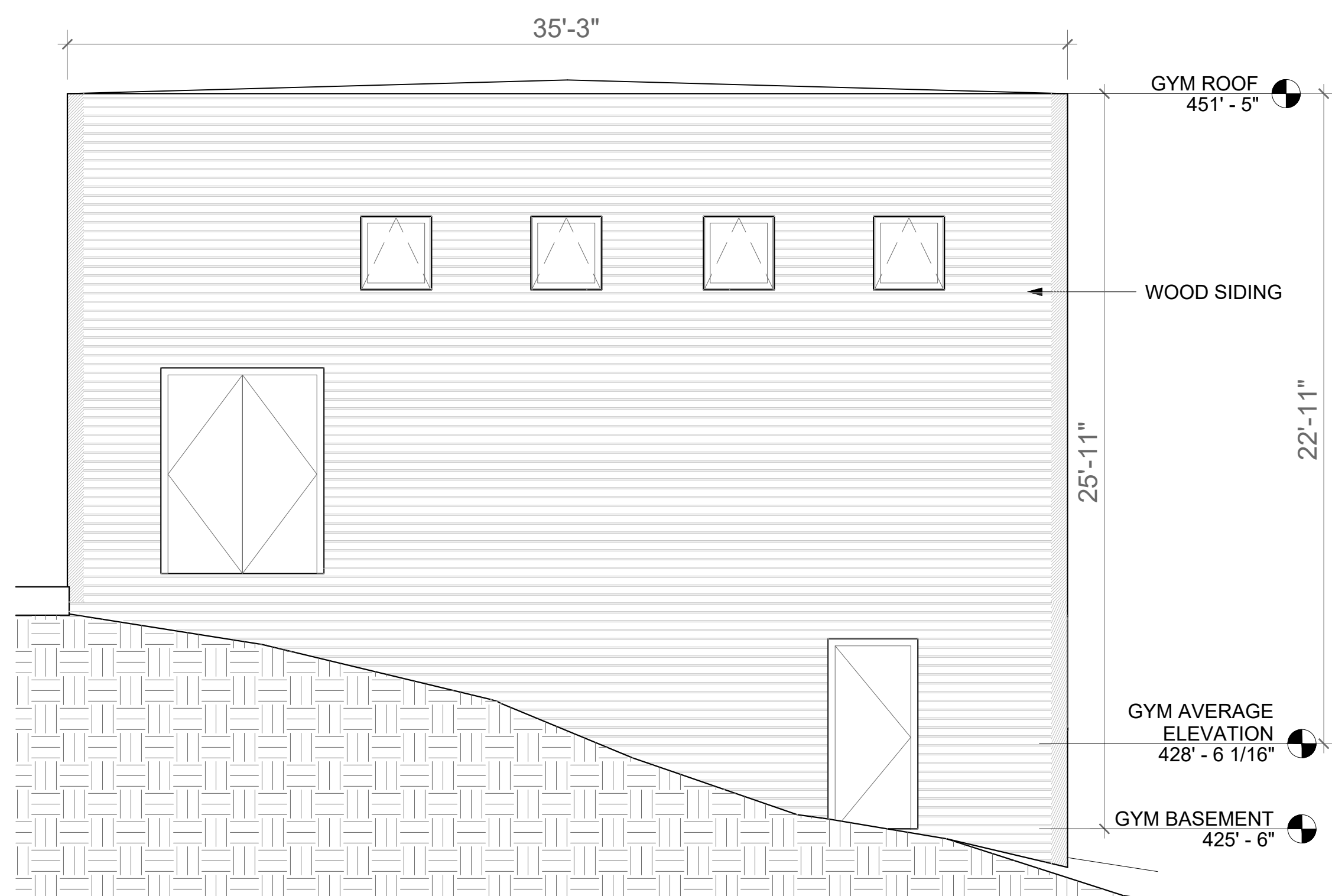
A205



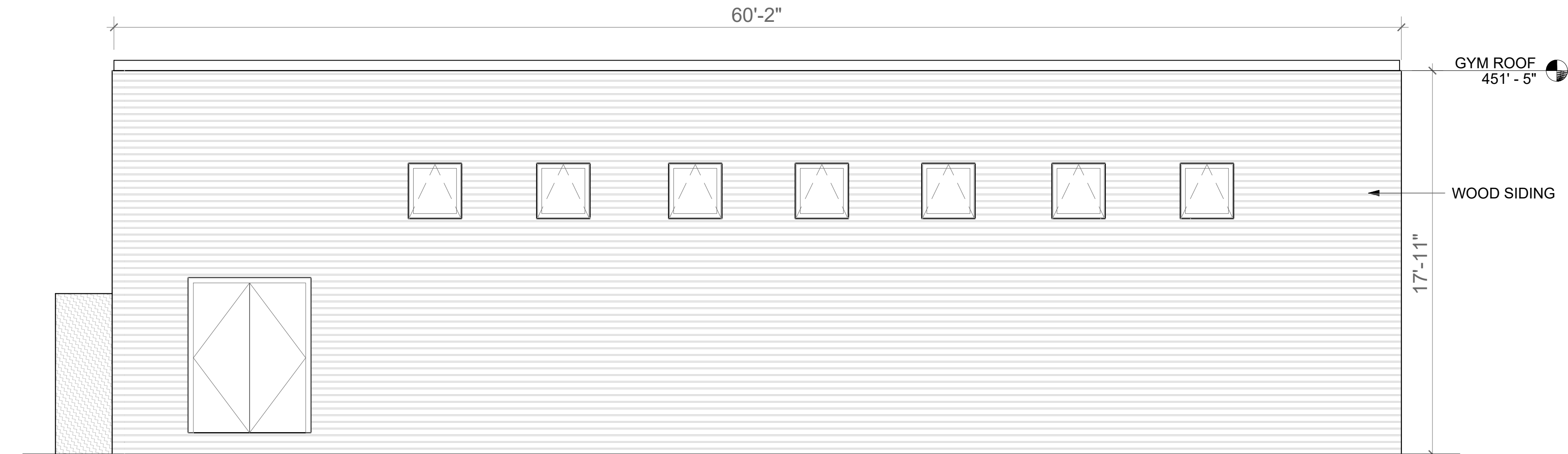
① GYMNASIUM - SOUTH ELEVATION  
1/4" = 1'-0"



② GYMNASIUM - WEST ELEVATION  
1/4" = 1'-0"



③ GYMNASIUM - NORTH ELEVATION  
1/4" = 1'-0"



④ GYMNASIUM - EAST ELEVATION  
1/4" = 1'-0"

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GYMNASIUM ELEVATION  
EXISTING

AS INDICATED

A206





① SITE SECTION FROM ARLINGTON AVE - EXISTING  
1/12" = 1'-0"



② SITE SECTION FROM ARLINGTON AVE - PROPOSED  
1/12" = 1'-0"

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**PROJECT**

**SPRING MANSION**

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**ABBAS MASH**

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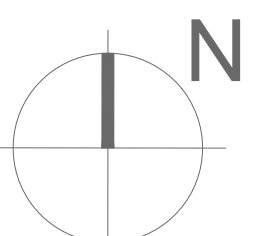


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**SHEET TITLE**

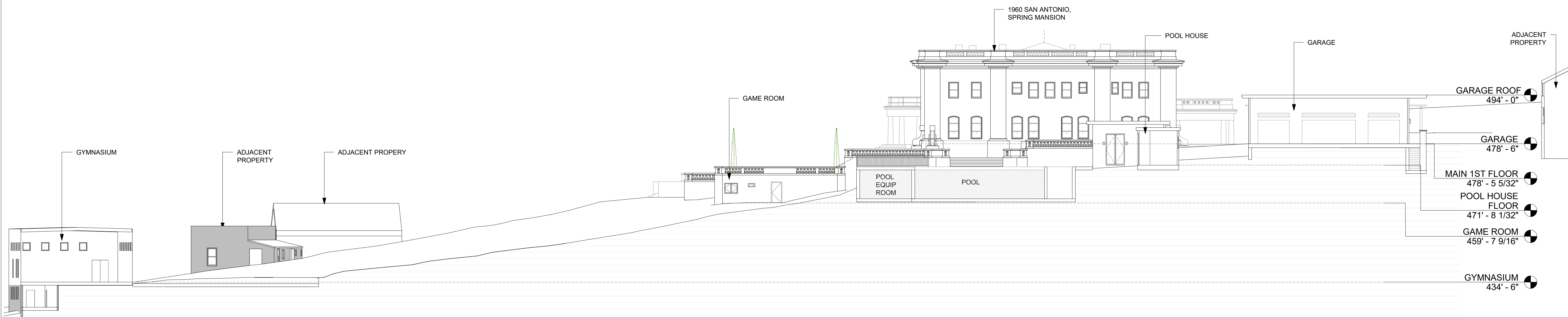
**SITE SECTIONS**

**SCALE**

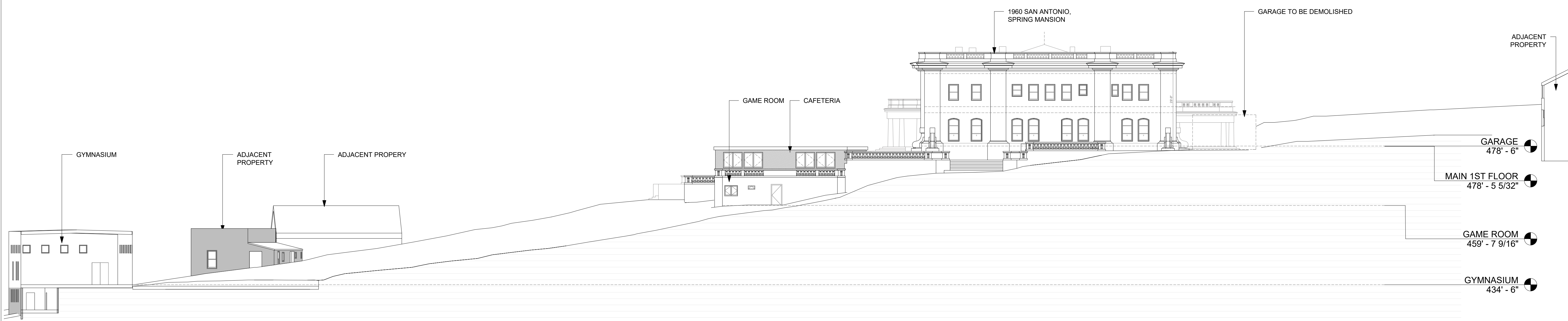
**AS INDICATED**

**SHEET NUMBER**

**A301**



① SITE SECTION - PROPOSED  
1/16" = 1'-0"

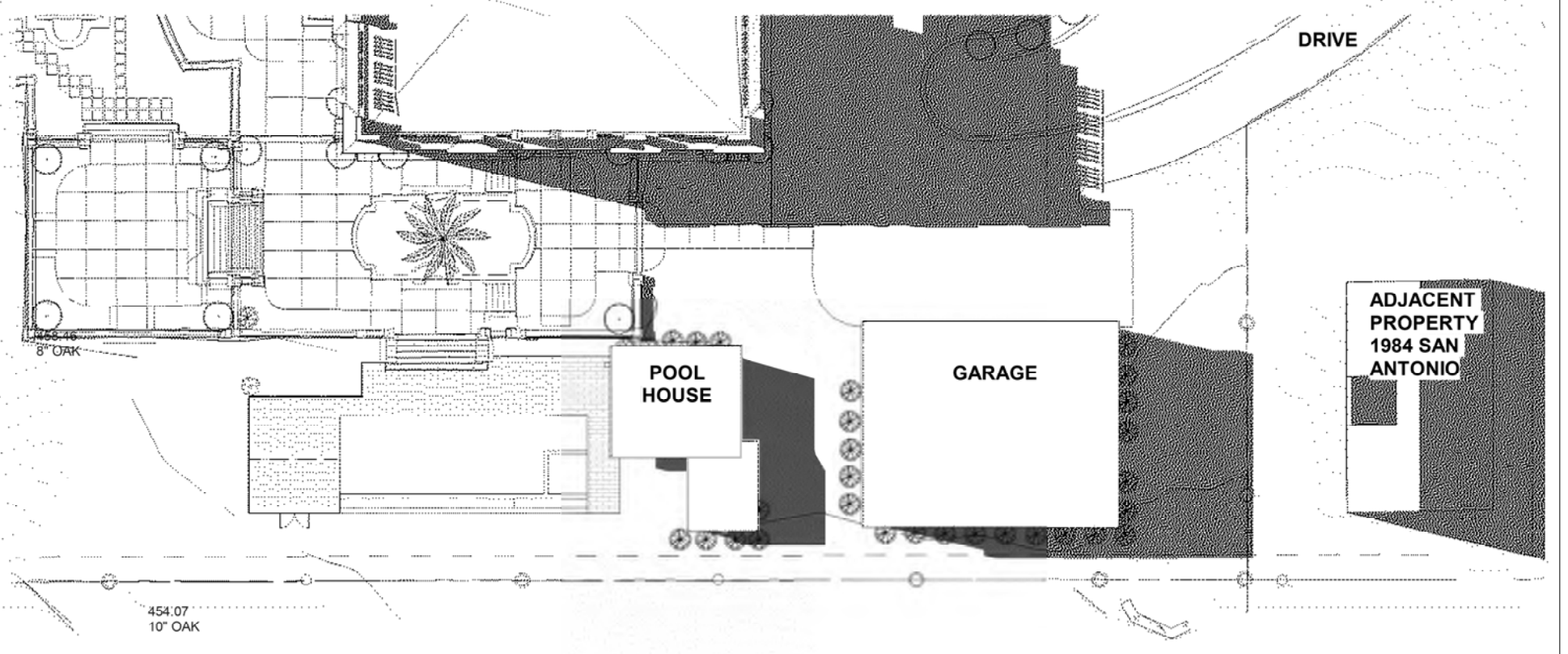
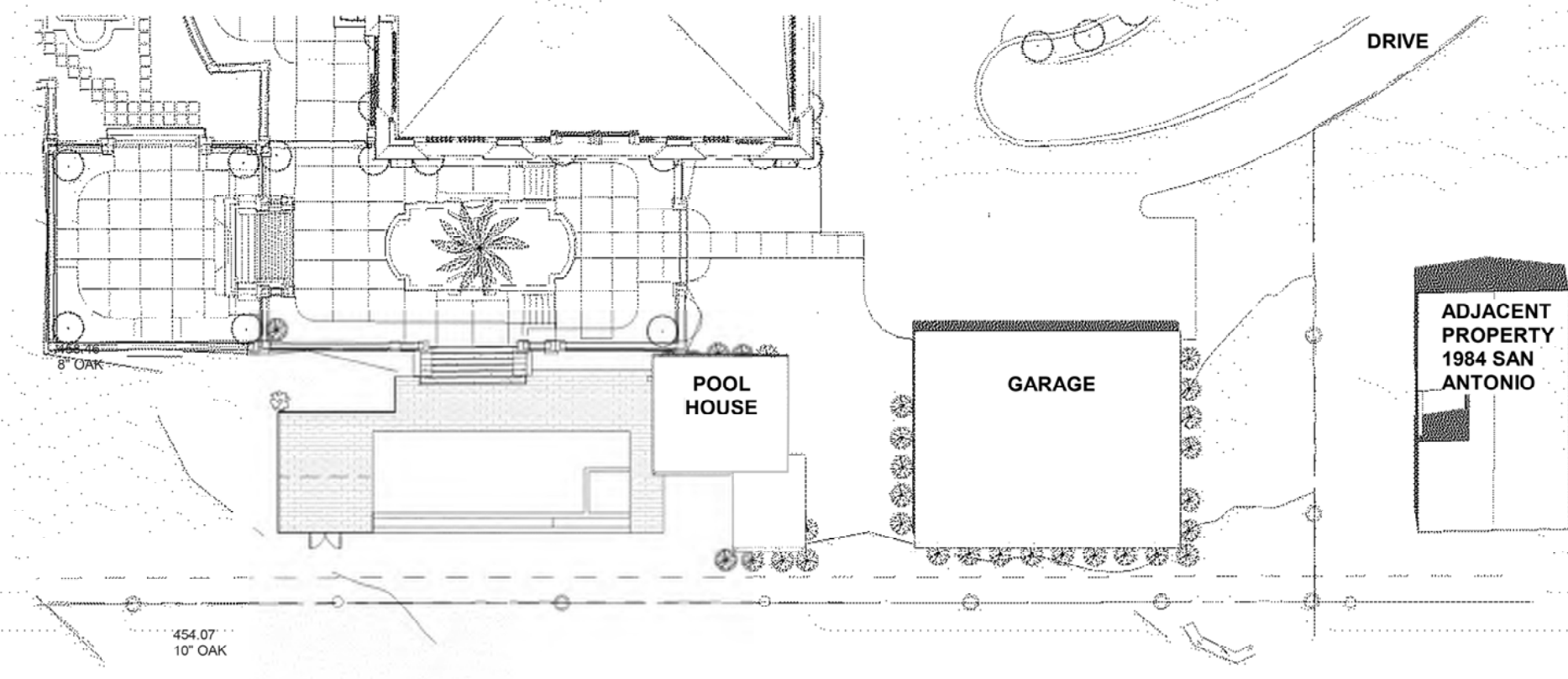
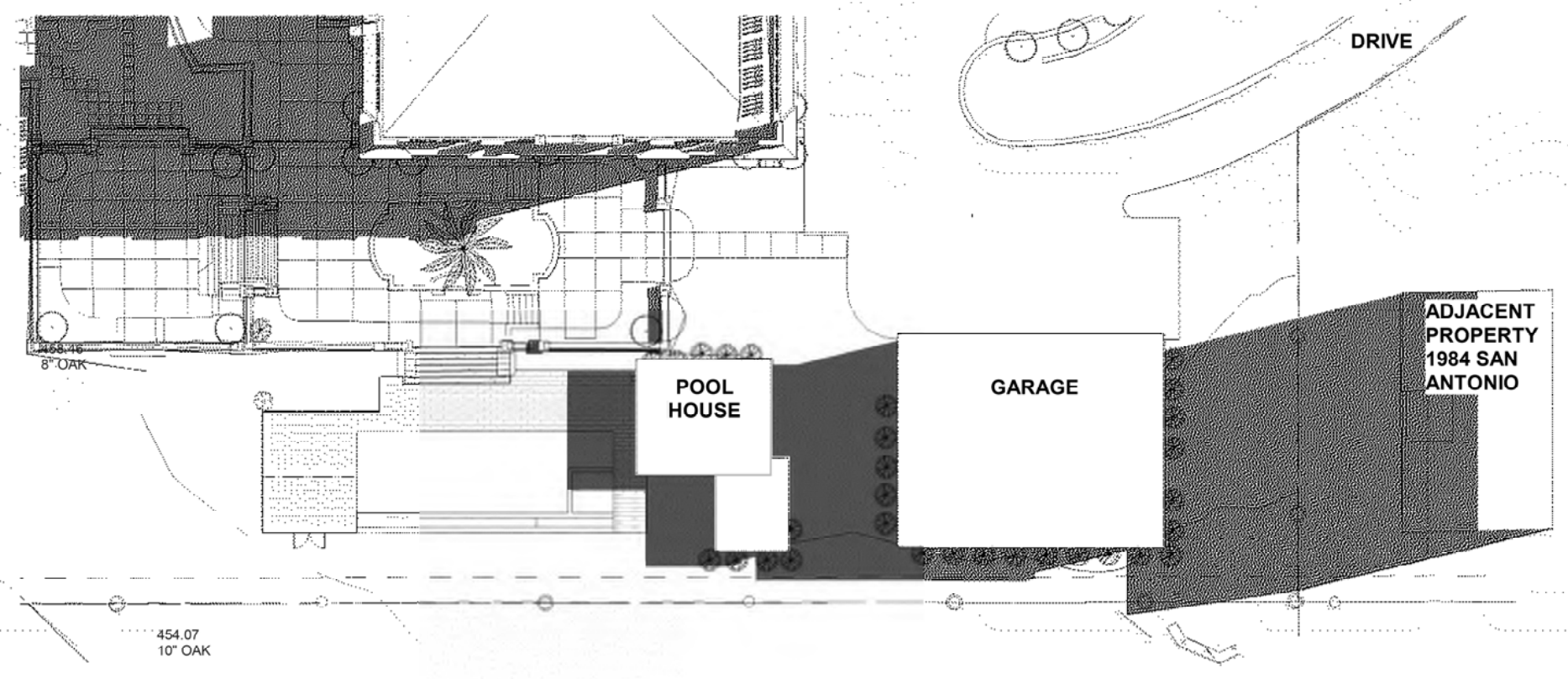


② SITE SECTION - EXISTING  
1/16" = 1'-0"

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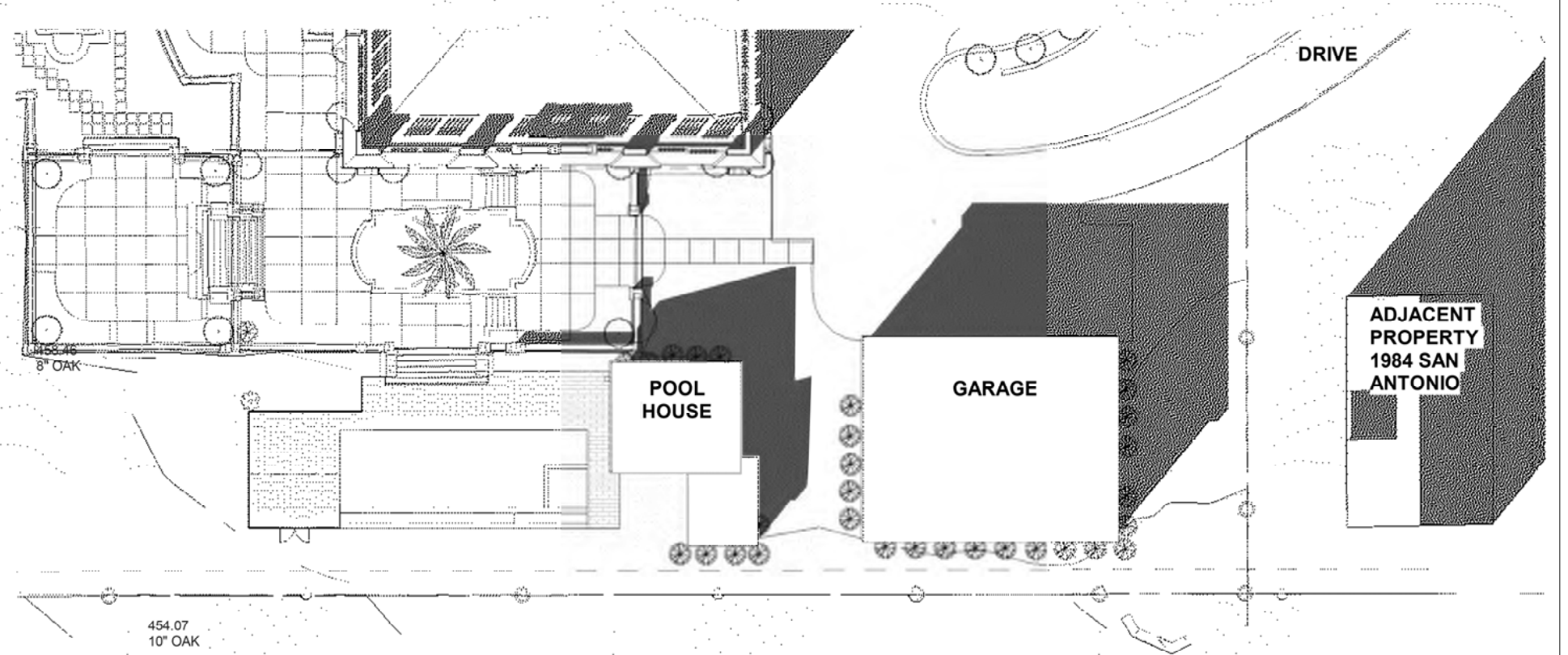
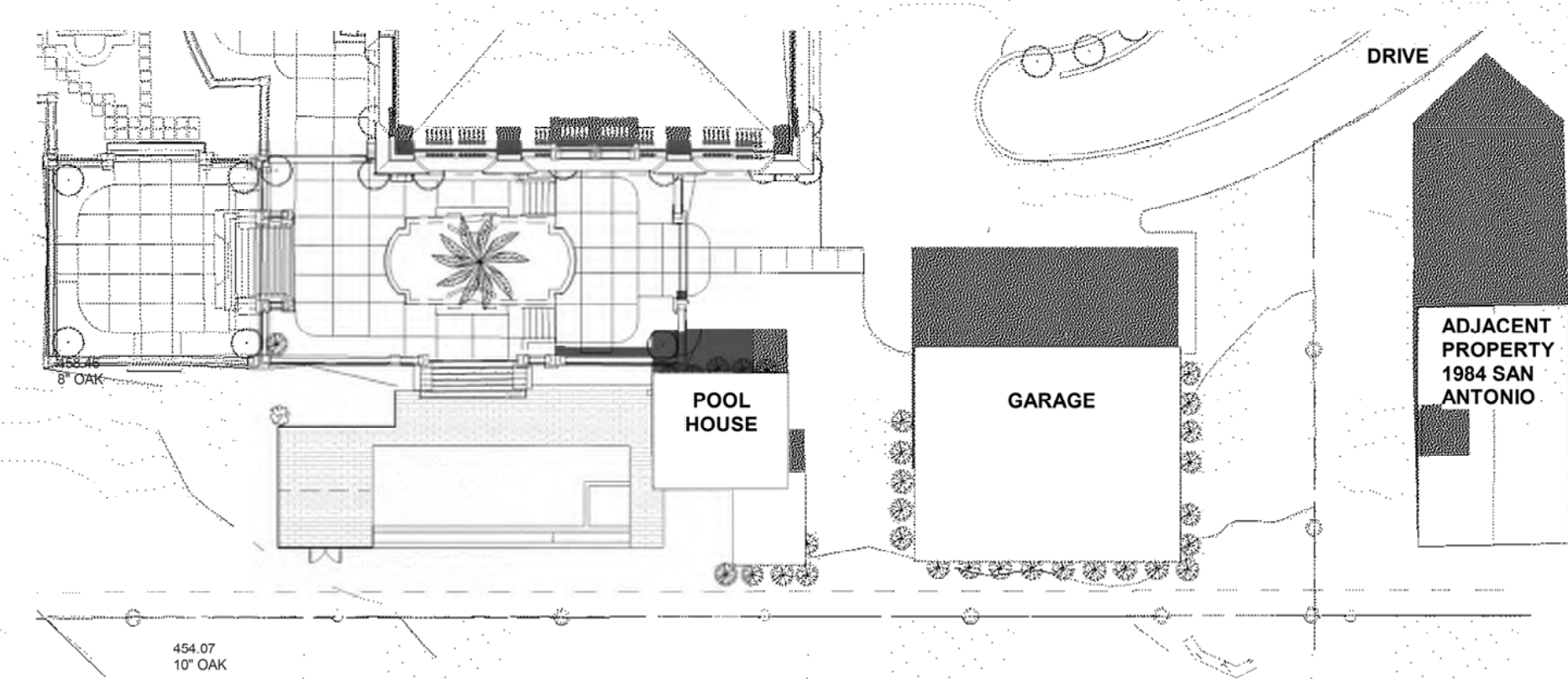
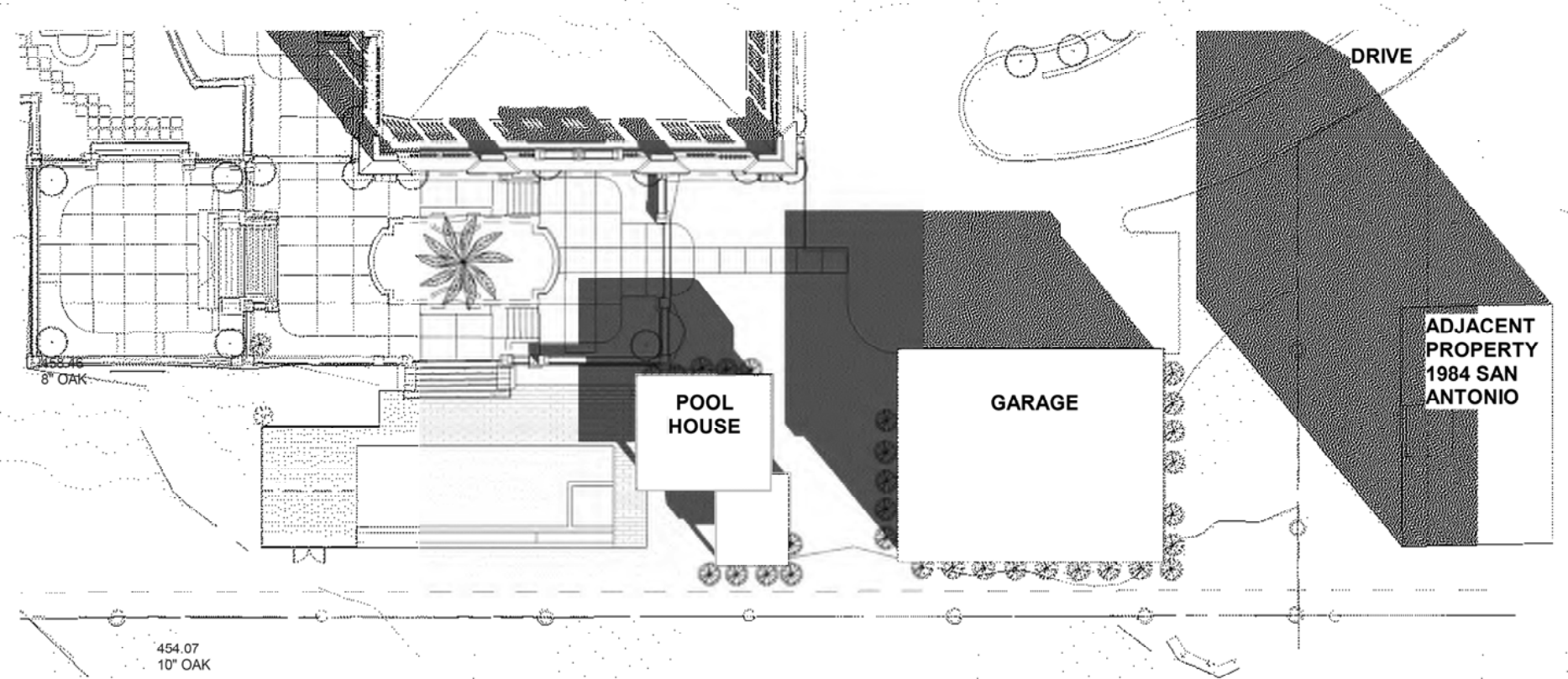
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1 SHADOW STUDY - SUMMER SOLSTICE - 2HRS AFTER SUNRISE  
1" = 30'-0"

2 SHADOW STUDY - SUMMER SOLSTICE - NOON  
1" = 30'-0"

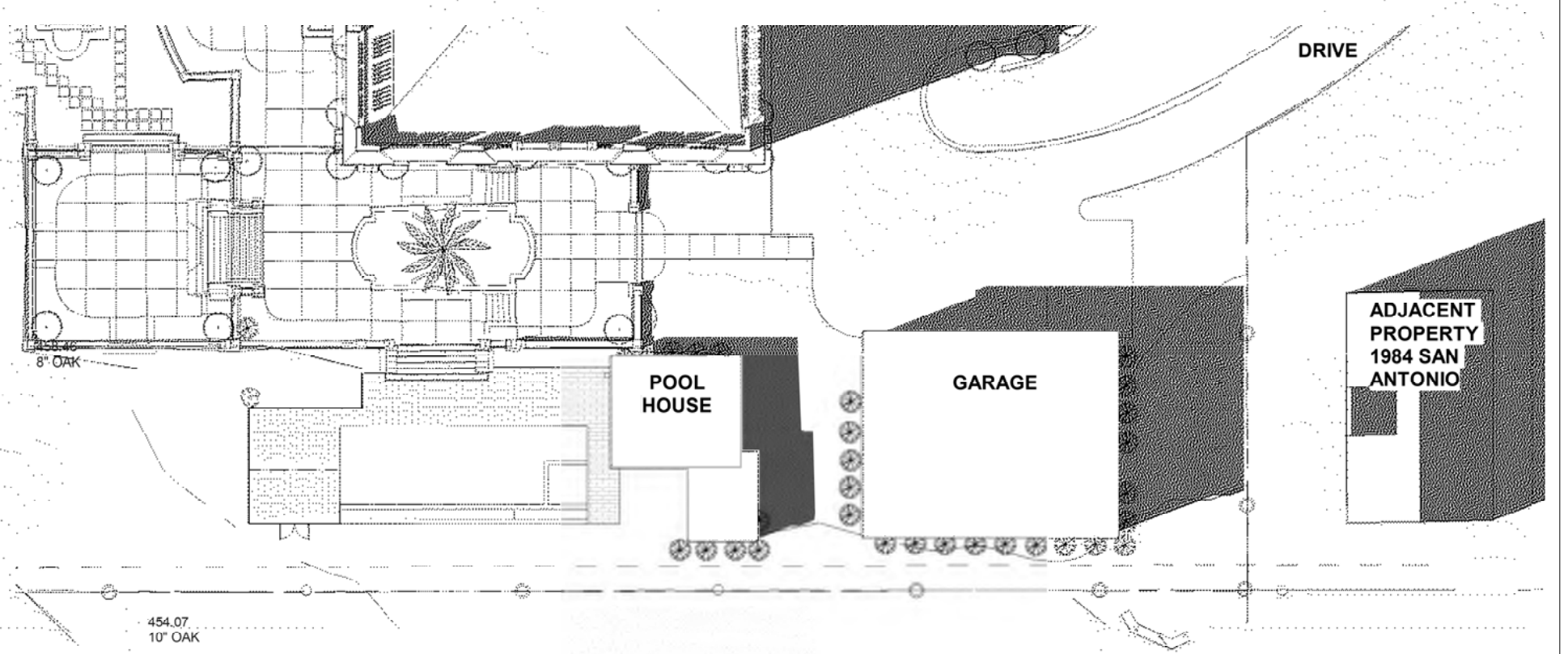
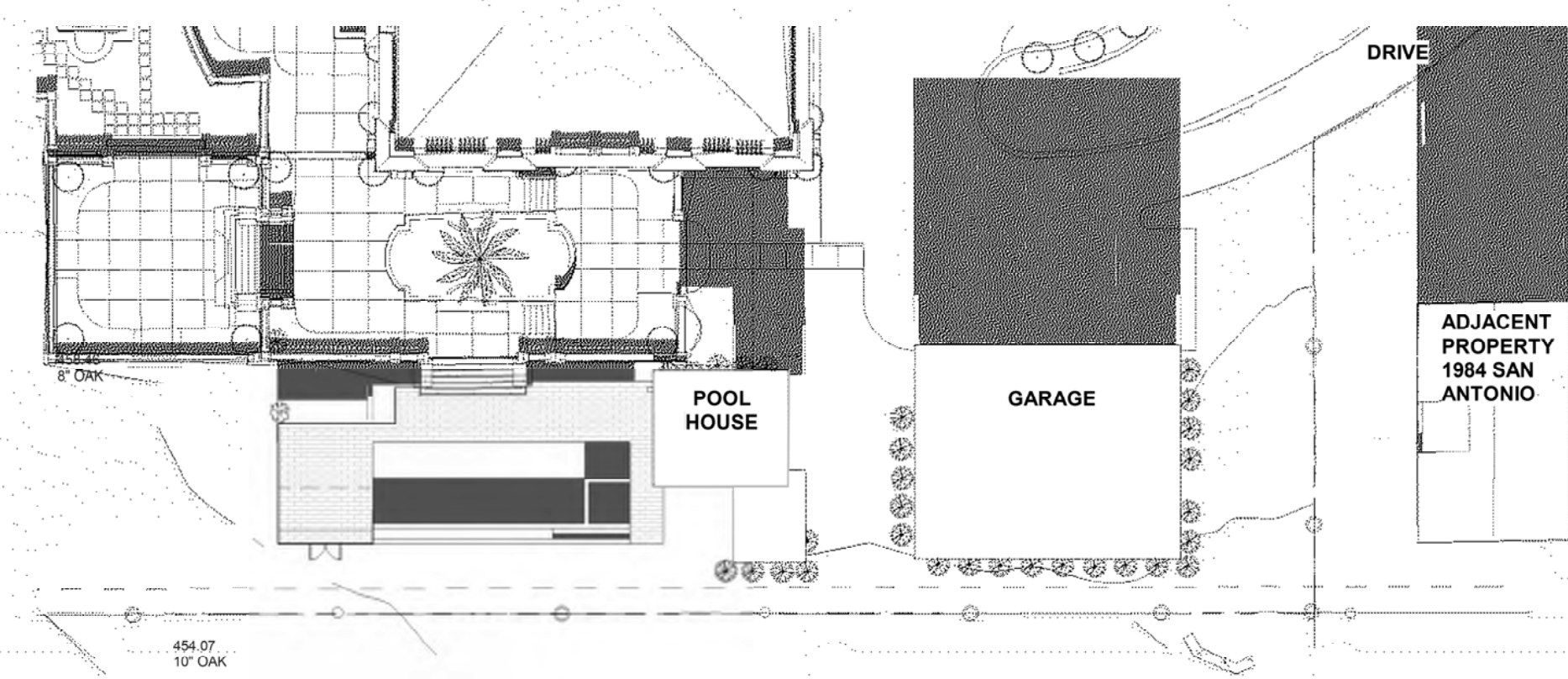
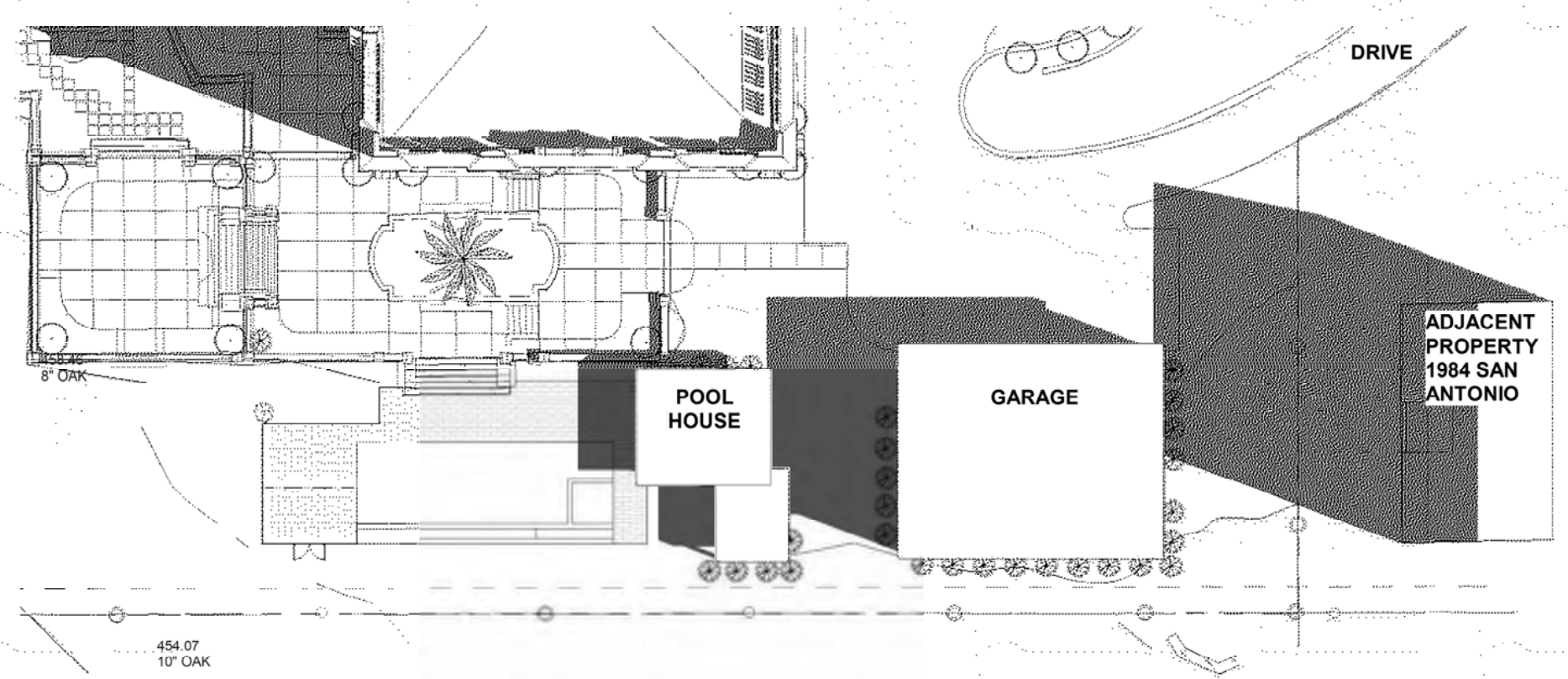
3 SHADOW STUDY - SUMMER SOLSTICE - 2HRS BEFORE SUNSET  
1" = 30'-0"



4 SHADOW STUDY - WINTER SOLSTICE - 2HRS AFTER SUNRISE  
1" = 30'-0"

5 SHADOW STUDY - WINTER SOLSTICE - NOON  
1" = 30'-0"

6 SHADOW STUDY - WINTER SOLSTICE - 2HRS BEFORE SUNSET  
1" = 30'-0"

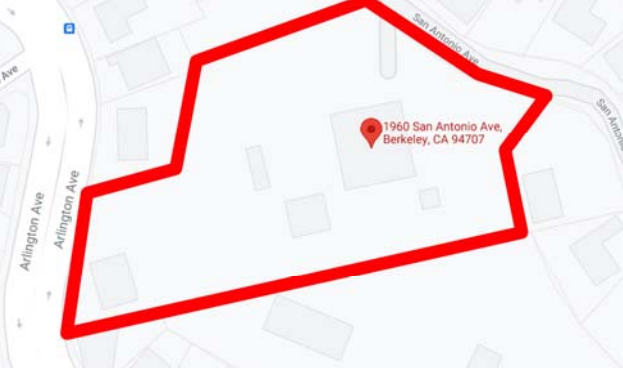


7 SHADOW STUDY - 9/26/2022 - 2HRS AFTER SUNRISE  
1" = 30'-0"

8 SHADOW STUDY - 9/26/2022 - NOON  
1" = 30'-0"

9 SHADOW STUDY - 9/26/2022 - 2HRS BEFORE SUNSET  
1" = 30'-0"

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023



1960 SAN ANTONIO AVENUE  
BERKELEY, CA 94707

SHADOW STUDY

AS INDICATED

**A901**





**PAYMUN™**

25 Orinda way, Suite#200  
Orinda, CA 94563  
Tel: (925) 587-2140

Ben@paymun.com

**LEAD DESIGN CONSULTANT**

PAYMUN BUILDING &  
DEVELOPMENT, Inc.

DESIGNER & DRAFTER :  
SADAF DAYLAMI

**PROJECT**

SPRING MANSION

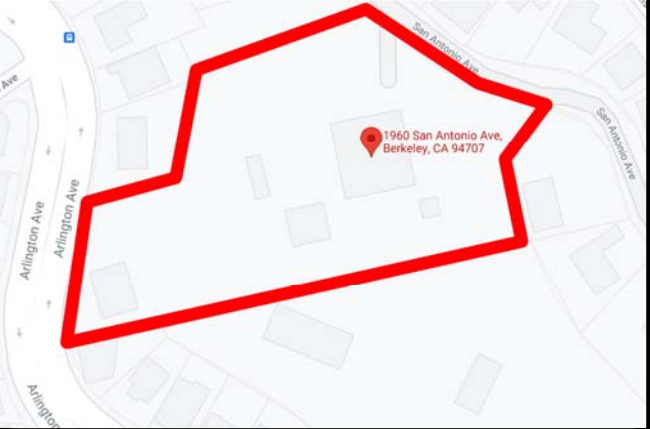
**OWNER(S)**

ABBAS MASH

**NOTES**

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

**LOCATION**



**ADDRESS**

1960 SAN ANTONIO AVENUE  
BERKELEY, CA 94707

**AREA**

**ORIENTATION**

**SHEET TITLE**

MATERIAL BOARD  
(MAIN HOUSE)

**SCALE**

AS INDICATED

**SHEET NUMBER**

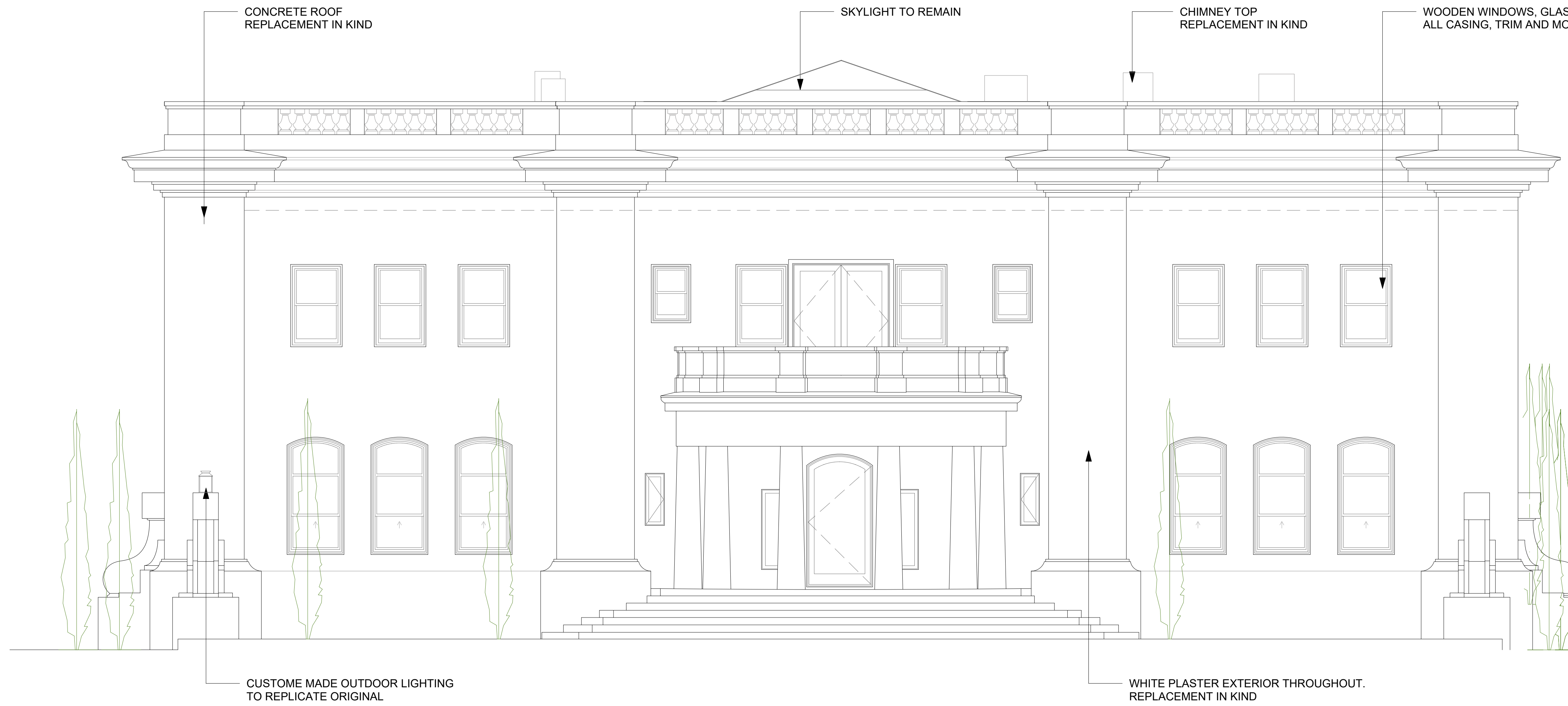
**M01**

CONCRETE ROOF  
REPLACEMENT IN KIND

SKYLIGHT TO REMAIN

CHIMNEY TOP  
REPLACEMENT IN KIND

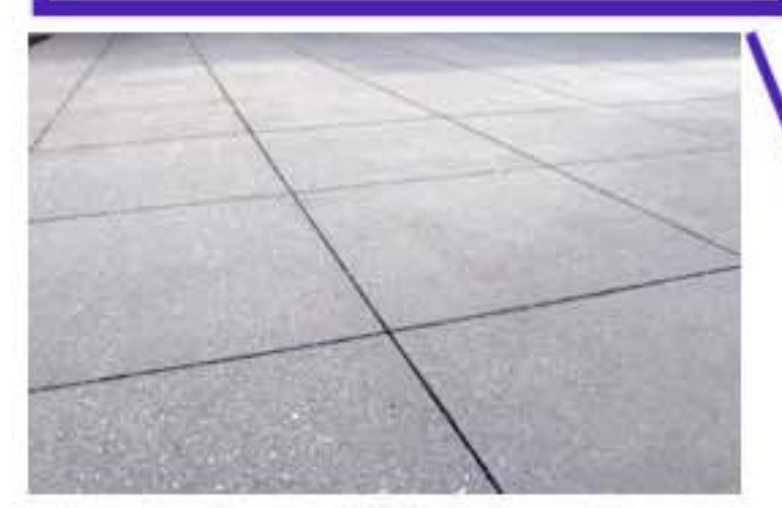
WOODEN WINDOWS. GLASS TO BE REPLACED ONLY.  
ALL CASING, TRIM AND MOLDING TO REMAIN, TYP.



NOTE :

ALL COLORS AND TEXTURES ARE REPRESENTATIVE SAMPLES ONLY, PENDING VERIFICATION OF ACTUAL MATERIAL SUPPLIERS AND MANUFACTURERS FOR THIS PROJECT.

**Sand Blasted concrete paving**



**Asphalt Paving**

**Sand Blasted concrete paving**



**Steps stay as is**

**Landing Marble tiles**



**24"x24" light gray stepping stone**



**light gray stone paving**



**Pool area lighting**



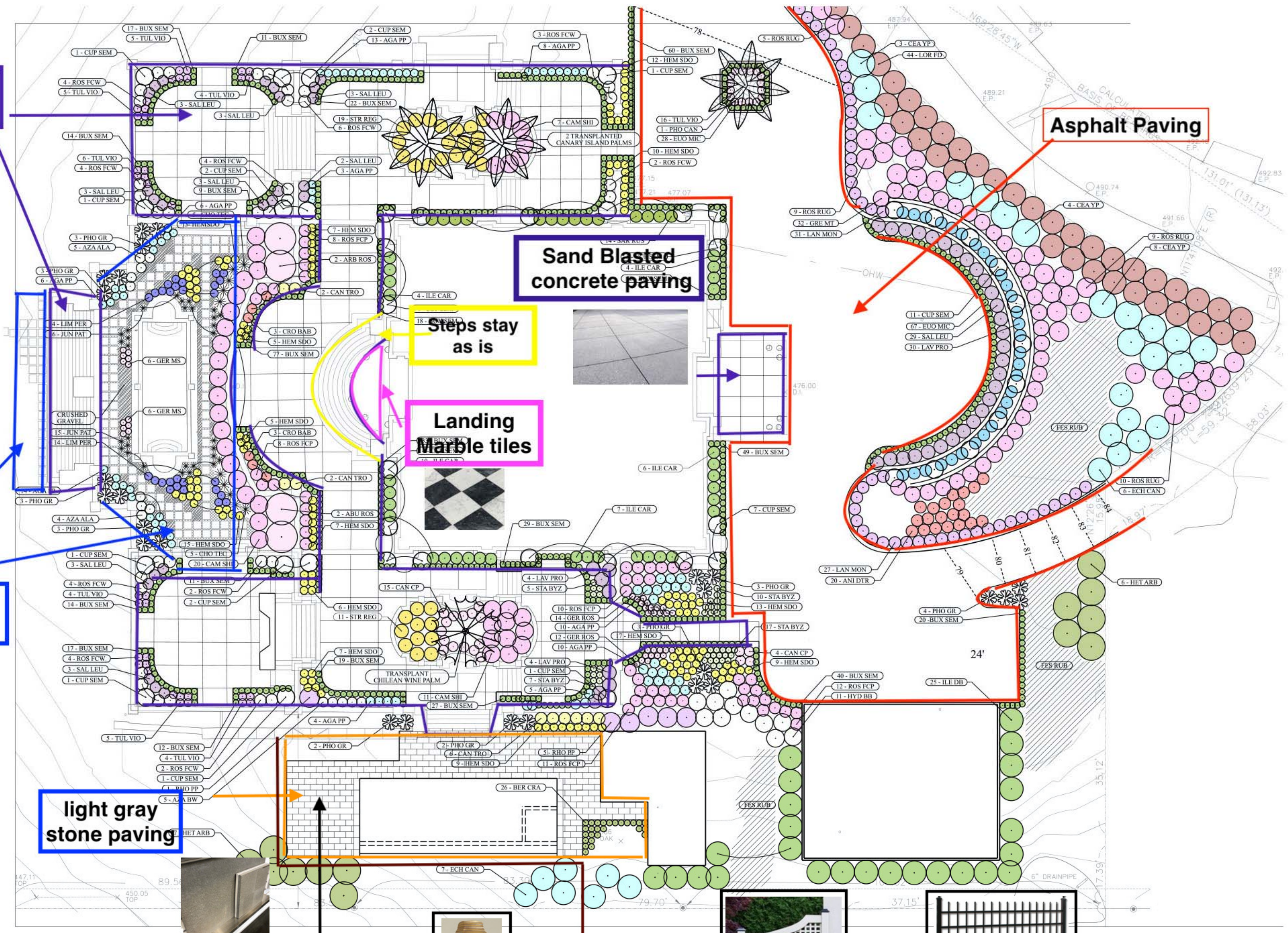
**Railing 42" H**



**OR**



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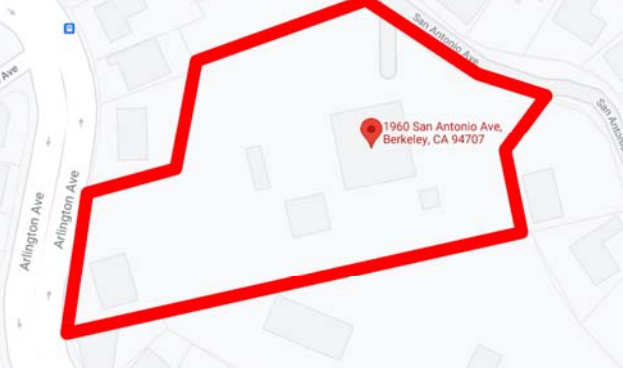
**PROJECT**  
SPRING MANSION

**OWNER(S)**  
ABBAS MASH

**NOTES**

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

**LOCATION**



**ADDRESS**

1960 SAN ANTONIO AVENUE  
BERKELEY, CA 94707

**AREA**

**ORIENTATION**

**SHEET TITLE**

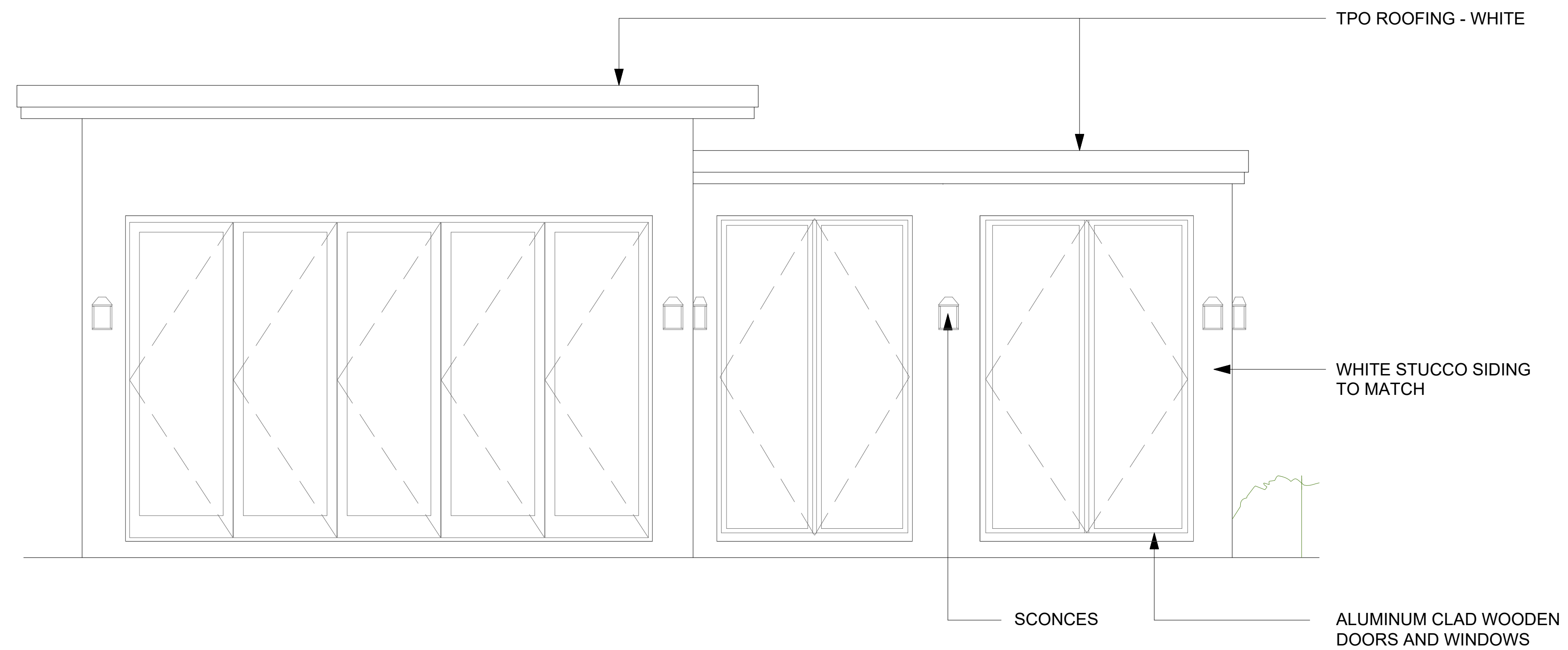
MATERIAL BOARD  
(OUTDOOR)

**SCALE**

AS INDICATED

**SHEET NUMBER**

**M02**



NOTE :  
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 Ben@paymun.com

**LEAD DESIGN CONSULTANT**

PAYMUN BUILDING &  
 DEVELOPMENT, Inc.

DESIGNER & DRAFTER :  
 SADAF DAYLAMI

**PROJECT**  
 SPRING MANSION

**OWNER(S)**  
 ABBAS MASH

**NOTES**

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

**LOCATION**



**ADDRESS**

1960 SAN ANTONIO AVENUE  
 BERKELEY, CA 94707

**AREA**

**ORIENTATION**

**SHEET TITLE**

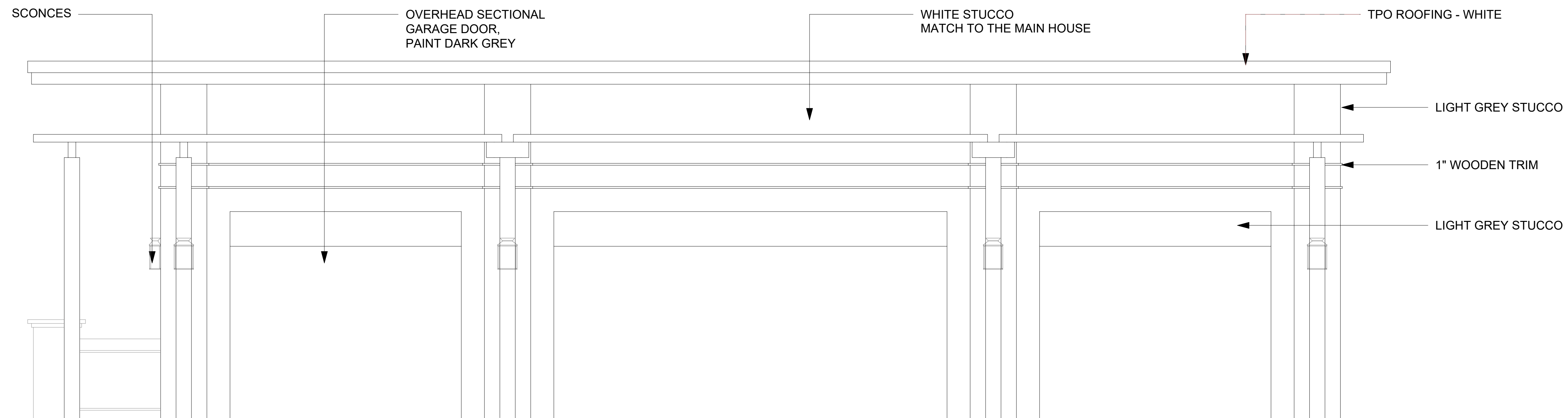
MATERIAL BOARD  
 (POOL HOUSE)

**SCALE**

AS INDICATED

**SHEET NUMBER**

**M03**



**NOTE :**

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Tel: (925) 587-2140

Ben@paymun.com

**LEAD DESIGN CONSULTANT**

PAYMUN BUILDING & DEVELOPMENT, Inc.

DESIGNER & DRAFTER :  
SADAF DAYLAMI

**PROJECT**

SPRING MANSION

**OWNER(S)**

ABBAS MASH

**NOTES**

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

**LOCATION**



**ADDRESS**

1960 SAN ANTONIO AVENUE  
BERKELEY, CA 94707

**AREA**

**ORIENTATION**

**SHEET TITLE**

MATERIAL BOARD  
(GARAGE)

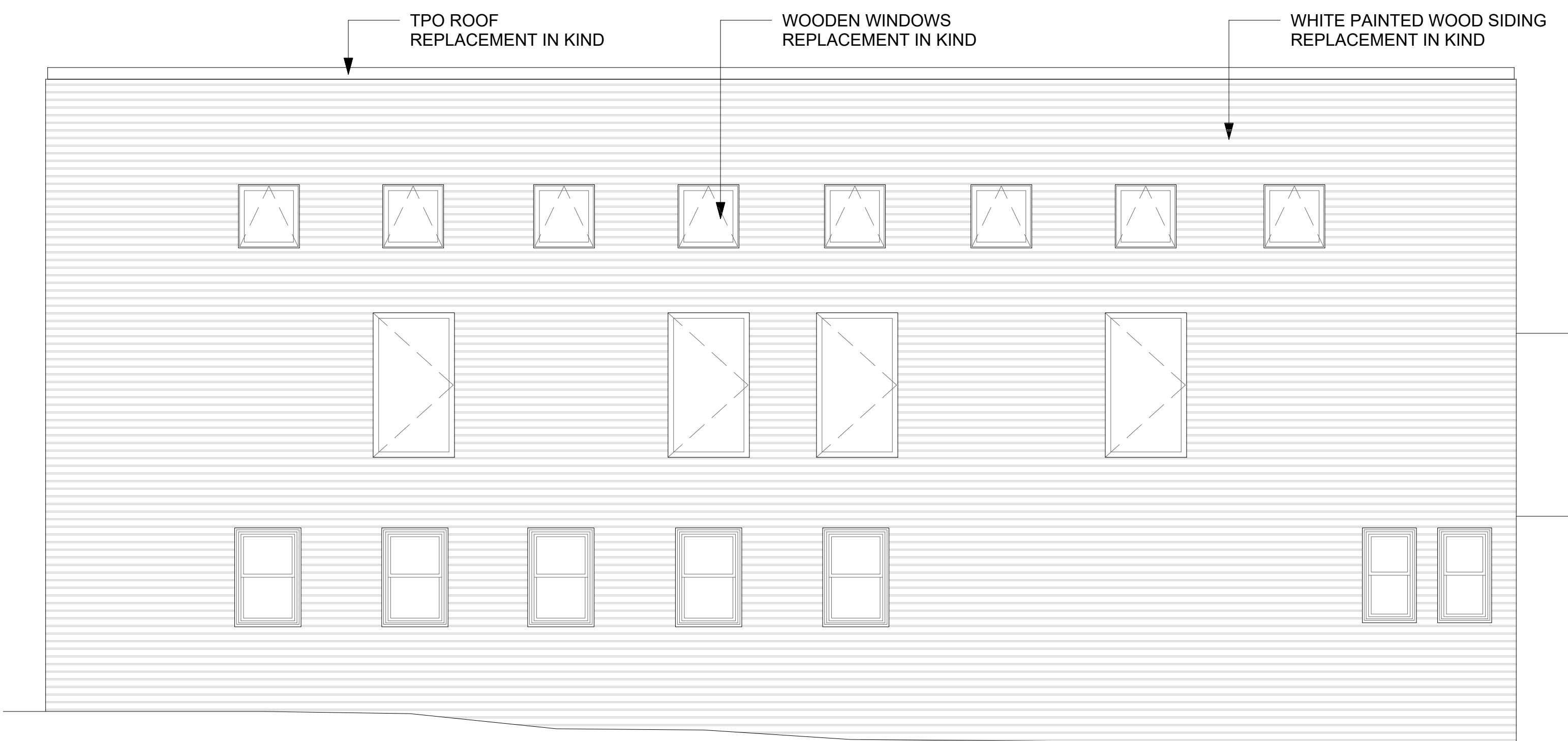
**SCALE**

AS INDICATED

**SHEET NUMBER**

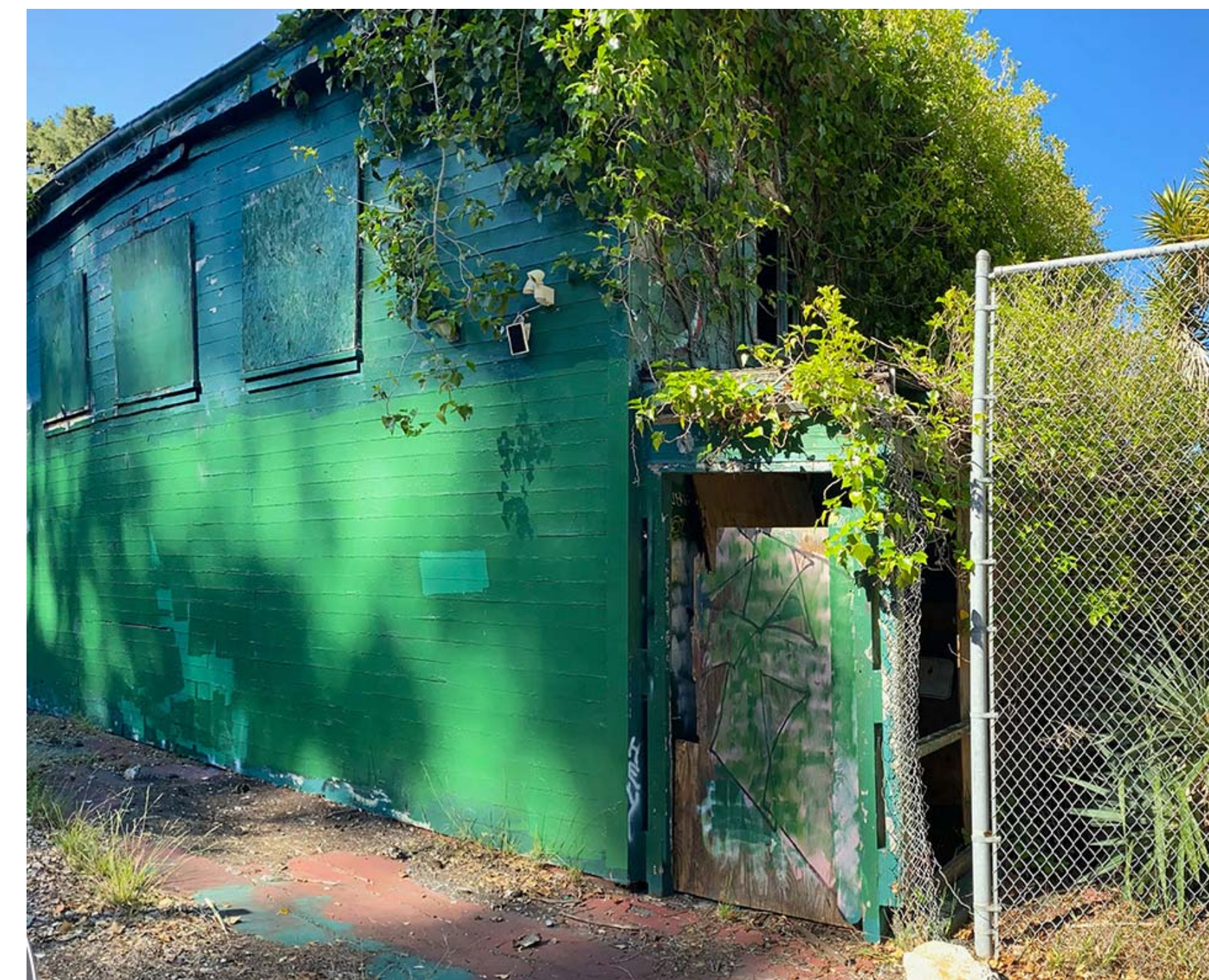
**M04**





**NOTE :**

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**PAYMUN**

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Ben@paymun.com

**LEAD DESIGN CONSULTANT**

PAYMUN BUILDING &  
DEVELOPMENT, Inc.

DESIGNER & DRAFTER :  
SADAF DAYLAMI

**PROJECT**

SPRING MANSION

**OWNER(S)**

ABBAS MASH

**NOTES**

REVISION	DATE
PLANNING SUBMITTAL I	05/13/2023

**LOCATION**



**ADDRESS**

1960 SAN ANTONIO AVENUE  
BERKELEY, CA 94707

**AREA**

**ORIENTATION**

**SHEET TITLE**

MATERIAL BOARD  
(GYMNASIUM)

**SCALE**

AS INDICATED

**SHEET NUMBER**

**M05**

11/13/2023  
CITY OF BERKELEY - CITY CLERK  
2023 NOV 13 PM 2:07

**Property:** 1960 San Antonio Ave / 639 Arlington, Berkeley, CA, 94707  
**Email:** [Amash200@gmail.com](mailto:Amash200@gmail.com)  
**Number:** (925) 487-8075

City of Berkeley, 2180 Milvia Street, 1st Floor, Berkeley, 94704

**Subject:** Appeal of structural alternation permit based on contingency of Rehabilitation of the gymnasium building #LMSAP2022-0005

Request: Remove contingency of rehabilitation of gymnasium building located at 639 Arlington

Dear City of Berkeley Officials,

We trust this letter finds you well. We are writing to formally appeal any decision regarding rehabilitation of the abandoned historical structure located at 639 Arlington Ave with a specific emphasis on the urgent need for the gymnasium's removal. Attached to this correspondence, you will find a comprehensive report from one of the most highly experienced historical architects and a structural engineer, both of whom affirm that the rehabilitation of the gymnasium is not feasible due to: lack of structural and material integrity, lack of historical and architectural character, generations of neglect, and safety concerns.

Our appeal is grounded in the pressing need for removal of this structure, as outlined in the attached report. The structural assessment conducted by a certified engineer has identified critical safety issues and can be reviewed by your department. It is crucial to underscore that the rehabilitation of the historic gymnasium is deemed unfeasible based on the professional judgment of these experts, given its deteriorated condition. We firmly believe that prioritizing removal of this building for public safety and for bettering the community should guide the decision-making process.

Furthermore, the attached report from the historical architect provides a detailed analysis that found no conclusive evidence supporting the historical significance of the gymnasium. While we understand and respect the city's commitment to preserving its history, the overriding concern is the safety of our community members, and creating a cohesively beautiful community for all of us to live in.

We kindly request that any decision contingent for the rehabilitation of the gymnasium be removed on recognizing the impracticality of rehabilitating the gymnasium due to safety concerns, as substantiated by the attached expert report. We are committed to collaborating with the city to ensure a thoughtful and community-centric approach to this matter.

Thank you for your time and consideration. We believe that prioritizing public safety aligns with the values of our community, and we trust that the city will make decisions that safeguard the well-being of its residents.

Sincerely,

Abbas Mash, Property Owner

# PRESERVATION ARCHITECTURE

November 11, 2023

## **The Spring Estate, 1960 San Antonio Rd., Berkeley Historical Considerations**

re: Former gym building at 639 Arlington Ave., appeal of LPC Rehabilitation condition

The present author is an historical architect with extensive experience in the rehabilitation of historic properties and structures throughout Berkeley and the Bay Area. It is my understanding that the City of Berkeley's Landmarks Preservation Commission (LPC) has conditioned that, in order to proceed with the rehabilitation of the Spring Mansion, the former gym building on the Spring Estate must also be rehabilitated. The following addresses the former gym building's lack of historical and historic architectural character along with its lack of historical, structural and material integrity.

In historic architectural practice, the term *Rehabilitation* is technical: *Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.* (from Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, 1995, rev.2017)

The Secretary of the Interior's *Standards for Rehabilitation* – to which the City's Planning and Development Department procedurally adheres under the City's California Environmental Quality Act obligations – affirm the need to alter or add to an historic building for continuing or new uses while retaining the building's historic character. While adaptation and change are allowable, the identified historic resource must be retained and rehabilitated for use or appropriate reuse.

The LPC's condition to *Rehabilitate* the former gym building at 639 Arlington Ave. appears to be unsupported by any historic architectural or structural evaluations. The extant building is not retainable, rehabilitation worthy or reinhabitable. Given its conditions, to attempt to legally reuse that structure would unequivocally require removal and new construction from the ground up, which is not *Rehabilitation*.

The subject building has been without a use for at least 2 generations and is, in fact, collapsing. Its roof failed decades ago. Its foundations, east and west exterior walls have thrust outwards to an alarming extent (figs.1-2). While the building was in somewhat better condition in 2006, when this historical architect last surveyed it, even then – a generation ago – my 2006 survey notes recorded that it was a "dilapidated building;" that its "roof, floor and foundations were failed;" and that the "exterior wall conditions ranged from fair to poor." Neither was there then, nor is there now any potential building purpose. Without intervention and without potential use, the former gym building has deteriorated to the extent that it is in evidently dangerous structural and material condition.

The same is true of the contemporaneously built concrete steps on the Arlington, which have completely failed and are irreparable (figs.3-4). As is also the case with the other infill structures added to the Spring Mansion in the Williams Institute period (1917-c1938), which evidence leads to the direct conclusion that what was built in that period was poorly constructed. As a basic example, reinforced concrete was of course standard construction in the 1920s-30s. Yet, like the steps, there is no reinforcing in the concrete work at the former gym building, despite the period of construction and the steep hillside setting (figs.5-11). Clearly, the Williams Institute did not prioritize design or construction.

Further, this former gym building was landmarked in 2000 without any supporting historical research or documentation. As noted, it was associated with the Williams Institute, the history of which was

barely addressed in the landmark application. The building is loosely dated to 1929, though the record contains no specific research in support of that date, nor is it known who designed or built it.

The year 2000 Spring Estate landmark record provided clear historical and historic architectural evidence of historic significance in support of the landmarking of the 1914 Spring Mansion (John Hopkins Spring, owner; John Hudson Thomas, architect). Briefly inserted within that landmark record was the following:

*Celina Spring married the brother of her first husband and sold the family estate to a private academy, the Cora Williams Institute of Creative Development. (Miss Williams maintained a highly cultural and refined environment for her students, who came from University and neighborhood families. Her school, which featured small classes and employed faculty wives as part-time teachers, had its heyday in the 1920's and 30's). (from City of Berkeley Landmark Application: John Hopkins Spring Estate, page 4)*

Those 2 sentences – 1 parenthetical – provided the only information in the historical record about Cora Williams and the Williams Institute. No historical analysis was presented to support the historical or cultural importance of the Williams Institute's use of the former Spring Estate.

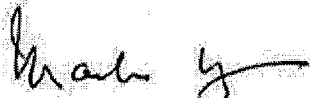
Moreover, in the landmark record, statements recording the cultural and architectural significance of the Spring Estate do not include the Williams Institute's buildings. (*John Hopkins Spring Estate*, pages 4-6). Yet, despite the total lack of documentation and analysis, the former gym building was identified as a contributor to this City of Berkeley Landmark.

The landmark effort made no attempt to address the potential importance of the Williams Institute and no further assessment has been made since. Thus, to date, whether Cora Williams and/or the Williams Institute are historically or culturally important is not known. What is known, based on the surviving physical evidence from their tenure on the Spring Estate, is that the Williams Institute does not have potential historical importance on the basis of the few structures they erected on that property, as none of those structures have identified or identifiable design and construction distinction and as the design and construction integrity of each structure is poor.

Yet another salient factor is that the Spring Estate landmark application was prepared and submitted by neighbors without any historical qualifications yet with the clear intent of stopping possible change – the application authors indicated that the property, then up for sale, was “endangered” – which intent evidently succeeded as almost nothing has happened on this site in the 23 years since.

To reiterate, the former gym building at 639 Arlington Ave. has not been used for generations. It is not retainable, rehabilitation worthy or reinhabitable. Given its conditions, to attempt to legally reuse this structure would unequivocally require removal and new construction from the ground up, which is not *Rehabilitation*.

Signed:



Mark Hulbert  
Preservation Architect

attached: figs.1-11; MH qualifications

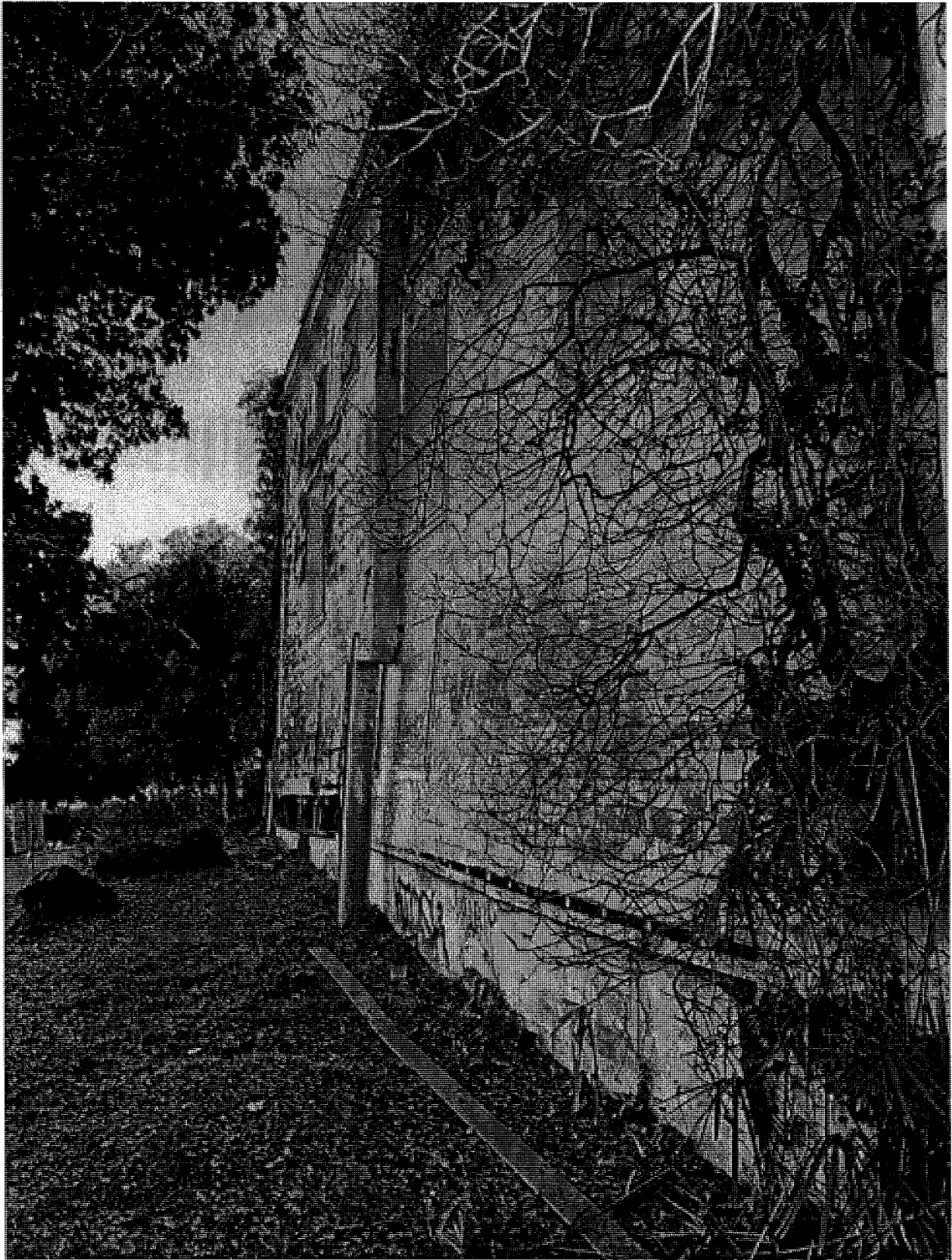


Fig.1 – 639 Arlington Ave. – West side (figs.1-10, MH 2023)



Fig.2 – 639 Arlington Ave. – East side

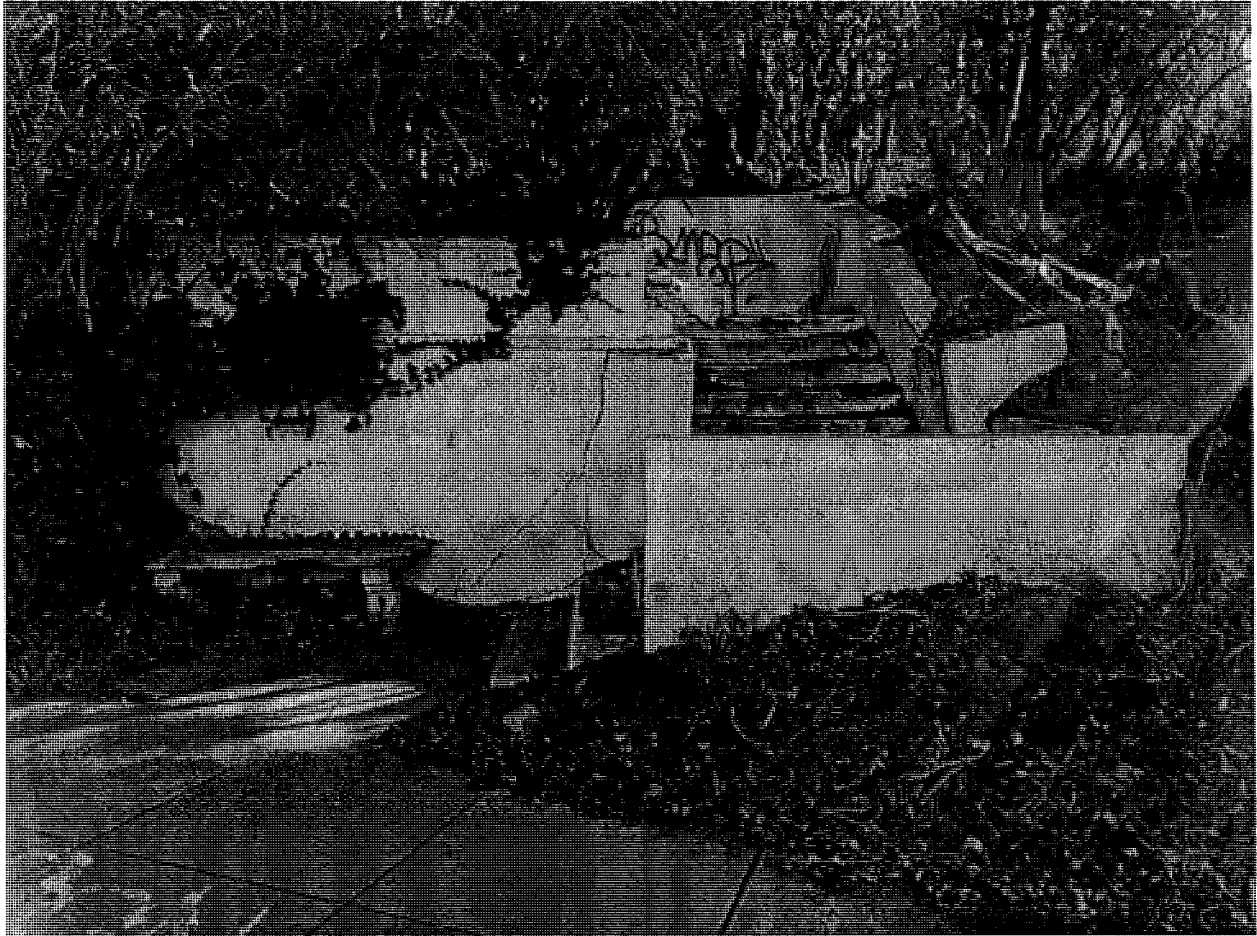


Fig.3 – 639 Arlington Ave. – Entry steps on Arlington



Fig.4 – 639 Arlington Ave. – Entry steps on Arlington



Fig.5 – 639 Arlington Ave. – West side from Arlington sidewalk



Fig.6 – 639 Arlington Ave. – West side foundations





Fig.7 – 639 Arlington Ave. – West side foundations



Fig.8 – 639 Arlington Ave. – West side foundations

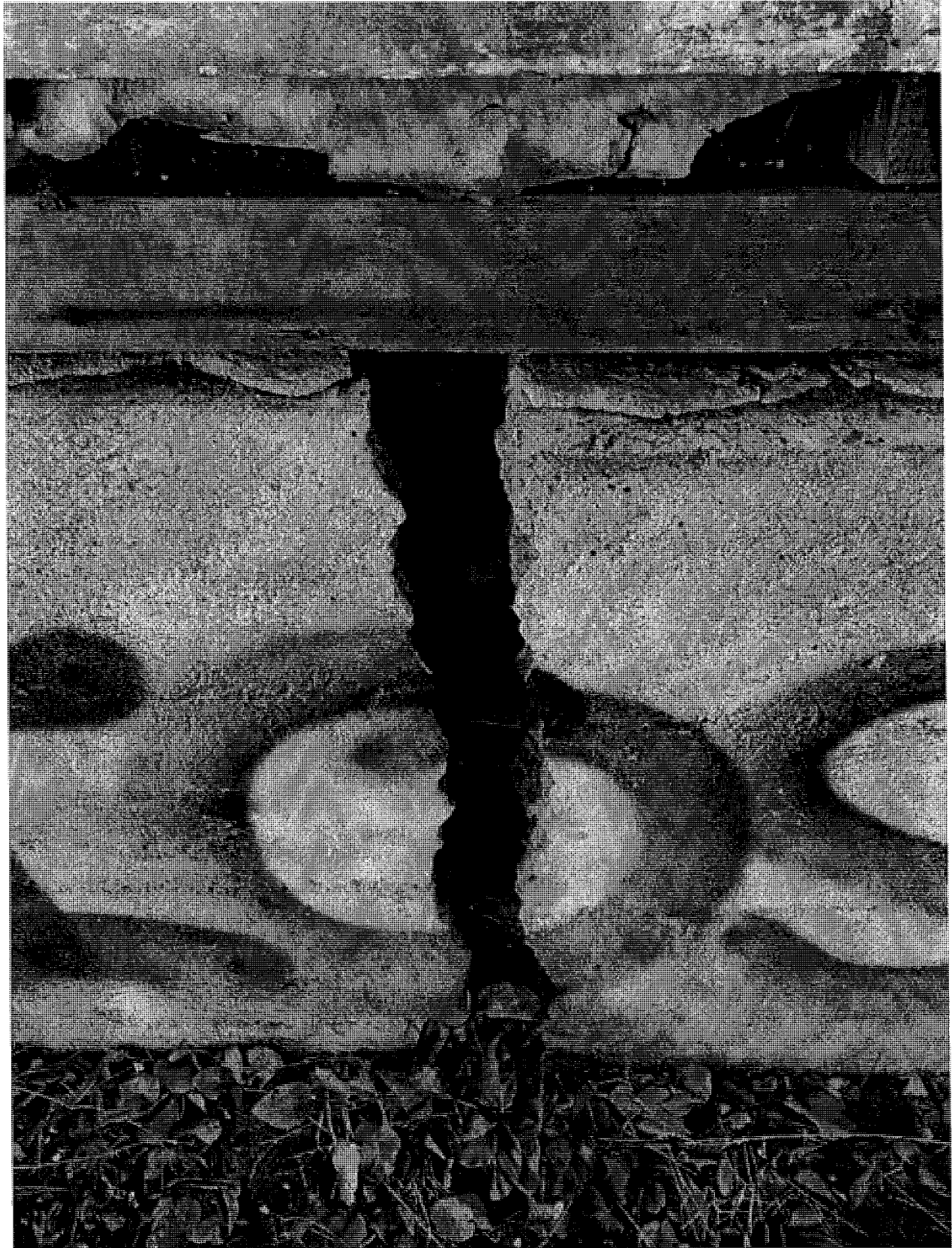


Fig.9 – 639 Arlington Ave. – West side foundations



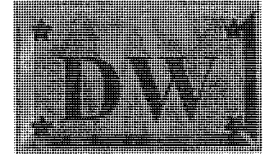
Fig.10 – 639 Arlington Ave. – Interior, east side wall and roof



Fig.11 – 639 Arlington Ave. – Interior (MH, 2006)

DWong Engineering, Inc.

644 Pacific Ave. #22, San Francisco, CA 94133 Tel:415.726.8168



**Property Inspection Report**  
639 Arlington Ave, Berkeley, CA

Inspection Date:  
Nov. 12, 2023

Prepared For:  
Mr. Mash

Prepared By:  
Darren Wong  
(415)726-8168

Nov. 12, 2023

Inspection Address: 639 Arlington Ave, Berkeley, CA

Report Number: 23075

Dear Mr. Mash,

Enclosed please find the inspection report for the above referenced address.

Darren Wong has conducted this inspection in accordance with the Standards of Practice of the American Society of Home Inspector(ASHI). The purpose of this inspection is to identify and disclosed visually observable major deficiencies of the inspection systems at the time of the inspection only. The inspection and the report do not, and are not intended to, address code and regulatory compliance, the possible presence of, damage caused by, or danger from asbestos, radon gas lead paint, urea formaldehyde, fungi, mold, mildew, wood-destroying insects or organisms such as termites or carpenter ants, insects, soil contamination and other indoor and outdoor substances or pollutants. The full scope and limitation of this inspection are addressed in the Pre-Inspection Agreement, which is part of this report.

The inspection report provides an evaluation of major components, including Structural and interior components of the subject property.

We appreciate the opportunity to be of service to you. Please feel free to call us if you have any questions or concerns regarding this inspection or report

Sincerely

Darren Wong  
Structural Engineer, P.E.

## Structural Components

### Description of Structural Components

Foundation: Cracks are in the foundation

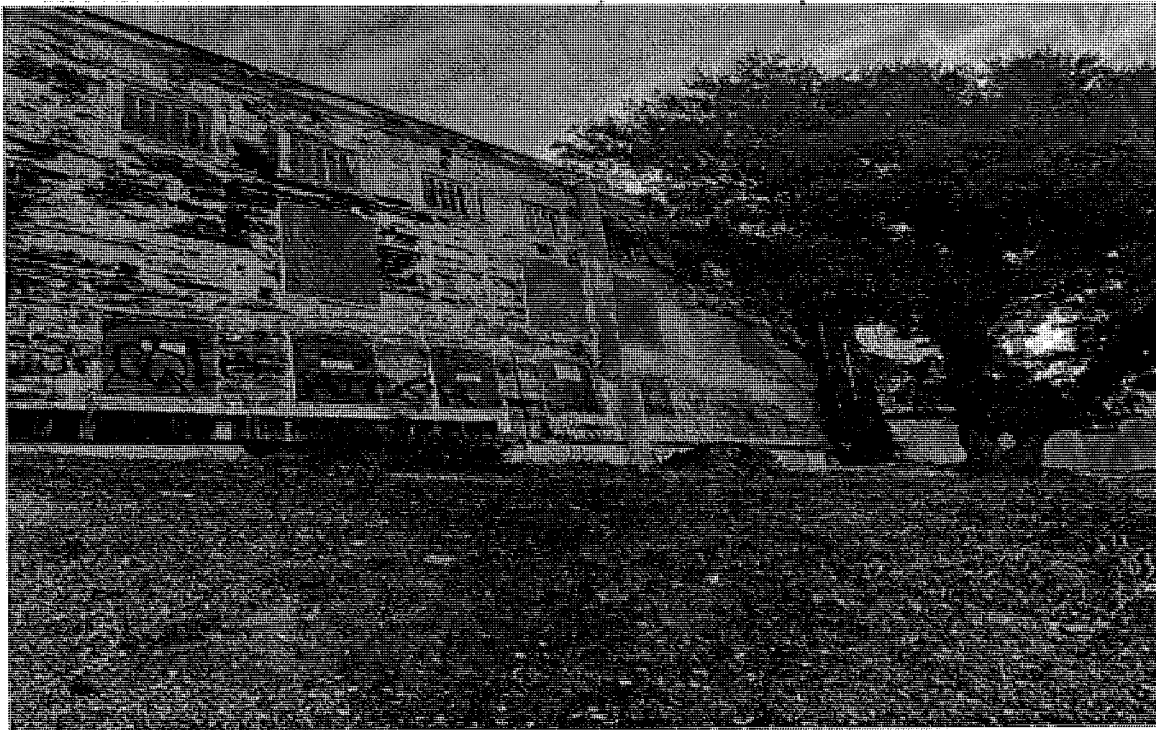
Exterior wall: Tilt toward to inside of the building. Siding in the exterior was damaged severe and expose 2x stud wall which lead to dry-rot 2x stud wall.

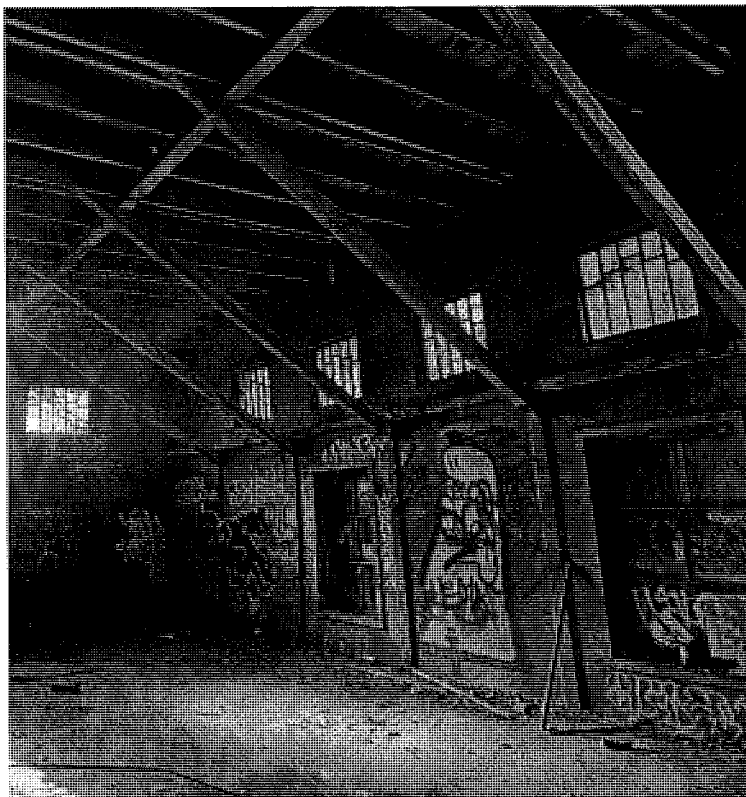
Roof Structural: 2x12 roof rafter @16"o.c. on the roof and brace with 4x4 @6'-0" o.c., Some rafters were dry-rot at the bearing wall support location.

Floor Structural: Damaged plywood and floor joist are not safe to support the floor

Wall Structure: Wood Frame 2x stud

Roof Structure: See attached exterior wall, roof and floor pictures





Structural Components Observations

The construction of this property is poorly support by structural brace and beams in the roof.





The exterior wall siding and roof are in bad shape, see picture below



In conclusion, the subject building is not structurally sound and needs to be demolished. The wood framing, as originally built, is grossly deficient and does not meet the building code requirement. It is not habitable due to unsafe structural framing and cracked foundation. In addition, the west side of building is tilt toward to east direction. The existing concrete footing has no rebar reinforcing and missing portion of the retaining wall in the west side of building. The existing 2x stud load bearing walls were dry-rot without siding protection on the west side lead to structurally unsafe to the building. Furthermore, the existing roof is severe damage without proper connection to the existing structural members and some area settled. The existing roof beams were not support the roof rafters properly lead to settlement in some area on the roof.



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  
 JUNE 1, 2023

## 1960 San Antonio Avenue/645 Arlington Avenue – The Spring Estate

**Structural Alteration Permit (#LMSAP2022-0005) to restore the terrace, remove the non-historic building addition, and repair railings and walkways of the Spring Mansion; demolish the detached, non-historic garage and construct a new ten-car garage; demolish and replace the non-historic driveway, retaining walls and stairs on the east side of the property; construct a new, detached pool house, excavate and install a new swimming pool; and complete landscape improvements at a City Landmark residential property in the Hillside neighborhood, contingent upon rehabilitation of the historic gymnasium building.**

### I. Application Basics

#### A. Land Use Designations:

- Zoning: Single Family Residential District, Hillside Overlay (R-1H)

#### B. CEQA Determination: pending.

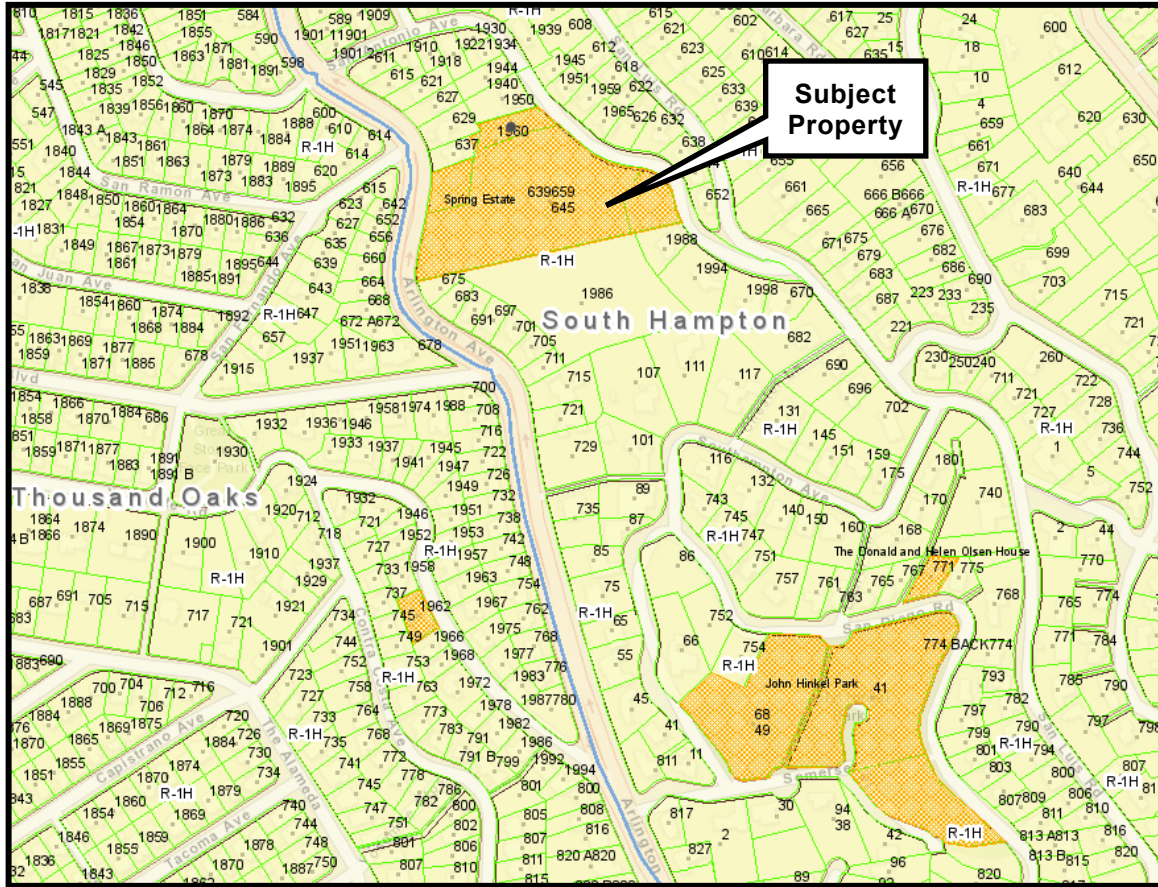
#### C. Parties Involved:







- Property Owner: Abbas Mash  
 18 Deer Oaks Drive  
 Pleasanton, CA
- Project Applicant: Bahadour Zarrin  
 Paymun Building & Development  
 25 Ordina Way, Suite 200

Orinda, CA

**D. Recommendation:** Review revised proposal and consider final action.

Figure 1: Vicinity Map showing nearby City Landmarks & Districts



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




Figure 2: Proposed site plan

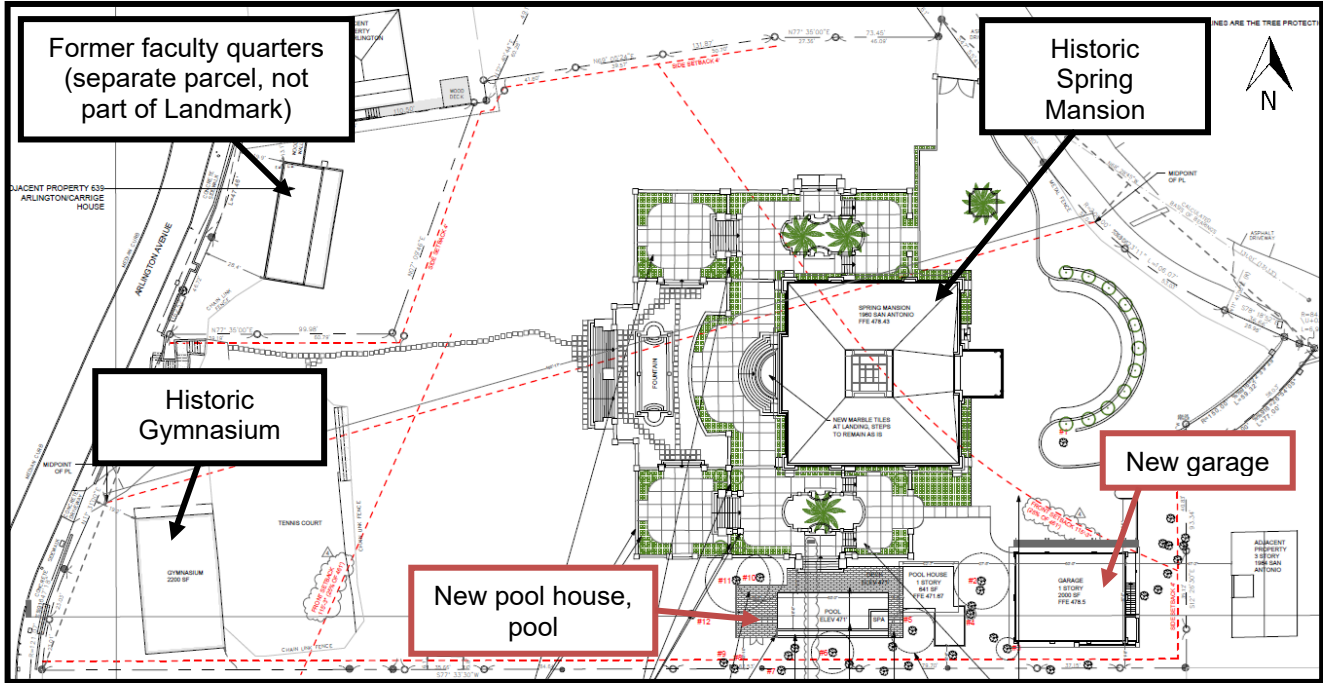


Figure 3: Subject property, east elevation of main house, north elevation of garage, current site conditions (Jonathan Rachman Design).



**Figure 4: Subject property, north elevation of garage to be demolished (2022).**



**Figure 5: Subject property, west elevation of addition off west terrace. Upper level cafeteria/auditorium to be demolished to restore the southwest terrace. Game room below the terrace to be rehabilitated (2022).**





**Figure 6: Subject property, southwest terrace, to be restored to match existing terrace (2022).**



Figure 7: Subject property, gymnasium, east elevation, rehabilitation needed (2022).



Figure 8: Enlarged proposed site plan

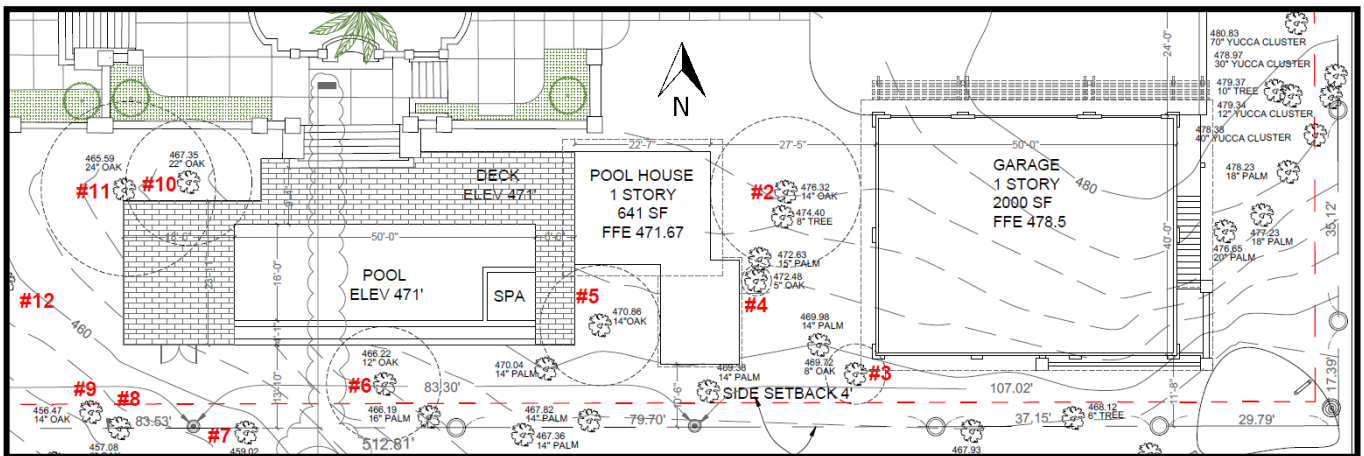


Figure 9: Proposed east elevation

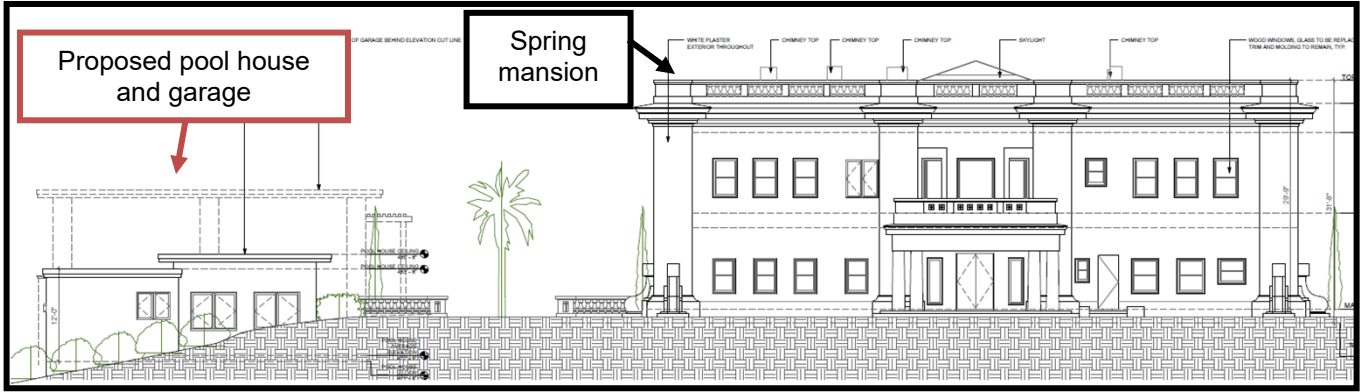


Figure 10: North-south section

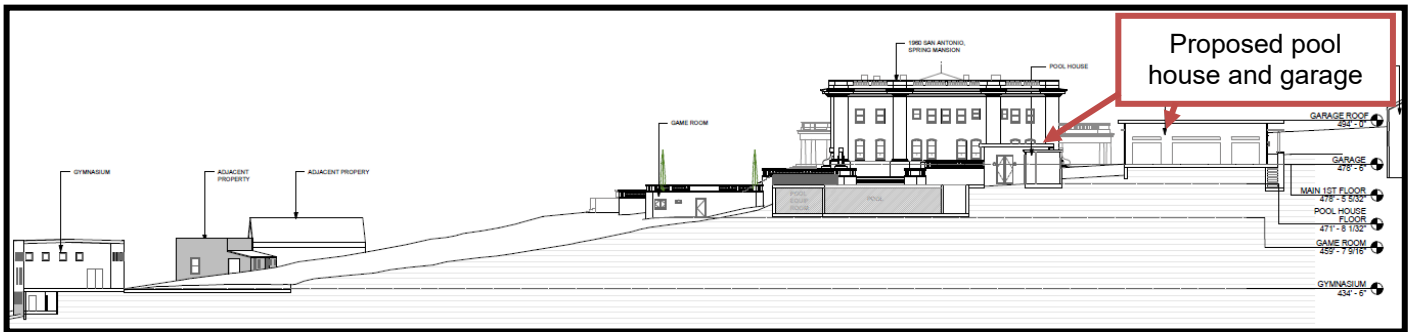
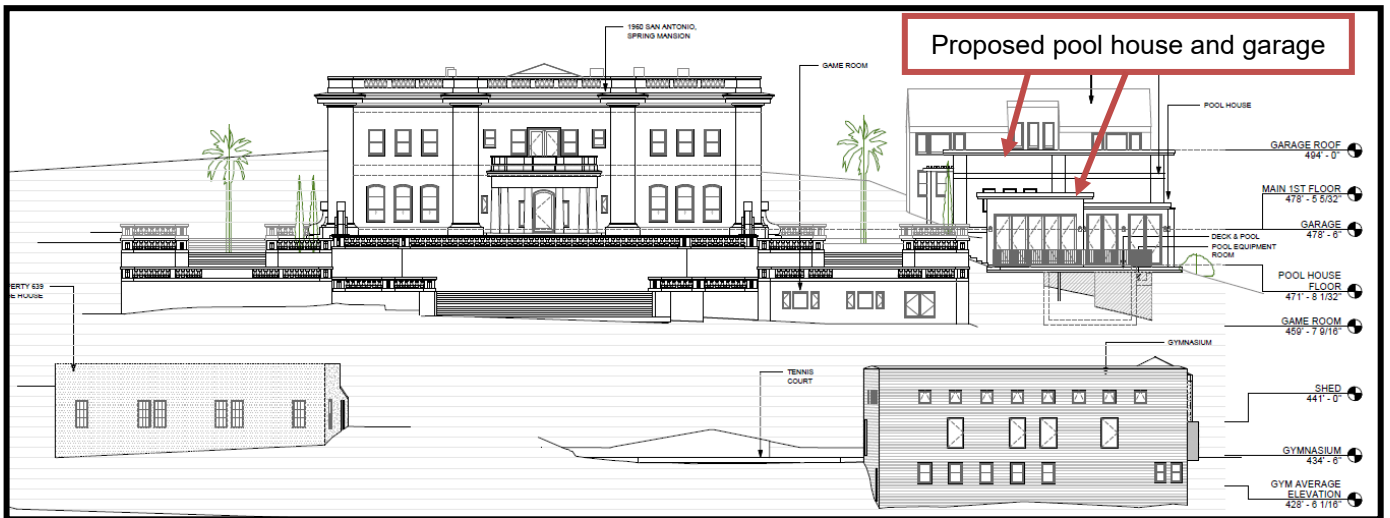


Figure 11: Section from Arlington Avenue



## II. Background

### Brief History & Site Conditions

The subject property is comprised of three parcels under the same ownership. The largest is approximately 112,000 sq. ft., with frontage on San Antonio Avenue and Arlington Avenue. The second parcel has frontage on San Antonio Avenue and contains no structures. The third parcel is located at 639 Arlington Avenue and contains a building that was faculty quarters when the property was a college.

The City Landmark Spring Estate consists of a grand main building designed by John Hudson Thomas in the Beaux-Arts architectural style. It was completed in 1912 and features concrete and iron architectural features, terraces to the west, north, and south; and stairs and walkways leading to Arlington Avenue. The site includes a gymnasium adjacent to Arlington Avenue and a single-family dwelling (1984 San Antonio) known as the carriage house. The dwelling at 1984 San Antonio Avenue is part of the Landmark, but under separate ownership.

### Historically Significant Features:

- Mansion with concrete and iron architectural features
- Terraces and balustrades to the front, rear, and side of the mansion
- Fountain west of the mansion
- Stairs and walkway to Arlington Avenue
- Statues, urns, retaining walls in the Beaux Arts style
- Gymnasium at Arlington Avenue
- Carriage house at San Antonio Avenue (1984 San Antonio Avenue)
- Design landscape and hardscape features original to the estate

The Landmarks Preservation Commission (LPC) designated this property as a City Landmark in 2000 (see Attachment 5). The designation excludes a building addition on the original southwest terrace of the Spring Mansion; garden sheds; tennis courts; a fountain and entrance features at the east, adjacent to San Antonio Avenue; the detached, two-car garage; and the residence at 639 Arlington Avenue (originally faculty housing, currently vacant and on a separate parcel).

The gymnasium and residence at 639 Arlington Avenue are in poor condition, and much of the grounds have been neglected, with failing or damaged retaining walls and overgrown vegetation. The condition of the property does not comply with BMC Section 3.24.290, *good repair and maintenance required*. If this SAP were granted, then a rehabilitation plan could be required as a Condition of Approval to ensure the gymnasium is rehabilitated. A Use Permit application to demolish and replace the former faculty house may be submitted to the Zoning Adjustments Board without LPC consideration because it is not part of the Landmark.

**Application Chronology**

On June 1, 2022, the applicant submitted Administrative Use Permit (AUP) #ZP2022-0070 and the subject Structural Alteration Permit application. The AUP is subject to review and approval by the Zoning Officer. AUP consideration is contingent upon the Commission's approval of the subject SAP. In accordance with BMC Section 3.24.220, the Commission opened the SAP hearing on August 4, 2022, and then continued the matter without discussion while awaiting receipt of a complete application and recommendation for final action. On August 19, October 11 and November 19, 2022, the applicant submitted additional material, and on March 2, 2023, the Commission resumed the hearing, provided comments and direction to the applicant, and then continued to await receipt of the revised application submittal in response to their comments.

On May 15 and May 16, 2023, the applicant provided revised plans, material boards, an applicant statement, and a draft rehabilitation plan for the gymnasium; see Attachment 2 for the plans and material boards. Staff mailed and posted ten-day advance public notices on (or before) May 22, 2023, in accordance with the requirements of BMC Section 3.24.230.

**Community Discussion**

The City received two correspondences from concerned neighbors in August and September 2022 (included previously with the March 2, 2023 staff report). At the August 4, 2022 hearing, a neighbor shared concerns related to animals and public noticing procedures, and another neighbor was supportive of the project. At the March 2, 2023 LPC meeting two neighbors expressed concerns about the poor condition of the gymnasium and faculty house, located on a separate parcel. A letter was received from a neighbor in May 2023, and they expressed concerns about the neglect of the Arlington side of the property, and the size of the proposed garage. Overall, neighbors are concerned about the neglect of the property, and continued inadequate maintenance (e.g. overgrown vegetation along the Arlington).

**III. Project Description**

The applicant proposes to demolish the detached garage, the auditorium building on top of the southwest terrace, and concrete walls, concrete steps, and the fountain near the San Antonio Avenue entrance; repair concrete walkways, retaining walls, railings, and balusters north, south, and west of the mansion; rehabilitate the room below the auditorium; modify the driveway area off of San Antonio Avenue; and add a pool, pool house, and new garage. Table 1, below, summarizes the scope of work. The proposed project would comply with many of the ministerial development standards for the R-1 zoning district, but would require approval from the Zoning Officer to add the pool house, add a garage more than 24 feet in length, and add an unenclosed spa.

**Table 1: Summary of Proposed Scope of Work at Spring Estate site**

Location	Feature to be Preserved?	Scope of Proposed Work	Project Plans Sheets
Main Building Spring Mansion	Yes	<ul style="list-style-type: none"> <li>▪ Restore terrace, remove non-historic “cafeteria” addition</li> </ul>	A050, A100-A101B, A108, A201, A301-A302
		<ul style="list-style-type: none"> <li>▪ Renovate existing recreation room below southwest terrace</li> </ul>	A050, A107, A301-A302
		<ul style="list-style-type: none"> <li>▪ Repair &amp; replace walkways, retaining walls, railings and balusters</li> </ul>	A100-A101, A301-A302
San Antonio Site Entrance Features (east)	No	<ul style="list-style-type: none"> <li>▪ Demolish driveway, and replace with new, expanded driveway</li> <li>▪ Remove existing retaining walls, stairs and fountain, and add replacement retaining walls</li> </ul>	A050, A100-A101
Detached Garage	No	<ul style="list-style-type: none"> <li>▪ Demolish 2-car garage</li> <li>▪ Construct new 10-car garage</li> </ul>	A050, A100-A101B, A105, A201-A203, A205, A301-A302
South Yard Area	No	<ul style="list-style-type: none"> <li>▪ Construct 641 sq. ft, single-story pool house</li> <li>▪ Excavate and install below-grade swimming pool with decking and equipment enclosure</li> </ul>	A050, A100-A101B, A105, A109, A201-A202, A204, A301-A302
Landscape throughout site	No	<ul style="list-style-type: none"> <li>▪ New plantings</li> <li>▪ Preserve oak trees</li> </ul>	L1-L6

#### IV. Issues and Analysis

At the March 2, 2023 LPC meeting, the Commission received a presentation from staff and the applicant, and then provided comments on the proposed design of the new buildings. In response, the Applicant revised some aspects of the proposal and the project design, and then re-submitted the project plans for further consideration; see Attachment 2 of this report.

The Commission's comments and the Applicant's responses are summarized in Table 2, below.

**Table 2. March 2, 2023 LPC Comments – Project & Design Improvements**

Topic	LPC Direction	Response	Project Plans Sheet
Two-Story Garage	Improve massing; consider terracing	New features including pilasters, windows, pedestrian door, & balcony; new vehicle door arrangement; new decorative details such as pilasters & a pergola.	A105A, A201, A205, A301, A302, A902, M04
	Reduce overall size	No change	A105A, A201, A205, A301, A302
	Avoid pitched roof	Flat roof	A105A, A201, A205, A301, A302, A902, M04
	Use plantings to screen structure	Plants shown in renderings only, no new information in landscape plan.	A902, M04
	Improve design of vehicle doors	Change of color only	A205, A902, M04
	Lower height to less than main building porte cochère	No change	A302
	Consider pedestrian access/door	Person door added to east elevation (not shown in floor plan).	A205, A902, M04
Pool House	Consider lower, flatter roof	Flat roof	A204, A902, M03
	More glazing	Windows are modern in design, with larger pieces of glass.	A204, A902, M03
Vehicle Pavement	Reduce pavement	No change	M02
	Consider alternative to asphalt		

The Secretary of the Interior's Standards for the Treatment of Historic Properties (1977) and the Landmarks Preservation Ordinance (BMC Section 3.24) would apply to this

request for improvements to the Spring Estate City Landmark property. Analysis of applicable Standards is provided below.

#### **A. The Secretary of the Interior's Standards for Rehabilitation**

The Secretary of the Interior's Standards for the Treatment of Historic Properties defines *Rehabilitation* as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The analysis below summarizes staff's preliminary findings for this project with respect to the most pertinent Secretary's Standards.

##### **SOI 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.*

**Analysis:** The proposed scope of work includes repairing and replacing concrete features including steps, railings, balustrades, and retaining walls around the mansion. The new features will match the old in design, color, texture, and materials.

The historic gymnasium is in poor condition and has received considerable attention from the neighbors who are concerned that it has or will become a nuisance. The condition of the property does not comply with BMC Section 3.24.290, *good repair and maintenance required*. At this time, the Building Official has not made a formal determination about the status of the structure. Meanwhile, staff and the applicant have discussed a possible requirement to rehabilitate the structure if the subject SAP were to receive a favorable final outcome. The applicant has been advised that a Site/Structure Specific Historic Preservation Treatment Plan would be included as a Condition of Approval and, the scope of this project has been expanded to include rehabilitation of the gymnasium.

The applicant proposes to introduce marble at the landing off of the west entrance of the mansion, where marble tiles would replace concrete under the balcony. This change is limited in scope and location and not likely to result in a significant impact on the Landmark. The material change at the west landing would not be visible from the right-of-way, and would not be very visible due to the balcony above.

##### **SOI 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*

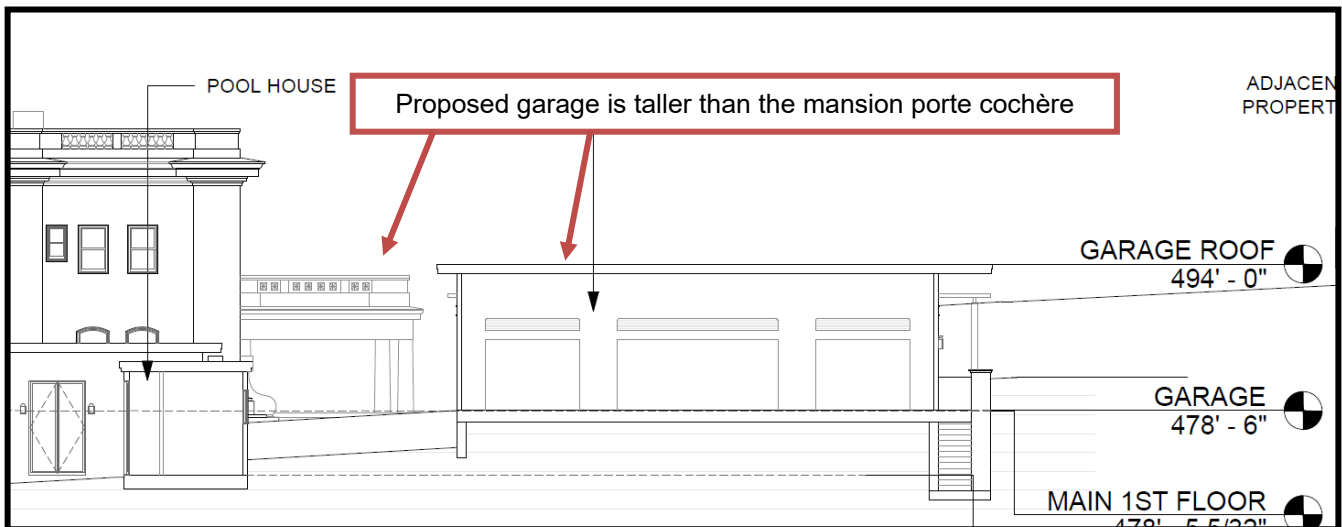


*work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

**Analysis:** Originally the applicant proposed a new garage with a flat roof and decorative pilasters that matched the design of the mansion. In the first incomplete letter staff said that the design of the garage was in conflict with Standard 9. Subsequently, the applicant revised the design, and removed the pilasters and changed the roof to a hipped roof. At the March 2 LPC meeting Commissioners and staff provided feedback on the design of the garage and pool house. The applicant submitted revised plans in May. The revised garage is still large in massing and tall, particularly when viewed from the south, but the new details on the building have elevated the design. The revised pool house and garage both have flat roofs which are compatible with the mansion, and the overall design of the pool house and garage is differentiated from the mansion (Figures 12 and 13).

The revised design of the new buildings and features is contemporary and, therefore, distinct from the Beaux Arts architectural design of the historic Spring Mansion, but the garage height should be lowered, and additional details are needed on the doors, windows, and lighting.

**Figure 12: Proposed garage next to the mansion, from the north-south section**



## B. Landmarks Preservation Ordinance (LPO) Review Standards and Criteria

The analysis below summarizes staff's findings for this project with respect to the requirements for SAP approval in accordance with the LPO.

### **BMC Section 3.24.260, Paragraph C.1**

*"For applications relating to landmark sites, the proposed work shall not adversely affect the exterior architectural features of the landmark and, where specified in the designation for a publicly owned landmark, its major interior architectural features..."*

**Analysis:** The revised design of the proposed pool house and garage with flat roofs and modern design elements is both complimentary to and distinct from the existing mansion. The mansion will remain unchanged, and non-historic features such as the fountain on the San Antonio side of the property will be removed.

*"...nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting."*

**Analysis:** The new garage may be visible from the public right-of-way, and the height could be lowered to reduce any negative impacts on the Landmark.

## V. Rationale for Recommendation

Improvements have been made to the design of the proposed garage and pool house. Table 2 provides a summary of LPC comments and the applicant's response. The following aspects of the project should be considered before final action:

- Garage massing and visibility. The height of the garage could be lowered, which would reduce the visual impact of the garage. The applicant has attempted to address the blank walls of the garage, but it is not clear why particular design choices were made. There are some inconsistencies between the floor plan, elevations, and renderings. Congruence between the floor plan, elevations, and renderings could be a condition of approval. The height, size, and details of the garage could be addressed with conditions of approval.
- Pool House. Staff believes revisions to the pool house design successfully addressed to the Commissioners' comments. However, if further refinements are needed, then the Commission can direct staff to include Conditions of approval as needed.
- New expanded driveway. Commissioners' concerns about the amount of proposed asphalt have not been addressed. The driveway design and material could be discussed tonight.

## VI. Recommendation

Staff recommends that the Commission:

- 1) Review and discuss the proposed project design and the project's potential regulatory compliance.
- 2) Take favorable action and adopt the Draft Findings and Conditions for Approval if the proposal is found to satisfy the requirements of BMC Section 3.24.220.

### Attachments

1. Draft Findings and Conditions for Approval
2. Project Plans (including Landscape Plans), and Material Boards received May 15, 2023
3. Correspondence, May 2023

**Prepared by:** Allison Riemer, Associate Planner, [ariemer@cityofberkeley.info](mailto:ariemer@cityofberkeley.info), 510-981-7433

**Reviewed by:** Fatema Crane, Principal Planner/LPC Secretary; [fcrane@cityofberkeley.info](mailto:fcrane@cityofberkeley.info) (510) 981-7410

**CITY OF BERKELEY LANDMARK APPLICATION****JOHN HOPKINS SPRING ESTATE**

- 1. Street Address: 1960 San Antonio Road  
1984 San Antonio Road  
639 The Arlington  
County: Alameda City: Berkeley Zip: 94707**
- 2. Assessor's Parcel Number: 062-2916-059-00 Block 2916 Lot 60  
Lot size: 19,816 square feet  
Cross Street: The Arlington**
- 3. Is property on any survey? State of California Historic Resources Inventory  
State Inventory: Yes National Register: No**
- 4. Application for Landmark includes:  
a. Building(s): Yes Garden(s) Yes Other Feature(s) Yes  
b. Landscape or open space: Natural: Yes  
Designed: Yes Other: Please see Description  
c. Historic Site: Yes  
d. District: Thousand Oaks  
e. Other**
- 5. Historical Name of Property: John Hopkins Spring Estate  
Commonly Known Name: Spring Mansion**
- 6. Date of Construction: 1912 a. Factual Yes  
Source of Information: See Bibliography**
- 7. Architect: John Hudson Thomas Builder: Spring Construction Co.**
- 8. Style: Classical, Beaux Arts house**
- 9. Original Owner: John Hopkins Spring Original Use: Residential**
- 10. Present Owner: Larry Leon Address: 1960 San Antonio, 1984 San Antonio  
Present Occupant: Owner 639 The Arlington**
- 11. Present Use: Residential / Single-Family  
Current Zoning: ES-R (Single Family)  
Adjacent Property Zoning: ES-R (Single Family)**

## 12. Present Condition of Property

Exterior: Good  
Interior: Good  
Grounds: Good

## 13. Description:

The Spring estate is in a scheme of broad terraces on four acres. The land slopes downward to the west at a 15% to 20% grade and has a good selection of ground cover and trees. Redwood, eucalyptus, pine and palm trees are scattered on the upper reaches of the site and a good windbreak of trees are ranged along the prevailing wind property line. The site opens to the sun and provides excellent vistas to the south, west and north, which includes the University of California, the San Francisco Bay with its two majestic bridges and Mount Tamalpais.

The Spring Mansion is a large, awe-inspiring two story grand estate designed in the Beaux Arts fashion. The exterior design features rectilinear ornament and elegant corner volute buttresses. The house, including the roof is built of reinforced concrete. Formal in spirit and classical in style, the building is massively impressive.

The main house (80' x 83') is built around a 39 square foot atrium, which extends to the roof and is covered by a skylight 30 feet above the main floor. In the center of the atrium is a lovely Italian fountain. Tuscan columns support the balconies above and frame the fountain that carries the central theme of this room. The grand staircase, a full 15' wide, leads the eye to the landing with its window seat. The grand living room (24' x 45') has a generous oak fireplace and oak is used extensively throughout for moldings, bookcases and doors. The house contains seven fireplaces, and each bedroom has its own bathroom. The velvet carpeting and the tapestries and silk damask wall coverings in the billiard room, dining room, living room, and study are all original to the house.

## 14. History

John Hopkins Spring (1862-1933) was a daring capitalist with imaginative vision and business acumen. He had a family background that served his career well. His grandfather and namesake was a New England sea captain who came to California in 1852 on his own ship with two sons and settled in San Francisco. In his youth, Spring was an outstanding athlete, excelling in bike racing and swimming. His father and uncle were partners of a thriving real estate firm, where the youth presumably learned the business. In 1888 he married Celina Dusperry Warfield, a divorcee from a prominent Baltimore family with two children (Frances and Katherine). Out of there union came five more children (Anne, Dorothy, Gertrude, Marjorie, and Francis). After his father died in 1897, Spring moved his

family to Oakland. He built a lovely home along Sausal Creek amidst giant redwoods and big ferns that made his estate a great showplace of the Fruitvale area. It was his residence until 1912.

The Spring family was already involved in East Bay land ventures before John's move to Oakland. Spring inherited from his father a sizable fortune which he used to pay \$35,500. for the land holdings of his uncle, who withdrew from the real estate business. He soon acquired substantial holdings in the East Bay, ranging from farm lands in the Decoto area, real estate in Oakland, and the Galpin ranch in present-day El Cerrito. These land holdings provided the broad base for launching his spectacular real estate ventures.

While San Francisco was smoldering in ruins after the 1906 earthquake and fire, Spring bought a lot with a steel structure in Union Square for \$400,000. He formed a company, erected a building that was leased to the City of Paris and sold the property in 1915 for \$1,250,000. In 1906-07 he purchased a 142-acre tract in the sparsely settled area around El Cerrito Hill and laid out the subdivisions that formed the basis of Albany. Over the years he acquired tidelands along the Oakland-Berkeley-Richmond waterfront and sold them in 1925 to the Santa Fe Railroad for \$700,000.

Spring apparently developed a special spot in his heart for Berkeley. During the decade after 1900, Berkeley experienced a dramatic population increase that completed the community's transition from a rural village to a suburban city. Spring was part of an enterprising Berkeley group that included real estate developer Duncan McDuffie and local capitalists Louis Titus and W. E. Creed (late PG&E president). All were partners and/or officers of the Berkeley Development Company and the North Berkeley Land Company. Spring was also a business associate of Francis "Borax" Smith and Frank Havens, especially in the East Bay real estate ventures of their Realty Syndicate.

Spring's first venture into Berkeley real estate was in the Claremont District. In 1903, he bought from the Glasscock Estate for \$63,000 the land between Panoramic Way and Fish Ranch Road, including University Terrace and the Claremont Tract. Before long, Spring had two other partners in the Claremont Tract, Frank Havens and W. P. Mortimer, a Berkeley capitalist. The partners financed the grand Hotel Claremont but construction was slowed down due to financial stringency resulting from the 1907 Panic.

In 1910, Spring approached his partners with a proposal to play a game of dominoes with the hotel property as the stake. Spring first played Mortimer and beat him. Later he played Havens and lost. It was Spring who planned the lovely garden terraces around the hotel that became known as the "Jewel of the East Bay."

Spring next turned his attention to the north Berkeley area. In 1904-05, he acquired for \$100,000 the Dunn Estate in the Hopkins Terrace subdivision, including the quarry Dunn had operated from 1879 to around the time of his death in 1900. He formed Spring Construction Company, with Creed and Titus as partners, in building streets and other projects in the north Berkeley area. The

company quarried rock at its Spruce Street facility (La Loma Park and Codornices Park area) and later at The Arlington facility (Cerrito Canyon). Construction vehicles and equipment were maintained at a depot on the old Boswell Ranch site (Solano and Peralta junction).

Spring's best known venture was the Thousand Oaks subdivision in the northeast corner of present-day Berkeley. In developing this huge tract after 1909, Spring may have been inspired by McDuffie, who began four years earlier in laying out the adjacent Northbrae subdivisions, marked by winding streets with attractive homes with prominent boulders and green landscape to enhance the scenic view. His lasting monument was the magnificent estate off The Arlington, which he completed for his family in 1914. His estate was considered among Berkeley's most beautiful landmarks.

Within two years the public life of John Spring fell apart. Christmas, 1915, he left his wife for another woman. The lovers divorced their respective spouses and were married a "year and a day" after his marriage dissolution. Celina Spring married the brother of her first husband and sold the family estate to a private academy, the Cora Williams Institute of Creative Development. (Miss Williams maintained a highly cultural and refined environment for her students, who came from University and neighborhood families. Her school, which featured small classes and employed faculty wives as part-time teachers, had its heyday in the 1920's and 30's.)

Spring spent his remaining years in relative obscurity. He lived in San Francisco, then in Los Gatos, where he died in 1933, shortly after divorcing his second wife. By that time he had gambled away his wealth after the 1929 stock market crash.

A journalist reported in those later years that Spring still had his old spunk and spirit. As he had said of himself in a earlier and happier time, he was just a "plaything of the winds of fortune." Fate may have dealt the man an unkind blow, but his contributions to Berkeley's historical development in these middle years will not be forgotten. (Edward Staniford, "Spring's Time in Berkeley: A Gambler's Legacy," Berkeley Historical Society, 1980.)

In 1975 the estate was purchased by Larry Leon and is his residence.

## 15. Significance:

### Cultural Significance

The Southampton area is unique in Berkeley. The grand development scheme of John Spring, hillside landscape, vistas of the bay, and 1920s work of noted Berkeley architects combine to create a streetscape unlike anything else in the city. Here imposing houses reminiscent of Italian villas, Spanish Farmhouses, and Tudor manors stand side by side along curving, treelined streets, evoking an aura of the past. To design their grand houses local architects were chosen, such

as Bernard Maybeck, Walter Ratcliff and John Hudson Thomas. Others were John Galen Howard, Warren Perry, Henry Gutterson, Roland Stringham and William Wurster.

### **Architectural Significance**

In 1912 John Hopkins Spring commissioned John Hudson Thomas to design a grand residence for his family and which would promote his development of the Thousand Oaks area. According to the Daily Pacific Builder, February 1912:

"...the virgin whiteness of the mansion will be admired from great distances on and around the bay and it will stand for decades as one of the magnificent showplaces of Berkeley."

John Hudson Thomas (1878-1945) was one of Berkeley's most innovative and prolific architects. Born in Nevada, Thomas spent his boyhood in the Bay Area, until he left for Yale University. After graduation, he returned to Berkeley to enter the Department of Architecture at the University of California, where he studied under such masters as Bernard Maybeck and John Galen Howard. Thomas completed the three year architecture course and went to work as a draftsman in Howard's office. Two years later he formed a business partnership with Howard's office supervisor, George T. Plowman; and in 1910 he established his own independent practice.

During the four year period in which Plowman and Thomas were partners, they were associated primarily with the Craftsman movement of architecture. Their small scaled buildings were made of wood and were rustic in nature.

When Plowman left Berkeley for Los Angeles, Thomas shifted his design approach from the unpretentious Craftsman to a more assertive style. His residences became dominant in relation to their landscapes, and wood gave way to stucco for their facades. The stucco acquired the appearance of more solid masonry and Thomas created a feeling of massiveness for his structures by incorporating such techniques as overscaled elements. Many times he designed separate windows to appear from the exterior as one grand unit. His interiors became more dramatic with such features as prominent stairways. In his designs Thomas selected motifs from many different sources and attempted to combine them into a unified statement. In fact, this tendency to combine seemingly unrelated imagery into a cohesive design certainly became one of Thomas' trademarks.

John Hudson Thomas developed his idiosyncratic approach to architecture during one of the most expansive periods of residential development in Oakland and Berkeley. From 1910 to 1920, Thomas' practice consisted of residential commissions for middle and upper class residents in new East Bay subdivisions.



The forms which his building took were influenced by the enterprising values of his clients and by the hilly topography on which his buildings stood. The buildings are dominant in relation to their sites and they convey the impression that their owners hold an esteemed place in the community.

Thomas did not hold an exclusive set of criteria which governed his decisions in design. His imagery is drawn from the published work of the Glasgow School, the Viennese Secession and the Prairie School, in addition to the work which he knew first-hand of Irving Gill, Green and Green, Bernard Maybeck, and the Mission and Pueblo Revivals.

Thomas' method of design was similar to the approach of two Bay Area eclectic designers of an earlier generation, Ernest Coxhead and Bernard Maybeck. Their work is a rich blend of motifs from diverse periods and cultures. Although Thomas confined himself to early twentieth century imagery, his process of design lends a vitality to his buildings which is in line with the work of Coxhead and Maybeck.

Thomas' buildings dominate their sites. A quality of indisputable presence provides a common ground for the diverse forms of his houses. Thomas seems to have satisfied a large number of clients who held two basic aspirations for the emotional impact of their houses. His clients were businessmen and professionals who wanted the ideals of "home sweet home" and "house as castle" combined. The house had to be individual in design and it had to look substantial in order to provide roots for families of recently established social status. Thomas was unwilling to respond to these needs by applying historical elements to his facades. Fortunately, his clients held a strong priority on individuality and allowed him to execute the inventive forms which make his buildings distinctive.

Thomas over-scaled certain parts of his buildings to give them a quality of solid mass. Parapet gables and arch soffits are thickened in wood frame and stucco to simulate masonry construction. The excess material is concentrated in places which can be observed from the street; this scenographic technique gives an air of grandeur to the entire building.

As early as 1890, architects in the Bay area had developed hybrid architectural forms. These buildings were the basis for a regional style which was free from the limitations of a strict ideology. Between 1910 and 1915, John Hudson Thomas helped to establish the Bay Area Tradition in architecture.

"John Hudson Thomas' buildings frequently hold an aggressive relation to their sites and their stucco composition enhances their boldness. His ability to make a simple material suggest a grand one and a small space suggest a large one provides valuable lessons for today's architects." (Thomas Gordon Smith, The Work of John Hudson Thomas, 1910-1915, Berkeley, Calif. 1975.)

16. Is the property endangered? Yes  X  No

Explain if yes: It is considered endangered until it is preserved.

17. Photographs: BAHA Archives

18. Bibliography

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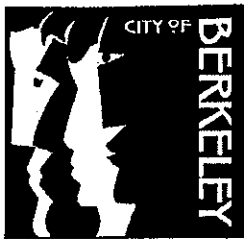
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19. Recorder (s):

Cindi Clymer  
Barbara Dornfeld  
Frances Townes



Planning and Development Department  
Current Planning Division  
Landmarks Preservation Commission

ORIGINAL

## NOTICE OF DECISION FOR MEETING OF: JULY 10, 2000

PROPERTY ADDRESS: 1960 San Antonio Road, 1984 San Antonio Road and 639 The Arlington  
 ALSO KNOWN AS: John Hopkins Spring Estate or the Cora Williams Institute  
 OWNER OF PROPERTY: Larry Leon  
 ACTION: Approval of the City of Berkeley Landmark Designation  
 APPLICANT: Cindi Clymer

**WHEREAS**, the properties located at 1960 San Antonio Road, 1984 San Antonio Rd, and 639 The Arlington, collectively known as the John Hopkins Spring Estate, also known as the Cora Williams Institute, have special historical, cultural and architectural value to the City of Berkeley; and

**WHEREAS**, the Spring Mansion at 1960 San Antonio Road, its original exterior concrete and iron architectural features, its porticos and balconies, its windows, its front, rear and side terraces and balustrades, its west fountain, its stairs and walkway to The Arlington, its original statues, urns and remaining walls are all outstanding examples of the Beaux Art style and an outstanding example of the work of architect John Hudson Thomas, one of Berkeley's most innovative and prolific architects; and

**WHEREAS**, the gymnasium building located at 639 The Arlington, the Carriage House at 1984 San Antonio Road, the designed landscape and hardscape features original to the estate, and natural rock outcroppings all contribute to the historical, cultural and architectural value of the site; and

**WHEREAS**, the site is an architectural example worth preserving for the exceptional value it adds to the Southampton and Thousand Oaks neighborhood fabric; and

**WHEREAS**, the site has historical and cultural value to the City of Berkeley for its association with the Cora Williams Institute and for its association with John Hopkins Spring and his role in the development of residential subdivisions in the Claremont and North Berkeley areas of the city;

**THEREFORE**, it is moved that the property be designate a City of Berkeley Landmark, specifically excluding:

- The roof and walls of the recreation addition that cover the mansion's original southwest terrace, balustrades and stairs.
- The small gardener's sheds on the property.
- The tennis courts which are in poor condition.
- The new fountain at the San Antonio Road side of the mansion.

- The two-car garage.
- The house at 645 The Arlington.

VOTE: 7-0-0

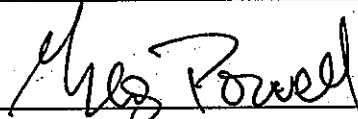
Aye: Dishnica, Eichenfield, Kehlmann, Korte, Morse, Olson, O'Malley  
Nay: None  
Abstain: None  
Absent: Edwards, Emmington

**DATE NOTICE MAILED: August 7, 2000.**  
**THE APPEAL PERIOD EXPIRES (15 DAYS) AT 5 PM: August 22, 2000**  
**Appeal must be filed with City Clerk by this date.**

Pursuant to Section 3.24.300 of the Landmarks Preservation Ordinance:

'An appeal may be taken to the City Council by the City Council on its own motion, by motion of the Planning Commission, by motion of the Civic Art Commission, by the verified application of the owners of the property or their authorized agents, or by the verified application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of this chapter.'

ATTEST:

  
\_\_\_\_\_  
**Greg Powell**  
Secretary, Landmarks Preservation Commission

cc: City Clerk

Larry Leon  
1960 San Antonio Ave  
Berkeley, CA 94704

Cindi Clymer  
1950 San Antonio Ave  
Berkeley, CA 94704

**LEGAL LIMITATIONS:**

If you object to this project or any city action or procedure relating to this project application, any lawsuit which you may later file may be limited to those issues raised by you or someone else in the Public Hearing on this project or in written communications presented at or prior to the Public Hearing. The time limit within which to commence any lawsuit or legal challenge related to this (these) application(s) is governed by Section 1094.6, any lawsuit or legal challenge to any quasi-administrative decision made by the City must be filed no later than the 90<sup>th</sup> day following the date on which such decision becomes final. Any lawsuit or legal challenge which is not filed within that 90-day period will be barred.







Administrative Record

This attachment is on file and available for review at the City Clerk Department, or can be accessed from the City Council Website. Copies of the attachment are available upon request.

**City Clerk Department**  
2180 Milvia Street  
Berkeley, CA 94704  
(510) 981-6900

or from:

**The City of Berkeley's Website**  
<http://www.berkeleyca.gov>

**NOTICE OF PUBLIC HEARING – BERKELEY CITY COUNCIL**

**LANDMARKS PRESERVATION COMMISSION APPEAL: 1960 SAN ANTONIO AVENUE/645 ARLINGTON AVENUE- SPRING ESTATE  
STRUCTURAL ALTERATION PERMIT #LMSAP2022-0005**

**The public may participate in this hearing by remote video or in-person.**

Notice is hereby given by the City Council of the City of Berkeley that on **TUESDAY, FEBRUARY 13, 2024 at 6:00 P.M.** a public hearing will be conducted to consider an appeal of the decision by the Landmarks Preservation Commission to **APPROVE Structural Alteration Permit #LMSAP2022-0005 to restore the terrace, remove the non-historic building addition, and repair railings and walkways of the Spring mansion; demolish the detached, non-historic garage and construct a new ten-car garage; demolish and replace the non-historic driveway, retaining walls and stairs on the east side of the property; construct a new, detached pool house, excavate and install a new swimming pool; and complete landscape improvements at a City Landmark residential property in the Hillside neighborhood, contingent upon rehabilitation of the historic gymnasium building.**

The hearing will be held at the Berkeley Unified School District Board Room located at 1231 Addison Street, Berkeley CA 94702.

A copy of the agenda material for this hearing will be available on the City's website at [www.berkeleyca.gov](http://www.berkeleyca.gov) as of February 1, 2024. **Once posted, the agenda for this meeting will include a link for public participation using Zoom video technology, as well as any health and safety requirements for in-person attendance.**

For further information, please contact Allison Riemer, Project Planner, (510) 981-7433 or [ariemer@berkeleyca.gov](mailto:ariemer@berkeleyca.gov). Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council 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 the City Council, 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 City Clerk. 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 City Clerk at 981-6900 or [clerk@berkeleyca.gov](mailto:clerk@berkeleyca.gov) for further information.

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Mark Numainville, City Clerk

Mailed: **January 30, 2024**

**NOTICE CONCERNING YOUR LEGAL RIGHTS:** *If you object to a decision by the City Council to approve or deny (Code Civ. Proc. §1094.6(b)) or approve (Gov. Code 65009(c)(5)) an appeal, the following requirements and restrictions apply: 1) Pursuant to Code of Civil Procedure Section 1094.6, no lawsuit challenging a City decision to deny or approve a Board or Commission decision may be filed more than 90 days after the date the Notice of Decision of the action of the City Council is mailed. Any lawsuit not filed within that 90-day period will be barred. 2) In any lawsuit that may be filed against a City Council decision to approve or deny a Board or Commission decision, the issues and evidence will be limited to those raised by you or someone else, orally or in writing, at a public hearing or prior to the close of the last public hearing on the project.*

*If you challenge the above 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 City of Berkeley at, or prior to, the public hearing. Background information concerning this proposal will be available by request from the City Clerk Department and posted on the City of Berkeley webpage prior to the public hearing.*