

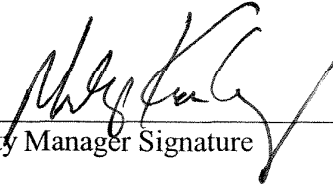
Office of the City Manager

## SUPPLEMENTAL AGENDA MATERIAL

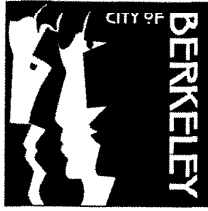
**Meeting Date:** December 17, 2002

**Item Number:** 31

**Item Description:** Landmarks Preservation Commission Notice of Decision: 1326 Allston Way  
*(Report of October 22, 2002)*

  
\_\_\_\_\_  
City Manager Signature

*(This cover sheet should be used only if the agenda item the material refers to is in addition to or is a revision of the material included in the original report)*



Office of the City Manager

SUPPLEMENTAL REPORT  
ACTION CALENDAR  
December 17, 2002

To: Honorable Mayor and  
Members of the City Council

From: Weldon Kucker, City Manager

Subject: Public Hearing on Appeal of Landmarks Preservation Commission Notice Of Decision, issued July 1, 2002, regarding 1326 Alston Way (a.k.a. Corporation Yard)

RECOMENDATION

This report does not change any of the recommendations in the report that has been included in the Council packet, but does offer an alternative resolution to address historic character of a portion of Ratcliff building.

CURRENT SITUATION AND ITS EFFECTS

Until the landmark issue is resolved, staff must continue to operate from the URM Ratcliff building because there is no other facility available for their relocation. In the current situation, if the URM hazard is not promptly addressed, an earthquake will continue to threaten City employees with injuries and death and could very well throw the entire Public Works and Parks disaster response into disarray by destroying the very building where the response is managed.

BACKGROUND

The Council has before it a staff report and resolution related to the Landmarks Preservation Commission Notice Of Decision designating the Site of the Corporation Yard at 1326 Allston Way, the Ratcliff Building and 28 cedar trees, a City of Berkeley Landmark.

This supplemental report provides Council with information on the current intent of the Public Works Department (PWD) with respect to the Ratcliff building.

If Council reverses in whole the decision of the Landmarks Preservation Commission, then the PWD intends to vacate the Ratcliff building and relocate staff to new on-site modular offices. It also intends to demolish the shed portion of the Ratcliff building and non-original building additions in order to allow room for equipment and vehicle storage. The remaining portion of the Ratcliff building will be fenced-off to protect life and property in the event an earthquake triggers a collapse of that portion of the

structure. That will afford time to study possible options for this structure and the associated costs of its reuse as office, storage or shop space. The PWD expects to collaborate with LPC in any effort to seismically upgrade and reuse this building.

Staff has prepared a slightly revised Resolution for Council’s consideration, attached, acknowledging that the Council of the City of Berkeley recognizes there may be merit in preserving the main portion of the Ratcliff building facing Allston Way and that reversing in whole the Landmarks Preservation Commission Notice Of Decision does not prejudice Council’s future consideration of a separate application for Landmarking that portion of the Ratcliff building.

RATIONALE FOR RECOMMENDATION

N/A

ALTERNATIVE ACTIONS CONSIDERED

N/A

FIANCIAL IMPLICATIONS

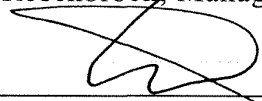
N/A

CONTACT PERSONS:

Rene Cardinaux, Director of Public Works..... 981-6300  
John Rosenbrock, Manager of Capital Projects..... 981-6331

Approved By:

  
\_\_\_\_\_  
John Rosenbrock, Manager of Capital Projects

  
\_\_\_\_\_  
Rene Cardinaux, Director of Public Works

RESOLUTION NO. -N.S.

REVERSING IN WHOLE THE LANDMARKS PRESERVATION COMMISSION NOTICE OF DECISION, ISSUED JULY 1, 2002, DESIGNATING THE SITE OF THE CORPORATION YARD AT 1326 ALLSTON WAY, THE RATCLIFF BUILDING AND 28 CEDAR TREES, A CITY OF BERKELEY LANDMARK

WHEREAS, the Building Official has notified the Public Works Department (PWD) that the Ratcliff building, also known as the Facilities Maintenance Building, is an unreinforced masonry (URM) structure in the highest Risk Category and has ordered the PWD to vacate the Ratcliff building and, either seismically upgrade the structure or demolish it; and

WHEREAS, on February 14, 2002, The PWD prepared and filed for the necessary Use Permit to vacate the entire Ratcliff building and temporarily relocate staff to new on-site modular offices and a vacant City owned building at the Solid Waste Transfer Station, and to demolish several free-standing structures within the yard and portions of the Ratcliff building including the original shed and non-original additions to the building, for the purpose of improving circulation within the yard and providing additional parking for vehicle and equipment displaced by new modular offices; and

WHEREAS, on July 1, 2002, the Landmarks Preservation Commission (LPC) voted to designate the Site of the Corporation Yard at 1326 Allston Way, the Ratcliff Building and 28 cedar trees, a City of Berkeley Landmark; and

WHEREAS, the Corporation Yard has been providing vital community services from 1326 Allston Way for 86 years by adapting its use and configuration to the evolving needs of the City; and

WHEREAS, the landmark designation will prevent the City from continuing to provide these services in an efficient and fiscally sound manner that also affords a safe working environment for its employees by seriously impairing the Public Works Department's ability; 1) to relocate employees from the seismically unsafe Ratcliff Building, which the Seismic Technical Advisory Group has determined is subject to extensive life-threatening damage from moderate earthquake shaking, 2) to comply with the City's own Unreinforced Masonry (URM) Ordinance as other property owners are required to do, 3) To remove a portion of the Radcliff Building that can not feasibly be adapted for reuse, 4) to organize the yard for improved safety, circulation and efficiency as required by the evolving needs of the community, and, 5) to remove or replace a tree that becomes a hazard to humans, property and healthy trees; and

WHEREAS, the landmark designation may consequently require the City to consider the currently unplanned and unbudgeted acquisition of a new Corporation Yard site or the dispersal of operations to a number of other locations; and

WHEREAS, the Council of the City of Berkeley recognizes there is merit in preserving a main portion of the Ratcliff building facing Allston Way and that reversing in whole the Landmarks Preservation Commission Notice Of Decision does not prejudice Council's future consideration of a separate application for Landmarking that portion of the Ratcliff building.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the Landmarks Preservation Commission Notice Of Decision, issued July 1, 2002, designating the Site of the Corporation Yard at 1326 Allston Way, the Ratcliff Building and 28 cedar trees, a City of Berkeley Landmark is reversed in whole.