



Office of the City Manager

INFORMATION CALENDAR
May 22, 2007

To: Honorable Mayor and
Members of the City Council

From: *PK* Phil Kamlarz, City Manager

Submitted by: Dan Marks, Director, Planning and Development Department

Subject: LPC NODs: 1) 1170 La Loma Ave.; 2) 2555 Rose Walk

INTRODUCTION

The attached Landmarks Preservation Commission Notice of Decision is submitted to the Mayor and City Council pursuant to Berkeley Municipal Code (BMC) Section 3.24.160, which states that "A copy of the Notice of Decision shall be filed with the City Clerk and the City Clerk shall present said copy to the City Council at its next regular meeting. (Ord. 4694-NS § 4.1, 1974.)."

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission has approved two Structural Alteration Permits: 1) to allow the installation of four new light fixtures with motion detectors, and to install new redwood shingles, as needed, throughout the building's exterior; 2) to allow the addition of a new bedroom and bathroom to be the existing house.

BACKGROUND

BMC Section 3.24.300 allows the Council to review any action of the Landmarks Preservation Commission in granting or denying a structural alteration permit. In order for the Council to review the decision on its merits, the Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for a hearing on its own. Such action must be taken within 15 days from the mailing of the Notice of Decision or by May 25, 2007, since the notice was mailed on Monday, May 10, 2007. Such certification to the Council shall stay all proceedings in the same manner as the filing of a notice of appeal.

If the Council chooses to appeal the action of the Landmarks Preservation Commission, a public hearing will be set. The Council must then rule on the application within 30 days from the date that the public hearing is opened or the decision of the Landmarks Preservation Commission is automatically deemed affirmed.

Unless the Council wishes to review the determination of the Landmarks Preservation Commission and make its own decision, the attached Notices of Decision are deemed received and filed.

POSSIBLE FUTURE ACTION

The Council could choose to appeal (certify) the decision by the Landmark Preservation Commission, setting a public hearing at a later date.

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

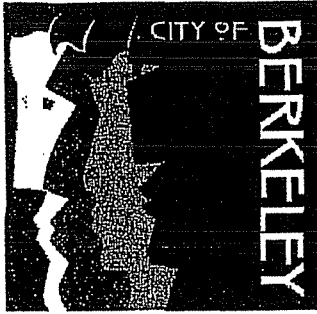
Additional staff time would be required to prepare the necessary Council reports and resolution.

CONTACT PERSON

Mark Rhoades, Land Use Planning Manager, 981-7410

Attachments:

- 1: Landmarks Preservation Commission Notice of Decision for 1770 La Loma Avenue, to allow structural alteration to a Berkeley Landmark structure (Application No. 07-40000007)
- 2: Landmarks Preservation Commission Notice of Decision for 2555 Rose Walk, to allow structural alteration to a Berkeley Landmark structure (Application No. 07-40000004)



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

Notice of Decision
MEETING OF: April 5, 2007

Property Address: 1770 La Loma Avenue
APN: 054-1722-006
Also Known As: Phi Kappa Psi
Action: Structure Alteration Permit Approval
Application Number: 07-4000007
Applicant: W. Harold Bexton

WHEREAS, 1770 La Loma Ave., the Phi Kappa Psi fraternity house was designated as a City of Berkeley Landmark on August 8, 2006; and

WHEREAS, on January 4, 2007, the LPC, at its regular meeting, approved a request for replacement in-kind of the exterior stairs at 1770 La Loma; and

WHEREAS, On February 22, 2007 an application was submitted proposing the installation of four new light fixtures with motion detectors, and to install new redwood shingles, as needed, throughout the building's exterior; and

WHEREAS, on April 5, 2007 the Landmarks Preservation Commission opened the Public Hearing for public testimony, closed the Public Hearing, and unanimously voted to approve the installation of new light fixtures, and the replacement in-kind of redwood shingles.

NOW, THEREFORE, BE IT RESOLVED that Structural Alteration Permit (#07-4000007), is hereby approved, as described above.

VOTE: 9-0-0-0
Aye: Emmington, Gardner, Johnson, Korte, Olson, Packard, Parsons, Snippen, Winkel.
Abstain: None
Absent: None

ATTEST: Janet Hornrighausen
Janet Hornrighausen
Secretary, Landmarks Preservation
Commission

1770 La Loma (LM# 07-4000007)
Page 2

DATE NOTICE MAILED: May 7, 2007
THE APPEAL PERIOD EXPIRES (15 DAYS) AT 5 PM: May 22, 2007
Appeal must be filed with City Clerk by this date.

TO APPEAL THIS MATTER:

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". Any appeal submitted by the public must be in writing, specifying the reasons for the appeal. The appeal fee is \$63.00. The City Clerk's Department is located on the first floor at 2180 Milvia Street, Berkeley, CA 94704; Phone (510) 981-6900.

NOTICE CONCERNING YOUR LEGAL RIGHTS:

If you object to a decision by the Landmarks Preservation Commission to approve or deny a Structural Alteration Permit, the following requirements and restrictions apply:

1. You must appeal to the City Council within 15 days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to inquire with the Current Planning Division (981-7410) to determine when a Notice of Decision is mailed.
2. No lawsuit challenging a City decision to deny (Code Civ. Proc. Section 1094.6(b) or approve (Gov. Code Section 65009(c)(5)) a Structural Alteration Permit may be filed more than 90 days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that 90-day period will be barred.
3. In any lawsuit that may be filed against a City Council decision to approve or deny a Structural Alteration Permit, 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.
4. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
 - a. That this belief is a basis of your appeal.
 - b. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - c. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

Attachment: Applicant's Statement
Plan Set dated February 22, 2007

cc:

City Clerk's Office
2180 Milvia Street
Berkeley, CA 94704

W. Harold Bexton
640 Santana Road
Novato CA, 94945

Fred Koopman
940 Bay Street, Apt. 18
San Francisco, CA 94945

Planning Dept. GIS staff
2120 Milvia St.
Berkeley, CA 94704

BEXTON ASSOCIATES RECEIVED

ARCHITECTURE - DESIGN - PLANNING - DEVELOPMENT

MAR 27 2007

640 Santana Road, Novato, CA 94945-1531

Phone: (415) 897-8629, Fax: (415) 897-8699

Email: bexton@vbbn.com

LAND USE PLANNING

1770 LA LOMA AVENUE at RIDGE ROAD, BERKELEY

Owner:

Fred Koopman

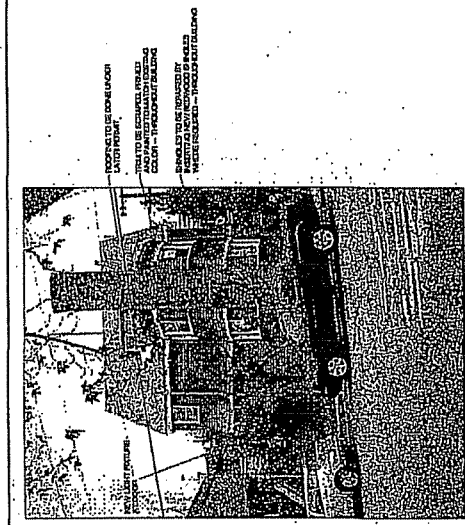
940 Bay Street #18, San Francisco, CA 94109

APPLICANT'S STATEMENT

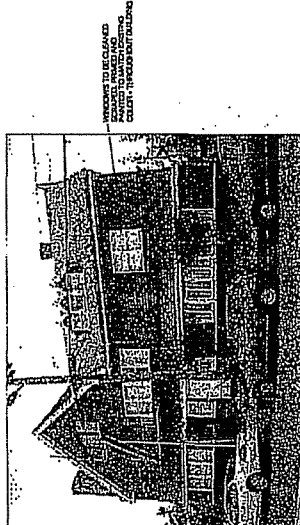
The existing exterior light fixtures at 1770 La Loma Avenue are not original. They are poor quality modern fixtures that do not fit the character of the building.

We are proposing replacing the inappropriate fixtures with new wall mounted sconces that have a weathered bronze finish with art glass inserts. The proposed fixtures fit with the style and era of the building.

The proposed fixtures direct the light down to illuminate the steps. The art glass gives a warm glow from the side view. The proposed fixtures will thus provide down-light for safety, while reducing annoying light pollution when seen from the sidewalk or road. The soft light glowing through the art glass is more typical of fixtures from that era.



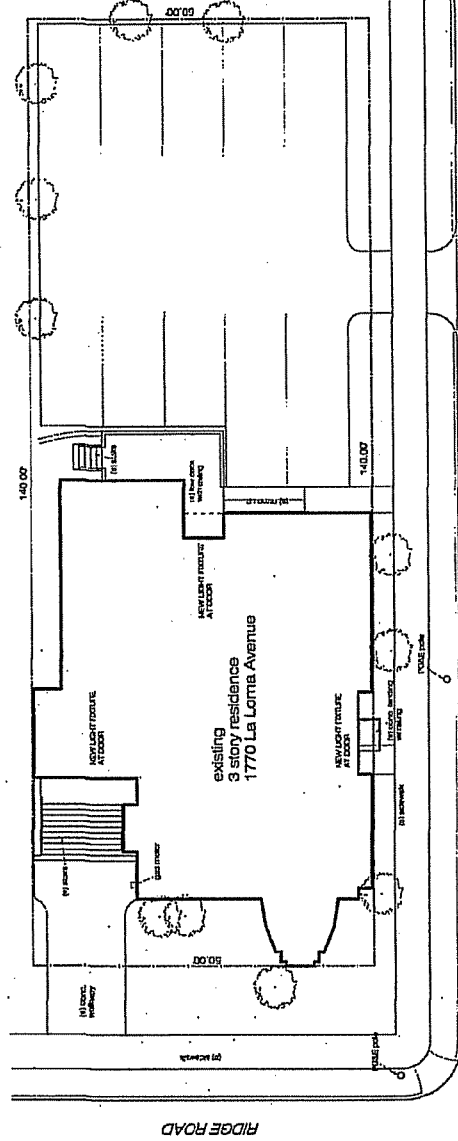
VIEW FROM RIDGE ROAD



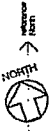
VIEW FROM LA LOMA AVENUE



VIEW FROM PARKING LOT



1 SITE PLAN
SCALE: 1/8" = 1'-0"
NOTE: DIMENSIONS APPROXIMATE
SEE EXISTING RECORDS



LA LOMA AVENUE

11-20-04

Revisions	
1	ISSUED FOR PERMITS
2	ISSUED FOR PERMITS
3	ISSUED FOR PERMITS
4	ISSUED FOR PERMITS

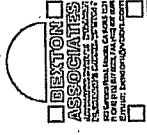
DRAWING INDEX	SHEET TITLE
1	BUILDING DATA, DRAWING INDEX, SITE PLAN & PHOTOGRAPHS
2	FIRST FLOOR PLAN
3	SECOND FLOOR PLAN
4	THIRD FLOOR PLAN

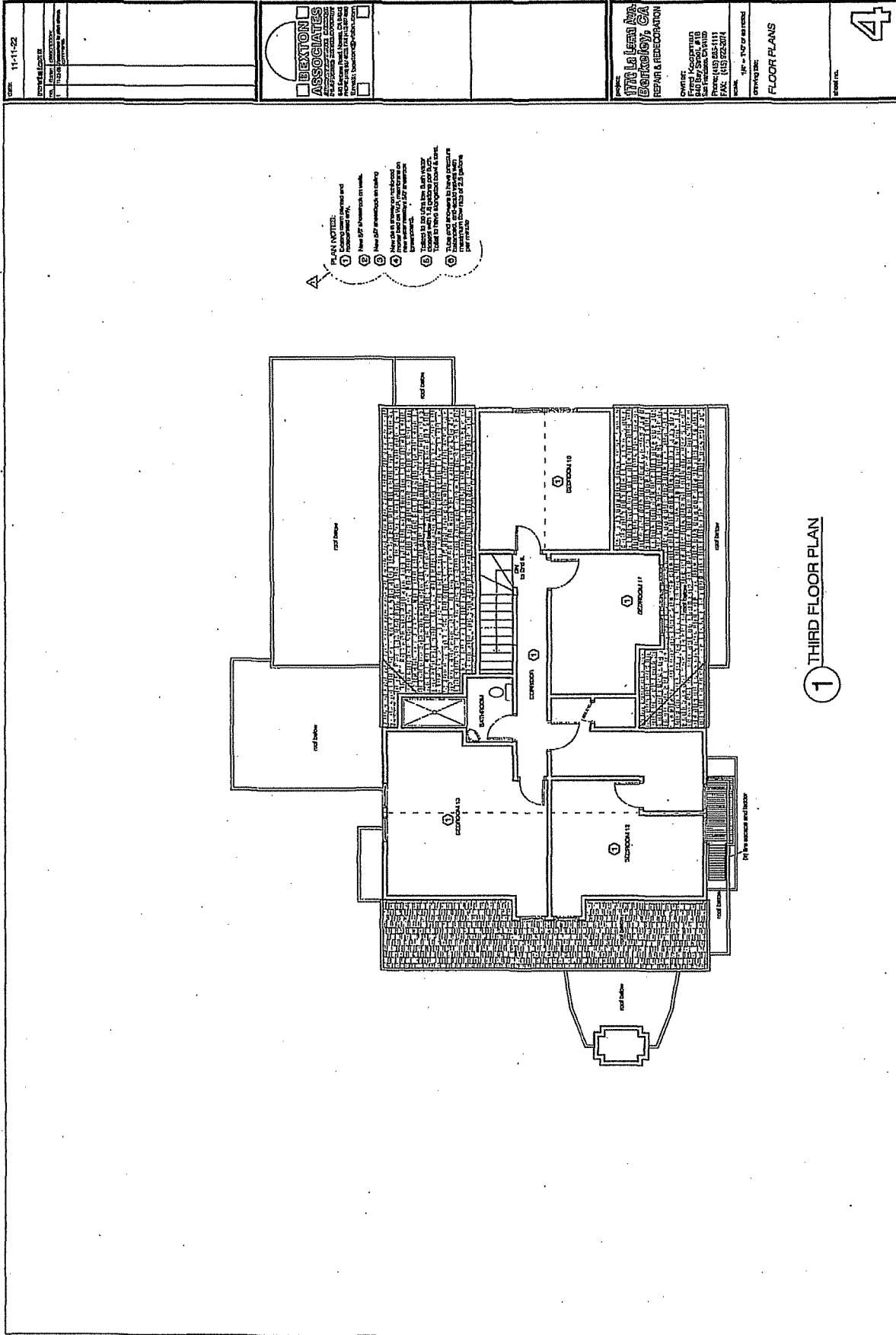
NO.	SHEET TITLE
1	BUILDING DATA, DRAWING INDEX, SITE PLAN & PHOTOGRAPHS
2	FIRST FLOOR PLAN
3	SECOND FLOOR PLAN
4	THIRD FLOOR PLAN

BUILDING DATA
 LOT AREA: 7,100 sq. ft.
 EXISTING AREAS (sq. ft.):
 First floor: 2,576 sq. ft.
 Second floor (2,280 - 67): 2,213 sq. ft.
 Third floor (1,107 - 28): 1,079 sq. ft.
 Total existing: 5,866 sq. ft.
 New construction (upper floors): 5,876 sq. ft.
 F.A.S. - 81 %
 Footprint: 2,221 (7,000 - 25 % coverage)
 (franchise + deck + balcony 18' high)
 Number of bedrooms: 13
 Construction Type: V-N
 No Fire sprinklers.
 No Fire alarm system.
CODE COMPLIANCE:
 All construction shall conform to 2001 editions of the California Building, Mechanical & Plumbing Codes, 2004 edition of the Electrical Code and 2005 edition of the California Energy Code.

1770 La Loma Ave., Berkeley, CA
REPAIR & REDECORATION

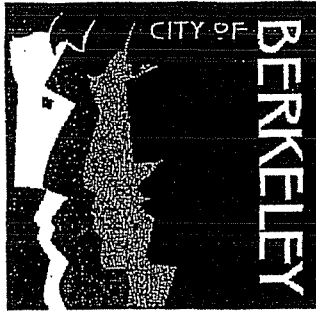
OWNER:
 Fred Koobman
 940 Bay Street, #18
 San Francisco, CA 94109
 phone: (415) 825-1111
 FAX: (415) 822-2074





- A**
- 1. CORRIDOR: New carpet, baseboard and door casings.
 - 2. NEW GIP: New gypsum wallboard on existing walls.
 - 3. NEW GIP: New gypsum wallboard on existing walls.
 - 4. NEW GIP: New gypsum wallboard on existing walls.
 - 5. NEW GIP: New gypsum wallboard on existing walls.
 - 6. NEW GIP: New gypsum wallboard on existing walls.

DATE: 11-11-22 DRAWN BY: [Redacted] CHECKED BY: [Redacted]	BEXTON ASSOCIATES 4450 Wilshire Blvd, Suite 2000, Los Angeles, CA 90048 TEL: (310) 206-1234 FAX: (310) 206-1235 WWW: www.bexton.com	1770 LA BREA Ave. BOSTON, CA REPAIR & REDEcoration	4
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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

Notice of Decision
MEETING OF: April 5, 2007

Property Address: **2555 Rose Walk**
APN: **060-2468-008**

Also Known As: **The Rose Walk Area**

Action: **Structure Alteration Permit Approval**

Application Number: **07-40000004**

Applicant: **Debra Contreras, Regan Bice Architects**

WHEREAS, 2555 Rose Walk is part of the Rose Walk Area, which was designated as a City of Berkeley Landmark on February 25, 1991; and

WHEREAS, on February 7, 2000, the LPC, at its regular meeting, granted approval to a structural alteration permit to allow for the following changes to 2555 Rose Walk: a shift of the main entrance from the south (Rose Walk side) to the north elevation, the addition of a redwood platform for parking and the removal of existing garage doors that were to be replaced by French doors identical to those used in another part of the house, the addition of a new bay window on the north elevation over the door that is identical to the existing, bay window on the structure, and the addition of new French doors from the Master Bedroom and living room into the existing courtyard; and

WHEREAS, On January 8, 2001, the LPC, at its regular meeting, granted approval for a structural alteration permit to allow for the restoration of the exterior courtyard, the replacement of the low brick retaining walls, and the replacement of a fountain to the south side of the courtyard; and

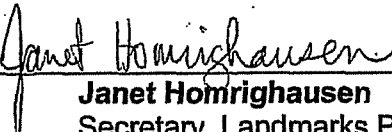
WHEREAS, on February 16, 2007 an application was submitted proposing the addition of a new bedroom and bathroom to be accessed by a newly installed stairway under the existing house; and

WHEREAS, on April 5, 2007 the Landmarks Preservation Commission opened the Public Hearing for public testimony, closed the Public Hearing, and unanimously voted to approve the addition of a new bedroom and bathroom to the existing house.

NOW, THEREFORE, BE IT RESOLVED that Structural Alteration Permit (#07-40000004), is hereby approved, as described above.

2555 Rose Walk (LM# 07-4000004)
Page 2

VOTE: 9-0-0-0
Aye: Emmington, Gardner, Johnson, Korte, Olson, Packard, Parsons, Snippen, Winkel.
Abstain: None
Absent: None

ATTEST: 

Janet Homrighausen
Secretary, Landmarks Preservation
Commission

DATE NOTICE MAILED: May 7, 2007
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Appeal must be filed with City Clerk by this date.

TO APPEAL THIS MATTER:

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If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

Attachment: Project Statement
Plan Set dated March 26, 2007

cc:

City Clerk's Office
2180 Milvia Street
Berkeley, CA 94704

Michael and Tabitha Lewis
2555 Rose Walk
Berkeley CA, 94708

Debra Contreras
Regan Bice Architects
950 Grayson Street
Berkeley CA, 94710

Planning Dept. GIS staff
2120 Milvia St.
Berkeley, CA 94704

RECEIVED

MAR 20 2007

LAND USE PLANNING

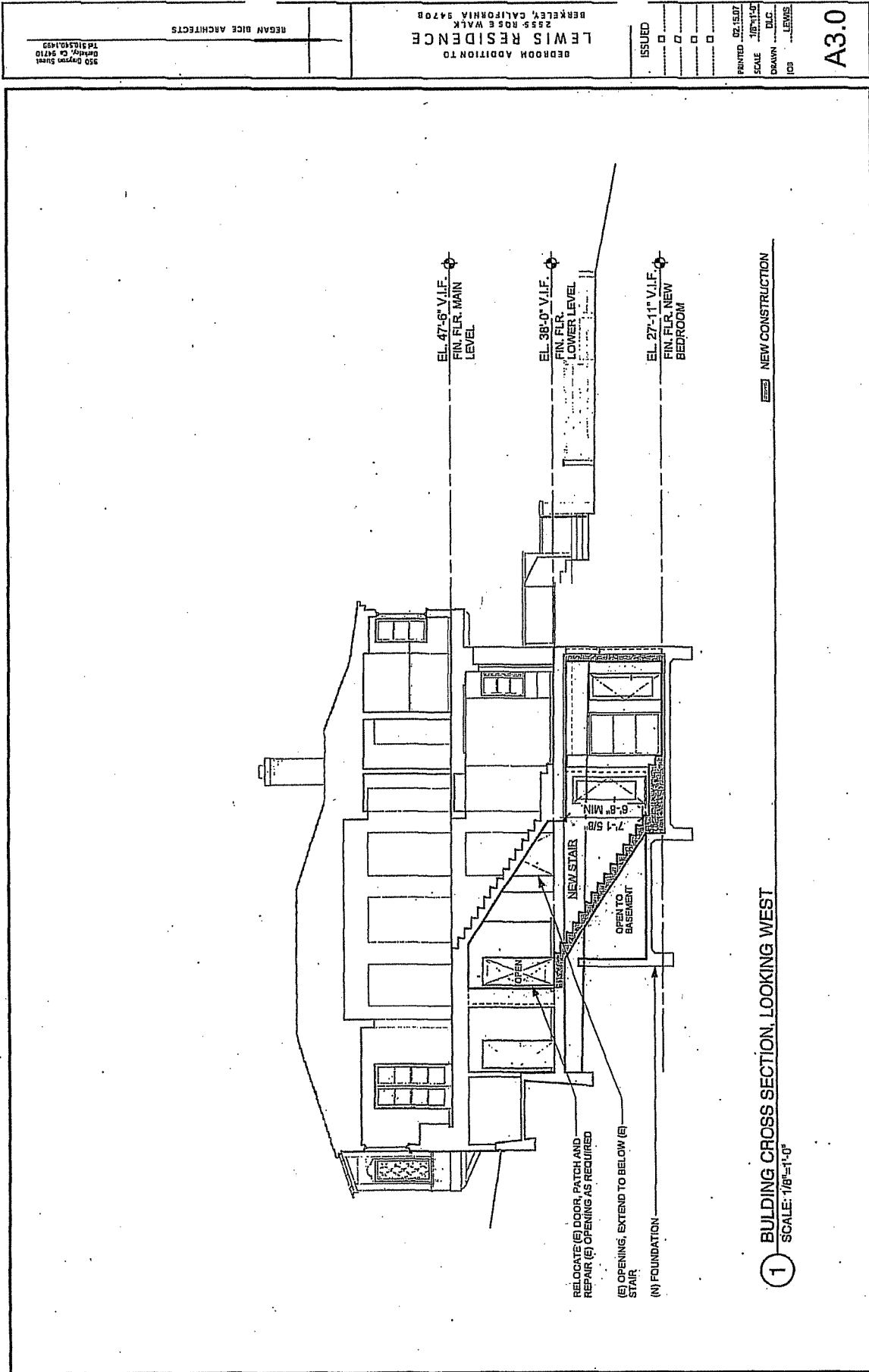
March 22, 2007

Project Statement
Bedroom and Bath Addition to the Lewis Residence
2555 Rose Walk
Berkeley Ca 94708

In order to meet the needs of an expanding family, we are proposing a bedroom and bath addition. To minimize the lot coverage and bulk of the new mass, access to the addition is from a new stair under the existing house.

A renovation and addition of a 30.06 sqft. window bay was completed by our firm in 2001. This addition will be implemented in a similar manner: with respect for the existing architecture and at the same time providing a safe and comfortable environment for the homeowners. The proposed addition will be in keeping with the style of the existing house. Matching the existing site walls, the proposed structure will be of masonry and finished with cement plaster.

Sited away from Rose Walk, the addition will be substantially screened by existing trees and shrubbery, minimizing its impact. However, by pulling the addition to the north side of the house, part of the proposed structure will be within the rear yard setback. There is an existing landscaped screen that will diminish a view from the neighbor.



350 Green Street
Berkeley, CA 94710
Tel: 510.510.1433

REGAN DICE ARCHITECTS

BEDROOM ADDITION TO
LEWIS RESIDENCE
2555 ROSE WALK
BERKELEY, CALIFORNIA 94708

ISSUED

PRINTED	02.15.07
SCALE	1/8"=1'-0"
DRAWN	DLC
JOB	LEWIS

A3.0

NEW CONSTRUCTION

1 BUILDING CROSS SECTION, LOOKING WEST
SCALE: 1/8"=1'-0"

RELOCATE (E) DOOR, PATCH AND REPAIR (E) OPENING AS REQUIRED
(E) OPENING, EXTEND TO BELOW (E) STAIR
(N) FOUNDATION

050 Canyon Street
Berkeley, CA 94710
Tel: 510.845.1493

REGAN BICE ARCHITECTS

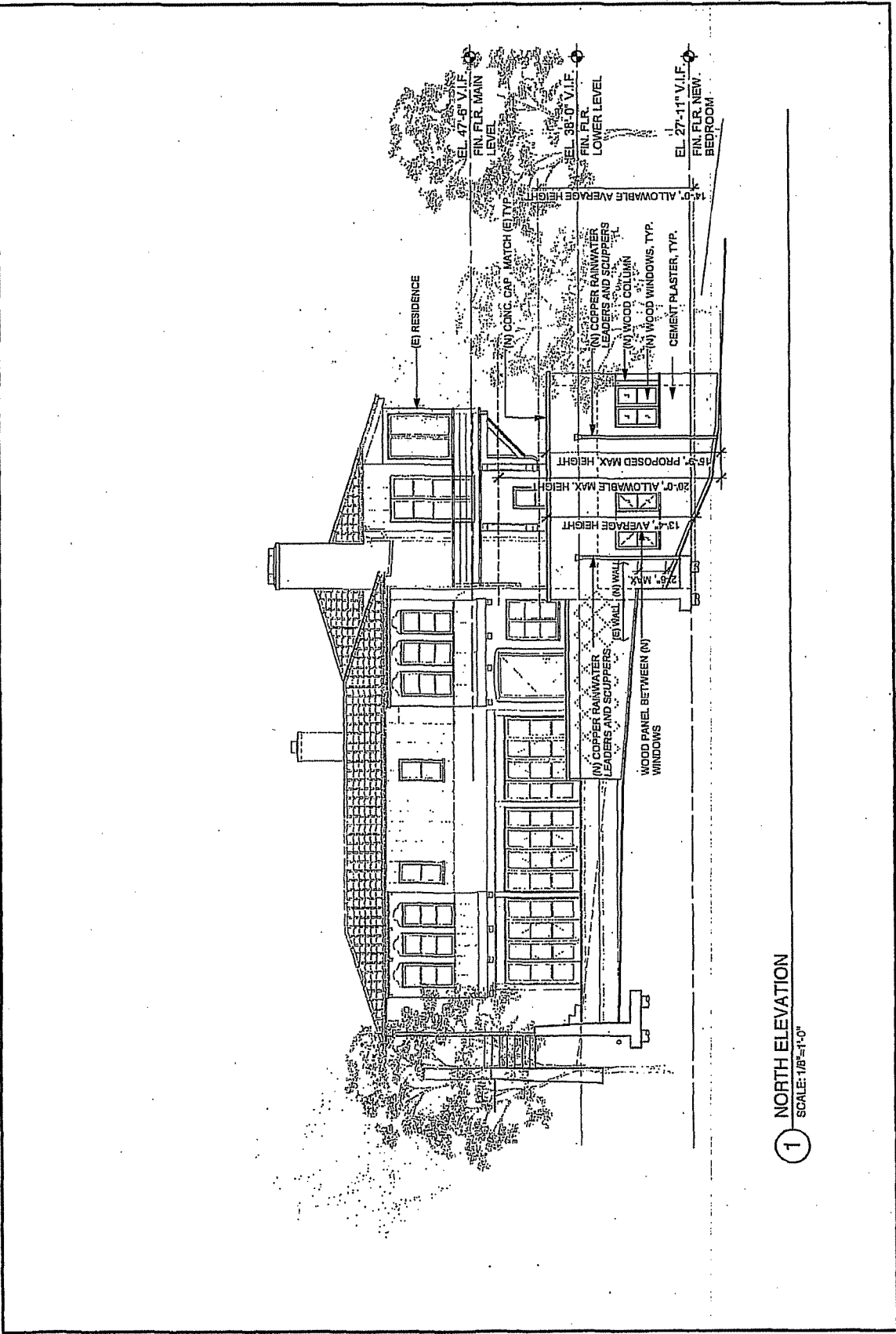
LEWIS RESIDENCE
BEDROOM ADDITION TO
2555 ROSE WALK
BERKELEY, CALIFORNIA 94704

ISSUED

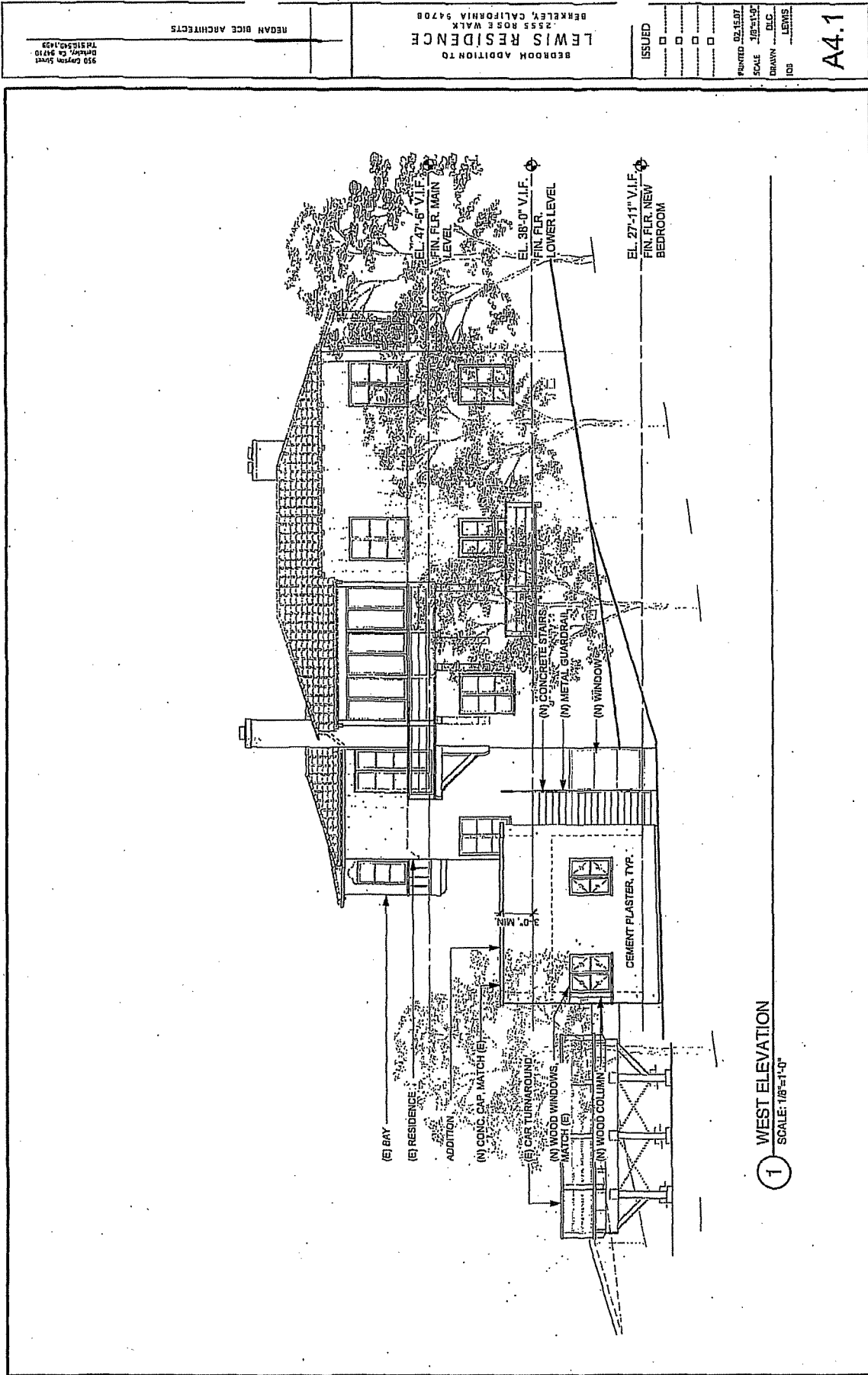
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PRINTED 02.15.07
SCALE 1/8"=1'-0"
DRAWN D.L.C.
JOB LEWIS

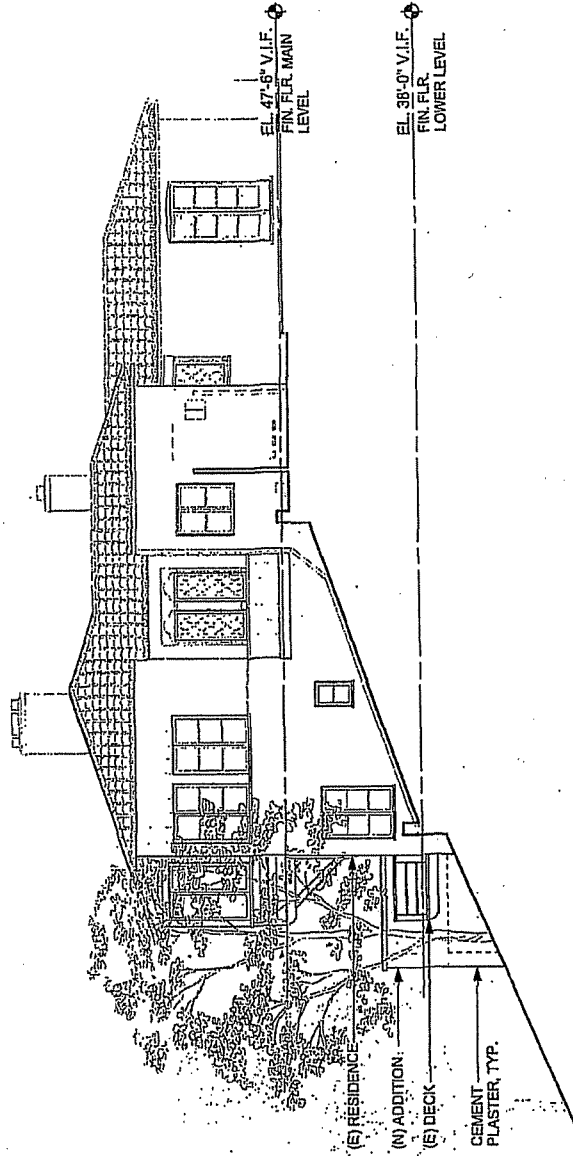
A4.0



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



550 Canyon Street Berkeley, CA 94710 Tel: 510.841.1455 REGAN BICE ARCHITECTS	BEDROOM ADDITION TO LEWIS RESIDENCE 2555 ROSE WALK BERKELEY, CALIFORNIA 94708	ISSUED <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5 <input type="checkbox"/> 6 <input type="checkbox"/> 7 <input type="checkbox"/> 8 <input type="checkbox"/> 9 <input type="checkbox"/> 10	PRINTED: 02.15.07 SCALE: 1/8"=1'-0" DRAWN: SUC JOB: LEWIS A4.2
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1 SOUTH ELEVATION, FROM ROSE WALK
SCALE: 1/8"=1'-0"