



Office of the City Manager

INFORMATION CALENDAR

July 28, 2020

To: Honorable Mayor and Members of the City Council

From: Dee Williams-Ridley, City Manager

Submitted by: Timothy Burroughs, Director, Planning and Development

Subject: LPC NOD: 41 San Diego Road/#LMSAP2020-0002

INTRODUCTION

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

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject City Landmark site. This action is subject to a 15-day appeal period, which began on July 13, 2020.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. In order for Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by July 28, 2020. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

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

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

ENVIRONMENTAL SUSTAINABILITY

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

POSSIBLE FUTURE ACTION

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

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Fatema Crane, Landmarks Preservation Commission Secretary, Planning and Development, 510-981-7410

Attachments:

1: Notice of Decision – #LMSAP 2020-0002, 41 San Diego Road/John Hinkel Park



L A N D M A R K S
P R E S E R V A T I O N
C O M M I S S I O N

N O T I C E O F D E C I S I O N

DATE OF BOARD DECISION: June 4, 2020
DATE NOTICE MAILED: July 13, 2020
APPEAL PERIOD EXPIRATION: July 28, 2020
EFFECTIVE DATE OF PERMIT (Barring Appeal or Certification): July 29, 2020¹

41 San Diego Road --John Hinkel Park

Structural Alteration Permit (#LMSAP2020-0002) to improve access to John Hinkel Park by completing ADA improvements in the amphitheater and converting a vehicle drive aisle into an additional playground and enhanced picnic area.

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

PERMITS REQUIRED:

- Structural Alteration Permit, pursuant to Berkeley Municipal Code Section 3.24.200

APPLICANT: City of Berkeley Dept. of Park, Recreation and Waterfront

ZONING DISTRICT: Single-Family Residential/Hillside Overlay (R1/H)

ENVIRONMENTAL REVIEW STATUS: Categorically exempt pursuant to Section 15331 of the CEQA Guidelines for Historical Resource Rehabilitation.

The application materials for this project are available online at:

<http://www.cityofberkeley.info/zoningapplications>

¹ Pursuant to BMC Section 23B.32.090, the City Council may “certify” any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
Structural Alteration Permit - #LMSAP2020-0002
41 San Diego Road – John Hinkel Park
July 13, 2020
Page 2 of 4

FINDINGS, CONDITIONS AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE

COMMISSION VOTE: 6-3-0-0

YES: ABRANCHES DA SILVA, ALLEN, CRANDALL, ENCHILL, HALL
MONTGOMERY, JOHNSON

NO: ADAMS, FINACOM, SCHWARTZ

ABSTAIN: None

ABSENT: None

Note New Methods for Submitting Appeals during Shelter-In-Place Order

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

To appeal a decision of the Landmarks Preservation Commission to the City Council during the 2020 City Council Shelter-In-Place Order, you must:

1. Mail a letter clearly and concisely setting forth the grounds for the appeal with a check or money order for required fees to the City Clerk, located at 2180 Milvia Street, 1st Floor, Berkeley, 94704. The City Clerk's telephone number is (510) 981-6900.

OR

Alternatively, you may email your complete appeal and all attachments to the Planning Department at planning@cityofberkeley.info and include a telephone number where you can be reached during the day. Planning Department staff will call you within three business days to obtain payment information for the required fees by credit card *only*.

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

LANDMARKS PRESERVATION COMMISSION
NOTICE OF DECISION
Structural Alteration Permit - #LMSAP2020-0002
41 San Diego Road – John Hinkel Park
July 13, 2020
Page 3 of 4

filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.

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

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

NOTICE CONCERNING YOUR LEGAL RIGHTS:

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

1. If you challenge this decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Landmarks Preservation Commission at, or prior to, the public hearing.
2. You must appeal to the City Council within fifteen (15) days after the Notice of Decision of the action of the Landmarks Preservation Commission is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, your appeal of this decision must including the following information:
 - A. That this belief is a basis of your appeal.

LANDMARKS PRESERVATION COMMISSION

NOTICE OF DECISION

Structural Alteration Permit - #LMSAP2020-0002

41 San Diego Road – John Hinkel Park

July 13, 2020

Page 4 of 4

- 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.

PUBLIC COMMENT:

Communications to Berkeley boards, commissions or committees are public record and will become part of the City's electronic records, which are accessible through the City's website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to a City board, commission or committee, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the secretary of the relevant board, commission or committee. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the secretary to the relevant board, commission or committee for further information.

FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Fatema Crane, at (510) 981-7410 or fcrane@cityofberkeley.info. All project application materials, including full-size plans, may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., between 8 a.m. and 4 p.m., Monday through Friday, except Tuesday when the Center closes at 3PM.

ATTACHMENTS:

- 1. Findings and Conditions
- 2. Project Plans



ATTEST: _____
Fatema Crane, Secretary
Landmarks Preservation Commission

Cc:

City Clerk

Applicant: City of Berkeley Dept. of Parks, Recreation and Waterfront

ATTACHMENT 1

FINDINGS AND CONDITIONS

41 San Diego Road

Structural Alteration Permit #LMSAP2020-0002

To improve access to John Hinkel Park by completing ADA improvements in the amphitheater and converting a vehicle drive aisle into an additional playground and enhanced picnic area.

CEQA FINDINGS

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

SECRETARY OF THE INTERIOR’S STANDARDS FINDINGS

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

1. A property will be used as a City park as it was historically.
2. The historic character of the property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize this property have been avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken in this project.
4. Changes to the property that have acquired historic significance in their own right are not affected by this proposal.
5. If affected, distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the historic period will be preserved.
6. Deteriorated features from the historic period will be repaired rather than replaced if affected. 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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Conditions to protect archeological resources have been applied to this project.
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 where possible 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.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

FINDINGS FOR APPROVAL

1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that 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. Specifically, the Commission finds that:
 - The proposed scope of work in this schematic design will not result in a substantial change to the overall character, design and natural beauty of John Hinkel Park. This work is limited in area and scope and will engender only a modest change in the landscape while preserving the character-defining features of the property.

STANDARD CONDITIONS

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

1. Conditions Shall be Printed on Plans

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

2. Plans and Representations Become Conditions

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

3. Subject to All Applicable Laws and Regulations

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

4. Exercise and Lapse of Permits (Section 23B.56.100)

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

5. Indemnification Agreement

The applicant shall hold 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

ADDITIONAL CONDITIONS

The following additional conditions are attached to this Permit:

- 6. Use Permit approval.** This Structural Alteration Permit is contingent upon Use Permit approval for this project.
- 7. Repair and replacement of character-defining features.** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old or historic feature in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. Mortared rock wall repair shall include only appropriately sourced rock and be directed by professionals with relevant expertise.
- 8. Chemical Treatments.** Any chemical treatments needed as construction progresses will be undertaken using the gentlest means possible.

- 9. Archaeological Resources.** 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.
- 10. Human Remains.** 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 Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, 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.
- 11. Paleontological Resources.** 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.

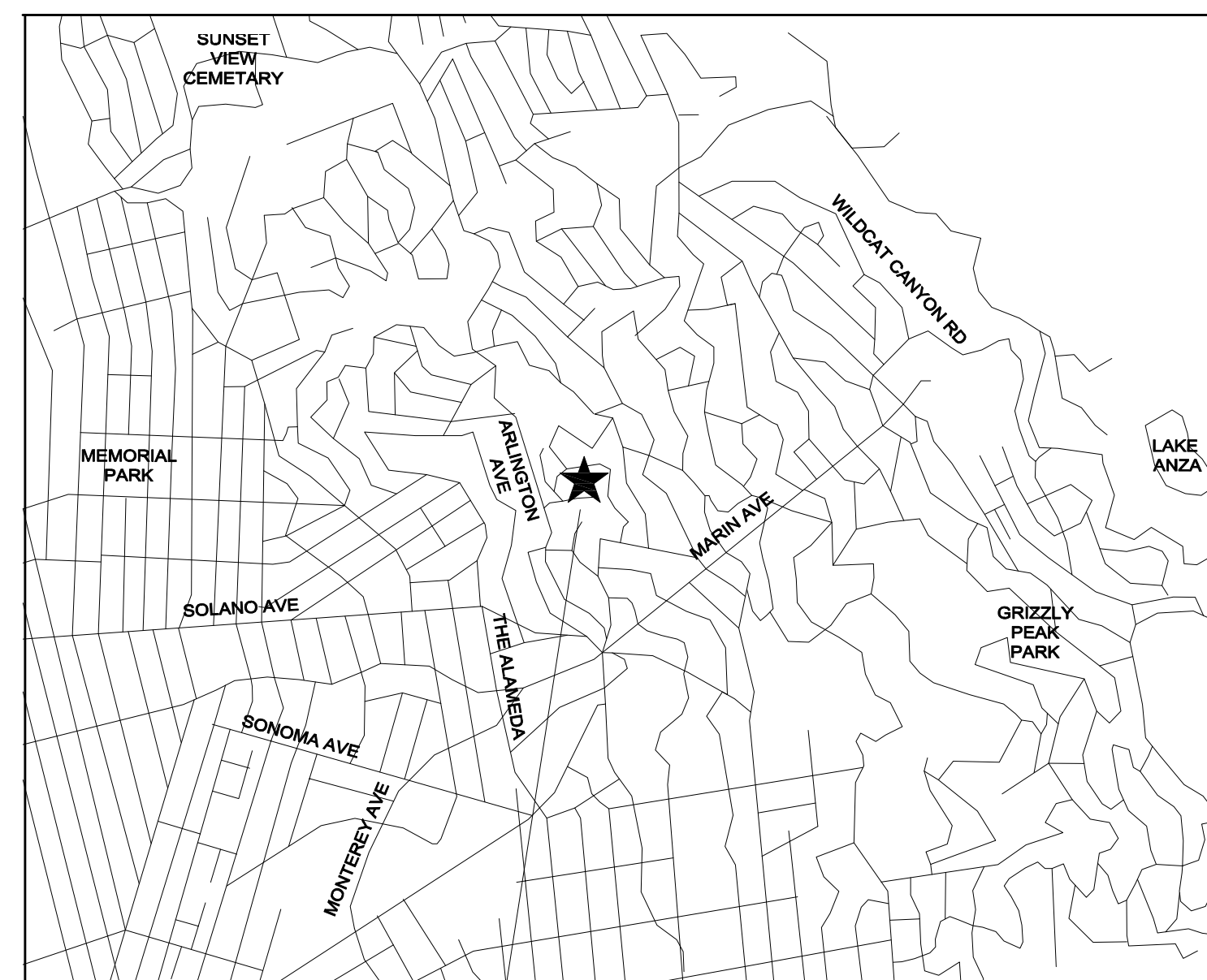
12. **Halt Work/Unanticipated Discovery of Tribal Cultural Resources.** In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify 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.

13. **Public Furniture and Play Equipment.** Prior to Landmarks plan check approval of this project, the applicant shall present final details of public furniture and play structures for approval by staff.

CITY OF BERKELEY
ALAMEDA COUNTY, CALIFORNIA

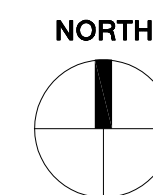
JOHN HINKEL PARK AMPHITHEATER AREA IMPROVEMENTS

SCHEMATIC DESIGN
FEBRUARY 12, 2020



VICINITY PLAN
N.T.S.

JOHN HINKEL PARK
PROJECT SITE



els architecture
urban design
510.549.2929 | elsarch.com
2040 Addison St. Berkeley, CA 94704

PROJECT:

**JOHN HINKEL PARK
AMPHITHEATER AREA
IMPROVEMENTS**

41 SOMERSET PLACE
BERKELEY, CA

PROJECT NUMBER:

201320.26

CLIENT:

**CITY OF BERKELEY
PARKS RECREATION AND WATERFRONT**
2180 MILVIA STREET, 3RD FLOOR
BERKELEY, CA 94704

CONSULTANTS:

LANDSCAPE ARCHITECT:
PGAdesign, Inc.
444 17th Street
OAKLAND, CA 94612
TEL: 510-465-1284

CIVIL ENGINEER:
URBAN DESIGN CONSULTING ENGINEERS
318 Harrison Street, Suite 302
OAKLAND, CA 94707
TEL: 510-868-1085

PROJECT DESCRIPTION

IMPROVEMENTS TO THE AMPHITHEATER AREA OF JOHN HINKEL PARK INCLUDE ACCESSIBLE PATH, IMPROVED DRAINAGE, SURFACE TREATMENT, PICNIC AREA, AND PLAY AREA. PARKING INCLUDES A SPACE FOR ACCESSIBLE VAN, ADDITIONAL VEHICLE SPACES, STRIPING, AND SIGNAGE. A BIKE RACK, WASTE, AND RECYCLING BINS ARE PROVIDED. MASONRY REPAIR WILL BE PROVIDED AT THE AMPHITHEATER AND FIREPLACE. HANDRAILS WILL BE PROVIDED AT THE EXISTING STAIRS SURROUNDING THE AMPHITHEATER.

SHEET INDEX

ARCHITECTURAL

A000 COVER SHEET
X-4195 TOPOGRAPHIC SURVEY (PROVIDED BY OTHERS FOR REFERENCE ONLY)
A400 ENLARGED SITE PLAN

LANDSCAPE

L101 LANDSCAPE PLAN
L102 PLAY EQUIPMENT AND SITE FURNISHINGS
L103 PAVING AND PLANTING MATERIALS
L104 PRELIMINARY GRADING PLAN

REVISION		
NUMBER	DATE	DESCRIPTION

CITY SPECIFICATION NUMBER:

ISSUE:
SCHEMATIC DESIGN

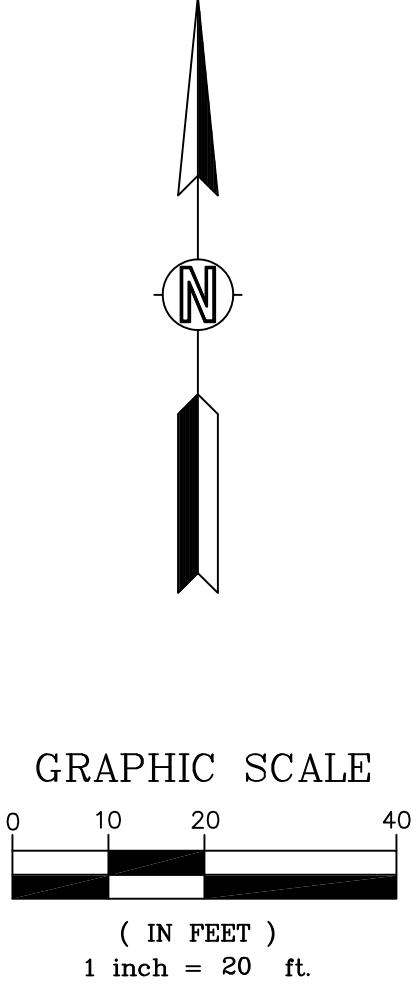
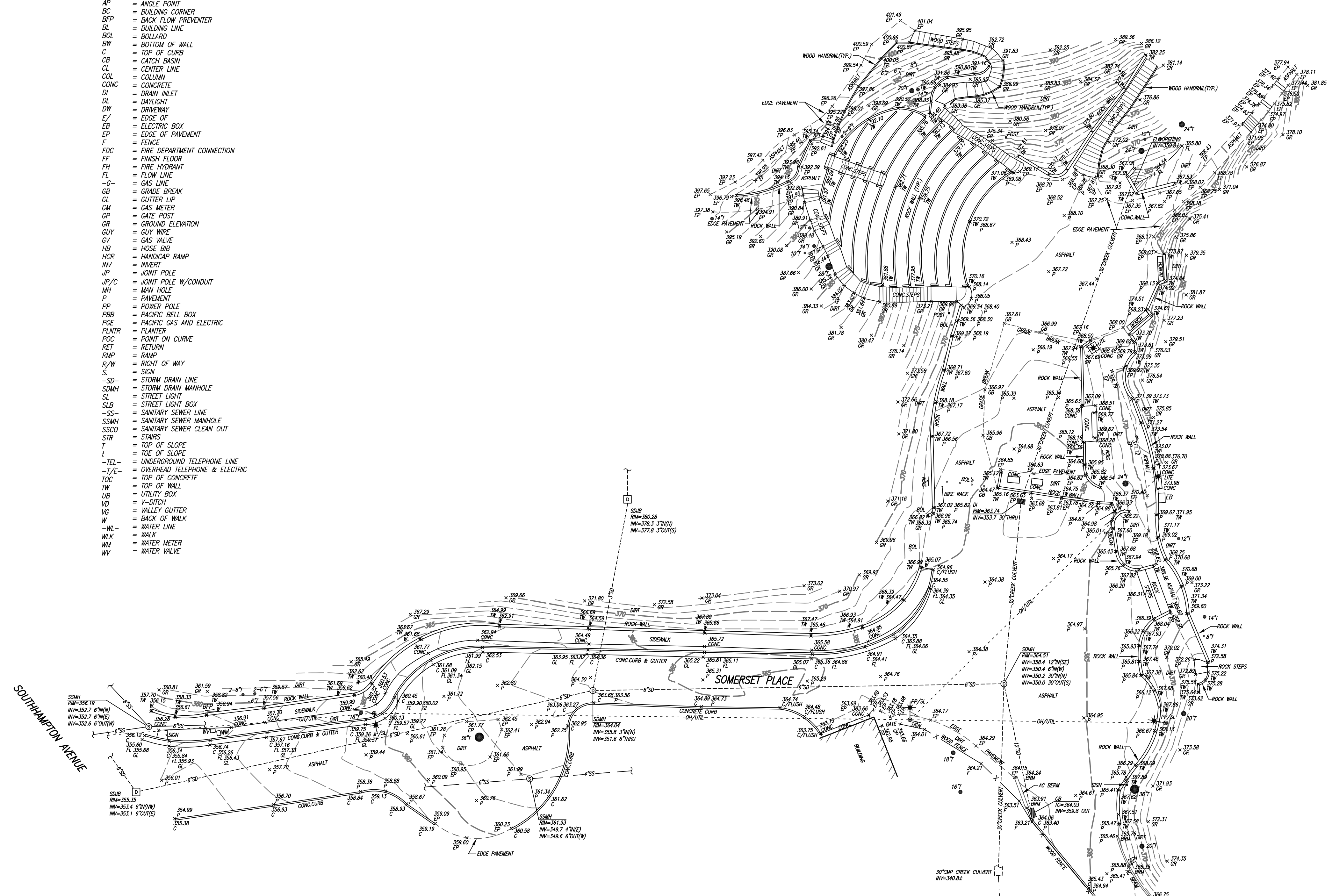
DATE:
FEBRUARY 12, 2020

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
A000

LEGEND

- T = TREE (APPROX. DIA. @ BREAST HEIGHT)
- AD = AREA DRAIN
- AP = ANGLE POINT
- BC = BUILDING CORNER
- BFP = BACK FLOW PREVENTER
- BL = BUILDING LINE
- BOL = BOLLARD
- BW = BOTTOM OF WALL
- C = TOP OF CURB
- CB = CATCH BASIN
- CL = CENTER LINE
- COL = COLUMN
- CONC = CONCRETE
- DI = DRAIN INLET
- DL = DAYLIGHT
- DW = DRIVEWAY
- E = EDGE OF
- EB = ELECTRIC BOX
- EP = EDGE OF PAVEMENT
- F = FENCE
- FDC = FIRE DEPARTMENT CONNECTION
- FF = FIRE FLOOR
- FH = FIRE HYDRANT
- FL = FLOW LINE
- GL = GAS LINE
- GB = GRADE BREAK
- GL = GUTTER LIP
- GM = GAS METER
- GP = GATE POST
- GR = GROUND ELEVATION
- GUY = GUY WIRE
- GV = GAS VALVE
- HB = HOSE BIB
- HCR = HANDICAP RAMP
- HW = HWOIST
- JP = JOINT POLE
- JP/C = JOINT POLE W/CONDUIT
- MH = MAN HOLE
- P = PAVEMENT
- PP = POWER POLE
- PBB = PACIFIC BELL BOX
- PGE = PACIFIC GAS AND ELECTRIC
- PLNTR = PLANTER
- POC = POINT ON CURVE
- RET = RETURN
- RMP = RAMP
- R/W = RIGHT OF WAY
- S = SIGN
- SD- = STORM DRAIN LINE
- SDMH = STORM DRAIN MANHOLE
- SL = STREET LIGHT
- SLB = STREET LIGHT BOX
- SS- = SANITARY SEWER LINE
- SSMH = SANITARY SEWER MANHOLE
- SSCO = SANITARY SEWER CLEAN OUT
- STR = STAIRS
- T = TOP OF SLOPE
- t = TOE OF SLOPE
- TEL- = UNDERGROUND TELEPHONE LINE
- TFE- = OVERHEAD TELEPHONE & ELECTRIC
- TOC = TOP OF CONCRETE
- TW = TOP OF WALL
- UB = UTILITY BOX
- VD = V-DITCH
- VG = VALLEY GUTTER
- W = WATER LINE
- WLK = WALK
- WM = WATER METER
- WV = WATER VALVE



GENERAL NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
2. CONTRACTORS AND OTHERS PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES.
3. CONTOUR INTERVAL = 1'
4. BASIS OF BEARINGS: CITY OF BERKELEY DATUM, (C.O.B.)
5. BENCHMARK: CITY OF BERKELEY CP-6006, FOUND MAG NAIL. ELEVATION = 364.20'
PER 2013 TOPOGRAPHIC SURVEY RECEIVED 10-8-2019
6. BOUNDARY LINES ARE APPROXIMATE ONLY, AND ARE BASED ON AVAILABLE RECORD INFORMATION.
7. SPRINKLER HEADS AND IRRIGATION LINES ARE NOT SHOWN HEREON.



Patrick M. Rei
 PATRICK M. REI
 L.S. # 8178
 10/16/19
 DATE

F:\projects\19653\19-05\OWGS\SURVEY\X-4195 10-22-19.dwg 10/22/19

<p>NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.</p>	<p>REFERENCES</p> <p>FIELD BOOK No. _____</p> <p>FILE MAP: _____</p> <p>TITLE CO.: _____</p> <p>POLY No.: _____</p> <p>DATUM: C.O.B.</p> <p>MSC. REF.: _____</p>	<p>REVISIONS</p> <p>10/22/19</p> <p>REVISED 24"SD TO 30"SD</p> <p>PER C.O.B. EMAIL 10/21/19.</p>	<p>KISTER, SAVIO & REI, INC. LAND SURVEYORS - CIVIL ENGINEERS</p> <p>825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564 PHONE: (510) 222-4020 FAX: (510) 222-3718 E-MAIL: info@ksrinc.net</p> <p>FOR: CITY OF BERKELEY</p> <p>SCALE: 1" = 20'</p> <p>DATE: 10/16/19</p>	<p>DESCRIPTION</p> <p>TOPOGRAPHIC SURVEY</p> <p>PORTION OF HINKEL PARK</p> <p>JOB No. 19653-19-05</p> <p>DWG No. X-4195</p> <p>BERKELEY, CALIFORNIA</p>
---	--	--	---	--

PROJECT:

**JOHN HINKEL PARK
AMPHITHEATER AREA
IMPROVEMENTS**

41 SOMERSET PLACE
BERKELEY, CA

PROJECT NUMBER:

201320.26

CLIENT:

**CITY OF BERKELEY
PARKS RECREATION AND WATERFRONT**

2180 MILVIA STREET, 3RD FLOOR
BERKELEY, CA 94704

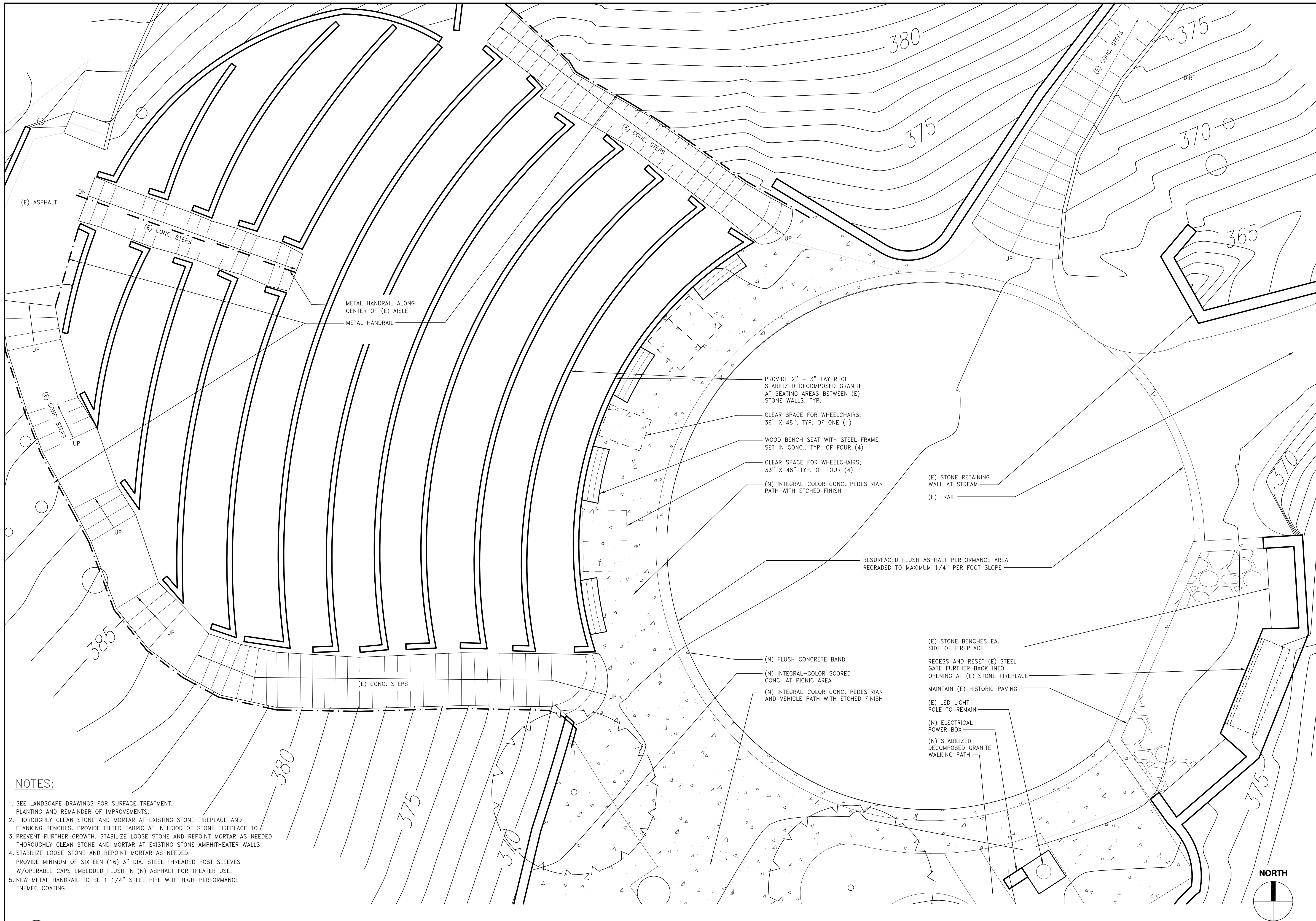
CONSULTANTS:

LANDSCAPE ARCHITECT:

PGAdesign, Inc.
444 17th Street
OAKLAND, CA 94612
TEL: 510-465-1284

CIVIL ENGINEER:

URBAN DESIGN CONSULTING ENGINEERS
318 Harrison Street, Suite 302
OAKLAND, CA 947607
TEL: 510-868-1085



NOTES:

- SEE LANDSCAPE DRAWINGS FOR SURFACE TREATMENT, PLANTING AND REMAINDER OF IMPROVEMENTS.
- THOROUGHLY CLEAN STONE AND MORTAR AT EXISTING STONE FIREPLACE AND FLANKING BENCHES. PROVIDE FILTER FABRIC AT INTERIOR OF STONE FIREPLACE TO PREVENT FURTHER GROWTH. STABILIZE LOOSE STONE AND REPOINT MORTAR AS NEEDED.
- THOROUGHLY CLEAN STONE AND MORTAR AT EXISTING STONE AMPHITHEATER WALLS. STABILIZE LOOSE STONE AND REPOINT MORTAR AS NEEDED.
- PROVIDE MINIMUM OF SIXTEEN (16) 3" DIA. STEEL THREADED POST SLEEVES W/OOPERABLE CAPS EMBEDDED FLUSH IN (N) ASPHALT FOR THEATER USE.
- NEW METAL HANDRAIL TO BE 1 1/4" STEEL PIPE WITH HIGH-PERFORMANCE TNEPEC COATING.

REVISION		
NUMBER	DATE	DESCRIPTION

CITY SPECIFICATION NUMBER:

ISSUE: **SCHEMATIC DESIGN**

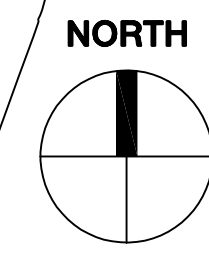
DATE: **FEBRUARY 12, 2020**

SHEET TITLE: **ENLARGED SITE PLAN**

SHEET NUMBER:

A400

1 ENLARGED SITE PLAN
1/4" = 1'-0"





JOHN HINKEL PARK
 TOPOGRAPHIC SURVEY
 JULY 2, 2013
 CITY PATH NOT PLOTTED
 NO BOUNDARY LINES SHOWN
 NO EASEMENTS SHOWN

- LEGEND**
- ⊙ SET CONTROL POINT
 - △ FOUND CITY MONUMENT
 - ▭ STORM DRAIN CATCH BASIN
 - ⊕ FIRE HYDRANT
 - ⊕ JOINT POLE WITH LIGHT
 - ⊕ LIGHT POLE
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ SANITARY SEWER MANHOLE
 - ⊕ SANITARY SEWER JUNCTION BOX
 - ⊕ STORM DRAIN JUNCTION BOX
 - ⊕ STREET LIGHT BOX
 - ⊕ WATER METER
 - ⊕ SPRINKLER HEAD
 - ⊕ HOSE BIB
 - ⊕ IRRIGATION BOX
 - APPROXIMATE LIMITS OF WORK

SCALE 1"=20'

REVISION	MARK	DATE	DESCRIPTION	APPROVAL


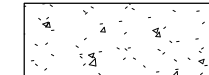
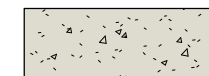




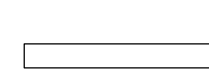
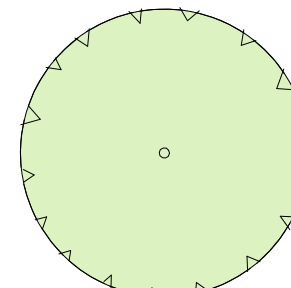
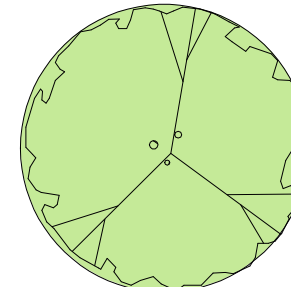
PROJECT MANAGER	DATE	DEFINITION OF MONUMENTS	DATE	SUBMITTED	DATE	HORIZ. AS NOTED	CITY OF BERKELEY PARKS, RECREATION, AND WATERFRONT DEPARTMENT	LPC SUBMISSION JOHN HINKEL PARK AMPHITHEATER AREA IMPROVEMENTS PARTIAL SITE PLAN	PLAN XXXX FILE XXX-XXX SHEET 2 OF 8
SURVEY CHIEF OF PARTY	DATE	WATERSHED REVIEW	DATE	APPROVED	DATE	VERT. NONE			

PROJECT MANAGER	DATE	DEFINITION OF MONUMENTS	DATE	SUBMITTED	DATE	HORIZ. AS NOTED	CITY OF BERKELEY PARKS, RECREATION, AND WATERFRONT DEPARTMENT	LPC SUBMISSION JOHN HINKEL PARK AMPHITHEATER AREA IMPROVEMENTS PARTIAL SITE PLAN	PLAN XXXX FILE XXX-XXX SHEET 2 OF 8
SURVEY CHIEF OF PARTY	DATE	WATERSHED REVIEW	DATE	APPROVED	DATE	VERT. NONE			

FOR REDUCED PLANS - ORIGINAL SCALE IS IN INCHES



LANDSCAPE MATERIAL LEGEND

-  ASPHALT PAVING
-  INTEGRAL COLOR CONCRETE - COLOR A
-  INTEGRAL COLOR CONCRETE - COLOR B
-  INTEGRAL COLOR CONCRETE - COLOR C
-  STABILIZED DECOMPOSED GRANITE PAVING
-  PLAY SURFACING - ENGINEERED WOOD FIBER
-  PLANTING AREA - LOW PLANTING - 3' TALL MAX
-  EXISTING STONE WALL TO REMAIN
-  PROPOSED TREE - QUERCUS AGRIFOLIA
-  PROPOSED TREE - PLATANUS RACEMOSA

LANDSCAPE GENERAL NOTES

1. EXISTING SITE INFORMATION IS PROVIDED ON THE SURVEY PLAN BY KISTER, SAVIO & REI, INC. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITY FOR COMPLETENESS OR ACCURACY OF PLANS PROVIDED BY OTHERS.
2. 'TYP' OR TYPICAL MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY NOTED 'TYP' ONLY ONCE WHEN THEY FIRST OCCUR.
3. NOTES AND SYMBOLS ON ONE DRAWING APPLY TO OTHER SIMILAR DETAILS AND CONDITIONS.
4. BECOME ACQUAINTED WITH SUBGRADE UTILITIES, PIPES AND STRUCTURES. SHOULD UTILITIES OR OTHER WORK NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, PROMPTLY NOTIFY OWNER'S REPRESENTATIVE. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR DAMAGE ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN ON PLANS.
5. DIMENSIONS ARE FROM OUTSIDE FACE OF BUILDING OR WALLS, UNLESS OTHERWISE NOTED, AND ARE TO BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION AND MAJOR EXCAVATION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING.
6. UNLESS OTHERWISE NOTED, ANGLES TO BE RIGHT ANGLES, ARCS WHICH APPEAR TANGENT AND UNIFORM ARE TO BE TANGENT AND UNIFORM, LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ITEMS WHICH APPEAR CENTERED TO BE CENTERED, MAINTAIN LINES TRUE, LEVEL, PLUMB, AND SQUARE.
7. REFER TO GRADING PLANS FOR GRADING AND DRAINAGE STRUCTURES PRIOR TO INSTALLATION OF WALKS, WALLS, FOOTINGS, AND OTHER STRUCTURES.
8. LANDSCAPE ARCHITECT TO APPROVE LAYOUT IN THE FIELD PRIOR TO CONSTRUCTION. AT TIME OF FIRST SITE VISIT AND BEFORE ANY MAJOR EXCAVATION, THE GENERAL LAYOUT OF SITE ELEMENTS SHOULD BE CONFIRMED. IN A SEPARATE SITE VISIT, LANDSCAPE ARCHITECT TO CONFIRM LAYOUT OF FORMS.
9. VERIFY THAT CONDUITS AND SLEEVES ARE PLACED PRIOR TO POURING CONCRETE PAVING.
10. LOCATE ELECTRICAL JUNCTION BOXES FOR LIGHTS IN PLANTING AREAS UNLESS SHOWN OTHERWISE. LAYOUT TO BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO TRENCHING.
11. CAREFULLY REVIEW LANDSCAPE IRRIGATION PLANS AND NOTES TO IDENTIFY LOCATIONS WHERE PIPE, SLEEVES, SANDBED OR CONDUIT MUST BE PLACED PRIOR TO PLACEMENT OF FORMWORK FOR INSTALLATION OF CONCRETE, OTHER PAVING, OR WALLS. COORDINATE WITH OTHER TRADES TO INSTALL IRRIGATION PIPE, SLEEVE, SANDBEDDING, OR CONDUIT. SHOULD CONFLICTS ARISE REVIEW WITH OWNER'S REPRESENTATIVE FOR RESOLUTION.
12. QUANTITIES PROVIDED ARE FOR INFORMATION ONLY. VERIFY QUANTITIES AND NOTIFY OWNER OF DISCREPANCIES.
13. VERIFY PROPERTY BOUNDARIES AND LOT LINES PRIOR TO COMMENCEMENT OF WORK.

els architecture+
urban design
510.549.2929 | elsarch.com
2040 Addison St, Berkeley, CA 94704

PROJECT:

**JOHN HINKEL PARK
AMPHITHEATER AREA
IMPROVEMENTS**

41 SOMERSET PLACE
BERKELEY, CA

PROJECT NUMBER:

201320.26

CLIENT:

**CITY OF BERKELEY
PARKS RECREATION AND WATERFRONT**

2180 MILVIA STREET, 3RD FLOOR
BERKELEY, CA 94704

CONSULTANTS:

LANDSCAPE ARCHITECT:
PGAdesign, Inc.
444 17th Street
OAKLAND, CA 94612
TEL: 510-465-1284

CIVIL ENGINEER:
URBAN DESIGN CONSULTING ENGINEERS
318 Harrison Street, Suite 302
OAKLAND, CA 947607
TEL: 510-868-1085

REVISION		
NUMBER	DATE	DESCRIPTION

CITY SPECIFICATION NUMBER:

ISSUE:

SCHEMATIC DESIGN

DATE:

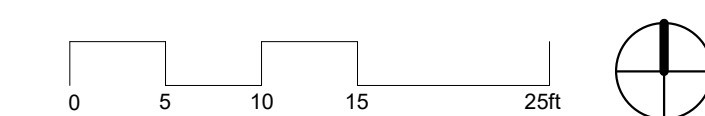
02/12/2020

SHEET TITLE:

Landscape Plan

SHEET NUMBER:

L101



PROJECT:

**JOHN HINKEL PARK
AMPHITHEATER AREA
IMPROVEMENTS**

41 SOMERSET PLACE
BERKELEY, CA

PROJECT NUMBER:
201320.26

CLIENT:
CITY OF BERKELEY
PARKS RECREATION AND WATERFRONT
2180 MILVIA STREET, 3RD FLOOR
BERKELEY, CA 94704

CONSULTANTS:
LANDSCAPE ARCHITECT:
PGAdesign, Inc.
444 17th Street
OAKLAND, CA 94612
TEL: 510-465-1284
CIVIL ENGINEER:
URBAN DESIGN CONSULTING ENGINEERS
318 Harrison Street, Suite 302
OAKLAND, CA 94767
TEL: 510-868-1085



WHITE-OAK STEPPERS AND BOULDER PLAY - EARTHSCAPE PLAY EQUIPMENT



LUMBERJACK LOG JAM - EARTHSCAPE PLAY EQUIPMENT



CONCRETE TURTLES AT DG PATH



LINEAR WOOD BENCH AND 6' WOOD BENCH - STREETLIFE ROUGH & READY



PICNIC TABLES - STREETLIFE SOLID PICNIC SET



DOUBLE BAY SWING SET WITH BIRDSNEST AND TWO BELT SWINGS - KOMPAN NRO912



ENGINEERED WOOD FIBER PLAY SURFACING

REVISION		
NUMBER	DATE	DESCRIPTION

CITY SPECIFICATION NUMBER:

ISSUE:
SCHEMATIC DESIGN
DATE:
02/12/2020

SHEET TITLE:
**Play Equipment and
Site Furnishings**

SHEET NUMBER:

L102

PROJECT:

**JOHN HINKEL PARK
AMPHITHEATER AREA
IMPROVEMENTS**

41 SOMERSET PLACE
BERKELEY, CA

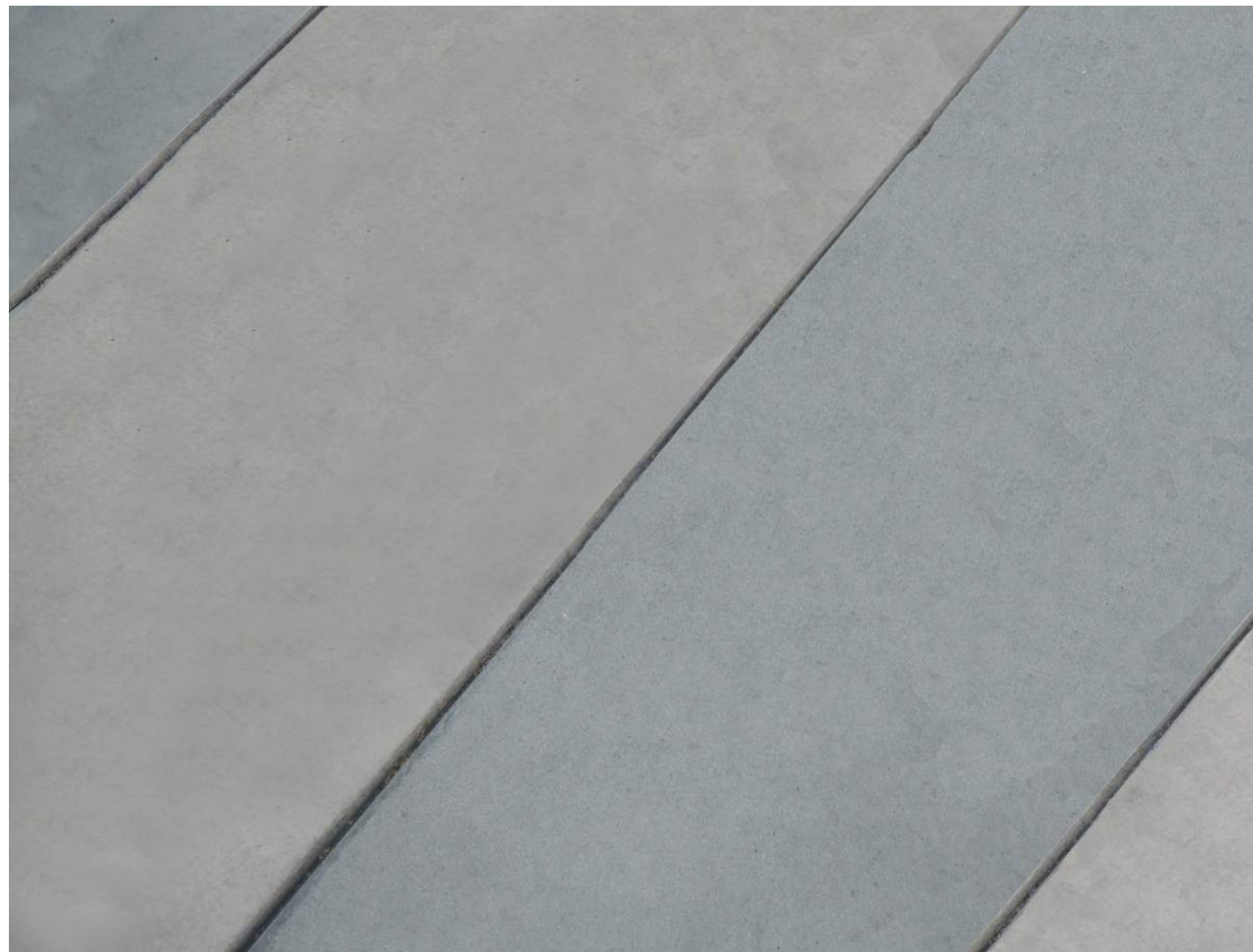
PROJECT NUMBER:
201320.26

CLIENT:
**CITY OF BERKELEY
PARKS RECREATION AND WATERFRONT**
2180 MILVIA STREET, 3RD FLOOR
BERKELEY, CA 94704

CONSULTANTS:
LANDSCAPE ARCHITECT:
PGAdesign, Inc.
444 17th Street
OAKLAND, CA 94612
TEL: 510-465-1284
CIVIL ENGINEER:
URBAN DESIGN CONSULTING ENGINEERS
318 Harrison Street, Suite 302
OAKLAND, CA 947607
TEL: 510-868-1085



CURVING CONCRETE PATH - SEE CONCRETE COLOR BELOW



COLORLED CONCRETE PAVING WITH CUSTOM SCORING AND SANDBLAST FINISH



CUSTOM SCORED CONCRETE AT PICNIC AREA



NATIVE UNDERSTORY PLANTING - UNDER 3' TALL FOR VISIBILITY THROUGH SITE



ROBUST BORDER PLANTING AT CURVED PATH AND PARKING AREA



COAST LIVE OAK TREES, QUERCUS AGRIFOLIA



CALIFORNIA SYCAMORE TREES, PLATANUS RACEMOSA

REVISION		
NUMBER	DATE	DESCRIPTION

CITY SPECIFICATION NUMBER:

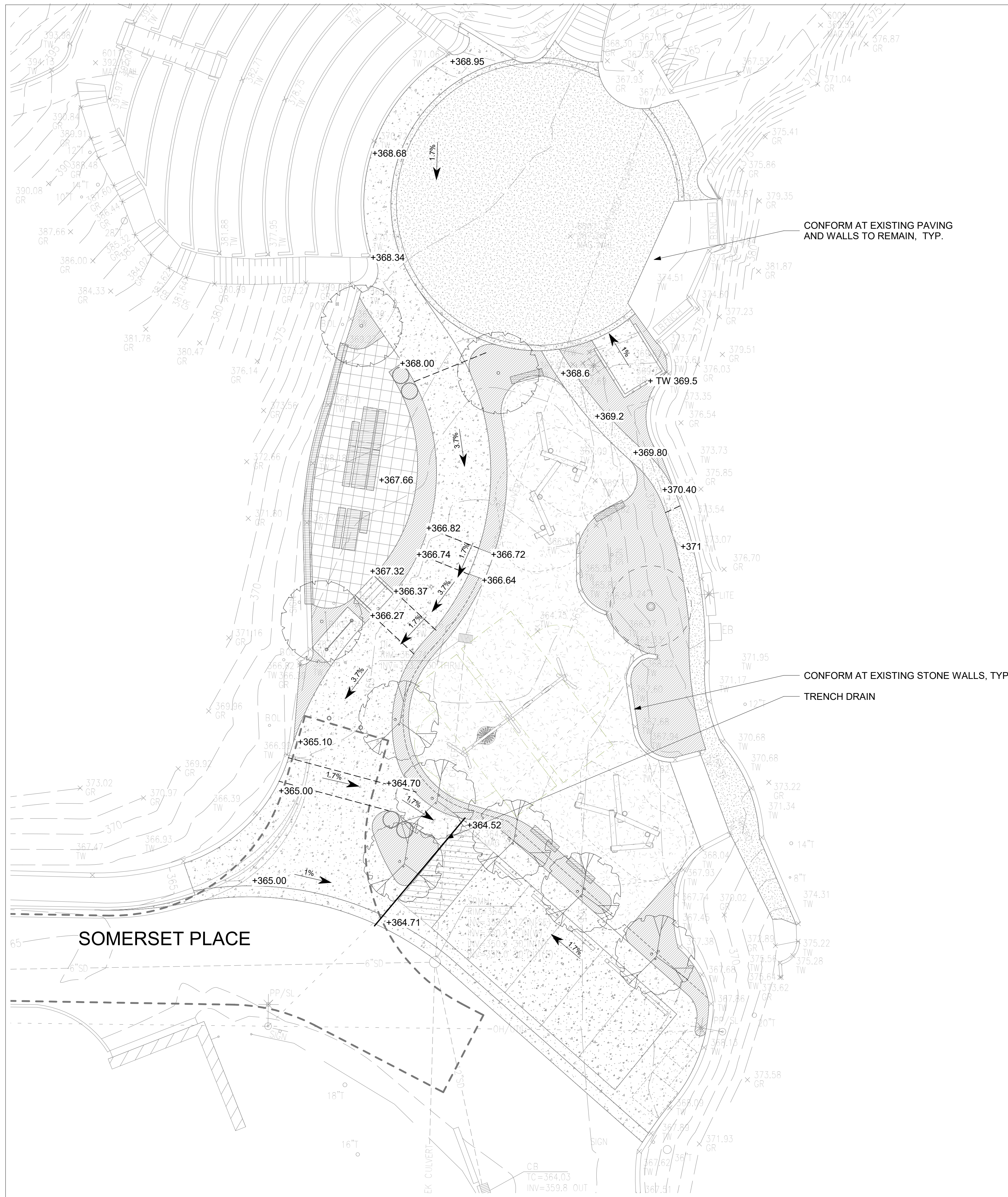
ISSUE:
SCHEMATIC DESIGN

DATE:
02/12/2020

SHEET TITLE:
**Paving and Planting
Materials**

SHEET NUMBER:

L103



GRADING LEGEND

- PROPOSED MAJOR CONTOUR LINE (NONE SHOWN)
- PROPOSED MINOR CONTOUR LINE (NONE SHOWN)
- ← 2% FLOW DIRECTION
- RIM +70.48 GRADING POINT
- .02 PERCENT OF PROPOSED SLOPE
- (.02) PERCENT OF EXISTING SLOPE
- FF FINISH FLOOR ELEVATION
- RIM RIM ELEVATION
- FS FINISH SURFACE ELEVATION
- TC TOP OF CURB
- BC BOTTOM OF CURB
- HP HIGH POINT
- FG FINISH GRADE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TS TOP OF STEP
- BS BOTTOM OF STEP

DRAINAGE NOTES

1. NEW AREA DRAINS AND UNDERGROUND PIPES NEEDED, ASSUME THREE DRAINS. TIE INTO EXISTING DRAIN INLET.
2. ADJUST EXISTING DRAIN INLET TO NEW ELEVATION.
3. TRENCH DRAIN NEEDED TO CARRY WATER FROM ROADWAY AND PARKING AREA TO PLANTED AREA AND DRAINAGE SYSTEM.
4. PROJECT AREA CURRENTLY 100% IMPERVIOUS SURFACE. PROPOSED IMPROVEMENTS REDUCE IMPERVIOUS SURFACE AREA. NO BIOTREATMENT AREAS ANTICIPATED AS PART OF THIS PROJECT.

els architecture
urban design
510.549.2929 | elsarch.com
2040 Addison St. Berkeley, CA 94704

PROJECT:

**JOHN HINKEL PARK
AMPHITHEATER AREA
IMPROVEMENTS**

41 SOMERSET PLACE
BERKELEY, CA

PROJECT NUMBER:
201320.26

CLIENT:
**CITY OF BERKELEY
PARKS RECREATION AND WATERFRONT**
2180 MILVIA STREET, 3RD FLOOR
BERKELEY, CA 94704

CONSULTANTS:
LANDSCAPE ARCHITECT:
PGAdesign, Inc.
444 17th Street
OAKLAND, CA 94612
TEL: 510-465-1284

CIVIL ENGINEER:
URBAN DESIGN CONSULTING ENGINEERS
318 Harrison Street, Suite 302
OAKLAND, CA 947607
TEL: 510-868-1085

REVISION		
NUMBER	DATE	DESCRIPTION

CITY SPECIFICATION NUMBER:

ISSUE:
SCHEMATIC DESIGN

DATE:
02/12/2020

SHEET TITLE:
**Preliminary Grading
Plan**

SHEET NUMBER:

L104

