



Landmarks Preservation Commission Staff Report

APP #: LMSAP2026-0006

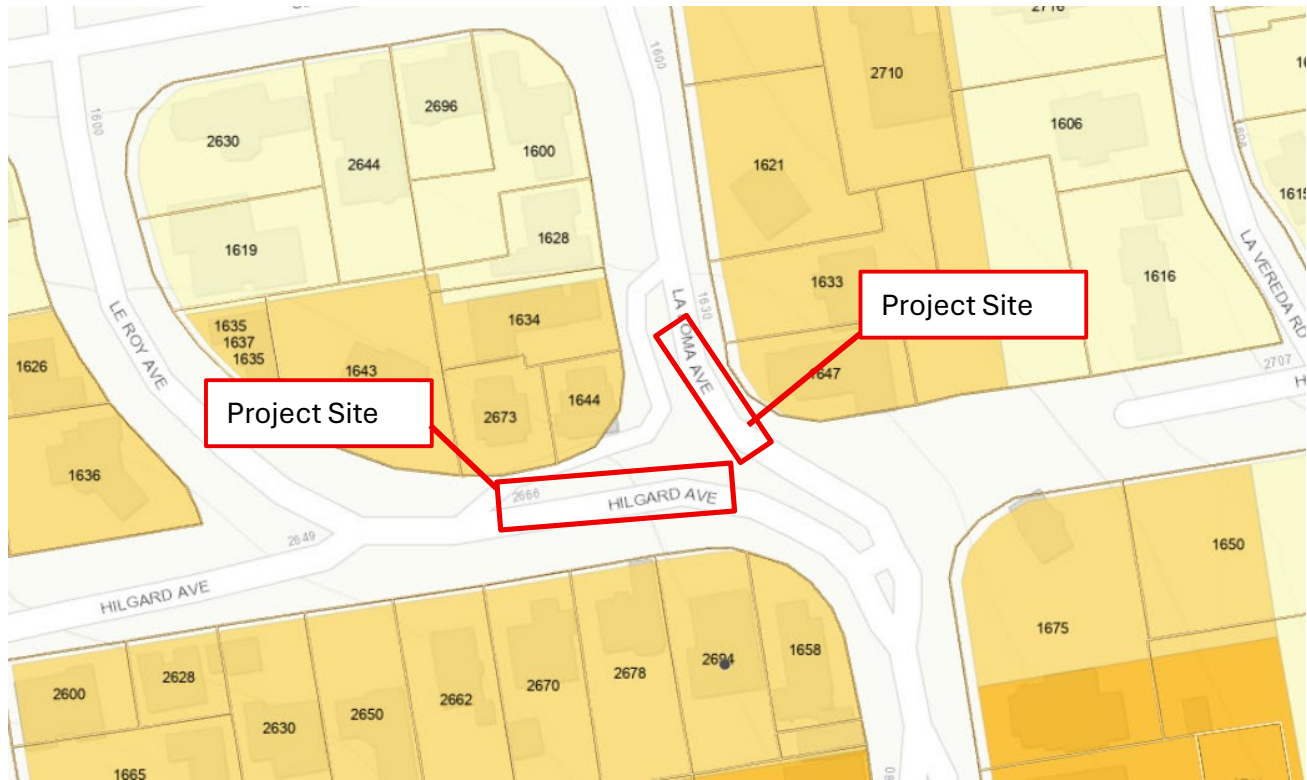
October 1, 2026

Structural Alteration Permit for Daley's Scenic Park Tract



Quick Facts	Project Description:
Applicant: City of Berkeley Public Works Engineering Division	The applicant is seeking approval to reconstruct/repair segments of retaining walls within the Daley's Scenic Park Tract near 2692 Hilgard Avenue and 1644 La Loma Avenue. Work near Hilgard Avenue was partially completed in 2025 and revisions are proposed to update previously completed work.
Property Owner: City of Berkeley	
Project Address: Daley's Scenic Park Tract	Zoning Permits Requested: Structural Alteration Permit pursuant to 3.24.200 to make repairs/alterations to a City of Berkeley Landmark.
Site Size: n/a	
GP Land Use: Medium Density Residential	Staff Recommendation: Staff recommends that LPC approve LMSAP2026-0006 pursuant to BMC Section 3.24.260 "Permit application-Review standards and criteria" and subject to the attached Findings and Conditions of Approval.
Zoning: Residential Multi-Unit 2 District (R-2H)	
CEQA: Exempt pursuant to CEQA Section 15331 for Historical Resource Restoration/Rehabilitation	
Date Submitted: April 30, 2026	
Date Deemed Complete: June 1, 2026	
Project Planner: JulieAnn Murphy, Rincon Consultants	

ZONING MAP WITH HISTORIC RESOURCES



Not to scale

Figure 1: Vicinity and Zoning Districts Map

Comparison of Adjacent Properties			
Vicinity	GP Land Use	Zoning	Current Use
North	Medium Density Residential	Residential Multi-Unit 2 District (R-2H)	Residential
South	Medium Density Residential	Residential Multi-Unit 2 District (R-2H)	Residential
East	Medium Density Residential	Residential Multi-Unit 2 District (R-2H)	Residential
West	Medium Density Residential	Residential Multi-Unit 2 District (R-2H)	Residential

AERIAL



Source: Google Maps; Not to scale

EXISTING CONDITIONS

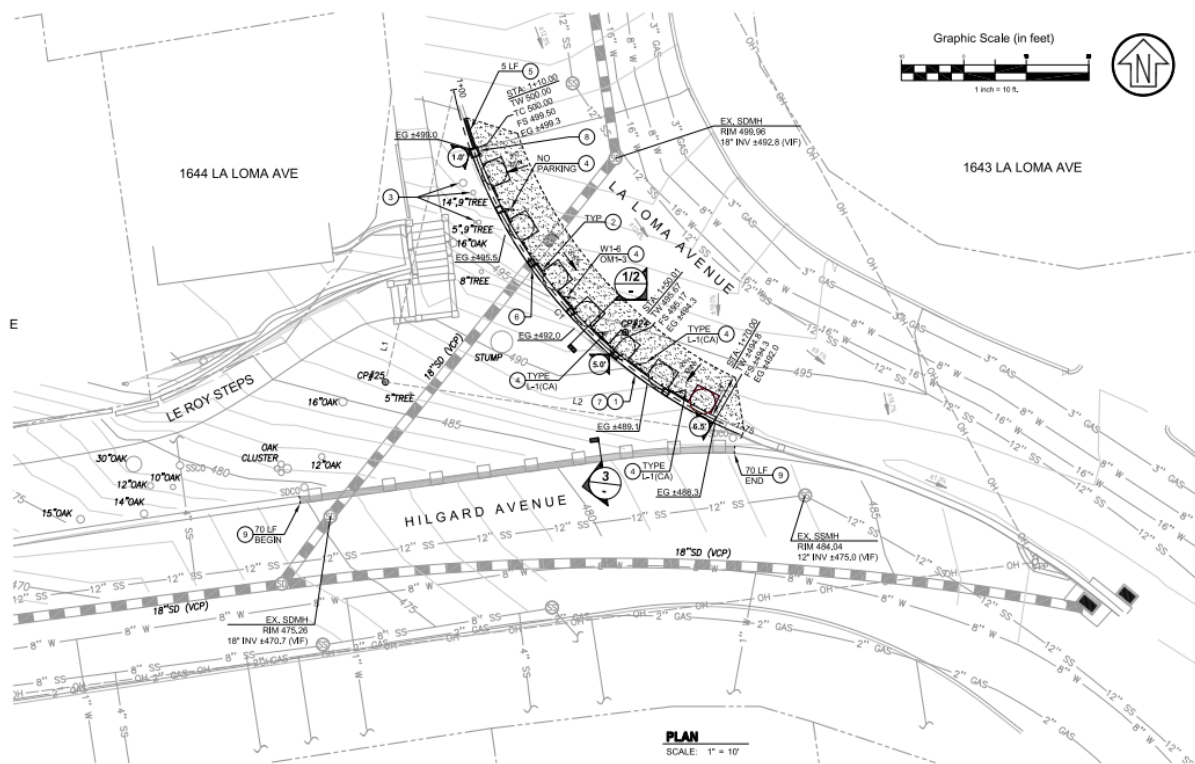


Daley's Scenic Park Tract Wall at Hilgard Avenue, facing north; Source: Staff Site Visit, September 2026



Daley's Scenic Park Tract Wall at La Loma Avenue, facing southeast; Source: Staff Site Visit, September 2026

PROPOSED PROJECT PLANS



Plans; Source: Project Plans; Scale 1"=10'

Background

Subject Site

The project site is in a residential neighborhood located in the North Berkeley Hills, within the Hillside Overlay District. It comprises two portions of Daley's Scenic Park Tract, a collection of street work that includes parked areas, steps, elevated sidewalks, divided roads and retaining walls along Le Roy Avenue, between Virginia Street and Cedar; Hilgard Avenue from Le Roy Avenue to La Loma Avenue; La Loma Avenue from Cedar Street to Ridge Road; Le Conte Avenue from Le Roy Avenue to La Loma Avenue; Virginia Street from Le Roy Avenue to La Veranda Road; and La Veranda Road from Hilgard Avenue to Virginia Street.

Daley's Scenic Park Tract was constructed in 1909. The street improvements make a circular sweep through Daley's Scenic Park Tract. At Hilgard Avenue, a concrete bulkhead encloses the steps and at the base of the steps becomes a five-foot-high retaining wall, and curves outward on either side to contain the hillside. The wall, characteristic of all in this system of street improvements, is generally surfaced with rough uncolored cement and capped with smooth-finished cement. In 2025, a portion of the retaining wall at the curve of Hilgard Avenue below La Loma Avenue was removed and rebuilt with new concrete to address structural cracking. The replaced portion of the retaining wall has a smooth concrete finish at present (*Figure 1* and *Figure 2*).



Figure 1 Daley's Scenic Park Tract Wall at Hilgard Avenue in March 2025, facing south; Source: Google Earth



Figure 2 Daley's Scenic Park Tract Wall at Hilgard Avenue, current view, facing south; Source: Staff Site Visit, September 2026

At La Loma Avenue the street work continues to the east. On the south side, halfway up the block and as Hilgard curves around to La Loma, the sidewalk is sunken below the level of the street, with the parking strip in the form of a sloping bank. As the grade changes to the north at Hilgard and La Loma, a set of angled stairs occurs. Just north of these steps, a retaining wall begins which runs southeast in a curve creating an upper and lower roadway of La Loma. This wall is topped by a row of posts connected by pipe railings. At either end are square-capped "sign" posts. This design is typical of all the street dividers. A slightly lower wall springs from the middle of the curve and connects to the west with the first set of angled stairs. The triangular area within the walls is a park

area. The retaining wall along La Loma is deteriorated and includes several instances of cracking. Additionally, the wall is tilted away from the road.



Figure 3 Daley's Scenic Park Tract Wall detail at La Loma Avenue, current view, facing south; Source: Staff Site Visit, September 2026

Landmark History

The concept for the Daley's Scenic Park Tract improvements began in 1898 as part of the Hillside Club's work to promote environmentally sensitive design and preserve Berkeley's hillsides. The Hillside Club was a social club created by local women in 1898 and shortly thereafter included architects Bernard Maybeck, Almeric Coxhead, and John Galen Howard, developer Frank M. Wilson, and naturalist and proponent of the Arts and Crafts Movement, Charles Keeler. Other members included Arthur Bolton, Superintendent of the Ground at UC Berkeley and local civil engineer Guy Hyde Chick.

In 1903, the group appointed Coxhead, Maybeck, Bolton, and Chick to draw up plans for the roadworks. By 1907, it was reported that the City Engineer was completing plans for Daley's Scenic Tract and the project was underway by November 1909. The final project included many hallmarks of the Craftsman movement, like its simple design, natural cement finishes, square pillars, and elephantine columns with chains. After access to the area improved, several residences consistent with the Hillside Club's philosophy and examples of the emerging Bay Area Tradition architectural style were constructed.

Landmark Designation

Daley's Scenic Park Tract was designated as a City of Berkeley Landmark on July 18, 1983.

Character-defining features of the Daley's Scenic Park Tract, which convey its significance include:

- Location within a residential neighborhood in Berkeley's North Hillside
- Craftsman design, including simple design, natural cement finishes, square pillars, and elephantine columns with chains
- Circular design encompassing surrounding residential neighborhood
- Natural design with harmonious landscaping
- Contributing features include:
 - Parked areas
 - Steps
 - Elevated sidewalks
 - Divided roads
 - Retaining walls

Application Chronology

On April 30, 2026, the applicant submitted the subject Structural Alteration Permit (SAP) application requesting retroactive review of a newly constructed retaining wall installed at Hilgard Avenue in 2025 without the benefit of permit, citing they did not know the wall was part of a City of Berkeley Landmark. The request included proposed additional work to the wall at Hilgard Avenue to apply texture to match the historic section of the retaining wall. Additionally, the request included scope of work to reconstruct a portion of the retaining wall at La Loma Avenue. Proposed improvements included approximately 70 linear feet of damaged retaining wall to be removed and replaced. The scope of work also included a request to replace asphalt on the roadway adjacent to the retaining wall along La Loma Avenue. The application was deemed complete by City of Berkeley Planning Department on June 1, 2026.

On or before September 21, 2026, staff mailed and posted advance notice of tonight's public hearing, in accordance with Berkeley Municipal Code (BMC) Section 3.24.430.

Project Description

The proposed project involves replacing retaining walls within Daley's Scenic Park Tract that have become deteriorated and show signs of structural damage. Available historical images of the wall replaced at Hilgard Avenue show that the wall was cracked and leaning toward road traffic. The City of Berkeley Engineering Division of Public Works noted that the wall was posing a safety concern and replaced the failing portion, unaware that it contributed to a City of Berkeley Landmark in 2025. At this time, the proposed scope of work includes revisions to the wall constructed in 2025 at Hilgard Avenue to return it to its historic appearance. To achieve this, a portion of the top of the new wall will be removed, preserving existing new, recently installed reinforcements. A new finished edge will be installed onto the new wall, matching the material and profile of the existing wall edge. The new wall will continue to be the same height of the adjacent existing wall. Additionally, the new wall will be finished with a natural cement finish to match the historic retaining walls.

At La Loma Avenue, the wall is showing similar signs of deterioration and destabilization as previously documented at Hilgard Avenue, including cracking and leaning. As a result, the adjacent pavement is also shifting and contributing to unsafe road conditions. The proposed scope of work at La Loma Avenue includes removing a segment of the failing wall and adjacent pavement. New retaining walls will be constructed in the same location. New cast-in-drilled-hole piles will be installed to support the new segment of the retaining wall. The retaining wall will be topped with pilasters to match existing pilasters, with new pipe railings to match the existing. The newly constructed wall will be finished with a natural cement finish to match the historic retaining walls. Replacement will be limited to segments that are beyond repair.

The pavement adjacent to the retaining wall at La Loma Avenue will be removed. New pavement material will be installed and will maintain the existing six-inch curblin adjacent to the retaining wall. The retaining wall/pavement construction will include a geocomposite drain to enhance the drainage capabilities of the retaining wall system and avoid future damage. The project plans and applicant statement are provided in Attachments 3 and 4.

Issues and Analysis

A. Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's (SOI) Standards for the Treatment of Historic Properties (Standards) 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." Below is an analysis of how the proposed project complies with relevant Standards. Responses to all the Standards are included in the Draft Findings in Attachment 1.

Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed scope of work will not result in a change of use of the retaining walls or any of other associated features of Daley's Scenic Park Tract. The proposed project is consistent with Standard 1.

Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed scope of work will retain the property's existing historic character. Distinctive materials will be preserved. The proposed design refinement and replacement of retaining walls and pavement would be undertaken in a manner that retains the existing spaces and spatial relationships that characterize the Daley's Scenic Park Tract. Retaining walls will be replaced in kind. The proposed scope of work is consistent with Standard 2.

Standard 5: *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed scope of work is limited to replacing damaged materials in kind. Distinctive materials, features, and finishes that characterize Daley's Scenic Park Tract will be preserved. The proposed scope of work is consistent with Standard 5.

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.*

The proposed scope of work proposes to replace existing deteriorated materials and revise previously completed work to ensure it matches the historic in material, color, profile, and finish. Due to the extent and type of material damage, repair is not suitable or possible. Proposed replacement is limited to segments that are damaged beyond repair. New retaining wall material will match the existing in design, color, texture, and materials. Replacement is based on existing physical evidence. The proposed scope of work is consistent with Standard 6.

Standard 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The proposed project is not expected to encounter archaeological resources. The proposed work is subject to the City's existing guidelines and conditions on the treatment of archaeological resources. The proposed scope of work is consistent with Standard 8.

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 shall 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.*

The proposed scope of work is limited to replacing materials that are deteriorated by repair and revising previously completed work to ensure it matches the historic in material, color, and finish. All work will be consistent with the historic design and materials. The proposed scope of work will not destroy historic materials, features, and spatial relationships that characterize the property. No additional alterations or additions are proposed. The proposed project is consistent with Standard 9.

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(C)(1)(a):

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; 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.

The proposed project will restore the historic appearance of a retaining wall at Hilgard Avenue and replace in-kind the existing retaining walls at La Loma Avenue. The proposed scope of work is consistent with the Secretary of the Interior's Standards for Rehabilitation and will retain the

Daley's Scenic Park Tract's character-defining features. As such, the proposed scope of work will not adversely affect the special character or value of Daley's Scenic Park Tract.

Environmental Review

The preservation and restoration of the retaining walls are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15331 "Historical Resource Restoration/Rehabilitation".

RECOMMENDATION

In accordance with BMC Section 3.24.200 staff recommends that the Commission:

- Open and close the public hearing on this SAP application.
- Take favorable action on the SAP application and adopt the Draft Findings and Conditions of Approval.

Attachments

1. Findings
2. Conditions of Approval
3. Applicant Statement, received April 30, 2026
4. Project Plans, dated February 27, 2026
5. Notice of Decision, Daley's Scenic Park Tract, 1983



Landmarks Preservation Commission Findings

App #: LMSAP2026-0006

October 1, 2026

Structural Alteration Permit for Daley's Scenic Park Tract

Quick Facts	Project Description:
Applicant: City of Berkeley Public Works Engineering Division	The applicant is seeking approval to reconstruct/repair segments of retaining walls within the Daley's Scenic Park Tract near 2692 Hilgard Avenue and 1644 La Loma Avenue. Work near Hilgard Avenue was partially completed in 2025 and revisions are proposed to update previously completed work.
Property Owner: City of Berkeley	
Project Address: Daley's Scenic Park Tract	Zoning Permits Requested: Structural Alteration Permit pursuant to 3.24.200 to make repairs/alterations to a City of Berkeley Landmark.
Site Size: n/a	
GP Land Use: Medium Density Residential	Staff Recommendation: Staff recommends that LPC approve LMSAP2026-0001 pursuant to BMC Section 3.24.260 " Permit application–Review standards and criteria " and subject to the attached Findings and Conditions of Approval.
Zoning: Residential Multi-Unit 2 District (R-2H)	
CEQA: Exempt pursuant to CEQA Section 15331	
Date Submitted: April 30, 2026	
Date Deemed Complete: June 1, 2026	
Project Planner: JulieAnn Murphy, Rincon Consultants	

CEQA

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” because the project will preserve and restore the existing retaining walls.

FINDINGS RELATED TO THE SECRETARY OF THE INTERIOR’S STANDARDS

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

Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Evidence. The proposed scope of work will not result in a change of use of the retaining walls or any of other associated features of Daley’s Scenic Park Tract. The proposed project is consistent with Standard 1.

Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Evidence. The proposed scope of work will retain the property’s existing historic character. Distinctive materials will be preserved. The proposed design refinement and replacement of retaining walls and pavement will be undertaken in a manner that retains the existing spaces and spatial relationships that characterize the Daley’s Scenic Park Tract. Retaining walls will be replaced in kind. The proposed scope of work is consistent with Standard 2.

Standard 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.*

Evidence. The proposed scope of work will not introduce materials that create a false sense of historical development. Standard 3 is not applicable.

Standard 4: *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Evidence. The Rose Walk retains its original design. No changes have occurred that have acquired historic significance. Standard 4 is not applicable.

Standard 5: *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Evidence. The proposed scope of work is limited to replacing damaged materials in kind. Distinctive materials, features, and finishes that characterize Daley’s Scenic Park Tract will be preserved. The proposed scope of work is consistent with Standard 5.

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.*

Evidence. The proposed scope of work proposes to replace existing deteriorated materials and revise previously completed work to ensure it matches the historic in material, color, profile, and finish. Due to the extent and type of material damage, repair is not suitable or possible. Proposed

replacement is limited to segments that are damaged beyond repair. New retaining wall material will match the existing in design, color, texture, and materials. Replacement is based on existing physical evidence. The proposed scope of work is consistent with Standard 6.

Standard 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.*

Evidence. No chemical or physical treatments are proposed as part of this scope of work. Standard 7 is not applicable.

Standard 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Evidence. The proposed project is not expected to encounter archaeological resources. The proposed work is subject to the City's existing guidelines and conditions on the treatment of archaeological resources. The proposed scope of work is consistent with Standard 8.

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 shall 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.*

Evidence. The proposed scope of work is limited to replacing materials that are deteriorated by repair and revising previously completed work to ensure it matches the historic in material, color, and finish. All work will be consistent with the historic design and materials. The proposed scope of work will not destroy historic materials, features, and spatial relationships that characterize the property. No additional alterations or additions are proposed. The proposed project is consistent with Standard 9.

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

Evidence. The proposed scope of work does not include new additions or new construction. Standard 10 is not applicable.

FINDINGS REQUIRED UNDER THE LANDMARKS PRESERVATION ORDINANCE

Pursuant to BMC Section 3.24.260(C)(1), approval of permit applications pursuant to this section may be granted only upon determination that the proposal conforms to the criteria set forth in paragraphs 1.

1. For permit applications for construction, alteration or repair:
 - a. 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; 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.

Evidence: The proposed project will restore the historic appearance of a retaining wall at Hilgard Avenue and replace in-kind the existing retaining walls at La Loma Avenue. The proposed scope of work is consistent with the Secretary of the Interior's Standards for Rehabilitation and will retain Daley's Scenic Park Tract's character-defining features. As such, the proposed scope of

work will not adversely affect the special character or value of Daley's Scenic Park Tract.

- b. For applications relating to property in historic districts, the proposed work shall not adversely affect the exterior architectural features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback and height; nor shall the proposed work adversely affect the special character or special historical, architectural or aesthetic interest or value of the district. The proposed work shall also conform to such further standards as may be embodied in the designation of the historic district.

Evidence: N/A. The site is not in a Historic District.

- c. For applications relating to structure of merit sites, the proposed work shall not adversely affect the architectural features if architectural merit is the basis for designation; nor shall the proposed work adversely affect the special cultural, educational or historical interest or value if that is the basis for designation.

Evidence: N/A. The site is a designated City Landmark and not a Structure of Merit.

LMSAP2026-0006

Conditions of Approval
October 1, 2026

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	Project Approval. This Structural Alteration Permit approval is for Daley’s Scenic Park Tract, as substantially shown and described on the project plans dated February 27, 2026, except as required to be modified by conditions herein and plans as presented to the Landmarks Preservation Commission on <u>October 1, 2026</u> (“Approval Date.”). For any condition herein that requires preparation of a Final Plan where the project applicant has submitted a conceptual plan, the project applicant shall submit final plan(s) in substantial conformance with the conceptual plan, but incorporate the modifications required bythe conditions herein for approval by the City.	City of Berkeley	On-Going	Land Use Planning
2.	Approval Limited to Proposed Project. This Permit authorizes only the proposed project described in the application. In no way does an approval authorize other uses, structures or activities not included in the project description.	City of Berkeley BMC Section 23.404.060	On-Going	Land Use Planning
3.	Compliance Required. All land uses and structures in Berkeley must comply with the Zoning Ordinance and all applicable City ordinances and regulations. Compliance with the Zoning Ordinance does not relieve an applicant from requirements to comply with other federal, state, and City regulations that also apply to the property.	City of Berkeley	On-Going	Land Use Planning
4.	Conformance to Approved Plans. All work performed under an approved permit shall be in compliance with the approved plans and any Conditions of Approval.	City of Berkeley BMC Section 23.404.060.B.4	On-Going	Land Use Planning
5.	Permit Revocation. The City may revoke or modify a discretionary permit for completed projects due to: 1) violations of permit requirements; 2) Changes to the approved project; and/or 3) Vacancy for one year or more. However, no lawful residential use can lapse, regardless of the length of time of the vacancy. Proceedings to revoke or modify a permit may be initiated by the Landmarks Preservation Commission (LPC), or City Council referral.	City of Berkeley BMC Section 23.404.080	On-Going	Land Use Planning

LMSAP2026-0006

Conditions of Approval
October 1, 2026

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
6.	Exercise and Expiration of Permits 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. 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.	City of Berkeley BMC Section 23.404.060 (C) “Time Limits”	On-Going	Land Use Planning
7.	Hold Harmless. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney’s fees and disbursements (collectively, “Claims”) arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection	City of Berkeley	On-Going	Land Use Planning

L M S A P 2 0 2 6 - 0 0 0 6

Conditions of Approval
October 1, 2026

I. General Administrative Conditions		Regulation Source	Timing/Implementation	Enforcement/Monitoring
	with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee’s duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City.			

II. At Building Permit Submittal		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	Conditions of Approval on Building Permit Plan Submittal Structural Alteration Permit. The Conditions of Approval for this Structural Alteration Permit shall be printed on the <i>second</i> sheet of each plan set submitted for a building permit pursuant to this Structural Alteration Permit, under the title ‘Structural Alteration Permit Conditions.	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning
2.	Project Liaison. The applicant shall <u>include in all building permit plans and post onsite</u> the name and telephone number of an individual empowered to manage construction-related complaints generated from the project. The individual’s name, telephone number, and responsibility for the project shall be posted at the project site for the duration of the project in a location easily visible to the public. The individual shall record all complaints received and actions taken in response, and submit written reports of such complaints and actions to the project planner on a weekly basis. Please designate the name of this individual below: ☐ Project Liaison _____ Name Phone #	City of Berkeley	At the Time of Building Permit Submittal	Building & Safety/Land Use Planning

L M S A P 2 0 2 6 - 0 0 0 6

Conditions of Approval
October 1, 2026

3.	Construction and Demolition Diversion. The applicant shall submit a Construction Waste Management Plan that meets the requirements of BMC Chapter 19.37 including 100% diversion of asphalt, concrete, excavated soil and land-clearing debris and a minimum of 65% diversion of other nonhazardous construction and demolition waste.	City of Berkeley BMC Chapter 19.37	At Building Permit Submittal	Building & Safety Division
----	---	---	------------------------------	----------------------------

III. During Construction A. Building & Safety Division		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1	Construction Hours. Construction activity shall be limited to between the hours of 7:00 AM and 6:00 PM on Monday through Friday, and between 9:00 AM and 4:00 PM on Saturday. No construction-related activity shall occur on Sunday or any Federal Holiday.	City of Berkeley	During Construction	Building & Safety
2.	Construction Hours- Exceptions. It is recognized that certain construction activities, such as the placement of concrete, must be performed in a continuous manner and may require an extension of these work hours. Prior to initiating any activity that might require a longer period, the developer must notify the Zoning Officer and request an exception for a finite period of time. If the Zoning Officer approves the request, then two weeks prior to the expanded schedule, the developer shall notify businesses and residents within 500 feet of the project site describing the expanded construction hours. A copy of such notice and methodology for distributing the notice shall be provided in advance to the City for review and approval. The project shall not be allowed more than 15 extended working days.	City of Berkeley	During Construction	Building & Safety
3.	Construction / No Parking Permits. Contact the Permit Service Center (PSC) at 1947 Center Street, Third Floor or (510) 981-7500 for details on obtaining Construction/No Parking Permits (and associated signs and accompanying dashboard permits). Please note that the Zoning Officer and/or Traffic Engineer may limit off-site parking of construction-related vehicles if necessary to protect the health, safety or convenience of the surrounding neighborhood. <u>A current copy of this Plan shall be available at all times at the construction site for review by City Staff.</u>	City of Berkeley	During Construction	Building & Safety

LMSAP2026-0006

Conditions of Approval
October 1, 2026

IV. During Construction B. Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	<u>Paleontological Resources (Ongoing throughout demolition, grading, and/or construction).</u> 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.	City of Berkeley	During Construction	Land Use Planning
2.	<u>Halt Work/Unanticipated Discovery of Tribal Cultural Resources. In the event that cultural resources of Native American origin are identified during construction,</u> 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.	City of Berkeley	During Construction	Land Use Planning
3.	<u>Archaeological Resources (Ongoing throughout demolition, grading, and/or construction).</u> Pursuant to CEQA Guidelines section 15064.5(f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore:	City of Berkeley	During Construction	Land Use Planning

LMSAP2026-0006

Conditions of Approval

October 1, 2026

	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.			
--	---	--	--	--

IV. During Construction		Regulation Source	Timing/Implementation	Enforcement/Monitoring
C. During Construction: Public Works				
1.	Site Debris. All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick and secured to the ground.	City of Berkeley	During Construction	Public Works
2.	Street & Sidewalk Damages. Subject to approval of the Public Works Department, the applicant shall repair any damage to public streets and/or sidewalks by construction vehicles traveling to or from the project site.	City of Berkeley	During Construction	Public Works

LMSAP2026-0006

Conditions of Approval
October 1, 2026

3.	Underground Utilities. If underground utilities leading to adjacent properties are uncovered and/or broken, the contractor involved shall immediately notify the Public Works Department and the Building & Safety Division, and carry out any necessary corrective action to their satisfaction	City of Berkeley	During Construction	Public Works
4.	Hauling of Debris. Trucks hauling debris, soil, sand, or other loose materials shall be covered or required to maintain at least two feet of board.	City of Berkeley	During Construction	Public Works

V. Structural Alteration Permit Conditions		<u>Regulation Source</u>	<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>
1.	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.	City of Berkeley	On-Going	Land Use Planning
2.	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.	City of Berkeley	On-Going	Land Use Planning

**Public Works Engineering Division
Retaining Walls Reconstruction/Repair
2692 Hilgard Ave and 1644 La Loma Ave**

Application Statement

PROJECT BACKGROUND:

Engineering Division of the Public Works becomes aware of a couple of retaining walls, located near 2692 Hilgard Ave and 1644 La Loma Ave, that are in a condition of disrepair, and further investigation confirmed the need to reconstruct/repair the tipped-over walls to mitigate safety concerns. The walls in their current condition present safety risks and proposed improvements will replace the unsafe portions of the walls, without impacting the rest.

Figure no.1 through 4 below depicts various structural defects associated with the walls, along with a brief description of the nature of the defects. Additional photos included in Attachment A provide further details relating to the overall condition on the wall.

A. 1644 La Loma Ave:



Figure 1: Overall Condition

Figure 1: Overall Condition displays the tipped-over wall, and because of this, adjacent street pavement is starting to shift/shove, creating unsafe adjacent parking space.

**Public Works Engineering Division
Retaining Walls Reconstruction/Repair
2692 Hilgard Ave and 1644 La Loma Ave**



Figure 2: localized Cracks

As shown in *Figure 2: Localized cracks*, there are various cracks, major and small, resulting in the position of the wall being shifted from its original upright position.

B. 2692 Hilgard Ave

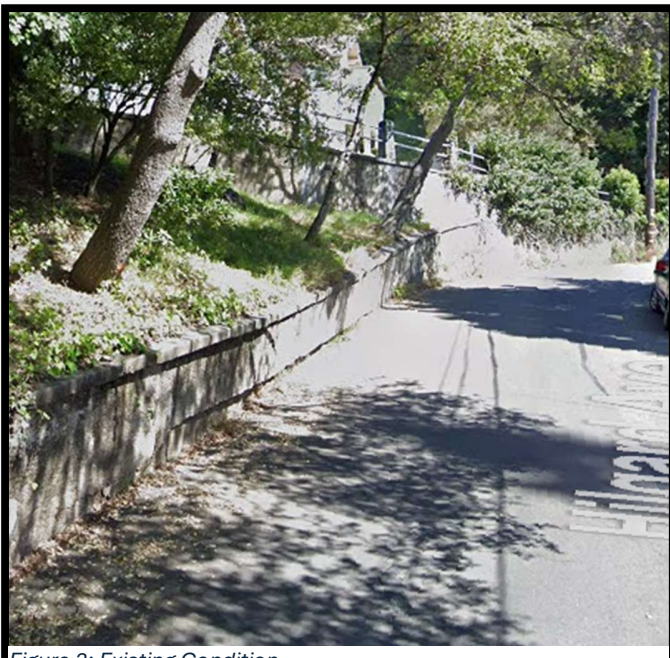


Figure 3: Existing Condition

As illustrated in *Figure 3: Existing Condition*, the existing wall is shifted horizontally from its foundation. The wall itself appears to be dislodged from the footing and shifted to away from its original position.

**Public Works Engineering Division
Retaining Walls Reconstruction/Repair
2692 Hilgard Ave and 1644 La Loma Ave**



Figure 4: Reconstructed Wall

Figure 4: Reconstructed Wall

Repair work was completed in a project last year without knowledge that this wall was included in one of the historical designations, and this project will include restoration of the newly constructed wall to its texture and style.

**Public Works Engineering Division
Retaining Walls Reconstruction/Repair
2692 Hilgard Ave and 1644 La Loma Ave**

PROPOSED IMPROVEMENTS – BENEFITS AND RATIONALS:

The reconstruction/repair work replaces the dilapidated segments of the walls with new cast-in place piles and grade beams. Proposed improvements will include restoration of existing wall texture and style, to the best of the contractor's ability. Existing walls and their footings will be completely removed as part of the demolition prior to the construction of the new walls, piles and pilasters.

Proposed improvement will eliminate the hidden safety concerns associated with the existing walls in their current condition. The new walls will provide adequate structural strength to hold up against the lateral load being exerted onto the walls, in addition to the seismic enhancement, as the new wall will be constructed at a proper depth. Leaving the existing walls in their current condition unattended will likely result the city in a higher financial burden if the repair was to be delayed, as construction costs increase year after year, and unnecessary risk to property damage if the existing walls were to fail unexpectedly.

Due to the various requirements to preserve its historical values, consideration was factored into the design process to require the contractor to restore the new walls to match their historical property, including but not limited to their textures and style, to the best of the contractor's abilities. Carrying the proposed improvements allows us to eliminate the safety concern of the walls without the loss of their historical value.

APPLICABLE STANDARDS AND REQUIREMENTS:

Where applicable, requirements specified in Chapter 3.24 of the BMC codes, specific sections 3.24.200 to 2.24.250, and 2.24.280, will be strictly adhered to, and various elements specified in the standards in the Secretary of Interior Standards, and actions to be taken as part of the reconstruction are provided below:

Standards for Rehabilitation:

Standards	Applicable/inapplicable, and why
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships	Not applicable as proposed improvement is within City Right-of-Way and improvement does not alter its intended use

**Public Works Engineering Division
Retaining Walls Reconstruction/Repair
2692 Hilgard Ave and 1644 La Loma Ave**

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided	The reconstructed retaining wall will match, practically feasible, their existing texture/style
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.	Not applicable – waiver applies or needed
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.	not applicable – waiver applies or needed
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Best practices will be retained, and new walls will be matching existing walls texture/style
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	New walls to be constructed will include various elements, including, but not limited to, texture, style, etc., matching to that of the existing walls.
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.	Not applicable - waiver applies or needed
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed,	Not applicable – waiver applies or needed

**Public Works Engineering Division
Retaining Walls Reconstruction/Repair
2692 Hilgard Ave and 1644 La Loma Ave**

mitigation measures will be undertaken.	
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.	Work is limited to segments where structural deficiency is noted, and nothing is included outside of those segments.
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.	Not applicable – waiver applies or needed

Various items listed in the *Landmark Preservation Commission Structural Alteration Permit & Design Review Submittal Requirements checklist* that are not applicable, and subsequently applicants are seeking waivers on:

Structural Altercation Permit and Design Checklist:

Checklist Item(s)	Applicable/inapplicable, and why
1. Application Statement – A written summary of the project	Provided above
2. Tabulation Form	Not applicable - wavier applies or needed
3. Fees	To be submitted
4. Color Photographs	Included in attachments
5. Colors and materials Boards	Not applicable - waiver applies or needed
6. Site Plans	Plan Sheets included – Attachment B
7. Floor Plans	Improvement sites do not pertain to structures that contain floor plans

**Public Works Engineering Division
Retaining Walls Reconstruction/Repair
2692 Hilgard Ave and 1644 La Loma Ave**

8. Roof Plans	Improvement sites do not pertain to structures that contain roof plans
9. Elevations	Plan Sheets included – Attachment B
10. Landscape Plans	Improvement sites do not pertain to structures that contain landscape plans
11. Sections	Plan Sheets include sectional view of the sites and proposed improvements
12. Other information may be required	Not applicable – waiver applies or needed

Mass Diagrams are included in Attachment - C that complies with SB 1212 Site Plan/Mass Diagram requirements.

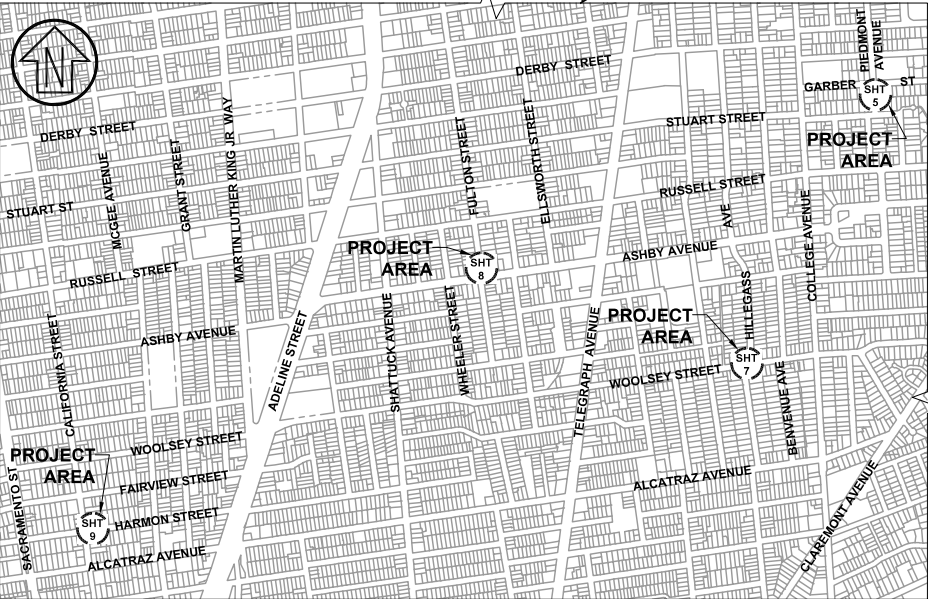
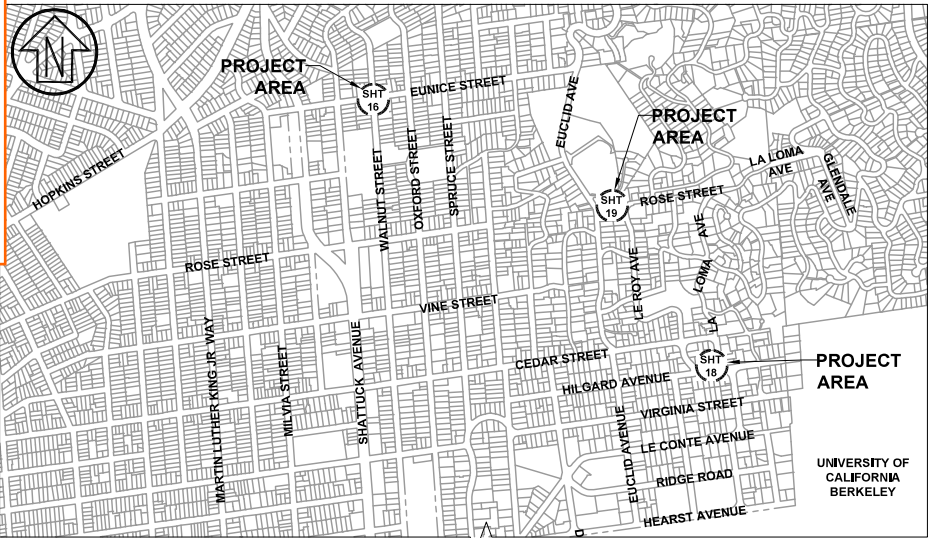
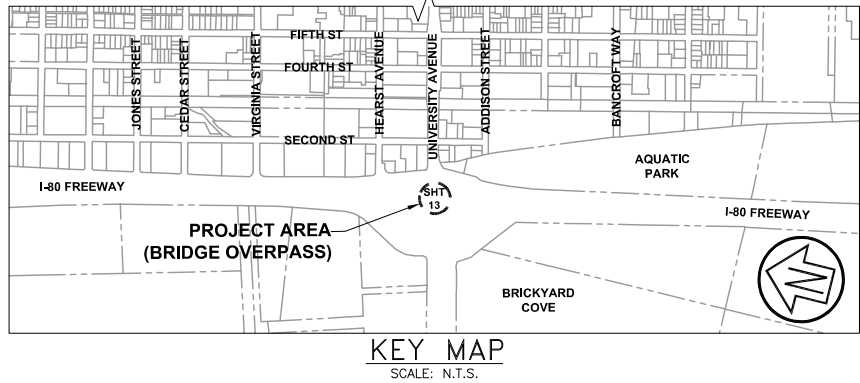
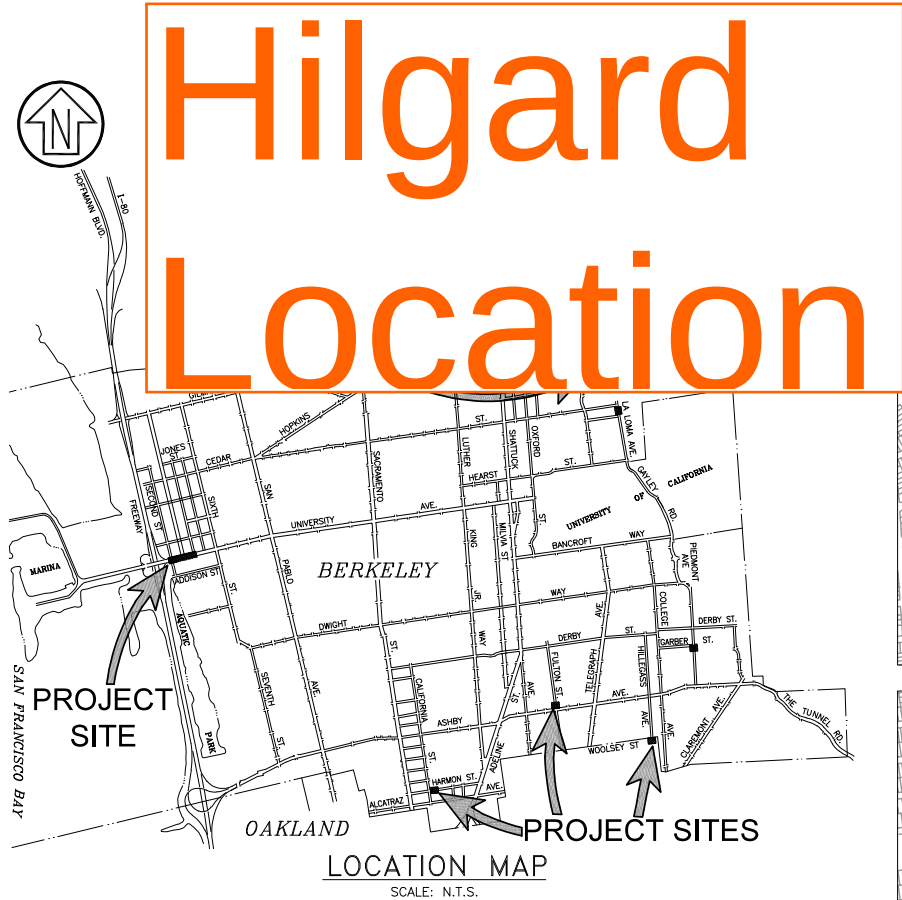
Attachments:

- A. Additional photos
- B. Plan Sheets
- C. Mass Diagrams

CITY OF BERKELEY
ALAMEDA COUNTY, CALIFORNIA

T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK IMPROVEMENTS,
AND STRUCTURAL REPAIRS PROJECT

SPECIFICATION NO. 25-11717-C

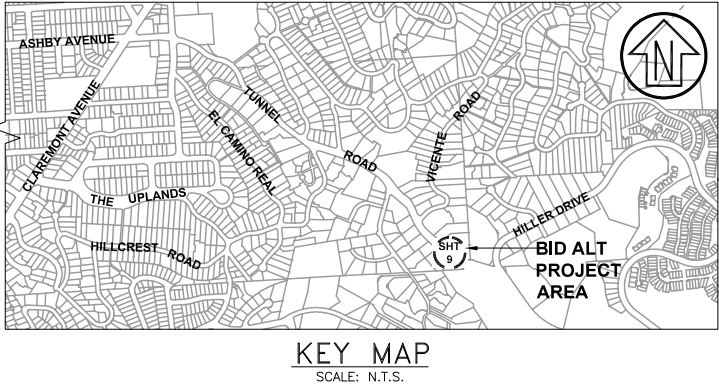


SHEET INDEX

1. COVER SHEET
2. ABBREVIATIONS, GENERAL NOTES & LEGEND
3. IMPROVEMENT PLAN - EUNICE STREET AND WALNUT STREET RETAINING WALL
4. IMPROVEMENT PLAN - LA LOMA AVENUE RETAINING WALL
5. IMPROVEMENT PLAN - ROSE WALK RETAINING WALL
6. IMPROVEMENT PLAN - PIEDMONT AVENUE BULB-OUT
7. IMPROVEMENT PLAN - WOOLSEY STREET GREEN INFRASTRUCTURE
8. IMPROVEMENT PLAN - FULTON STREET GREEN INFRASTRUCTURE
9. IMPROVEMENT PLAN - HARMON STREET GREEN INFRASTRUCTURE
10. BID ALTERNATE - IMPROVEMENT PLAN - TUNNEL ROAD SIDEWALK GAP CLOSURE
11. CONSTRUCTION DETAILS
12. CONSTRUCTION DETAILS
13. CONSTRUCTION DETAILS
14. CONSTRUCTION DETAILS
15. UNIVERSITY AVENUE REPAIRS - GENERAL PLAN
16. UNIVERSITY AVENUE REPAIRS - JOINT DETAILS NO. 1
17. UNIVERSITY AVENUE REPAIRS - JOINT DETAILS NO. 2
18. EUNICE ST AND WALNUT ST REPAIRS - STRUCTURAL LAYOUT
19. EUNICE ST AND WALNUT ST REPAIRS - RETAINING WALL DETAILS NO. 1
20. EUNICE ST AND WALNUT ST REPAIRS - RETAINING WALL DETAILS NO. 2
21. LA LOMA AVE RETAINING WALL REPAIRS - RETAINING WALL DETAILS NO. 2
22. LA LOMA AVE RETAINING WALL REPAIRS - RETAINING WALL DETAILS NO. 3
23. LA LOMA AVE RETAINING WALL REPAIRS - RETAINING WALL DETAILS NO. 4
24. LA LOMA AVE RETAINING WALL REPAIRS - RETAINING WALL DETAILS NO. 5
25. ROSE WALK RETAINING WALL REPAIRS - GENERAL LAYOUT
26. ROSE WALK RETAINING WALL REPAIRS - RETAINING WALL DETAILS NO. 6
27. ROSE WALK RETAINING WALL REPAIRS - RETAINING WALL DETAILS NO. 7
28. EROSION CONTROL PLAN
29. POLLUTION PREVENTION PLAN

CONTACT INFORMATION

EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD):	OSCAR HERRERA 510-287-1005 oscar.herrera@ebmud.com
PACIFIC GAS & ELECTRIC (PG&E):	KEVIN LIM (GAS) 915-808-8309 KWL7@pge.com
COMCAST:	CEDRICKE DENNIS (ELECTRIC) 510-385-6211 CMD5@pge.com
AT&T:	CHRIS MORRISON 510-377-5421 christopher_morrison@cable.comcast.com
CITY OF BERKELEY:	ALICE CHEN 510-331-3967 sc4379@att.com
	TERRENCE SALONGA 510-981-6447 tsalonga@cityofberkeley.info



ENGINEERING | LANDSCAPE ARCHITECTURE
SURVEYING | URBAN PLANNING
2001 ADDISON STREET 415.883.8850
BERKELEY, CA 94704 WWW.CSWST2.COM
©2026

PROJECT MANAGER: _____ DATE _____
DEPICTION OF MONUMENTS: _____ DATE _____
SURVEY CHIEF OF PARTY _____ DATE _____
WATERSHED REVIEW: _____ DATE _____

DESIGN: _____ DATE _____
DRAWN: _____ DATE _____
CHECK: _____ DATE _____
AS BUILT: _____ DATE _____

REGISTERED: _____ DATE _____
SUPERVISING ENGINEER: _____ DATE _____
APPROVED: _____ DATE _____
CITY ENGINEER: _____ DATE _____

DATE: 02/27/2026
HORIZ. AS NOTED
VERT. _____
BOOK _____
DATE: 02/27/2026

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK
IMPROVEMENTS, AND STRUCTURAL REPAIRS PROJECT
COVER SHEET

PLAN: _____
FILE: _____
T1
SHEET 1 OF 29

Item 7C, Attachment 4 - Project Plans
Landmarks Preservation Commission
October 1, 2026

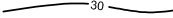
ABBREVIATIONS

AB	- AGGREGATE BASE
AC	- ASPHALT CONCRETE
AD	- AREA DRAIN
BC	- BEGINNING OF CURVE
BL	- BASE LINE
BSW	- BASE OF SIDEWALK
CAMUTCD	- CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
CB	- CATCH BASIN
CC	- CURB AND GUTTER
C&	- CAST IRON
¢	- CENTERLINE
CP	- CONTROL POINT
DI	- DROP INLET
DEP	- DEPRESSED
DESC	- DESCRIPTION
DWY	- DRIVEWAY
EC	- END OF CURVE
EG	- EXISTING GRADE
EP	- EDGE OF PAVEMENT
ELEV	- ELEVATION
EX	- EXISTING
FG	- FINISH GRADE
FL	- FLOWLINE
FS	- FINISH SURFACE
FB	- FLATTENED STEEL PIPE
GB	- GRADE BREAK
HAP	- HAWKAP
HOPE	- HIGH DENSITY POLYETHYLENE PIPE
HP	- HIGH POINT
HSS	- HOLLOW STRUCTURAL SECTION
INV	- INVERT
JB	- JUNCTION BOX
JP	- JOINT POLE
LC	- LEVELING COURSE
LF	- LINEAR FEET
LP	- LOW POINT
LOW	- LIMIT OF WORK
MH	- MAINTENANCE HOLE
MON	- SURVEY MONUMENT
NG	- NATURAL GROUND
NTS	- NOT TO SCALE
PA	- PLANTER AREA
P	- PULL BOX
PCC	- PORTLAND CEMENT CONCRETE
PC	- POINT OF COMPOUND CURVE
POC	- POINT ON CURVE
PRC	- POINT OF REVERSE CURVE
PVC	- POLY VINYL CHLORIDE PIPE
R&R	- REMOVE AND REPLACE
R&R	- REINFORCED CONCRETE PIPE
RRPM	- RETRO-REFLECTIVE RAISED PAVEMENT MARKER
RW	- RIGHT OF WAY
SS	- SANITARY SEWER
SSD	- SEE STRAIN DRAWINGS
SSMH	- SANITARY SEWER MAINTENANCE HOLE
SD	- STORM DRAIN
SDCO	- STORM DRAIN CLEAN OUT
SDMH	- STORM DRAIN MAINTENANCE HOLE
SF	- SQUARE FEET
SSMH	- STANTINARY SEWER MAINTENANCE HOLE
SW	- SIDEWALK
TC	- TOP OF CURB
TS	- TRAFFIC SIGNAL
UNO	- UNLESS NOTED OTHERWISE
VIF	- VERIFY IN FIELD

SYMBOLS LEGEND

EXISTING		PROPOSED
	- Ex. Water/Gas Meter	 - BOLLARD
	- Ex. Water/Gas Valve	 - SIGN
	- Ex. Fire Hydrant	 - TREE / TREE TO BE REMOVED (GRIND STUMP TO GRADE, UNO)
	- Ex. Utility Pole	 - STORM DRAIN MAINTENANCE HOLE
	- Ex. Utility Pole w/Light	 - STORM DRAIN MAINTENANCE HOLE
	- Ex. Tree	 - DETAIL NO. SHEET NO.
	- Ex. Miscellaneous Survey Monument	 - DETAIL NO. SHEET NO.
	- Ex. Survey Well Monument	 - DETAIL NO. SHEET NO.
	- Ex. Benchmark	 - DETAIL NO. SHEET NO.
	- Ex. Control Point	 - DETAIL NO. SHEET NO.
	- Ex. Misc. Survey Point	 - DETAIL NO. SHEET NO.
	- Control Point Set	 - DETAIL NO. SHEET NO.
	- Ex. Light-Post Mounted	 - DETAIL NO. SHEET NO.
	- Ex. Power Pole with Guy	 - DETAIL NO. SHEET NO.
	- Ex. Sanitary Sewer Clean Out	 - DETAIL NO. SHEET NO.
	- Ex. Sanitary Sewer Maintenance hole	 - DETAIL NO. SHEET NO.
	- Ex. Storm Drain	 - DETAIL NO. SHEET NO.
	- Ex. Pullbox	 - DETAIL NO. SHEET NO.
	- Ex. BOLLARD	 - DETAIL NO. SHEET NO.
	- Ex. SIGN	 - DETAIL NO. SHEET NO.

LINETYPES

EXISTING		PROPOSED
	CONTOUR - MAJOR	
	CONTOUR - MINOR	
	FENCE	N/A
	GAS LINE	N/A
	ELECTRICAL LINE(S)	N/A
	WATER LINE	N/A
N/A	LIMITS OF CONSTRUCTION	
	PROPERTY / LOT LINE	N/A
	RETAINING WALL	
	SANITARY SEWER	N/A
	STORM DRAIN	
N/A	SUB-DRAIN (PERFORATED)	
	TIES	
	TREE DRIPLINE	N/A

LEGEND



SYMBOL DENOTES RETAINED WALL HEIGHT (DECIMAL FEET). WHERE WALL HEIGHT VARIES, MAX HEIGHT IS INDICATED. UNLESS NOTED ON PLAN, ALL TOP OF WALLS (TW) ARE INTENDED TO BE FLAT, FINISHED SURFACE (FS) CALLOUTS INDICATE THE FINISH SURFACE AT THE TOE OF WALL AND DO NOT ACCOUNT FOR THE GRADE DIFFERENCE BETWEEN FINISH SURFACE AND TOP OF FOOTING.

CONSTRUCTION NOTES:

1. SAWCUT EXISTING PAVEMENT AT LIMIT OF WORK, TYPICAL.
2. PROTECT AND PRESERVE ALL SURVEY MONUMENTS. SEE MONUMENT PRESERVATION NOTE.
3. PROTECT ALL DRAINAGE AND SEWAGE STRUCTURES AND PIPES FROM INFILTRATION OF ALL CONSTRUCTION DEBRIS FOR THE DURATION OF THE WORK.
4. CURB RAMPS SHALL BE LOCATED AS SHOWN WITHIN THESE PLANS AND ADJUSTED IN THE FIELD BY THE ENGINEER, IF NECESSARY.

GENERAL NOTES:

1. ALL DRAWINGS AND SPECIFICATIONS ARE CONSIDERED PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION MAY BE ISSUED. WORK NOT CONFORMING TO THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE CITY.
2. UTILITIES AS SHOWN CONFORM TO AVAILABLE RECORD DATA. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY REFERENCE ALL SUBSURFACE UTILITIES PRIOR TO COMMENCING WORK AND TO VERIFY LOCATION AND DEPTHS BY POT-HOLING OF ALL UTILITIES WITH APPROPRIATE AGENCIES, AND TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE ALL MATERIAL, LABOR, EQUIPMENT, FOR INSTALLATION, IMPLEMENTATION, AND MAINTENANCE OF ALL SURFACE WATER POLLUTION PREVENTION MEASURES THROUGHOUT THE FULL EXTENT OF THE PROJECT. SURFACE WATER IS CLASSIFIED AS ANY BODY OF WATER ABOVE GROUND.
5. OVERHEAD UTILITY SERVICE ARE SHOWN APPROXIMATELY ON THE PLANS. THE CONTRACTOR SHALL INVESTIGATE THE SITE AND BE AWARE OF LIMITED OVERHEAD CLEARANCES.
6. ALL MAINTENANCE HOLES, CLEANOUTS AND WATER VALVES SHALL BE ADJUSTED TO GRADE WITHIN 48 HOURS OF PAVING. ALL PAVING SHALL BE COMPLETED WITHIN 24 HOURS OF RAISING THE UTILITY TO GRADE.
7. REVOCABLE ITEM - THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING ALL UTILITY BOXES TO THE GRADE OF THE FINISHED SIDEWALK OR GUTTER PRIOR TO THE POUR, INCLUDING COORDINATING WITH ALL UTILITY PROVIDERS AND/OR CLEANING AND CLEARING OF CONCRETE MORTAR FROM ALL UTILITY BOXES IN THE AREA SO THEY ARE FULLY ACCESSIBLE UPON COMPLETION OF THE SIDEWALK INSTALLATION.
8. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEASURE AND MARK EXISTING STRIPING, PAVEMENT MARKINGS, AND RAISED PAVEMENT MARKERS PRIOR TO AND DURING THE STREET WORK. LAYOUT MARKINGS SHALL BE LAID OUT IN ADVANCE OF FINAL STRIPING. ALL LAYOUT MARKINGS SHALL BE APPROVED IN WRITING BY THE CITY ENGINEER. THE CONTRACTOR SHALL PROVIDE A ONE WEEK TIME PERIOD FOR REVIEW OF LAYOUT MARKINGS. STRIPING CHANGES SHALL BE APPROVED BY THE CITY ENGINEER.
9. PAVEMENT MARKINGS DISTURBED, DAMAGED IN ANY FORM, OR TO ANY DEGREE WHILE THE CONTRACTOR HAS CUSTODY OF THE SITE SHALL BE REPLACED IN THEIR ENTIRETY AT CONTRACTOR'S EXPENSE.
10. CONTRACTOR SHALL CONTACT CITY ARBORIST AT LEAST 48 HOURS IN ADVANCE OF PERFORMING WORK UNDER THE DRIP LINE OF EXISTING TREES AND WHEN EXCAVATIONS IS PLANNED WITHIN THE ROOT SYSTEM OF THE TREE. THE CITY ARBORIST WILL REVIEW EACH LOCATION ON A CASE-BY-CASE BASIS TO CONFIRM THE ALLOWABLE EXTENT OF ROOT AND BRANCH PRUNING REQUIRED. CONTRACTOR SHALL ADHERE TO CITY SPECIFICATIONS AND RECOMMENDATIONS FOR TREE PRESERVATION.
11. TREE PROTECTION - PROVIDE FOR WRAPPING TREES, KEEPING EXPOSED ROOTS MOIST, AND USE OF AIR TOOLS FOR EXCAVATING. MEET WITH CITY ARBORIST BEFORE ANY WORK IS DONE.
12. ALL TREE REMOVALS ARE CONTINGENT UPON REVIEW AND RECOMMENDATION BY CITY'S PROJECT ARBORIST.

PRESERVATION OF SURVEY MONUMENTS

ALL CITY OF BERKELEY MONUMENTS LOCATED WITHIN THE PROJECT AREA MUST BE REFERENCED, PRIOR TO WORK COMMENCING, BY A LICENSED LAND SURVEYOR AS REQUIRED BY SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE. CORNER RECORDS OF THIS WORK MUST BE SUBMITTED FOR FILING TO BOTH THE COUNTY SURVEYOR OF ALAMEDA COUNTY, AND THE CITY OF BERKELEY PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION, SURVEY SECTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF EXISTING SURVEY MONUMENTS, BENCHMARKS, REFERENCE MARKS AND STAKES. SHOULD ANY SURVEY MONUMENTS, BENCHMARKS, REFERENCE POINTS, OR STAKES BE DAMAGED OR DESTROYED DURING THE PERFORMANCE OF THIS WORK, THE CONTRACTOR SHALL REPLACE SAID ITEMS PER CITY STANDARDS IN ACCORDANCE WITH THE SPECIAL PROVISIONS AND CONTACT A CITY OF BERKELEY, SURVEY SECTION, CHIEF OF PARTY FOR FINAL INSPECTION AND ACCEPTANCE OF THE WORK.

SURVEY CONTROL POINTS

DESIGNATION	NORTHING	EASTING	ELEVATION	DESCRIPTION
CITY MONUMENTS				
B2922	2137474.041	6061004.156	519.41	FND MON 2"BDWP
B1302	2137560.329	6060809.517	508.45	FND MON PIN CNC
EXISTING CONTROL USED				
6	2137530.969	6061058.015	525.74	CP FND NLW EBMUD CURB
16	2137492.796	6061059.713	524.33	CP FND MNS
CONTROL SET				
1	2140650.163	6056162.623	292.44	CP MN GTR
2	2140447.024	6056200.641	286.93	CP MN
3	2140543.035	6056211.210	291.78	CP MN SW
4	2137555.249	6061034.446	527.66	CP SPK
5	2137361.432	6061153.608	530.37	CP MN CURB
7	2137546.702	6060836.636	512.22	CP SPK
8	2137518.984	6060899.120	516.48	CP MN
10	2148816.451	6053328.897	514.33	CP MN SW
11	2148795.240	6053300.234	502.24	CP MN TCB
12	2148809.997	6053414.348	523.83	CP MN SW
13	2148815.904	6053470.935	526.27	CP MN SW
14	2148828.718	6053522.058	535.07	CP MN SW
15	2148850.689	6053500.634	523.74	CP SPK
18	2138035.656	6055045.146	207.38	CP MN
19	2138251.726	6055060.446	209.34	CP MN
20	2136495.914	6049049.716	75.26	CP MN SW
21	2136469.880	6048887.132	73.19	CP MN
22	2138860.136	6052536.083	162.91	CP MN CNC
23	2138981.210	6052524.622	163.22	CP MN CNC
24	2147340.877	6054433.955	494.83	CP MN
25	2147332.909	6054395.543	486.22	CP SPK

NOTE:

1. CONTROL POINTS 4, 5, 6, 10, 11, 15, 16, 19 & 23 ARE OUTSIDE OF THE LIMITS SHOWN ON THESE PLANS.

SURVEY NOTES

1. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. CONTRACTOR SHALL PROTECT IN PLACE ALL CITY MONUMENTS. SEE PRESERVATION OF SURVEY MONUMENT NOTES.
3. HORIZONTAL DATUM IS NORTH AMERICAN DATUM OF 1983 (NAD 83) PER CALIFORNIA REAL TIME NETWORK (CRTN), EPOCH 2017.5
4. VERTICAL DATUM WAS ESTABLISHED BY TRANSLATING TERRESTRIAL SURVEY CONTROL POINTS TO GPS CONTROL POINTS ON CALIFORNIA ZONE 8 STATE PLANES COORDINATE SYSTEM, THEN GIVEN AN ELEVATION BUMP OF -5.89 FEET TO BE PUT ON TO BERKELEY DATUM

LA LOMA AVENUE SURVEY (ONLY)

1. VERTICAL DATUM IS NORTH AMERICAN DATUM OF 1988 (NAVD88) PER CALIFORNIA REAL TIME NETWORK (CRTN), EPOCH 2017.5
2. MOUNT POINT P224 (SIBLEY VOLC) WAS USED AND SURVEY POINTS WERE ROTATED HORIZONTALLY AND BUMPED VERTICALLY ACCORDINGLY IN ADDITION TO A 5.89' LOWERING IN ELEVATION TO GET ON BERKELEY'S DATUM SYSTEM

MONITORING FOR EVALUATION OF CONSTRUCTION ACTIVITY IMPACT ON ADJACENT PROPERTIES FOR NEW RETAINING WALLS

1. THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR (LS) REFERENCE ALL EXISTING STRUCTURES/FOUNDATIONS WITHIN A 50' RADIUS OF THE LIMITS OF WORL. (50'-RADIUS FROM EXTENTS OF CONSTRUCTION AT LA LOMA AVENUE, WALNUT STREET, AND ROSE WALK).
2. LS SHALL INSTALL FIXED AND SECURE MARKERS ON THE EXISTING FOUNDATIONS OF NEIGHBORING PROPERTIES.
3. LS SHALL TAKE DATED AND TIMED PHOTOS OF EXISTING CONDITIONS AT THE FOUNDATIONS OF NEIGHBORING PROPERTIES.
4. LS SHALL PERFORM PRECISION 3D SURVEY OF THE MARKERS PRIOR TO THE START OF CONSTRUCTION.
5. LS SHALL PERFORM PRECISION 3D SURVEY OF THE MARKERS ON A WEEKLY BASIS TO COMPARE WITH EXISTING CONDITIONS.
6. LS SHALL PERFORM PRECISION 3D SURVEY OF THE MARKERS AT THE END OF CONSTRUCTION.
7. LS SHALL PERFORM PRECISION 3D SURVEY OF THE MARKERS ONE MONTH, 3 MONTHS, 6 MONTHS, AND ONE YEAR AFTER END OF CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE ALL FINDINGS TO THE CITY ENGINEER AT THE END OF EACH 3D SURVEY.

REVISION	MARK	DATE	DESCRIPTION	APPROVAL
-				



CSW ST2 ENGINEERING | LANDSCAPE ARCHITECTURE
SURVEYING | URBAN PLANNING
2001 ADDISON STREET 415.883.9850
BERKELEY, CA 94704 WWW.CSWST2.COM
©2026

PROJECT MANAGER: _____ DATE _____

0 1 2 3

FOR REDUCED PLANS - ORIGINAL SCALE IS IN INCHES

DEPICTION OF MONUMENTS:

SURVEY CHIEF OF PARTY

WATERSHED REVIEW:

DATE _____

DATE _____

SUBMITTED:	DATE _____
_____	REGISTR. _____
SUPERVISING ENGINEER	EXP. _____
APPROVED:	DATE _____
_____	R.C.E. _____
CITY ENGINEER	EXP. _____

DESIGN	<u>JD</u>
DRAWN	<u>DC</u>
CHECK	<u>JD</u>
AS BUILT	<u> </u>

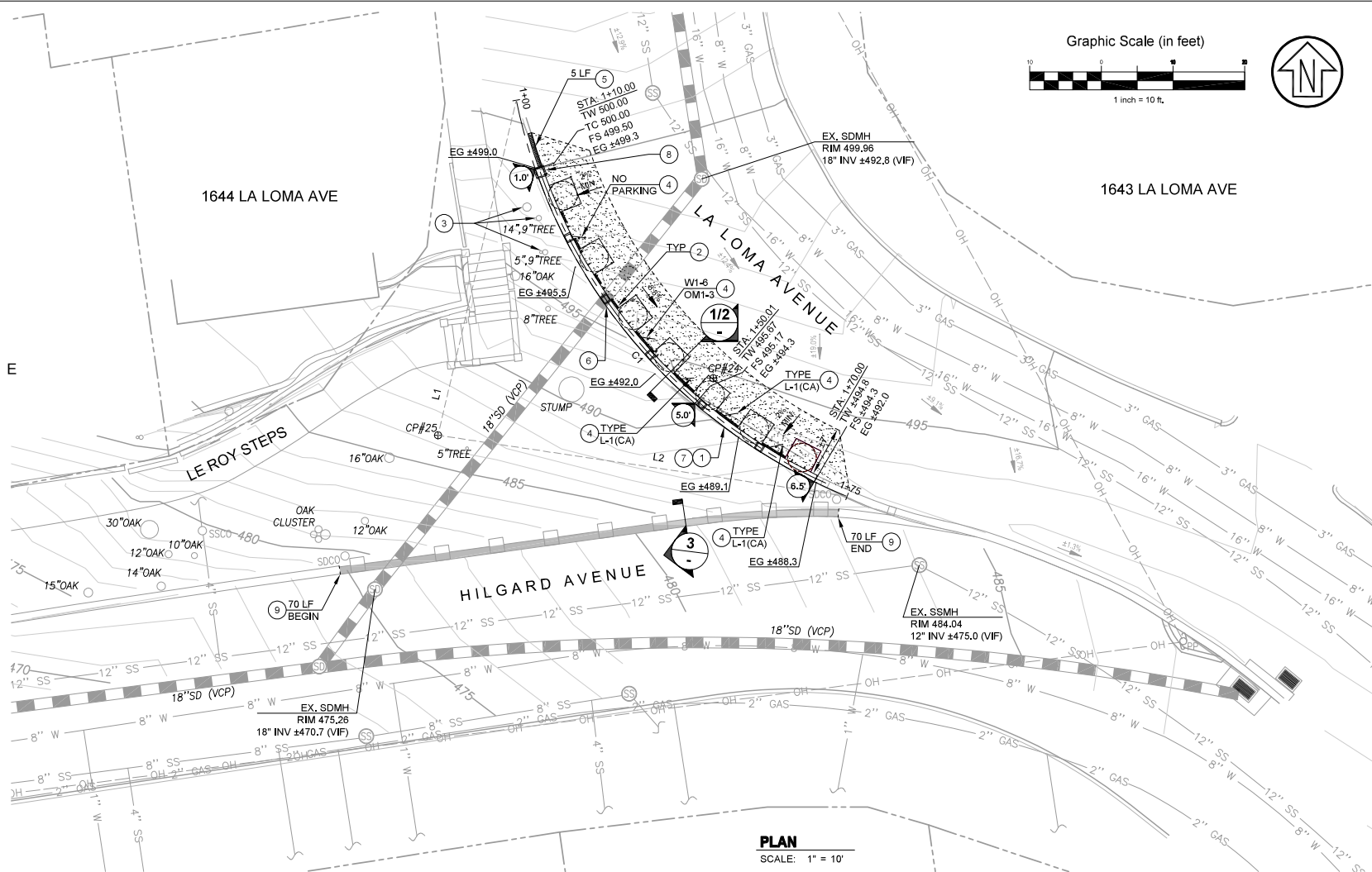
HORIZ. _____
VERT. _____
BOOK _____
DATE 02/27/2026

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK
IMPROVEMENTS, AND STRUCTURAL REPAIRS PROJECT

ABBREVIATIONS, GENERAL NOTES,
& LEGEND

PLAN _____
FILE _____
T2
SHEET 2 OF 29



LEGEND

ROADWAY REHABILITATION - REMOVE AND DISPOSE EX. PAVEMENT SECTION (INCLUDING BASE ROCK), SCARIFY AND RE-COMPACT THE UPPER 12" SUBGRADE TO 95% R.C. OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER, PLACE NEW BASE ROCK AND AC TO CONFORM (5" HMA (TYPE A) / 7" MIN. CLASS II AB, VIF)

----- SAWCUT & CONFORM

KEYNOTES

- 1 NEW RETAINING WALL, (SEE DETAILS ON SHEET 56), REMOVE AND DISPOSE EX. RETAINING WALL, EXCAVATE AS REQUIRED FOR NEW WALL FOOTING
- 2 GEOCOMPOSITE DRAIN WITH WEEP HOLE, S.S.D.
- 3 TREES MAY BE REMOVED AS DIRECTED BY COB. CITY ARBORIST TO MAKE A DETERMINATION DURING THE COURSE OF THE WORK BASED ON EXTENT OF ROOT PRUNING REQUIRED.
- 4 REMOVE AND DISPOSE EX. SIGN POST, SALVAGE EX. SIGN(S) AND INSTALL ON NEW POST AND FOUNDATION PER DETAIL 1, SHEET C2.1 (SEE PLAN FOR SIGN DESIGNATION PER CAMUTCD), SIGN HEIGHT SHALL BE SET ABOVE NEW VEHICULAR BARRIER, AS APPROVED BY THE ENGINEER, AND SHALL BE CLEARLY VISIBLE FROM LA LOMA AVENUE
- 5 REMOVE AND DISPOSE EXISTING CURB, INSTALL STANDARD 8" VERTICAL CURB PER CBD STD PLAN 8146, PAINT CURB RED (SEE PLANS FOR LENGTH)
- 6 PROTECT IN PLACE EX. SD, SEE SHEET S7. CONTRACTOR SHALL POTHOLE AS NEEDED TO VERIFY DEPTH AND LOCATION OF SD, CONTACT ENGINEER IF ANY CONFLICTS.
- 7 INSTALL DRILL PILES ALONG NEW RETAINING WALL, (SEE DETAILS ON SHEET S7)
- 8 SCRIBE "LA LOMA" & "HILGARD" ONTO PILASTER TO MATCH EX. CONDITION
- 9 REMOVE AND DISPOSE UPPER 6" OF RETAINING WALL CONCRETE (PROTECT IN PLACE EXISTING REBAR), SEE SHEET S10 FOR NEW TOP OF WALL RETROFIT

LA LOMA AVE WALL ALIGNMENT						
TAG	STATION	NORTHING	EASTING	DELTA / BEARING	DISTANCE	RADIUS
C1	1+00.00	2147379.68	6054406.46	S39° 51' 07"E	75.00	76.50

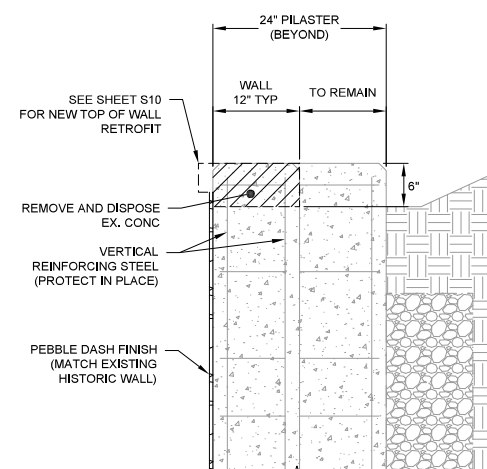
LINE TABLE		
TAG	BEARING	DISTANCE
L1	N13°08'17"E	48.03'
L2	S81°30'10"E	57.71'

NOTES

1. CONTRACTOR SHALL MAINTAIN CLEARANCES FOR FIRE APPARATUS AT ALL TIMES, SHOULD ANY WORK LIMIT FIRE ACCESS, CONTRACTOR SHALL PROVIDE TWO BUSINESS DAYS NOTICE TO BERKELEY FIRE DEPARTMENT (BFD), CONTRACTOR SHALL PROVIDE ALTERNATE ACCESS PLANS TO BFD FOR APPROVAL PRIOR TO LIMITING ACCESS.
2. CONTRACTOR SHALL PROTECT IN PLACE ALL FIRE HYDRANTS AND MAINTAIN FIRE ACCESS AT ALL TIMES, HYDRANT ON EAST SIDE OF LA LOMA AVENUE, SOUTH OF THE RETAINING WALL.
3. CONTRACTOR SHALL CRACK SEAL VOIDS ALONG THE REMAINDER OF THE EXISTING RETAINING WALL, AS APPROVED BY THE ENGINEER.
4. PROTECT IN PLACE ALL EXISTING UTILITIES, UO (INCLUDING MAINTENANCE HOLES, POWER POLES, OVERHEAD LINES, ETC).
5. DEPTH OF PIER FOUNDATION DEPENDING ON THE DEPTH OF BEDROCK, CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO OBSERVE EXCAVATION AND VERIFY ADEQUATE DEPTH IN WRITING BEFORE POURING CONCRETE.
6. NEW WALL AND PLASTERS SHALL MATCH EXISTING WALL & PLASTERS IN APPEARANCE, BOTH COLOR AND FINISH, AS APPROVED BY THE ENGINEER.

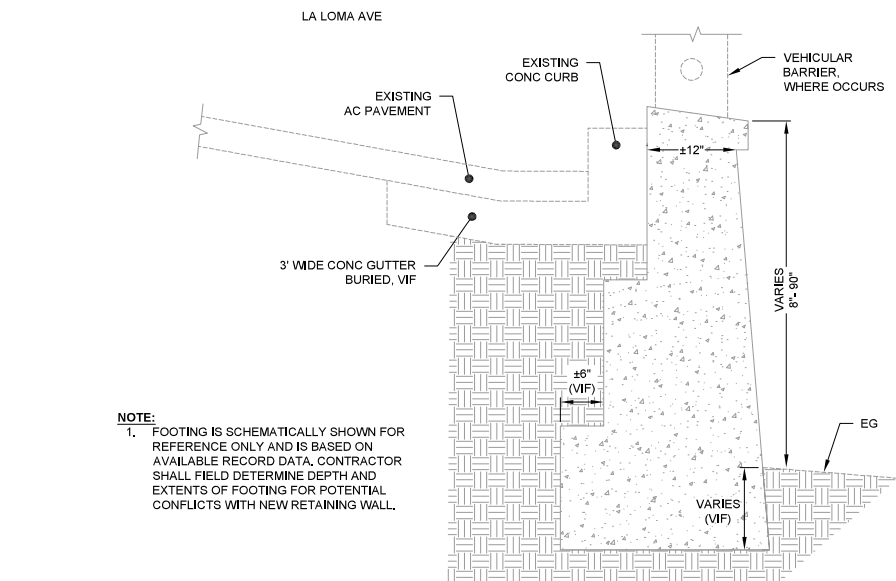
2 NEW HILGARD AVENUE WALL SECTION

3 SCALE: 1" = 1'



② NEW LA LOMA AVENUE WALL SECTION

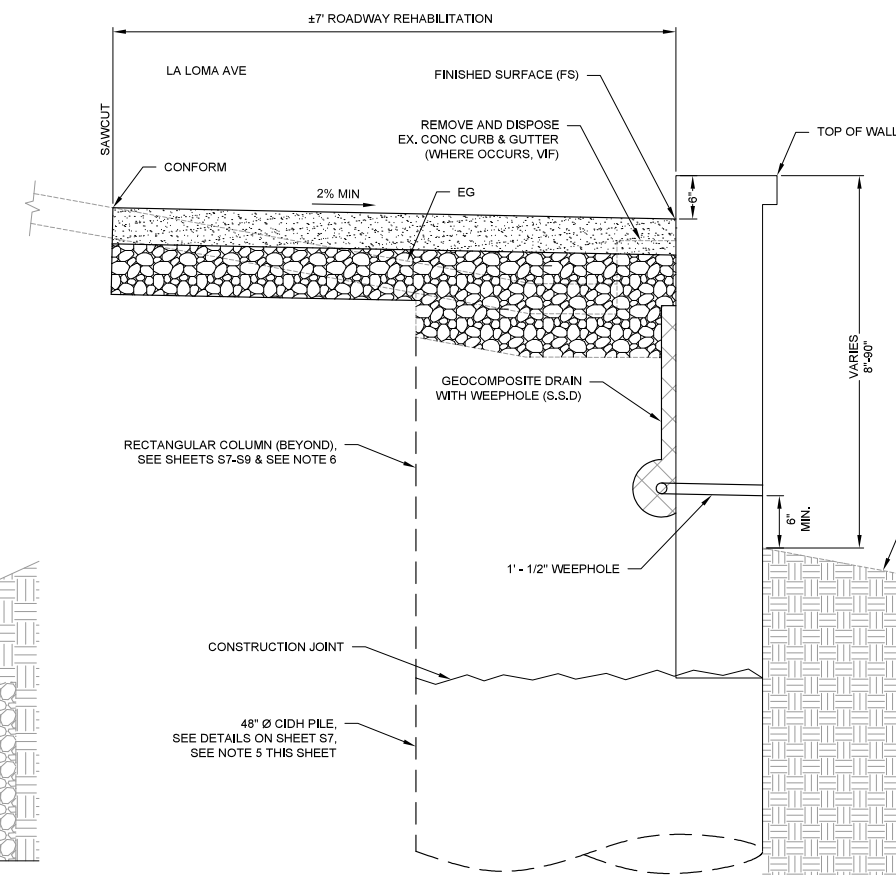
2 SCALE: 1" = 1'



NOTE:
1. FOOTING IS SCHEMATICALLY SHOWN FOR REFERENCE ONLY AND IS BASED ON AVAILABLE RECORD DATA. CONTRACTOR SHALL FIELD DETERMINE DEPTH AND EXTENTS OF FOOTING FOR POTENTIAL CONFLICTS WITH NEW RETAINING WALL.

④ EXISTING LA LOMA AVENUE WALL SECTION

1 SCALE: 1" = 1'



REVISION	MARK	DATE	DESCRIPTION	APPROVAL
-	-			



CSW ST2

ENGINEERING | LANDSCAPE ARCHITECTURE
SURVEYING | URBAN PLANNING

2001 ADDISON STREET 415.883.9850
BERKELEY, CA 94704 WWW.CSWST2.COM

PROJECT MANAGER: _____ DATE _____

0 1 2 3

FOR REDUCED PLANS - ORIGINAL SCALE IS IN INCHES

DEPICTION OF MONUMENTS:	
SURVEY CHIEF OF PARTY	
WATERSHED REVIEW:	

SUBMITTED:	
SUPERVISING ENGINEER	
APPROVED:	
CITY ENGINEER	

DATE _____
REGISTR. _____
EXP. _____

DATE _____
R.C.E. _____
EXP. _____

DESIGN	JD
DRAWN	DC
CHECK	JD
AS BUILT	

DESIGN	JD	HORIZ.	AS NOTED
DRAWN	DC	VERT.	
CHECK	JD	BOOK	
AS BUILT		DATE	02/27/2021

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

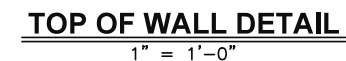
T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK
IMPROVEMENTS, AND STRUCTURAL REPAIRS PROJECT

IMPROVEMENT PLAN
LA LOMA AVENUE RETAINING WALL

PLAN —
FILE —
C1.1
SHEET 4 OF 29

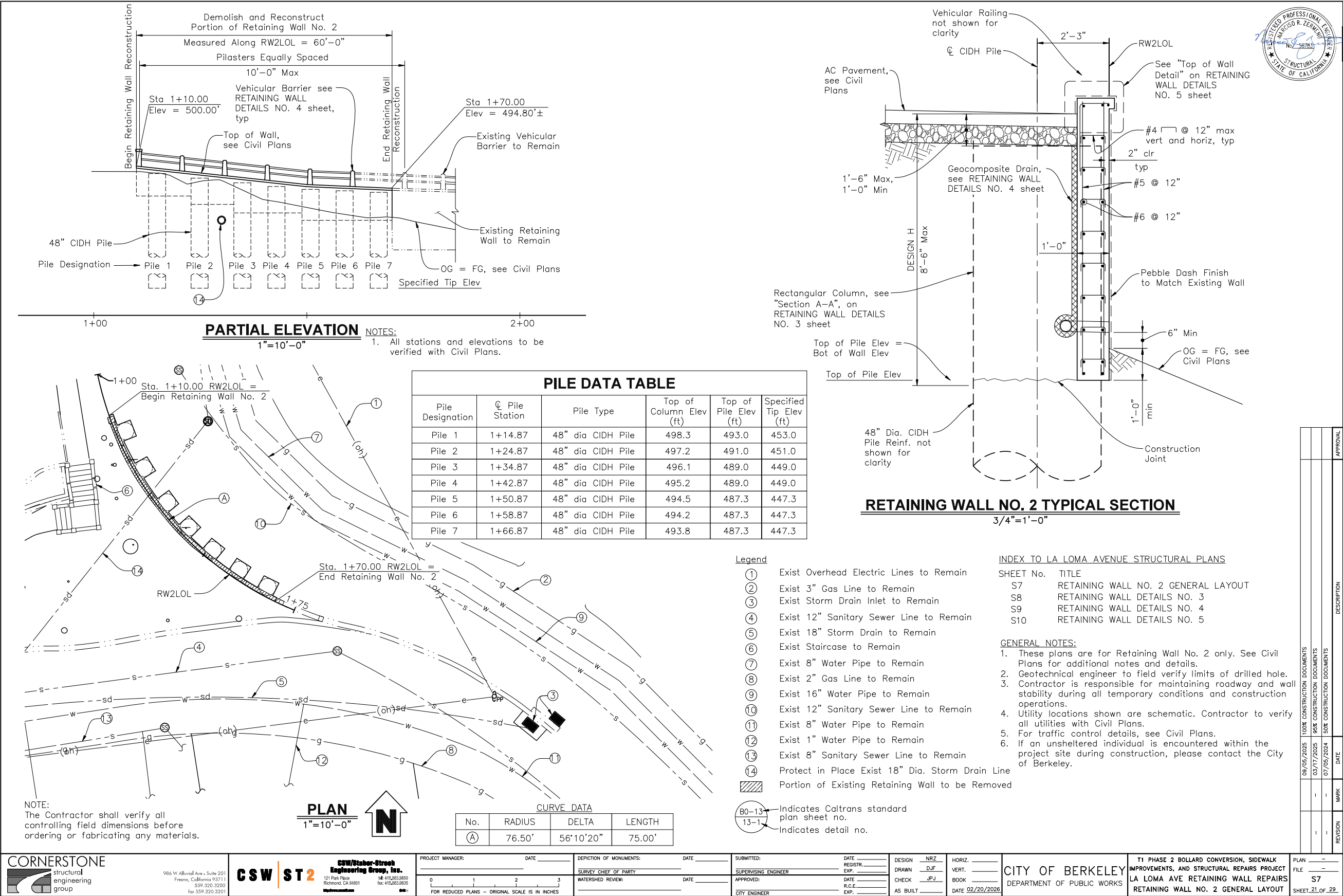


RETAINING WALL NO. 1 TYPICAL SECTION



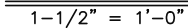
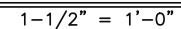
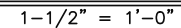
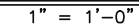
PLAN _____
FILE _____
S5
SHEET 19 OF 29

		02/20/2026	100% CONSTRUCTION DOCUMENTS	
		09/05/2025	100% CONSTRUCTION DOCUMENTS	
-	-	03/17/2025	95% CONSTRUCTION DOCUMENTS	
			DESCRIPTION	APPROVAL

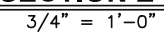
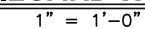
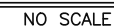




INTERIOR PILASTER REPLACEMENT EXAMPLE

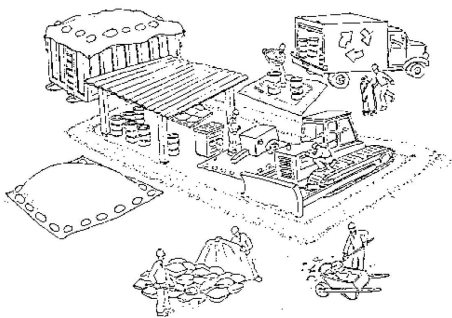
$$\overline{1'' = 1' - 0''}$$


PLAN		09/05/2025	100% CONSTRUCTION DOCUMENTS	
FILE	-	-	95% CONSTRUCTION DOCUMENTS	
	-	-	50% CONSTRUCTION DOCUMENTS	
	REVISION	MARK	DATE	DESCRIPTION
				APPROVAL


$$1'' = 1' - 0''$$


		09/05/2025	100% CONSTRUCTION DOCUMENTS	
-	-	03/17/2025	95% CONSTRUCTION DOCUMENTS	
-	-	07/05/2024	50% CONSTRUCTION DOCUMENTS	
REVISION	MARK	DATE	DESCRIPTION	APPROVAL

Pollution Prevention — It's Part of the Plan



Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.

Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.



- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Regional Water Quality Control Board or local hazardous waste management agency for help in determining what testing should be done, and manage disposal of contaminated soil according to their instructions.

Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.



Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



1-888-BAYWISE

Storm drain polluters may be liable for fines of \$10,000 or more per day!

For more detailed information:
Get a copy of the "Field Manual" — (510) 622-2465 or
www.abag.ca.gov/bayarea/slep/reports/construction.html



CSW ST2
ENGINEERING | LANDSCAPE ARCHITECTURE
SURVEYING | URBAN PLANNING
2001 ADDISON STREET 415.883.9850
BERKELEY, CA 94704 WWW.CSWST2.COM
© 2026

PROJECT MANAGER: _____ DATE _____
DEPICTION OF MONUMENTS: _____ DATE _____
SURVEY CHIEF OF PARTY _____ DATE _____
WATERSHED REVIEW: _____ DATE _____
FOR REDUCED PLANS — ORIGINAL SCALE IS IN INCHES

SUBMITTED: _____ DATE _____
REGISTERED: _____ DATE _____
SUPERVISING ENGINEER: _____ DATE _____
APPROVED: _____ DATE _____
CITY ENGINEER: _____ DATE _____

DESIGN: _____ JD _____
DRAWN: _____ DC _____
CHECK: _____ JD _____
AS BUILT: _____ DATE 02/27/2026

HORIZ. _____
VERT. _____
BOOK _____
DATE 02/27/2026

CITY OF BERKELEY
DEPARTMENT OF PUBLIC WORKS

T1 PHASE 2 BOLLARD CONVERSION, SIDEWALK
IMPROVEMENTS, AND STRUCTURAL REPAIRS PROJECT
POLLUTION PREVENTION PLAN

PLAN _____
FILE _____
EC2
SHEET 29 OF 29

REVISION	MARK	DATE	DESCRIPTION	APPROVAL

CITY OF BERKELEY

LANDMARKS PRESERVATION COMMISSION

Mr. Daniel Boggan, Jr.
City Manager
City of Berkeley

NOTICE OF DECISION

Dear Mr. Boggan :

The City of Berkeley adopted the Landmarks Preservation Ordinance 4694-N.S. which went into effect June 6, 1974. This Ordinance established the Landmarks Preservation Commission whose duty is to preserve and protect structures, sites or areas in the City having special historical, architectural, cultural, or educational value.

In accordance with this Ordinance, a public hearing was held on July 18, 1983, to consider landmark designation of your property, commonly known as * and located at *. At its meeting of July 18, 1983, the Commission voted to grant your property Berkeley landmark status.

Such status means that (Section 5 of the Ordinance);

"NO PERSON SHALL CARRY OUT OR CAUSE TO BE CARRIED OUT ON A DESIGNATED LANDMARK ... ANY CONSTRUCTION, ALTERATION OR DEMOLITION FOR WHICH A CITY PERMIT IS REQUIRED, WITHOUT APPROVAL BY THE COMMISSION ... IN ADDITION, NO SUCH WORK SHALL TAKE PLACE UNLESS ALL APPLICABLE LAWS AND REGULATION HAVE BEEN COMPLIED WITH, AND A PERMIT HAS BEEN ISSUED FOR SAID WORK."

Section 9 of the Ordinance establishes the right to appeal the Commission's decision to City Council by;

"... THE VERIFIED APPLICATION OF THE OWNERS OF THE PROPERTY OR THEIR AUTHORIZED AGENTS, OR BY THE VERIFIED APPLICATION OF AT LEAST FIFTY (50) RESIDENTS OF THE CITY AGGRIEVED OR AFFECTED BY ANY DETERMINATION OF THE COMMISSION ... SUCH APPEAL SHALL BE TAKEN BY FILING A WRITTEN NOTICE OF APPEAL WITH THE CITY CLERK OF THE CITY OF BERKELEY WITHIN FIFTEEN (15) DAYS AFTER THE MAILING OF THE NOTICE OF DECISION OF THE COMMISSION."

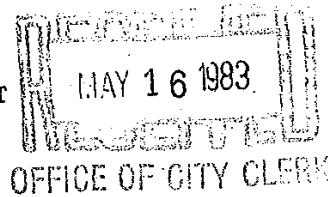
Very truly yours,


Landmarks Preservation Commission

* Hillside Club Street Improvements in the Daley's Scenic Park Tract, located at LeRoy to Hilgard to La Loma to Virginia, Virginia to La Vereda, La Loma to, and south of Le Conte, Le Conte west of La Loma.

Date Mailed August 4, 1983

CITY OF BERKELEY
DEPARTMENT OF HOUSING AND DEVELOPMENT



(APPLICATION REQUESTING DESIGNATION FOR LANDMARK STATUS)

ES: Ordinance 4694-N.S. Individual Landmark \$50.00 Historical Dist. \$100.00
Hillside Club Street Improvements in the Daley's

1. Name of Property Scenic Park Tract Survey Code No. _____
2. Building _____ Site ☒ Open Space _____
3. County Alameda 4. City Berkeley
5. Street LeRoy to Hilgard to La Loma to Virginia, Virginia to La Vereda, La Loma to, and south of Le Conte, Le Conte west of La Loma.
6. Vicinity (if rural) _____
7. Present Occupant none
8. Present Owner City of Berkeley
9. Original Owner (if known) City of Berkeley
10. Date of Construction 1909 11. Style Craftsman
12. Architect/Builder Hillside Club/ City Engineer 13. Original Use same-streets, paths
14. Historic Value: national _____ state ☒ county _____ city ☒ neighborhood ☒
none _____
15. Architectural Value: national _____ state _____ county _____ city ☒ neighbor-
hood ☒ none _____
16. Notable Garden or Landscaping: yes ☒ no _____
17. Photographs: contemporary 6 historical 1
dates May 10, 1983 dates c. 1910-15 (?)
photographer Anthony Bruce photographer Wilson Ellis
repository Berk. Arch. Heritage Assn. repository Berk. Historical Society
18. Bibliography: Published Sources Freudenheim, Bldg.w/Nature, 1974, ch.4. Berl
Public Records Sanborn Atlases, 1903-1928. Gazette, 4/22/19
Interviews Arthur Bolton Jr., tape, 4/83. Eleanor & Beatrice
Other Hillside Club minutes, 1902-10, & yearbooks, -ton, 4,
1907-8 & 1911-12, at Bancroft Library. (contd, #34)
19. Block Number 20. Lot No. -- 21. Lot Size: Frontage _____
adj. joining blocks 2204 Depth _____
through 2211
22. Current Zoning Status --- 23. Adjacent Property Zoning Status R 2AH
24. Present Use: residential (single family ☒ multiple _____) office _____
store _____ public ☒ other _____ specify _____
25. Adjacent Property Use (check all that apply): residential (single
family ☒ multiple ☒ office _____ store _____ public _____
other _____ specify _____

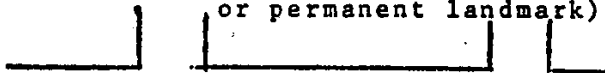
26. Assessed Property Value: current _____ 5 yrs. ago _____ 10 yrs. ago _____
27. Present Condition of Property: exterior: excellent _____ good ☒ fair _____ poor _____
interior: excellent _____ good _____ fair _____ poor _____
grounds: excellent _____ good ☒ fair _____ poor _____
28. Property Endangered: yes _____ no ☒ source, if yes _____
29. Potential New Property Uses: _____

30. History: Briefly describe the historical significance of this property. The streetwork in Daley's Scenic Park is Berkeley's chief legacy of Hillside Club city planning at the beginning of this century, an essential context or counterpart to the individual landmark buildings of Maybeck & the Maybeck tradition. ("Having motivated site-sensitive architecture, they [Hillside Club] now wanted to ensure its success by involving the total environment." Blg.w/Nature, 6)

This particular project is first mentioned in 1903, though it was implicit in the Club's 1898 origin as a citizens' group to save the hills from city plan to grade in accordance with the 1889 street grid plan for Daley's Scenic Park; in their first published principles, 1898, which included "that hillside street be made convenient & beautiful by winding at an easy grade...as narrow country roads or lanes..." (Something like this had already been proposed in 1866

31. Architecture: Briefly describe the appearance of this structure. Indicate notable features as well as later alterations and changes. Include notable landscaping or natural features. In the Daley Scenic Park Tract between Cedar and Ridge, from LeRoy east to Lavereda there are street dividers, retaining walls, steps and paths that were well described at the time they were built in 1909 by the Oakland Enquirer: "The streets to be improved are Bonte Avenue from Cedar to Hearst, Virginia for 250 feet east and west of La Loma or Bonte Avenue, Hilgard Avenue from LeRoy to Bonte, LeRoy Avenue from Virginia to Cedar, and LeConte Avenue from LeRoy to Bonte. Along these stretches bulkheads and walls are to be distributed without regard to cost in order that accessible grades may be established. In the majority of the streets -----

32. Location Map (nearest intersection or permanent landmark)



see attached sketch map



33. Photograph (Contact print from 35mm black and white photo)



34. Additional Comments or Continuation of Previous Answers (18, bibliogr'y Berkeley Gazette, Nov. 15, 1907. Oakland Enquirer, Nov. 12, 1909. Polk-Husted Oakland-Berkeley Directories, 1900-1910. Daley's Scenic Park map, c. 1909, B.A.H.A. archives. Werner Hegemann, Report on a City Plan for...Oakland & Berkeley, 1915. Frederick Law Olmsted, "Project for Improvement of the College Property," 1866, in S.H. Willey, History of the College of California, 1887.

35. Recorder: Name Anthony Bruce/Betty Marvin Title _____
Address P.O. Box 1137 Date May 15, 1983
Berkeley, Cal. 94701

Anthony Bruce Betty Marvin

#30, History, continued.

in Frederick Law Olmsted's "Project for the Improvement of the College Property," if for somewhat different reasons, "namely, to...draw about the College a neighborhood of elegant and refined homes.")

In the Hillside Club minutes of December 12, 1903, "the President appointed Mr. Coxhead, Mr. Maybeck, Mr. Arthur Bolton, and Mr. Chick a Committee to draw up plans for laying out the intersection of Bonte and LeConte Avenues and to submit same to the Board of Trustees." On January 30, 1904, "Mr. Bolton is having survey made so that matter may be reported at the next meeting, with maps and recommendations," and the summary of the year's work at the Annual Meeting of September 2, 1905, reports that "One of the most important pieces of practical work which the Club has accomplished is the surveying of LeConte Avenue from LeRoy to Bonte, and of the intersecting blocks of Bonte as a basis for an artistic treatment of grades and retaining walls, which would take into consideration the preservation of the live-oaks and involve as little alteration as possible of the present topography....the careful surveys were made at the personal expense of Mr. Bolton. In addition to preparing a charming plan for these two streets, providing for a small bridge across the creek, etc. the committee has interviewed the interested property owners and has obtained the cooperation of practically all who are most directly concerned in the improvement."

Committee members in addition to Bernard Maybeck were Almeric Coxhead, brother and partner of architect Ernest Coxhead; Guy Hyde Chick, resident of Arch Street and president of the Contra Costa Construction Company; and Arthur L. Bolton, Superintendent of Grounds & Buildings at the University from about 1902 to 1906, resident on Bonte between Virginia and LeConte, and apparently the instigator of the project as well as its surveyor--it was first taken up the month after he joined the Club. At the University Bolton was responsible for landscaping the President's House & redwood groves; in addition to serving on the Hillside Club committee on Parks, Streets, Boulevards & Playgrounds, he later chaired the committee on Tree Planting. After leaving the University he worked for many years as secretary to the State Boards of Architects and Contractors, and is said to have created the dioramas at the California Academy of Sciences.

On November 15, 1907, the Gazette reported that the Town Engineer was completing "plans for the improvement and opening of" streets and terraces whereby "the rugged & much elevated Daley Scenic Tract...will be converted into a paradise for homes. Only there is slight confusion in this work with the proposed boulevard plan of the county supervisors who planned to build a highway through this very tract." This boulevard, dating back to the Olmsted plan, was the parked and divided Piedmont Avenue/Gayley Road, which could have continued out LaLoma, and uncertainty about it may have delayed the project. In any case, the Oakland Enquirer of November 12, 1909, finally reported that "the most ambitious street improvement scheme in the history of Berkeley" was underway, at a cost of \$25,000, "on a more elaborate scale than anything in the northern part of the state," "grading streets that have so far existed only on maps & the plans of the City Engineer....As a residence site the district is unsurpassed..., but heretofore the residents have been more or less worried to reach their homes." The report added, "The work is being done by private contract and will cost the property owners about \$6 a foot frontage." The whole project represents a notable collaboration between the Hillside Club, private citizens, and city government, in contrast to later hill tracts where these amenities were prearranged by the developer.

Though winding, contoured streets soon became a commonplace in the luxury hill subdivisions of Berkeley, with their share of refined, elegantly architected paths and steps like Rose Walk, this circuit of streets is where the Hillside Club itself first put the ideal into practice, in its first-generation, pure and rather rustic form. The natural cement, square pillars, and elephantine columns with chains and railings are hallmarks of the Craftsman style and Hillside Club emphasis on simplicity. The streets were put in by and for people who loved the hills as they were and already lived there regardless of the steep dirt roads and paths: surviving pre-streetwork shingle style houses along the network include Arthur Bolton's own house, 1700 LaLoma,

#30, History, concluded.

built about 1899 by "a San Francisco architect;" the Lilian Bridgeman house at 1715 LaLoma, 1899; the Bentley house at 2683 LeConte, 1900; the Reese chalet by A.E. Hargreaves at 1705 LaLoma and the neighboring owner-designed Arthur B. Smith house, 2706 Virginia, 1905; and 2701 Virginia, from the 1890s. (The 1899 Hillside School at Virginia and LeRoy was destroyed in the 1923 fire, along with many houses in the northwest part of the tract.) After the terraced streets improved access to the tract, other distinguished construction in the Bay Area Tradition included 2695 LeConte, Julia Morgan, 1908; 1709 LaLoma, Bernard Maybeck, 1910; and 2708 Virginia, John Hudson Thomas, 1913. In many places private retaining walls and steps tie the houses into the public architecture of paths and park strips. Though right at the edge of the University, the paths and absence of through streets still give this area a distinctive quiet, village character, with foot traffic predominating.

#31. (Continued)

two roadways will be graded, separated by a stone wall and bulkheaded on each side of the street. This work has been found necessary especially on the streets that skirt the sidehills and whose west sides are some 30 feet or more lower than the east. Everywhere the sidewalks will be terraced. Elaborate crossings will be fashioned in which masonry will be erected in many designs and after many plans..."

The street improvements from this period make a circular sweep through the Daley's Scenic Park Tract. Beginning on LeRoy, heading north from Virginia, the street forms a cul-de-sac in the middle of the block. At that point the grade changes abruptly and LeRoy continues due north to Hilgard as a series of three flights of concrete steps (photo #1). A low concrete bulkhead encloses the steps and at the base of the steps becomes a five foot high retaining wall, and curves outward on either side to contain the hillside. The wall, characteristic of all in this system of street improvements, is surfaced with rough uncolored cement and capped with smooth-finished cement. At the top of the first flight are two square-capped square posts (also used throughout the system along with an uncapped version, slightly rounded at the top) about four feet high. The two posts at the top, at Hilgard, serve as sign posts, with the street names imprinted in the edge of the cap. These show evidence of once having supported lamps. The two landings in the stairway are paved in brick in a herring-bone pattern and edged with concrete curbing. A pipe railing divides the stair. On both sides is a dense growth of trees and shrubs. There are tiny bits of "park" throughout the system, and four major parked areas of which this is one.

Upon reaching Hilgard, the street work continues to the east. On the south side, halfway up the block and as Hilgard curves around to La Loma, the sidewalk is sunken below the level of the street, with the parking strip in the form of a sloping bank. This is the one instance in the system of a sunken sidewalk.

LeRoy again continues north half a block east of the top of the LeRoy Steps, and the sidewalk between these two points, on the north side of Hilgard, is elevated, with a four foot retaining wall rising from the street level. Ten steps lead from the street level sidewalk to the elevated. As are almost all the steps in the system, this is ornamented with square concrete posts. A privately-owned rough-finished retaining wall occurs along the north edge of the sidewalk and complements the public walls. At LeRoy four steps lead north to the level of sidewalk on that street. Two squat posts at the top of the steps have "LeRoy" and "Hilgard" imprinted in their caps. A small parked area exists between these steps and the curb.

Across LeRoy there is no corner; LeRoy and Hilgard form a single curve between Cedar and La Loma. Opposite the NW corner of LeRoy and Hilgard five steps with sloping curbs lead from the street to the sidewalk. Curving to the east the parking strip is sloped down to the street. As the elevation increases it is held back by a low bulkhead. Closer to La Loma there is a break in the bulkhead for another set of steps. The lower flight begins in the street and leads east to a landing. From there the second flight connects with the sidewalk to the north. As the grade changes to the north at Hilgard and La Loma, another set of angled stairs occurs. Just north of these steps, a retaining wall begins which runs SE in an "S" curve creating an upper and lower roadway of La Loma (photo #2). This wall is topped by a row of posts connected by pipe railings. At either end are square-capped "sign" posts. This design is typical of all the street dividers. A slightly lower wall springs from the middle of the curve and connects to the west with the first set of angled stairs. The triangular area within the walls is the second of the major parked areas in the system.

After a mid-block opening in the La Loma street divider so that traffic may continue north and south from one roadway to the other, the wall and divided roadway continues south on La Loma and east on Virginia forming a cul-de-sac of the lower roadway at the head of Virginia.

----->

#31. (Continued)

The intersection of La Loma and Virginia (photo #3) exhibits the most complicated grading with three levels of roadway and an elevated sidewalk. This sidewalk runs along the east side of La Loma to the corner of Virginia. Here steps lead down into the street. (Steps also lead up to the sidewalk at 1675 La Loma). Across the road, at the corner, the steps continue down in two angled flights to the middle roadway. This is the most elaborate staircase, with concrete balustrade and bench (photo #3). Small parked areas on either side of the steps contain trees.

Along the east side of La Loma between Virginia and Le Conte is the third major parked area. Elevated, it contains large trees and shrubs and is bordered by the sidewalk on the east and by a six foot retaining wall on the west. The wall curves and continues west for some distance down the middle of Virginia creating both the lowest of the three roadways at the intersection of La Loma and Virginia, and a divided roadway on Virginia. Two breaks occur in the wall on La Loma: a mid-block stairway which provides access to 1709 and 1715 La Loma (photo #4), and another at Virginia which leads in two curved flights both to the sidewalk and to the middle roadway at the intersection (photo #5). The sidewalk itself ends in a short flight of stairs leading up to Virginia.

A low bulkhead on the east side of La Loma south of Le Conte also supports an elevated sidewalk with two short flights of stairs connecting it with the street.

The north fork of Strawberry Creek crosses La Loma on the south side of Le Conte, and before it was culverted at this intersection, it was spanned by a narrow bridge. The creek continues west through private property in a steep canyon behind the guard wall on the south side of Le Conte. In mid-block Le Conte exists as a divided roadway with a retaining wall supporting a sloping marked strip (photo #6). A large oak grew in this spot and the street was purposely curved around it, even to the extent of encroaching several feet into four lots on the north, or uphill, side of Le Conte. The oak has since been replaced by a small redwood. Several of the properties on the north side have retaining walls which match those used in the street. At this point the circular configuration of street improvements is completed.

An extension at the head of Virginia may have been built at a later date, as it does not show up on the early map, but the style of the walls, steps and posts is consistent with the rest of the system. Here the upper roadway of Virginia heading east, swerves to the south, makes a sharp turn and continues north to connect with Lavereda Road (photo #7). A high retaining wall at the end of the lower roadway supports the turn in the road. Another high wall (photo #3) extends along Lavereda from the point where Virginia meets Lavereda to a point parallel with the south side of Virginia. A lower wall runs along the east side of the northerly extension of Virginia and, with the wall on Lavereda, creates a large triangular parked area. The sidewalk on the north side of Virginia becomes a flight of stairs at the east end. Across the road the steps continue into the triangular park and turn off to the north to connect with Lavereda. At the turn a walk branches off to the south ultimately reaching Lavereda with two angled flights of stairs which are now incorporated in private property at 1700 and 1720-24 Lavereda.

Another small park is in the right angle formed by the steps at the top of Virginia and a retaining wall extending south into the sharp turn in the road. On the south side of Virginia a row of posts similar to those atop the street dividers but connected with chains, defines the edge of the private lots. Neighborhood lore has it that all the posts were originally connected with chain rather than pipe. A curved stair at the end of the sidewalk on the south side of Virginia connects the lower roadway with the turn in the upper roadway.

DALEY'S SCENIC PARK STREET IMPROVEMENTS

listed as Parked areas, Steps, Elevated sidewalks, Divided roads, Retaining walls; each list proceeding clockwise from Virginia and LeRoy.

PARK AREAS:

LeRoy between Hilgard and Virginia, north half of block: landscaped areas on either side of LeRoy steps, each side about 100' N-S by 25' E-W. This seems to have been reconstructed at least once--compare current & early base maps, & blueprint

Hilgard & LaLoma, NW corner: triangular gore, approx. 75' on each side, bounded by retaining walls and tapering SE into wall dividing upper & lower levels of LaLoma. Appears on both early and current base maps.

LaVereda and Virginia--top of Virginia and $\frac{1}{2}$ block N of Virginia on LaVereda: two small and large park areas in switchbacks of LaVereda, appx. 15x30 & 150x20'. This is later than 1909--compare current & early base maps, & diagrams 13-B-34 and 103-A-10/Ord. 143-NS. Joan Seear says neighborhood tradition dates it c.1919.

LaLoma between LeConte and Virginia, east side: park area about 15' wide, whole length of the block (c.300'), bounded by retaining wall on the west & sidewalk on the east. Several large trees. LeConte end appears to have been truncated; compare early & current base maps.

LeConte between LeRoy and LaLoma: island about 125' x 15' dividing upper & lower/north & south sides of street; includes a small redwood tree. Street formerly was not open on S side of park area (?); cf. early & current base maps, and plan PH 37-2, LeConte Steps. *

*
STEPS:

LeRoy Court to Hilgard: 3 flights of steps separated by brick sidewalks, in a straight line with LeRoy Av. to the south. Square-capped posts at Hilgard end, with street names & remains of light fixtures. Early base map and undated blueprint show two different arrangements: Arthur Bolton says it was built as is now.

Hilgard and LeRoy, NW corner: stairs at either end of elevated sidewalk that turns this corner. Square capped posts with street names on LeRoy side. Parked gore shown on early base map; only a tiny piece remains on LeRoy along the steps.

Hilgard and LaLoma, NW corner: 5 angled flights to and through the elevated sidewalk around this curve, above the parked area.

LaLoma between Hilgard and Virginia, east side: steps to low elevated sidewalk in front of 1675 LaLoma.

Virginia and LaLoma, NE corner: 2 flights at right angles, from lower to upper roadway, with square-capped posts, and a bench at the bottom facing SW; short flight at corner from upper roadway to elevated sidewalk.

Virginia and LaLoma, SW corner: two curved flights from upper roadway of Virginia to LaLoma; one flight from elevated sidewalk on east side of LaLoma to south side of Virginia at the corner--Arthur Bolton says there was originally a bench at the top of this flight.

top of Virginia to LaVereda: flight of steps on each side of Virginia below the first switchback, continuations of the sidewalk; 3 flights & paths through parked area in upper switchback. See Plan #103-A-10, & compare early & current base maps.

1715 LaLoma (east side between LeConte & Virginia): short flight through wall & park strip to elevated sidewalk & houses above.

LaLoma S of LeConte, east side: 2 short flights through low wall to elevated sidewalk.

DIVIDED ROADS:

LeConte between LaLoma & LeRoy: parked island & walls. Appears to have been redesigned for through traffic: cf. plan PH 37-2, LeConte Steps, & early "base map"

Virginia between LaVereda and LaLoma, turning north on LaLoma; after a mid-block break LaLoma divider curves NW & branches around parked triangle at NW LaLoma & Hilgard.

Virginia & LaLoma, SW corner: Virginia is divided for about 150' west of LaLoma, & south roadway curves S into LaLoma. Intersection of Virginia & LaLoma is divided into three levels of roadway.

LaVereda between Virginia & Hilgard: detail of posts & railings, Plan 13-B-34.

RETAINING WALLS:

South end (foot) of LeRoy steps, LeRoy between Virginia & Hilgard: curved walls on either side. Original walls have been extended to the sides into new city & private walls: Plan # 104-117.

North side of Hilgard west of LeRoy: along elevated sidewalk with steps at either end.

NW corner of Hilgard & LaLoma, on either side of parked triangle, joining into LaLoma road divider.

East side of LaLoma between Virginia & Hilgard, low wall & bank between street & sidewalk

Center of LaLoma between Hilgard & Virginia; turning east to center of Virginia-- divides upper & lower roadways.

LaVereda half block N of Virginia: surrounds parked gore & divides upper & lower roadways.

center of Virginia about 150' west from LaLoma: road divider; steps at LaLoma end.

East side of LaLoma between Virginia & LeConte: steps at Virginia end, curb at LeConte; includes one flight of steps through parked area to elevated sidewalk.

center of LeConte between LeRoy & LaLoma: road divider & perimeter of parked area.

ELEVATED SIDEWALKS:

Hilgard, north side, west of LeRoy (with steps & wall) and from LeRoy to LaLoma (along bank & parked area).

Hilgard, south side, from LaLoma about 250' west: sunken, along a bank.

LaLoma, east side from Hilgard to Virginia (low wall & bank)

LaLoma, east side, from Virginia to LeConte (wall & parked area between sidewalk & street)

LaLoma between LeConte & Ridge (low wall)

* Redwood grove at the northwest corner of La Loma and LeConte, adjacent to lot 19.

Maps & Plans at Berkeley Public Works Dept.
related to Daley's Scenic Park Street Improvements

* copies attached

- * 103-A-10 Diagram of Improvement for Portion of LaVereda & Virginia; official lines & grades adopted by Ordinance no. 143-NS. No date; J.J.Jessup
- * PH 37-2 LeConte Steps, Plan Sheet 4. No date.
original form of LeConte street divider; steps not built or no longer there
- * 13-B-34 Details for Improvement at LaVereda & Virginia, sheet 3 of 3. No date:
J.J.Jessup. Includes detail of pipe railing & square & obelisk posts.
- * "official grades" Blueprint: Plan of Improvement of LeRoy Avenue. No date.
file, "LeRoy" (Arthur Bolton says this plan was never built.)
- * 104-68 Virginia & LaLoma, NE corner: Proposed change in steps & curb line.
Dated 6-26-36.
- 304-A-9 Flat of Street Opening As Described in Resolution of Intention No. 1305-8,
Passed Dec. 1, 1908. opening of LaVereda.
- 104-117 Suggestions for Repairing Wall, LeRoy Steps at Hilgard. No date.
new concrete wall between original wall and new rock wall.
- 14-A-22 LaVereda Street Improvements. No date. culverts.
- 13-B-17 LaVereda culverts. No date.
- 102-A-73 Virginia east of LaVereda. No date.
- * current base map, 1":100'
- * unidentified map, labeled "Fig. 1": photocopy in BAHM archives, origin unknown.
Apparently a plan of the street improvements, superimposed on a turn-of-the-
century 1":100' base map: note borders drawn at top & bottom.
Arthur Bolton thinks this was a preliminary plan, & that most of the features
that differ (LeRoy steps, steps at NE Virginia & LaLoma) were originally built
as they are today, not as on this map.

ARTHUR BOLTON JR., "STREET-WORK AT THE TOP OF VIRGINIA STREET, c. 1908", April 1983
(4-1-83)

"This is a story about the origin of the street & sidewalk complex at the base of the hills in Berkeley at the North fork of Strawberry Canyon, which occurred between 1903 & 1909. Because the hills were so steep, multi-level streets & walks subdivided by parks were essential. Mr. Arthur L. Bolton Sr. had bought his sister's home at Virginia & Bonte about 1901; realizing what a complex problem it was because of the sloping of the hills both westerly & southerly & down toward the canyon, he took it upon himself to decide the complex of streets, parks, & walls, stairs, & sidewalks. One wall is over 15 feet high, it had to be properly designed to keep the hillside from coming down. The work required extensive engineering & an unusually large outlay of money, to accomplish an almost impossible task without which these homesites could not have been utilized. The alternative to this was to have winding pathways the way the cows would follow contours of the hill--but that wasn't done. There were no automobiles; some had a pony or two, most traveled by walking & an occasional horse-drawn wagon up a dirt roadway.

The task was done in Daley's Scenic Park, & covered Bonte from Ridge to Hilgard, the upper blocks of LeConte, Virginia, & Hilgard. When the streetwork was completed about 1910, there were no autos & hence no provision for stables or garages; anyone can see why the sidewalks had to be super-elevated along Laloma, from Ridge to LeConte, from 1705 to 1715 Laloma & again between Virginia & Hilgard & upward toward Cedar"... sidewalks didn't continue up the unimproved hill to Cedar, stopped about Laloma & Hilgard

Coming up Virginia approaching Laloma, 150' down from the corner the road is split on the left up to Virginia Street dead end, access for houses on & off Virginia Street. 1705 Laloma bordered on Virginia, not till much later that William Reeses built drive-ways & garages, & [Smith] house had only a path. It was not necessary for the Reeses to try to get up from lower Laloma, much lower, separated by 20 to 25 feet of fully planted parkway & sidewalk & retaining wall. In another section above the 15' retaining wall dividing Virginia Street, another division is seen, divides road which goes to upper Virginia, vehicles moving up Virginia northerly to Laloma make transfer from the left to right side along the front of the Jensen property up to Cedar Street; left side goes down the hill forming Hilgard Avenue, but the sidewalk for Hilgard is super-elevated way above the pavement by a wall & a parkway to accomplish the differential elevations easily. Each wall had posts & pipes or chains, power poles in the parkway, seats for people to sit, stairway from Laloma to Virginia..., stairway in the middle of the 1700 block of Laloma so people could reach their properties that fronted not on the street but the sidewalk--so steep they didn't attempt to put any sidewalk down to LeConte, property south of Bridgeman's was so steep it wasn't built on for many years.

End of Virginia didn't encompass LaVereda, it went up the 2700 block of Virginia & dead-ended, the other part stopped at a dirt road where nothing was built for many years, subsequently paved as LaVereda. In the early years it was almost impossible for an auto to negotiate the turn from Virginia to LaVereda, had to be towed out. Parkway had to be used, & they certainly should not be abused, unusual benefit to the adjoining properties, not intended to be cut into or changed, necessary to keep the hillside from eroding. On LeConte the next road down, divides into high & low road, the low road is much lower; there was planting between a live oak tree, at one time all the park was beautifully taken care of. Elevated sidewalk on Laloma near Ridge at the King properties, necessary to split the street to get through from Founders' Rock. "They'd have to build tunnels for garages, but you don't do that through public property, these were dedicated city parks & that's the way they shall remain."

*Copy of early undated map showing
 Hillside Club Street Improvements in the
 Daley's Scenic Park Tract.

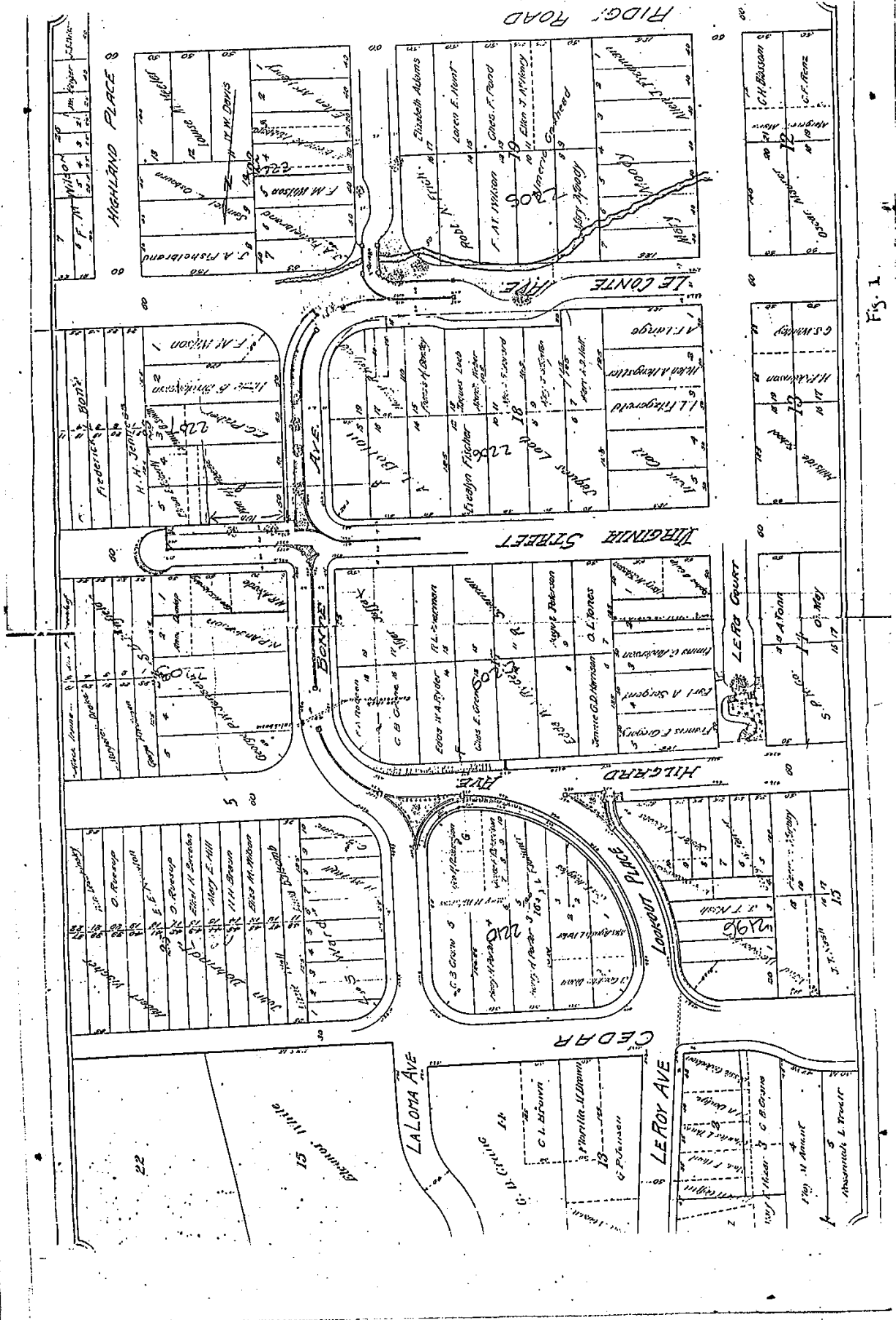
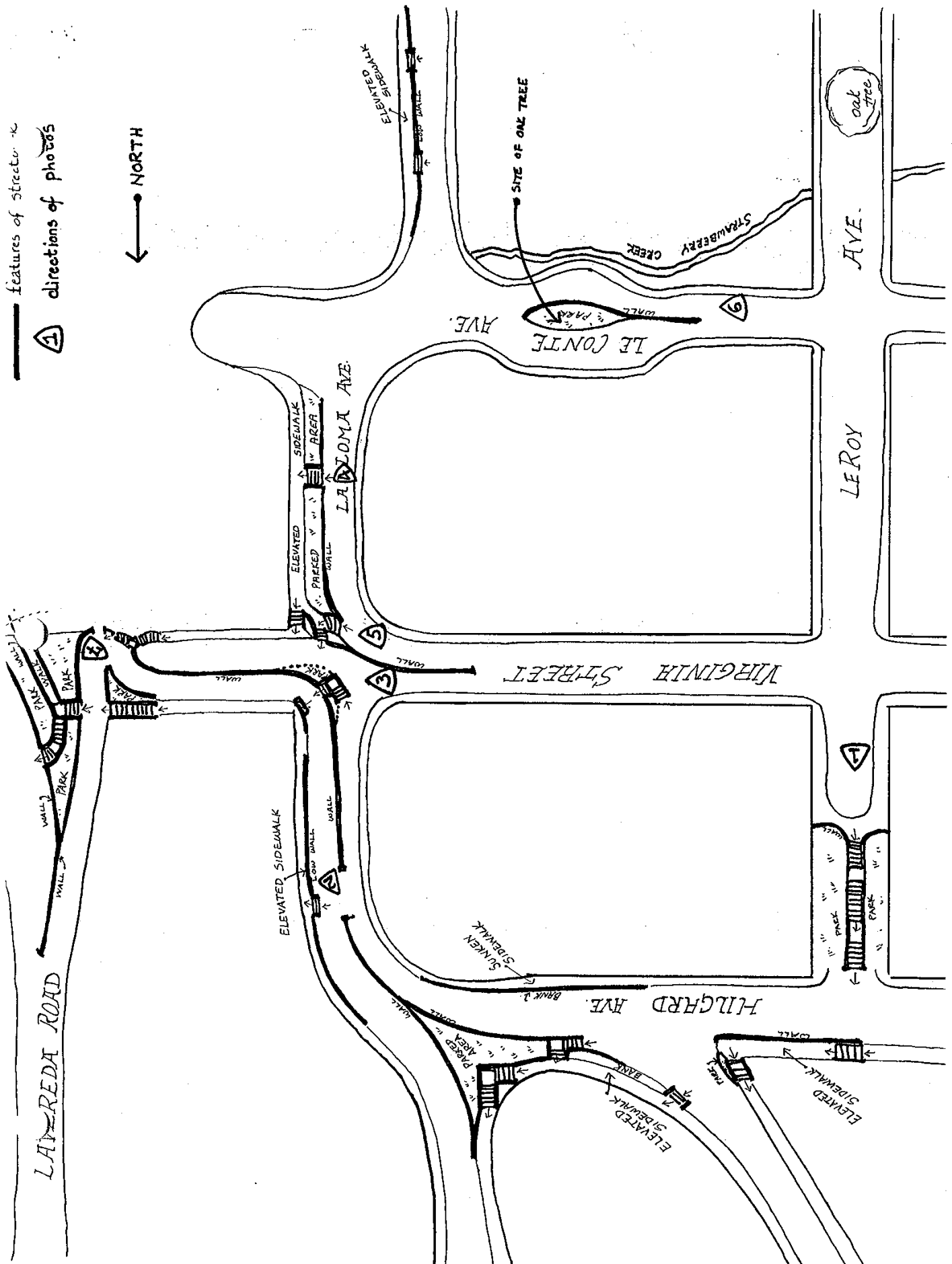


Fig. 1



HILLSIDE CLUB STREET IMPROVEMENTS IN THE
DALEY'S SCENIC PARK TRACT

Definition of Proposed Landmark

All public land owned by the City of Berkeley and the parklike areas and monuments situated thereon, both above ground and their foundations, within the following blocks in the Daley's Scenic Park Tract, as shown in color on the current base map of the City of Berkeley attached: LeRoy between Virginia and Cedar including LeRoy steps; Hilgard from and including the westernmost intersection with LeRoy, to La Loma; La Loma from Cedar to Ridge; LeConte from LeRoy to La Loma; Virginia from LeRoy to the east side of La Vereda; La Vereda from Hilgard to Virginia. All public utilities and traffic signs are excluded.

