



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

S T A F F R E P O R T

FOR COMMISSION ACTION
AUGUST 4, 2022

1960 San Antonio Avenue – The Spring Estate

Structural Alteration Permit (#LMSAP2022-0005) to demolish a detached garage, and to construct a new garage, accessory building (pool house), and a new below-grade swimming pool at a City Landmarks residential property in the R-1(H) residential district.

I. Application Basics

A. Land Use Designations:

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

B. CEQA Determination: pending

C. Parties Involved

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

Figure 1: Vicinity Map showing nearby City Landmarks & Districts

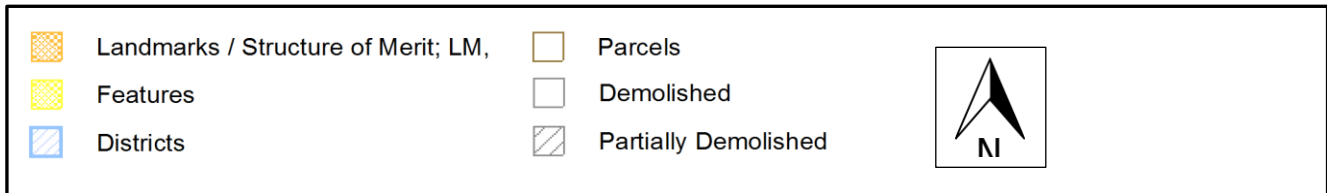
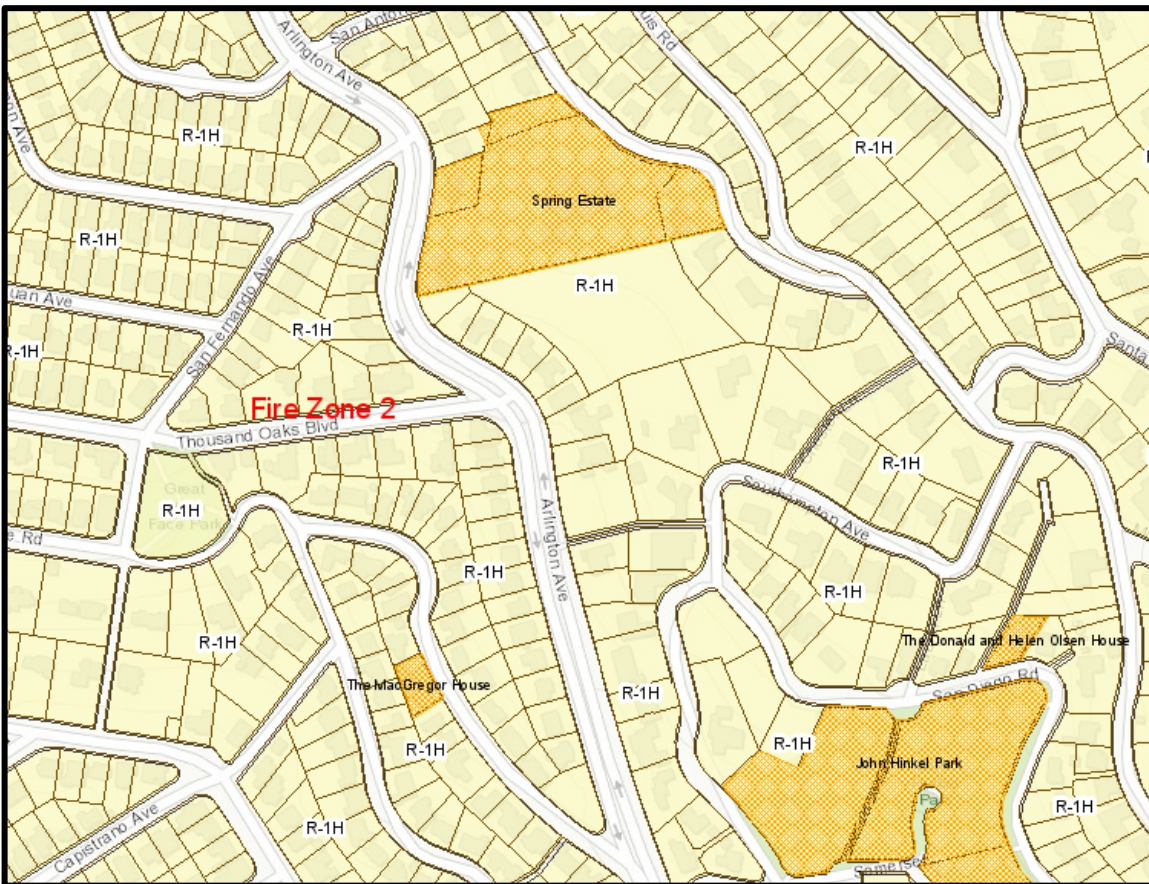


Figure 2: Subject property, east elevation of main house, north elevation of garage, current site conditions (Jonathan Rachman Design)



II. Background

On June 1, 2022, the applicant submitted a Structural Alteration Permit (SAP) application requesting permission to remove an existing detached garage, and to add a new garage, accessory building (pool house), and a new below-grade swimming pool. The proposed garage will accommodate more cars than the existing one-car garage.

On June 27, 2022, staff determined that the application materials are incomplete and require additional information. At this time, staff awaits the applicant's response and the additional information.

Berkeley Municipal Code (BMC) Section 3.24.220 for *Permit Application – data and public hearing required*, requires the Commission to hold a public hearing within 70 days of the filing of an SAP application. Therefore, staff recommends that the Commission open the hearing on this matter in accordance with the regulatory requirements, and take testimony from those members of the public who attend the hearing, but make no deliberations and then continue the hearing to a date when supplemental information has been provided and staff's analysis can be presented.

In preparation for tonight's hearing, staff mailed and posted ten-day advance public notices on (or before) July 25, 2022, in accordance with the requirements of BMC Section 3.24.230.

III. Recommendation

Staff recommends that the Commission open the public hearing on this matter in accordance with BMC Section 3.24.230, and then continue consideration of the request to allow time for additional information to arrive.

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