



Office of the City Manager

INFORMATION CALENDAR  
April 15, 2025

To: Honorable Mayor and Members of the City Council  
From: Paul Buddenhagen, City Manager  
Submitted by: Jordan Klein, Director, Planning and Development Department  
Subject: Notice of Decision: 2138 Cedar Street/#LMSAP2024-0008

INTRODUCTION

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

CURRENT SITUATION AND ITS EFFECTS

The Landmark Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject City Landmark property. This action is subject to a 15-day appeal period, which began on April 1, 2025.

BACKGROUND

Berkeley Municipal Code Section 3.24.300 allows City Council to review any action of the Landmarks Preservation Commission in granting or denying a Structural Alteration Permit. For Council to review the decision on its merits, Council must appeal the Notice of Decision. To do so, a Council member must move this Information Item to Action and then move to set the matter for hearing on its own. Such action must be taken within 15 days of the mailing of the Notice of Decision, or by April 15, 2025. Such certification to Council shall stay all proceedings in the same manner as the filing of an appeal.

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

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

ENVIRONMENTAL SUSTAINABILITY & CLIMATE IMPACTS

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

POSSIBLE FUTURE ACTION

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

FISCAL IMPACTS OF POSSIBLE FUTURE ACTION

There are no known fiscal impacts associated with this action.

CONTACT PERSON

Anne Hersch, Land Use Planning Manager, Planning and Development, 510-981-7413

Attachments:

1: Notice of Decision – #LMSAP2024-0008/2138 Cedar Street



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

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N o t i c e o f D e c i s i o n

**DATE OF BOARD DECISION: March 6, 2025**  
**DATE NOTICE MAILED: March 31, 2025**  
**APPEAL PERIOD EXPIRATION: April 15, 2025**  
**EFFECTIVE DATE (Barring Appeal or Certification): April 16, 2025<sup>1</sup>**

## **2138 Cedar Street – North Grace Church**

**Structural Alteration Permit (#LMSAP2024-0008) to complete landscape improvements at City Landmark property.**

The Landmarks Preservation Commission of the City of Berkeley, after conducting a public hearing, **APPROVED** the Structural Alteration Permit request.

- **Property Owner:** Christ Church East Bay  
2138 Cedar Street  
Berkeley, CA 94709
- **Project Applicant:** Eron Ferreira  
Kylor Construction, Inc.  
2115 San Miguel Drive  
Walnut Creek, CA 94596

**ZONING DISTRICT:** Restricted Multi-family Residential (R-2A)

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<sup>1</sup> Pursuant to BMC Chapter 3.24, the City Council may “certify” any decision of the LPC for review, which has the same effect as an appeal. In most cases, the Council must certify the LPC decision during the 14-day appeal period. However, pursuant to BMC Section 1.04.070, if any portion of the appeal period falls within a Council recess, the deadline for Council certification is suspended until the first Council meeting after the recess, plus the number of days of the appeal period that occurred during the recess, minus one day. If there is no appeal or certification, the Use Permit becomes effective the day after the certification deadline has passed.

LANDMARKS PRESERVATION COMMISSION  
NOTICE OF DECISION  
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**ENVIRONMENTAL REVIEW STATUS:** The project is categorically exempt from further environmental review in accordance with CEQA Guidelines Section 15331 for *Historical Resource Restoration/Rehabilitation*.

**The application materials for this project is available online at:**

<https://berkeleyca.gov/construction-development/land-use-development/zoning-projects> or  
<https://permits.cityofberkeley.info/CitizenAccess/Default.aspx>

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**FINDINGS AND CONDITIONS OF APPROVAL AND APPROVED PLANS ARE ATTACHED TO THIS NOTICE**

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**COMMISSION VOTE: 8-0-0-0** (Note: one vacancy)

**YES:** CRANDALL, ENCHILL, FINACOM, LEUSCHNER, MONTGOMERY, ORBSUCH, PLESE, SCHWARTZ

**NO:** NONE

**ABSTAIN:** NONE

**ABSENT:** NONE

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

To appeal a decision of the Landmarks Preservation Commission to the City Council you must:

1. Submit a letter clearly and concisely setting forth the grounds for the appeal to the City Clerk, located at 2180 Milvia Street, 1<sup>st</sup> Floor, Berkeley. The City Clerk's telephone number is (510) 981-6900.
  - a. Pursuant to BMC Section 3.24.300.A, an appeal may be taken to the City Council by the application of the owners of the property or their authorized agents, or by the application of at least fifty residents of the City aggrieved or affected by any determination of the commission made under the provisions of Chapter 3.24.
2. Submit the required fee (checks and money orders must be payable to 'City of Berkeley'):
  - a. The basic fee for persons other than the applicant is \$1,500. This fee may be reduced to \$500 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted

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towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.

- b. The fee for appeals of affordable housing projects (defined as projects which provide 50 percent or more affordable units for households earning 80% or less of Area Median Income) is \$500, which may not be reduced.
- c. The fee for all appeals by Applicants is \$6,000.
3. The appeal must be received prior to 5:00 p.m. on the "APPEAL PERIOD EXPIRATION" date shown above (if the close of the appeal period falls on a weekend or holiday, then the appeal period expires the following business day).

If no appeal is received, the Structural Alteration Permit will be final on the first business day following expiration of the appeal period.

#### **NOTICE CONCERNING YOUR LEGAL RIGHTS:**

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

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

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- B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
- C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

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

**PUBLIC COMMENT:**

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

**FURTHER INFORMATION:**

Questions about the project should be directed to the Commission Secretary at (510) 981-7410 or [lpc@berkeleyca.gov](mailto:lpc@berkeleyca.gov). All project application materials may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3<sup>rd</sup> Fl., during regular business hours.

**ATTACHMENTS:**

- 1. Findings and Conditions
- 2. Project Plans and Materials Information



**ATTEST:** \_\_\_\_\_

Fatema Crane, Secretary  
Landmarks Preservation Commission

cc: City Clerk  
Eron Ferreira, Kylor Construction, Inc., 2115 San Miguel Drive, Walnut Creek, CA 94596  
Christ Church East Bay, 2138 Cedar Street, Berkeley, CA 94709

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FINDINGS AND CONDITIONS  
MARCH 6, 2025

## 2138 Cedar Street – Grace North Church

### Structural Alteration Permit #LMSAP2025-0002

#### PROJECT DESCRIPTION

Structural Alteration Permit to complete landscape improvements at City Landmark property.

#### CEQA FINDINGS REQUIRED UNDER CEQA

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

#### 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:

1. The proposed project does not require a change of use.
2. The project will retain the historic character of the property and will avoid removal of distinctive materials and the alteration of features that characterize the property.
3. The new hardscape and landscape features will not resemble or replicate designs from the property’s historic Craftsman period. These new features are contemporary and will not result in a false sense of historical development.
4. Changes to the property that may have acquired significance in their own right are not affected by this project. The area of proposed work in the northside yard setback has not been found to exhibit historical significance.
5. Distinctive materials, features, finishes, and construction techniques, or examples of craftsmanship that characterize this property, such as Craftsman building design of the church, will be substantially retained and preserved with this limited-scope project.

6. As conditioned herein, if deteriorated historic features will be affected by this request, then they would be repaired or replaced to match the materials, design, and finishes of the original items.
7. The applicant does not propose chemical or physical treatments. However, standard conditions of Structural Alteration Permit approval would require any chemical or physical treatments to be undertaken using the gentlest means possible.
8. The project does not have the potential to affect any archaeological resources because the applicant proposes a limited scope of excavation.
9. The proposed new work is designed with complimentary, high-quality materials in simplified, contemporary style employing colors and finishes that harmonize with the historic design elements of the building. Owing to these aspects, new work will be sufficiently differentiated from the historic design.
10. If the proposed improvements were removed in the future, they would not permanently impair the integrity or essential form of the subject building.

#### **FINDINGS REQUIRED UNDER LANDMARKS PRESERVATION ORDINANCE**

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1. As required by Section 3.24.260 of the Landmarks Preservation Ordinance, the Commission finds that the proposed work is appropriate for and consistent with the purposes of the Ordinance, and will preserve the characteristics and features specified in the designation for this property. Specifically:
  - A. The proposed project will not adversely affect the architectural design of the City Landmark Grace North Church property. The proposal consists of landscape and ADA improvements that would not alter the main church building that was designed by renown Berkeley architect James L. Plachek. The area of work has been found to poses design significance.
  - B. The special character of the subject property may lie in its Craftsman building design. This project would not adversely affect these qualities because it is limited to exterior site improvements which are confided to a limited area of the property.

## STANDARD CONDITIONS

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

### 1. Conditions Shall be Printed on Plans

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

### 2. Plans and Representations Become Conditions

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

### 3. Subject to All Applicable Laws and Regulations

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

### 4. Exercise and Lapse of Permits

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

### 5. Indemnification Agreement

The 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 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. (City Attorney).

## **6. Halt Work/Unanticipated Discovery of Tribal Cultural Resources**

In the event that cultural resources of Native American origin are identified during construction, all work within 50 feet of the discovery shall be redirected. The project applicant and project construction contractor shall notify the City Planning Department within 24 hours. The City will again contact any tribes who have requested consultation under AB 52, as well as contact a qualified archaeologist, to evaluate the resources and situation and provide recommendations. If it is determined that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with State guidelines and in consultation with Native American groups. If the resource cannot be avoided, additional measures to avoid or reduce impacts to the resource and to address tribal concerns may be required.

## **7. Archaeological Resources** (*Ongoing throughout demolition, grading, and/or construction*)

Pursuant to CEQA Guidelines Section 15064.5(f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore:

- A. In the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist, historian or paleontologist to assess the significance of the find.
- B. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified professional would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City. 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.

**8. Human Remains** (*Ongoing throughout demolition, grading, and/or construction*)

In the event that human skeletal remains are uncovered at the project site during ground-disturbing activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to CEQA Guidelines Section 15064.5 (e)(1). If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to Health and Safety Code Section 7050.5(c), and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

**9. Paleontological Resources** (*Ongoing throughout demolition, grading, and/or construction*)

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.

## **ADDITIONAL CONDITIONS**

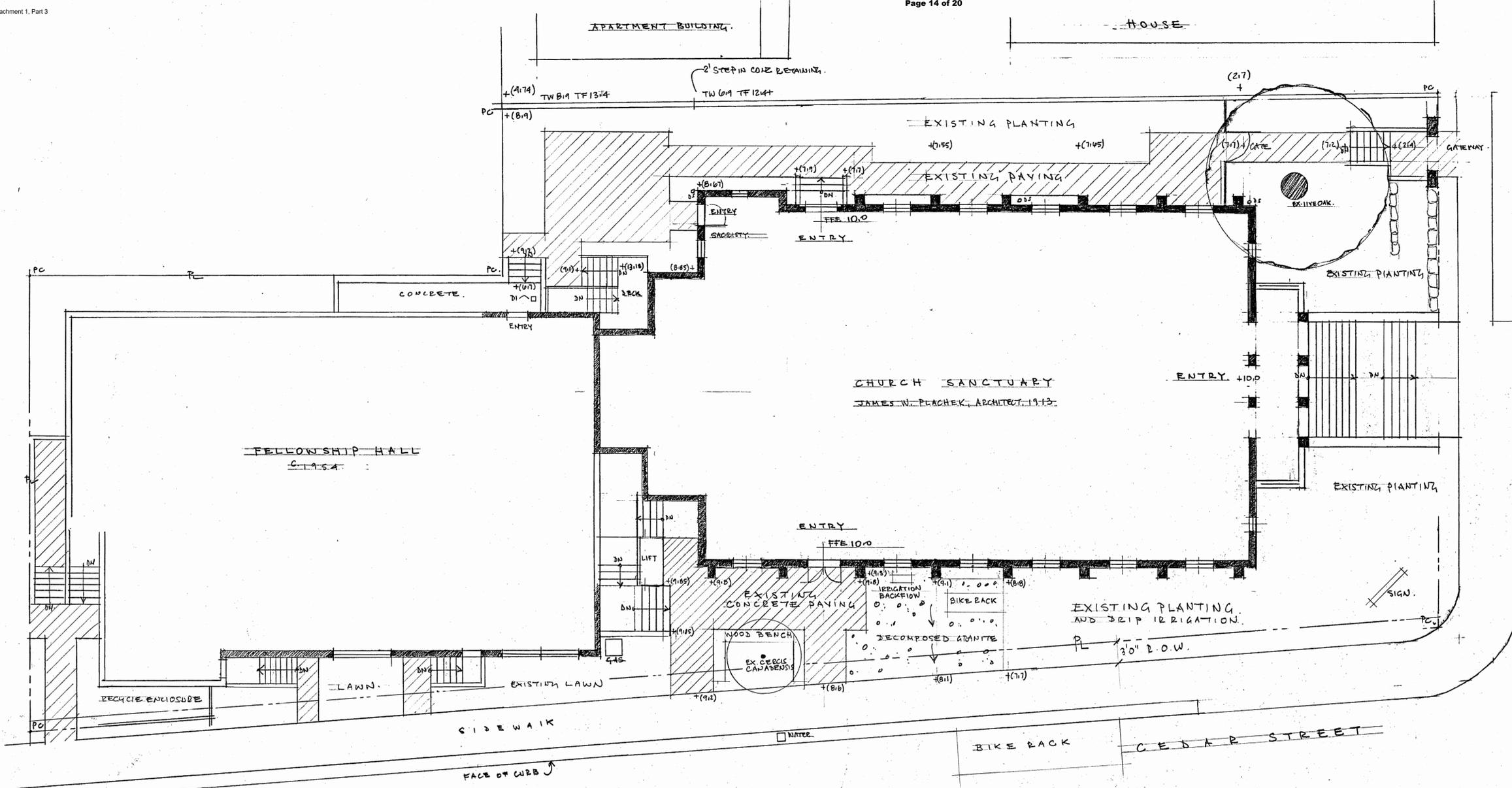
The following additional conditions are attached to this Permit:

- 10.** No changes can be made to these approved plans without prior approval.
- 11. CITY PERMITS.** This Structural Alteration Permit (SAP) approval is contingent upon approval of the any requisite Zoning Permit and Public Work Permit for the project scope.
- 12. PLANS COMPLIANCE.** Construction and building permit plans shall substantially conform to the Structural Alteration Permit (SAP) project plans received December 19, 2024

- 13. 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.
- 14.** Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
- 15. DETAILS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit hardscape details for review and approval by the Landmarks plan checker.
- 16. LIGHTING.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit lighting details showing all existing and proposed site and building lighting. Exterior lighting, including for signage, shall be downcast and not cause glare on the public right-of-way and adjacent parcels.
- 17. LANDSCAPE PLANS.** Prior to Landmarks plan checker sign-off of the Building Permit set of drawings, the applicant shall submit a Landscape Plan including the number, location, and species of all proposed plantings, and which existing plantings shall be removed. The applicant shall provide irrigation for all landscaped areas or provide drought tolerant plant palette. This shall be called out on Landscape Building Permit drawings.
- 18. LANDSCAPE IRRIGATION.** The applicant shall provide irrigation for all landscaped areas; automatic irrigation and drainage facilities shall be adequate to assure healthy growing conditions for plants. This shall be called out on Landscape building permit drawings.
- 19. CURB CUTS.** All curbs and curb cuts shall be constructed per the standards and specifications of the Public Works Department. Curb cuts no longer utilized shall be restored per the Public Works Department specifications.
- 20.** The applicant shall be responsible for identifying and securing all applicable permits from the Building and Safety Division and all other affected City divisions/departments prior to the start of work.
- 21.** The applicant is responsible for complying with all the above conditions. Failure to comply with any condition could result in construction work being stopped, issuance of citations, as well as further review by the Landmarks staff, which may modify or impose additional conditions, or revoke approval.
- 22.** All Building Permit drawings and subsequent construction shall substantially conform to the approved plans as outlined in Condition #1. Any modifications must be reviewed by the Landmarks plan checker to determine whether the modification requires approval.

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**23.** The applicant shall hold harmless, defend, and indemnify the City and its officers, agents, and employees against any and all liability, damages, claims, demands, judgments or other losses (including without limitation, attorney’s fees, expert witness and consultant fees and other litigation expenses), referendum or initiative relating to, resulting from or caused by, or alleged to have resulted from, or caused by, any action or approval associated with the project. The indemnity includes without limitation, any legal or administrative challenge, referendum or initiative filed or prosecuted to overturn, set aside, stay or otherwise rescind any or all approvals granted in connection with the Project, any environmental determination made for the project and granting any permit issued in accordance with the project. This indemnity includes, without limitation, payment of all direct and indirect costs associated with any action specified herein. Direct and indirect costs shall include, without limitation, any attorney’s fees, expert witness and consultant fees, court costs, and other litigation fees. City shall have the right to select counsel to represent the City at Applicant’s expense in the defense of any action specified in this condition of approval. City shall take reasonable steps to promptly notify the Applicant of any claim, demand, or legal actions that may create a claim for indemnification under these conditions of approval.



**Schedule of Drawings**

- L1. Cover Sheet / Existing site conditions.
- L2. Proposed Improvements.
- L3. Cedar Street Entry Terrace.
- L4. Construction Details.
- L5. Planting Plan.
- L6. Lighting Plan.

**Christ Church East Bay. Landscape Renovation. Parties involved.**

**Church Representative:**  
 Jim Wesolowski  
 Treasurer  
 Christ Church East Bay, 2138 Cedar St. Berkeley CA. 94709  
 E: jim@christchurcheastbay.org  
 Tel: 703 346 8382

**Landscape architect:**  
 Hugo Larman  
 Landscape architect. License LA # 3595  
 604 Key Route Blvd. Albany CA. 94706  
 E: larman.landscape@gmail.com  
 Tel: 510 725 5250

**General contractor:**  
 Eron Ferreira  
 Kylor Construction Inc. License CSLB # 1086273  
 1155C Arnold Drive, Martinez, CA 95596  
 E: kylorcon3@gmail.com  
 Tel. 925 408 5560

**Lighting Design:**  
 Lumen Works.  
 Thomas J. Skradski.  
 3410 Lakeshore Ave. # 201, Oakland, CA 94610  
 E: tskradski@lumenworks.com  
 Tel. 510 816 7600

**Engineering:**  
 GTC GeoTrinity Consultants Inc. # C 48655  
 7770 Pardee Lane, Suite 101  
 Oakland, CA 94621

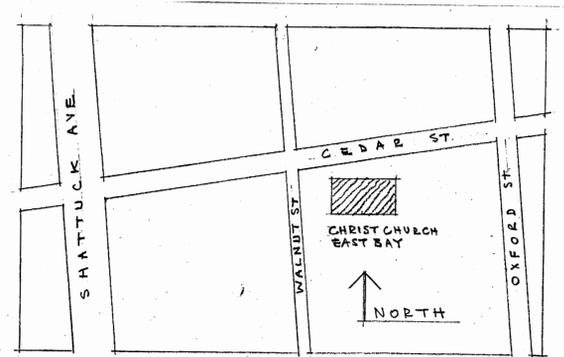
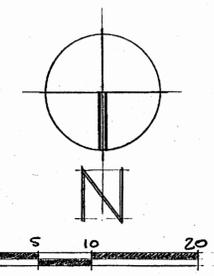
**Historic Preservation:**  
 Interactive Resources  
 117 Park Place, Richmond, CA. 94801  
 Tom Butt, FAIA  
 Tel. 510 236 7435

**Recourse conservation:**

Project shall conform to State of California and Berkeley Municipal codes for recycling and reuse. 100% of excavated soil and land-clearing debris, concrete and asphalt to be recycled and/or salvaged for reuse. (CGBS 4.408.1, 5.408.3 and BMC 19.37.040)

**Fire Prevention:**

- **Building classification per CBC chapter 3.**  
 The building is a church / 303.4 Assembly Group A3.
- **Building construction type per CBC chapter 6.**  
 Construction type V under section 602.5 of CBC.  
 Exterior: Stucco over wood.  
 Interior: Lath and plaster.  
 Roof: Asphalt shingle over timber trusses.  
 Floor: Wood.
- **Fire sprinkler system:**  
 Non existing.
- **Fire Alarm:**  
 Automatic alarm monitored by Bay Alarm
- **List of applicable codes:**  
 2022 California Building Code. 2022 Existing Building Code. 2022 California Electrical Code. 2022 California Fire Code. 2022 Berkeley Municipal Code.



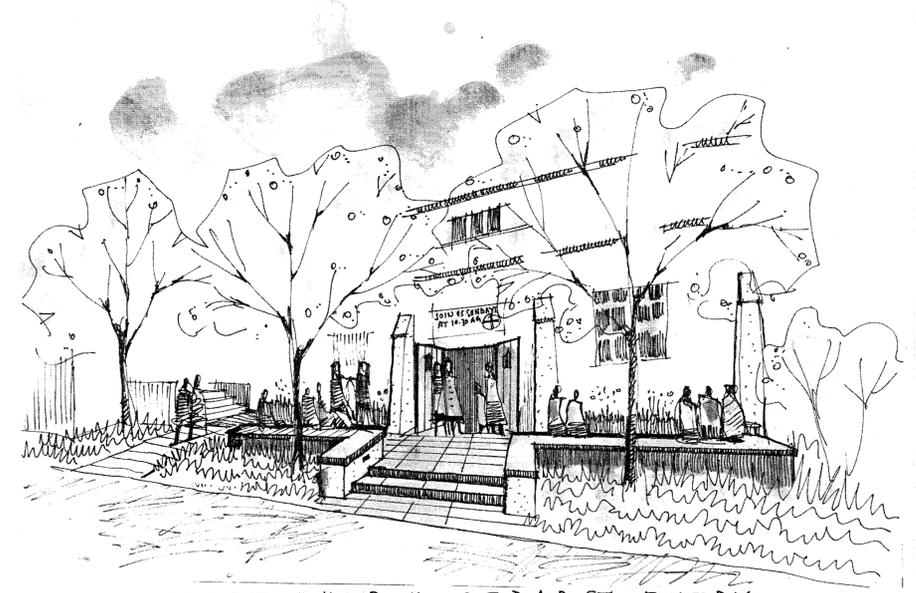
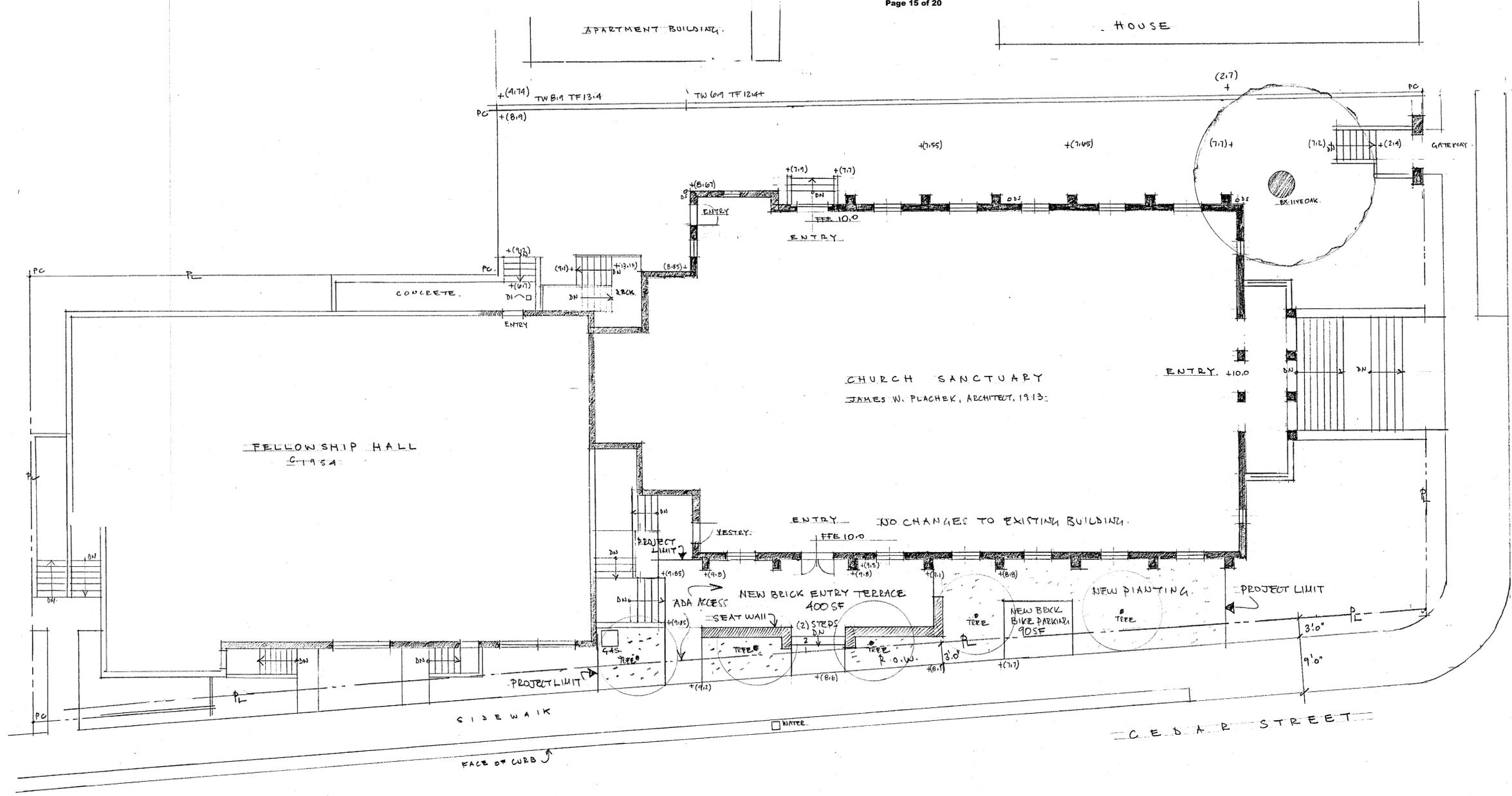
**VICINITY MAP**



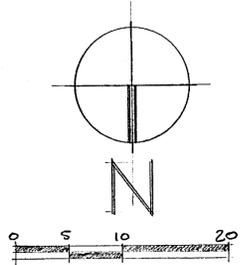
**Larman • Garro**  
 landscape architecture  
 LA#3595 604 KEY ROUTE BOULEVARD, ALBANY CA 94706  
 (510) 526-8346 • HUGO@LARMANGARRO.COM  
 CLIENT CHRIST CHURCH EAST BAY  
2138 CEDAR STREET  
BERKELEY  
CALIFORNIA CA 94709  
 TITLE COVER SHEET  
EXISTING SITE PLAN  
 DATE 7/22/24 PLAN # L1 SCALE 1/8"  
 REVISED 11/14/24

APARTMENT BUILDING

HOUSE



CHRIST CHURCH, CEDAR ST. ENTRY.



CHRIST CHURCH

Larman • Garro  
landscape architecture

LA#3595 604 KEY ROUTE BOULEVARD, ALBANY CA 94706  
(510) 526-8346 • HUGO@LARMANGARRO.COM

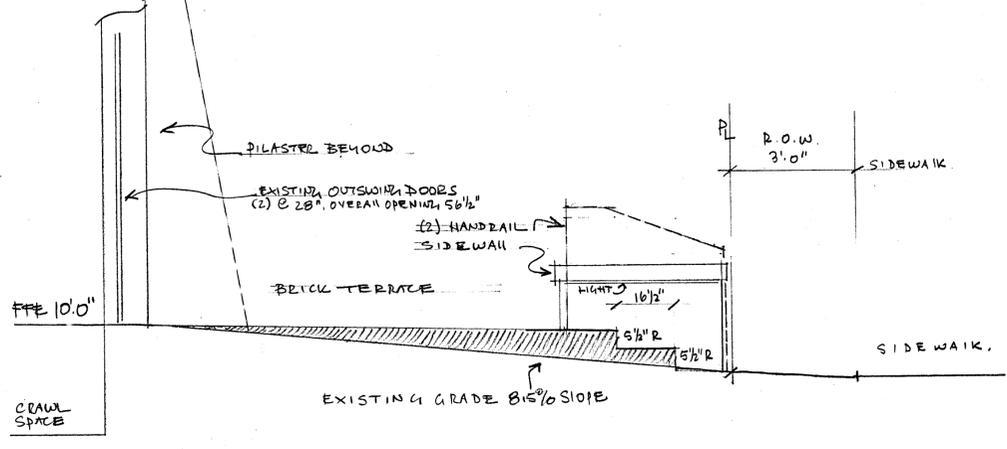
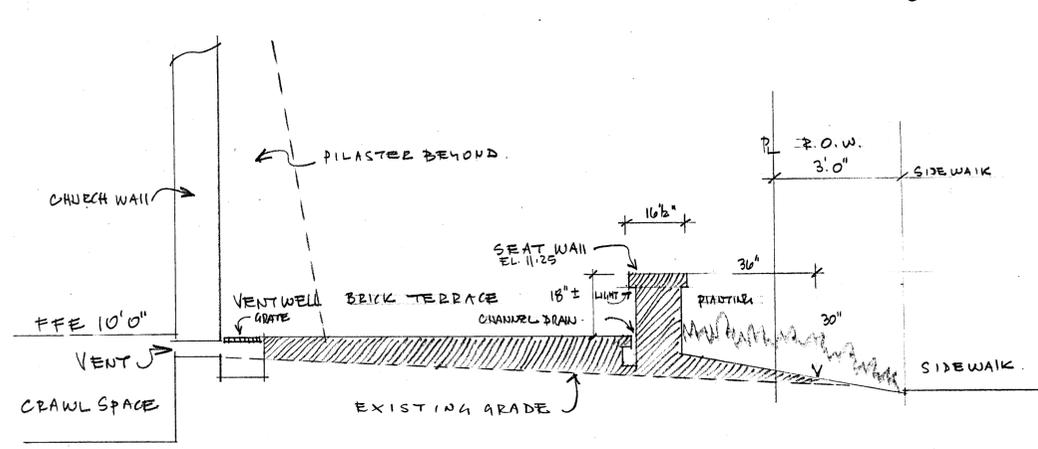
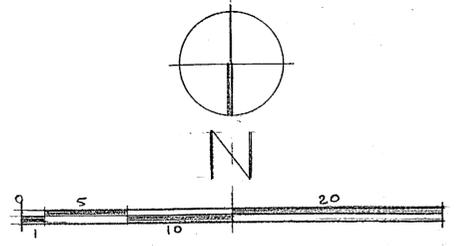
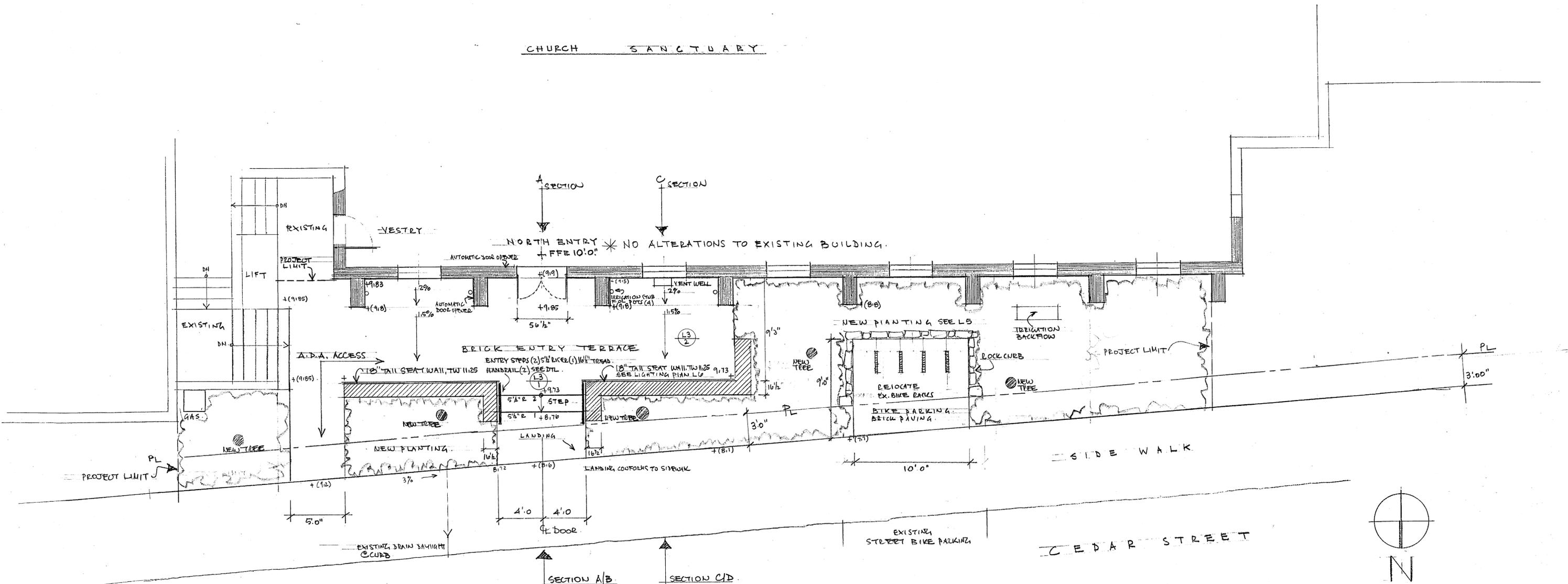
CLIENT CHRIST CHURCH EAST BAY  
2138 CEDAR STREET  
BERKELEY  
CALIFORNIA CA 94709

TITLE PROPOSED IMPROVEMENTS  
CEDAR ST. ENTRY TERRACE

DATE 11/14/24 PLAN # LZ SCALE 1/8"

REVISED

CHURCH SANCTUARY



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BERKELEY  
CALIFORNIA CA 94709

TITLE CEDAR ST. ENTRY TERRACE

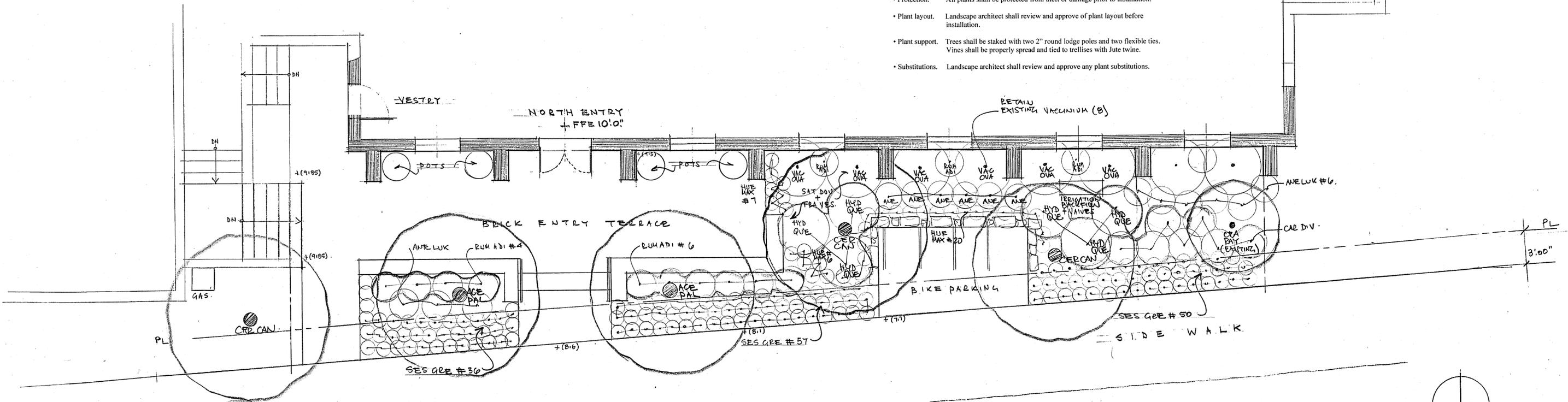
DATE NOV 11, 24 PLAN # L3 SCALE 1/4"  
 REVISED \_\_\_\_\_



CHURCH SANCTUARY

Planting Notes.

- Soil preparation. Planting areas shall be evenly graded and free of weeds and debris. Planting beds shall be cultivated with 15% organic compost to a depth of 8". Planting holes into existing grades shall be x 1.5 width of root ball and amended with 15% organic compost by volume.
- Mulch. All planting areas shall be dressed with a 2-3" deep layer of organic mulch.
- Existing trees. Existing trees shall be protected from damage. Soil within root crown area shall not be cultivated or disturbed. No irrigation within a ten feet of the root crown of California Live Oak trees.
- Nursery stock. All plants shall arrive on site fully rooted and in healthy condition. Damaged, diseased, pot bound, under or oversized plants shall be rejected.
- Nursery ties. All nursery plant ties and tags shall be removed.
- Watering. All plants shall be kept adequately watered before, during and after planting prior to activation of automatic irrigation system.
- Protection. All plants shall be protected from theft or damage prior to installation.
- Plant layout. Landscape architect shall review and approve of plant layout before installation.
- Plant support. Trees shall be staked with two 2" round lodge poles and two flexible ties. Vines shall be properly spread and tied to trellises with Jute twine.
- Substitutions. Landscape architect shall review and approve any plant substitutions.

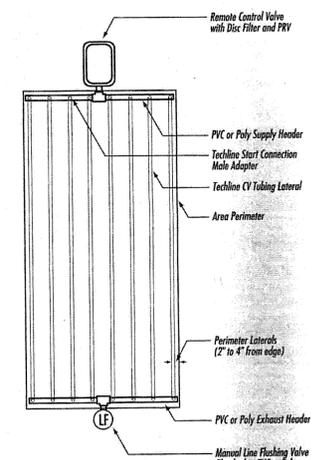


Irrigation Notes.

- Re use existing components: Automatic irrigation timer, Backflow preventor, Automatic drip irrigation valves.
- Replace existing drip laterals with Netafim Techline drip tubing / 0.6 GPH inline emitters.
- Install tubing parallel rows 14" apart. Install tubing 1/2" below surface of soil
- Provide dedicated drip circuit for trees and pots on entry terrace.

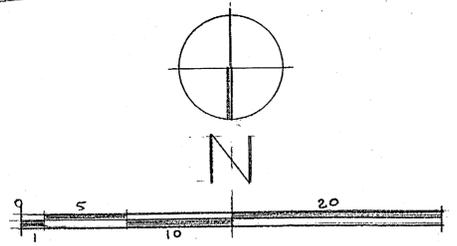
NETAFIM TECHLINE® CV DESIGN GUIDE

TECHNICAL DATA Techline CV End Feed Layout



CODE	BOTANICAL	COMMON	SIZE	QTY	REMARKS
<b>Tree</b>					
ACE PAL	Acer palmatum	Japanese Maple	24" box	2	Flanking Entry Steps
CER CAN	Cercis canadensis	Eastern Redbud	24" box	3	
<b>Shrub</b>					
CEA RAY	Ceanothus 'Ray Hartman'	Ray Hartman California Lilac		0	Existing
HYD QUE	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oak Leaf Hydrangea	15 gal	6	
IRS PUR	Iris Pacific Coast Hybrid 'Purple'	Purple Pacific Coast Iris	1 gal	12	
VAC OVA	Vaccinium ovatum	Evergreen or Wild Huckleberry		0	Existing
<b>Ground cover</b>					
ERI KAR	Erigeron karvinskianus 'Moerheimii'	Pink Santa Barbara Daisy	4" pot	8	
FRA CAL	Fragaria vesca ssp. californica	Woodland Strawberry	4" pot	32	groundcover under shrubs
HEU MAX	Heuchera maxima	Island Alum Root	1 gal	34	
SAT DOU	Clinopodium douglasii	Yerba Buena	4" pot	32	groundcover under shrubs
<b>Perennial</b>					
ANE	Anemone 'Wild Swan'	Wild Swan Japanese Anemone	1 gal	6	
ANE LUK	Anemone 'Lucky Charm'	Lucky Charm Japanese Anemone	1 gal	9	
<b>Grass</b>					
CAR DIV	Carex divulsa	Grassland Sedge		1	
Ses Gre	Sesleria	Greenlee's Moor Grass	4" pot	144	
<b>Fern</b>					
RUM ADI	Rumohra adiantiformis	Leather Fern	1 gal	14	

CEDAR STREET



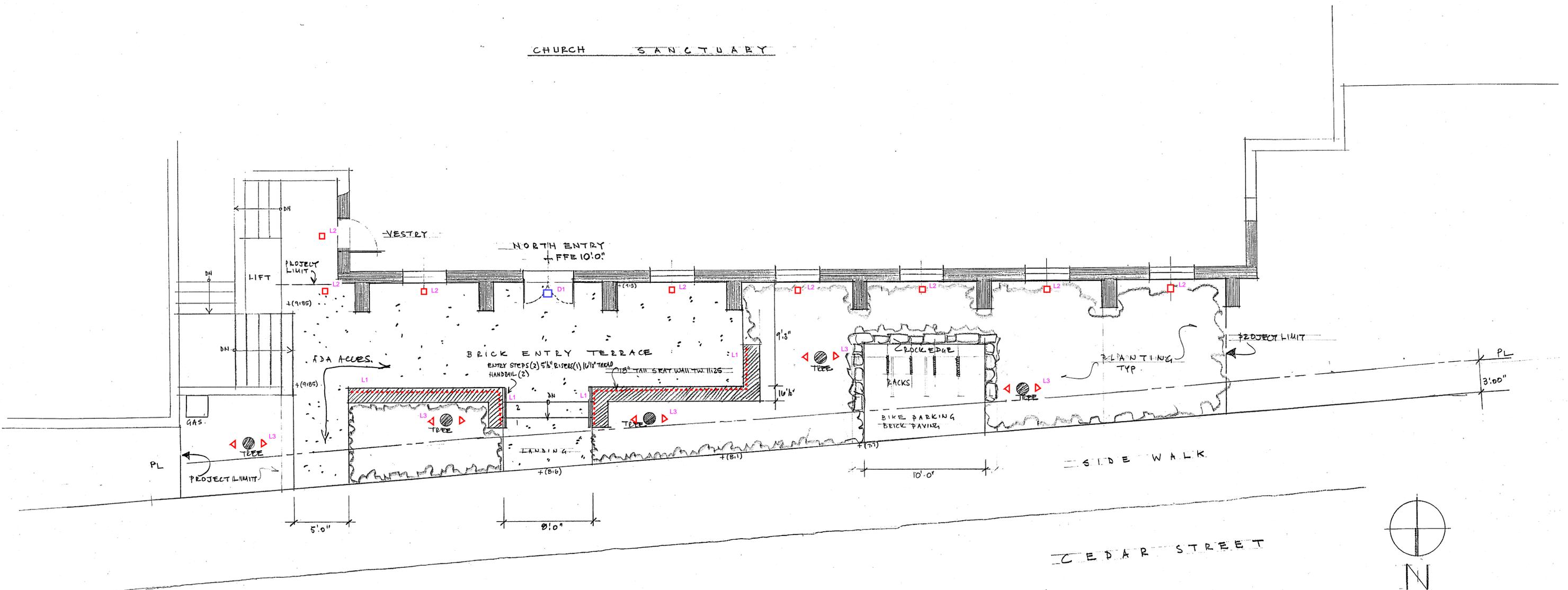
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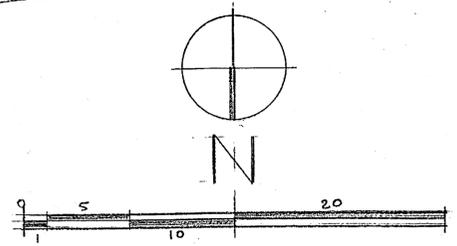
CLIENT CHRIST CHURCH EAST BAY  
2135 CEDAR STREET  
BERKELEY  
CALIFORNIA CA 94709

TITLE PLANTING PLAN  
+ IRRIGATION NOTES  
DATE 11/12/29 PLAN # L5 SCALE 1/4"  
REVISED

CHURCH SANCTUARY



CEDAR STREET



NOTE:  
 1. All tree uplights to be on a separate timer and turned off at 10 p.m.  
 2. All other lights, D1, L1, and L2, to be on an astronomical timer and turn on at dusk and turn off at dawn. These lights are also on emergency power.



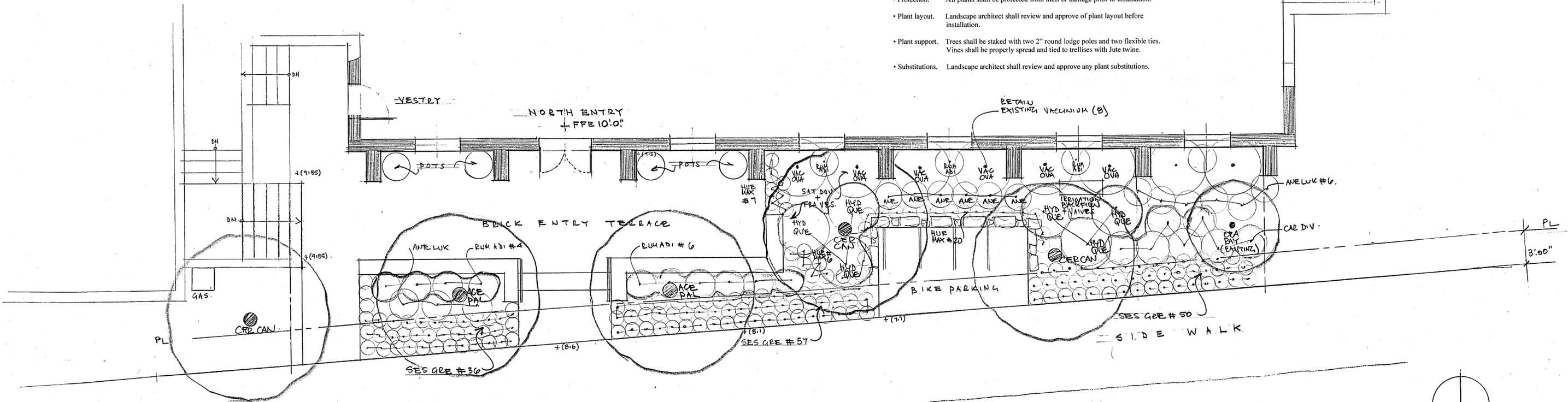
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 CLIENT CHRIST CHURCH EAST BAY  
2138 CEDAR STREET  
BERKELEY  
CALIFORNIA CA 94709  
 TITLE ENTRY TERRACE  
LIGHTING PLAN  
 DATE PLAN # L0 SCALE 1/4"  
 REVISED

CHURCH SANCTUARY

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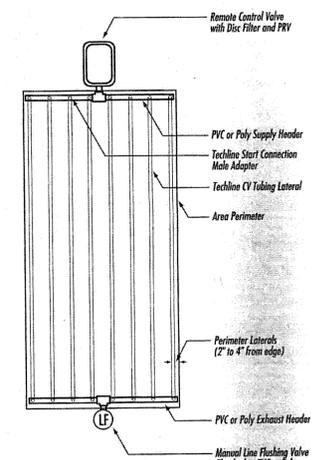


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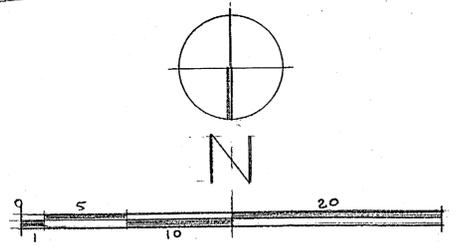
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CEDAR STREET



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