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Office of the City Manager

INFORMATION CALENDAR
November 17, 2026

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: Landmark Preservation Ordinance Notice of Decision: 2845 Woolsey Street (Norton Family House) / #LMSAP2026-0003

INTRODUCTION

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

CURRENT SITUATION AND ITS EFFECTS

The Landmarks Preservation Commission (LPC/Commission) has approved a Structural Alteration Permit (SAP) for the subject Landmark property. This action is subject to a 14-day appeal period, which began after the notice was mailed on November 3, 2026.

BACKGROUND

BMC/LPO Section 3.24.300 allows City Council to appeal 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 14 days of the mailing of the Notice of Decision, or by November 17, 2026.

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 SAP 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

Marytonae Sanchez, Assistant Planner, Planning and Development Department, 510-981-7419

Attachments:

1: Notice of Decision – #LMSAP2026-0003 / 2845 Woolsey Street

ATTACHMENT 1, part 1

LANDMARKS PRESERVATION COMMISSION

Notice of Decision

DATE OF BOARD DECISION: October 1, 2026
DATE NOTICE MAILED: November 3, 2026
APPEAL PERIOD EXPIRATION: November 17, 2026
EFFECTIVE DATE (Barring Appeal or Certification): November 18, 2026

2845 Woolsey Street – Norton Family House

Structural Alteration Permit #LMSAP2026-0003 to replace non-original vinyl windows; add corbels/modillions to the first floor west elevation; add new windows and doors to the north and east elevations; and deconstruct the non-original porch and restore the entry porch, second-story balcony, and original door and sidelights.

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

- **Applicant** Jeremy Butler-Pinkham
  1612 Julia Street
  Berkeley, CA 94703
- **Property Owner** Michael Pearson and Annette Blum
  2169 Folsom Street, Apt M301
  San Francisco, CA 94110

ZONING DISTRICT: Residential Multi-Unit 2 District (R-2)

ENVIRONMENTAL REVIEW STATUS: The project is categorically exempt from further environment 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

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https://permits.cityofberkeley.info/CitizenAccess/Default.aspx

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

COMMISSION VOTE: 7-0-0-1

YES: ANDERSON, CRANDALL, FINACOM, GORDON, GREENE, MONTGOMERY, SCHWARTZ

NO: NONE

ABSTAIN:

ABSENT: SCHNIETZ (recused as she lives within 500 feet)

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, 1st 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 200 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 $3,000. This fee may be reduced to $1,000 if the appeal is signed by persons who lease or own at least 50 percent of the parcels or dwelling units within 300 feet of the project site, or at least 25 such persons (not including dependent children), whichever is less. Signatures collected per the filing requirement in BMC Section 3.24.300.A may be counted towards qualifying for the reduced fee, so long as the signers are qualified. The individual filing the appeal must clearly denote which signatures are to be counted towards qualifying for the reduced fee.
   b. 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:

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.

   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.

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FURTHER INFORMATION:

Questions about the project should be directed to the project planner, Marytonae Sanchez, at (510) 981-7419 or msanchez@berkleyca.gov. All project application materials may be viewed at the Permit Service Center (Zoning counter), 1947 Center Street, 3rd Fl., during regular business hours.

ATTACHMENTS:

1. Findings and Conditions
2. SB 1214 Site Plan

ATTEST:
Allison Riemer, Secretary
Landmarks Preservation Commission

cc: City Clerk
Jeremy Butler-Pinkham, 1612 Julia Street, Berkeley, CA 94703
Michael Pearson and Annette Blum, 2169 Folsom Street, APT M301, San Francisco, CA 94110

ATTACHMENT 1, part 2

Landmarks Preservation Commission Findings

App #: LMSAP2026-0003

October 1, 2026

Structural Alteration Permit for 2845 Woolsey Street

Quick Facts	Project Description:
Applicant: Jeremy Butler-Pinkham **Property Owner**: Mike Pearson and Annette Blum **Project Address:** 2845 Woolsey Street **GP Land Use**: Medium Density Residential **Zoning:** Residential Multi-Unit 2 District (R-2) **Historic District:** N/A **CEQA**: Categorically exempt pursuant to CEQA Guidelines Section 15331 for *Historical Resource Restoration/Rehabilitation*. **Submittal Date**: February 11, 2026 **Date Deemed Complete**: March 13, 2026 **Project Planner:** Marytonae Sanchez	The applicant is seeking approval to replace non-original vinyl windows; add corbels/modillions to the first floor west elevation; add new windows and doors to the north and east elevations; and deconstruct the non-original porch and restore the entry porch, second-story balcony, and original door and sidelights.
	Zoning Permits Requested:
	Structural Alteration Permit pursuant to 3.24.200.
	Staff Recommendation:
	Staff recommends that LPC approve LMSAP2026-0003 pursuant to BMC Section 3.24.260 "**Permit application–Review standards and criteria**" and subject to the attached Findings and Conditions of Approval.

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 proposes to repair and replace character defining features, and remove non-original materials and features in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

   Evidence: The proposed project does not require a change of use. The property will remain a single-family residential dwelling.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

   Evidence: The historic character of the Norton Family House will be retained and preserved with the proposed repairs and replacement of distinctive First Bay Tradition features, such as the cast stone (concrete) retaining wall, the wooden planter boxes and wooden shingled siding. Therefore, the proposal is consistent with SOI Standard 2.

3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.

   Evidence: This property will continue to be recognized as a physical record of its time, place, and use as a result of the approved project. The proposed alterations to the windows and entry porch are to restore the property to its original construction and will not use materials or architectural elements from other buildings. Proposed landscaping and hardscaping will have a contemporary design and will be distinguished from the historic components of the house. Therefore, the proposal is consistent with SOI Standard 3.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

   Evidence: Evidence provided displays a timeline of changes to the exterior of the main building during the time of conversion from a residential dwelling to a pre-school, and ultimately back into a residential dwelling, including the alterations to the north elevation and the front entry on the east elevation. No changes to this property that have acquired historical significance in their own right have been identified or are of concern for this project. Therefore, the proposal is consistent with SOI Standard 4.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

   Evidence: The project proposes repair and replacement of significant features including the cast stone retaining wall, and the wooden planter boxes. Significant features that will not be altered include the location of the property at the northwest corner of the site and large northeast setback from Claremont Avenue; the building's two-story height; and the hip roof with flared, overhanging eaves. Therefore, the proposal is consistent with SOI Standard 5.

6. 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 in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

   Evidence: The proposed scope of work includes deconstruction of the entry porch to enclose the existing footprint and create a second-floor balcony to match documentation of the original construction. Materials including the decorative beams and rafters will be salvaged and reused. Two leaded-glass windows located on the walls of a closet of the first floor will be removed and reused for the new front door entry of the porch. Therefore, the proposal is consistent with SOI Standard 6.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

   Evidence: Chemical treatments are not anticipated; however, if they are appropriate, they will be undertaken using the gentlest means possible. Standard conditions of approval would require any chemical or physical treatment to be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

   Evidence: The project will not affect any archaeological resources as it does not require any excavation. Standard conditions of approval include preserving and protecting unexpected discoveries during project construction.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

    Evidence: New windows and doors on all elevations are compatible in scale, proportion, and placement with the existing windows. New windows will be constructed with a wooden exterior trim to match existing window designs and are proposed to have the same number of muntins on the upper sashes to restore the design from original construction.

10. New additions and adjacent or related new construction shall 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.

    Evidence: The enclosure of the porch is considered an addition. The enclosed porch could be removed in the future and the essential form and integrity of property would remain.

FINDINGS REQUIRED UNDER 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: N/A. The site is a designated City Structure of Merit and not a Landmark property.

    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 designated as a City Structure of Merit and not located within 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: The proposal includes rehabilitation of the exterior features of the main building, landscaping and hardscaping of the property; and restoration of the property's significant features around the entry porch and windows on the west, east, and south elevations. This would be to conduct repair, and in-kind replacements that match the existing materials and design. Therefore, these changes would not adversely affect the historic exterior features.

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 2845 Woolsey Street, as substantially shown and described on the project plans dated September 24, 2026, except as required to be modified by conditions herein and plans as presented to the Landmarks Preservation Commission on October 1, 2026 ("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

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

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 *second* 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 include in all building permit plans and post onsite 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

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		Regulation Source	Timing/Implementation	Enforcement/Monitoring
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. A current copy of this Plan shall be available at all times at the construction site for review by City Staff.	City of Berkeley	During Construction	Building & Safety

IV. During Construction B. Land Use Planning		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**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.	City of Berkeley	During Construction	Land Use Planning
2.	**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.	City of Berkeley	During Construction	Land Use Planning
3.	**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:	City of Berkeley	During Construction	Land Use Planning

	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.			

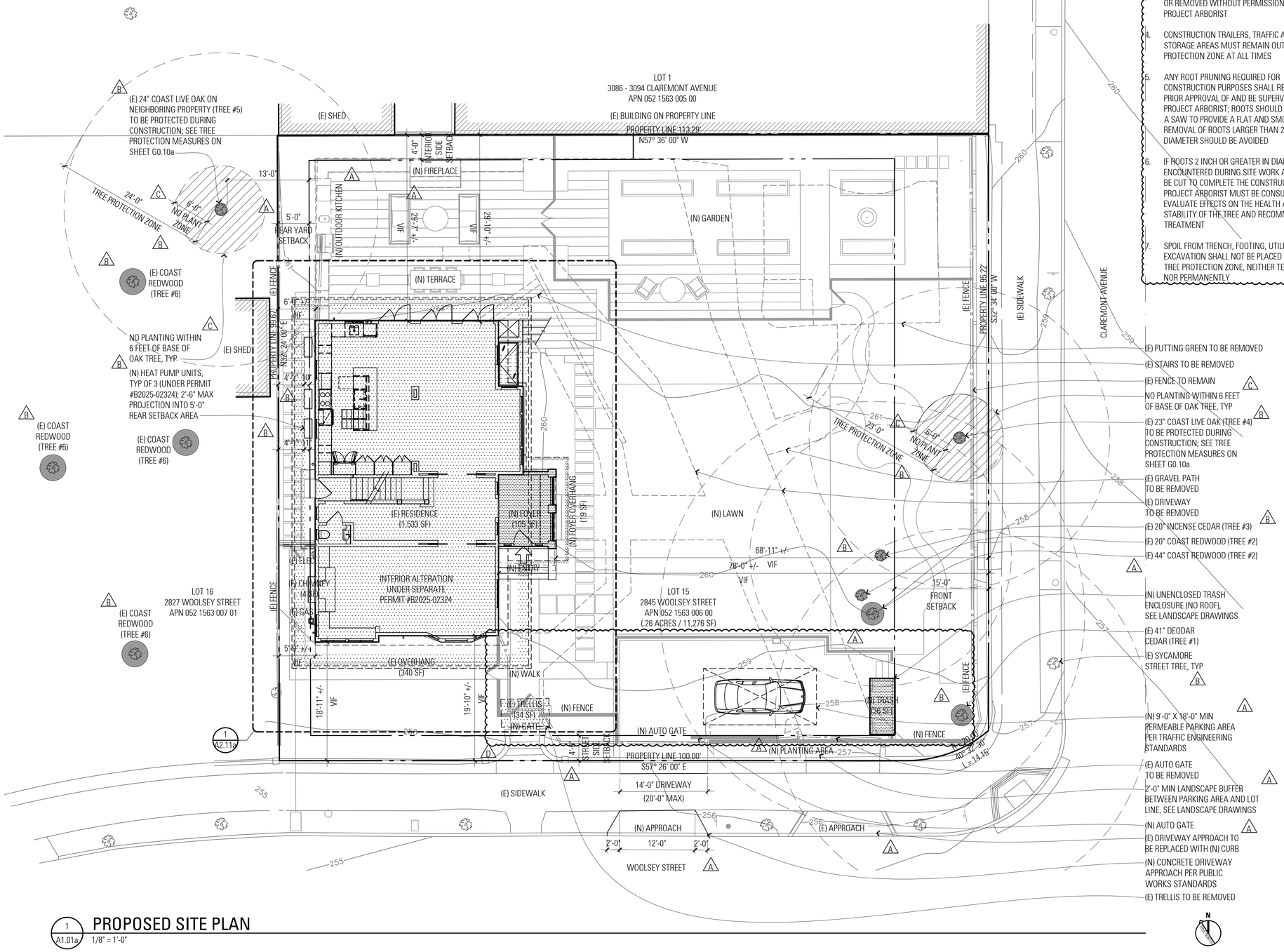
IV. During Construction C. During Construction: Public Works		Regulation Source	Timing/Implementation	Enforcement/Monitoring
1.	**Site Debris.** All piles of debris, soil, sand, or other loose materials shall be covered at night and during rainy weather with plastic at least one-eighth millimeter thick 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

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		Regulation Source	Timing/Implementation	Enforcement/Monitoring
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
3.	**Equipment.** Any above ground or roof equipment, such as transformer(s), utilities, fire apparatus, air conditioning units, compressors, etc. shall be shown to scale on the architectural drawings of the building permit set of drawings in both plan and elevation, in order to determine if additional screening and SAP may be required.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning
4.	**Glass.** All glass is assumed to be clear glass. Any proposed glass that is not clear glass, shall be indicated on all drawings, and shall be reviewed for approval by staff.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning

5.	**Exterior Lighting.** Exterior lighting shall be downcast and not cause glare on the public right-of-way and abutting parcels.	City of Berkeley	On-Going	Land Use Planning
6.	**Landscaping.** The applicant shall provide irrigation for all landscaped areas. This shall be called out on Landscape building permit drawings.	City of Berkeley	At the Time of Building Permit Submittal	Land Use Planning
7.	**Other Permits.** 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.	City of Berkeley	On-Going	Land Use Planning
8.	**Coast Live Oak.** The applicant/owner shall implement all recommended actions described in the arborist report prepared by SBCA Tree Consulting, dated June 22, 2026, and the City's Arborist recommendations, dated August 20, 2026. The arborist report and the City arborist's recommendations shall be incorporated into the plan set.	City of Berkeley	At the Time of Building Permit Submittal; On-Going	Land Use Planning

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PROPOSED SITE PLAN

1 A1.01a — 1/8" = 1'-0"

(E) PUTTING GREEN TO BE REMOVED
(E) STAIRS TO BE REMOVED
(E) FENCE TO REMAIN
NO PLANTING WITHIN 6 FEET OF BASE OF OAK TREE, TYP
(E) 23" COAST LIVE OAK (TREE #4) TO BE PROTECTED DURING CONSTRUCTION; SEE TREE PROTECTION MEASURES ON SHEET G0.10a
(E) GRAVEL PATH TO BE REMOVED
(E) DRIVEWAY TO BE REMOVED
(E) 20" INCENSE CEDAR (TREE #3)
(E) 20" COAST REDWOOD (TREE #2)
(E) 44" COAST REDWOOD (TREE #2)
(N) UNENCLOSED TRASH ENCLOSURE (NO ROOF), SEE LANDSCAPE DRAWINGS
(E) 41" DEODAR CEDAR (TREE #1)
(E) SYCAMORE STREET TREE, TYP
(N) 9'-0" X 18'-0" MIN PERMEABLE PARKING AREA PER TRAFFIC ENGINEERING STANDARDS
(E) AUTO GATE TO BE REMOVED
2'-0" MIN LANDSCAPE BUFFER BETWEEN PARKING AREA AND LOT LINE, SEE LANDSCAPE DRAWINGS
(N) AUTO GATE
(E) DRIVEWAY APPROACH TO BE REPLACED WITH (N) CURB
(N) CONCRETE DRIVEWAY APPROACH PER PUBLIC WORKS STANDARDS
(E) TRELLIS TO BE REMOVED

TREE PROTECTION MEASURES:

1. ANY APPROVED GRADING, CONSTRUCTION, DEMOLITION OR OTHER WORK WITHIN THE TREE PROTECTION ZONE SHOULD BE MONITORED BY THE PROJECT ARBORIST
2. ALL CONTRACTORS SHALL CONDUCT OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE TO TREES TO BE PRESERVED
3. TREE PROTECTION DEVICES ARE TO REMAIN UNTIL ALL SITE WORK HAS BEEN COMPLETED WITHIN THE WORK AREA; FENCES OR OTHER PROTECTION DEVICES MAY NOT BE RELOCATED OR REMOVED WITHOUT PERMISSION OF THE PROJECT ARBORIST
4. CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE TREE PROTECTION ZONE AT ALL TIMES
5. ANY ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES SHALL RECEIVE THE PRIOR APPROVAL OF AND BE SUPERVISED BY THE PROJECT ARBORIST; ROOTS SHOULD BE CUT WITH A SAW TO PROVIDE A FLAT AND SMOOTH CUT; REMOVAL OF ROOTS LARGER THAN 2 INCHES IN DIAMETER SHOULD BE AVOIDED
6. IF ROOTS 2 INCH OR GREATER IN DIAMETER ARE ENCOUNTERED DURING SITE WORK AND MUST BE CUT TO COMPLETE THE CONSTRUCTION, THE PROJECT ARBORIST MUST BE CONSULTED TO EVALUATE EFFECTS ON THE HEALTH AND STABILITY OF THE TREE AND RECOMMEND TREATMENT
7. SPOIL FROM TRENCH, FOOTING, UTILITY OR OTHER EXCAVATION SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, NEITHER TEMPORARILY NOR PERMANENTLY

EXISTING DRAWING NOTES

1. THIS IS A SIMPLE SITE PLAN; SITE DETAILS ARE NOT SHOWN UNLESS OTHERWISE NOTED
2. PROPERTY LINES ARE BASED ON TOPOGRAPHIC SURVEY PREPARED BY MORAN ENGINEERING, INC AND DATED AUGUST 3, 2022
3. THIS SITE PLAN MAY CONTAIN INACCURACIES, INTENTIONAL OR OTHERWISE, AND ALTHOUGH APPROPRIATE FOR FOR USE IN GENERAL PLANNING AND DESIGN, SHOULD NOT BE USED TO ESTABLISH PRECISE MEASUREMENTS OF SPACES OR OBJECTS FOUND HEREIN FOR ANY PURPOSE

SITE PLAN NOTES

1. PROVIDE 2% MIN SLOPE AWAY FROM BUILDING TO CONTROL AND DRAIN SURFACE WATER FLOWS
2. PROVIDE SWALE OR GUTTER PARALLEL TO SIDE PROPERTY LINES TO CONVEY STORM WATER DRAINING FROM ROOFS, PAVED AREAS, YARDS, COURTS, COURTYARDS, VENT SHAFTS, LIGHT WELLS, OR SIMILAR AREAS HAVING RAINWATER AWAY FROM ADJOINING PROPERTIES PER CPC SECTION 1101.2; STORM WATER SHALL BE PERMITTED TO BE DISCHARGED ON FLAT AREAS, SUCH AS STREETS OR LAWNS, SO LONG AS THE STORM WATER SHALL FLOW AWAY FROM THE BUILDING AND AWAY FROM ADJOINING PROPERTY, AND SHALL NOT CREATE A NUISANCE
3. STORM WATER SHALL NOT BE DRAINED INTO SEWERS INTENDED FOR SANITARY DRAINAGE PER CPC SECTION 1101.3
4. AN ENGINEERING PERMIT WILL BE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO CONSTRUCTION STAGING, RESERVED CONSTRUCTION PARKING, SIDEWALK, DRAINAGE, OR SEWER WORK; APPROVAL OF THIS BUILDING PERMIT DOES NOT AUTHORIZE WORK IN THE PUBLIC RIGHT-OF-WAY
5. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), CHAPTER 4, DIVISION 4.1.

LOT COVERAGE CALCULATIONS:

(E) AREA COUNTING TOWARDS LOT COVERAGE

LOT AREA: 11,276 SF (PER SURVEY)

MAX LOT COVERAGE: 50% * 11,276 SF = 5,638 SF

(E) LOT COVERAGE: 1,533 SF (RESIDENCE)
4 SF (CHIMNEY)
139 SF (PORCH)
15 SF (PORCH OVERHANG)
34 SF (TRELLIS)
340 SF (OVERHANG)
2,065 SF (TOTAL)

(E) LOT COVERAGE = 2,065 SF / 11,276 SF = 18.3% < 60%

(N) AREA COUNTING TOWARDS LOT COVERAGE

(N) LOT COVERAGE: 1,533 SF (RESIDENCE)
4 SF (CHIMNEY)
105 SF (FOYER)
19 SF (FOYER OVERHANG)
340 SF (OVERHANG)
36 SF (TRASH)
2,037 SF (TOTAL)

(N) LOT COVERAGE = 2,037 SF / 11,276 SF = 18.1% < 60%

USEABLE OPEN SPACE CALCULATIONS:

MIN REQUIRED USABLE OPEN SPACE AREA = 553 SF
(3,686 SF / 1000 = 3.686 * 150 SF = 552.9 SF

(E) OPEN SPACE = 11,276 SF - 2,065 SF = 9,211 SF

(N) OPEN SPACE = 11,276 SF - 2,041 SF = 9,235 SF

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PEARSON-BLUM RESIDENCE
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DRAWN BY JBP
CHECKED BY JBP
PROJECT NO

DATE		ISSUE
02.11.26	A	SAP APPLICATION
04.30.26	A	SAP RESUBMITTAL
06.22.26	B	SAP SECOND RESUBMITTAL
08.14.26	C	SAP THIRD RESUBMITTAL
09.24.26	D	SAP FOURTH RESUBMITTAL

LICENSED ARCHITECT
GREGORY BUTLER-PINKHAM
No. C-33375
Ren. 11/30/27
STATE OF CALIFORNIA

PROPOSED SITE PLAN

A1.01a