

J B P A R C H I T E C T S

September 1, 2026

Marytonae Sanchez
Assistant Planner
City of Berkeley
Planning & Development
Land Use Planning Division
1947 Center Street
2nd Floor
Berkeley, CA 94704
via email: msanchez@berkeleyca.gov

RE: 2845 Woolsey Street - Structural Alteration Permit #LMSAP2026-0003
Landmarks Preservation Commission Staff Report – Clarifications for LPC Meeting

Dear Marytonae,

Please see the below clarifications on the Landmarks Preservation Commission Staff Report Dated September 3, 2026.
Please incorporate into the meeting materials for the 9/3 LPC Meeting.

- Page 1, Project Description - Clarify that the 3 missing (previously removed) corbels/modillions on the first floor, west elevation are being replaced rather than added
- Page 9, Scope of Proposed Work, Main Building, West Elevation - Clarify that the 3 missing (previously removed) corbels/modillions are being replaced rather than added
- Page 9, Scope of Proposed Work, Main Building, South Elevation - Clarify that the second story wooden planter boxes will be repaired in kind rather than replaced
- Page 9, Scope of Proposed Work, Main Building, North Elevation - Clarify that in addition to the openings listed, a new double hung window is being installed in place of the existing, non-original fixed window on the second floor
- Page 10, Coast Live Oaks - Clarify that the proposed outdoor kitchen location is already more than 10 feet away from the neighboring tree at the northwest of the property
- Page 10, Coast Live Oaks - Clarify that the fire department comments are specific to the proposed outdoor fireplace and its proximity to the neighboring oak tree; the fire department recommends that branches be pruned where the fireplace is located within the dripline of the neighboring oak tree, however the proposed fireplace location is not within the dripline of the tree, so this comment is not applicable
- Page 12, SOI Standard 6 - Clarify that the wooden planters on the south elevation will be repaired rather than replaced
- Page 15, SOI Standard 9 - Clarify that the wooden planters on the south elevation will be repaired rather than replaced

Thank you and don't hesitate to reach out to me directly with any questions.

Sincerely,

J B P A R C H I T E C T S



Jeremy Butler-Pinkham, AIA, LEED AP BD+C
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