

Case File Number: ER 06-008

January 29, 2007

#1	Project Name:	Mandela Grand Mixed Use Development Project
	Location:	West Oakland – Generally two blocks at the southeast corner of Mandela Parkway and West Grand Avenue. The project site is bordered by Mandela Parkway on the west, West Grand Avenue on the north, Poplar Street on the east, and 18 th Street on the south. APNs: various
	Proposal:	Hearing on the Draft Environmental Impact Report (DEIR) for the redevelopment of 13.3 acres of land as an industrial village containing 300,702 square feet of custom and light industrial uses, and commercial and retail uses. Also included are 1,577 residential units above the ground floor in structures ranging from 72 to 300 feet in height. All buildings on the site will be demolished except for the original 47,000 s.f. Pacific Pipe Building, which will be adaptively reused. Approximately 2,322 parking spaces will be provided in underground parking garages and on surface lots.
	Owner/Applicant:	KS Properties One, LLC
	Contact Person/Phone Number:	Richard Hannum, AIA Hannum Associates (415) 646-0100
	Case File Number:	ER 06-008
	Planning Permits Required:	General Plan Amendment, West Oakland Redevelopment Plan Land Use Map Amendment; Rezoning (text and map), Vesting Tentative Map; Preliminary Development Plan, including Design Review Guidelines
	General Plan:	Business Mix
	Zoning:	M-30 (General Industrial Zone) and M-30/S-4 (General Industrial Zone/Design Review Combining Zone)
	Environmental Determination:	Draft Environmental Impact Report published December 18, 2006. Public review comment period from December 18, 2006 to February 6, 2007 (50 days).
	Historic Status:	Pacific Pipe Building, 200 Mandela Parkway, Preliminary Rating Cb (PDHP) American Steel Shop/Warehouse, 1930-60 Mandela Parkway, Rating D3/6Z American Steel Company Building, 1901 Poplar Street, Rating Dc3/6Z (PDHP)
	Service Delivery District:	West Oakland 1
	City Council District:	3, Nancy Nadel
	Status:	DEIR public comment period 12/18/06 to 2/6/07
	Action to be Taken:	Receive public and Board comments about information and analysis in the Draft Environmental Impact Report
	Finality of Decision:	Request for Information Only
	For Further Information:	Contact Project Planner Margaret Stanzione at (510) 238-4932 or by email at mstanzione@oaklandnet.com

SUMMARY

KS Properties One, LLC filed an application for environmental review on March 13, 2006. A Draft Environmental Impact Report (DEIR) was prepared and released for public comment on December 18, 2006. The purpose of this hearing is to provide an opportunity for the Landmarks Preservation Advisory Board and the public to review the information in the DEIR, provide comments on the specific information, issues and analysis contained in the document, and provide direction regarding issues to be addressed in the Final EIR.

The project proposes the redevelopment of an underutilized industrial site for a new mixed use industrial village project on approximately 13.3 acres of land in West Oakland. The proposed project would contain approximately 300,702 square feet of predominantly custom industrial and light industrial uses and limited commercial and retail uses on the first two levels of the proposed buildings. High-density residential uses (1,577 units) are proposed above the ground floor industrial and commercial uses. Residential units will be included in eight buildings, including three 300-foot residential towers. The project would provide approximately 2,322 parking spaces in underground parking garages, above ground parking structures, and on surface lots.

Most of the existing structures on the site will be demolished (the American Steel Building and portions of the Pacific Pipe Building Complex) and eight new buildings will be constructed. The project would adaptively reuse the 47,000 square-foot original timber-frame structure of the Pacific Pipe Building. The total amount of industrial and commercial space proposed is approximately 52,000 square feet less than currently exists.

A Notice of Preparation (NOP) was issued for the project on March 21, 2006 and reissued on April 5, 2006 to account for changes to the project description. The DEIR was then prepared under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21000 *et. seq.* The purpose of the CEQA review is to identify the significant effects of a project on the environment, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated or avoided.

The DEIR was released for a 50-day public review period from December 18, 2006 to February 6, 2007. After the DEIR public comment period closes, all comments received will be responded to in the Final EIR along with any clarifications, corrections and minor changes. Thereafter, the Planning Commission and City Council will use the information contained in the EIR as the merits of the project are reviewed.

The Planning Commission held a public hearing on the DEIR on January 17, 2007. The Planning Commission staff report, included as Attachment A, discusses a wide variety of issues about the proposed project and the information analyzed in the DEIR. This LPAB staff report is intended to supplement the Planning Commission staff report and discusses only those issues specific to the historic resources in the proposed project.

PROJECT SITE AND DESCRIPTION

The 13.3 acre site is situated at the intersection of West Grand Avenue and Mandela Parkway, one of the most prominent intersections in West Oakland. Located approximately 1.25 miles from

downtown Oakland, the site is bordered by Mandela Parkway on the west, West Grand Avenue on the north, Poplar Street on the east, and 18th Street on the south.

The existing site is currently occupied with several buildings: the 250,000 s.f. American Steel Properties Building and the 102,000 s.f. Pacific Pipe Building Complex. All structures will be demolished with the exception of the original 47,000 s.f. portion of the original Pacific Pipe Building. The existing railroad spurs on the site will also be removed.

The project sponsor proposes an industrial village development that would redevelop and revitalize approximately 13.3 acres of underutilized industrial and commercial land at the intersection of Mandela Parkway and West Grand Avenue in West Oakland. The project would construct eight new buildings and would adaptively reuse the 47,000 square foot original timber-frame structure of the Pacific Pipe Building. The development would contain predominantly custom and light industrial uses¹ (approximately 216,702 to 176,702 square feet) with limited commercial and retail uses² (approximately 53,000 to 93,000 square feet) on the ground and second floors of each of the buildings. High-density residential uses would occur on building levels above the industrial and commercial uses (with the exception of the Pacific Pipe Building).

Residential uses would be located on residential floors above the podium that range from four to nine stories (72 to 132 feet above grade). Additionally, three high-rise towers of 27 residential floors over the two-story podium (up to 300 feet tall above grade) would be constructed. Two of the three high-rise towers would be located on the eastern half of the project site, along Poplar Street and set back from West Grand Avenue. The third tower would be located in the southern portion of the site but oriented so as not to shadow the pool and fields located in the adjacent DeFremery Park or the adjacent outdoor play area of Bunche Continuation School. No high-rise towers are proposed along Mandela Parkway or West Grand Avenue. The mid-rise and mid/low-rise buildings would be dispersed around the perimeter of the site. A total of four pedestrian bridges would occur at the podium level, approximately 30 feet above grade. Two bridges would occur between buildings along Poplar Street, and two bridges would occur between buildings along Mandela Parkway. The bridges would span publicly-accessible private streets within the project site.

The project proposes to construct 1,577 residential units above the podium level of most of the structures, and 987 of those units would be located in three high-rise towers. Approximately 30 percent of the units are proposed as one-bedroom (900 s.f.), 60 percent as two-bedroom (1,250 s.f.), and 10 percent as three-bedroom (1,500 s.f.). The residential density is approximately 118 dwelling units per gross acre, based on a 13.3 acre site. The units are proposed as market-rate, ownership units. Upon completion, the project would have a residential population of approximately 3,180 residents.

The original portion of the Pacific Pipe Building, containing 47,000 square feet, would be adaptively reused. The exterior façade of the structure would be removed and the original timber frame would

¹ Custom and Light Industrial Uses could include a mix of manufacturing, assembly, storage, showroom, sales, and office functions in the following types of business: Light industrial, Custom manufacturing, Artisans workshops, Construction-related, Kitchen/food preparation/processing, Research and development/biotech, High tech, Architecture/design/engineering studies, and Commercial services.

² Commercial and Retail Uses could include a grocery store (up to 16,000 square feet in the Industrial Village Scenario and up to 55,000 square feet in the Community Grocery Store Scenario), General retail/services (food shops, retail shops, local services), Eating and drinking (restaurant, café), and Small offices (medical/health-related, real estate/financial/insurance, professional services, etc.

be exposed, cleaned, and refurbished. A new exterior façade and roof suitable for the possible reuses would be added. The 55-foot tall, original timber structure will be the centerpiece of the project. No development is proposed on top of the Pacific Pipe Building; its original building form will remain. Incorporating the Pacific Pipe Building into the proposed project is also designed to reflect the historic industrial activities of the part of Oakland. The envisioned reuses of the building include a light industrial/commercial center or a public retail market or grocery store to serve the neighborhood.

PROJECT BACKGROUND

The Landmarks Preservation Advisory Board (LPAB) held a scoping session on April 17, 2006 to introduce the proposed project and to discuss the issues that should be analyzed in the DEIR. The LPAB commented on the following:

- Clarification of the survey ratings for each of the buildings, distinguishing the “Preliminary” versus the Cultural Resource survey, final survey
- Relationship of project to historic preservation and meeting the Secretary of Interior Standards
- Alterations to the interior of the Pacific Pipe Building
- Types of light industrial uses contemplated
- Residential density
- Impact of project on parks and community services
- Visual impact of the residential towers
- The need to have LPAB recommend approval of the new survey designation for the Pacific Pipe Building
- DEIR should treat all 3 buildings as historic resources and go through the historic resource analysis

CULTURAL RESOURCES

Chapter IV.E of the DEIR (pages E-1 to E-29) discusses the archaeological, paleontological, and historic architectural resources on the site. The DEIR identifies six potential impacts which, with the application of mitigation measures or conditions of approval, can be reduced to an impact level that is less-than-significant. These will be discussed further in this report.

The DEIR indicates that none of the existing buildings on the site are defined as historic resources for the purposes of CEQA, but two of the buildings are rated historic structures by the Oakland Cultural Heritage Survey (OCHS). This rating was confirmed by the State historic resources inventory and evaluation forms included in Attachment B of this staff report and Appendix C of the DEIR. Please note that there is an error in the evaluation forms. In the discussion about landmark eligibility, the forms state that the buildings do not appear to be eligible for federal, state, or local listing. As explained in this staff report, buildings with a local rating of PDHP are considered potential designated historic properties and may be eligible for local landmark status. The evaluation forms in the DEIR will be corrected in the FEIR.

Pacific Pipe Company Building Complex – 2000 Mandela Parkway

The complex of buildings is comprised of an original heavy timber structure (approximately 47,000 square feet), metal structure additions (approximately 31,000 square feet), and smaller ancillary buildings added over time (approximately 24,000 square feet). All structures, other than the original heavy timber structure, are proposed to be demolished.

The 78,000 square foot warehouse, comprised of the 47,000 s.f. original timber structure and the 31,000 s.f. large metal additions, is nearly the entire two-block length from West Grand Avenue to 20th Street. The high bay two-story building has exterior walls clad in corrugated metal and fiberglass, with the roof clad in corrugated metal. Windows are industrial steel sash units, many of which are covered by corrugated fiberglass panels. Steel louver vents are located in the gable ends of the building. Construction materials include wood post and truss framing supported by a concrete foundation. The notable character defining features of the building include its massive, double-gable roof form and its open, high-bay interior with original wood frame trusses and post and beam structure. In addition to what has been described above, other notable defining features include a continuous band of steel sash windows and corrugated metal exterior materials. Refer to DEIR Figure IV.E-2, p. IV.E-6.

History

The Pacific Pipe Building was assembled at the site in 1922. The building, a representative example of an early 20th century industrial/utilitarian warehouse, reflects industrial development in Oakland, the building construction industry and metal working industries spanning the late 19th and early-mid 20th centuries. The building was used for the manufacture of iron and steel pipes, valves, and fittings, and remanufacturing or reconditioning of used pipe. Numerous steel frames were added to the building between 1925 and the late 1960s with the most recent and largest addition occurring along the eastern elevation resulting in the removal of the original exterior siding from the eastern side of the original timber structure and an alteration to the building's original plan.

Historic Survey, Ratings, and Listings

This building was originally surveyed and evaluated by OCHS as part of its citywide reconnaissance survey in 1986. OCHS later prepared a survey form for this building as part of the I-880/Cypress Freeway Replacement Project in 1990. According to the 1990 survey, OCHS assigned the building a rating of D3 (minor historical importance, not an area of primary or secondary importance). The staff report prepared for the LPAB meeting on April 17, 2006 reported the OCHS rating for the Pacific Pipe Building at that time as "D3." On April 28, 2006, OCHS prepared a new historic evaluation form for the building based on its reconnaissance of the interior of the building and recommended a revised rating of Cb (of secondary historical importance [C], possibly of major historical importance if restored [b]), citing the intact nature of the interior and the quality of its construction that were not evaluated as part of the earlier 1990 survey. With a "C" rating, the building is also considered a Potential Designated Historic Property (PDHP). PDHPs are properties rated A, B, or C and are not already designated as Landmarks, Preservation Districts, or Heritage Properties. The discussion in this staff report is based on the revised rating of Cb, PDHP (which still needs to be confirmed by the LPAB).

The Pacific Pipe Building is not listed in the National Register of Historic Places. The State Office of Historic Preservation assigned this building with a rating of "6Z" (ineligible for listing in the National

or California registers of historic places). According to the City's *Historic Preservation Element*, only designated historic properties, or potential historic properties with an existing rating of "A" or "B" or that are in an Area of Primary Importance (API), are considered historic resources for the purposes of CEQA. Given its rating of "Cb," the Pacific Pipe Building is not considered a historic resource for CEQA purposes.

Proposed Additions or Alterations

Historic Preservation Element Policy 3.5 states that, to allow any additions or alterations to PDHPs requiring discretionary City permits, the City is required to make a finding that:

- (1) the design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or
- (2) the proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood; or
- (3) the existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

Although plans have not yet been submitted to City staff, the project sponsor is proposing to retain and adaptively reuse the original timber portion of the building as the centerpiece of the project. To accommodate reuse while acknowledging the primary features of the building, the project sponsor has specified the following design parameters for the proposed building alterations with respect to the building's most identifiable characteristics:

- The form of the building, a double bay, gable shed structure, would remain the feature design element of the completed building.
- The old corrugated steel and fiberglass panels (exterior façade) of the building would be removed and the original timber frame would be exposed, cleaned, and refurbished. New exterior materials would include wood, corrugated steel and large sections of exterior glazing to make the interior structure visible.
- The corrugated tin, zinc, steel and fiberglass roof will be replaced with a weather-tight roof with occasional skylights or Lucite-style panels.
- Interior modifications include the removal of a number of small, interior "shed" offices and bathrooms. The interior concrete floor will be improved or modified.
- Small buildings may be constructed that sit partially outside and partially inside the original timber frame footprint under the canopy of the roof. This design will accommodate the future use of the building as a grocery store or neighborhood retail uses.
- The preservation of the timber frame and gable roof form will ensure that the building is recognizable to those familiar with the Pacific Pipe Building while the building is reused as a public building.

Staff will return to the LPAB for design review for the adaptive reuse of the Pacific Pipe Building at a later date. Upon review of the plans, the LPAB will need to make one of the findings specified above with regard to the proposed additions and alterations.

American Steel Company Shop and Warehouse – 1930-1960 Mandela Parkway

The American Steel Company shop and warehouse, approximately 204,000 square feet, is a mid-20th century utilitarian factory/warehouse that encompasses nearly the entire one square block surrounded by 18th Street, 20th Street, Mandela Parkway and Poplar Street. The structure is a high bay two-story building with an L-shaped plan with a series of gable roof forms and a flat parapet. The parapet is stepped at the corners along the 18th and 20th Street elevations. Both the exterior walls and the roof are clad in corrugated metal. Two horizontal bands of steel industrial sash windows exist on all facades, with the lower level roll-up style vehicular doors evident on all elevations. The structure consists of steel frame posts and roof trusses supported by a concrete slab foundation. A former pedestrian entrance once existed on the Mandela Parkway elevation, containing a set of double doors with a 4-pane transom above flanked by two pairs of inset windows all now covered by corrugated fiberglass. Visible alterations include the corrugated fiberglass panels covering the windows, more recent roll-up style vehicular doors, painted signage, and missing or broken window panes. Overall the building is in fair condition. Refer to Figure IV.E-3, DEIR page IV.E-9.

History

The building was originally built as the Monarch-Gilmore Steel Shop and is an example of a mid-20th century utilitarian factory. It was constructed from 1943 through 1946 and designed by architect Kaj Theil. The building reflects wartime industrial development in Oakland during World War II, specifically metal working industries, and was once used as a steel warehouse and fabrication shop.

Historic Survey, Ratings and Listings

OCHS originally surveyed and evaluated this building in 1986. OCHS later prepared a survey form for this building as part of the I-880/Cypress Freeway Replacement Project in 1990. According to the 1990 survey, it was determined to be ineligible for listing in the National Register. Although the building was less than 50 years old at the time of the survey, the form states that the building would be “unlikely to meet the criteria when it does reach 50 years because it appears to lack significant historical associations and architectural interest. It is not located within a National Register eligible district.” OCHS rated the building as “D3” (minor historical importance; not in an area of primary or secondary importance) and has determined that the building appears to be ineligible for listing at the federal, state, or local level due to a lack of historic and architectural significance, as well as some loss of integrity due to later alterations. Because the building is not designated a historic resource, no findings are needed to be made to demolish the structure.

American Steel Company Building – 1901 Poplar Street

The 46,000 s.f. building at the northwest corner of Poplar and 18th Streets is a 1920s warehouse/factory that is one story high, with a rectangular plan and shallow gable roof. The building has a straight parapet, two clerestory monitors, a brick bearing wall and wood frame roof

truss system. Roofing material is composition asphalt, and exterior brick walls are clad in stucco. The limited fenestration consists primarily of metal roll-up style doors on the northern and eastern elevations. Metal sash windows are evident on the clerestory parapet. A recessed pedestrian entrance is located on the eastern elevation along Poplar Street, consisting of aluminum frame shop windows and double doors, decorative brick cladding, and concrete stairs with a fabric awning. The entrance is marked with a stucco-clad tower with minimal Art Deco relief details. Visible alterations include additions constructed in 1945 and 1948 and more recent stucco cladding. Overall the building is in fair condition. Refer to Figure IV.E-4, DEIR page IV.E-12.

History

The building reflects 20th century industrial and commercial development in Oakland. Designed by Alben Froberg, and built by Christensen & Lyons, it was constructed in 1928 for the Western Casket-Western Paper Box Company, a casket warehouse and factory. Additions were made to the building in 1945 and 1948. The building was purchased by American Steel after the 1960s and is now vacant.

Historic Survey, Ratings and Listing

OCHS originally surveyed and evaluated this building as part of its citywide reconnaissance survey in 1986. OCHS later prepared a survey form for this building as part of the I-880/Cypress Freeway Replacement Project in 1990, with an updated form prepared in 1994 as part of the citywide unreinforced masonry (URM) survey. According to the most recent survey, OCHS assigned the building a local rating of “Dc3” (minor historical importance, possibly of secondary historical importance if restored, not in an area of primary or secondary importance). Due to the building’s contingency rating of “c” (as part of its local rating, Dc3), the building would not be considered an historical resource for purposes of CEQA. Given its contingency rating of “c” however, it is considered a Potential Designated Historic Property (PDHP).

The building is not listed in the national Register of Historical Places (NRHP). Because the building was included in the City’s URM survey and submitted to the State Office of Historic Preservation (OHP) in 1994, the OHP assigned this building a rating of “5S2” (individual property that is eligible for local listing or designation), consistent with its local rating. Although the OHP rating may indicate that the building is an historic resource for the purposes of CEQA, the brick portion of the building has since been covered or removed, making the OHP rating no longer appropriate. This information was verified by the ESA architectural historian/preservation planner in accordance with the preparation of the DEIR. According to his survey, the building would be ineligible for listing at the federal, state, or local level due to a lack of historic and architectural significant as well as a loss of integrity due to later additional and alterations. The evaluation forms are provided in Appendix C to the DEIR.

Proposed Demolition

According to *Historic Preservation Element* Policy 1.2, the American Steel Company Building at 1901 Poplar Street, with a rating of Dc3 is considered a PDHP because of its “c” designation. The City considers any property that has at least a contingency rating of “c” (secondary importance), or contributes or potentially contributes to a primary or secondary district, to “warrant consideration for possible preservation.” All properties with this rating are considered PDHPs. Policy 3.5 states that

any project involving complete demolition of Heritage Properties or Potential Designated Historic Properties requiring discretionary City permits, the City will need to make a finding that:

- (1) the design quality of the proposed project is at least equal to that of the original structure and is compatible with the character of the neighborhood; or
- (2) the public benefits of the proposed project outweigh the benefit of retaining the original structure; or
- (3) the existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

Historic Districts in the Vicinity of the Project Site

The project site is not located in an area of primary or secondary importance (API or ASI). There are three historic districts that are located in the project vicinity.

Oakland Point Historic District, approximately 300 feet to the southwest, across Mandela Parkway, is predominantly one and two story wood-frame houses, with many Victorian homes. The district also includes some industrial uses.

Oak Center Historic District, situated to the southeast of the project site, is about 100 feet from the intersection of 18th and Poplar Streets. This area is characterized as a nineteenth century Victorian neighborhood, which includes nine houses designated as city landmarks.

Oakland Army Base (OARB) Historic District, located approximately 0.5 miles west of the project site and I-880, includes buildings that are commonly found on military bases. All or part of nine buildings and two wharves are listed on the OARB National Register Historic District.

Archaeological Resources

According to archaeological site records on file with the Northwest Information Center, no archaeological sites or other resources of concern to Native American have been identified within any portion of the project site, but there may be unknown significant archaeological resources within the project area.

ENVIRONMENTAL REVIEW

The environmental review process is explained in Attachment A, Planning Commission staff report. The DEIR identifies twenty significant impacts, with five impacts remaining significant and unavoidable even after the implementation of mitigation measures. These impacts are related to Transportation, Circulation, and Parking and Air Quality and are explained on p. 16 of the report.

Cultural Resources

The DEIR concludes that there could be potential impacts to unknown archaeological and paleontological resources. These would be mitigated with the implementation of the City's standard conditions of approval relating to accidental discovery of unknown resources (stop work, consult with a qualified archaeologist or paleontologist) and would reduce the potential impact to less-than-

significant. The DEIR concludes that the project would not impact historic resources, including historic districts and the 16th Street Train Station; therefore no mitigation is required.

Alternatives to the Proposed Project

The DEIR also analyzed five alternatives to the proposed project (see pages 16 to 18 of the staff report, and pages V-52 to V-69 of the DEIR) and determined that the Reduced Project Alternative was the environmentally superior alternative. Proposals for the Pacific Pipe Building considered in the various alternatives include retention of the 102,000 square foot complex in the No Project/Existing Conditions Alternative; complete demolition and replacement with new buildings in the No Project/Existing General Plan Alternative; and adaptive reuse (as in the proposed project) in the Split Site, the No High-Rise Tower, and the Reduce Project Alternatives.

KEY PROJECT AND ENVIRONMENTAL ISSUES

As mentioned previously, none of the existing buildings on the site are defined as historic resources for the purposes of CEQA, but two of the buildings are rated historic structures by the OCHS. All buildings on the site are proposed for demolition except for the 47,000 square foot Pacific Pipe Building.

The analysis in this staff report relies on the assumption that the LPAB will recommend approval of the revised OCHS rating for the Pacific Pipe Building, from D3 to Cb, PDHP. If the revised rating is approved, then the LPAB will need to make findings about the proposed alterations to the building when the project returns for design review.

PROPOSED REVIEW PROCESS

Staff is providing an *estimated* timeline for the development review process. An outline of the major steps of the process is presented below. Dates in parentheses are *estimates*.

- Draft Environmental Impact Report published for public comment, 50-day review period, December 18, 2006 to February 6, 2007
- Project Application Submittal, including response to public comments and information and analysis contained in the DEIR (February – March 2007)
- Design Review Committee Meeting (March 2007)
- Final Environmental Impact Report published (April 2007)
- Landmarks Preservation Advisory Board Public Hearing (April/May 2007)
- Planning Commission Public Hearing (April/May 2007)
- West Oakland Project Area Committee (April/May 2007)
- City Council Meetings and Public Hearings on the Project, the proposed General Plan Amendment, Rezoning, and Redevelopment Plan Amendment (June/July 2007)

STAFF RECOMMENDATION

Staff recommends that the Landmarks Preservation Advisory Board:

- 1) Receive public testimony on the DEIR, comment on the report, and provide staff and the project sponsor direction regarding issues to be address in the Final EIR;
- 2) Recommend approval of the revised rating for the Pacific Pipe Building (from D3 to Cb, PDHP); and,
- 3) Close the hearing on the DEIR, and continue to accept written comments on the DEIR until 4:00 p.m. on February 6, 2007.

Prepared by:

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Planning & Zoning - Major Projects

Approved for forwarding to the
Landmarks Preservation Advisory Board

CLAUDIA CAPPIO
Director of Development

ATTACHMENTS:

- A. Planning Commission Staff Report dated January 17, 2007
- B. Historic Resources Inventory and Evaluation Forms

Draft Environmental Impact Report (previously distributed)

Also available at the following website:

http://www.oaklandnet.com/government/ceda/revised/planningzoning/MajorProjectsSection/mandela_grand_mixed_use.html