

AGENDA

**LANDMARKS PRESERVATION
ADVISORY BOARD
OAKLAND, CA 94612**

**LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

**February 8, 2010
Regular Meeting 6 PM**

**Thomas Biggs
Valerie Garry
Rosemary Muller
Anna Naruta
Kirk Peterson, Chair
Delphine Prevost, Vice Chair
Daniel Schulman**

**City Hall
Hearing Room One
One Frank Ogawa Plaza
Oakland, California 94612**

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The Landmarks Board welcomes public comment on all agenda items. The Board requests that speakers limit their comments to no more than three minutes. Correspondence received by the Monday prior to the meeting date will be included in the Board’s agenda packet. (See address below.)

ROLL CALL

OPEN FORUM

APPROVAL OF MINUTES of [December 14, 2009](#) and [January 11, 2010](#)

LANDMARK OF THE MONTH

- **Fox Oakland Theater and Building:** 1807-1829 Telegraph Avenue, Landmark 78-36, Ord. 9592 C.M.S., March 28, 1978. Presentation by Board Member Biggs.

BUSINESS – Action Items

1) INFORMATION ITEM

- **Lincoln Square Concept Plan:** Surrounded by 10th Street, 11th Street, Harrison Street. Alice Street, Landmark 83-401, Presentation by Lily Soo Hoo, CEDA – Project Delivery Division.
For Landmarks Preservation Advisory Board Review and Comment.

2)	<p>Project Name: Alta Bates Summit Medical Center- Summit Campus Seismic Upgrade and Master Plan</p> <p>Location: 20.4-acre campus generally between Telegraph and Webster, and between 30th Street and 34th Street</p> <p>Proposal: The ABSMC Seismic Upgrade and Master Plan is intended to provide a long-term vision for the campus in order to meet hospital and community needs, as well as to comply with state seismic safety requirements of SB 1953. Phase 1 of the Master Plan includes demolition of Bechtel Hall and three other small buildings, and construction of a new 230,000 sq. ft. (11-story) acute care hospital, plus a new 1,067-space (7-level) parking garage and a new temporary surface parking lot at the corner of Hawthorne/Elm. Phase 1 construction is expected to begin in 2010 and continue through 2015. Future phases include longer-term improvements including a new Medical Office Building on Summit Street (potentially included in Phase 1), a Samuel Merritt University expansion building at Hawthorne/Elm, and closure of a portion of Summit Street between 30th Street and Hawthorne Avenue as a new campus plaza.</p> <p>Applicant: Alta Bates Summit Medical Center, an affiliate of Sutter Health Shahrokh Sayadi, Project Director</p> <p>Phone: 415-203-6345</p> <p>Owner: Alta Bates Summit Medical Center, a Sutter Health affiliate</p> <p>Case File Number: ER 09-0001, PUD 09-104, DR 09-105</p> <p>Planning Permits Required: Planned Unit Development (Preliminary Development Plan for Master Plan, Final Development Plan for Phase 1); Design Review for Phase 1; Conditional Use Permit for demolition of existing rooming units (Bechtel Hall), zoning variance for off-street parking requirement shortfall</p> <p>General Plan: Institutional</p> <p>Zoning: S-1: Medical Center</p> <p>Historic Status: There is one (1) presumed historic resource on the project site at 418 30th Street which is proposed for demolition. This building has an OCHS rating of Dc3 (minor importance, not in an historic district) but a NRHP status code of 5S (eligible for local listing) as indicated on DPR Form 523B</p> <p>Environmental Determination: Staff has previously determined that an EIR is required for the project, and a Notice of Preparation was distributed on March 13, 2009. The Notice of Availability of the Draft EIR was distributed on December 18, and the Draft EIR was published and made available to the public on December 21, 2009. The Draft EIR's 45-day public comment period is from December 21, 2009 to February 3, 2010. However, the Landmarks Board comments will be forwarded and considered.</p> <p>City Council District: 3</p> <p>Date Filed: January 16, 2009</p> <p>Action to be Taken: No formal action; Receive public and Landmarks Board comments on the cultural resources issues identified in the Draft EIR.</p> <p>Finality of Decision: No decision will be made on the Draft EIR at this time</p> <p>For Further Information: Contact: Scott Gregory, contract planner to the City at 510-535-6690, or by email at sgregory@lamphier-gregory.com</p>
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3.	Location:	2100 M.L. King Jr. Way (APN's: 008-0647-016; -017; -019; -020-01; & -021-01)
	Proposal:	Construct 100 new rental units in three buildings across the project site, one of which is the restoration and re-use of the historic rectory building of the St. Francis De Sales Cathedral. The other two buildings would consist of a new podium building containing four stories over a partially below grade garage to the west of the rectory and the other a new three story wood frame building to the east of the rectory.
	Applicant:	EAH Housing
	Contact Person/Phone Number:	Benny Kwong, (415) 295-8857
	Owner:	Oakland Housing Authority
	General Plan:	Central Business District
	Zoning:	CBD-X Zone – Central Business District – Mixed Commercial Zone CBD Height Areas 4 & 1
	Environmental Determination:	Pending – CEQA and NEPA review currently underway
	Historic Status:	Potentially Designated Historic Property (PDHP); Rating: B-1+, API contributor of major importance to the Cathedral Historic District
	Service Delivery District:	Metro
	City Council District:	3
	Action to be taken:	Provide advisory comments to the Planning & Zoning Division Staff.
	For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email: pvollman@oaklandnet.com .

BOARD REPORTS

- **Status Reports - LPAB Sub-committees:**
 - **Cathedral District Rectory Proposal: Meeting – January 14, 2010** (Biggs, Peterson)
 - **Lincoln Square Park – Master Plan: Meeting-January 19, 2010** (Schulman, Peterson)

ANNOUNCEMENTS

SECRETARY REPORTS

- **Status Reports**
 - ZUC Meeting January 20, 2010 – Demolition Findings
 - Planning Commission Meeting – January 20, 2010 – Landmark Nomination of Buddhist Church of Oakland at 825 Jackson Street
 - Joint Meeting of the Planning Commission and the Landmarks Preservation Advisory Board

UPCOMING

- Landmark of the Month-March: California Cotton Mills (1917 Building), 1091 Calcot Place, LM78-653, Ord. 9729 C.M.S. February 20, 1979. Presentation by Board Member Prevost.
- Oakland Community Land Trust Program – Historic Resources and Foreclosures (March)
- Proposed Height Regulations in Commercial Corridor, Historic Districts (March)
- Broadway Valdez Specific Plan
- Street Renaming Application – Change 58th Street to Maple Street (original name)
- City of Oakland Filmmaking and Historical Settings
- City of Oakland Convention and Visitors Center and Historical Tourism

ADJOURNMENT

JOANN PAVLINEC
Secretary

NEXT REGULAR MEETING: March 8, 2010

Written correspondence should be addressed to:

**Landmarks Preservation Advisory Board
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612
Fax Number: 510-238-6538**

This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call Joann Pavlinec at 510-238-6344 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.