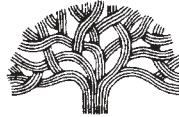


CITY OF OAKLAND



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Landmarks Preservation
Advisory Board

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October 21, 2003

Ms. Claudia Cappio
Development Director
250 Frank Ogawa Plaza, Suite 3330
Oakland, CA 94612

**Subject: Landmarks Preservation Advisory Board – Comments on Draft
Environmental Impact Report for Uptown Mixed Use Project
Environmental Impact Report**

Dear Ms. Cappio:

At its regular meeting of October 6, 2003, the Landmarks Preservation Advisory Board (LPAB) considered the Draft Environmental Impact Report (DEIR) for the Uptown Mixed Use Project Environmental Impact Report. The LPAB discussed the DEIR and directed the Uptown DEIR sub-committee to prepare a letter incorporating the Board's comments and concerns, as outlined below.

Board Member Dreyfuss

- Demolition or partial demolition of the old power company building would constitute a serious and unavoidable impact, even with mitigations that are proposed.
- The EIR should include an alternative that includes the preservation of the power building.
- The proposed tall project on parcel #7 would have an impact on the YMCA building and the power building. An alternative of a low-rise building should be explored at both parcels #7 and #3.

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- The DEIR did not address project impacts on the existing visual connection between the uptown entertainment district and cathedral district. This project cuts those districts off from each other visually and this should be addressed in the EIR. A possible mitigation is to limit height of buildings on parcels #7 and #3 to low-rise buildings. **3**
 - Disagrees with survey ratings on the 1966, 1972 San Pablo. The consultant should review ratings on both of these buildings. **4**
 - The DEIR states that there would be a serious unavoidable impact on the San Pablo commercial district due to demolition of four buildings on San Pablo. Explore an alternative that includes retention of the buildings along that street front. **5**
- Board Member Bliss
- *Additional Possible Mitigation for demolition of the Great Western Power Building:* Recommend contribution to commercial improvement façade program as an additional possible mitigation measure for the demolition of the power building possibility, explored in the DEIR. However, this would not reduce impact to less than significant. **6**
 - EIR should address impact on Kwik Way from proposal to relocate Sears Tire Store (Block 8 vs. Block 9). Kwik Way does qualify as a Historic Resource under 15064.5(a)(3)(A)(2)(C). **7**
- Board Member Armstrong
- Needs to see alternative that explores possibility of saving of buildings along San Pablo Avenue addressed in EIR. **8**
- Board Member Hooks
- Agrees with Board Member Dreyfuss on most of his comments
 - Preserving buildings makes sense – particularly power building. Feels less strongly about other buildings. However, as a backdrop for the development of parcels 1 through 6, it seems important to save them.
 - Suggests an additional mitigation for the impact on San Pablo District and historic Chinese settlements by creating a film of the district describing what it was like, including first person interviews. **9**
- Board Member Gilmartin
- The EIR should refer to Historic Preservation Element (HPE) policies in the Land Use Policies Section. The policies outline preferred City practices in regard to treatment of historic buildings and should be given appropriate consideration. **10**
 - Policies in the HPE (3.6 and others) advise that City assisted projects should be designed to avoid adverse impacts on historic structures. The proposed project is so large in scale that its impacts to the Great Western building are avoidable and the project can still achieve its objectives while avoiding adverse impacts on this building. **11**

- The EIR accurately states that mitigations identified do not make up for loss of resource like the Great Western Power building. It is still a Significant and Unavoidable impact. **12**
- Not in support of reusing and salvaging building parts for reuse in new buildings. Recommend deleting this portion of Mitigation Measure HIST-8. They should be put in a salvage yard for use on older buildings. **13**
- PDHP's could be reused. Should be analyzed and considered by project sponsor. Also, consider allowing buildings to be moved if they could continue to be part of the district by being moved. Restate Mitigation to include that moving them within the district, if possible, would be less of an impact. **14**
- Questioned whether the Fox can function as a performing arts venue, be seismically upgraded and meet exiting requirements with a 50 ft. setback as proposed. Has this been analyzed, if not it should.

Two members of the public commented on the DEIR during the Public Hearing. The Board Secretary has included their comments for convenience in addressing all EIR comments. Inclusion of public comments is not intended to indicate agreement or acceptance with them by the Landmarks Board. Public comments are outlined below:

Speakers:

- Naomi Schiff, Oakland Heritage Alliance
- The new owner of the power building is interested in rehabbing it. It is not reasonable to tear it down. **15**
 - The same owner has purchased two buildings to the west of the power building. There have been early conversations with owner about the possibility of relocating those two buildings into the uptown project to consolidate a charming older building group on San Pablo with the extant Victorian buildings. Please give us your thoughts on that. **16**
 - The buildings on San Pablo while not historic resources under CEQA could provide a transition between the project and the old fabric of the City around it, particularly the Italianates and the hotel. **17**
 - Since the buildings along San Pablo have such small footprints, the developer might come up with a way to treat that block and retain those buildings.
 - The extant garages on 20th Streets should be looked at because they are still inhabited by small businesses, which might be destroyed by this project. Look at small business' longstanding value to the uptown area. **18**
 - Consider impacts on buildings not within the project:
 - Don't discount the Kwik Way burger place, a discreet parcel to the north. **19**
 - The Fox – leave enough space behind the Fox so that whatever happens there can be accommodated. **20**
 - Consider impacts on the Floral Depot.

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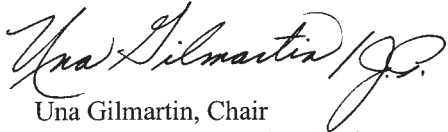
Anna Naruta

- Supports OHA remarks.
- Location of one of oldest Chinatowns in Oakland is in this project area.
- The buildings along San Pablo Avenue have small footprints and could be used to show transitions of the history of the city, along with interpretive exhibits.

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Please contact Joann Pavlinec, Secretary to the LPAB, at (510) 238-6344 if you have any questions regarding the above comments. Thank you for the opportunity to comment.

Sincerely,



Una Gilmartin, Chair
Landmarks Preservation Advisory Board