

AGENDA

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

**LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

**March 13, 2006
Regular Meeting**

**Barbara Armstrong, Chair
Kelley Kahn
Pamela Kershaw
Rosemary Muller
Neal Parish, Vice Chair
Kirk Peterson
Sean Tavernier**

**6PM 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

NEW BUSINESS – ACTION ITEMS

1.	Location:	1100 Broadway (APN: 002 -0051-006-02)
	Proposal:	Rehabilitation of the historic Key System Building and construction of a 12-story commercial office building addition. The total project would include 235,800 sq. ft. of office and 11,200 sq. ft. of retail.
	Applicant:	Swinerton Builders & Eastmont Properties
	Contact Person/Phone Number:	Jack Herbert / (415) 720-0991 & Robert Bridwell / (510) 632-1131
	Owner:	East End Oakland I, LLC
	Case File Number:	ZP06-008
	Planning Permits Required:	Major Conditional Use Permit for a Large-Scale Development (100,000 square feet of new floor area, or a new building more than one hundred twenty 120’ in height); Minor Conditional Use Permit for loading at the ground floor in the S-8 Zone, Minor Variance for 1 loading berth; and Design Review.
	General Plan:	Central Business District
	Zoning:	C-55 Central Core Commercial Zone S-8 Urban Street Combining Zone S-17 Downtown Residential Open Space Combining Zone
	Environmental Determination:	An Addendum will be prepared to a previously certified EIR

Historic Status:	The existing building, located on the southern portion of the site, is known as the Key Systems Building, and formerly the Security Bank and Trust Building. This building is a City Landmark and is rated A1+, of the “highest importance” by the Oakland Cultural Heritage Survey. Furthermore, the building is also registered on the National List of Historic Places. The building is also an anchor and primary contributor to the Downtown Oakland Historic District, an Area of Primary Importance (API).
Service Delivery District:	Downtown Metro
City Council District:	2
Action to be Taken:	Action per staff report. Staff recommends that comments on design review and the historic report to be forwarded to the Planning Commission.
For Further Information:	Contact case planner Heather Klein at 510 238-3659 or by e-mail at hklein@oaklandnet.com .

2.	Project Name: Kaiser Permanente Oakland Medical Campus Master Plan
	Location: 3741-47 Broadway. Northeast of the intersection of Broadway and West MacArthur Boulevard. Kaiser Hospital is located across Broadway to the east.
	Proposal: Proposed demolition of this and other buildings on this block to enable construction of a new medical office building and parking garage as part of the proposed new Kaiser Permanente Oakland Medical Center Master Plan.
	Applicant/Contact Person: Kaiser Foundation Health Plan Julie Hadnot, Director of Public Affairs, East Bay Area, Northern California, Public Affairs 510-752-1506
	Owner: Kaiser Foundation Health Plan
	Planning Permits Required: General Plan amendment; Redevelopment Plan amendment; rezoning; Master Plan, Preliminary Development Plan and Final Development Plan/Design Review; Conditional Use permit; Subdivision Map; Tree Removal permit; Creek Protection permit; Demolition permit
	Case File Number: ER05-0004
	General Plan: Community Commercial

Zoning:	C-40 Community Thoroughfare Commercial
Historic Status:	In 1994 the building at 3741-47 Broadway (the prior Honda showroom, also known as the Early Sales and Garage Co. Building) was assigned an OCHS rating of “Ec3” (of no particular historic interest, potentially of secondary historical importance or superior example if restored, not in an API/ASI). However, it also has a National Register of Historic Places status code of “5S” (eligible for local listing) as recorded on DPR Form 523B submitted to the State OHP. This survey rating means this building is presumed to be an historic resource under CEQA Guidelines, unless a preponderance of evidence demonstrates otherwise. A recent report by ARG, an historic preservation architectural firm, concludes that the building is not an historic resource because its integrity has been severely compromised.
Environmental Determination:	An EIR has been prepared by the City as the Lead Agency. A Notice of Availability/Notice of Public Hearing was distributed to the general public on March 2, 2006 and the public comment period ends on April 17, 2006.
Service Delivery District:	North Oakland
City Council District:	1
Staff Recommendation:	Review the attached material (including an updated DRP Form 523 prepared by ARG) and concur with its conclusions that, based on a preponderance of evidence, the building does not qualify as an historic resource.
For further information:	Contact: Joann Pavlinec at 238-6344 or by email at jpavlinec@oaklandnet.com , or Scott Gregory , contract planner at 535-6690 (email at kaiser@lamphier-gregory.com)

ANNOUNCEMENTS

ADJOURNMENT

JOANN PAVLINEC
Secretary

NEXT REGULAR MEETING: April 10, 2006

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.

