

AGENDA

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

**LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

**April 17, 2006
Special 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**

.....
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.)

SPECIAL TOUR

Site Tour of the interior of the Oakland Museum, 1000 Oak Street, with respect to Agenda Item # 5, beginning at 4:00 PM. Return to City Hall for 6 PM meeting. (Gather at the Museum Entrance on 10th Street.)

ROLL CALL

OPEN FORUM

APPROVAL OF MINUTES of February 27, 2006 and March 13, 2006

OLD BUSINESS – ACTION ITEMS

1.	<p>Location: 1100 Broadway (Continued from 3-13-06 LPAB Meeting) (APN: 002 -0051-006-02)</p> <p>Proposal: Rehabilitation of the historic Key System Building and construction of a 12-story commercial office building addition. The total project would include 188,749 sq. ft. of office and 10,967 sq. ft. of retail.</p> <p>Applicant: Swinerton Builders & Eastmont Properties</p> <p>Contact Person/Phone No.: Jack Herbert / (415) 720-0991 & Robert Bridwell / (510) 632-1131</p> <p>Owner: East End Oakland I, LLC</p>
-----------	--

Case File Number:	ZP06-008; CMDV06-083
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.	Location: 700 Clay Street (APN #011-0203-025-00) (Continued from 2-27-06 Meeting)
	Proposal: Design Review of new construction of a 5-story building; 24 residential units and 3 live/work units over first floor and basement parking (24 spaces);
	Recommendation: LPAB Action – Per staff report. Design Review Recommendation to Planning Commission
	Owner/Applicant: Neil Cotter
	Case File Number: DV05-521
	General Plan: Central Business District
	Zoning: C-52 - Old Oakland Commercial Zone; S-7 – Preservation Combining Zone; S-17 – Downtown Residential Open Space Combining District
Environmental Determination:	Exempt per California Environmental Quality Act Categorical Exemption 15332 In-fill Development Projects; Section 15064.5 Determining the Significance of Impacts on Historical and unique Archeological Resources.
	Historic Status: Vacant Lot in the Victorian Row City of Oakland Historic District (R76-28 – 04/13/76)
	Service Delivery District: Downtown Metro
	City Council District: 3
	For Further Information Contact Joann Pavlinec (510) 238-6344 , jpavlinec@oaklandnet.com

3. **Project Name:** **Kaiser Permanente Oakland Medical Campus Master Plan**
(Continued from 2-27-06 Meeting)
- 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, 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)

NEW BUSINESS – ACTION ITEMS

4.	Location: Oakland Municipal Rose Garden (Oakland-Piedmont line between Oakland Avenue and Jean Street)
	Proposal: To landscape the shallow banks which ring the ‘Florentine’ section of the park, with roses; to replace the background frame of Incense Cedars with Thuja (occidentalis); and to incorporate three new park benches.
	Applicant: City of Oakland
Contact Person/Phone Number:	Christopher York (510)985-0237
	Owner: City of Oakland
	Case File Number: LMD06-154
	Planning Permits Required: Landmark Design Review
	General Plan: Urban Open Space
	Zoning: OS(SU) – Open Space (Special Use Park)
Environmental Determination:	Exempt per Section 15331 Historical Resource Restoration/Rehabilitation
	Historic Status: City of Oakland Landmark (80-350)
	Service Delivery District: 3
	City Council District: 2
For Further Information:	Contact Joann Pavlinec (510) 238-6344, jpavlinec@oaklandnet.com

5.	Location: Oakland Museum, 1000 Oak Street (APN000-0450-001-00)
	Proposal: Action on rehabilitation of the interior of the Art Gallery and the History Gallery for Design Review and Environmental Compliance. Informational presentation on proposed modifications to the exterior of the Museum.
	Applicant: City of Oakland
Contact Person/Phone Number:	Jeanne Zastera (510)238-7252
	Owner: City of Oakland
	Case File Number: LMD06-157
	Planning Permits Required: Landmarks Design Review
	General Plan: Institutional
	Zoning: S-2 – Civic Center Zone; S-4 – Design Review Combining Zone
Environmental Determination:	To be determined.
	Historic Status: City of Oakland Landmark (94-40)
	Service Delivery District: Downtown Metro
	City Council District: 2
For Further Information:	Contact Joann Pavlinec (510) 238-6344, jpavlinec@oaklandnet.com

6.	Location: 520 20th Street (APN: 008-0645-035-00)
	Proposal: To locate two signs, each 600 sq. ft., on the smoke stack of the building, one facing east and one facing west, including on-site business identification and off-site signage, with the content of the signage to be changed periodically.
	Applicant: Erin Beales
Contact Person/Phone Number:	Erin Beales (510) 915-2565

Owner:	Erin Beales
Case File Number:	DV06-130
Planning Permits Required:	Variance and Design Review.
General Plan:	Central Business District
Zoning:	C-51 Central Business Service Commercial Zone S-17 Downtown Residential Open Space Combining Zone
Environmental Determination:	To be determined.
Historic Status:	Designated Historic Property, rated ‘B’ – Major Importance; Contributor to an Area of Secondary Importance
Service Delivery District:	Downtown Metro
City Council District:	3
For Further Information:	Contact Joann Pavlinec (510) 238-6344, jpavlinec@oaklandnet.com

7.	Location:	Pacific Pipe Property Mixed Use Redevelopment Project Bound by Mandela Parkway on the west, West Grand Avenue on the north, Poplar Street on the east, and 18th Street on the south. Assessor Parcel Numbers (APN) 005-041-9001-04; 005-040-2005-02; 005-040-2006-00; 005-040-2004-02; 005-040-1001-04; 005-040-0001-01; 005-042-0001-05; and 005-042-0001-03.
	Proposal:	Scoping Session to receive comments on the Notice of Preparation for the Draft Environmental Impact Report (DEIR) regarding a proposal to construct a mixed use project that would contain 1,575 residential dwelling units, approximately 156,000 square feet of commercial/retail/custom and light industrial use, and approximately 2,300 parking spaces in structured and surface parking facilities. The Pacific Pipe Building, or portions thereof, will be reused and renovated; the remaining structures will be demolished.
	Applicant:	KS Properties One, LLC
	Contact Person/Phone Number:	Richard Hannum, Hannum Associates, (415) 646-0100
	Owner:	Peter Sullivan Associates
	Case File Number:	ER 06-008
	Planning Permits Required:	General Plan Amendment, Rezoning, West Oakland Redevelopment Plan land use map amendment; Tentative Tract Map; Preliminary Development Plan; Final Development Plan; Design Review; and possibly, a Development Agreement.
	General Plan:	Business Mix
	Zoning:	M-30 (General Industrial Zone) and M-30/S-4 (General Industrial Zone/Design Review Combining Zone)
	Environmental Determination:	Staff has determined that an Environmental Impact Report (EIR) shall be prepared for this project. A Notice of Preparation (NOP) to prepare an EIR was published on March 21, 2006. The comment period for the NOP ends on April 24, 2006.
	Historic Status:	Pacific Pipe Company Pipe Works, warehouse, 2000 Cypress St., Preliminary Rating D; American Steel, shop/warehouse, 1930-60 Cypress St., Rating D; Gilmore Steel Corp., workshop, 1901 Poplar Street, Rating Dc.
	Service Delivery District:	West Oakland 1
	City Council District:	3, Nancy Nadel
	Status:	Notice of Preparation public comment period 3/21/06 – 4/24/06
	Action to be Taken:	Receive public and Commission comments about what information and analysis should be included in the 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

BOARD REPORTS

ANNOUNCEMENTS

SECRETARY REPORTS

UPCOMING AGENDA ITEMS

ADJOURNMENT

JOANN PAVLINEC
Secretary

NEXT REGULAR MEETING: May 8, 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.

