

**REVISED AGENDA**

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

**LANDMARKS PRESERVATION  
ADVISORY BOARD MEMBERS:**

**November 5, 2007  
SPECIAL MEETING**

**Kelley Kahn  
Rosemary Muller  
Neal Parish, Chair  
Kirk Peterson, Vice Chair  
Delphine Prevost  
Sean Tavernier**

**6PM City Hall  
COUNCIL CHAMBER  
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 [September 24, 2007](#)**

**LANDMARK OF THE MONTH**

J. Mora Moss Cottage, Mosswood Park , Landmark 74-335, Ordinance 9120 C.M.S.,  
January 7, 1975. Presentation by Board Member Peterson.  
Alfred H. Cohen House, 1440 29<sup>th</sup> Avenue, Landmark 74-335, Ordinance 9120 C.M.S.,  
January 7, 1975. Presentation by Board Member Kahn.

**NEW BUSINESS – Action Items**

<b>1.</b>	<p><b>Location:</b> <b>1100 Broadway</b> <b>(APN: 002 -0051-006-02)</b></p> <p><b>Proposal:</b> Construction of a 20-story commercial office building that would connect to the historic Key System Building. The proposal would also include the rehabilitation of the Key System Building. The total project would include 310,285 sq. ft. of office and 9,810 sq. ft. of retail.</p> <p><b>Applicant:</b> Daniel Kingsley c/o SKS Broadway, LLC / (415)421-8200</p> <p><b>Owner:</b> SKS Broadway, LLC</p> <p><b>Planning Permits Required:</b> 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; and Design Review.</p> <p><b>General Plan:</b> Central Business District</p>
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<b>Zoning:</b>	C-55 Central Core Commercial Zone S-8 Urban Street Combining Zone S-17 Downtown Residential Open Space Combining Zone
<b>Environmental Determination:</b>	An Addendum will be prepared to a previously certified EIR
<b>Historic Status:</b>	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).
<b>Service Delivery District:</b>	Downtown Metro
<b>City Council District:</b>	2
<b>For further information:</b>	Contact case planner <b>Heather Klein</b> at <b>510 238-3659</b> or by e-mail at <b>hklein@oaklandnet.com</b>

2.	<b>Location:</b>	<b>412 Monte Vista Ave. (APN: 012-0927-001-02)</b>
	<b>Proposal:</b>	Re-use and relocation of the existing historic structure, which will be incorporated into a new seven story building. The total project will contain 40 dwelling units.
<b>Applicant:</b>		Piedmont Place LLC
<b>Contact Person/Phone Number:</b>		Kirk Peterson, Architect (510) 547-0257
<b>Owner:</b>		Plymouth Church
<b>General Plan:</b>		Urban Residential
<b>Zoning:</b>		R-70, High Density Residential Zone
<b>Environmental Determination:</b>		An Initial Study (IS) that identifies the areas of probable environmental impacts and a Notice of Preparation of a Draft Environmental Impact Report (DEIR) is being prepared and will appear before the Planning Commission for a scoping session at a later date.
<b>Historic Status:</b>		Potentially Designated Historic Property (PDHP); Rating: B3( B - Major Importance; 3-Not in a historic district)
<b>Service Delivery District:</b>		II – North Oakland
<b>City Council District:</b>		1
<b>For Further Information:</b>		Contact case planner <b>Peterson Z. Vollmann</b> at <b>(510) 238-6167</b> or by email: <a href="mailto:pvollman@oaklandnet.com">pvollman@oaklandnet.com</a> .

**3. Election of Officers – Election of Landmarks Preservation Advisory Board Chair and Vice-Chair**

**OLD BUSINESS – Action Items**

**4. Highland Hospital Proposed Site Reconstruction - Landmarks Preservation Advisory Board Follow up**  
Reconsideration of Board Action at September 24, 2007 LPAB Meeting, as follows:

**Peterson:** **MOTION** to write a letter that reflects our comments. Seconded by Prevost.  
**ACTION** on the motion: Yes - Prevost, Peterson. No – Muller, Parish. Abstain – Tavernier.  
**MOTION** did not pass.

**BOARD REPORTS**

**ANNOUNCEMENTS**

**SECRETARY REPORTS**

- Landmarks Preservation Advisory Board - 2008 Meeting Schedule

**UPCOMING**

- **Landmark of the Month** – Paramount Theater by Board Member Prevost
- **722 Clay Street** – Landmark Design Review of an addition to a Designated Historic Property, Area of Primary Importance Contributor
- **Schilling Gardens Proposal**, 222 19<sup>th</sup> Street – Environmental Scoping

**ADJOURNMENT**

**JOANN PAVLINEC**  
Secretary

**NEXT REGULAR MEETING: December 10, 2007**

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**

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**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.**