

REVISED AGENDA

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

**LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

**December 10, 2007
Regular Meeting**

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

APPROVAL OF MINUTES of November 5, 2007

LANDMARK OF THE MONTH Continued to February 11, 2008

BUSINESS – Action Items

1.	<p>Location: 222 19th Street (APN: 008-0634-003-00)</p> <p>Proposal: Scoping Session to identify the issues that need to be addressed and receive comments for a Draft Environmental Impact Report (DEIR) regarding the proposal to demolish the Schilling Gardens and construct a 42-story residential tower that would provide 370 units, a 993 sq. ft. ground floor café and five levels of below grade parking. The proposed project would also include the relocation of several trees, the concrete arbor features, the fountain, and benches from the existing garden.</p> <p>Applicant: Ian Birchall</p> <p>Contact Person/Phone Number: Ian Birchall (415) 512-9660</p> <p>Owner: David and Kari O’Keefe</p> <p>Case File Number: ER06-0009; CMDV06-142</p> <p>General Plan: Central Business District</p>
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Zoning:	R-90 Downtown Apartment Residential Zone S-4 Design Review Combining Zone S-17 Downtown Residential Open Space Combining Zone
Environmental Determination:	Staff has determined that an Environmental Impact Report (EIR) must be prepared for this project. A Notice of Preparation (NOP) to prepare the EIR was published on November 9, 2007. The comment period for the NOP ends on December 10, 2007.
Historic Status:	The proposed project would be constructed on the site of the Schilling (August) Gardens, located behind the 244 Lakeside Apartment Building and adjacent to Snow Park. This garden is a Designated Historic Property (DHP) and rated an A1+, of the “highest importance” by the Oakland Cultural Heritage Survey (OCHS). The building is also an anchor and primary contributor to the 244 Lakeside Drive Building Group, an Area of Primary Importance (API). This building group includes the Garden, the Boathouse, 244 Lakeside Apartments, and the Regillus Apartments. All of these properties are located on the Preservation Study List.
Service Delivery District:	Downtown Metro
City Council District:	3
Action to be Taken:	Receive public and Board comments about what information and analysis should be included in the EIR.
For Further Information:	Contact case planner Heather Klein at 510 238-3659 or by e-mail at hklein@oaklandnet.com .

2.	Location:	Site bounded by Broadway, 23rd Street, Valley Street, and 24th Street (“parcel B” portion of Broadway-West Grand Project).
	Proposal:	Second amendment to PUDF03553 to remove historic façade located on 23 rd and Valley Streets that was previously incorporated into proposed new building façade; and design changes to other street-facing facades.
	Applicant:	Signature Properties, Inc.
	Owner:	Signature Properties, Inc.
	Planning Permits Required:	Amendment to Final Development Plan.
	General Plan:	Community Commercial
	Zoning:	C-40 Community Thoroughfare Commercial Zone / C-60 City Service Commercial Zone
	Environmental Determination:	Reliance on a previously certified EIR document through an addendum.
	Historic Status:	Site includes five buildings considered historic resources under CEQA.
	Service Delivery District:	II – North Oakland/North Hills
	City Council District:	3
	For further information:	Contact case planner Catherine Payne at (510) 238-6168 or by email at cpayne@oaklandnet.com .

3.	<p>Location: 1100 Broadway (APN: 002 -0051-006-02)</p> <p>Proposal: 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>Applicant: Daniel Kingsley c/o SKS Broadway, LLC / (415)421-8200</p> <p>Owner: SKS Broadway, LLC</p> <p>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; and Design Review.</p> <p>General Plan: Central Business District</p> <p>Zoning: C-55 Central Core Commercial Zone S-8 Urban Street Combining Zone S-17 Downtown Residential Open Space Combining Zone</p> <p>Environmental Determination: An Addendum will be prepared to a previously certified EIR</p> <p>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).</p> <p>Service Delivery District: Downtown Metro</p> <p>City Council District: 2</p> <p><u>Action to be Taken:</u> <u>Action per staff report. Staff recommends that comments on design review and the historic report to be forwarded to the Planning Commission.</u></p> <p>For further information: Contact case planner Heather Klein at 510 238-3659 or by e-mail at hklein@oaklandnet.com</p>
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ITEM #4 CONTINUED TO JANUARY 14, 2008

4.	Location:	412 Monte Vista Ave. (APN: 012-0927-001-02)
	Proposal:	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.
	Applicant:	Piedmont Place LLC
	Contact Person/Phone Number:	Kirk Peterson, Architect (510) 547-0257
	Owner:	Plymouth Church
	General Plan:	Urban Residential
	Zoning:	R-70, High Density Residential Zone

Environmental Determination:	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.
Historic Status:	Potentially Designated Historic Property (PDHP); Rating: B3(B - Major Importance; 3-Not in a historic district)
Service Delivery District:	II – North Oakland
City Council District:	1
For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email: pvollman@oaklandnet.com .

5.	<p>Location: 2647 International Blvd., St. Joseph’s Senior and Family Housing Project (APNs 025-0701-004-01, 025-0701-007-01, 025-0701-008-00, 025-0701-010-02, 025-0701-010-03)</p> <p>Proposal: A two-phase proposal for adaptive reuse of the historic main building in order to develop up to 84 units for elderly residential use and community commercial space (Phase I), and for adaptive reuse of the historic laundry building and men’s smokehouse, and the demolition of three historic structures in order for new construction for up to 80 one-, two- and three-bedroom affordable family units (Phase II). The proposal includes 137 parking spaces and open space areas.</p> <p>Applicant: Bridge Housing Corporation</p> <p>Contact Person/Phone Number: Smitha Seshadri, Project Manager (415)989-1111</p> <p>Owner: Bridge Economic Development Corporation</p> <p>General Plan: Community Commercial</p> <p>Zoning: C-40 – Community Thoroughfare Commercial, C-28 –Commercial Shopping District; C-60 – City Service Commercial;</p> <p>Environmental Determination: An Initial Study (IS) and Environmental Assessment (EA) in support of adoption of a Mitigated Negative Declaration (MND) under CEQA, and a Finding of No Significant Impact (FONSI) under NEPA. All impacts have been reduced to less than significant levels, with incorporated Mitigation Measures and Standard Conditions of Approval.</p> <p>Historic Status: City of Oakland Landmark 84-317</p> <p>Service Delivery District: 4 - Fruitvale</p> <p>City Council District: 5 - De La Fuente</p> <p>Action to be Taken: Receive public and Board comments on Mitigated Negative Declaration (MND) and Finding of No Significant Impact (FONSI).</p> <p>For Further Information: Contact Joann Pavlinec (510) 238-6344, jpavlinec@oaklandnet.com</p>
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6.	Location: 722-730 Clay Street
Assessors Parcel Numbers:	(APN #011-0203-012-00)
Proposal:	Rehabilitation of a one-story commercial building with and an addition of four stories of new construction, including 12 residential units and one commercial unit, and 12 parking spaces. Proposal will function as an addition to the adjoining residential project at 700 Clay Street, approved by the Planning Commission on May 17, 2006.
Applicant:	Clayton Court, LLC
Owner:	Clayton Court, LLC
Case File No.:	DV07-305
Planning Permits Required:	Minor variances for height and rear yard setback; design review.
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;
Historic Status:	<u>Currently</u> Designated Historic Property: D1+ - Minor Importance, API (Area of Primary Importance) contributor to Old Oakland Historic District, <u>but seeking reclassification.</u>
Service Delivery District:	Downtown Metro
City Council District:	3
Date Filed:	10-12-05
Action to be Taken:	<u>Reclassify Property as a non-contributor and a non-CEQA Historic Resource and Recommend</u> affirmation of Environmental Determination and Approval of Minor Variances and Design Review to Development Director.
Staff Recommendation:	<u>Reclassification and Approval</u> , with Conditions
Finality of Decision:	Appealable to Planning Commission
For Further Information:	Contact case planner Joann Pavlinec at 510-238-6344 or jpavlinec@oaklandnet.com .

BOARD REPORTS

ANNOUNCEMENTS

SECRETARY REPORTS

- **Status of Mills Act Outreach and Application Process** – Establish a Mills Act LPAB Sub-committee

UPCOMING

- **Special Meeting** – Yearly Goal Setting
- **Landmark of the Month** – Paramount Theater by Board Member Prevost
- **Notice of Intent to Landmark Estates Drive Reservoir**, including fountains, planter and surfaces planes, located across from the intersection of Estates Drive and Bullard Drive
- **St. Francis de Sales Rectory Building and Garage** – 634 21st Street: Appeal of Denial of Demolition Permit Application
- **Mills Act Application Review**
- **5239 Foothill Boulevard**

ADJOURNMENT

JOANN PAVLINEC
Secretary

NEXT REGULAR MEETING: January 14, 2008

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.