

**AGENDA**

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

**LANDMARKS PRESERVATION  
ADVISORY BOARD MEMBERS:**

**April 9, 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**

.....  
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 March 12, 2007**

**LANDMARK OF THE MONTH**

Heinold’s First & Last Chance Saloon, 90 Jack London Square, Landmark 74-335, Ordinance 9120 C.M.S., January 7, 1975. Presentation by Rosemary Muller, LPAB Member.

**SPECIAL PRESENTATION**

Presentation of Resolution of Appreciation and Commendation to Barbara Armstrong for public service to the City of Oakland as a Member of the Landmarks Preservation Advisory Board.

**INFORMATIONAL**

Presentation by Mark Morodomi, City Attorney’s Office, on the Sunshine Ordinance and Brown Act

**OLD BUSINESS – Action Items**

1. **Presentation by Ninth Avenue Terminal Partners LLC** in response to the City’s request for a proposal to reuse the Ninth Avenue Terminal building to create a unique regional destination, a Vintner’s Hall, including a wine making center, a waterfront restaurant, and a water oriented recreation facility, for review and comment by the Landmarks Preservation Advisory Board.

<b>2.</b>	<p><b>Location:</b> TTM7616 Parcel 4; Site bounded by William Street to the north, Telegraph Avenue to the east, 19<sup>th</sup> Street to the south and Fox Square to the west.</p> <p><b>Proposal:</b> Construction of a mixed-use project with up to 21,000 square feet of ground-floor retail uses, up to 200 residential units, and associated parking and usable open space in an eight-story building.</p> <p><b>Applicant:</b> FC Oakland, Inc.</p> <p><b>Owner:</b> Redevelopment Agency of the City of Oakland</p> <p><b>Planning Permits Required:</b> Major Conditional Use Permit for development greater than 100,000 square feet in the C-51 district; Minor Variance for parking and loading deficits, open space deficit; Subdivision Map (Vesting Tentative Map);</p> <p><b>General Plan:</b> Central Business District</p> <p><b>Zoning:</b> C-51 Central Business Service Commercial Zone/C-55 Central Core Commercial Zone/S-17 Downtown Residential Open Space Combining Zone</p> <p><b>Environmental Determination:</b> An EIR for this project was certified by the Planning Commission on February 18, 2004.</p> <p><b>Historic Status:</b> No historic structures.</p> <p><b>Service Delivery District:</b> Downtown/West Oakland/Harbor</p> <p><b>City Council District:</b> 3</p> <p><b>For further information:</b> Contact case planner <b>Catherine Payne</b> at 510-238-6168 or by e-mail at <a href="mailto:cpayne@oaklandnet.com">cpayne@oaklandnet.com</a></p>
-----------	---

**CONTINUED TO MAY 14, 2007**

<b>3.</b>	<b>Location:</b> <b>2935 Telegraph Avenue (APN's 009-0698-001-00; 009-0698-002-01; 009-0698-002-02; 009-0698-002-03; 009-0698-030-00)</b>
	<b>Proposal:</b> Hearing on the Draft Environmental Impact Report (DEIR) and LPAB Design Review regarding a proposal to demolish the surface parking lot and existing building on the site, and to construct +/-280,000 sq. ft., five-story building, including approximately 142 residential units, 2,900 square feet of ground floor retail, open space areas and on-site parking (below ground and at ground level) for approximately 204 automobiles.
	<b>Applicant:</b> TCR Northern California 1, Inc.
	<b>Contact Person/Phone Number:</b> Dan Garibaldi (650)349-1224
	<b>Case File Number:</b> <b>VMD06-441; ER06-0012</b>
	<b>Planning Permits Required:</b> Major Design Review and Variances for reduction of required rear yard setback, reduction of required off-street loading berths.
	<b>General Plan:</b> Community Commercial/Urban Residential
	<b>Zoning:</b> C-40 – Community Thoroughfare Commercial; R-80 – High-rise Apartment Residential
	<b>Environmental Determination:</b> A Draft Environmental Impact Report which focuses on Historic Resources and Transportation/Traffic has been prepared; all other impacts have been reduced to less than significant levels.
	<b>Historic Status:</b> Most recently used as the Courthouse Athletic Club, and previously a mortuary remodeled from a residence. Oakland Cultural Heritage Preliminary Field Rating of B+3 (of major importance, not in an area of primary or secondary importance). City of Oakland Historic Resource for purposes of CEQA.
	<b>Service Delivery District:</b> North Oakland 2
	<b>City Council District:</b> 3 – Nancy Nadel
	<b>Status:</b> An Initial Study (IS) that identifies Historic Resources and Transportation/Traffic as the areas of probable environmental effects has been prepared; all other impacts have been reduced to less than significant levels. The IS and a Notice of Preparation (NOP) to prepare the DEIR were published on October 6, 2006 for review and comment. A Draft Environmental Impact Report has been prepared and was circulated on March 19, 2007 for a Public Hearing by the Landmarks Preservation Advisory Board and Planning Commission on April 9, 2007 and April 18, 2007 respectively. All comments must be received by 4:00 p.m. on Tuesday, May 3, 2007. Planning Commission Design Review Sub-committee – March 28, 2007.
	<b>Action to be Taken:</b> Design Review comments and recommendations to the Planning Commission. Receive public and Board comments about information and analysis in the Draft Environmental Impact Report.
	<b>For Further Information:</b> Contact case planner Joann Pavlinec at (510) 238-6344 or by email: <a href="mailto:jpavlinec@oaklandnet.com">jpavlinec@oaklandnet.com</a>

4. **Restoration Proposal for Victory Sirens:** Board consideration of letter from LPAB in support of restoration of the Victory Sirens.

**BOARD REPORTS**

Edoff Memorial Bandstand – 1918: LPAB Sub-Committee (Parish, Tavernier) Report on March 20, 2007 meeting regarding ADA accessibility design alternatives.

**ANNOUNCEMENTS**

**SECRETARY REPORTS**

**UPCOMING AGENDA ITEMS**

- 2647 International Blvd. – St. Joseph’s Professional Center: Hearing on the Draft Environmental Impact Report and Design Review
- Environmental Scoping on Schilling Gardens Proposal, 222 19th Street

**ADJOURNMENT**

**JOANN PAVLINEC**  
Secretary

**NEXT REGULAR MEETING: May 14, 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**

---

**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.**