

AGENDA

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

**LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

**April 14, 2008
Regular Meeting 6 PM**

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

**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 March 10, 2008

LANDMARK OF THE MONTH - Continued to May 12, 2008

SPECIAL PRESENTATION

Presentation of **Certificate of Appreciation and Commendation** to Sean Tavernier for public service to the City of Oakland as a Member of the Landmarks Preservation Advisory Board.

BUSINESS – Action Items

Item #1 Continued from March 10, 2008

#1.	Location:	16th Street Train Station 16th Street/Wood Street, West Oakland
	Proposal:	Status Report on 16 th Street Train Station
	Owner:	BUILD West Oakland
	Contact Person/Phone Number:	Carol Galante / (415) 989-1111
	Case File Number:	RZ-04-544, TPM 8554
	Planning Permits:	General Plan Amendment; Zoning Code Amendment and Rezoning; Redevelopment Plan Amendment; Five Vesting Tentative Parcel Maps approved June 7, 2005
	General Plan:	Urban Residential
	Zoning:	Wood Street Zoning District
	Environmental Determination:	EIR certified May 17, 2005
	Historic Status:	16 th Street Train Station and 16 th Street Signal Tower Rated A1+; City of Oakland Landmark, determined eligible for National Register of Historic Places.

Service Delivery District:	West Oakland 1
City Council District:	3
Action to be Taken:	Status Report Only
For Further Information:	Contact Project Planner Margaret Stanzione at (510) 238-4932 or by email at mstanzione@oaklandnet.com

#2.	<p>Location: 222 19th Street (APN: 008-0634-003-00)</p> <p>Proposal: Demolition of the Schilling Gardens and construction a 42-story residential tower that would provide 370 units, a 993 sq. ft. ground floor café and five levels of below grade parking.</p> <p>Applicant: Ian Birchall / (415) 512-9660</p> <p>Owner: David and Kari O’Keefe</p> <p>Planning Permits Required: Major Interim Conditional Use Permit (CUP) for a project that exceeds the density allowed by the zoning but is consistent with the General Plan; Major CUP for Large-Scale Developments (100,000 square feet of new floor area, or a new building more than one hundred twenty 120’ in height); Minor CUP for General Food Sales; Variance for outside General Food Sales (17.32.090); Variance for percentage of compact parking spaces, tandem spaces, total number of parking spaces for residential and food sales, parking space dimensions when next to a column or other obstruction, omission of loading berths, Design Review and High Design Review criteria; Tree permit</p> <p>General Plan: Central Business District</p> <p>Zoning: R-90 Downtown Apartment Residential Zone S-4 Design Review Combining Zone S-17 Downtown Residential Open Space Combining Zone</p> <p>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 ended on December 10, 2007.</p> <p>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 garden is also an anchor and primary contributor to the 244 Lakeside Drive Building Group, an Area of Primary Importance (API). Besides the garden, this building group also includes the boathouse, 244 Lakeside Apartments, and the Regillus Apartments. All of these properties are located on the Preservation Study List. Furthermore, the property is also a primary contributor to the Lake Merritt Historic District.</p> <p>Service Delivery District: Downtown Metro</p> <p>City Council District: 3</p> <p>Action to be Taken: Staff recommends that comments on design review as well as any other advisory recommendations be forwarded to the Planning Commission.</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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#3.	<p>Proposal: Mills Act Application Review Criteria</p> <p>Service Delivery District: Citywide</p> <p>City Council District: Citywide</p> <p>Action to be Taken: Board comments and recommendations on the Mills Act Selection Criteria. Criteria are outlined conceptually in the Mills Act Application; proposed detailed standards have been drafted by the LPAB Mills Act Sub-committee (Parish, Prevost)</p> <p>For further information: Contact case planner Joann Pavlinec at (510) 238-6344 or by e-mail at jpavlinec@oaklandnet.com</p>
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BOARD REPORTS

- LPAB Sub-committee - Highland Hospital DEIR Comments (Muller, Parish, Peterson)

ANNOUNCEMENTS

SECRETARY REPORTS

- Update on Estates Reservoir
- Oakland Museum

UPCOMING

- **Landmark of the Month:**
 - May – Antonio Maria Peralta House and Adobe Headquarters Site, Rancho San Antonio, 2465, 2501 and 2511 34th Avenue: Board Member Peterson
 - June – Western Pacific Depot, 3rd & Washington Streets: Board Member Parish
- Mills Act Application Review
- Presentation on City of Oakland Façade Grant Program

ADJOURNMENT

JOANN PAVLINEC
Secretary

NEXT REGULAR MEETING: May 12, 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 devise, 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.