

AGENDA

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

**LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

**October 20, 2008
Regular Meeting 6 PM**

**Thomas Biggs
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 September 11 and 15, 2008

BUSINESS – Action Items

1)	<p>Location: 1032-39th Street (APNs: 012-953-027, 012-953-031, 012-953-032, 012-953-033, and 012-953-034)</p> <p>Proposal: Hearing to solicit recommendation to the Planning Commission regarding redevelopment of 1.12-acre site with up to 101 residential units, 1,000 square feet of retail and associated parking and open space; project would involve demolition of existing historic building; project site is located in both Emeryville and Oakland.</p> <p>Applicant: Murakami/Nelson Architecture Corporation</p> <p>Owner: Madison Park, Financial Corporation</p> <p>Planning Permits Required: Design Review, Conditional Use Permit and variances.</p> <p>General Plan: Housing and Business Mix</p> <p>Zoning: HBX-2</p> <p>Environmental Determination: EIR</p> <p>Historic Status: C3</p> <p>Service Delivery District: 2</p> <p>City Council District: 1 – Brunner</p> <p>For further information: Contact case planner Catherine Payne at (510) 238-6168 or by email at cpayne@oaklandnet.com.</p>
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2)	Location:	East Gateway portion of the former Army Base South of West Grand Avenue and East of Maritime Street
	Proposal:	Consideration of the Feasibility Analysis for the Reuse of the 800-Series Warehouses on the former Oakland Army Base as per Mitigation Measure 4.6-14 of the Oakland Army Base Redevelopment Plan Environmental Impact Report and design review for the proposed new construction for the Oakland Maritime Support Services (OMSS) facility, which involves demolition of portions of the 800-series Warehouses.
Applicant:		Oakland Redevelopment Agency
Contact Person/Phone Number:		Alex Greenwood (510)238-6124
Owner:		Oakland Redevelopment Agency
Planning Permits Required:		Design Review
General Plan:		General Industrial/Transportation and Business Mix
Zoning:		M-40
Environmental Determination:		Oakland Army Base Area Redevelopment Plan Environmental Impact Report Adopted July 31, 2002
Historic Status:		800-series warehouses are Potential Designated Historic Properties (PDHPs) on the Local Register as contributors to an Area of Primary Importance (API) – Oakland Cultural Heritage Survey. The 800-series warehouses are also contributors to the Oakland Army Base Historic District which was determined eligible for listing in the National Register of Historic Places.
Service Delivery District:		1
City Council District:		3
Action to be Taken:		Recommendation to the Planning Commission
For Further Information:		Contact case planner Margaret Stanzione at (510) 238-4932 or by email at mstanzione@oaklandnet.com

3)	Location:	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)
	Proposal:	To modify Condition of Approval #33. The proposed modification would allow demolition of the historic resource, due to public health and safety, prior to Building Permit Application Approval and the commencement of construction.
	Applicant:	TCR Northern California 1, Inc.
	Contact Person/Phone Number:	Alex Waterbury (650)293-3574
	Case File Number:	VMD06-441; ER06-0012
	General Plan:	Community Commercial/Urban Residential
	Zoning:	C-40 – Community Thoroughfare Commercial; R-80 – High-rise Apartment Residential
	Environmental Determination:	An Environmental Impact Report which focuses on Historic Resources and Transportation/Traffic was certified by the Planning Commission on August 1, 2007.
	Historic Status:	City of Oakland Historic Resource for purposes of CEQA with An Oakland Cultural Heritage Preliminary Field Rating of B+3 (of major importance, not in an area of primary or secondary importance). Most recently used as the Courthouse Athletic Club, and previously a mortuary remodeled from a residence.

Service Delivery District: North Oakland 2
City Council District: 3 – Nancy Nadel
Action to be Taken: Per staff report.
For Further Information: Contact case planner Joann Pavlinec at (510) 238-6344 or by email: jpavlinec@oaklandnet.com

4) **Location:** [Central Business District](#)
Proposal: 1) Amend the zoning regulations to create four new zones and a height/bulk/intensity map for the Central Business District (CBD);
 2) Amend the Zoning Maps to include the new CBD zones.
Applicant: City Planning Commission
General Plan: Central Business District (CBD)
Existing Zoning: R-80 High-Rise Apartment Residential Zone
 R-90 Downtown Apartment Residential Zone
 C-40 Community Thoroughfare Commercial Zone
 C-45 Community Shopping Commercial Zone
 C-51 Central Business Service Commercial Zone
 C-52 Old Oakland Commercial Zone
 C-55 Central Core Commercial Zone
 S-2 Civic Center Zone
 S-4 Design Review Combining Zone
 S-7 Preservation Combining Zone
 S-8 Urban Street Combining Zone
 S-17 Residential Open Space Combining Zone
Environmental Determination: The proposal relies on the previously certified Final Environmental Impact Report (EIR) for the Land Use and Transportation Element of the General Plan (1998) and the Housing Element Update Initial Study/Mitigated Negative Declaration (2004).
Case File Number: RZ08060, ZT08054
Action to be taken: Continue discussing and providing preliminary recommendations to the Zoning Update Committee and Planning Commission on the protection of historic resources in the CBD, with respect to the proposed Central Business District Amendments to the Zoning Regulations.
For Further Information: Contact case planner **Joann Pavlinec** at (510)238-6344 or by e-mail at jpavlinec@oaklandnet.com

BOARD REPORTS

ANNOUNCEMENTS

SECRETARY REPORTS

- Scheduling Election of LPAB Officers
- DRAFT – 2009 LPAB Meeting Schedule
- Certified Local Government Report

- Summary of San Francisco's Implementation of Green Building Regulations with respect to Historical Resources
- Request for LPAB Representative for the Community Advisory Committee of
 - 1) Lake Merritt BART Station Specific Plan
 - 2) Broadway Retail Corridor Specific Plan

UPCOMING

- **Landmark of the Month- November Agenda:**
 - **First Unitarian Church**, 685 14th Street, Landmark 75-221, Ordinance 9195 C.M.S., August 5, 1975. Also listed on the National Register of Historic Places. Presentation by Board Member Biggs.
- Understanding the Sanborn Maps – November Agenda
- City Council Action on Mills Act Applications – November 4, 2008 Tentative

ADJOURNMENT

JOANN PAVLINEC
Secretary

NEXT REGULAR MEETING: November 17, 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.