

**REVISED AGENDA**

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

**LANDMARKS PRESERVATION  
ADVISORY BOARD MEMBERS:**

**June 8, 2009  
Regular Meeting 6 PM**

- Thomas Biggs**
- Valerie Garry**
- Rosemary Muller**
- Kirk Peterson, Chair**
- Delphine Prevost, Vice Chair**
- Daniel Schulman**

**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 May 11, 2009**

**LANDMARK OF THE MONTH**

- **Frederick B. Ginn House**; 660 13<sup>th</sup> Street, Landmark LM75-221, Ordinance 9195 C.M.S., August 5, 1975. Presentation by Board Member Muller.

**BUSINESS – Action Items**

<b>1.</b>	<p><b>Location:</b> <b>2647 International Blvd., St. Joseph’s Senior and Family Housing Project</b> (APNs 025-0701-004-01, 025-0701-007-01, 025-0701-008-00, 025-0701-010-02, 025-0701-010-03)</p> <p><b>Proposal:</b> A three-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); for the demolition of the poultry house, adaptive re-use of the Guardhouse and new construction for up to 64 one, two and three bedroom affordable family units (Phase II); and for adaptive reuse of the historic laundry building and men’s smokehouse, and new construction for up to 16 one, two and three bedroom affordable family units (Phase III). The proposal includes 137 parking spaces and open space areas.</p> <p><b>Applicant:</b> Bridge Housing Corporation</p> <p><b>Contact Person/Phone Number:</b> Smitha Seshadri, Project Manager (415)989-1111</p> <p><b>Owner:</b> Bridge Economic Development Corporation</p> <p><b>Case File Number(s):</b> <b>PUD07-452: ER07-0003; TPM9590</b></p> <p><b>General Plan:</b> Community Commercial</p> <p><b>Zoning:</b> C-40 – Community Thoroughfare Commercial, C-28 –Commercial Shopping District; C-60 – City Service Commercial;</p>
-----------	--

<p><b>Environmental Determination:</b></p> <p><b>Historic Status:</b></p> <p><b>Service Delivery District:</b></p> <p><b>City Council District:</b></p> <p><b>Action to be Taken:</b></p>	<p>Mitigated Negative Declaration (MND) under the California Environmental Quality Act (CEQA) and a Finding of No Significant Impact (FONSI) under the National Environmental Protection Act (NEPA) adopted by the Planning Commission on December 19, 2007.</p> <p>City of Oakland Landmark 84-317</p> <p>4 – Fruitvale</p> <p>5 - De La Fuente</p> <p>Design Review of:</p> <ol style="list-style-type: none"> <li>1) proposed modification to Planned Unit Development from a two phased project to a three phased project;</li> <li>2) modifications to the approved foot prints, heights, massing and relationship of buildings to open spaces and inclusion of and adaptive re-use of the guardhouse and historic walls (proposed Phase II and Phase III); and</li> <li>3) Phase II, including Building #1, the historic Guardhouse and wall along East 12<sup>th</sup> Street and 26<sup>th</sup> Avenue turning in to the property approximately 66 feet from the corner, landscaping and open spaces.</li> </ol> <p><u>Request to modify timing of Condition of Approval #25A.a. – Investigative Demolition report by a conservation professional on poultry house brick reuse.</u></p> <p><b>For Further Information:</b> Contact <b>Joann Pavlinec (510) 238-6344, <a href="mailto:jpavlinec@oaklandnet.com">jpavlinec@oaklandnet.com</a></b></p>
---	--

<p>2)</p>	<p><b>Location:</b> <b>Central Business District</b></p> <p><b>Proposal:</b> Amend the zoning regulations to create four new zones and a height/bulk/intensity map for the Central Business District (CBD); Amend the Zoning Maps to include the new CBD zones.</p> <p><b>Applicant:</b> City Planning Commission</p> <p><b>General Plan:</b> Central Business District (CBD)</p> <p><b>Existing Zoning:</b> 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</p> <p><b>Environmental Determination:</b> 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).</p> <p><b>Case File Number:</b> RZ08060, ZT08054</p> <p><b>Action to be taken:</b> Continue discussing 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: Short Term Strategies - Include More Restrictive Demolition Findings; and Intermediate Strategies – Historic Vistas, Focal Points.</p> <p><b>For Further Information:</b> Contact case planner <b>Joann Pavlinec</b> at <b>(510)238-6344</b> or by e-mail at <b><a href="mailto:jpavlinec@oaklandnet.com">jpavlinec@oaklandnet.com</a></b></p>
-----------	---

3) **Proposal:** [Request for Fiftieth Anniversary recognition of East Bay Dragons Motorcycle Club](#)  
**Applicant:** Robert Reed on behalf of East Bay Dragons MC, 8731 International Blvd.  
**Action to be taken:** Consider draft Certificate of Recognition for adoption/presentation at July meeting  
**For Further Information:** Contact case planner **Betty Marvin** at **(510)238-6879** or [bmarvin@oaklandnet.com](mailto:bmarvin@oaklandnet.com)

**BOARD REPORTS**

**ANNOUNCEMENTS**

**SECRETARY REPORTS**

- Status – Central Business District Zoning Update
- Status – LPAB Member Appointments
- 2009 Mills Act Applications – Create LPAB Sub-Committee
- Annual LPAB Goal Setting Meeting

**UPCOMING**

- **Herbert Hoover House;** 1079 12<sup>th</sup> Street, Landmark 76-393, Ordinance 9375 C.M.S., October 5, 1976. Presentation by Board Member Biggs.
- Heritage Property Designations in relation the Mills Act applications.
- Mills Act Applications
- City of Oakland Landmark - Leimert Bridge Seismic Retrofit
- New Landmark of the Month List

**ADJOURNMENT**

**JOANN PAVLINEC**  
**Secretary**

**NEXT REGULAR MEETING: July 13, 2009**

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.**