

**Bureau of Planning – Zoning Division**

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 946

Phone: 510-238-3911 Fax: 510-238-4730

ZONING MANAGER PUBLIC NOTICE

2. **Location:** 585 22ND STREET and 570 - 602 21ST STREET, OAKLAND, CA, 94612
APNs: 008 064701300, 008 064701400, 008064701500 and 064702804
Proposal: New construction of a five-story, 78 unit (76 new units plus two (2) replacement units for the relocation of the two historic buildings on 21st Street) residential building with ground-floor parking and amenity spaces along with the relocation of two buildings on 21st Street.
Applicant / Phone Number: Buddy Williams / (510) 213-2821
Owners: Kennedy Thomas E & Kennedy Craig S
Case File Number: PLN16046.
(This project is one case and incorporated from former case file PLN16047)
Planning Permits Required: Regular Design Review for new construction.
General Plan: Central Business District
Zoning: CBD-R
Environmental Determination: 15332-In Fill Development; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: API, Cathedral District
Service Delivery District: Metro
City Council District: 3
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Michael Bradley** at (510) 238-6935 or by email: mbradley@oaklandnet.com

Your comments and questions, if any, should be directed to the **Bureau of Planning – Zoning**, 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, California 94612-2031 within **17 calendar days of the posting of this notice**. A decision will be made on the application after this date. If you challenge a decision on this case on appeal and/or in court, you will be limited to issues raised in correspondence delivered to the **Bureau of Planning – Zoning** prior to the close of the public comment period. If you wish to be notified of the decision on this case, please indicate the case number and submit a self-addressed stamped envelope for each to the **Bureau of Planning – Zoning**, 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, California 94612-2031.

Please note that the description of the application found above is preliminary in nature and that the project and/or such description may change prior to a decision being made. Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission or the Commission's Residential Appeals Committee. **Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m.** An appeal shall be on a form provided by the **Bureau of Planning – Zoning**, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record during the previously mentioned seventeen (17) day public comment period. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

POSTING DATE: June 17, 2016**COMMENTS DUE DATE:** July 5, 2016**IT IS UNLAWFUL TO ALTER OR REMOVE THIS NOTICE WHEN POSTED ON SITE**

585 22nd St & 570-602 21st St

585 22nd St & 570-602 21st St

Michael

2101 TELEGRAPH AVENUE ASSOCIATES
1360 MISSION ST 300
SAN FRANCISCO CA 94103
PLN16046

302E0F LLC
580 2ND ST 230
OAKLAND CA 94607
PLN16046

522 532 20TH STREET LP
364 41ST ST 2ND
OAKLAND CA 94609
PLN16046

ALAMEDA COUNTY JOINT POWERS
AUTHORITY
1401 LAKESIDE DR 10TH
OAKLAND CA 94612
PLN16046

ALLEN REHEMA B TR
634 22ND ST
OAKLAND CA 94612
PLN16046

ALLEN VERONICA A
630 THOMAS L BERKLEY WAY 519
OAKLAND CA 94612
PLN16046

ALVAREZ ERNEST J & JOSEPHINE G TRS
1548 FRY LN
HAYWARD CA 94545
PLN16046

ANDERSON SASHA Q & CHRISTIAN W
2110 S JOHNSON CT
VISALIA CA 93277
PLN16046

ANGULO CARMEN
3051 TREAT BLVD 132
CONCORD CA 94518
PLN16046

BARNES SUSAN M
630 THOMAS L BERKLEY WAY 708
OAKLAND CA 94612
PLN16046

BELKNAP JAMES R & WILKINSON A E 2ND
567 22ND ST
OAKLAND CA 94612
PLN16046

BELUE CECILIA & ERIC TRS
599 22ND ST
OAKLAND CA 94612
PLN16046

BILLINGSLEY ALAN C TR & PODOLSKY
JOHN TR
215 EUREKA ST
SAN FRANCISCO CA 94114
PLN16046

BOLAND GARY TR
510 DERBY AVE
OAKLAND CA 94601
PLN16046

BOONE NICOLE E
630 THOMAS L BERKLEY WAY 821
OAKLAND CA 94612
PLN16046

BROCK CLINTON
350 TOWNSEND ST 635
SAN FRANCISCO CA 94107
PLN16046

BROOKS KRISTEN
630 THOMAS L BERKELEY WAY 619
OAKLAND CA 94612
PLN16046

BUILDING OPPORTUNITIES SELF
SUFFICIENCY
2065 KITTREDGE ST E
BERKELEY CA 94704
PLN16046

BULLOCKS KAREN F
619 22ND ST C
OAKLAND CA 94612
PLN16046

CALHOUN BRYAN N
630 THOMAS L BERKLEY WAY 717
OAKLAND CA 94612
PLN16046

CARRIE AL J
584 CASTRO ST 626
SAN FRANCISCO CA 94114
PLN16046

CHANNEL PROPERTIES
C KRIEGER
PO BOX 640069
SAN FRANCISCO CA 94164
PLN16046

CHAZAN ADAM
630 THOMAS L BERKLEY WAY 524
OAKLAND CA 94612
PLN16046

CHENG WEICHIN
6774 KENILWORTH AVE
EL CERRITO CA 94530
PLN16046

CHIN SHERLI TR
630 THOMAS L BERKLEY WAY 819
OAKLAND CA 94612
PLN16046

CHUPEIN THOMAS
630 THOMAS L BERKLEY WAY 623
OAKLAND CA 94612
PLN16046

CITY OF OAKLAND HOUSING AUTHORITY
CLINTON LOFTMAN
1801 HARRISON ST 2
OAKLAND CA 94612
PLN16046

COE VANESSA G & LAU TERESA W
630 THOMAS L BERKLEY WAY 507
OAKLAND CA 94612
PLN16046

COMMERCIAL & INDUSTRIAL SUPPLY
COMPANY
600 W GRAND AVE
OAKLAND CA 94612
PLN16046

CRAFT ROGER L 3RD & BOBBIE J
603 22ND ST
OAKLAND CA 94612
PLN16046

CURRIE TYRONE
630 THOMAS L BERKLEY WAY 818
OAKLAND CA 94612
PLN16046

CUSTODIO LEONORA J
630 THOMAS L BERKLEY WAY 723
OAKLAND CA 94612
PLN16046

DAHLE JEFFREY M
630 THOMAS L BERKLEY 802
OAKLAND CA 94612
PLN16046

DANIELS ROGER
666 THE ALAMEDA
BERKELEY CA 94707
PLN16046

DELUCCHI PAUL L
630 THOMAS L BERKELY WAY #520
OAKLAND CA 94612
PLN16046

DOERR HANNA
630 THOMAS L BERKLEY WAY 602
OAKLAND CA 94612
PLN16046

DU LUI
630 THOMAS L BERKLEY WAY 817
OAKLAND CA 94612
PLN16046

DUMMER SVEN & MARTIN NOELLE
593 22ND ST
OAKLAND CA 94612
PLN16046

EITAPENCE SCOTT & RILEY ZINNA
630 THOMAS L BERKLEY WAY 511
OAKLAND CA 94612
PLN16046

ENGLE ANNA & RIFKIN RYAN
630 THOMAS L BERKLEY WAY 707
OAKLAND CA 94612
PLN16046

FEIG DAVID
630 THOMAS L BERKLEY WAY 714
OAKLAND CA 94612
PLN16046

FIRST BAPTIST CHURCH OF OAKLAND
534 22ND ST
OAKLAND CA 94612
PLN16046

FISHER KATHRYNE
630 THOMAS L BERKLEY WAY 501
OAKLAND CA 94612
PLN16046

FRIEL CHRISTINE
630 THOMAS L BERKLEY WAY 505
OAKLAND CA 94612
PLN16046

GALLERDO KATHLEEN HEIRS OF EST
KATHLEEN FRENCH
18826 CULL CANYON RD
CASTRO VALLEY CA 94552
PLN16046

GARRETT CHRISTOPHER J & BRISSON
ELIZABETH
630 THOMAS L BERKLEY WAY 506
OAKLAND CA 94612
PLN16046

GAW SAMANTHA F
630 THOMAS L BERKLEY WAY #716
OAKLAND CA 94612
PLN16046

GLASS WILLIAM J & MUI VIRGINIA T TRS
PO BOX 10186
OAKLAND CA 94610
PLN16046

GLASS WILLIAM J & MUI VIRGINIA T TRS &
MOYER ETAL
JOHN T. MOYER
PO BOX 20800
OAKLAND CA 94620
PLN16046

GOODMAN DENNIS M TR
282 JASMINE WAY
DANVILLE CA 94506
PLN16046

GOORJIAN MICHAEL & JOLIE M
630 THOMAS L BERKLEY WAY 801
OAKLAND CA 94612
PLN16046

GREGOIRE RONALD J & FREEDMAN BRYAN
T TRS
969 PAGE ST
SAN FRANCISCO CA 94117
PLN16046

GUPTA REENA & FIETSCH THOMAS E
630 THOMAS L BERKLEY WAY 605
OAKLAND CA 94612
PLN16046

HARTFORD ROBIN E
630 THOMAS L BERKLEY WAY 720
OAKLAND CA 94612
PLN16046

HATHERLEY TOM & JENNIFER
484 LAKE PARK AVE 107
OAKLAND CA 94610
PLN16046

HOFMANN AUGUST B & GAILE L TRS
4255 SAINT ANDREWS RD
OAKLAND CA 94605
PLN16046

HUANG DINY J
630 THOMAS L BERKLEY WAY 510
OAKLAND CA 94612
PLN16046

HURLBERT ROBERT J
588 22ND ST
OAKLAND CA 94612
PLN16046

HUTCHINSON EMILY R & EMILY R
561 22ND ST
OAKLAND CA 94612
PLN16046

ISAAC JOSHUA J
1060 CHADBOURNE AVE
MILLBRAE CA 94030
PLN16046

ISAACS MARK N TR
630 THOMAS L BERKLEY WAY 508
OAKLAND CA 94612
PLN16046

JAIN JYOTI
630 THOMAS L BERKLEY WAY 618
OAKLAND CA 94612
PLN16046

JD MANAGEMENT GROUP INC &
PRESCOTT HOLDINGS LLC
480 3RD ST
OAKLAND CA 94607
PLN16046

JDMG HOLDINGS 1 LLC & OAKLAND POINT
PROPERTIES LLC
480 3RD ST
OAKLAND CA 94607
PLN16046

JONES MICHAEL W
630 THOMAS L BERKLEY WAY 615
OAKLAND CA 94612
PLN16046

KALE ALOK & FROMMEYER ELIZABETH L
630 THOMAS L BERKLEY WAY 713
OAKLAND CA 94612
PLN16046

KALLERMAN PATRICK & NABI MARYAM
630 THOMAS L BERKLEY WAY #622
OAKLAND CA 94612
PLN16046

KENNEDY THOMAS E & KENNEDY CRAIG S
TR
753 PALOMINO CT
WALNUT CREEK CA 94596
PLN16046

KENT GARDNER
SANDRA MAURICE
2235 RIVER RIDGE RD
DELAND FL 32720
PLN16046

KRESS TODD
630 THOMAS L BERKLEY WAY 503
OAKLAND CA 94612
PLN16046

KREUTZEN JEFFREY W & ATCHISON DEAN
630 THOMAS L BERKELEY WAY 403
OAKLAND CA 94612
PLN16046

LARA GILBERT
630 THOMAS L BERKLEY WAY 824
OAKLAND CA 94612
PLN16046

LEE PAUL & SHIN EUNMI
20697 HILLSIDE DR
LOS GATOS CA 95033
PLN16046

LEFEVRE KATHLEEN P
595 22ND ST
OAKLAND CA 94612
PLN16046

LUKE CAPITAL LLC
MAY LUKE
2165 9TH AVE
SAN FRANCISCO CA 94116
PLN16046

LUNSFORD HASS V
630 THOMAS L BERKLEY WAY 513
OAKLAND CA 94612
PLN16046

MAHER MICHAEL N
630 THOMAS L BERKLEY WAY 522
OAKLAND CA 94612
PLN16046

MAK TONI & CHAN MENNOR
630 THOMAS L BERKLEY WAY 616
OAKLAND CA 94612
PLN16046

MARDANOV AZAT
630 THOMAS L BERKLEY WAY 604
OAKLAND CA 94612
PLN16046

MARINE ENGINEERS BENEFICIAL
ASSOCIATION
340 FREMONT ST
SAN FRANCISCO CA 94105
PLN16046

MATSUBARA JOHN T
630 THOMAS L BERKLEY WAY 402
OAKLAND CA 94612
PLN16046

MATULKA RYAN D
630 THOMAS L BERKLEY WAY 710
OAKLAND CA 94612
PLN16046

MCBRIDE GLENN L
630 THOMAS L BERKLEY WAY 820
OAKLAND CA 94612
PLN16046

MCINTYRE TODD
812 N 8TH ST
SAN JOSE CA 95112
PLN16046

MCWHERTER NATHANIEL J
630 THOMAS L BERKLEY WAY 804
OAKLAND CA 94612
PLN16046

MENGES PHILIP D
630 THOMAS L BERKLEY WAY 719
OAKLAND CA 94612
PLN16046

MORAN ROSA M
600 21ST ST
OAKLAND CA 94612
PLN16046

MORAN ROSA M
6353 WOOD DR
OAKLAND CA 94611
PLN16046

MUHAMMAD AYESHA
619 22ND ST A
OAKLAND CA 94612
PLN16046

MURPHY REGAN H TR & BORGAN HELEN
M TR
630 THOMAS L BERKLEY WAY #404
OAKLAND CA 94612
PLN16046

MWANGI ANNE & VITERI FERNANDO G
630 THOMAS L BERKLEY WAY 822
OAKLAND CA 94612
PLN16046

NEFF MICHAEL
630 THOMAS L BERKELEY WAY 704
OAKLAND CA 94612
PLN16046

NHAN XUONG C & YEN S
104 DOLORES CT
SAN PABLO CA 94806
PLN16046

NJOKU IGNATIUS
630 THOMAS L BERKLEY WAY #711
OAKLAND CA 94612
PLN16046

NOYES JEANNETTE H
630 THOMAS L BERKLEY WAY 715
OAKLAND CA 94612
PLN16046

OBERBERGER JASON
630 THOMAS L BERKLEY WAY 523
OAKLAND CA 94612
PLN16046

OFFICER REIDA TR
613 22ND ST
OAKLAND CA 94612
PLN16046

OLEKSY DAVID
630 THOMAS L BERKLEY WAY 514
OAKLAND CA 94612
PLN16046

P G & E CO 135-1-4E-POR 1
B E NELSON/DIR-TAXES
PO BOX 770000
SAN FRANCISCO CA 94177
PLN16046

POOR KRISTOPHER
630 THOMAS L BERKELEY WAY 721
OAKLAND CA 94612
PLN16046

POWERS MICHELLE & GARZA GERARDO
630 THOMAS L BERKLEY WAY #722
OAKLAND CA 94612
PLN16046

PUEBLA CARMEN
592 22ND ST
OAKLAND CA 94612
PLN16046

PUJOLSOLER ALEJANDRO
630 THOMAS L BERKLEY WAY 706
OAKLAND CA 94612
PLN16046

RAMOS ISRAEL R & DERAMOS MERIBER G
630 THOMAS L BERKLEY WAY #803
OAKLAND CA 94612
PLN16046

RANJERO WEST GRAND LLC
630 ST FRANCIS BLVD
SAN FRANCISCO CA 94127
PLN16046

REES RICHARD
522 21ST ST
OAKLAND CA 94612
PLN16046

REMACK PAUL T & THEURIET LINDA S TRS
3210 CUMBRIAN CT
WALNUT CREEK CA 94598
PLN16046

RENTSCHLER STEVE
630 THOMAS L BERKLEY WAY 502
OAKLAND CA 94612
PLN16046

REO HOMES LLC
510 3RD ST 102
OAKLAND CA 94607
PLN16046

RICO GINA
630 THOMAS L BERKLEY WAY 302
OAKLAND CA 94612
PLN16046

RIFKIN SAMUEL C & ASHLEY S
630 THOMAS L BERKLEY WAY 518
OAKLAND CA 94612
PLN16046

ROACH MICHAEL TR
630 THOMAS L BERKLEY WAY 712
OAKLAND CA 94612
PLN16046

RUBIN TAMRA
360 GRAND AVE 279
OAKLAND CA 94610
PLN16046

SALAS LESLI A
630 THOMAS L BERKLEY WAY 301
OAKLAND CA 94612
PLN16046

SAMARRIPA MICHAEL & WALTER
STEPHANIE J
630 THOMAS L BERKLEY WAY 705
OAKLAND CA 94612
PLN16046

SAMSON GLORIA R
622 22ND ST
OAKLAND CA 94612
PLN16046

SANCHIS GERARD & GINETTE R TRS
103 VIA MIRABELLA
NEWBURY PARK CA 91320
PLN16046

SANDERS JASON G & WARNER JESSICA R
591 22ND ST
OAKLAND CA 94612
PLN16046

SARGENT FELIX F
630 THOMAS L BERKLEY WAY 703
OAKLAND CA 94612
PLN16046

SATELLITE FIRST COMMUNITIES L P
1521 UNIVERSITY AVE
BERKELEY CA 94703
PLN16046

SHAH RAJESH V & VALLARI R
589 22ND ST
OAKLAND CA 94612
PLN16046

SILER DONALD W & HOTZ MARY E
630 THOMAS L BERKLEY WAY 709
OAKLAND CA 94612
PLN16046

SLUSSER ANDREW & NORIKO S
630 THOMAS L BERKLEY WAY 823
OAKLAND CA 94612
PLN16046

SMITH CHRISTOPHER A & KAYLA M
630 THOMAS L BERKELEY WAY 601
OAKLAND CA 94612
PLN16046

SOKHANSANJ BAHRAD A
630 THOMAS L BERKLEY WAY 617
OAKLAND CA 94612
PLN16046

SOLMORO FELISA S TR ETAL
606 22ND ST
OAKLAND CA 94612
PLN16046

SOLTYS GREGORY S
597 22ND ST
OAKLAND CA 94612
PLN16046

SOOD VIKRANT
630 THOMAS L BERKLEY WAY 603
OAKLAND CA 94612
PLN16046

SPAFFORD WILLIAM
1649 EVERETT ST D
ALAMEDA CA 94501
PLN16046

STAGLIANO MOIRA L
630 THOMAS L BERKLEY WAY 509
OAKLAND CA 94612
PLN16046

STEPHENSON ROBERT A & MARLA M TRS
3916 N POTSDAM AVE
SIOUX FALLS SD 57104
PLN16046

STRATEGIC URBAN DEVELOPMENT
ALLIANCE LLC
ATTN DONES ALAN E
1210 EXCELSIOR AVE
OAKLAND CA 94610
PLN16046
SYLVESTER AKEEM
630 THOMAS L BERKLEY WAY 303
OAKLAND CA 94612
PLN16046

STURDEVANT CAMERON
630 THOMAS L BERKLEY WAY 701
OAKLAND CA 94612
PLN16046

SUMMERS EVAN
630 THOMAS L BERKLEY WAY 521
OAKLAND CA 94612
PLN16046

SZETO ERIC & JOCSOON CHRISTOPHER
630 THOMAS L BERKLEY WAY 512
OAKLAND CA 94612
PLN16046

THOMAS INGA
856 21ST ST
OAKLAND CA 94607
PLN16046

TURNBULL DAVID
524 21ST ST
OAKLAND CA 94612
PLN16046

UNITY HEALTH CARE WORKERS
CORPORATION
EDGARD CAJINA
560 THOMAS L BERKLEY WAY
OAKLAND CA 94612
PLN16046

UNITY HEALTH CARE WORKERS
CORPORATION
560 20TH ST
OAKLAND CA 94612
PLN16046

VONG TAC A & NU N
248 OUTLOOK HEIGHTS CT
PACIFICA CA 94044
PLN16046

WANG AMANDA H & LOOPER CAMLO R
630 THOMAS L BERKELEY WAY 815
OAKLAND CA 94612
PLN16046

WILKINSON A E 2ND & BELKNAP JAMES R
567 22ND ST
OAKLAND CA 94612
PLN16046

WU JENN J
630 THOMAS L BERKLEY WAY 304
OAKLAND CA 94612
PLN16046

YEE ALAN & LEUNG JENNIFER
630 THOMAS L BERKLEY WAY 405
OAKLAND CA 94612
PLN16046

YING CEEKAY
630 THOMAS L BERKLEY WAY 816
OAKLAND CA 94612
PLN16046

YU WALTER W
3200 REVERE AVE
OAKLAND CA 94605
PLN16046

ZHONG JIE H & QUYANG HAIRONG
630 22ND ST
OAKLAND CA 94612
PLN16046

APPLICATIONS ON FILE

June 17, 2016

CITY OF OAKLAND

BUREAU OF PLANNING/ZONING DIVISION

250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612

In addition to those applications listed on the City Planning Commission Agenda, the City has also received the applications included in this notice for review and action.

You have received this notice because our records indicate that you own property and/or reside near one of the project locations listed below or you have indicated your interest in one of the applications.

You may view the project applications and/or plans by visiting our offices. The case Planner does not need to be present to see the project file. Your comments and/or questions regarding an application must be directed to the Bureau of Planning-Zoning Division, to the attention of the designated case Planner, and by the end of the 17-day public comment period:

July 5, 2016

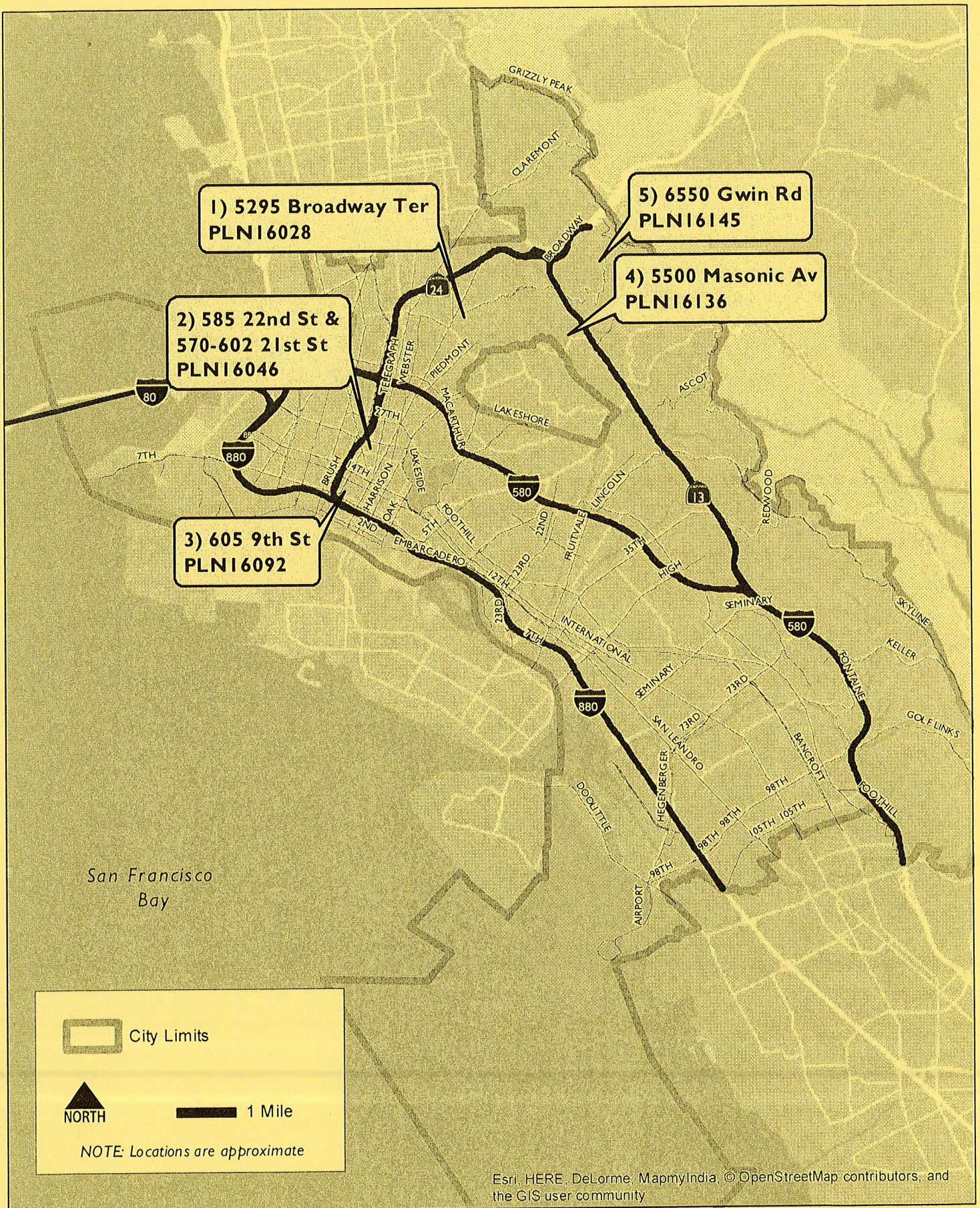
In your comment letter please indicate the case number (which is identified on each notice) at the upper right hand corner of your letter so it will reach the case Planner promptly.

A decision will be made on the application after this date. If you decide to appeal the Zoning Manager's decision or challenge the application in court, you will be limited to issues raised in written correspondence or email and delivered to the Zoning Division on, or prior to the end of the 17-day public comment period as indicated above. If you wish to be notified of the decision of any of these cases, please indicate the Case Number and submit a self-addressed stamped envelope for each case, to the Bureau of Planning-Zoning Division, at the address indicated above.

Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission. Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m. An appeal shall be on a form provided by the the Bureau of Planning-Zoning Division, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record during the previously mentioned seventeen (17) day public comment period. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any of the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change prior to a decision being made.

4. **Location:** 5500 MASONIC AVENUE, OAKLAND, CA 94618 (APN: 048B716501900)
Proposal: To construct a rear 761 square foot second-story addition, a 441 square foot ground-level addition to an existing single-family dwelling on a hillside lot.
Applicant / Phone Number: Richard Vaterlaus for Acme Architects / (510) 521-0577
Owner: Giardina Mark J
Case File Number: PLN16136
Planning Permits Required: Regular Design Review for residential additions over 1,000 square foot.
General Plan: Hillside Residential
Zoning: RH-4
Environmental Determination: 15301-Existing Facilities; and
15183-Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status: Non-Historic Property
Service Delivery District: 2
City Council District: 1
Action to be Taken: Pending
Finality of Decision: Appealable to Planning Commission
For Further Information: Contact case Planner **Jose Herrera** at (510) 238-3808 or by email: jherrera@oaklandnet.com



Planning & Building Department



Applications on File for the Week of June 17, 2016

A photograph of a modern, multi-story building with a dark facade and large glass windows, situated in an urban environment. The building has a complex, angular design with multiple levels and a mix of dark and light-colored panels. It is surrounded by other buildings and greenery, with a clear sky in the background.

ZONING MANAGER PUBLIC NOTICE

Location	1051 10th St. #10707 and 1015 - 401 St. #10705 - 5000 St. (A-1)
ApRx	000 00000000 00000000 00000000 00000000
Product	See description for details. This is a new product and is not yet available for the operation of the marketing program. The first order will be for the operation of the marketing program and will be for the first order. The first order will be for the first order.
Application / Price Number	000 000000 00000000 00000000 00000000
Case File Number	PJ-000000
Planning Agency	The Planning Agency is a private company that provides planning services to the City of Vancouver. It is a private company that provides planning services to the City of Vancouver.
Service Provider	See description for details. This is a new product and is not yet available for the operation of the marketing program. The first order will be for the operation of the marketing program and will be for the first order.
Estimate	000 000000 00000000 00000000 00000000
Environmental Description	See description for details. This is a new product and is not yet available for the operation of the marketing program. The first order will be for the operation of the marketing program and will be for the first order.
Historic District	See description for details. This is a new product and is not yet available for the operation of the marketing program. The first order will be for the operation of the marketing program and will be for the first order.
Service Delivery	See description for details. This is a new product and is not yet available for the operation of the marketing program. The first order will be for the operation of the marketing program and will be for the first order.
City Council Session	See description for details. This is a new product and is not yet available for the operation of the marketing program. The first order will be for the operation of the marketing program and will be for the first order.
Action Item / Task	See description for details. This is a new product and is not yet available for the operation of the marketing program. The first order will be for the operation of the marketing program and will be for the first order.
Priority of Decision	See description for details. This is a new product and is not yet available for the operation of the marketing program. The first order will be for the operation of the marketing program and will be for the first order.
For Further Information:	See description for details. This is a new product and is not yet available for the operation of the marketing program. The first order will be for the operation of the marketing program and will be for the first order.

[illegible]**SIGN NUMBER:**

IF SIGN OR INSERTS ARE MISSING OR DAMAGED, PLEASE CALL ZONING AT (510) 238-2831. FOR BUGHT NOTICES, PLEASE CALL (510) 238-6600.

IF SIGN OR INSERTS ARE MISSING OR DAMAGED, PLEASE CALL ZOWING AT (510) 230-5011. FOR BLIGHT NOTICES, PLEASE CALL (510) 230-5411.











CITY OF OAKLAND

BUREAU OF PLANNING

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

PLANNING COMMISSION PUBLIC NOTICE

3.	Location:	585-22nd Street and 570-610 21st Street
	Assessor's Parcel Numbers:	008-0647-013-00, 008-0647-014-00, 008-0647-015-00, 008-0646-028-04
	Proposal:	Appeal of the Zoning Manager's issuance of a Regular Design Review permit for the new construction of a five-story, 78 unit residential building with ground floor parking and amenity spaces; along with the relocation of two historic buildings on 21 st street.
	Original Applicant / Contact:	Kahn Design Associates / (510) 213-2821
	Appellant / Contact:	Meridian Condominium Homeowners Association – Sven Dummer/ (510)292-1853
	Property Owners:	585-22 nd Street, LLC (585-22 nd St.) & Ms. Rosa M. Moran (570 & 600-21 st .)
	Case File Number:	PLN16046-A01
	Original Case File Number:	PLN16046
	Planning Permits Required:	Design Review for new construction of a 78 unit residential building and relocation of two historic buildings.
	General Plan:	Central Business District
	Zoning:	CBD-R Central Business District Residential Zone
	Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines; In-fill development Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning
	Historic Status:	Cathedral District API: 585-22 nd Street - vacant parking lot; 570-21 st Street – Potential Designated Historic Property (PDHP) C1+; 600-21 st Street – Potential Designated Historic Property (PDHP) C1+
	Service Delivery District:	Metro
	City Council District:	3
	Status:	Application approved by Zoning Manager on August 2, 2016; Appealed August 12, 2016.
	Action to be Taken:	Public Hearing
	Staff Recommendation:	Deny the appeal and uphold the Zoning Administrator's approval
	Finality of Decision:	Final (Not Appealable Pursuant to OMC Sec. 17.132.030)
	For Further Information:	Contact case planner Michael Bradley at (510) 238-6935 or by email at mbradley@oaklandnet.com

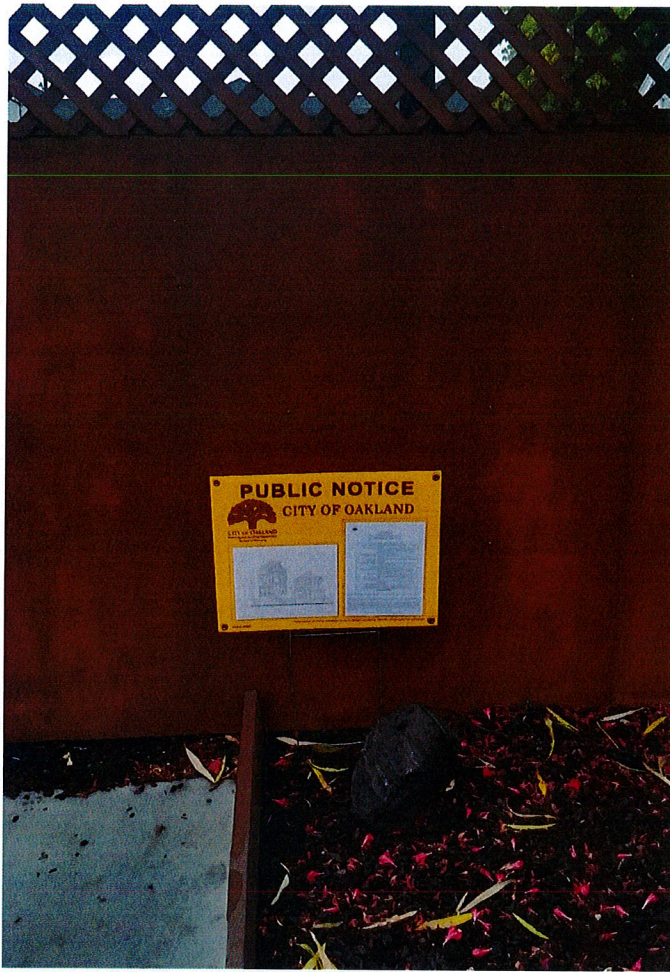
Your comments and questions, if any, should be directed to the Bureau of Planning, 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, California 94612-2031 at or prior to the public hearing to be held on **November 2, 2016**, at Oakland City Hall, Council Chambers, 1 Frank H. Ogawa Plaza, Oakland, California 94612. The public hearing will start at 6:00 p.m.

If you challenge the Planning Commission decision on appeal and/or in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Bureau of Planning, at, or prior to, the public hearing on this case. If you wish to be notified of the decision on this case, please indicate the case number and submit a self-addressed stamped envelope for each to the Bureau of Planning, 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, California 94612-2031.

Please note that the description of the application found above is preliminary in nature and that the project and/or such description may change prior to a decision being made. Except where noted, once a decision is reached by the Planning Commission on these cases, they are appealable to the City Council. **Such appeals must be filed within ten (10) calendar days of the date of decision by the Planning Commission and by 4:00p.m.** An appeal shall be on a form provided by the Bureau of Planning, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record prior to or at the public hearing mentioned above. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

POSTING DATE: October 14, 2016

IT IS UNLAWFUL TO ALTER OR REMOVE THIS NOTICE WHEN POSTED ON SITE





AGENDA

LANDMARKS PRESERVATION
ADVISORY BOARD
OAKLAND, CA 94612

**LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

Christopher Andrews, Chair
Peter Birkholz, Vice-Chair
Stafford Buckley
Eleanor Casson
Frank Flores
Nenna Joiner

May 9, 2016

Regular Meeting 6 PM
City Hall, Sgt. Mark Dunakin
Hearing Room #1
1 Frank Ogawa Plaza
Oakland, California 94612

Educate, Advocate, Protect Historic Resources

.....
This meeting is wheelchair accessible. To request materials in alternative formats or to request an ASL interpreter or assistive listening device, contact Betty Marvin at 510-238-6879, bmarvin@oaklandnet.com, or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so those with chemical sensitivities may attend.
.....

A. **ROLL CALL**

B. **OPEN FORUM**

C. **APPROVAL OF MINUTES** of April 11, 2016

D. **INFORMATIONAL PRESENTATIONS**

1. **Study of Preservation Element** (adopted goal for 2015-16):
Chapter 4, Incentives and Regulations, discussion led by Boardmember Frank Flores - *postponed*

E. **NEW BUSINESS:**

1. **5000 Piedmont Avenue, Mountain View Cemetery. Case File: REV130001, VMD12072. Design Modifications to Water Pavilion** – renewal of expired permits for project approved by Landmarks Board and Planning Commission in 2012-13. Informational report and request for comments on possible revisions. Case Planner Mike Rivera, 238-6417, mrivera@oaklandnet.com.

2. **585 22nd Street and 570-602 21st Street, in Cathedral District API, Case Files PLN16046 and PLN16047.** Proposal for new construction of a five story 76 unit residential building with ground floor parking and amenity spaces along with the relocation of two buildings at 570-602 21st Street to 606-610 21st Street, with alterations. Informational presentation and request for comments. Case Planner Michael Bradley, 238-6935, MBradley@oaklandnet.com.

3. Project Name and Location:	Oak Knoll Mixed Use Community Plan Project - Case File ER15-004 The project is located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard and is bounded by Keller Avenue and Mountain Boulevard. APNs: 043A-4675-003-21, 043A-4712-001 (portion), 043A-4675-003-19, 043A-4675-003-16, 043A4678-003-17 {roadway easement}, 043A-4675-003-30 (roadway easement) 048-6865-002-01, and 043A-4675-74-01.
Proposal:	Informational briefing on the current status of the Project and its updated proposal to salvage and relocate the historic Club Knoll building as a community center for the Project, rather than demolition of the building as previously proposed.
Applicant:	Oak Knoll Venture Acquisitions, LLC (previously SunCal Oak Knoll, LLC), c/o Sam Veltri
Phone Number:	Sam Veltri, at (949)705-8786
Owners:	Oak Knoll Venture Acquisitions, LLC and the City of Oakland
Case File Number:	ER15-004
Planning Permits Required:	Rezoning, Preliminary Planned Unit Development, Final Development Plan, Tentative Tract Map, and other possible discretionary permits and/or approvals
General Plan:	Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area
Zoning:	RH-3 Hillside Residential Zone -3 and RH-4 Hillside Residential Zone -4
Environmental Determination:	A Supplemental Environmental Impact Report (SEIR) is being prepared pursuant to the California Environmental Quality Act (CEQA). <u>Background:</u> In 1998, the Oakland City Council certified the Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of the Naval Medical Center Oakland and Final Reuse Plan, including analysis of a "Maximum Capacity Alternative." The City is preparing a Supplemental EIR because the proposed Oak Knoll Mixed Use Community Plan Project may result in new or substantially more severe impacts than identified the "Maximum Capacity Alternative" as analyzed in the 1998 EIS/EIR.
Historic Status:	The existing Club Knoll building on the Project site is an historic resource under CEQA, on the Local Register. The Oakland Cultural Heritage Survey rates the Club Knoll building as a Potential Designated Historic Property (PDHP) with a rating of B+3. In June of 1995, the Landmarks Preservation Advisory Board (LPAB) found the building eligible for Landmark status with an A rating, and placed it on the Preservation Study List as a Designated Historic Property.
Service Delivery Dist.:	District 4
City Council District:	District 7
Status:	A Notice of Preparation for a SEIR was published and distributed on March 20, 2015 and public comments were received through the public comment period ending on April 21, 2015. A public Scoping Session for the SEIR was held before the LPAB on April 13, 2015 and before the City Planning Commission on April 15, 2015. Preparation of the Draft SEIR is underway.
Action to be Taken:	None. This is an informational briefing and no actions on the Project are requested at this time. Staff would like to hear the Board's opinions and any recommendations relative to the Project's proposal to relocate and rehabilitate the historic Club Knoll building
For Further Information:	Contact case planner Scott Gregory , Contract Planner at (510) 535-6671 or by e-mail at sgregory@lamphier-gregory.com

F. OLD BUSINESS

G. BOARD REPORTS

H. SUBCOMMITTEE REPORTS

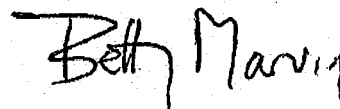
I. ANNOUNCEMENTS

J. SECRETARY REPORTS

K. UPCOMING

Claremont Hotel: proposed resort expansion and residential development

L. ADJOURNMENT



BETTY MARVIN
Historic Preservation Planner

NEXT REGULAR MEETING: June 13, 2016

.....
The Landmarks Board welcomes public comment on all agenda items. The Board requests that speakers limit comments to no more than three minutes. Correspondence received by the Monday prior to the meeting will be included in the Board's agenda packet.

Landmarks Preservation Advisory Board
250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612
bmarvin@oaklandnet.com
Fax 510-238-6538

MINUTES

LANDMARKS PRESERVATION
ADVISORY BOARD
OAKLAND, CA 94612

LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:

Christopher Andrews, Chair
Peter Birkholz
Stafford Buckley
Eleanor Casson
Frank Flores

May 9, 2016

Regular Meeting 6 PM
City Hall, Sgt. Mark Dunakin
Hearing Room 1
1 Frank H. Ogawa Plaza
Oakland, California 94612

.....

A. ROLL CALL

Board Members present: Andrews, Birkholz, Buckley, Casson, Flores, Joiner
Staff present: Betty Marvin, La Tisha Russell

B. OPEN FORUM – Naomi Schiff, Oakland Heritage Alliance (OHA) – announced two programs presented by OHA, Thurs. 5/12 on California Faience and Sat. 5/14, the First Christian Church at 29th and Fairmount. Both provide an opportunity to see some ‘cool glazed tile work.’ For more information, go to the OHA website at oaklandheritage.org

Wendy P. Markel, Claremont Citizens Group – concerned about the potential development proposed for the historic Claremont Hotel. Ms. Markel was instrumental in helping make the Claremont Hotel a Landmark. In June 2003, the Office of Historic Preservation and the Department of Parks and Recreation notified her that the Claremont Hotel was eligible for placement on the National Register of Historic Places and the property had been listed in the California Register of Historic Resources pursuant to Section 4851(a)(1) of the Public Resources Code. She feels that gives them a certain interest on the historic aspect of the project and asked the LPAB to guide them through the process in an effort to preserve this historic property.

Lesley Emmington, Claremont Citizens Group – stated that the Claremont is surrounded by “what you think of as Berkeley” because of early efforts to deter underage drinking by students who attended the UC Berkeley campus. Thanked the LPAB and the State Historic Resources Commission for stopping an intrusive condominium structure that was to be built by the previous owner on the facility site. Hoping the expansion doesn’t happen.

Lynn Klein, concerned neighbor – speaking on behalf of the long term residents of Berkeley and Oakland, the neighborhoods and business communities surrounding the hotel. Not happy with the expansion of the Hotel, from the proposed seating for tennis matches to the on-going traffic which is a critical issue. The Hotel has added another stop light but it doesn’t move the traffic along. At stake is not only the charm of the hotel and its iconic stature, but the viability and livability of our community. Ms. Klein would like for these comments to be presented for consideration when this project comes before the LPAB.

C. **APPROVAL OF MINUTES** - moved by Birkholz, seconded by Buckley, approved unanimously. (Casson and Flores abstained.)

D. **INFORMATIONAL PRESENTATIONS**

1. **Study of Preservation Element** (adopted goal for 2015-16):
Chapter 4, Incentives and Regulations, discussion led by Board member Frank Flores - *postponed*

E. **NEW BUSINESS - Action Items**

1. **5000 Piedmont Avenue, Mountain View Cemetery. Case File: REV130001, VMD12072. Design Modifications to Water Pavilion** – renewal of expired permits for project approved by Landmarks Board and Planning Commission in 2012-13. Informational report and request for comments on possible revisions. Case Planner, Mike Rivera, 238-6417, mriviera@oaklandnet.com.

Mike Rivera, Case Planner – asked the LPAB for comments and feedback on the proposal for a new building that would contain a funeral home, chapel, offices and related services. The proposed plan was approved in 2012-13 by the LPAB and the Planning Commission. Since that time, the permits have expired and they've re-submitted additional information, design revisions and plans to determine the extent of changes to the approved project.

Jeff Lindeman, General Manager, Mountain View Cemetery – the building permit application that was filed in 2014 has expired, they have a new architect, and the mortuary function of the building has moved to another building through the CUP process in 2013, it is completed and operational. There were complications with the design of the Water Pavilion and the Bungalows. LPAB wanted the two projects developed together, but the materials needed to be consistent with each other, so they held off.

The basic concept of the building has not changed but what has changed is two feet of additional height for the HVAC, air conditioning for the building, a fire pit and a waterfall in the front patio, smaller stone cladding on the exterior, and reengineering the 18 foot tall doors. Basic form and use of the building are very similar but he understands the sensitivity of the LPAB.

BOARD COMMENTS/QUESTIONS

Questions to Mr. Lindeman were as follows: where the proposed project will be located on the cemetery site, what is the historic status, will the new construction replace any existing buildings within the historic site, and if the plans had changed from 2013 in regards to cutting or removing the remaining cedar trees. **Mr. Lindeman** – the building will be located between the Gothic Chapel and the Outside Garden Mausoleum, the cemetery is identified as an Area of Primary Importance (API), the new construction will sit on an existing asphalt road, and plans hadn't changed regarding the trees.

Andrews – other than the fire pit addition, the landscape plan is essentially the same. **Mr. Lindeman** – the footprint is the same, we've added a little more dynamic shape to the oval garden lawn to increase the amount of decorative trees and decrease the amount of lawn that has to be maintained, and by doing that, we could add some sculptures and benches. **Flores** – is the project going back to the Planning Commission for the changes. **Mike Rivera** – yes, project is going back to the Planning Commission.

Buckley – the new drawings seem to be a different scale and oriented differently. **Mr. Lindeman** – the 2016 plan focuses on the front garden, not the pond in back of the building, we've added some shape to

the oval lawn, reduced the water usage for the lawn, added a pathway to the garden and bringing in the fire pit, to encourage people to stay and visit awhile. The 2 ½ foot waterfall with benches is also for the front of the building, and the patio, with the option of being either inside or outside, and is still part of the idea of bringing families together, which is the theme of the building itself.

Andrews – asked Mr. Lindeman to detail the major differences between the original and the new proposal. **Mr. Lindeman** – after 2013, we hired an HVAC engineer, who looked at the new codes stating we had enough meeting space to accommodate at least 250 people. In the original concept of the building, there was going to be very minimal ventilation and no air-conditioning. The HVAC consultant explained that the code requires that we have much more ventilation than we had in the original design. When he did the calculations, the size of the ductwork was enormous and would not fit between the ceiling and the roof. We looked at creating a basement channel, then running the air through grilles in the floor. The engineer told us that we had to have at least 350 to 400 linear feet to achieve that and it seemed to be unacceptable. We thought it best to invest in the air-conditioning.

Andrews – is mostly concerned about the central clerestory over the meeting space. The original solution was rather elegant, with the flat ceiling that you would be able to see through. The addition of the shallow barrel vaults and much broader fascia is hard to see as an improvement over the original design. It just doesn't feel as elegantly resolved. The rest of the building does retain most of the features in the original design. **Mr. Lindeman** said they were still working on the location of the AC units and trying to regain the original wing shape of the roof.

The Board accepted **Casson's** motion to forward their comments to the Planning Commission, noting that the design looked good overall but was "a slight step back in elegance" and requesting additional work on the roofline.

2. 585-22nd Street and 570-602 21st Street, in Cathedral District API, Case Files PLN16046 and PLN16047. *Proposal for new construction of a five story 76 unit residential building with ground floor parking and amenity spaces along with the relocation of two buildings at 570 -602 21st Street to 606-610 21st Street, with alterations. Informational presentation and request for comments. Case Planner Michael Bradley, 238-6935, MBradley@oaklandnet.com.*

Michael Bradley, case planner – the proposed project is new construction on a through lot from 21st to 22nd Street. The proposal also includes the relocation of two historic structures, located in the Cathedral District, to a vacant lot west of the project. The site sits directly across from the 22nd St. Post Office parking lot. **Bradley** stated that he, Betty Marvin and Pete Vollmann, District Supervisor, worked extensively with the applicant, Charles Kahn on this project.

Charles Kahn, applicant and architect – presented the project. The Cathedral District site created some challenges since the general plan and zoning call for greater development yet it sits in the middle of a variety of historic buildings.

The first part of the presentation was related to the two existing buildings that were proposed to be relocated. They are almost the last historic structures remaining in the 21st Street block of the Cathedral District. Mr. Kahn said he contacted Betty before the property was acquired because they wanted to make sure relocation was supportable from a landmarks standpoint. A benefit of relocating a structure is that it receives a new foundation and other upgrades that assure the preservation of the property in the future. He also proposes to restore a circular porch that was damaged in a prior rebuild.

On the second larger part of the project, the multi-family housing, they did an analysis on the district (before submitting it to the Planning Commission) and found a variety of fabrics, significant structures, balanced compositions, facades, patterns and rhythms that added ambience to the district. They wanted to enhance the project with colors that will inspire the district and also add in some laser cut panel detailing, patterned from some of the nearby structures such as the Fox Theater and First Baptist Church. Mr. Kahn showed a building perspective from all sides, which he believed succeeded in capturing the color and detail of the district and not making it seem so large and oppressive while preserving and enhancing the character of the neighborhood.

PUBLIC COMMENT/QUESTIONS

Chris Buckley, Oakland Heritage Alliance (OHA) – thanked the applicant for preserving the two existing homes but proposed relocating them to 22nd St. There's nothing left of the Area of Primary Importance (API) on 21st St., while on 22nd there's a gap where the houses could go. The design and overall development concept is going to substantially impair the API, the project is twice the height of the contributing buildings and will visually overwhelm the district. Suggests making the building more compatible and in scale with the neighboring buildings in terms of materials, fenestration, setback, etc. Less building mass on 22nd Street could be a tradeoff for more on 21st.

Bane Capital Askew, concerned resident – wanted to know the reason for building more residential units on 22nd St., concerned that the area will become more claustrophobic and environmentally unsafe, and questioned appropriateness of tall buildings in view of climate change, earthquakes, and energy.

BOARD COMMENTS/QUESTIONS

Board asked about views and privacy for the existing homes; off-street parking; affordable housing; construction materials; and the option to relocate the two houses to 22nd Street. **Mr. Kahn** – light wells are provided and he redesigned some windows for privacy to accommodate the neighbors; parking will be entered from 22nd St.; affordable housing is still in discussion but not a requirement; panel materials on the street side will have inscribed patterns; the lot shape is too awkward for relocation to 22nd Street.

Casson – agreed with Chris Buckley's comment about more height on 21st and less on 22nd. Would welcome integration of other historic qualities from the district. She suggested this item for a sub-committee review. **Michael Bradley** – these being the last two historic buildings on 21st St., we didn't want to lose them. **Mr. Kahn** – relocating the homes to 22nd Street would leave a strip of the land that was just too narrow to work with. **Betty Marvin** – in moving buildings, it's strongly recommended to retain their original orientation. **Andrews** – technically speaking, having one building jump over the other is also very difficult to do, not impossible, but difficult.

Birkholz – the map of the API drawn up in 1985 has changed as lot. The district boundary might need to be re-drawn. The proposed massing, with the maximum envelope allowable, is too big and over-scaled for the district. Suggest the units on the top floor be removed. Despite applicant's rationale for the façade, doesn't understand how it relates at all to the district, picking disparate elements to get a justification for a contemporary building. Other options for the façade should be looked at because it completely contrasts with the district and potentially could impair the district.

Joiner – what is the review process, will it come back to the LPAB? **Michael Bradley** – staff level review; the option for a sub-committee could be explored and could come back to the LPAB.

Joiner - asked about the height and number of units, and whether other designs had been considered that would be more compatible with the historic district. **Mr. Kahn** - the general plan calls for a certain density, it has 76 units and it's not built out to the maximum, we did pull back from the top and bottom to make sure it is aligned with the rest. Eliminating some of the units was not an option. We recognize that this is a historic district and believe the project is consistent with the Secretary of the Interior's Standards, our intent is to make it look like a 21st century building. The building will have a combination of studios and 1 & 2 bedrooms.

Andrews - thinks the architect has pretty skillfully pulled some of the spirit and elements of the Victorian buildings into a very modern building without mimicking. Says he understands the massing of the building, the overall height obviously much larger than the single-family Victorian houses. It also seems appropriate given what we're trying to do in Oakland in terms of density, that we would have a taller building. He respects that OHA is calling this an issue of losing status of the API and something we need to be concerned about. He asked staff to address the issue.

Betty Marvin - an API is a locally identified district and concept, so there are no hard and fast external rules. Around the edge of the Central Business District there's a cluster of districts, the Cathedral District, the Grove St.-Lafayette Square District, the 7th St.-Harrison Square district, and several smaller groups. All these are fragments of residential neighborhoods and they encircle the CBD. They were fragmentary when they were identified 30 years ago and some have become more fragmentary over the years. This one has been the most affected because it's more exposed to development along major streets, West Grand, San Pablo and MLK Jr. Way, and it lost the Cathedral after the earthquake. But in a sense, it's arguable that the older and rarer the surviving fragments become the more significant they are. When these districts were identified in the 1980s we drew boundaries very tightly around the contributing and character defining buildings, but the gap on 22nd St. was already there, and the whole block was included in the district, so the location gives us pretty clear purview over the design.

Birkholz - asked about the ongoing review process. **Michael** - still discussing internally, at this point, we're using the Infill Exemption 15332. **Birkholz** - Infill Exemption only works if it doesn't affect historic resources, I don't see how that exemption fits. **Andrews** - does it go to Planning Commission? **Bradley** - staff level review by Zoning Manager.

Andrews - generally pleased with the design and "maintaining what's left of the district," except that the green strips on the corners don't contribute to the overall coherence of the design. Asked the Board if they want to refer this project to a design review sub-committee. **Birkholz** - subcommittee system cuts the Board and public out of the process. If the sub-committee wants to have a public process, I would be willing to do it but I don't feel comfortable with the closed door sub-committees. **Andrews** - members of the public have attended, and certainly the members of OHA. Designs have been improved by sub-committee work and it's a process that we are legally entitled to. **Marvin** - if we're looking at opening it to the whole Board and public at large, as opposed to OHA asking to be involved, that could be a special meeting, which needs a 10 day notice. It's procedurally cumbersome but not impossible. **Birkholz** - somebody outside the Board and the developers should be there. OHA has a good group to be involved with now that we have the technical aspect of it. **Andrews** - asked OHA to comment.

Naomi Schiff, OHA - "We had to ask loudly to be involved." Has the project been discussed with the neighborhood or have notices been sent to them? There should be an initial study to determine CEQA status. This project is going on greased skids with no neighborhood awareness, it's getting approved with a lot of unknowns, at what point does the public have a chance to comment? **Bradley** - notice goes to all property owners within a 300 ft radius, that's standard procedure for Applications on File (AOF), with a 17 day comment period on all projects that are not going to the Planning Commission.

Andrews – is there a threshold that this project is below, where there's a more extensive process?

Bradley – yes, at 60,000 sq. ft. this is below the 100,000 sq. ft. threshold that would require it going to the Planning Commission. Below that, the “decision-making body” is the Zoning Manager. The project size was based on the zoning, not as a device to skirt the process. **Ms. Schiff** – we have repeatedly requested Planning staff to increase that 300ft radius, and they are informing only property owners, not residents. No one is here from the neighborhood.

Birkholz moved to form a design sub-committee for this project (Birkholz and Casson volunteered), make it more open to the public, and bring the project back to the LPAB for discussion. **Joiner** seconded; carried unanimously.

Birkholz noted the findings for new construction in APIs in the Planning Code* (excerpt distributed by Chris Buckley – see <http://www2.oaklandnet.com/oakcal/groups/ceda/documents/report/oak053289.pdf> pp.796-799) and moved that those findings be brought back to the Board, along with more complete descriptions of the API and the project. **Joiner** seconded; carried unanimously.

PUBLIC COMMENT/QUESITONS

Christian Peoples, concerned neighbor – has been active in Oakland, working with neighborhood groups for 40 years. Helped draft the first Honesty in Government ordinance which is the predecessor to the current Sunshine Ordinance. He asks the Board to find a better way to notice the neighborhood when they have a major project like this and not just the 300ft radius. Says it's amazing how many people come out when they see a bulldozer next door and they do have legitimate concerns.

Andrews - says the LPAB has been concerned with these issues regarding the noticing of neighbors and what constitutes public review wants it agendized for the next LPAB meeting. **Birkholz** – suggested drafting a letter with their concerns and then forward it to the Planning Commission.

3.	Project Name and Location:	Oak Knoll Mixed Use Community Plan Project - Case File ER15-004 The project is located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard and is bounded by Keller Avenue and Mountain Boulevard. APNs: 043A-4675-003-21, 043A-4712-001 (portion), 043A-4675-003-19, 043A-4675-003-16, 043A4678-003-17 {roadway easement), 043A-4675-003- 30 (roadway easement) 048-6865-002-01, and 043A-4675-74-01.
	Proposal:	Informational briefing on the current status of the Project and its updated proposal to salvage and relocate the historic Club Knoll building as a community center for the Project, rather than demolition of the building as previously proposed.
	Applicant:	Oak Knoll Venture Acquisitions, LLC (previously SunCal Oak Knoll, LLC), c/o Sam Veltri
	Phone Number:	Sam Veltri, at (949)705-8786
	Owners:	Oak Knoll Venture Acquisitions, LLC and the City of Oakland
	Case File Number:	ER15-004
	Planning Permits Required:	Rezoning, Preliminary Planned Unit Development, Final Development Plan, Tentative Tract Map, and other possible discretionary permits and/or approvals
	General Plan:	Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area
	Zoning:	RH-3 Hillside Residential Zone -3 and RH-4 Hillside Residential Zone -4

Environmental Determination:	A Supplemental Environmental Impact Report (SEIR) is being prepared pursuant to the California Environmental Quality Act (CEQA). <u>Background:</u> In 1998, the Oakland City Council certified the Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of the Naval Medical Center Oakland and Final Reuse Plan, including analysis of a "Maximum Capacity Alternative." The City is preparing a Supplemental EIR because the proposed Oak Knoll Mixed Use Community Plan Project may result in new or substantially more severe impacts than identified the "Maximum Capacity Alternative" as analyzed in the 1998 EIS/EIR.
Historic Status:	The existing Club Knoll building on the Project site is an historic resource under CEQA, on the Local Register. The Oakland Cultural Heritage Survey rates the Club Knoll building as a Potential Designated Historic Property (PDHP) with a rating of B+3. In June of 1995, the Landmarks Preservation Advisory Board (LPAB) found the building eligible for Landmark status with an A rating, and placed it on the Preservation Study List as a Designated Historic Property.
Service Delivery Dist.:	District 4
City Council District:	District 7
Status:	A Notice of Preparation for a SEIR was published and distributed on March 20, 2015 and public comments were received through the public comment period ending on April 21, 2015. A public Scoping Session for the SEIR was held before the LPAB on April 13, 2015 and before the City Planning Commission on April 15, 2015. Preparation of the Draft SEIR is underway.
Action to be Taken:	None. This is an informational briefing and no actions on the Project are requested at this time. Staff would like to hear the Board's opinions and any recommendations relative to the Project's proposal to relocate and rehabilitate the historic Club Knoll building
For Further Information:	Contact case planner Scott Gregory , Contract Planner at (510) 535-6671 or by e-mail at sgregory@lamphier-gregory.com

Scott Gregory, contract planner - The applicant has decided to salvage and relocate the Club Knoll building rather than demolish it, which was in the 2015 plan. This briefing is to provide the Board with preliminary information from the applicant's feasibility studies and ask for suggestions and opinions.

Pat Keliher, SunCal, developer – when SunCal first acquired the site in 2005 they expected to restore the Club building with Redevelopment funds. When they returned to the project in recent years, the building no longer seemed salvageable, but they are now reevaluating it.

Jim Heilbronner, Architectural Dimensions, lead architect – did previous rehab work on the Fox Theater and the Rotunda building. He presented the proposal to move Club Knoll to a new site at the middle of the project, to be a community center for the new development. This would be a big project, not like moving a house. The strategy was to simultaneously prepare the new site and dismantle the building in order to move it in pieces. The parts would be reassembled at the new site on a new steel frame. The basement, garage, and west wing would not be moved.

Casson asked about the timeline: **Heilbronner** said work might start in 1.5 – 2 years. **Flores** asked why the building had to be moved. **Heilbronner** said the plan called for "about 15 homes" at that site; neighbors didn't want a community center at the edge of the development. **Flores** asked about eliminating the west wing. **Heilbronner** said it was plainer and subordinate to the main structure. **Andrews** asked about the State Historical Building Code and Architectural Dimensions' work on the Fox. **Heilbronner** said he was not making much use of the historical code because the building

department “is not going to ignore life safety,” nor are lenders. At the Fox, he “had to dismantle perfectly good structure and aesthetics to get new systems in,” but the completed work looks original.

PUBLIC COMMENTS/QUESTIONS

Martha Taylor, 40 year resident – concerned with the safety of the neighborhood when demolition starts and what type of housing will be on the proposed site.

Jais Booth, concerned neighbor – thanked developer for preserving the building and not opposed to the re-location though she will lose her view of the tower.

Bane Capital Askew, concerned neighbor – has environmental concerns: wildlife, fire danger, parks, traffic, illegal dumping, and existence of other community centers already in the area.

Dionisio Rosario, Alameda County Parks, Recreation and Historical Commission – very keen on the preservation of the building and would like to be kept abreast on the progression of the development. Also thanked the contractor for the clean-up of the site and the tour of the grounds. Wants to be sure there are adequate active recreational facilities for the 900 new residences.

Naomi Schiff, Oakland Heritage Alliance (OHA) – considers this an extremely high priority project not only because it’s a historical building but where it’s located, not much is done in the preservation effort for this area of East Oakland. Thanks the developer and City staff for refocusing this project away from demolition but would also like them to study reusing the building in place. Eliminating the raised basement changes the building’s character and proportion. A gym doesn’t seem like a compatible use for the grand club rooms. Needs to understand views of the building from outside the property.

Steve Rynerson, board member, OHA – seconded Naomi’s thanks to the developer and questioned why the building is being relocated anyway, taking into consideration that you’ll lose the structural integrity of the building piece by piece. He says according to the Secretary of the Interior Standards, moving is an alternative to demolition but wants to know why this is the preferred alternative.

Don Mitchell, President, Sequoia Hills Oak Knoll Neighbor Assoc. (SHOKNA) – represents the 6,000 neighbors that are closest to the site. Says the building is completely destroyed and not worth saving, would rather see the \$10 million spent on public amenities than the relocation of the building.

Charles Bucher, board member, OHA – the building should be restored and preserved, but preferably in place, not relocated. The relocated design loses a third of the front facade.

BOARD COMMENTS/QUESTIONS

Birkholz – the future EIR should have a more complete package with site plans and view studies. The Carey report needs a more thorough development history and significance diagrams to understand the historic resource better, as well as the proposed end product after relocation. “What will we have beyond a few relocated doors and windows and tiles on an all-new building?” Also would like the building to maintain its original uses, per Secretary of the Interior’s Standard #1..

Buckley and Casson – concerned about open space, as mentioned by neighbors, and want more explanation as to why the building can’t stay in place. **Gregory** – the first draft of the Environmental Impact Report (EIR) will be coming out soon that will show the property in its entirety and will also

examine both alternatives for the building. The overall project plan has always included a centrally located clubhouse. "The project is not short of open space and trails as-is."

Buckley – is 'preserving' the building it is so extensively disassembled for moving? **Heilbronner** – moving is a common rehabilitation option, and there will be viable commercial use at the new site.

Flores – saving the building and keeping it alive is commendable: the Kingfish is prospering in its new location. Looks forward to seeing more of the design plan for the new location, as well as the draft EIR and the CEQA findings, especially regarding Secretary's Standards. **Andrews** – appreciated the input from *all* participants on this important project and thanked everyone for coming. Says he feels a tremendous relief they are talking about this again and not about demolition, not only what's important for the community and neighborhoods, but what this means for the City.

F. **OLD BUSINESS** - None

G. **BOARD REPORTS** – **Leimert Bridge, Birkholz** – represents LPAB in meetings with Public Works on seismic retrofit of the bridge, a City Landmark. Team includes engineers and a preservation consultant. **Marvin** - An earlier retrofit proposal was rejected because it impaired the visual design of the bridge. The RFP for the current project required a concept that will not have adverse visual effect.

H. **SUB-COMMITTEE REPORTS** – **Birkholz**, Leamington Hotel, hasn't heard anything yet.

I. **ANNOUNCEMENTS** – None

J. **SECRETARY REPORTS** – **Marvin** and **Birkholz** attended the Local Government Forum at the State Preservation Conference, with Certified Local Government board members and staff from all parts of the state. It was very interesting to hear from all the different areas, dealing with the same questions we do, including CEQA issues, demolition by neglect, staff shortage, and public outreach.

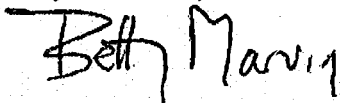
K. **UPCOMING**

June: Claremont Hotel: proposed resort expansion and residential development

L. **ADJOURNMENT** 9:42 pm.

Minutes prepared by La Tisha Russell and Betty Marvin

Respectfully submitted,



Betty Marvin, Historic Preservation Planner

* excerpts from Planning Code pp. 796-799 for new construction in APIs (see p. 6):

17.136.055 Special regulations for historic properties in the Central Business District and the Lake Merritt Station Area District Zones.

A. The provisions of this Section shall only apply to proposals in the Central Business District (CBD) Zones and Lake Merritt Station Area District (D-LM) Zones.

B. Findings

.....

2. Approval of applications for projects in an API that require Regular Design Review approval may be granted only upon determination that the proposal conforms to any applicable criteria in Chapter 17.136 and to the following additional criteria:

.....

g. For construction of new principal buildings:

- i. The project will not cause the API to lose its status as an API;
- ii. The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and
- iii. The proposal contains elements that relate to the character-defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.

.....

C.

Required Hearings in Front of the Landmarks Preservation Advisory Board (LPAB).

1. Prior to project approval, the following projects require a hearing in front of the LPAB for its recommendations and/or advice to the decision making body:

- a. Any construction of a new principal building in an API

.....

AGENDA

LANDMARKS PRESERVATION ADVISORY BOARD OAKLAND, CA 94612

LANDMARKS PRESERVATION ADVISORY BOARD MEMBERS:

Christopher Andrews, Chair
Peter Birkholz, Vice-Chair
Stafford Buckley
Eleanor Casson
Frank Flores
Nenna Joiner

June 13, 2016

Regular Meeting 6 PM
City Hall, Sgt. Mark Dunakin
Hearing Room #1
1 Frank H. Ogawa Plaza
Oakland, California 94612

Educate, Advocate, Protect Historic Resources

.....
This meeting is wheelchair accessible. To request materials in alternative formats or to request an ASL interpreter or assistive listening device, contact Betty Marvin at 510-238-6879, bmarvin@oaklandnet.com, or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so those with chemical sensitivities may attend.
.....

A. ROLL CALL

B. OPEN FORUM

C. APPROVAL OF MINUTES of May 9, 2016

D. INFORMATIONAL PRESENTATIONS

1. **Jelani Killings, Ethics Analyst, Public Ethics Commission**, presentation on the City's Government Ethics Act (GEA), including conflicts of interest, gift restrictions, misuse of City resources/position, and Form 700 filing. Presentation will include a brief introduction of the Public Ethics Commission and 10-minute GEA introductory video. www.oaklandnet.com/pec
2. **1601 Clay Street**, National Register listing and tax credit project – case study presentation by Jonathon Rusch of Page & Turnbull Architects.
3. **Claremont Country Club, 5295 Broadway Terrace (A3; 1928, George W. Kelham, architect)**: capital improvements including replacement of golf pro shop/cart storage and tennis pavilion; addition to women's locker room; site work; tree removal. Mike Mussano, Ward and Young Architecture and Planning; case planner Ann Clevenger, aclevenger@oaklandnet.com

E. OLD BUSINESS

1. **570 21st St., Case Files PLN16046 and PLN16047** (585 22nd Street and 570-602 21st Street, in Cathedral District API). Proposal for new five story 76 unit residential building with ground floor parking and amenity spaces, along with the relocation of two buildings. Case Planner Michael Bradley, MBradley@oaklandnet.com. LPAB Subcommittee – Andrews, Birkholz.

F. NEW BUSINESS:

1.	Location:	41 Tunnel Road (Claremont Hotel) (APN: 48H-7670-19, 48H-7670-20, 48H-7670-21, 48H-7670-22, 48H-7670-23, 48H-7670-24, 48H-7670-25, 48H-7670-27, 48H-7670-28-3, 64-4225-04, and 64-4225-05, 48H-7670-26, 48H-7670-29-2, and 64-4226-24)
	Proposal:	Conduct a Scoping Session for an Environmental Impact Report (EIR) to receive comments about what information and analysis should be included in the EIR relating to Cultural Resources. The proposed project is for: (a) Site and Circulation Improvements, including: realign site access, modify on-site circulation and parking, replace the existing porte cochere, and landscape improvements; (b) Club Expansion and Improvements, including: Update and expand existing club facilities including both indoor and outdoor facilities; increase membership by 15 percent (up to 250 new members), from 1,600 to a maximum of 1,850 members; and (c) New Residential Units – At the southeast portion of the site, construct a 43 unit for-sale residential building on existing surface parking lots and two single-family homes adjacent to the Tunnel Road entry to the site.
Applicant:		Signature Development Group, Inc.
Contact Person/Phone Number:		Jamie Choy - (510)251-9276
Owner:		Claremont Hotel Properties, LP
Case File Number:		ER16-010
Planning Permits Required:		The proposed project would, in part, require modifications to the existing Conditional Use Permit, a Tentative Parcel Map to provide separate parcels for the residential uses, Design Review for the new residential units, and possibly variances.
General Plan:		Community Commercial, Hillside Residential
Zoning:		RH-4, Hillside Residential Zone – 4; RU-3, Urban Residential Zone - 3
Environmental Determination:		Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A Notice of Preparation (NOP) to prepare the EIR was published on May 31, 2016. The written comment period for the NOP ends at 4:00pm on July 6, 2016.
Historic Status:		The Claremont Hotel building is an Oakland City Landmark (LM01-404, Ordinance No. 12438 C.M.S.) and is rated A1+; the balance of the Claremont Hotel property is identified as an Area of Primary Importance (API). Thus the Claremont Hotel building and the balance of the Claremont Hotel property are CEQA Historic Resources. The original landmark designating ordinance included a Design Review overlay on the entire property.
Service Delivery District:		2
City Council District:		1
Action to be Taken:		Receive public and Landmarks Board comments about what information and analysis should be included in the EIR relating to Cultural Resources.
For Further Information:		Contact case planner Ann Clevenger at (510) 238-6980 or by email: aclevenger@oaklandnet.com .

G. BOARD REPORTS

Leimert Bridge - Birkholz

H. SUBCOMMITTEE REPORTS

Leamington Hotel – Birkholz

I. ANNOUNCEMENTS

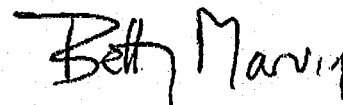
Aramis Fouché Way, street sign dedication, June 17

J. SECRETARY REPORTS

K. UPCOMING

Mills Act applications and associated Heritage Property nominations
Heritage Property Nomination, The Alley, 3325 Grand Avenue
Mountain View Cemetery expansion
Study of Preservation Element, Chapter 4, Incentives and Regulations

L. ADJOURNMENT



BETTY MARVIN
Historic Preservation Planner

NEXT REGULAR MEETING: July 11, 2016

.....
The Landmarks Board welcomes public comment on all agenda items. The Board requests that speakers limit comments to no more than three minutes. Correspondence received by the Monday prior to the meeting will be included in the Board's agenda packet.

Landmarks Preservation Advisory Board
250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612
bmarvin@oaklandnet.com
Fax 510-238-6538

MINUTES

LANDMARKS PRESERVATION
ADVISORY BOARD
OAKLAND, CA 94612

**LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

Christopher Andrews, Chair
Peter Birkholz, Vice-Chair
Stafford Buckley
Eleanor Casson
Frank Flores
Nenna Joiner

June 13, 2016

Regular Meeting 6 PM
City Hall, Sgt. Mark Dunakin
Hearing Room #1
1 Frank H. Ogawa Plaza
Oakland, California 94612

Educate, Advocate, Protect Historic Resources

.....

A. **ROLL CALL** 6:03 pm

Board Members present: Andrews, Birkholz, Buckley, Casson
Board Members absent: Flores, Joiner (excused)
Staff present: Betty Marvin, La Tisha Russell, Robert Merkamp

B. **OPEN FORUM** – no speakers

C. **APPROVAL OF MINUTES** of May 9, 2016 – moved by Buckley, seconded by Birkholz, carried unanimously.

D. **INFORMATIONAL PRESENTATIONS**

1. Jelani Killings, Ethics Analyst, Public Ethics Commission, gave a presentation on the City's Government Ethics Act (GEA), including conflicts of interest, gift restrictions, misuse of City resources/position, and Form 700 filing. Presentation included a brief introduction of the Public Ethics Commission and 10-minute GEA introductory video. Killings distributed a summary sheet, provided contact information, and said his office is working on a comprehensive training program for boards and commissions. www.oaklandnet.com/pec.

H. **SUBCOMMITTEE REPORTS** (taken out of order)

Leamington Hotel – Birkholz – had met with RMW architects since the presentation two meetings ago. He showed the lighter color scheme that had been developed in response to concerns that the original dark gray proposal obscured the 3D ornament.

G. **BOARD REPORTS** (taken out of order)

Leimert Bridge – Birkholz – seismic retrofit proposal by team including Biggs Cardosa Assoc. engineers and Galvin Assoc. preservation consultants was expected to have minimal impact.

2. 1601 Clay Street, National Register listing and tax credit project – case study presentation by Jonathon Rusch of Page & Turnbull Architects, architectural historian, author of the National Register nomination. Rusch described the building's style as "Beaux Arts with Expressionistic elements" and showed other examples of Cunningham & Politeo's Art Nouveau work. He showed how its location

was part of the northward expansion of downtown Oakland and described its alterations over the years. Andrews asked about, and Rusch described, the steps in National Register listing – review by State Office of Historic Preservation, the Certified Local Government, State Historical Resources Commission, and finally the Keeper of the National Register.

3. **Claremont Country Club, 5295 Broadway Terrace** (A3; 1928, George W. Kelham, architect): capital improvements including replacement of golf pro shop/cart storage and tennis pavilion; addition to women's locker room; site work; tree removal. Mike Mussano, Ward and Young Architecture and Planning; case planner Ann Clevenger, aclevenger@oaklandnet.com

Case planner **Ann Clevenger** explained that the project required administrative design review and a minor conditional use permit; because of the A rating, it was coming to LPAB for comments. There would be public notice and a public comment period. Applicant's architect **Tim Ward** explained the drawings in answer to Board questions. There were no public speakers. Board commented that the new designs seemed well done and appropriate to the context.

E. OLD BUSINESS

1. **570 21st St., Case Files PLN16046 and PLN16047** (585 22nd Street and 570-602 21st Street, in Cathedral District API). Proposal for new five story 76 unit residential building with ground floor parking and amenity spaces, along with the relocation of two buildings. Case Planner **Michael Bradley**, MBradley@oaklandnet.com. LPAB Subcommittee – Andrews, Birkholz.

Architect Charles Kahn (KDA) presented the project and showed how the design had evolved over several weeks of meetings with staff, the subcommittee, neighbors, and Oakland Heritage Alliance. He distributed a support letter from neighbor **Steve Snyder**.

Caitlyn Harvey, Left Coast Architectural History, consultant to the applicant, presented a letter evaluating the proposal's compatibility and effect on the Cathedral District API.

Public speakers: **Patty Pomper** (representing the Moran family, owner of 21st Street houses proposed to be moved), **Charlie Long** (developer), **Naomi Schiff** (Oakland Heritage Alliance), **Chris Garrett** (neighbor on Thomas Berkley Way).

Board Chair Chris Andrews asked about procedure for bringing administrative cases to the Board, "since we're advisory to the Planning Commission." **Marvin** and **Merkamp** said the Board has broad jurisdiction to advise on preservation, and rezoning in 2011 had created new processes for administrative cases. Board is receiving early consultation, before formal posting and 17-day comment period. Andrews said it would be good to have procedure in writing.

Board discussed design of the project, especially front, side, and rooftop setbacks. They requested final drawings as submitted for posting, design review findings, and one more subcommittee meeting.

F. NEW BUSINESS:

1.	Location:	41 Tunnel Road (Claremont Hotel) (APN: 48H-7670-19, 48H-7670-20, 48H-7670-21, 48H-7670-22, 48H-7670-23, 48H-7670-24, 48H-7670-25, 48H-7670-27, 48H-7670-28-3, 64-4225-04, and 64-4225-05, 48H-7670-26, 48H-7670-29-2, and 64-4226-24)
	Proposal:	Conduct a Scoping Session for an Environmental Impact Report (EIR) to receive comments about what information and analysis should be included in the EIR relating to Cultural Resources. The proposed project is for: (a) Site and Circulation Improvements, including: realign site access, modify on-site circulation and parking, replace the existing porte cochere, and landscape improvements; (b) Club Expansion and Improvements, including: Update and expand existing club facilities including both indoor and outdoor facilities; increase membership by 15 percent (up to 250 new members), from 1,600 to a maximum of 1,850 members; and (c) New Residential Units – At the southeast portion of the site, construct a 43 unit for-sale residential building on existing surface parking lots and two single-family homes adjacent to the Tunnel Road entry to the site.
Applicant:		Signature Development Group, Inc.
Contact Person/Phone Number:		Jamie Choy - (510)251-9276
Owner:		Claremont Hotel Properties, LP
Case File Number:		ER16-010
Planning Permits Required:		The proposed project would, in part, require modifications to the existing Conditional Use Permit, a Tentative Parcel Map to provide separate parcels for the residential uses, Design Review for the new residential units, and possibly variances.
General Plan:		Community Commercial, Hillside Residential
Zoning:		RH-4, Hillside Residential Zone – 4; RU-3, Urban Residential Zone - 3
Environmental Determination:		Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A Notice of Preparation (NOP) to prepare the EIR was published on May 31, 2016. The written comment period for the NOP ends at 4:00pm on July 6, 2016.
Historic Status:		The Claremont Hotel building is an Oakland City Landmark (LM01-404, Ordinance No. 12438 C.M.S.) and is rated A1+; the balance of the Claremont Hotel property is identified as an Area of Primary Importance (API). Thus the Claremont Hotel building and the balance of the Claremont Hotel property are CEQA Historic Resources. The original landmark designating ordinance included a Design Review overlay on the entire property.
Service Delivery District:		2
City Council District:		1
Action to be Taken:		Receive public and Landmarks Board comments about what information and analysis should be included in the EIR relating to Cultural Resources.
For Further Information:		Contact case planner Ann Clevenger at (510) 238-6980 or by email: aclevenger@oaklandnet.com .

Birkholz and Marvin were recused and left the meeting.

Case planner **Ann Clevenger** explained that the purpose of this meeting was scoping for the EIR, i.e. to receive public and Landmarks Board comments about what information and analysis should be included in the EIR relating to cultural resources, site and circulation improvements, Club expansion and the new residential units.

Eric Harrison, Vice-President of Development, Signature Development – gave a Power-Point presentation on the historic Claremont Hotel and did a brief history overview of the project site. The 22 acre property was owned by William Thornburg, but was lost to a fire in July of 1901. Shortly after, the property was bought with the intent to build a garden hotel overlooking Berkeley and Oakland. Local architect Charles Dickey was hired to design the hotel in 1906 and it opened in 1915. The hotel was sold again in the 30's to Claude Gilliam who undertook the first extensive renovations to the hotel. With ownership changes throughout the 50's and 70's, there were also significant modifications made. From the late 90's up until 2014, the hotel has been through several different owners, including the property being foreclosed in 2013.

In 2014, the new owners acquired the site with a vision to build an integrated resort with goals to reduce automobile dominant features, increase landscaping as acknowledgement of the historic grounds, increase accessibility across the site including key linkages to the adjacent community. Club improvements include relocating the four tennis courts to sit above the parking garages to accommodate the new 1500sq ft. swimming pool with deck, the creation of a garden and strolling lawn (again decreasing automobile access), expansion of the existing Club House, upgrading the Kids Club, the pedestrian and main entry pathways.

Casson - asked what was the rationale behind the two homes. **Harrison** – the existing parcel is zoned RH-4 and divided into two parcels. **Andrews** - wanted to know if there was another rendering of the proposed development. **Harrison** – no, just the massing diagram.

PUBLIC COMMENTS/QUESTIONS –

Lynn E. Klein, concerned neighbor – presented an in depth review that was emailed to staff and distributed to the LPAB before this meeting along with previous plans that were submitted by Signature Development. She says the hotel is a landmark and it belongs to all residents of Oakland and Berkeley, it's an icon of beauty and open space. The new owners plan to build condos, single dwelling homes and underground parking, these structures are looming and un-appropriate for the nestled quality of the hotel. The changes will have a negative and cumulative impact on the neighborhood.

Lesley Emmington, concerned neighbor – pointed out in the summary, in preparation for the NOP, the underground parking is not listed as part of the proposal. She said to also take notice that the two houses that appear now are on top of the large underground parking structure, saying the effect all around the hotel property is immense and it's all one huge package. In the summary of Landmarks significance, you must please note also, that it is listed on the California Register. John English, who was on City staff at the time *[not true]*, wrote a magnificent application for the National Register and it was voted on the by the State Commission on 5/23/2003. In closing, her last plea was for alternatives from the developers, that emphasis be given to the hotel itself. In a letter written by the OHA, the last paragraph describes the interior but it doesn't feel like it's enhancing the quality, significance and world class ability of this site to offer something for everybody.

Rani Marx, concerned neighbor – has owned the family residence since 1979 and welcomes the much needed improvements to the hotel and grounds, however, the current plans create more problems than they solve. We invite you to visit the hotel during commute hours, UC Berkeley football games and road work. Walk and bike the paths, there is no sound decision that can be made without experiencing it as we do. She sent an email to Ann Clevenger highlighting the number of issues in detail and passed out copies to the LPAB. The public process of the community to review plans is flawed. They have not received what is on file with the Planning Department, what was put in the NOP does not bear likeness to what is being filed. They haven't been able to muster an appropriate response as such.

We welcome sound and attractive development in Oakland that respects the existing community and environment, and the needs of those with fewer resources. All routes feeding into Tunnel Road cannot tolerate any increase. There are no mitigations possible short of air-lifting out existing traffic. Noise, light, atmospheric pollution, loss of habitat will significantly increase the scope and density what is planned. There is no resemblance to what is appropriate.

Naomi Schiff, Oakland Heritage Alliance – made a request that the images in the presentation be made available, they were not part of the packet. Ms. Schiff suggests there be a Historic Landscape Analysis, a Historic American Landscape Survey format used and hire a historic landscape consultant to discuss plant materials needed and the tree removals, said she hadn't realized how extensive the changes would be.

She also stated that the porte-cochere is on a Landmark building and something put in front of a landmark should be an appropriate addition. With the enormous history of landmarking and unlandmarking, and with it being in the hands of responsible owners, now is the time to put that affirmatively on the National Register with its grounds and making use of the tax credits.

Janet White, concerned neighbor – says she's loyal to the neighborhood and the hotel but we're all a little confused. She went to City Hall on 5/26/16 and spent 2 hours studying the 42 large scale drawings, the plans and many other documents. She also met with Ann Clevenger and she provided what she could but the public is confused because we don't know what this is going to look like. She says the scope is great, it's much more than the NOP and what they've seen here tonight. Her concerns have to do with the traffic, the east west artery across Berkeley, Tunnel Rd and Ashby. There is documented data on file that shows how the traffic has increased and in addition, the Hayward Fault, its traces, goes right under where these buildings are planned. There are a lot of important issues and we need to have that information so we can comment, ask questions and make our suggestion noted for the scope of the EIR.

Susan De Vico, concerned neighbor – pretty taken aback by the first rendering which doesn't resemble what was presented here tonight. My main concerns are with the traffic congestion, pollution, disruption from construction, environmental impact on the habitat and streams, and the proximity of this project to the Hayward Fault, this is a sizeable and sensitive location. The resort and hotel are architectural gems, a real cultural treasure that serves this entire bay area. I see no benefit to anybody in building condominiums on this site. This body should take a serious look at why this is being proposed. It comes down to nothing but the owner's greed. The impacts outlined by the other neighbors, should be taken into serious consideration especially the traffic congestion. She strongly advocates against the approval of this project.

Loretta A. Koll, concerned neighbor – a third generation neighbor of the Claremont, on the land her grandfather developed. Recently she had to sell the land that was falsely identified as Garber Park in the first drawings that were submitted by the developer. That land now has houses and

cottages but is actually being turned into condominiums. She is concerned about the integrity of the process and information that is being provided by the developer. She is also concerned about the traffic and noise from the development of the club, the congestion, re-routing of traffic to the service entrance. All of these things need to be studied in depth and looked at with great concern for the safety and wellbeing of all the neighbors who travel that area on a daily basis.

Dan Leiberman, concerned neighbor and member of the club – says his biggest concerns are with the club growing its members by 250 but only adding 30 parking spaces and adding bleachers for events, where are all these people going to park? Says there's already not enough parking now. His other issue is the 43 condominiums. No one else could put those on a lot that size, not sure why the hotel should be able to. The design that's shown in the rendering doesn't even blend in with the neighborhood nor the hotel, it seems to really stick out. It's important that we see elevations of what's proposed as well as elevations related to the sub-terrain parking structures as well.

Justin Baldwin, concerned neighbor – his main concern, in addition to the things that will be caused by the development, is the historical nature of the grounds, it's just a beautiful, open space. Building a bunch of buildings seems criminal. I would say, don't approve any of this. See if you can get them to fix up the landscaping and not do any more damage to the hotel. You can see at one point it was an open paradise but over the last hundred years, that haven't kept up the historical value, they've done nothing but damage it. now they're talking about more parking, putting it underground, not eliminating car access to the hotel that use to be provided by public transportation. They are going to make it more and more dense, more expensive and less architectural beautiful, especially the landscaping.

Bahram Khadjenouri, concerned neighbor – when he found out they were going to do this development, there are somethings that are good like enhancing the hotel and the club, but somethings are not good for the neighborhood. The entire neighborhood surrounding the hotel is all one zone. There's very expensive real estate in the area, some of the houses have been there for many years. Some of the homes have been designed by famous architects. His home in fact, was designed by William Wurster in 1946. Another problem, are the underground creeks, some of them you can't even see. I don't see how they can bring these bulldozers and earth removal equipment to do anything. The condominiums they are proposing to put in are almost 65 to 70ft tall. The one historic entrance is very elegant and beautiful then you see this thing going up in front of it. This is a proposal that came out of nowhere and some developer, from God knows where, and they are going to ruin our neighborhood. He's 100% against this and at least 200 other people who were not here tonight.

Andrews - explained that the meeting was focused on what should go into the Environment Impact Report in terms of looking at the historic resources of the hotel, the historic landscaping within the grounds of the hotel and surrounding areas. Obviously things like traffic and air quality are all critical but it's not our charter.

Casson – traffic, sound and parking we won't be commenting on but the Planning Commission meetings would be the appropriate place for that. She wanted to go on record stating that she generally supports OHA's request to take this opportunity to revive the push to put the Claremont Hotel on the National Register and would like to see that happen. In terms of the process, it does seem as though there's new material coming from the developer on a rolling basis. She asked the developer what community meetings have taken place, if any have, how have they been noticed and who has participated. In terms of what our Board is focused on, I think it might be necessary to have a separate meeting to explore the alternatives before we move into the EIR process, that's the official process. If procedurally appropriate, it might be helpful to have a separate meeting where we go into

greater detail about, maybe a sub-committee, exploring alternatives for the condominiums and the two homes that would be more in keeping with the historic nature of the hotel. Not sure how that process works, but that's the second question and a recommendation or request depending on what the answer is about the procedure.

She visited the site yesterday to walk the grounds and my impression from the draft, what I had seen, we were not going to lose the habitat and historic landscaping so we could get that clarified in future renderings but I would like to see the EIR really spell out what the impact will be to the landscaping and what alternatives or what opportunities there are for re-introducing some of the historic resources. They did a great job of documenting the hotel's evolution. Some of these condominiums and homes will be on parking lots and it might be an opportunity to return some of this parking space to historical landscaping. Beyond landscaping, it seems that the number of people commenting here tonight, they talked about opportunities for improvement to the hotel itself and I just want to make sure that during the EIR process, that the alternatives that we are spelling out, the different degrees that we can go into making historic improvements that can turn the hotel back to its former glory.

Buckley – strictly in terms of the EIR, there are several things that have been mentioned, some of them obvious, some not so much like the underground streams. I didn't know about the hotel, the previous house, part of the design of the hotel and the layout of the grounds was to preserve the garden from an iteration previous to the hotel. The grounds are a cultural resource and that does fall under our purview and we really need a level of specificity on that. In terms of the improvements to the grounds, the slides that were shown, we need more detail about that. As brought up, the habitat is happening there and it would be interesting to find out if the City of Oakland is taking out its 'x' number of eucalyptus trees and if the trees are on that property. I have a feeling that their on the Berkeley side but maybe some of them above are in Oakland, which would be interesting to know if those are among the 100,000 that are being taken down.

In terms of the porte-cochere, there's already a porte-cochere and it's not historicism, it's actually very frankly 50's. We talked about a Wurster house in the neighborhood and across the street there's some Dinwiddies and basically in that neighborhood along Tunnel Rd. there are many outstanding examples of local architects but there's a strain of modernism that's happening there too. So I would like to know why the existing porte-cochere has to be thrown out for a new one, personally I think it's cool. One of the things that came up that was kind of specific was the bleachers, the tennis courts and the additional traffic. There's already bleachers at the tennis club, there's way more than in the plan, so it seems that maybe some accommodation can be worked out there. We need schematics and a lot more information about the grading, the time line, and how that's all going to work. That seems like something we should be very specific about.

Casson – wanted to support OHA's request for renderings of the siting and massing from different angles, if that's possible. As OHA pointed out, with the exception of the residents, most people are interacting with the landmark from the street, so if we could see what the impact would be from the street.

This Board really strives to preserve the historical integrity of neighborhoods and specific sites without falling prey to false historicism, however, I do think that in this particular case, this project with its A+ rating, it's very distinct, famous and unique nature makes me more comfortable with pushing the developer to consider units that are more deferential to the existing hotel. Typically, I'm not one to say that we should try to mimic what's already there on site, but I do think in this case I would lean more in that direction. Again, I ask we explore more alternatives and when we do, I would like to see alternatives that are more in keeping with the ecstacy of the Claremont Hotel.

Andrews – the point of what we're doing today is to address what goes into the EIR and our recommendations on that, in particular the cultural resources. I think one of the challenges has been voiced by the neighbors, exactly what is being proposed and how is that being represented, that the EIR can actually be addressing a specific proposal and since we are dealing with cultural resources in terms of both buildings and landscape, that proposal has to be a little more developed. It might be in a case where we weren't looking at historic resources, because a lot of the historic resources we're looking at have to do with the way things look, the visual appearance of things both in the landscaping and the buildings. I think the proposal itself has to be a little more finely tuned because we do have to evaluate how the visual effect of it is going to be in terms of what we're evaluating. I also would argue (this is an ongoing argument) with Secretary Standards, about false historicism, is there an alternative, real historicism, is there a way we can look at buildings that don't necessarily mimic the historical fabric of 100 years ago. It's ironic in America that's history. I also want to present another historical alternative which we call modernism, which now we recognize as much a style as anything else.

I think this landscape question has to be fully addressed. The developer showed us today some images of the proposed garden and the question becomes, "is this part of the historic landscape or the parking lot is part of the historic landscape", what exactly is the historic landscape of the Claremont, certainly in terms of pedestrian improvements that they are suggesting to implement. I can tell you from walking around that site, it's a tough site for a pedestrian because it's so full of traffic and parking, certainly we would welcome improvements, in terms of making it more accessible, both the internal organization and the relationship to the neighborhood. How might these improvements affect the historic character of the buildings and the landscape? These things need to be looked at closely, it's important when we're dealing with such a citywide resource which is injected into this community, that the community feels they are really being consulted and not steamrolled. All the folks who live around there are interested not only in the maintenance of their property values, we also have to recognize that in order to maintain some economical viability. The hotel has had dozens of owners over the last couple of decades, there's obviously some economical reality that needs to be addressed.

I think the EIR really has to look at what's economically viable for that site, given the land values in the Bay Area. As the residents houses go up in value, the Claremont Hotel's property also increases in value and that has a cost to the owners as well and obviously a potential benefit to them. If they can exploit that, it cannot come at the expense of their neighbors. Traffic is an enormous issue and the way it impacts the historic resource is; how do you deal with parking, circulation and coming into the site in a way where the historic resource still maintains its integrity. It feels to me that if the owners are serious about paying attention to, this is a historic resource and as a community resource, that advancing the landmark status of this should be on their list. I understand often developers are concerned that a landmarked property somehow inhibits them but I would also advance that Signature has been progressive in this area in a lot their developments.

There's no reason to withhold moving the National Register application forward, it would create credibility with the folks in the community, it would signal that they are serious about paying attention to that. If we look at Signature Developments in Oakland, we could be proud of a lot their projects they've put forth and I'm confident they will continue to do that. I would second OHA's recommendation about documenting the historic landscape. I think that's really important.

Buckley – speaking on historicism, a good thing to do in the EIR would be a timeline of improvements to the hotel over the last 100 years, like the closing of the terrace and some of the other things that would help us in our work of picking out what is historic, what's been added and when that happened.

Casson – asked the developer about community outreach and the process of this Board moving forward.

Harrison – reached out to all the adjacent neighbors, immediately near the hotel and the various homeowners associations and gave them some information that we were hired as the developer, to explore options for the site. We did a fair amount of due diligence and some studies. We went back to the community in late winter, early spring and had a series of meetings with the Homeowners Association Board and we had larger meetings with the community that was advertised at the hotel. In all total we had in excess of 40 individual meetings and we probably in excess met with over 800 individuals.

Robert Merkamp, Development Planning Manager – right now we're in the middle of scoping and that period runs through the end of day July 6. People should continue to provide their comments to Ann Clevenger, either by email or written letter. We will also be holding another scoping session at the Planning Commission that will cover all the topics of the EIR. From there, we will go forward with the preparation of the draft EIR and that document would be brought back to the LPAB for a review when it's ready,

Andrews – asked if anyone wanted to make a motion for their comments being sent to the Planning Commission. **Buckley** – think it's premature, says if the process just described is the draft EIR is going to come to us, then at that point we would formulate our comments to send to the Planning Commission.

Merkamp –the Planning Commission staff report will talk about this meeting tonight and the comments we heard from both the public and the Board. He summarized the concerns and comments related to; traffic, noise, parking, geo-technical issues, the nature of the landscaping and how that might be modified or impacted by the project, the desire to know about the history of improvements to the hotel, how it's been modified over the years, see renderings of the additions from different angles and masses, pushing the Claremont Hotel to go on the National Register, concerns about underground streams, finding out more about the eucalyptus trees that are proposed to be cut down, why the existing porte-cochere is being replaced, grading information, how this is a citywide resource, further documentation of the historic landscaping, and is it economically viable.

Casson – added two more comments; asked the developer to present alternative designs more in keeping with historic nature of the Claremont and to specifically call out opportunities for reincorporation of some of those lost historical characteristics in the project as these improvements are made.

Andrews thanked everyone for coming.

I. ANNOUNCEMENTS

Aramis Fouché Way, street sign dedication, June 17, noon, 37th & Telegraph

J. SECRETARY REPORTS – none

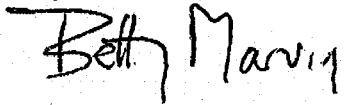
K. UPCOMING

Mills Act applications and associated Heritage Property nominations
Heritage Property Nomination, The Alley, 3325 Grand Avenue
Mountain View Cemetery expansion
Study of Preservation Element, Chapter 4, Incentives and Regulations

L. ADJOURNMENT – 9:02 pm

Minutes prepared by La Tisha Russell and Betty Marvin.

Respectfully submitted,

A handwritten signature in cursive script that reads "Betty Marvin". The signature is written in dark ink and is positioned above the printed name.

Betty Marvin, Historic Preservation Planner

AGENDA

LANDMARKS PRESERVATION ADVISORY BOARD OAKLAND, CA 94612

LANDMARKS PRESERVATION ADVISORY BOARD MEMBERS:

Christopher Andrews, Chair
Peter Birkholz, Vice-Chair
Stafford Buckley
Eleanor Casson
Frank Flores
Nenna Joiner

July 11, 2016

Regular Meeting 6 PM
City Hall, Sgt. Mark Dunakin
Hearing Room #1
1 Frank Ogawa Plaza
Oakland, California 94612

Educate, Advocate, Protect Historic Resources

.....
This meeting is wheelchair accessible. To request materials in alternative formats or to request an ASL interpreter or assistive listening device, contact Betty Marvin, bmarvin@oaklandnet.com or 510- 238-6879, TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so those with chemical sensitivities may attend.
.....

- A. ROLL CALL
- B. OPEN FORUM
- C. APPROVAL OF MINUTES of June 13, 2016
- D. INFORMATIONAL PRESENTATIONS
- E. NEW BUSINESS:

1.	Proposal:	Heritage Property Nominations by owner applicants, associated with the Mills Act contract applications: 1) LM16-001: 523 41st Street (APN 012-1012-055-00); City Council District 1 - Kalb 2) LM16-002: 1824 Myrtle Street (APN 005-0410-020-00) City Council District 3 – Gibson McElhaney 3) LM16-003: 369 MacArthur Blvd. (APN 001-0785-021-02); City Council District 3 – Gibson McElhaney 4) LM16-004: 1733 10th Street (APN 006-0023-006-00); City Council District 3 – Gibson McElhaney
	Environmental Determination:	Exempt Sec. 15331 of . State CEQA Guidelines, Historical Resource Restoration/Rehabilitation; Sec. 15183 Projects consistent with General Plan or Zoning
	Service Delivery District:	Citywide program; applications from 1, 2, & Metro this year
	City Council District:	Citywide program; applications from Districts 1 and 3 this year
	Action to be taken:	Determination that the properties are eligible for Heritage Property status, and designation of the properties as City of Oakland Heritage Properties
	For Information:	Contact Betty Marvin (510) 238-6879, bmarvin@oaklandnet.com

2	Proposal:	Mills Act Contract Application Selection: Recommendations for 2016 Mills Act Program Contracts 1) MA16-001: 523 41st Street (APN 012-1012-055-00); City Council District 1 - Kalb 2) MA16-002: 1824 Myrtle Street (APN 005-0410-020-00) City Council District 3 – Gibson McElhaney 3) MA16-003: 369 MacArthur Blvd. (APN 001-0785-021-02) ; City Council District 3 – Gibson McElhaney 4) MA16-004: 1733 10th Street (APN 006-0023-006-00); City Council District 3 – Gibson McElhaney 5) MA16-005: 1506 Linden Street (APN 005-0381-024-00); City Council District 3 – Gibson McElhaney
	Environmental Determination:	Exempt, Section 15331 of the State CEQA Guidelines, Historical Resource Restoration/Rehabilitation; Section 15183 Projects consistent with the General Plan or Zoning
	Service Delivery District:	Citywide program; applications from 1, 2, & Metro this year
	City Council District:	Citywide program; applications from Districts 1 and 3 this year
	Action to be taken:	Forward to Planning Commission as Informational Item. Forward recommendations to City Council.
	For Further Information:	Contact Betty Marvin (510) 238-6879 , bmarvin@oaklandnet.com

3. Case File Number: ER15001

Location:	Mountain View Cemetery (Piedmont Avenue, near Pleasant Valley); 5000 Piedmont Avenue; APN: 048A700200302
Proposal:	Expand cemetery development in currently undeveloped portions of existing cemetery to accommodate future additional burial sites.
Applicant:	Mountain View Cemetery Association, Jeff Lindeman, (510) 658-2588.
Owner:	Mountain View Cemetery Association
Planning Permits Required:	Major Conditional Use Permit, Design Review, Tree Removal Permit, Creek Permit, compliance with CEQA.
General Plan:	Urban Park and Open Space
Zoning:	RD-1: Residential Low Density
Environmental Determination:	An Environmental Impact Report is being prepared for the proposed Mountain View Cemetery Project. The DRAFT EIR was released on June 15, 2016, and the 45-day public review period ends on August 1, 2016.
Historic Status:	"A1+" rating and API, OCHS
Service Delivery District:	2
City Council District:	1 -- Kalb
Action to be Taken:	Receive public and LPAB comments on the DRAFT EIR and related documents prepared to analyze the proposed project in compliance with CEQA. No decisions will be made at this hearing.
Finality of Decision:	NA
For further information:	Contact case planner Catherine Payne at 510-238-6168 , by e-mail at cpayne@oaklandnet.com , or at 250 Frank Ogawa Plaza, Suite 2114, Oakland CA 94612

F. **OLD BUSINESS**

G. **BOARD REPORTS**

Leimert Bridge seismic retrofit - Birkholz

H. **SUBCOMMITTEE REPORTS**

585 22nd Street and 570-602 21st Street, in Cathedral District API, Case Files PLN16046 and PLN16047, proposal for new construction of a five story 76 unit residential building with ground floor parking and amenity spaces along with the relocation of two buildings – Andrews, Birkholz

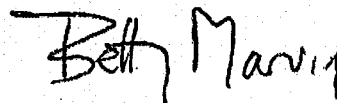
I. **ANNOUNCEMENTS**

J. **SECRETARY REPORTS**

K. **UPCOMING**

Heritage Property nomination, The Alley, 3325 Grand Avenue
Lucasey project, 2744~ East 11th Street

L. **ADJOURNMENT**



BETTY MARVIN
Historic Preservation Planner

NEXT REGULAR MEETING: August 8, 2016 (possible recess)

.....
The Landmarks Board welcomes public comment on all agenda items. The Board requests that speakers limit comments to no more than three minutes. Correspondence received by the Monday prior to the meeting will be included in the Board's agenda packet.

Landmarks Preservation Advisory Board
250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612
bmarvin@oaklandnet.com
Fax 510-238-6538

MINUTES**LANDMARKS PRESERVATION
ADVISORY BOARD
OAKLAND, CA 94612****LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

Christopher Andrews, Chair
Peter Birkholz
Stafford Buckley
Eleanor Casson
Frank Flores

July 11, 2016

Regular Meeting 6 PM
City Hall, Sgt. Mark Dunakin
Hearing Room 1
1 Frank H. Ogawa Plaza
Oakland, California 94612

.....
A. ROLL CALL 6:07 pm

Board Members present: Andrews, Birkholz, Buckley, Casson, Flores, Joiner
Staff present: Betty Marvin, La Tisha Russell

B. OPEN FORUM – No speakers

C. APPROVAL OF MINUTES – of June 13, 2016 – Moved by Casson, agreed by consensus (Birkholz recused, Flores and Joiner abstained), to postpone review pending more detail on Claremont Hotel discussion. Staff could transcribe video, or applicant's transcript might be obtained and incorporated into the minutes.

D. INFORMATIONAL PRESENTATION – None

E. NEW BUSINESS - Action Items

1.	Proposal:	Heritage Property Nominations by owner applicants, associated with the Mills Act contract applications: 1) LM16-001: 523 41st Street (APN 012-1012-055-00); City Council District 1 - Kalb 2) LM16-002: 1824 Myrtle Street (APN 005-0410-020-00) City Council District 3 – Gibson McElhaney 3) LM16-003: 369 MacArthur Blvd. (APN 001-0785-021-02); City Council District 3 – Gibson McElhaney 4) LM16-004: 1733 10th Street (APN 006-0023-006-00); City Council District 3 – Gibson McElhaney
	Environmental Determination:	Exempt Sec. 15331 of . State CEQA Guidelines, Historical Resource Restoration/Rehabilitation; Sec. 15183 Projects consistent with General Plan or Zoning
	Service Delivery District:	Citywide program; applications from 1, 2, & Metro this year
	City Council District:	Citywide program; applications from Districts 1 and 3 this year
	Action to be taken:	Determination that the properties are eligible for Heritage Property status, and designation of the properties as City of Oakland Heritage Properties
	For Information:	Contact Betty Marvin (510) 238-6879 , bmmarvin@oaklandnet.com

2.	Proposal:	Mills Act Contract Application Selection: Recommendations for 2016 Mills Act Program Contracts <ol style="list-style-type: none"> 1) MA16-001: 523 41st Street (APN 012-1012-055-00); City Council District 1 - Kalb 2) MA16-002: 1824 Myrtle Street (APN 005-0410-020-00) City Council District 3 – Gibson McElhaney 3) MA16-003: 369 MacArthur Blvd. (APN 001-0785-021-02); City Council District 3 – Gibson McElhaney 4) MA16-004: 1733 10th Street (APN 006-0023-006-00); City Council District 3 – Gibson McElhaney 5) MA16-005: 1506 Linden Street (APN 005-0381-024-00); City Council District 3 – Gibson McElhaney
	Environmental Determination:	Exempt, Section 15331 of the State CEQA Guidelines, Historical Resource Restoration/Rehabilitation; Section 15183 Projects consistent with the General Plan or Zoning
	Service Delivery District:	Citywide program; applications from 1, 2, & Metro this year
	City Council District:	Citywide program; applications from Districts 1 and 3 this year
	Action to be taken:	Forward to Planning Commission as Informational Item. Forward recommendations to City Council.
	For Further Information:	Contact Betty Marvin (510) 238-6879 , bmarvin@oaklandnet.com

Betty Marvin, Historic Preservation planner - summarized the Heritage Property and Mills Act staff reports (and corrected the total number of participating properties on p. 1 of the Mills report: **41** as of 2015). She did a PowerPoint presentation on the Heritage Property and Mills Act applications. She spoke in detail on the history of the homes, what year they were built and by whom, the work that is proposed to be done to the homes, the process for local designation, and the obligations under a Mills Act contract. The applicants at 369 MacArthur had withdrawn their application for this year, to take more time to explore their options and development plans, as recommended in the staff report.

Ian Morales, applicant at 1506 Linden in the Oak Center S-20 district, reported that he was already pursuing the staff recommendation to investigate removing larger amounts of stucco from the building.

Valerie Coleman, applicant at 1733 10th Street in the Oakland Point API, said she welcomed the opportunity to restore the house and to learn more about its history and neighborhood.

BOARD COMMENTS/QUESTIONS

Board Chair Andrews – wanted to thank the owners and says it always great to hear from them. He also asked Betty how we compared in the Mills Act applications with other cities. **Marvin** – the Urban Legend reports that San Diego has hundreds of them, doing them by districts, but not having an extensive work program requirement as we do. San Francisco has one but might have added more within the year. **Andrews** – says maybe at some point we'll reach 50 and suggest OHA do a tour of the Mills Act properties. One of the great things about the Mills Act, he says, it inspires ordinary people to get involved with their neighborhoods and the history of the city.

Board Vice-Chair Birkholz – asked about the research that was done on the 10th Street property and wanted to know what was the Great Register of Voters and the WPA Housing Survey. **Marvin** – the 1896 'register' was a big printed book that came out every two years during election time. It gave a very, very detailed description of every listed registered voter; where they worked, their eye, skin and hair color, height and weight to distinguishing marks. There were no photo ID's at the time and the 1890 Census doesn't exist. The 1936 WPA Housing Survey (a set of cards) was a program that was set up to

go to every dwelling unit in the county, focusing on housing conditions. Just like the 'register' it had to know every detail about the dwelling, including how the structure was built, how many rooms, how many people lived there, did they work or were they on relief, it was like the residential building records at the County Assessor's Appraisal Section from the 50's. (The cards from the WPA survey are still located *deep* in the Building Department).

Board member Joiner – asked if the homes had to be under renovation to qualify, age of the homes and can the homes be included on a walking tour once renovation is completed. **Marvin** – homes generally have to need some work to be strong candidates, there is no actual age limit, the program seeks a wide range of properties to better diversify the Mills Act participation, with a more geographical and chronological distribution. The walking tours sponsored by OHA this summer will include a tour that goes up Wood Street and should include 1733 – 10th Street, which is just around the corner. It's also a great opportunity for people to include their homes on a walking tour and do the research on their neighborhoods especially for surveys that haven't been worked on yet, we have files on West Oakland but the 41st Street property was new to us.

Andrews asked if there were other recommendations needed regarding the work programs. **Marvin** said her two concerns (postponing MacArthur, stucco on Linden) were already addressed. **Birkholz** asked how contract compliance was followed up – **Marvin** said ideally periodic inspections, realistically self-reporting. **Birkholz** commented on research sources for house histories.

Action, Item 1: **Joiner** moved that the Board approve Heritage Property designation of **523 41st Street, 1824 Myrtle Street, and 1733 10th Street**. Seconded by **Casson**; carried unanimously.

Action, Item 2: **Joiner** moved that the Board recommend to City Council that the following properties be approved for Mills Act contracts, and that the recommendations be forwarded to Planning Commission as an information item: **523 41st Street, 1824 Myrtle Street, 1733 10th Street, and 1506 Linden Street**. Seconded by **Casson**; carried unanimously.

3. Case File Number: ER15001

Location:	Mountain View Cemetery (Piedmont Avenue, near Pleasant Valley); 5000 Piedmont Avenue; APN: 048A700200302
Proposal:	Expand cemetery development in currently undeveloped portions of existing cemetery to accommodate future additional burial sites.
Applicant:	Mountain View Cemetery Association, Jeff Lindeman, (510) 658-2588.
Owner:	Mountain View Cemetery Association
Planning Permits Required:	Major Conditional Use Permit, Design Review, Tree Removal Permit, Creek Permit, compliance with CEQA.
General Plan:	Urban Park and Open Space
Zoning:	RD-1: Residential Low Density
Environmental Determination:	An Environmental Impact Report is being prepared for the proposed Mountain View Cemetery Project. The DRAFT EIR was released on June 15, 2016, and the 45-day public review period ends on August 1, 2016.
Historic Status:	"A1+" rating and API, OCHS
Service Delivery District:	2
City Council District:	1 -- Kalb

Action to be Taken:	Receive public and LPAB comments on the DRAFT EIR and related documents prepared to analyze the proposed project in compliance with CEQA. No decisions will be made at this hearing.
Finality of Decision:	NA
For further information:	Contact case planner Catherine Payne at 510-238-6168 , by email at cpayne@oaklandnet.com , or at 250 Frank Ogawa Plaza, Suite 2114, Oakland CA 94612

Board member Birkholz recused himself and left the dais.

Catherine Payne, Case Planner – did an informational presentation on the Mountain View Cemetery Expansion Project. The purpose of the hearing was to solicit public comments on the Draft EIR (Environmental Impact Report) with the focus on Cultural Resource analysis. The proposal is to develop approximately 7 acres at the top of the property, not adjoining the historic part of the cemetery. The “reduced” alternative #2 is identified as environmentally superior. Comments will be taken until August 1, and consultant Scott Gregory will prepare the Final EIR based on all comments received.

BOARD COMMENTS/QUESTIONS

Buckley asked for clarification that “historic part” meant the Olmsted-designed area of the cemetery.

Andrews asked if the project was the same as when Board members toured the site last fall. **Payne** said there were minor design changes but not enough to affect the grading and tree removal under the EIR.

Buckley asked how “at risk” trees were defined for the table on p. 4.3-25 (128 “protected trees, mostly oaks” – vs. the 124 “protected oaks” definitely proposed for removal), and expressed concern over the clearing of undergrowth that provides bird habitat. **Gregory** said the City’s tree ordinance requires protection within 30 feet of construction, and said the cemetery routinely clears brush as a fuel management measure; a biologist surveyed the site and did not find any rare, endangered, or threatened animal or plant species under CEQA.

Andrews thanked the cemetery for being open to Landmarks input and encouraged Buckley to work with them. He said Oakland is fortunate to have this “great economically viable landscape resource” whose stewards are dedicated to maintaining its historic character.

F. OLD BUSINESS - None

G. BOARD REPORTS - Leimert Bridge seismic retrofit – **Birkholz** and **Marvin** are attending multi-agency meetings coordinated by Public Works. Prior Caltrans design (2013) was rejected because of visual effect on the bridge, a designated City Landmark. Retrofit techniques are being investigated. Biggs Cardoso Associates is the prime consultant.

H. SUBCOMMITTEE REPORTS -

585 22nd Street and 570-602 21st Street, in Cathedral District API, Case Files PLN16046 and PLN16047, proposal for new construction of a five story 76 unit residential building with ground floor parking and amenity spaces along with the relocation of two buildings – Andrews, Birkholz

Boardmember Flores recused himself and left the dais.

Andrews explained that since this is an administrative case the Board is advising staff, not the Planning Commission as they usually do. The subcommittee had met "a few times" with the applicants, neighbors, and Oakland Heritage Alliance. The applicant would present the latest changes.

PUBLIC COMMENTS/QUESTIONS

Charles Kahn, architect, showed renderings of successive revisions, each "further pulling back the shoulders" of the building, de-emphasizing the top stories, and increasing setbacks.

Naomi Schiff, Oakland Heritage Alliance, distributed a letter stating that the building's size and style made it unlikely to meet findings of "compatible with the existing API" and "consistent with the visual cohesiveness of the API." The letter offered suggestions for diminishing the apparent height on 22nd Street, mainly by reducing sizes of units.

Sven Dummer, neighbor, representing the 6 members of the OHA adjoining the project, said that his building would be affected both by the "intrusive" new building and by the house move on 21st Street which "violates easements." They would appeal if the project is approved.

Matthew Ticknor, developer, said that the site was now an active, noisy post office parking lot, and "our job is to improve neighborhoods." They were well aware of the historic district, but the project design was entirely within the City's zoning and area plan parameters, and they were creating setbacks and other modifications purely to respect the neighbors.

Joiner said this was an instance of old vs. new residents – Oakland needs housing, so how can it be made a win-win? The democratic process provides for appeal to the Planning Commission.

Sven Dummer, in response to a question from **Casson**, said the proposal looks like all the other condos downtown, doesn't fit in the district, and wouldn't be allowed in Germany. Neighbors were not informed until after the fact; the Board should look into process and transparency.

Casson said it was "necessary to balance our historic charge with the broader needs of Oakland;" on that basis, she was comfortable with the project. **Buckley** asked about the process – "we kick it around, and then what?" **Andrews** explained that though the Board is usually advisory to the Planning Commission, this time the Board is advising staff. Staff will take Board's comments and make findings and a decision with possibility of appeal to the Planning Commission.

Charles Kahn agreed that the process is confusing – if a use permit were required the project would be going to Planning Commission. A 5-story building in a historic district is a challenge, but City regulations allow it. He welcomed the challenge of reconciling density and preservation.

Birkholz brought up CEQA review. The infill exemption only applies if there is no impact on historic resources. The consultant report doesn't adequately address height as a characteristic of the API. The existing 75' height limit is just not appropriate. The Board has tried to bring down the massing as much as it can. As for "housing at all costs," we have to "turn it over to the City and let them sort it out – that's not our purview."

Andrews said the Board's job is to preserve historic resources, so moving the two 21st Street houses was "a fantastic thing." The new building is too large to fit in, but it's what zoning allows, and the architect and developer have tried to make it work. The building itself has high design quality, and the applicant wants to avoid an appeal. We will be seeing more projects like this because the specific and

general plans allow them, and they will be coming to us. We are "cobbling together ways to deal with this," including using subcommittees for in-depth design review, but we need guidance from the Planning Commission and/or City Attorney. He asked for a motion.

Buckley moved that the Board seek advice from the City Attorney on the process for projects that are not going to Planning Commission but are heard at Landmarks Board, and clarification on subcommittees and the Brown Act. Seconded by **Birkholz**.

Naomi Schiff said notification should be required to owners and tenants within 300 feet.

Noelle Martin, neighbor, asked why the City didn't notify the neighbors when the land was sold. If developers notify neighbors after they have bought property, that's too late. **Andrews** said the City does not control sale of property, this is outside the Board's purview. **Joiner** encouraged her to stay involved.

Andrews closed the public hearing and called for a vote on the motion – carried unanimously (i.e. Andrews, Birkholz, Buckley, and Joiner - Flores was recused and Casson had left the meeting).

Birkholz moved that Planning staff should evaluate whether the 21st Street project is really exempt from CEQA and verify the adequacy of the consultant report's findings relative to impact on the API prior to approval of the project. **Buckley** seconded, carried unanimously.

I. **ANNOUNCEMENTS** - none

J. **SECRETARY REPORTS** – none

K. **UPCOMING**

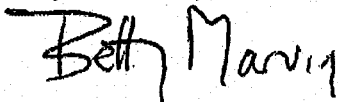
Heritage Property nomination, The Alley, 3325 Grand Avenue, and possibly also the Kingfish

Lucasey project, 2744~ East 11th Street, work-live project, historic tax credit applicant

L. **ADJOURNMENT** – 8:35pm

Minutes prepared by La Tisha Russell and Betty Marvin

Respectfully submitted,



Betty Marvin, Historic Preservation Planner

AGENDA

LANDMARKS PRESERVATION ADVISORY BOARD OAKLAND, CA 94612

LANDMARKS PRESERVATION ADVISORY BOARD MEMBERS:

Christopher Andrews, Chair
Peter Birkholz, Vice-Chair
Stafford Buckley
Eleanor Casson
Frank Flores
Nenna Joiner

August 8, 2016

Regular Meeting 6 PM
City Hall, Sgt. Mark Dunakin
Hearing Room #1
1 Frank Ogawa Plaza
Oakland, California 94612

Educate, Advocate, Protect Historic Resources

-
- A. ROLL CALL
 - B. OPEN FORUM
 - C. APPROVAL OF MINUTES of June 13 and July 11, 2016
 - D. INFORMATIONAL PRESENTATIONS

Mutual Stores/Safeway Headquarters, 5701 International Blvd., City Landmark LM92-121: proposed work/live conversion – early consultation on replacement window sash. Applicants Brandon Quan, Serina Calhoun, Syncopated Architecture.

E. NEW BUSINESS:

- | | |
|---|---|
| 1 | Location: 3325 Grand Avenue (APN: 010-0826-008-03) |
| | Proposal: Heritage Property Nomination by owner: The Alley, 3325 Grand Avenue |
| | Applicant: Jacqueline L. Simpkins and Winn Schwyhart |
| | Contact Person/Phone: Winn Schwyhart, (510) 541-1120 |
| | Owner: Jacqueline L. Simpkins |
| | Case File Number: LM16005 |
| | General Plan: Neighborhood Center Mixed Use |
| | Zoning: CN-2 |
| | Environmental Determination: Exempt Sec. 15331 CEQA Guidelines, Historical Resource Restoration/ Rehabilitation; Sec. 15183 Projects consistent with General Plan or Zoning. |
| | Historic Status: Preliminary (field) survey rating C2+ |
| | Service Delivery District: 2 |
| | City Council District: 2 |
| | Action to Be Taken: Determination that the property is eligible for Heritage Property status, and designation as a City of Oakland Heritage Property |
| | For Further Information: Contact Betty Marvin (510) 238-6879, bmarvin@oaklandnet.com |

2

Location: 2744 East 11th Street (APN 019 009301300)
Proposal: Develop 208 work-live units in existing industrial building, adding an upper level to the building and residences on the side
Contact Person/Phone: Daniel Dunigan (415) 658 9586
Owner: Lucasey Manufacturing Corporation
Case File Number: PLN16-026
Planning Permits Required: Major Conditional Use Permit for project (over one acre in size needs MCUP) and conversion to 208 Work-live and new residential units; Regular Design Review to add floor area of 66,000 square feet to 118,000 square foot existing industrial (food manufacturing) building; Minor Variances for not providing 2/3 of floor area of each Work-live unit for Work/providing over 1/3 of floor area for Live area; Variance for Work Live units less than 800 square feet in area; project to include 97 parking spaces; on a 100,641 square foot (2 ½ acre) parcel in Fruitvale
General Plan: Business Mix; Mixed Housing Type Residential (Best Fit Determination allows uses of HBX-2 including residential)
Zoning: C1X-2 Commercial Zone; M-20 Industrial; CIX-2/S-19 Overlay
Environmental Determination: Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Sections 15332 and 15183
Historic Status: Potential Designated Historic Property Db3
Service Delivery District: 3
City Council District: 5
Action to Be Taken: Comments to staff and Planning Commission
For Further Information: Contact David Valeska at **(510) 238-2075** or dvaleska@oaklandnet.com

3

Location: 174 6th Street (APN: 001-0175-015-01)
Proposal: To create new 3 unit, 3story , residential building in an Area of Primary Importance (API: 7th Street - Harrison Square Residential District)
Applicant: Jack Backus
Contact Person/Phone: Jack Backus / (510) 393-9699
Owner: Same
Case File Number: PLN16093
Planning Permits Required: Regular Design Review to e create a new tri-plex, Minor Variance for first floor height less than 12 feet, and a Minor Conditional Use Permit for a reduction of required parking from 3 to 2 parking stalls..
General Plan: Central Business District
Zoning: D-LM-4 Downtown Lake Merritt Zone -4
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new small structures. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
Historic Status: Vacant lot in an Area Primary Importance (API / 7th Street)
Service Delivery District: Metro
City Council District: 2
Action to Be Taken: Landmarks Board hearing for new construction in an API. Comments to staff for administrative decision, appealable to Planning Commission
For Further Information: Contact case planner Moe Hackett at **(510) 238-39730** or by email: mhackett@oaklandnet.com

F. OLD BUSINESS

G. BOARD REPORTS

Leimert Bridge seismic retrofit – Birkholz. Meetings at 2:30 on 2nd Tuesdays – request for alternate if Peter can't attend

H. SUBCOMMITTEE REPORTS

585 22nd Street and 570-602 21st Street, in Cathedral District API, Case Files PLN16046 and PLN16047, proposal for new construction of a five story 76 unit residential building with ground floor parking and amenity spaces along with relocation of two buildings – Andrews, Birkholz

Water Pavilion revision – request for joint subcommittee with Planning Commission.

I. ANNOUNCEMENTS

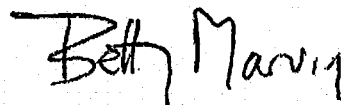
J. SECRETARY REPORTS

Mills Act contracts: Planning Commission passed a motion recommending the applications to City Council; discussed ways to publicize the program.

K. UPCOMING

Capwell/Uber design revision

L. ADJOURNMENT



BETTY MARVIN
Historic Preservation Planner

NEXT REGULAR MEETING: September 12, 2016

.....
The Landmarks Board welcomes public comment on all agenda items. The Board requests that speakers limit comments to no more than three minutes. Correspondence received by the Monday prior to the meeting will be included in the Board's agenda packet.

Landmarks Preservation Advisory Board
250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612
bmarvin@oaklandnet.com
Fax 510-238-6538

This meeting location is wheelchair accessible. To request disability-related accommodations or to request an ASL, Cantonese, Mandarin or Spanish interpreter, please email bmarvin@oaklandnet.com or call (510) 238-3941 or TDD/TTY (510) 238-3254 at least five working days before the meeting. Please refrain from wearing scented products to this meeting as a courtesy to those with chemical sensitivities.

Esta reunión es accesible para sillas de ruedas. Si desea solicitar adaptaciones relacionadas con discapacidades, o para pedir un intérprete en español, cantones, mandarín o de lenguaje de señas (ASL) por favor envíe un correo electrónico a bmarvin@oaklandnet.com o llame al (510) 238-3941 o TDD (510) 238-3254 por lo menos cinco días hábiles antes de la reunión. Se le pide de favor que no use perfumes a esta reunión como cortesía para los que tienen sensibilidad a los productos químicos. Gracias.

會場有適合輪椅出入設施。需要殘障輔助設施, 手語, 西班牙語, 粵語或國語翻譯服務, 請在會議前五個工作天電郵 bmarvin@oaklandnet.com 或致電 (510) 238-3941 或 (510) 238-3254 TDD/TTY。請避免塗搽香氛產品, 參加者可能對化學成分敏感。

MINUTES

LANDMARKS PRESERVATION
ADVISORY BOARD
OAKLAND, CA 94612

LANDMARKS PRESERVATION ADVISORY BOARD MEMBERS:

Christopher Andrews, Chair
Peter Birkholz
Stafford Buckley
Eleanor Casson
Frank Flores

August 8, 2016

Regular Meeting 6 PM
City Hall, Sgt. Mark Dunakin
Hearing Room 1
1 Frank H. Ogawa Plaza
Oakland, California 94612

.....

A. ROLL CALL

Board Members present: Andrews, Birkholz, Casson, Flores
Board Members absent: Buckley, Joiner (excused absences)
Staff present: Betty Marvin, La Tisha Russell

B. OPEN FORUM – Wendy Markel, concerned neighbor- regarding the Claremont Hotel – says she's been before the LPAB before concerning the Claremont Hotel and appreciates the Planning Commission extending the time for comments, questions and concerns which she says are many. She also wanted to thank everyone on the LPAB because without them, the Claremont Hotel would not be a landmark and for their continued support on the process. Ms. Markel didn't speak directly on the Claremont but what's important surrounding the neighborhood.

She read from two articles on books in the Wall Street Journal: *The Heart of Landmarks* by Robert McFarland that speaks on the importance of not destroying things because they are not important to you and *The Design for Living* on Creative Architects, which in 1958-59 a group of psychologists from UC Berkeley brought in 40 of the nation's most celebrated architects from around the world and they all stayed at the Claremont. She doesn't want the Claremont destroyed or denigrated and says the Claremont has a long history worth maintaining and asked the Board to please look after it.

Lesley Emmington, concerned neighbor, regarding the Claremont Hotel - says in the proposed project there's nothing about the hotel itself, it's all about increasing a club in which our neighborhood is growing a voice of concern. The club has many facets, new observation seating, a new pool, a new event center and just using the land in every intense way including parking garages under tennis courts and the condos for 42 people. The NOP doesn't tell you that there are 2 floors of underground parking, the new NOP does but what does it tell you about the hotel. This is a hotel that's just been purchased by Accor Hotels from France, they bought into what was half owned by The Fairmont, including others.

If Oakland is on the map now, it has the Claremont but this project says nothing about the under scaled rooms, the creaky corridors, there should be 2 to 3 elevators and maybe the condos can go into the Claremont like they do in the Plaza. There's a whole playing field and we would like to work with you. She said at the last LPAB meeting, the Board showed sympathy about being sensitive but can they work with them on the hotel? This is what our community needs to explain to Accor Hotels and Richard Blum, the CEO of The Claremont, can we have a sub-committee, can we meet with you and can we talk about making the Claremont the destination for Oakland and Berkeley. She encouraged the Board to

visit the Lounge and see that they've taken down the enhancing Beaux Arts interior and put in something that is not 'cool'. We need to pay attention to the Landmark, the quality, the beauty and the jewel that we have in the Claremont.

Annalee Allen, Oakland Tours Program - says she's very distressed and concerned about the graffiti and tagging that's getting worse and worse on the YWCA Building on Webster Street in Downtown Oakland and would like the current owner to do something about it.

Ms. Allen shared announcements about the Jack London Legacy Project celebrating his life and legacy. Over the past year, the Oakland Tours Program has sponsored special tours, programs and events that will continue throughout the year. On Saturday, August 20, there will be two tours; a morning tour, Jack London's Waterfront and an afternoon tour, Jack London's Oakland, sponsored by OHA (Oakland Heritage Alliance). The branch libraries have started a big push in having different discussions on his books and a screening of *White Fang*, City Hall also has a display as does the Jack London Ranch. Ms. Allen is also working with the Alameda County Historical Society and OHA to re-dedicate the hundred year old Jack London Oak in Frank Ogawa Plaza with a plaque commemorating his life. Says she working on a text for the plaque and would like any suggestions and comments from the Board.

C. APPROVAL OF MINUTES of June 13 and July 11, 2016 – moved by Flores, seconded by Casson, carried unanimously

D. INFORMATIONAL PRESENTATIONS

Mutual Stores/Safeway Headquarters, 5701 International Blvd., City Landmark LM92-121: proposed work/live conversion – early consultation on replacement window sash. Applicants **Brandon Quan, Serina Calhoun, Syncopated Architecture.**

Serina Calhoun, project architect, Syncopated Architecture – did a PowerPoint presentation on the industrial window sash replacement. The proposed project is to convert the entire main building into 59 work/live units, replace the existing windows on both levels (some of the windows are very corroded) with a new a window assembly that has a double pane, aluminum with a powder coated finish to match the sand color terra cotta of the existing windows, remove the roof in the back and replace it with the new windows for more ventilation. They are proposing some alterations to the locations of the windows that are still operable to comply with code for the living spaces. Ms. Calhoun asked the Board for their feedback since this item will be returning to the LPAB.

BOARD COMMENTS/QUESTIONS

Board Chair Andrews – asked if they are maintaining the basic light patterns? **Ms. Calhoun** – yes, we will match the proportions of the true divided light in our assembly, there are 2 different styles; the main portion and the center slightly different. **Board member Flores** – asked if they had to meet Title 24 requirements. **Ms. Calhoun** – yes, we're doing a change of use from commercial to live/work, the Building Dept. wants everything brought up to current code. **Flores** – so the windows and the envelope are all included even though historic code might suggest you don't have to. **Ms. Calhoun** – there's a way we can evaluate it differently and try to be as energy conscious as possible on a building of this scale. **Flores** – will all the window openings be alike throughout and meet codes. **Ms. Calhoun** – yes, the bottom portion of the window, with the piece we've re-created, does conform to code egress but there's a piece on the upper windows on the second floor that we propose to change and make the functionality of the top window and the operable piece is on the bottom of the window and it takes up the whole width between those two vertical elements. **Board member Birkholz** – asked if they had

done a window survey that examines the condition due to the corrosion and suggest when they come back to the LPAB it would be a good idea to get a condition assessment. In regards to Title 24 requirements, the historic envelope would be exempt from the requirement of the new construction and yes, one could voluntarily upgrade that. Do they intend to thermally insulate all the exterior walls? Windows are a small component of the thermal loss. Who makes the windows? **Ms. Calhoun** – not sure of that yet but the frame of the building, the floors, the exterior walls and the roof are all concrete, there will be some furring and sheet rocking for some outlets and a certain level of comfort. Winco is the manufacturer of the windows.

Birkholz – noted that it's not simple to pull out existing steel windows and keep the terra cotta intact. The steel sashes are heavily embedded in the concrete and it's destructive to the parts of the building that remain to do the replacement. **Andrews** – that's especially true if we're looking at the terra cotta detail on the exterior of the building. My concern, when we talk about energy, we already have a tremendous amount embodied energy in the existing windows, we are also now building a new window and responsible analysis would consider all those things, if we're looking at a total replacement of all these historic windows which I do believe would be a voluntary upgrade. There are a lot of other things you can do to the building envelope to increase energy efficiency that will not affect the historic fabric of the building, and though these are great new windows, they do not have the character of the historic steel windows and they will look like brand new windows in the building.

Flores – says its best to get a window survey, the windows might look great in pictures but they are definitely decayed and probably beyond repair. **Birkholz** – there's another thing to consider if they are deteriorated and need to be replaced, could you keep the windows on the primary façade which are on the north side and replace the secondary windows on the south side of the building with a higher performance glazing. **Andrews** – asked if their intention was to restore the original iron spandrels and include the ventilation detail. **Ms. Calhoun** – yes, they are in fairly good shape, they have no intention of removing them. **Andrews** – in closing, says that this is a great project and will make this building come alive again.

E. NEW BUSINESS - Action Items

1	Location:	3325 Grand Avenue (APN: 010-0826-008-03)
	Proposal:	Heritage Property Nomination by owner: The Alley, 3325 Grand Avenue
	Applicant:	Jacqueline L. Simpkins and Winn Schwyhart
	Contact Person/Phone:	Winn Schwyhart, (510) 541-1120
	Owner:	Jacqueline L. Simpkins
	Case File Number:	LM16005
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-2
	Environmental Determination:	Exempt Sec. 15331 CEQA Guidelines, Historical Resource Restoration/Rehabilitation; Sec. 15183 Projects consistent with General Plan or Zoning.
	Historic Status:	Preliminary (field) survey rating C2+
	Service Delivery District:	2
	City Council District:	2
	Action to Be Taken:	Determination that the property is eligible for Heritage Property status, and designation as a City of Oakland Heritage Property
	For Further Information:	Contact Betty Marvin (510) 238-6879 , bmarvin@oaklandnet.com

Betty Marvin, Historic Preservation planner – summarized the Heritage Property nomination for the well-known tavern and piano bar on Grand Avenue in Oakland. The Alley has been well documented over the years, with its rich history and famous crowds that would frequent the bar for its good food (a steak dinner for \$1.00), good drinks, good friends and good times.

Winn Schwyhart, applicant – gave an in depth synopsis of the physical and cultural significance of The Alley, also a video was shown to further enhance its recognition as a candidate for the nomination. Its rustic look was designed in 1934 by prominent architect, Francis Harvey Slocombe, complete with swinging doors like an old saloon, redwood planks around the entire inside perimeter, several 'fake' windows on the exterior as well as one on the interior, a classic wood bar with piano, a 20 ft. ceiling and mezzanine. The walls are covered with thousands of business cards from customers to show they'd been there and a portrait of Jody Kerr, who owned The Alley from 1950 until her death in 1995.

In 1934 when prohibition had ended, The Alley was described by one newsman, "as the first tavern of consequence to open at the end of prohibition, making liquor by the drink legal". Veterans from Oak Knoll Naval Hospital would come in for the 'Hollywood breakfast' of black coffee, a cigarette and a bromo for 25 cents. It also had the longest happy hour and *free* hors d'oeuvres.

The Alley put out a publication called "The Alley Tribune Enquirer," to notify folks of all the social activities that were going on at the time and hosted a live radio show called 'The Sunday Morning Breakfast Show' with guests such as the great Ella Fitzgerald, Lionel Hampton, Patsy Ortega, who later became the fabulous Peggy Lee, and "piano bar player extraordinaire" Rod Dibble, who's been playing and singing at The Alley for the past 50 years and wrote a song titled "Oakland, we're here for you," sung by The Alley Cats. The Alley was honored by the Oakland Heritage Alliance (OHA) as 'the great good place' to be. In closing, Mr. Schwyhart says he's glad to be in the same company as the Kingfish Pub (also a Heritage Property nominee) and the First and Last Chance Saloon in honor of Jack London.

BOARD COMMENTS/QUESTIONS

Betty Marvin explained that the action being taken on The Alley is to review the nomination packet and take into account the applicant's statements, video documentation, and your own personal experiences, make any adjustments you feel are warranted to the evaluation, and if convinced of its significance, designate it a Heritage Property. It's an owner-initiated nomination so it can be designated at this meeting without additional hearings or notification. As described in the application and the staff report, it's a bit non-standard in that the building that houses it is pretty generic early 20th century store and flats building, except for the storefront and interior which are the significant and protected features.

Flores – asked about the two storefronts and are there other uses above. **Betty** – originally there were two storefronts (now merged together) and there are two floors of apartments upstairs. Currently the business and the building are owned by the same person. **Andrews** – are we landmarking the building or The Alley itself? **Betty** – we are making The Alley a Heritage Property; it becomes part of Oakland's Local Register. **Casson** – how does it affect the property owner's ability to change the interior? **Betty** – we don't have an interior design review as such, what we're doing is making a statement that as it exists today and has over its 80 year history, it is significant, valuable, should be protected, enhanced and maintained like any other landmark. It's more of a living entity than most landmarks because it depends on a business and in large part, individuals.

Flores moved to have The Alley, 3225 Grand Avenue, be designated as a Heritage Property, **Casson** seconded and the Board voted 'yes' unanimously and was very pleased that this item came before them.

2

Location: 2744 East 11th Street (APN 019 009301300)
Proposal: Develop 208 work-live units in existing industrial building, adding an upper level to the building and residences on the side
Contact Person/Phone: Daniel Dunigan 415 658 9586
Owner: Lucasey Manufacturing Corporation
Case File Number: PLN16-026
Planning Permits Required: Major Conditional Use Permit for project (over one acre in size needs MCUP) and conversion to 208 Work-live and new residential units; Regular Design Review to add floor area of 66,000 square feet to 118,000 square foot existing industrial (food manufacturing) building; Minor Variances for not providing 2/3 of floor area of each Work-live unit for Work/providing over 1/3 of floor area for Live area; Variance for Work Live units less than 800 square feet in area; project to include 97 parking spaces; on a 100,641 square foot (2 ½ acre) parcel in Fruitvale
General Plan: Business Mix; Mixed Housing Type Residential (Best Fit Determination allows uses of HBX-2 including residential)
Zoning: C1X-2 Commercial Zone; M-20 Industrial; CIX-2/S-19 Overlay
Environmental Determination: Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Sections 15332 and 15183
Historic Status: Potential Designated Historic Property Db3
Service Delivery District: 3
City Council District: 5
Action to Be Taken: Comments to staff and Planning Commission
For Further Information: Contact David Valeska at (510) 238-2075 or dvalueska@oaklandnet.com

Betty Marvin introduced the item as a live/work conversion project with some new construction and some adaptive re-use. Riaz Inc. is proposing it as a Federal Historic Tax Credit project.

David Valeska, case planner –informational presented the proposed project, Lucasey Lofts. The proposal for the Lucasey Building, previously the Del Monte Cannery, is to build 216 live/work and new residential units. The tower and the outer concrete shell of the building will be preserved. The new construction, after consultation with the State Historic Preservation Office, is no longer all on top of the industrial building but rather half of the units have been moved to the side, next to the Animal Shelter. There were some modifications at the request of the trucking company on the opposite side, and the Victorian homes across the street are also being respected. A gigantic work space in the middle is being credited toward the work space required for work/live.

David says he's very compassionate about having more affordable housing in Oakland. We call this work/live but in reality it's housing for makers, every unit that they live in here, is one less unit that will be displaced in East Oakland. This will be a landmark for the eastern side of Jingtowntown, a visual anchor that will cause places around it to re-invest. He spoke of the developers who already have a big foothold in the Fruitvale and Jingtowntown area also San Francisco. Says they are serious, grown-up developers who have a lot of fun doing this and thinks this will be fun for Fruitvale. Also, per David, Planning staff supports this project.

Kaid Alameri, Riaz Inc., applicant – the general concept of the project is to create a live/work environment that is centered round the maker movement in the Jingtowntown area. The economic standpoint was to create a building that's affordable by design. The idea was to have the traditional

800 square foot live/work units and make the units themselves smaller but consolidate the work area as a series of zones throughout the building with additional zones on the upper levels. The ground floor plan is to have 179 work/live units, 163 of which would be exempt from having work in the unit itself and the people in those units would utilize shared spaces for work.

He spoke of his family owned and operated business (800 units in Oakland) that includes; a design company, property management, real estate, a construction company, an in-house creative team of about 10 people. The Lucasey Manufacturing Corporation has been in operation for the past 35 years.

When they originally met with staff about the project, it centered on the restoration of the existing building and adding two additional structures on top. As part of getting the project approved for tax credits by SHPO (State Historic Preservation Office), they're now proposing adaptive reuse of the existing structure with the addition of one building. SHPO was very concerned about maintaining the historic street front and not a lot of perforation. The project is transit oriented, ½ mile to the 28th Avenue BRT stop and within .7 mile to the Fruitvale BART. They also will provide one to one bicycle parking. It's a great reactivation in bringing new energy and life to the neighborhood and providing a unique housing option that's not currently available in the market. As part of re-designing the building, they're keeping the historic elements of the tower totally in place and the adapting all the spaces into live/work units.

BOARD COMMENTS/QUESTIONS

Flores – asked the applicant if they are adding 3 new stories, if they've applied for preservation tax credits and submitted their applications, and if they have been working with a historic consultant.

Mr. Alameri – yes, they're adding 3 stories, they've applied for the 20% Federal tax credit, they've put in both applications for the State and Federal and definitely working with a historic consultant from Heritage, based out of Portland.

Casson – wanted to know if this item is coming back to the LPAB with additional information from the historic consultant. **Betty** – the tax credit application will be run by us because Oakland is a Certified Local Government. **David** – we're working on the CEQA documentation and with the hiring of a historic consultant it might take a while. I started on the approval for the Planning Commission a while back and handed this project off to Michael Bradley, who'll be the case planner for this now. I expect sometime this fall for this to go the Planning Commission. **Casson** – so this won't be coming back to us. **Betty** – true, this is our major review of the project.

Casson – wanted to know if the units were owner occupied or does it have to be rental. **Mr. Alameri** – the intent is for it to be tenant occupied. **Flores** – per Federal tax credit, it has to be a rental project, it can't be owned or condos. **Casson** – questioned the median income and what size of the units was this based on. **Mr. Alameri** – we priced them the same as our others in the Fruitvale area. **Casson** – have you or the City done any meetings with the neighborhood. **Mr. Alameri** – we've met with our immediate adjacent neighbor and now we're in the midst of a neighborhood outreach process. We've been working very closely with Councilman Noel Gallo throughout the project, (he also did some door knocking and introduced them to some of the neighbors), Asst. City Administrator Claudia Cappio, and Aliza Gallo of the Economic Development Dept. We've done mailings to the neighborhood and before going to the Planning Commission, we will send out an open invitation to anyone who would like to come to the meeting for a more in-depth review of the project.

Andrews – given the nature of the work space is there public access to any of these area. **Mr. Alameri** – ideally the people who are living in the building have access to the work spaces, you don't have to pay an additional amount to utilize the services. **Andrews** – will there be any retail, café or other amenities open to the general public? **Mr. Alameri** – the site is currently tucked behind and it doesn't have very good street access right now. We're going to have a café in the building for the residents but currently it's not contemplated to having a street facing retail component because there's not much street traffic, it's very residential. **Andrews** – but there will be open studio events? **Mr. Alameri** – definitely. **Casson** – any nod in the design to the former function of the cannery? **Mr. Alameri** – spoke with Naomi Schiff of OHA about the idea of potentially using the public art fund to do a history wall about the cannery. **Flores** – does the renter or user of the space have to have an Oakland business license? **Mr. Alameri** – you don't have to have one just to rent the unit but if you are doing business out of your unit, you do.

Birkholz – this is a creative use for this building, it's a very good project and moving the second story housing from in the front to the side yard, moves away from the areas of primary importance. It seems to be a good project and we need to have the tower occupied. One unfortunate thing is what happens to the big primary room under the tower. That major volume will be broken up and subdivided into compartments. Overall, rehabilitating the building and keeping it going for another 50 or 100 years is worth it. Also, being the building is in a pretty noisy place, with traffic and train tracks, keeping the windows in place with secondary acoustic sashes and mitigations to make it habitable is great.

Flores – super ambitious project, loves the idea and commends them on doing something so creative and wishes them the best of luck.

Andrews – says it's a very ambitious and fantastic project, the idea that will provide spaces to folks who can then work in a way that might be affordable and flexible, I'm really impressed by that and to preserve a lot of the architectural features of this building, especially the tower, seems really fantastic. Asked about the renderings of the new 4 story volume that has the structural frame of the building expressed and then there are infill panels (rain screens). On one hand the proportions are handsome and simple but the architectural expression competes a bit with the tower expression and the geometry being so strong with the frame and the infill panels. He would like for those panels to be lighter in color. Other than that, it's a handsome design and I would approve it.

Birkholz – made a motion to recommend the project move forward and that the Board supports the project but with the additional recommendation that the facade design of the new building to the east be furthered studied with the goal of making it more subordinate to the existing building. **Casson** – seconded the motion. The Board voted 'yes' unanimously.

3	Location:	174 6th Street (APN: 001-0175-015-01)
	Proposal:	To create new 3 unit, 3 story residential building in an Area of Primary Importance (API: 7th Street - Harrison Square Residential District)
	Applicant:	Jack Backus
	Contact Person/Phone:	Jack Backus / (510) 393-9699
	Owner:	Same
	Case File Number:	PLN16093
	Planning Permits Required:	Regular Design Review to create a new triplex, Minor Variance for first floor height less than 12 feet, and a Minor Conditional Use Permit for a reduction of required parking from 3 to 2 parking stalls..
	General Plan:	Central Business District
	Zoning:	D-LM-4 Downtown Lake Merritt Zone 4
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; new small structures. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
	Historic Status:	Vacant lot in an Area Primary Importance (API / 7th Street)
	Service Delivery District:	Metro
	City Council District:	2
	Action to Be Taken:	Landmarks Board hearing for new construction in an API. Comments to staff for administrative decision, appealable to Planning Commission
	For Further Information:	Contact case planner Moe Hackett at (510) 238-39730 or by email: mhackett@oaklandnet.com

Betty Marvin introduced the project at 174 6th Street, new construction of a three unit building in an (API) Area of Primary Importance. It sits on a fairly intact block of 6th Street opposite the 880 Freeway and in the 7th Street Harrison Square District.

Moe Hackett, case planner – says it's a real pleasure, after 15 years, to be in front of the LPAB for the first time. He gave a brief description of the proposed project, a three-story building containing three dwelling units, relatively modest with a front facing garage door and an offset front door. The ground floor would consist of a garage that's approximately 12 feet high that requires a minor variance for the D-LM-4 zone (the Downtown and Lake Merritt zone) as the minimum ground floor height is usually 15 feet for new buildings. The building plan consists of two inline elements with a central open space at the ground level. The off-set front door accesses the central courtyard, entry to the two upper units and the rear ground studio which has its own private open space. The entry configuration is dictated by the requirements for fire egress with no structure above. The applicant was originally requested by staff to create a stoop entry to better complement the neighboring buildings. This design was reduced to a basic entry, also at staff's request, based on viewing the entire design of the entry way and the context of the offset made necessary by the fire egress issue. Staff is asking the LPAB for direction on whether or not this project as proposed is consistent with the required Design Review findings.

BOARD COMMENTS/QUESTIONS

Flores – asked about the stoop. **Moe** – the original design spanned the entire 25 foot frontage. The Fire Dept. and Building Services indicated that in order to make egress, you need a path with no overhead structure, so they had to pull back the building on one side while reducing the parking spaces from three to two. The design became a little smaller and less uniform and left this stairway to the side with steps going up with nothing above it, which looked odd. We also reviewed this item at a meeting with OHA in which comments were presented from both OHA and planning staff, that the steps were not necessarily the best interest of the design. **Casson** – asked if staff and OHA were ok with the total removal of the stoop given the requirements and impact it had on the design. **Moe** – yes, for the most part. It was a split decision at the staff reviews, some people thought we could maintain that entryway

and others felt it was ridiculous homage. **Birkholz** – asked about the height variance. **Moe** – the variance is actually to bring the height down, the ground floor is supposed to be 15 feet tall for viable commercial space, but zoning doesn't distinguish between the two, residential and commercial space.

Jack Backus, applicant, owner and architect of the proposed project - a longtime resident of Oakland and member of the Chinatown community. He explained why the design had to become narrower in terms of the upper stories as described in the initial design. Their proposing to provide a drop back building because the site is fairly narrow, 25 feet, and they want to articulate it in the keeping with the adjacent buildings and not at the same time make a huge statement.

He showed drawings of the progression to where they are now. The original proposal went from property line to property line but the Fire and Building Departments ruled that they couldn't go underneath the upstairs spaces for egress, so the building reduced in width. The current designs are based upon some comments received from OHA and he responded to their comments in terms of the height and general setbacks with some reductions. The difficulty with this project is, it's not an 1890s building and as such, we had to have parking and different setback requirements than what was proposed, so we're dealing with a new project in that context. One thing that is paramount to this project is the inner courtyard. The notion that we could have a courtyard that is two stories in height and then open up at the upper levels and face inward was the driving force behind the design.

BOARD COMMENTS/QUESTIONS

Flores – questioned if the height had been lowered to 35 feet. **Mr. Backus** – there's a four foot slope in the front of the back lot and the lower level unit has a three foot retaining wall that backs up to adjacent apartment building in the parking area. When we reduced the stoop, we dropped the whole building so it was level when you came in with the high retainer in the back. **Flores** – asked if he had to do any underpinning or shoring, and if the front door stoop is just a glorified gate with stairs? **Mr. Backus** – no, sitework is minimal and yes, it's a glorified gate but no stairs. **Casson** – do the comments that were submitted by OHA reflect the new design? **Mr. Backus** – yes; and we did not receive any comments from the neighbors.

Birkholz – asked if he'd looked at alternative roof shape and scale: he has an issue with breaking the pattern of the district and making the building more massive than it needs to be. **Mr. Backus** – the two roofs pointing inward has the least impact. **Birkholz** – where it might be statistically less impactful, the impact on the overall view scale might be less so you might want to look at a different roof and with the two buildings sharing a common wall adjoining the stairs. You have a much more massive building since the area is built out more than the neighboring buildings. **Mr. Backus** – if we had a wider width and the egress requirement. **Birkholz** – it seems you still have the egress and you made it offset, perhaps it would meet the Fire Dept. requirements if nothing is built over it. It's something to consider. **Andrews** – wanted to understand the Fire Dept. requirements; they were asking for a completely open passage, they wouldn't consider a sprinkler or fire rated passage way under the building? **Mr. Backus** – they wanted a constructed pathway to the front of the property line.

PUBLIC COMMENTS/QUESTIONS

Chris Buckley, OHA – thanked the applicant for the height reduction and increasing the front setback (from the comments that were submitted by OHA to the applicant in July 16) and thanked staff for providing a complete list of the findings applicable to this proposal. He wanted to clarify the finding, 17.136.055B3.C that concerns character defining height levels over 30 feet in an API district (it's listed in a Zoning code bulletin from 2010) and 7th Street Harrison Square is one of them, so that's the reason

for the height discussion. As an overview for new construction on an API or an ASI, OHA is concerned that the new building is subordinate and deferential to the contributing buildings in the district, and that means the front height should be no higher than the adjacent buildings and for the setback, not have the building stick out.

He went over some of the other comments that were submitted to the applicant including lowering the floor-to-ceiling heights of each floor, front surface materials, additional front trim, and the front elevation of the windows which is very important. He says that these details can be addressed as architectural details, with a condition of approval, and have the details show that information.

BOARD COMMENTS/QUESTIONS

Birkholz – wanted clarification of the process. **Andrews** – this is not going to the Planning Commission, we're being asked by staff to comment as they continue to work with the applicant and because it's in an API, there's a requirement that there's a Landmarks hearing. So, we're basically advisory to the staff. **Birkholz** – would like to see additional roof options looked at. The project is pretty close, they've made some efforts about the setback and the height issues but perhaps looking at a gable roof would provide less impact to the API. Suggested having a sub-committee and have them come back to the LPAB with some additional studies and at the same time address the window and setback details as previously suggested by Chris Buckley. **Flores** – feels the applicant has made some concessions regarding the height and setbacks. He agrees with the roof option that shows a gable over the pop-out, removing the stucco in the front, adding more details on the windows, likes the massing and the courtyard. Says he would like to be on the sub-committee. **Casson** – project seems really close to being compatible with the other homes, if a few elements were incorporated. A few additional details would get it more aligned with the API. Adding a gable roof and trim can be worked out in a sub-committee and appreciates the concessions that have been made already.

Andrews – the overall massing and general proportions makes sense but there's a little challenge here in terms of understanding the scale of the more traditional buildings to either side of it. Part of it is driven by program and the desire to really have a relatively high density use compared to the other homes around you. This goal of making it a family compound, I really encourage that to happen. The thing that's difficult about the design, are these giant garage doors that become the focus when you look at the façade. The other buildings in this district, you initially look at the stoop entryway. In that sense, I'm more sympathetic to the earlier design of a human scaled entry or stoop. There might be some detailing in the framing of the garage, the opening of the garage and the gate entry, if there is a way to work with that in a little more detail that you can reference that human scale in the stoop entries. Similarly on the roof scale, it doesn't have that level of detail and a strong base to it. Without talking about changing the massing of the building, detailing of these elements can be done in a way that's still modern, not necessarily mimicking. Those finer scale elements will make the building work better. Agrees on a sub-committee where these issues can be worked out.

Flores moved to convene a sub-committee for proposed project. **Birkholz** seconded. Board approved unanimously. Members: **Flores** and **Andrews**. **OHA** is invited.

F. **OLD BUSINESS** - None

G. **BOARD REPORTS** - **Leimert Bridge seismic retrofit** – Meetings usually at 2:30 on 2nd Tuesdays – request for alternate if **Birkholz** can't attend. The next meeting, Thursday 8/11, 10:30am, **Birkholz** will attend. Board member **Buckley** nominated to be alternate.

H. SUB-COMMITTEE REPORTS –

585 22nd Street and 570-602 21st Street, in Cathedral District API, Case Files PLN16046 and PLN16047, proposal for new construction of a five story 76 unit residential building with ground floor parking and amenity spaces along with relocation of two buildings – Andrews, Birkholz

Michael Bradley, case planner – thanked everyone that was involved and appreciated their input on the project. After the last meeting in July, planning staff, working with Zoning Manager Scott Miller, drafted a decision letter that recommended approval for the project with an approval date of Aug. 2. The appeal period is until Aug. 12 @ 4pm. **Betty** – asked if there were any changes from what they saw at the last Board meeting. **Michael** – No.

Water Pavilion revision – request for joint subcommittee with Planning Commission: **Casson** volunteered and nominated **Joiner**.

I. ANNOUNCEMENTS – **Casson** noted that theater performances and stained glass repair were taking place at Grace Temple/Brooklyn Presbyterian Church, a City Landmark that owner Fallon Blaser enrolled in the Mills Act program last year.

J. SECRETARY REPORTS –

Mills Act contracts: Planning Commission passed a motion recommending the applications to City Council; discussed ways to publicize the program.

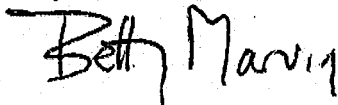
K. UPCOMING

Capwell/Uber design revision - **Betty** stated that a substantial revision to the design was preliminarily presented to herself and the Planning Director. The project will come before the LPAB at some point.

L. ADJOURNMENT – 8:57pm

Minutes prepared by La Tisha Russell and Betty Marvin

Respectfully submitted,



Betty Marvin, Historic Preservation Planner

LEFT COAST ARCHITECTURAL HISTORY



P.O. Box 70415, Richmond, CA. 94807 * (415) 745-1906 * caitlin@leftcoastarchitecturalhistory.com

10 June 2016

City of Oakland
Landmarks Preservation Advisory Board
250 Frank Ogawa Plaza, Suite 3315
Oakland, CA 94612

RE: 570 21st Street (Case Files PLN16046 and PLN16047)

Dear Board Members,

I am pleased to submit this letter for your consideration. I am a professional architectural historian, qualified under the Secretary of the Interior's Standards for Architectural History, and have been invited by project architects, Kahn Design Associates (KDA), to provide my insight on the proposed project at 570 21st Street (comprising 585 22nd Street and 570-602 21st Street) in Oakland's Cathedral District API. I have reviewed project materials provided by KDA and met with Charles Kahn to discuss. It is my opinion that the project presents a sensitive approach to a variety of design and preservation challenges and will not have an adverse effect on the historic buildings involved or the continued viability of the surrounding API.

Relocation & Preservation

The two historic residential buildings at 590 and 600 21st Street will be moved only a short distance and will continue to be located within the bounds of the Cathedral District API. As the Secretary of the Interior's *Standards for Treatment of Historic Properties* emphasizes, retaining a property's historic relationship to its site, landscape elements, and neighboring buildings is most important in a district setting. The relocation of the two buildings will not change their spacing or orientation to each other, their distance or relationship to the street, or the spatial relationships with other API contributors as none are located adjacent. Moving only a short distance and remaining within the API, the houses will retain their overarching environmental and historical context and will continue to contribute to the character of the API and, in turn, benefit from the same.

In addition to preserving the properties' physical relationships and contextual setting, restoration and rehabilitation tasks will be performed that will benefit the current and future condition of the buildings. New foundations and fire sprinklering will maintain and protect the buildings, which is the highest goal of historic preservation. Additionally, the missing porch of 590 21st Street will be reconstructed based on photographic evidence – an ideal preservation practice – restoring a historic feature.

New Construction

The proposed five-story building is within the 55' height limits the area is zoned for. Although larger than the API contributors, it takes a sensitive approach to achieving compatibility with its historic surroundings by using accepted approaches such as upper story set-backs to diminish the impression of height and bulk and the use of sensitive surface treatments that reference materials and textures within the API.

In the absence of identified Character Defining Features within API documentation, the design team identified common physical features found throughout the area. This exercise resulted in awareness of the surrounding API character that was then integrated into the design along with previous improvement suggestions made by the LPAB, OHA, and Planning Staff. The effort has resulted in a building that has a footprint of reduced size so as not encroach on neighboring buildings or the sidewalk. Its greater fenestration percentage and variety at the ground floor better references historically appropriate storefront patterns and achieves a more human-scaled street wall. The lowering of ground floor cladding height to create a watertable and the addition of horizontal surface detailing also improves the human-scale and references textures found at the base of many API contributors. Upper stories, which originally had a number of projecting balconies, have been revised to eliminate the balconies and only include shallowly articulated facade planes. A number of other non-contributing buildings in and around the API appear to have similar projecting balconies, so the original inclusion of them was not inappropriate; however, their removal is also acceptable as open balconies are not the norm among contributing resources, but articulated structural bays are. At the top of the building, efforts have been made to minimize the impression of height and bulk by symmetrically receding the top corners of the facade in two progressive setbacks, lightening the colors at the top of the building, removing dramatic cornice elements and bringing horizontal emphasis down to create visual truncation lower on the facade.

Effects on the API

It does not appear that the proposed project will effect the continued eligibility of the Cathedral District API. While the API retains integrity, of the 38 contributing resources that were present at designation, 33 remain. Of the five lost, three were located on the 21st Street block face and included the API namesake St. Francis de Sales Cathedral. This has resulted in all but three of the contributing buildings on the block face being lost and large-scale new construction inserted. Therefore, it appears that the block face along 21st Street has experienced marked degradation and subsequently the southern edge of the API has lost integrity and may no longer be a viable portion of the API. Barring revision to the API boundaries at this time, however; the relocation of two buildings and the insertion of new construction in an area of degraded integrity would not appear to interfere further with the current significance of the API, which retains strong character in other areas – like along the 22nd Street corridor – and still conveys its historic significance. The proposed new construction includes frontage on 22nd Street, where the concentration of API character is greater, but there too, the proposed project appears to be a compatible and sensitive example of infill. A brief compatibility analysis follows:

Use: The proposed project will relocate two residential buildings and add a new multi-family residential building, which is compatible with the historic and present-day residential uses found in the API.

Location, Visibility, & Spatial Relationships: The project site is located mid-block, with frontage on 21st and 22nd streets. The two houses to be relocated will remain mid-block and their relation to each other and the street will not change, so their visibility will remain the same. Once moved and new construction completed, both houses will gain an adjacent neighbor, cutting the currently open visibility from both sides; however, more limited visibility is appropriate as the houses would have originally had the close neighbors common in an urban neighborhood setting. The proposed new construction will rise 5-stories and, therefore, will be a highly visible element on both 21st and 22nd streets, but situated mid block it will effectively have view corridors that range only along those streets. The design of the new building uses graduated setbacks to minimize the visual impression of height and bulk, thus lessening the overall visual impression it makes.

As an urban area, the API is characterized by buildings that are located in close proximity and are set near the front of their lots. Because most contributors are detached residential buildings, however, some margin of space exists between houses. The two houses to be relocated will be shifted to the west without changing the distance between them or their relation to the street, and will fill a vacant gap, so they will continue to uphold and even improve the characteristic spatial relationships of the API. The proposed new construction will span a wider frontage on both 21st and 22nd streets than most API contributors, but in so doing will fill an incongruously wide vacant gap while continuing the pattern of space between itself and adjacent buildings. In fact, the design has been revised to ensure an appropriate amount of space on either side and not encroach on neighboring houses. It is also setback 5' from the street-front lot lines at the ground floor to conform to the average setback of buildings

within the API and not crowd the sidewalk.

Scale & Massing: The proposed building will be of greater scale than API contributors, spanning a wider frontage on both 21st and 22nd streets and rising a few stories higher. Its larger scale is in keeping with other non-contributing properties in the immediate vicinity, however; and so is not setting any undue precedent. Although larger, the graduated set back of upper corners, lowering of horizontal cornice lines, and lightening of colors at the top will all contribute to the scale of the building appearing less than it is and represents an acceptable solution to inserting a high-density modern residential building in an older low-density residential area.

The massing of the building includes offset north and south masses and incorporates a courtyard; however, these aspects are not apparent from the street where the building appears to be a basically rectilinear block. Both the facade and roofline are articulated and stepped back, which echoes articulation of facades within the API, where primary and secondary massing are prevalent, and works to minimize the visual mass of the building.

Materials, Ornament, & Style: Effort has been made by the design team to identify appropriate ornamental, textural, and color trends found within the API and reference them in the proposed building. In particular, the treatment of cladding on the ground floor successfully integrates a horizontally detailed watertable element that reduces the more monumental surface found in earlier versions of the design and references raised basement levels and board-form concrete textures found in the API. Vertically-oriented window openings and horizontal story division is also used to reflect those common traits of historic buildings, while balanced composition and repetition of elements instills a traditional order across both facades. Without overly conspicuous historical reference, however, the design embraces a Contemporary architectural style that diverges from the historic styles demonstrated by API contributors. It will be clearly differentiated from historic properties, while being compatible with API aesthetics.

The proposed project makes two very positive moves; the preservation and maintenance of two historic API contributors within their historic context, and the use of sensitive design solutions in new construction that will respect the historic fabric of the API while putting a stagnant gap in the neighborhood to modern use. Neither the relocation of the two existing houses, nor the introduction of the new multi-family residential building would appear to jeopardize the viability of the Cathedral District API or its continued ability to convey its historic character and significance. In my opinion, the proposed project is compliant and should be granted approval to move forward.

Thank you for your time and consideration!

Sincerely,

A handwritten signature in black ink that reads "Caitlin Harvey". The signature is written in a cursive, flowing style with a large, stylized 'C' at the beginning and a long, sweeping underline.

Caitlin Harvey
Principal/Architectural Historian
Left Coast Architectural History

TREE PERMIT DECISION**City of Oakland, Public Works Agency**

Tree Services Division, 7101 Edgewater Drive, Oakland, CA 94621, (510) 615-5934
Chapter 12.36, Oakland Municipal Code, Protected Trees Ordinance

Permit # T16-013**Address:** 585 22nd Street**Parcel #:** 008 064702804**Expires:** One year from date of issuance**Decision:** 8-29-2016***Applicant /Agent:** Kahn Design Associates**Permit Type:** Development

Removal Approved		Preservation Required		Replacement Tree Required	In Lieu Fee- \$475 per tree
Tree Quantity	Identified As	Tree Quantity	Identified As		
5	Brisbane Box Trees Tags #31, 32, 33, 34, 38 9", 17", 10", 6", 15" DBH	1	Coast Live Oak Tag #37 25" DBH		-
2	Black Acacia Trees Tags #35, 36 18", 15.5" DBH				
1	Dracaena (<i>Cordyline spp.</i>) Tag #39				
1	Silver Maple Tag #40 23" DBH				
1	Avocado Tee Tag #41 20" DBH				

SITE INSPECTION / FINDINGS

All trees proposed for removal are within the area of development. Trees 34 and 38 do not require a permit for removal as tree 34 is not of protected size and tree 38 is dead, but are included for clarity. A five story residential building is proposed for this location. Two existing buildings currently on site will be moved to the adjacent parcel at 610 21st Street, which will impact the avocado tree.

Removal of the 2 black acacia trees and silver maple tree will require the permission of the neighboring property owners. These trees are will be extensively impacted by construction.

The coast live oak located on the neighboring property is to be retained. Any pruning for clearance will require permission from the property owner.

PERMIT REVIEW – FINDINGS 12.36.050(A)

The applicant's request accomplished the following objective(s):

- ☒ 1. Insured the public health and safety as it related to the health of the tree, potential hazard to life or property, proximity to existing or proposed structures, or interference with utilities or sewers.
- ☐ 2. Avoided an unconstitutional regulatory taking of property.
- ☐ 3. Took reasonable advantage of views, including such measures mandated by the resolution of a view claim in accordance with the view preservation ordinance (Chapter 15.52 of the Oakland Municipal Code).

- ☐ 4. Pursued accepted, professional practices of forestry or landscape design. Submission of a landscape plan acceptable to the Director of Public Works shall constitute compliance with this criterion.
- ☐ 5. Implemented the vegetation management prescriptions in the S-11 site development review zone.
- ☐ *None of the objectives above were accomplished by the proposed removal(s).*

PERMIT REVIEW – FINDINGS 12.36.050(B)

Any one of the following situations was grounds for permit denial, regardless of the findings in section (A) above:

- ☐ 1a. Removal could be avoided by reasonable redesign of the site plan, prior to construction.
- ☐ 1b. Removal could be avoided by trimming, thinning, tree surgery or other reasonable treatment.
- ☐ 2. Adequate provisions for drainage, erosion control, land stability or windscreen were not made.
- ☐ 3. The tree(s) were a member of a group of trees in which each tree was dependent upon the others for survival.
- ☐ 4. The value of the tree is greater than the cost of its preservation to the property owner. The value of the tree shall be measured by the Tree Reviewer using the criteria established by the International Society of Arboriculture, and the cost of preservation shall include any additional design and construction expenses required thereby. This criterion shall apply only to development-related permit applications.
- ☒ *There were no grounds to deny the permit based on criteria listed in OMC 12.36.050(B).*

OAKLAND MUNICIPAL CODE SECTION 12.36.060 CONDITIONS OF APPROVAL

The following conditions were imposed. Conditions #17 - #19 were imposed if they were check marked:


1. **Defense, Indemnification and Hold Harmless.** To the maximum extent permitted by law, the applicant and its contractor shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Public Works Agency and its respective agents, officers, employees and volunteers (hereafter collectively called City) from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City for or on account of any damage to property or bodily injury, including death, or damage sustained or arising out of, related to or caused by in any way from the performance of work in this tree permit matter. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
2. **Defense, Indemnification and Hold Harmless.** To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Public Works Agency and its respective agents, officers, employees and volunteers (hereafter collectively called City) from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul, (a) an approval by the City relating to this tree permit matter, City's CEQA approvals and determination, and/or notices in the tree permit matter; or (b) implementation of such. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
3. **Letter of Agreement.** Within ten (10) calendar days of the filing of any Action as specified in conditions 1 or 2 above, the applicant and/or its contractor shall execute a Letter of Agreement with the

City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment or invalidation of the approval. Failure to timely execute the Letter of Agreement does not relieve the applicant of any of the obligations contained in this Section or any other requirements or conditions of approval that may be imposed by the City.

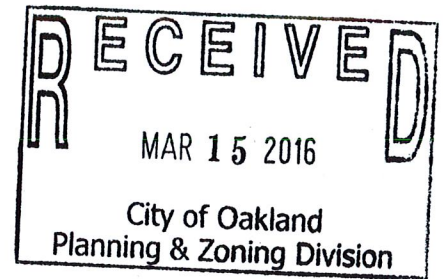
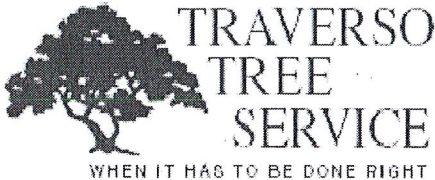
4. **Debris.** All debris created as a result of any tree removal work shall be removed from the property by the applicant within two weeks of debris creation, and such debris shall be properly disposed of by the applicant in accordance with all applicable laws, ordinances, and regulations.
5. **Dust.** Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration and photosynthesis.
6. **Fencing.** Tree protection fencing shall be chain link, installed on posts driven into the ground and shall be a minimum of 5 feet tall. The fencing shall be installed at the perimeter of the drip line or a lesser distance if demolition or construction does not allow it, for trees listed above in "Preservation Required".
7. **Hazards.** The removal of extremely hazardous, diseased, and/or dead trees shall be required where such trees have been identified by the City Arborist.
8. **Insurance.** Workers compensation, public liability, and property damage insurance shall be provided by any person(s) performing tree removal work authorized by a tree removal permit.
9. **Miscellaneous.** No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the drip line of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within the drip line any protected trees. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.
10. **Nesting Birds.** To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of raptors shall not occur during the breeding season of March 15 and August 15. If tree removal must occur during the breeding season, all sites shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to start of work from March 15 through May 31, and within 30 days prior to the start of work from June 1 through August 15. The pre-removal surveys shall be submitted to the Planning and Zoning Division and the Tree Services Division of the Public Works Agency. If the survey indicates the potential presences of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the CDFG, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.
11. **Permit.** Tree removal, as defined in the Protected Trees Ordinance, Section 12.36.020 of the Oakland Municipal Code, may not start unless and until the applicant has received this permit from Tree Services.
12. **Posting.** The applicant shall post a copy of the tree removal permit in plain view on site while tree removal work is underway.
13. **Pruning.** Construction personnel shall not prune trees or tree roots. Tree pruning of the crown or roots (if done) shall be performed by a licensed, insured tree work contractor that has an arborist on staff certified by the International Society of Arboriculture.

- 14. Recording.** The applicant/owner(s) shall record the conditions of approval attached to this permit with the Alameda County Recorder's Office in a form prescribed by the Director of Public Works.
- 15. Root Protection.** Roots shall be preserved and no activities shall affect the health and safety of existing trees. If roots are encountered, they may be cut only if they are less than two-inch diameter. Hand tools must be used to cut the roots; the use of excavators, backhoes, or similar equipment is prohibited. Roots larger than two-inch diameter may be cut only if inspected and approved in advance. All work must be done by a Certified Arborist from the International Society of Arboriculture or a Registered Consulting Arborist from the American Society of Consulting Arborists.
- 16. Tree Damage.** If any damage to a protected tree should occur during or as a result of work on the site, the property owner/contractor shall immediately notify the Tree Services Division of such damage. If, in the professional opinion of the City Arborist, such tree cannot be preserved in a healthy state, the Arborist shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Arborist to compensate for the loss of the tree that is removed.
- ☐ **17. Sidewalks.** The damaged sidewalk shall be repaired in compliance with the rules and regulations of the City of Oakland, including a sidewalk repair permit if more than 25 square feet of sidewalk is being repaired. Contact the Sidewalk Division at 238-3499 for more information.
- ☐ **18. Replacement Trees.** The property owner shall plant 2 replacement tree(s) on the property. The replacement trees shall be excellent quality nursery stock and maintained by the applicant until established. Any replacement planting which fails to become established within one year of installation shall be replanted at the applicant's expense. Plantings shall be installed prior to the issuance of a certificate of occupancy, subject to seasonal constraints. A photograph of the replacement trees, installed in the landscape of the property, shall be mailed or emailed to Tree Services within one week of the replacement trees being installed.
- A. The minimum size replacement tree shall be a twenty-four (24) inch box, except that three, fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate, if approved by the City Arborist.
- B. Replacement tree species shall consist of *Sequoia sempervirens* (coast redwood), *Quercus agrifolia* (coast live oak), *Arbutus menziesii* (madrone), *Aesculus californica* (California buckeye) or *Umbellularia californica* (California bay laurel).
- ☐ C. Replacement trees shall be installed as shown on the landscape plan submitted with the tree removal permit application.
- ☐ **19. Other Conditions:**
- ☐ A. The property owner shall retain a consulting arborist for the project.
- i. The arborist shall be a Certified Arborist from the International Society of Arboriculture or a Registered Consulting Arborist from the American Society of Consulting Arborists.
- ii. The arborist shall recommend, implement, and monitor preservation measures for pre-construction, construction and post-construction phases. Site development shall not damage protected trees directly or indirectly.
- iii. Preservation measures shall include, but are not limited to:
1. Wood chip mulch
2. Supplemental irrigation
3. Pruning
4. Tree Protection Zone with chain-link fencing
5. Hand digging to protect roots.

 8/29/16
Giacomo Damonte Date
Arboricultural Inspector
Certified Arborist ® WE-8155A

 8/29/16
Robert Zahn Date
Senior Forester
Certified Arborist ® WE-8102A

**This decision of the Public Works Agency, Tree Services Section may be appealed by the applicant, or the owner of any “adjoining” or “confronting” property, to the City Council within five (5) working days after the date of this decision and by 5:00 p.m. The term “adjoining” means immediately next to, and the term “confronting” means in front of or in back of. An appeal shall be on a form prescribed by and filed with the City Clerk, at One Frank H. Ogawa Plaza, second floor. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City or wherein such decision is not supported by the evidence in the record and must include payment of \$711.00, in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal this decision and raise any and all issues in your appeal may preclude you from challenging this determination in court.*



February 23, 2016

Matthew Ticknor
585 22nd Street, LLC
2030 Manzanita Drive
Oakland, CA 94611

Re: Arborist Report for 585 22nd Street, Oakland

Dear Matthew,

The following arborist report discusses the proposed development at 585 22nd Street. As required by the City of Oakland, the report shall include the following.

- Tag, measure & assess the condition of all trees within 50' of proposed improvements, grading or other encroachments.
- Note all "Protected Trees", coast live oaks ≥ 4 " in diameter, or all other trees (except eucalyptus & Monterey pine) ≥ 9 " in diameter at 4.5' above mean grade. Eucalyptus & Monterey pine are not protected.
- Assess potential impacts of proposed improvements.
- Based on encroachment, tree health, and species susceptibility, make recommendations for tree preservation or removal.

Site Summary

The proposed development consists of construction of a 76 unit complex on 2 parcels and the relocation of two existing homes to an adjacent parcel. The proposed building will encompass nearly the entirety of the property, so almost all of the trees, including 3 off site trees, will need to be removed. A coast live oak located 2 properties over will need minor clearance pruning.

Assumptions & Limitations

This report is based on my site visit on 1/6/16, and the grading and drainage plans provided by Kahn Design Associates dated 2/16/16. It was assumed that the proposed improvements were accurately surveyed on the plans. The trees were not marked and are approximately located on the tree protection map.

The health and structure of the trees were assessed visually from ground level. No drilling, root excavation, or aerial inspections were performed. Internal or non-detectable defects may exist, and could lead to part or whole tree failures. Due the dynamic nature of trees and their environment, it is not possible for arborists to guarantee that trees will not fail in the future.

Arborist Report, 585 22nd Street

February 23, 2016

Tree Inventory & Assessment Table

#s: Each tree was given a numerical tag from #31-41.

DBH (Diameter at Breast Height): Trunk diameters (in inches) were calculated from the circumference measured at 4.5' above grade.

Health & Structural Condition Rating

Dead: Dead or declining beyond chance of recovery.

Poor: Stunted or declining canopy, poor foliar color, possible disease or insect issues. Severe structural defects that may or may not be correctable. Usually not a reliable specimen for preservation.

Fair: Fair to moderate vigor. Minor structural defects that can be correctable. More susceptible to construction impacts than a tree in good condition.

Good: Good vigor and color, with no obvious problems or defects. Generally more resilient to impacts.

Very Good: Exceptional specimen with excellent vigor and structure. Unusually nice.

Age

Young (Y): 0 to 1/5 (20%) of expected life span. High resiliency to encroachment.

Mature (M): 1/5 to 4/5 (20%-80%) of expected life span. Moderate resiliency to encroachment.

Over Mature (OM): > 80% of expected life span. Low resiliency to encroachment.

CI = (Anticipated) Construction Impact (L = Low, M = Moderate, H = High)

DE = Dripline Encroachment (X indicates encroachment)

PA = Project Arborist

#	Species	DBH	Health	Structure	Dripline				Age	DE	CI	Comments	Action
					N	E	S	W					
31	Brisbane Box (<i>Lophostemon confertus</i>)	9, 11.5	G	F	7	12	10	12	M	X	H	Codominant trunks with included bark. Large trunk flare, hardscape damage. Located in footprint of proposed building.	Remove.
32	Brisbane Box (<i>Lophostemon confertus</i>)	17	G	G	12	13	10	8	M	X	H	Hardscape damage. Located within 2' of proposed building.	Remove.

Jennifer Tso, ISA Certified Arborist

Arborist Report, 585 22nd Street

February 23, 2016

#	Species	DBH	Health	Structure	Dripline				Age	DE	CI	Comments	Action
					N	E	S	W					
33	Brisbane Box (<i>Lophostemon confertus</i>)	10	G	F	9	12	10	2	M	X	H	Water pipe at base. Large trunk flare. 10° phototropic lean to east. Located within 2' of proposed building.	Remove.
34	Brisbane Box (<i>Lophostemon confertus</i>)	6	F	F	10	10	2	0	Y	X	M-H	Subdominant tree. 10° lean to east. Located within 5' of building, leaning towards entrance to lobby.	Remove.
35	Blackwood Acacia (<i>Acacia melanoxylon</i>)	18	G	F	20	15	15	12	M	X	H	Located on neighbor's side of fence. Roots are raising parking lot asphalt. Proposed building footprint goes right up to the base of tree, requiring significant root and canopy removal (40-50%).	Remove Note: This is the neighbors tree located very close to the property line
36	Blackwood Acacia (<i>Acacia melanoxylon</i>)	15.5	G	G-F	18	10	18	15	M	X	H	Located on neighbor's side of fence. Roots are raising parking lot asphalt. Proposed building footprint goes right up to the base of tree, requiring significant root and canopy removal (40-50%).	Remove. Note: This is the neighbors tree located very close to the property line.
37	Coast Live Oak (<i>Quercus agrifolia</i>)	25, 25	G	F					M	X	L	Tree is located 2 properties over. No physical tag. A small portion of a lower elongated scaffold extends a short distance over the project site.	Retain. Prune for clearance.
38	Brisbane Box (<i>Lophostemon confertus</i>)	15	Dead									Dead.	Remove.
39	Dracaena (<i>Dracaena</i> sp.)	14	G	G	6	6	6	6	M	X	H	No physical tag. Located in footprint of proposed building.	Remove.

Jennifer Tso, ISA Certified Arborist

3

Arborist Report, 585 22nd Street

February 23, 2016

#	Species	DBH	Health	Structure	Dripline				Age	DE	CI	Comments	Action
					N	E	S	W					
40	Silver Maple (<i>Acer saccharinum</i>)	23, 15, 13, 13	F	F-P	25	25	25	20	M	X	H	Four codominant trunks with included bark. Girdling roots at base. Species is sensitive to drought stress and root loss. Located within 2' of proposed building; would need at least 25' of clearance to preserve tree.	Remove Note: this is the neighbors tree just outside property line.
41	Avocado (<i>Persea americana</i>)	20	F	F	15	15	15	15	M	X	M	No physical tag. Located at 610 21 st St. About 11' from relocated homes. Will be moderately impacted by construction; tree owner would like the tree removed.	Remove.

Trees that will need to be removed: 31-36, 38-41

Trees to be saved that will be subjected to dripline encroachment: 37 (very minor)

Jennifer Tso, ISA Certified Arborist

Discussion

The proposed complex will encompass the entirety of the parcels, requiring removal of every tree on or adjacent to the development. The only tree included in the inventory that will be retained is #37, a large coast live oak located two parcels over. The canopy is partly over the property line and will need some very minor pruning for clearance.

The remaining trees are either in the footprint of the proposed building (#31,39), dead (#38) or within 5' of proposed impacts (#32-36, 40-41). The acacias (#35, 36) and silver maple (#40) on adjacent parcels will be subject to the proposed building footprint within 2' of their trunks. Even if the trees were to survive the root loss, which is highly unlikely, they would be subject to wind throw given the extent of the structural root plates that would be compromised. It is my opinion that these trees would need to be removed to accommodate the proposed improvements.

The last tree recommended for removal is #41, located at 610 21st Street, the relocation site of the two existing homes at 600 & 570 21st Street. The homes will be 11' away from the tree and encroaches on its canopy, presenting a moderate impact. The owner of the tree prefers that it be removed.

Pre-construction

- Remove trees #31-36, 38-41. Perform minor clearance pruning on tree #37. Permission from the owner of the property 2 parcels over is required prior to pruning. All pruning shall be coordinated through the PA and be performed by personnel certified by the International Society of Arboriculture (ISA). All pruning shall adhere to ISA and ANSI (American National Standards Institute) Standards and Best Management Practices.

Thank you for the opportunity to provide this report, and please do not hesitate to contact me if there are any questions or concerns.

Sincerely,



Jennifer Tso
Certified Arborist #WE-10270A