

LANDMARKS PRESERVATION ADVISORY BOARD MINUTES

ADVISORY BOARD MEMBERS:

Craig Rice, Chair

Caleb Matheny, Vice-Chair

Alison Lenci

Tim Mollette-Parks

Geoff Bomba

Maria Katticaran

December 4, 2023

Regular Meeting: 6 PM

Council Chambers, City Hall

One Frank H. Ogawa Plaza

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MEETING CALLED TO ORDER BY: Chair Rice @ 6:00 p.m.

ROLL CALL:

Haneefah Rasheed, Senior PSR

Board Members Present: Lenci, Rice, Bomba, Katticaran, Mollette-Parks, Matheny

Board Members Absent: None

Staff Present: Aaron Lehmer, Haneefah Rasheed, Mike Rivera, Krystal Sams, Neil Gray

Staff Absent: None

WELCOME BY CHAIR

BOARD BUSINESS

Board Matters – None

Agenda Discussion – None

Informational reports – Form 700 Requirements

Krystal Sams, City Clerk gave a visual presentation of the requirements.

Subcommittee Reports

Chair Rice noted an interest in promoting adaptive reuse and conversion of existing office buildings for other uses through potential planning and building code changes. He would like to investigate that for the City of Oakland: what changes may be under consideration by the Planning & Building Department and other agencies, and how these could potentially affect historic buildings.

Motion by Chair Rice to launch an “Adaptive Reuse Building and Planning Code Amendment Exploratory Subcommittee” with Board Members Matheny, Bomba, and Chair Rice.

Seconded by Board Member Mollette-Parks

Action: 6 Ayes, 0 Noes

Secretary Reports – None**OPEN FORUM – Naomi Schiff****PUBLIC HEARINGS / APPLICATIONS**

The hearing provides opportunity for all concerned persons to speak; the hearing will normally be closed after all testimony has been heard. The Landmarks Preservation Advisory Board (LPAB) is an advisory board and thereby makes recommendations rather than decisions.

#1	Location:	707 Washington Street (adjacent to 7th Street)
	APN:	001 020302000
	Proposal:	To construct a new seven-story (79.9-foot tall), 51,520 square-foot mixed-use residential and commercial building on a 7,500 square-foot lot. The project includes 38 residential units, a 1,614 square-foot, ground floor commercial space, five ground off-street parking spaces, private balconies, fitness and amenity rooms and open space rooftop. The project includes 27 market-rate units and 11 moderate-income affordable units, for a total of 38 rental dwelling units. The project includes a waiver pursuant to the State Density Bonus Law (California Government Code 65915-65918) for a building height of 79.9 feet (maximum 55 feet)
	Applicant:	Jeremy Schaub, Schaub Li Architects
	Phone Number:	(415) 682-8060
	Owner:	Donner, LLC
	Case File Number:	PLN22169
	Planning Permits Required:	Regular Design Review for new residential and commercial construction in the CBD-P and S-7 Combining Zone District.
	General Plan:	Central Business District
	Zoning:	Central Business District-Pedestrian (CBD-P); and Preservation Combining Zone (S-7).
	Proposed Environmental Determination:	The project is exempt under the following sections of the State CEQA Guidelines: Sections 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning; and 15332- In-fill development projects (pending).
	Historic Status:	S-7 Designated Historic Properties, Area of Primary Importance (API) / Old Oakland
	City Council District:	3
	Status:	Pending
	Staff Recommendation:	Review and provide input to applicant and staff.
	Action to be Taken:	No decision at this hearing. The Zoning Manager will make the initial decision after a separate public notification, which will be appealable to the Planning Commission.
	For further information:	Contact Case Planner: Mike Rivera; Phone: (510) 238-6417; Email: mrivera@oaklandca.gov

BOARD COMMENTS/QUESTIONS – Board Members

PUBLIC COMMENTS/QUESTIONS – Naomi Schiff (ceded time to Chris Buckley), Mary Harper (ceded time to Chris Buckley), Christopher Buckley, Ronnie Turner (ceded time to Christina Dycus)

Case Planner Mike Rivera gave a verbal presentation of the project and contract applications.

Applicant Ronnie Turner and Christina Dycus gave a verbal and visual presentation of the project and contract applications.

Motion by Chair Rice:

Board moves that applicant consider the following as design moves forward:

- Delineate 55' datum in massing or details
- Consider reversing use of siding and stucco material application
- Consistent double hung window pattern
- Unification of transom and store front windows into a single opening
- Consider a gesture of Entablature at top of each Bay
- Consider Limiting garage opening on 7th St
- Consider changes in 7th street inset materials to be consistent with store front expression
- Consider removing slant expression at the corner
- Consider deleting continuous wood overhang at first floor
- Consider smooth finish on lap siding
- Further Clarify material and deleting throughout as design progresses.

Seconded by Board Member Matheny

Action: 6 Ayes, 0 Noes

ANNOUNCEMENTS - None

UPCOMING – None

APPROVAL OF MINUTES – November 6, 2023

1st Motion: Board Member Lenci

2nd Motion: Board Member Katticaran

6 ayes, 0 nays

ADJOURNMENT – Chair Rice at 7:24 p.m.

NEXT REGULAR MEETING: January 8, 2024