

LANDMARKS PRESERVATION ADVISORY BOARD MINUTES

ADVISORY BOARD MEMBERS:

Craig Rice, Chair
Caleb Matheny, Vice-Chair
Alison Lenci
Geoff Bomba
Maria Katticaran

February 5, 2024

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: Deborah French, PSR

Board Members Present: Rice, Bomba, Katticaran, Matheny
Board Members Absent: Lenci
Staff Present: Aaron Lehmer, Deborah French, Rebecca Lind
Staff Absent: Haneefah Rasheed

WELCOME BY CHAIR Chair Rice

BOARD BUSINESS

Board Matters – Chair Rice noted that former Board Member Tim Mollette-Parks ended his term early due to family emergency, and he wanted to recognize him for his services to the LPAB.

Agenda Discussion – None

Informational reports – None

Subcommittee Reports – Adaptive Reuse Subcommittee

Questions from Chair Rice:

- 1) Is the City of Oakland Planning Bureau considering any code changes similar to San Francisco's Adaptive Reuse Program that would support the reuse of office buildings for alternate uses?
- 2) Is the City of Oakland Building Bureau considering any code changes similar to San Francisco's, yet to be released code changes that would also support the reuse of office buildings for alternate uses?

Responses from Planning and Building staff:

- Planning Code does not prohibit alternate uses (e.g., residential) downtown
- Building Code is the Uniform Building Code, used by most CA jurisdictions

- The City encourages the use of the performance-based California Historic Building Code (CHBC) for buildings that meet the thresholds for adaptive reuse. All Designated Historic Properties (DHPs) and Potential Designated Historic Properties (PDHPs) are now qualified structures under the CHBC.
- Staff will bring the Draft Downtown Oakland Specific Plan (DOSP) zoning amendments to the Landmarks Board. These include a “transfer of development rights program” to preserve historic properties and encourage maintenance and restoration, which could include adaptive reuse.

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:	5212 Broadway California College of the Arts
Accessor’s Parcel Number:	014-124-300-101
Proposal:	Public Hearing and comment on the Draft Environmental Impact Report for the California College of the Arts (CCA) Site Redevelopment Project. The project includes demolition of 10 historic buildings within the CCA Area of Primary Importance (API), preservation and renovation of the two Treadwell Estate Oakland Landmark buildings and the Broadway Wall and stairs, renovation of 63,727 square feet of open space, and development of up to 510 residential units in two buildings with up to ten stories and 95- foot height, 16,945 square feet of commercial space, 268 parking spaces, and 510 bicycle spaces.
Applicant:	Arts Campus LLC
Phone Number:	Marc Babsin 415-489-1313
Owner:	California College of the Arts
Case File Number:	PLN20141, ER19003
Planning Permits Required:	General Plan Amendment, Re-zone, Planned Unit Development, Conditional Use Permit, Variance, with Californian Environmental Quality Act (CEQA) analysis through an Environmental Impact Report (EIR).
General Plan:	Institutional
Zoning:	CN-1, RM-4
Proposed Environmental Determination:	The Draft Environmental Impact Report (DEIR) was published for a 45-day review period from January 12 to February 26, 2024.
Historic Status:	Landmark, API, Campus District including 12 buildings: 4 A1+.4 B1+, and 4 C1+.
City Council district	1
Status:	Under Review.
Staff Recommendation	Receive public and Landmark Preservation Advisory Board comments on the DEIR.
Action to be	Provide comments.

Taken:	
For further information:	Rebecca Lind: Phone: (510) 672-1474 or by e-mail: rlind@oaklandca.gov.

Motion by Chair Rice to accept the revised and resubmitted staff report.

Seconded by Vice-Chair Matheny

Action: 4 Ayes, 0 Nays

BOARD COMMENTS/QUESTIONS – Board Members

PUBLIC COMMENTS/QUESTIONS – Margaret Dollbaum, Jennifer C. McElrath, Raul Maldonado, Kirk Peterson – Ted Pender ceded his time to Kirk Peterson, Bruce McCarthy, Matthew Myers, Naomi Schiff – Ann Killebrew ceded her time to Naomi Schiff, Kristen Belt, Noelani Fixler, Nico Nagle, Steve Brezovec

Case Planner Rebecca Lind gave a verbal presentation of the project's Draft Environmental Impact Report (DEIR) and the forthcoming process for project review.

Applicant Marc Babsin gave a verbal and visual presentation of the project and potential impacts.

Chair Rice announced that written comments would be accepted until 4:00 pm on March 12, 2024.

Motion by Chair Rice to accept public comments for staff consideration.

Seconded by Vice-Chair Matheny

Action: 4 Ayes, 0 Nays

ANNOUNCEMENTS – None

UPCOMING – None

APPROVAL OF MINUTES – December 4, 2023

1st Motion: Chair Rice

2nd Motion: Board Member Katticaran

Action: 4 Ayes, 0 Nays

ADJOURNMENT – Chair Rice at 7:13 p.m.

NEXT REGULAR MEETING: March 4, 2024