

# LANDMARKS PRESERVATION ADVISORY BOARD MINUTES

## ADVISORY BOARD MEMBERS:

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

**May 6, 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 @ 6:08 p.m.**

**WELCOME BY CHAIR:** Rice

**ROLL CALL:** Haneefah Rasheed, PSR, Sr.

**Board Members Present:** Rice, Bomba, Katticaran, Matheny

**Board Members Absent:** Lenci

**Staff Present:** Audrey Lieberworth, Haneefah Rasheed, Catherine Payne, Aaron Lehmer, Stephanie Skelton, Edward Manasse, Laura Kaminski, Joanna Winter, Michelle Matranga

## BOARD BUSINESS

**Agenda Discussion:** none

**Informational Reports:** none

**Subcommittee Reports:** none

**Board Matters:** Catherine Payne welcomed Audrey Lieberworth as the new secretary and said farewell to Aaron Lehmer as the former secretary to the Landmarks Preservation Advisory Board.

Board Member Katticaran wanted to follow up on the request from the last meeting regarding a request from the public for the City to facilitate presenting visual information while members of the public make their comments. Secretary Lieberworth provided a response to the question.

**OPEN FORUM:** Naomi Schiff

**Motion by Chair Rice** to extend the public comment period per speaker to three minutes during public comment on the next item.

**Seconded by Vice-Chair Matheny**

**Action:** 4 Ayes, 0 Nays

**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.

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|-----------|--------------------------|---|
| <b>#1</b> | <b>Location:</b>         | <b>Downtown Oakland Specific Plan (DOSP) Area, Area bounded generally by 27th Street to the north, I-980 and Brush Street to the west, the Jack London estuary waterfront to the south, and Lake Merritt and the Lake Merritt Channel to the east.</b>  |
|           | <b>Proposal:</b>         | <p>The City of Oakland seeks to adopt the Downtown Oakland Specific Plan (DOSP), certify the DOSP Final Environmental Impact Report (FEIR), and amend the Zoning Map, Planning Code and General Plan to implement the DOSP.</p> <p>The DOSP contains strategies for physical improvement projects and supporting policies to meet the needs of the area’s most vulnerable stakeholders while addressing community priorities for a sense of place, shelter, economic opportunity, cultural belonging, and mobility. The DOSP offers guidance upon which to base future City investments, as well as benchmarks to evaluate success. It contains an implementation plan that includes many implementation mechanisms, including policy revisions, studies, programs, coordination, and oversight of mitigation measures.</p> <p>The FEIR contains measures to mitigate the environmental impacts of development that meets the goals of the DOSP. The amendments to the General Plan change certain specified land uses to meet the goals of the DOSP, including dense, transit-oriented development of property for housing and employment. The amendments to the Zoning Map and Planning Code provide more specific guidance to implement the goals of the DOSP.</p> |
|           | <b>Applicant:</b>        | City of Oakland   |
|           | <b>Case File Number:</b> | GP23001, ZA2206, ER18-020 & SP16001   |
|           | <b>General Plan:</b>     | <p><b><u>Land Use and Transportation Element (LUTE)</u></b><br/>                 Business Mix; Central Business District; Community Commercial; General Industry and Transportation; Institutional; Mixed Housing Type Residential; Neighborhood Center Mixed Use; Urban Park and Open Space; Urban Residential</p> <p><b><u>Estuary Policy Plan (EPP)</u></b><br/>                 Light Industry 1; Mixed Use District; Off-Price Retail</p>  |

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|  | District; Parks; Planned Waterfront Development 1; Planned Waterfront Development 4; Produce Market; Retail Dining Entertainment 1; Retail Dining Entertainment 2; Waterfront Commercial Recreation 1; Waterfront Mixed Use; Waterfront Warehouse District   |
| <b>Zoning:</b>                               | C-40, C-45, CBD-C, CBD-P, CBD-R, CBD-X, CC-1, CC-2, CC-3, CIX-1A, CIX-1B, D-LM-2, D-LM-3, D-LM-4, D-LM-5, D-OTN, IG, M-20, M-30, M-40, OS(LP), OS(NP), OS(RCP), OS(RCA), OS (AF), OS (AMP), OS(SU), R-80, RU-3, RU-4, RU-5, S-2  |
| <b>Proposed Environmental Determination:</b> | <p>The Draft Environmental Impact Report (DEIR) for the DOSP and associated General Plan Amendments was available for public review (SCH No. 2019012008) on August 30, 2019 and brought before the Planning Commission on October 2, 2019, with an extended 70-day public review and comment period ending November 9, 2019.</p> <p>All comments that were received during the Draft Environmental Impact Report (DEIR) public comment period have been compiled and responded to in the Response to Comments (RTC) Document, along with non-substantive changes and clarifications to the DEIR. The RTC Document, together with the DEIR, constitutes the Final EIR (FEIR) for the DOSP. The Zoning Map and Planning Code amendments are consistent with the FEIR.</p>  |
| <b>Historic Status:</b>                      | 52 Landmarks, 21 Areas of Primary Importance (API); 27 Areas of Secondary Importance (ASI)   |
| <b>City Council district</b>                 | 2, 3   |
| <b>Status:</b>                               | The Draft DOSP and DEIR received public review and comment in 2019, have subsequently been revised, and will be brought before the Planning Commission. The Draft Zoning Map, Planning Code and General Plan Amendments were released for public review in two parts: Part 1 (including the Zoning Map, Activity Table, and Special Districts) was released April 29, 2022, and Part 2 (including height and intensity maps, a Zoning Incentive Program, Transfer of Development Rights Program, and development standards) was released July 5, 2022. The LPAB previously reviewed the Draft DOSP Zoning Map, Planning Code and General Plan Amendments at their August 29, 2022 hearing. The revised Draft DOSP was released for public review on March 22, 2024. The Final Draft Zoning and General Plan amendments and FEIR have a planned release date of April 19, 2024. |
| <b>Staff Recommendation:</b>                 | Provide comments, with a focus on cultural resources, to Planning Commission on the Final Draft DOSP, FEIR, and the General Plan, Planning Code and Zoning Map Amendments that implement the DOSP.   |
| <b>Action to be Taken:</b>                   | Provide comments, with a focus on cultural resources, to   |

|                                 |   |
|---------------------------------|---|
|                                 | Planning Commission on the Final Draft DOSP, FEIR, and the General Plan, Planning Code and Zoning Map Amendments that implement the DOSP.                                     |
| <b>For further information:</b> | Contact Project Manager <b>Joanna Winter</b> at <b>(510) 238-2166</b> or by email at <a href="mailto:plandowntownoakland@oaklandca.gov">plandowntownoakland@oaklandca.gov</a> |

**Case Planner Joanna Winter** gave a verbal and visual presentation of the DOSP projects.

**Motion by Chair Rice** to extend the presentation for five more minutes.

**Seconded by BM Katticaran**

**Action:** 4 Ayes, 0 Nays

**BOARD COMMENTS/QUESTIONS:** Board Members

**PUBLIC COMMENTS/QUESTIONS:** Ana Killebrew, Alison Finley, & Linda Taylor ceded time to Naomi Schiff

**Motion by Chair Rice** to grant each of the three minutes ceded to the speaker to twelve minutes.

**Seconded by BM Katticaran**

**Action:** 4 Ayes, 0 Nays

**Motion by Vice-Chair Matheny** to continue the DOSP item to the next meeting (June 3, 2024).

**Seconded by Chair Rice**

**Action:** 4 Ayes, 0 Nays

**ANNOUNCEMENTS:** none

**UPCOMING:** none

**APPROVAL OF MINUTES:** February 5, 2024

**1<sup>st</sup> Motion:** Chair Rice

**2<sup>nd</sup> Motion:** BM Katticaran

**Action:** 4 Ayes, 0 Nays

**ADJOURNMENT:** Chair Rice at 7:29 p.m.

**NEXT REGULAR MEETING:** June 3, 2024