

# LANDMARKS PRESERVATION ADVISORY BOARD MINUTES

## ADVISORY BOARD MEMBERS:

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

June 3, 2024

Regular Meeting: 6 PM  
Council Chambers, City Hall  
One Frank H. Ogawa Plaza

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

WELCOME BY CHAIR: Chair Rice

ROLL CALL: Haneefah Rasheed

Board Members Present: Rice, Bomba, Lenci, Matheny

Board Members Absent: Katticaran

Staff Present: Audrey Lieberworth, Haneefah Rasheed, Joanna Winter, Stephanie Skelton, Neil Grey, Brian Mulry

## BOARD BUSINESS

Agenda Discussion: none

Informational Reports: none

Subcommittee Reports: none

Board Matters: none

Open Forum: none

Consent Calendar: none

## 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.

**The DOSP is a continued item from the May 6, 2024, LPAB meeting**

#1	Location: Downtown Oakland Specific Plan (DOSP) Area, Area
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	<p><b>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></p>
<p><b>Proposal:</b></p>	<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>
<p><b>Applicant:</b></p>	<p>City of Oakland</p>
<p><b>Case File Number:</b></p>	<p>GP23001, ZA2206, ER18-020 &amp; SP16001</p>
<p><b>General Plan:</b></p>	<p><b><u>Land Use and Transportation Element (LUTE)</u></b>          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  <b><u>Estuary Policy Plan (EPP)</u></b>          Light Industry 1; Mixed Use District; Off-Price Retail 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</p>
<p><b>Zoning:</b></p>	<p>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),</p>

	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>	<b>Contact Project Manager Joanna Winter at (510) 238-2166 or by email at <a href="mailto:plandowntownoakland@oaklandca.gov">plandowntownoakland@oaklandca.gov</a></b>

Case Planners **Joanna Winter and Neil Gray** provided verbal responses to the Board Members regarding the DOSP projects.

**BOARD COMMENTS/QUESTIONS:** Board Members

**PUBLIC COMMENTS/QUESTIONS:** Mary Harper ceded her time to Christopher Buckley

**Motion by VC Matheny** to accept the following:

Staff recommends that the LPAB take public testimony, close the public hearing, and provide cultural resource related comments on the Final Environmental Impact Report (FEIR), Final Draft Downtown Oakland Specific Plan (Specific Plan), Final Draft Zoning and General Plan amendments, and associated Related Actions.

**Seconded by Chair Rice**

**Action:** 4 Ayes, 0 Nays

**VC Matheny** proceeded to make another recommendation to the body to modify the Transfer of Development Rights program to require additional community benefits of a participating project, but he rescinded.

**APPROVAL OF MINUTES: May 6, 2024**

**1st Motion: VC Matheny**

**2nd Motion: BM Bomba**

**Action:** 4 Ayes, 0 Nays

**ADJOURNMENT: Chair Rice @ 6:26 p.m.**

**NEXT REGULAR MEETING: July 1, 2024**