

00;00;50;00 - 00;01;20;12

Welcome to the Oakland Landmarks Preservation Advisory Board. Before we get started, is it appropriate for the board secretary to go over some remarks on this hybrid meeting?

00;01;20;15 - 00;01;49;10

Unknown

Hello, this is Catherine Payne. I'm actually not your secretary this evening. Aaron Lehmer, sitting to my left is your new acting landmarks board secretary. And I did want to take a moment to introduce them. I'll also be supporting him this evening for his first meeting. Aaron is in our department. He is not a land use planner, but he enthusiastically volunteered to work with all of you and to help support us with public information related to boards and commissions.

00;01;49;12 - 00;02;10;01

Unknown

And so we are very happy to have him here and grateful to him volunteering for this job. And I think he's very excited to work with you. And I will turn it over to Aaron to further introduce himself and provide you with some starting remarks. Thank you. Thank you so much, Catherine. And thank you so much for having me this evening.

00;02;10;04 - 00;02;34;21

Unknown

I'm Aaron Lehmer, acting secretary. This is Stephanie Skelton, a public service representative. Welcome all to the May 1st, 2023 Landmarks Preservation Advisory Board meeting. We're being held in-person today as per the requirements of the Brown Act, there are a minimum number of hard copy agendas and staff report packets available on the front table here if anyone needs them.

00;02;34;24 - 00;03;05;09

Unknown

City Hall is equipped with wi fi and we kindly ask members of the public to view the meeting agenda and materials online at the Landmarks Advisory Board web page at OaklandCA.gov/lpab that again is OaklandCA.gov/lpab for your convenience. If you wish to speak to an item, please complete a speaker card and return it to the public service.

00;03;05;09 - 00;03;35;01

Unknown

Representative Stephanie Skelton here as early as possible. You may speak for up to 2 minutes total per item. Please note in the upper right hand corner of the card which item you wish to speak on. For example, open forum or item number one or item number two. And starting tonight, up to two speakers may now cede time to another speaker for up to 4 minutes total, but they must fill out a speaker card and be present for that speaker to whom the time is being seated.

00;03;35;03 - 00;03;59;06

Unknown

And for future reference, commentators may share visual materials or written comments in advance by emailing the case planner for the item and or board members

for any item. As noted in the agenda, we will call speakers in groups of three. When they're called. You'll hear your name. Please line up at the podium to speak and when it is your turn, please speak directly into the microphone.

00;03;59;09 - 00;04;22;12

Unknown

When you hear the timer indicating your 2 minutes are up, please complete your last statement and step away from the podium to allow the next speaker to have their turn. Restrooms are located just outside of the chamber. Men are to the left, outside of this entrance and women to the right. If you pass in the garage under 250 Frank Ogawa Plaza, please see Stephanie here, our public service representative.

00;04;22;12 - 00;04;47;18

Unknown

To validate your token, we kindly ask that you do this now as validating is kind of noisy and kind of interfere with the meeting. So thank you so much. And finally, we acknowledge that there is a public desire to host hybrid meetings that involve both in-person and virtual components. The city administrator is working to develop our capacity to host hybrid meetings and is initiating this effort with city Council.

00;04;47;21 - 00;05;17;18

Unknown

Once hybrid meetings and protocols are vetted and resources are available, other public bodies like this one will begin to host hybrid meetings. In the meantime, we thank you so much for your patience. Thank you. Mr. Lehmer, could I have roll call, please? Board member, Vice President. Board Member Johnson Present Board Member. Andrew's present. Board member Lindsey is absent.

00;05;17;18 - 00;05;50;14

Unknown

Vice Chair Mullett Parks Present and Chair Foo and I am here. Thank you. That takes us to board business. Any agenda discussions from staff? None at this time. I don't see any informational reports on it. Yes, ma'am. So let's go back to a general discussion. Apologies is an information report just a verbal one and sorry I started doing something else.

00;05;50;14 - 00;06;18;06

Unknown

Let me set this to the sidebar. Let Stephanie know I have this. I will give it back to you. The information report this evening is with regards to the minutes. You'll remember that in January, or maybe you won't. Hence why I am introducing the concept again this evening in January I discussed with the Landmarks board moving from the minutes that you have now, which I would call summary minutes to action item minutes similar to what we do for Planning Commission.

00;06;18;08 - 00;06;47;09

Unknown

We are hugely underresourced right now and we really would like all of our boards and commissions to operate in the same efficient manner as one another. So we think moving to action minutes makes sense in terms of that efficiency in addition, we now

have available resources to accommodate high quality. Well, we believe we have the resources to accommodate high quality action minutes with the ability to create transcriptions.

00;06;47;09 - 00;07;11;16

Unknown

We have tools that we're just exploring right now. In fact, your new secretary, Aaron, is trying out a few different transcription tools and we'll bring you some copies of transcriptions at your next meeting as well as a copy of the Planning Commission action minutes and your bylaws. So you can see that we're able to do this. We'll be making this move no matter what.

00;07;11;21 - 00;07;31;01

Unknown

At the same time, we would like to make sure that we inform you about how that will happen and make sure that you're comfortable. So next month I'll bring a written staff report with those examples and example of action Minutes from Planning Commission. An example of a transcription of what we think is probably the most poorly recorded meeting.

00;07;31;01 - 00;07;58;29

Unknown

So you can see the quality of our transcription software in the worst of circumstances and also your bylaws so you understand what, what we can do here and we will be asking you while this is not it won't be a public hearing and there won't, we don't need your vote to do this. We will be asking you to make a motion and vote so that we can memorialize whether we have the board's support or not.

00;07;58;29 - 00;08;21;22

Unknown

Because if we ever become more fully staffed in the future and it's clear that this is not what the Landmarks Board wants to do, we'll have it memorialized that this is not what you'd like to do. And we can consider going back to something different. Or if you do support this, this helps it help staff understand that this is a way we can move forward to build in these efficiencies into the future.

00;08;21;25 - 00;08;42;03

Unknown

So with that coming soon in June, I'll be bringing that written information report and asking for your support in moving to a more efficient minute process. Thank you. Would this be an appropriate time to entertain a couple of questions from the board or should we just wait until you come back with the actual report? You may absolutely ask questions.

00;08;42;03 - 00;09;10;05

Unknown

Now, if I can't answer them today, I will attempt to answer those in a staff report. Okay. It's a really quick question. So these meetings are recorded? Yes. And the videos are available to the public. Yes, that is true. Okay. Thank you. Any questions from the board today? No. Thank you very much for that information report

and your subcommittee reports from the board today seeing pinch shakes.

00;09;10;07 - 00;09;44;25

Unknown

Nope. Okay. Any additional board matters staff that we wish to discuss tonight. Seen? Yes. Bloomberg Markets, please. It would be great at some point to get a status of appointees to the board where we stand with new appointees. And I haven't heard anything that may be for an upcoming meeting but right and I'll I'll help Erin out with this since I've been having some conversations with the mayor's office.

00;09;44;25 - 00;10;09;13

Unknown

I know that there's an understanding of the vacancies on the landmarks board and there's an intent to fill those, but I haven't heard any updates at this time. I did. I know that there are appointments for Planning Commission that are now scheduled for a rules committee. So I believe that the mayor's staff is working through the various appointments for all of the boards and commissions right now.

00;10;09;15 - 00;10;45;00

Unknown

So right now it's a wait and see. My understanding is that for all of the landmarks board members who are termed out, the mayor has authorized you to remain in holdover status so you can continue to attend meetings, sit on the board and participate and vote on items. Thank you for the question. Board Member Johnson. Thank you for your response was paid, so I would assume that the website will get updated at that point as well to reflect the accurate timeframe of the our service time.

00;10;45;03 - 00;10;54;14

Unknown

Yes. And the Landmarks Board contact information will provide all that information once it's available. Great. Thank you.

00;10;54;17 - 00;11;15;00

Unknown

I believe that takes us to open forum. At this time, members of the public may speak on any item of interest that is not on the agenda, but it is within the board's jurisdiction. Speakers are generally limited to up to 2 minutes or less if they are six or less speakers on the item and woman or less of there are more than six speakers.

00;11;15;00 - 00;11;31;28

Unknown

So let's try to keep it at 2 minutes if we can with that. Do we have any speakers for the open forum? There are two speakers for Open Forum, Tiffany and Naomi. If you want to come up and please state your full name for the record.

00;11;32;01 - 00;11;54;07

Unknown

Hello, is Tiffany in? And I'm here in support of a future agenda item to come before your board. I wanted to just come here and introduce friends in Lincoln Square Park.

I'm one of the co-founders. Six generations of my family have grown up in and around Oakland, Chinatown, and playing at Lincoln Square Park. So I'm incredibly invested in this neighborhood and upcoming project.

00;11;54;10 - 00;12;18;28

Unknown

For the past six years, we've been advocating in support and supporting the city to complete a new Recreation and Community Resiliency center, which will ensure our beloved park continues to be a welcoming, inclusive and joyful place for generations to come. As it turns out, this has actually been a part of city plans and on priority lists for, by my count, 27 years.

00;12;19;00 - 00;12;46;27

Unknown

And so I'm just really hoping to bring a sense of urgency so we can get this thing done. The community has participated in numerous meetings. We've been involved in the design process, multiple rounds, and we are excited to move this project forward. We've been out at the park just about every month gathering feedback. Everyone's excited. Community support is overwhelming, so this project will hopefully be on one of your upcoming agendas.

00;12;46;27 - 00;13;09;06

Unknown

I'm not sure how that source happens to get it on the agenda, but but when it does, we'll be back to show our support. And in the meantime, if you're less familiar with Lincoln Square Park and Oakland, Chinatown, please come on by. You'll see it's one of the busiest parks in the city, the busiest rec center. Probably about 1500 to 2000 people come through there every single day.

00;13;09;08 - 00;13;33;14

Unknown

And there'll be a take out performance this Thursday at 3 p.m.. And we'll have our Lincoln Summer night series kicking off to the second Thursdays of the month. So I welcome you to visit. Come take a tour stopping by. We'd be happy to show you around. It's going to be all hands on deck to make sure the city's project team gets this has what it needs to bring this project to completion.

00;13;33;14 - 00;14;03;12

Unknown

So I thank you and look forward to sharing more with you in the future. Thank you. Thank you. Please state your full name for the record. My name is Naomi Schiff and I have two items for you. One, I would request that at least for item one on your agenda, you allow for minutes speaker time. You don't have a big crowd, but you do have a general plan that's supposed to extend for many years to come.

00;14;03;19 - 00;14;40;19

Unknown

And I don't think that's too much time to listen to just a handful or less of people. If if you can feel it in your heart to do that, it would be great. And secondly, to those items, I realize that we're not speaking to the items yet, but

there have been multiple deadlines announced and we are very unclear about when the comment deadline is for the proposed zoning change amendments and for the IIR.

00;14;40;19 - 00;15;13;09

Unknown

And we are hoping that the staff will be able to elucidate. Thank you. Thank you. There are no more speakers for open forum. Great. Thank you. I don't see any items on our Concern calendar. Next is our public hearings. We have two items on the public hearings agenda. Typically, we allow for 2 minutes to speak. I think we can maybe split between the two and the request for an express 3 minutes if we can do that for these items.

00;15;13;12 - 00;15;52;11

Unknown

I assume I don't want to be presented by city staff. Yes. So if I could, we could have a presentation from staff, please. Thank you. Get up. We have the presentation on. Please. Thank you. Good evening to full Vice-Chairman Parks and members of the Landmarks Preservation Advisory Board. My name is Lakshmi Rajagopalan and I'm a planner with the Strategic Planning Division, and I'm also the project manager for Phase one of the Auckland 2045 General Plan Update Process.

00;15;52;13 - 00;16;28;24

Unknown

With me today are Khalilah Haynes, who's a planner three in the Strategic Planning Division and the lead for the Environmental justice element, and also working with me on the Phase one court amendments and Laura Kaminsky, Strategic Planning Manager. As part of today's presentation, we will provide an overview, a recap of the general plan update process, the project timeline and an overview of the draft planning amendments will then dive into the missing middle housing type amendments, followed by a brief discussion of the two proposed overlay zones.

00;16;28;24 - 00;16;56;11

Unknown

The Affordable housing overlay zone and the sites housing sites inventory zone. Then we will continue with the Industrial Land Planning Board amendments and some general proposed amendments and we'll wrap up the with an overview of next steps. Next slide. So the general plan establishing a citywide vision and supporting goals, policies and implementation measures, and it acts as a legal basis for development and conservation.

00;16;56;14 - 00;17;26;19

Unknown

State law requires eight. State law requires that the general plan include eight required topics, also known as elements, and allows cities to add additional elements as needed. Staff began phase one in Winter 2021, and phase one includes the now adopted and newly certified by the state. The 2023 to 2031 Housing Element, the Safety Element Update and a new environmental justice element.

00;17;26;21 - 00;17;54;21

Unknown

Staff also are working on zoning code amendments to implement actions in the Housing Action Plan and the Environmental justice and safety element. Staff anticipate that Phase two will begin in fall 2023, and this will include updates to the land use and transportation element. Open space conservation and recreation element. A new capital facilities and infrastructure element. A noise element and updates to the zoning code.

00;17;54;24 - 00;18;33;05

Unknown

The proposed Planning Board amendments Implement actions in the 2023 2031 Housing Action Plan D for the housing, and these changes are also intended to encourage different housing types in Oakland, such as duplexes. Triplexes for Plex's. Incentivize affordable housing, reduce constraints on housing development, add housing in areas well-served by transit, and in areas that historically have been exclusionary and to reduce environmental burden on populations that are already affected by pollution.

00;18;33;07 - 00;19;08;25

Unknown

This proposal is intended to help further fair housing objectives by increasing the availability of housing and particularly more affordable units by design in high resource areas. So the draft package that you have before you includes changes that are grouped into five broad categories the missing middle housing type code, amendments that will allow for changes to the residential development standards, ABS zoning and height, changes to encourage small scale multi-unit multi-unit housing types and single family neighborhoods.

00;19;08;27 - 00;20;00;12

Unknown

Revised Development standards and lower and low density residential zones. And additional building height and density changes in commercial zones along transit corridors and near BART stations and bus rapid transit stations. The affordable housing overlay zone that will create ministerial approval and provide incentives for 100% affordable projects. The housing sites overlay zone, which will create ministerial approval for all the sites that are identified as part of the sites inventory in the housing element, Industrial Land Code, Amended zoning amendments which focus on reducing pollution impacts in communities impacted by pollution and other planning code amendments to facilitate special housing types and remove constraints on processing entitlements.

00;20;00;15 - 00;20;23;20

Unknown

To provide a brief overview of the timeline staff begin this process in September 2022, when we publish a preliminary summary of the zoning proposal to the city was intending to undertake as part of the housing element, also known as Appendix G. Since then, we have received several written and verbal comments on those proposals as part of the housing element process.

00;20;23;23 - 00;20;56;28

Unknown

So the the draft picks amendments were published on March 3rd and the public review period for these and on May 9th, 2023. So, so and so between this period, we have held several focus groups to focus on the missing major housing type code amendments, the affordable housing overlay, Zoom, the overall zoning amendments package and staff also participated in an open house with the Bay Area Rapid Transit, or the BART at the Rockridge BART EOD.

00;20;57;01 - 00;21;29;17

Unknown

Finally, we also held two public hearings at the Zoning update committee in March and April, and this meeting has been continued from the April one al-Bab meeting and is also another opportunity to provide feedback. Now I'd like to turn it over to Khalilah to provide an overview of the proposed code amendments. Okay. So that we're on the same page.

00;21;29;17 - 00;21;54;19

Unknown

Missing Middle refers to a variety of small scale multi-unit housing types that can range from duplexes to townhouses to smaller apartment buildings that are compatible with walkable neighborhoods. Missing middle units are compatible in scale with single family neighborhoods, and these amendments were to development standards in historically single family neighborhoods to allow for a range of small housing types.

00;21;54;21 - 00;22;32;06

Unknown

Six nine okay, so largely the zoning changes that are part of the missing middle package are related to updating development standards to facilitate housing production on a small scale. This includes reducing setbacks in minimum large size standards and increasing density and building heights. One big change is that the current residential, detached zones, which is one of the lowest density zones in the city, are to have the hills will be combining those two already zones already one already two into one already zone that allows for up to four units on lots, 4000 square feet or greater.

00;22;32;08 - 00;23;01;13

Unknown

We'll also be updating the mixed housing type, our M zones and the urban residential type R zones to allow for more units on smaller lots and before four units allots 4000 square feet or greater. Just to go along with this will be creating new facilities for housing types between single family and multifamily and eliminating conditionally permitted densities in the RG and AMI zones.

00;23;01;15 - 00;23;38;08

Unknown

So if you have the staff report, go to table two. You can see those proposals in detail. Um, yeah. So overall setbacks are reduced for the side in front. These vary by zone and the code allows for encroachment of regular units into the rear setback similar to what is allowed for Adu encroachments. These are the general changes include parking reductions and is a proposal to reduce parking minimums required to

lower the cost of new housing and allow for more housing units to be built.

00;23;38;10 - 00;24;10;05

Unknown

There would be no parking minimums within half mile of major transit stops, no parking minimums in assisting transit oriented development zone or in the Coliseum area transit oriented zone, and no minimums are 100% affordable projects. There would be some exceptions in the very high fire hazard severity zone. There also be some reduced open space regulations to allow flexibility and allow that more areas can be dedicated to new housing.

00;24;10;07 - 00;24;42;20

Unknown

So in the map before you, you can see the proposed zoning changes would increase permitted densities in areas near transit and along transit corridors. Zoning is proposed to occur in several single-family residential neighborhoods of particular focus in high resource neighborhoods and in transit proximate areas like around the BART stations and yeah, thanks. This map shows the proposed site changes.

00;24;42;22 - 00;25;24;24

Unknown

You can see that similarly increased permitted densities in resident increased heights in residential neighborhoods near major corridors, especially along key corridors like the BRT line, San Pablo, Shattuck, Telegraph College, Hagan, Berger and others and around the BART stations as well. Okay, so the affordable housing overlay zone, the purpose of the H0, as we're calling it, is to create affordable housing for extremely low, very low and low income and middle income households and 100% affordable projects with an overlay will receive ministerial approval, seek exemption and are non appealable.

00;25;24;26 - 00;25;58;09

Unknown

These projects also get bonus height, relaxed development standards and elimination of density maximums within the building envelope. The draft map shows that most of the city would be included in the affordable housing overlay. Yeah, keep going. I think you have an excellent. The H0 would apply. Oh. Okay. So these are the exceptions to where it would apply. Like I said, there will be some exemption in the very high fire hazard severity zone as part of the safety element.

00;25;58;09 - 00;26;22;11

Unknown

We studied evacuation routes to see if there would be appropriate areas in this very high fire hazard to really zone that we could include as part of H0. And the result of that we will have soon the age. The age also does not apply to parcels with designated historical landmarks, and the height additions will not apply in areas with established historical significance.

00;26;22;13 - 00;26;57;06

Unknown

If the site contains a contributing structure. Okay, You can also check the staff

report for more detail, but generally they are chosen to allow for a bonus height for eligible affordable housing projects, as well as a relaxation of other listed development standards and an elimination of any maximum residential density standards. Yeah, it will not apply in the very 530 zone at this time, and we'll get let's keep going.

00;26;57;08 - 00;27;19;28

Unknown

The housing sites overlay zone covers all parcels that are in the sites, inventory of the housing element and it's aimed at facilities and housing opportunities in areas where the city intends for housing to be built pursuant to the state requirements. The housing sites overlay zone would apply to all housing sites. In the housing element, you can see a table C 26.

00;27;20;01 - 00;27;56;03

Unknown

All projects with 20% affordable units are permitted. Two will be permitted by right if they're on an inventory site. The current proposal requires that of the 20% affordable units, 40% should be reserved for moderate income, 25% for low income, and 20% for very low income. And we can go Next slide, please. Finally, there are some changes being proposed proposed industrial lands to protect sensitive receptors, which our land uses are populations that are more sensitive to pollution.

00;27;56;06 - 00;28;22;00

Unknown

These proposed changes include reduced allowed intensity of commercial industrial activities in some zones, a reduction in the allowed heavier industrial uses into residential zones, and a requirement for truck intensive uses to obtain special conditional use, permit or apply specific performance standards of approval.

00;28;22;03 - 00;28;32;18

Unknown

Okay, so I'll turn over to Lakshmi to finish up the presentation.

00;28;32;20 - 00;29;08;14

Unknown

Thank you. The staff have also proposed changes that are intended to improve the public noticing process to include building occupants. Other changes include removing staff constraints on ability to process entitlements for housing projects and streamlining the project approval process. Finally, there are proposed amendments to special housing regulations to comply with state law. Special housing, in this instance, refers to rooming units, efficiency units, employee housing, residential care facilities, transitional supportive housing and emergency shelters.

00;29;08;17 - 00;29;47;26

Unknown

Next slide. So as I stated before, the proposed planning code amendments will revise public notice requirements to include building occupants. Current planning regulations only require that the building owner be notified. The proposed changes will also change conditional use permit requirements for certain activities. It

provides clarifications on full, so it clarifies the conditional use permit requirements for full service and limited service, restaurant restaurants, group assembly activities, personal instruction and improvement services, medical services and consumer services such as Laundromats.

00;29;47;28 - 00;30;20;27

Unknown

It also provides clarifications regarding agricultural activities, sidewalk cafes and other civic and commercial activities. These proposed changes will also remove or reduce limitations to construction of ground floor, new ground floor residential facilities in commercial zones. There are new definitions for key terms such as affordable housing, affordable housing cost, affordable rent, employee housing, moderate low and very low income households and food desert in Section 17 09040.

00;30;21;00 - 00;31;08;19

Unknown

Finally, the code amendments extend planning entitlement periods to support a project's ability to move forward into the building permit stage and ultimately into construction and completion. Next slide. So as I stated earlier, the Planning code amendments were published on March 3rd and they will be available for public review until May 9th. Staff anticipate releasing the final zoning code amendments in summer 2023 and begin the public hearing process, where we will present the planning code, the complete planning code for the revised planning code, and the final year to the Planning Commission for Certified recommendation to certify and take it to the Community and Economic Development Committee of the City Council and the City Council for Adoption.

00;31;08;21 - 00;31;28;27

Unknown

Thank you. And you can also find all the dates, the key dates on the city of Oakland website. General Plan Update Website, Homepage. Thank you. This concludes our presentation and we cannot be unavailable to answer any questions. Thank you. Before we will prompt a public comment, will open up for the board for a new clarification Questions for the Staff.

00;31;28;27 - 00;31;51;16

Unknown

I just have a very quick question. I didn't hear much reference to the historic preservation element, the general plan. Can you just maybe confirm whether this effort will impact that particular section of the general plan? So as part of this phase one and phase two of the general plan update process, we will not be updating the historic preservation element that will be happening as part of a separate process after this.

00;31;51;18 - 00;32;17;06

Unknown

This process is complete. And at which time will there be another presentation to help the landmarks for understand what those changes may be on the in the historic preservation element? Yeah. Yes. When that project comes forward, we will have to, I think, release an RFP, select a consultant. Yes. Staff can help us track that when

the time comes.

00;32;17;09 - 00;32;44;17

Unknown

It would be important for us to take a look at that as well. So any questions for the staff from the board? Yes, please. All right. Interim board member Andrews here. Can you give us an example of how there might be some consideration since for the very high four severity zone in terms of both the mixed, what you call the mixed missing middle and the affordable housing element?

00;32;44;18 - 00;33;25;16

Unknown

Can you just give an example of how that might be affected? Laura Kaminski Strategic Planning Manager So what we've been looking at mainly is because as part of the safety element, as was mentioned earlier, we are doing evacuation route scenarios in the cases of a wildfire. And so we're trying to look at where we specifically analyze within a thousand feet of either side of 580 as well as how 13, because we were looking at areas that would have the fastest access to the major interstate for egress purposes.

00;33;25;18 - 00;34;08;08

Unknown

And so we're trying to look at in these evacuation scenarios, are there areas that are not showing red essentially during a wildfire evacuation? So that's what we are looking at so far. You know, we're really seeing that the areas are mainly red or yellow leading to red. So, know, we are still trying to see if there are some possibilities, but I think there's going to be not that many as well as I think the other issue is that having parcels of a large enough size for affordable housing as well that fall within those particular areas.

00;34;08;10 - 00;34;35;26

Unknown

But that is what we've been working with our fire departments, as well as the Department of Transportation and the consultants to try to analyze that. Great. Thank you. And then my other question was related to schedule. If these amendments are adopted in a sort of timely way by the planning board. At what point might they actually become effective more or less?

00;34;35;28 - 00;35;04;13

Unknown

So I believe we're looking at, yes, I can. So we are hoping to bring the Planning Board amendments before planning commission for adoption in August and subsequently to the City Committee and the City Council in September. So they would be in effect, I think, usually immediately on the second reading. Okay. So they become they would become effective in October after the second reading.

00;35;04;15 - 00;35;28;27

Unknown

So so there's some chance they would actually become effective this year. Yes. Okay, great. And then I have something else to add. But I'll I'll just ask that when other

people ask questions after the other questions are anyone else on the board, the managers, would you like to ask your question? Yeah, I just like to move that. We actually do grant a four minute period.

00;35;28;29 - 00;36;04;05

Unknown

I would like to move that we grant for a period to speakers since we do have so few people here. And this is a relatively important, complex topic for this particular item. If there's no objections from the board to 4 minutes will change up from 3 to 4 minutes. Thank you. With that will open up to public comments.

00;36;04;08 - 00;36;16;19

Unknown

All right. We have two speakers for item one President.

00;36;16;22 - 00;36;35;20

Unknown

We have Naomi and then Chris Buckley, and he's getting seated time. But they both will have 8 minutes to speak. And please state your full name for the record. I think I only get four.

00;36;35;22 - 00;37;03;23

Unknown

I'm Naomi Shiv from Oakland Heritage Alliance. Oh, and I just forgot my pile of paper for you, I'm sure. I'm sorry.

00;37;03;25 - 00;37;32;18

Unknown

We've been pretty carefully looking at these materials, but we still may have further comments as things move along. I want to really thank the city staff for their hard work on this kind of Crunch Project. We have really two things that we're commenting on today. One is the proposed planning code amendments and the other one is the draft Environmental Impact report.

00;37;32;18 - 00;38;25;26

Unknown

I think I'll take my mask off for phase one of the general plan update. And so first I'm going to address the proposed planning code amendments and Chris will give you greater detail. But I want to say that in general we would totally understand and support the idea of identifying housing in Oakland. Our goal here tonight is to address the historic neighborhoods and resources of Oakland, and particularly to look at the impacts of these changes on APIs, ACES, landmarks and PS, etc..

00;38;25;28 - 00;39;05;28

Unknown

We really think that we can probably find ways to do everything that everybody wants and still protect historic properties from adverse impacts. The idea is to preserve the historic character of the city at the same time as we densify. To that end, I'll just run down the main points here. We think that we should retain the existing two tiered height limit system as it is now, which makes the difference between wall

height and roof height.

00;39;06;00 - 00;39;49;19

Unknown

This is mostly a visual impact to reduce the visual bulk of the larger buildings. Secondly, we think that there should be some consideration about this front setback reduction where front setbacks are of a prevailing pattern in an RSI and API, etc. We really think that it would be good to keep with the prevailing setbacks so that you don't have the newer buildings more prominent than the surrounding neighborhood.

00;39;49;21 - 00;40;25;25

Unknown

We think that we should avoid up zoning to allow projects to stay within the local, uh, density increase, but not trigger the state density bonus law in those ACS and API's, perhaps using ADUS and building within the existing envelope. There are many large houses in Oakland which can provide multiple units. We've already seen a lot of that kind of development.

00;40;25;27 - 00;41;16;16

Unknown

It's a really good answer when you have a five bedroom house and we think that we can have our cake and eat it too by incent. Revising development within existing structures in the affordable housing overlay zones. We are very curious about how it interacts with the state density bonuses and what will protect our historic areas and how we can best structure the densification so that we don't have suddenly much taller buildings in a historic neighborhood.

00;41;16;19 - 00;42;04;10

Unknown

Lastly, when you increase height limits by up zoning and adding residential density and reducing setbacks, you are very likely to increase property values and therefore the land costs for affordable housing development may rise. So there is an interplay between up zoning and whether you are actually causing gentrification instead of combating it. So we are a little bit concerned that we are not up zoned so much that we actually force people out of our city not being able to afford their units.

00;42;04;12 - 00;42;52;25

Unknown

Lastly, on the subject of the air, again, the air doesn't really address the relationship of the density bonus law to the historic preservation resources of the city and we have appended a report from Alameda that that describes this in greater detail. So, Chris will go into greater, uh, specifics about this, but, um, we are a little bit concerned that the air is rather minimal and doesn't really address, uh, the impacts, nor does it suggest a strong mitigation.

00;42;52;28 - 00;43;30;07

Unknown

So we are suggesting that as a mitigation, the Cultural Heritage survey should be updated. It is very old buildings that were 50 are now 90 buildings that were 60 or 100 years old. It is time to take a second look, particularly at a size which may be

eligible to become AP ies. Thank you. Thank you.

00;43;30;09 - 00;44;07;25

Unknown

Christopher Buckley with Oakland Heritage Alliance. First, I'd like to thank you for increasing our time limits. And so I'm assuming I'll have 8 minutes unless someone. Okay, Sounds like someone tells me otherwise. Yeah. Okay. All right. Hopefully I won't take that much. So as Naomi mentioned, I was going to review in more detail the material in the letters we sent, which were also passed out to you, particularly the March 14th letter we sent to the zoning update committee, which lays out all the substance that we've developed so far.

00;44;07;27 - 00;44;36;09

Unknown

And we're still working on this. We may have we expect to have additional comments by the May 9th deadline. I'd like to focus specifically on to start out with item three pardon me, item three and item six in our letter, which concerns the relationship of the state density bonus law to these up to zoning laws and as Naomi referenced with the state Density Bonus project, you're often entitled what you are entitled to.

00;44;36;10 - 00;45;15;27

Unknown

Increases in height limits reduce setbacks and waivers of other zoning standards. So if you have a height limit that is, say, 40 feet with a density bonus project, you can go much higher. We provided as an attachment to the letters some illustrations of how this could happen. So particularly this image which at the bottom shows a building that's that's been approved for 2013 Telegraph, where the height limit is 45 feet, but they're able to get 70, 78 foot tall building that's within an ASI.

00;45;16;00 - 00;45;59;12

Unknown

And that type of increase scale could totally disrupt these low rise ACS and API's. So there needs to be some analysis, particularly in the air. But we were really hoping for it as part of the zoning amendments themselves of how these waivers to existing zoning standards in the state density bonus law could interact with the zoning and what impacts that would have on existing neighborhoods and particularly APIs and as eyes the trigger to make a lot eligible for density bonus project is if a for projects of five or more units.

00;45;59;14 - 00;46;24;28

Unknown

So if the number of units and these are regular units, not 80 use that are allowed on the lot is kept to four below the property will not be eligible for density on this project, but these up zoning will in many cases allow four or more units. This is particularly relevant to the affordable housing overlay zone, which we discussed in item six, where unlimited density is proposed.

00;46;24;28 - 00;47;00;22

Unknown

Even though there's projects involved, demolition of a city, state or federal landmark and would not apply to them. You can still have these height additions or within API's array size very large buildings, which would essentially in done with any with any frequency would destroy the sense of time and place within the APIs as eyes. So it's really important to keep the number of units, regular units permitted on the lot to four or less.

00;47;00;24 - 00;47;25;21

Unknown

The we have various alternatives presented that are intended to maintain the existing character in terms of height and bulk in these buildings and one strategy which we think has promise is to allow more units within the existing building envelopes, maybe unlimited units, but this would be regular units. If you want more units, that could be in the form of addus.

00;47;25;23 - 00;47;56;16

Unknown

This would also promote more affordability since adding units within the existing buildings is more cost effective than new construction. You could also take advantage of the California Historical Building Code if the four APIs and aside, since everything that's contributing to APIs and as eyes and for that matter Pdp's are eligible for the California Historical Building Code that provides more flexible code standards for changes to existing buildings.

00;47;56;23 - 00;48;25;10

Unknown

You don't have to rearrange things like stairways to make to conform with current code. You don't need the fire. Exiting requirements are more flexible. Structural requirements are more flexible. So-called archaic materials like Latham plaster can be counted towards structural resistance and thereby reduce the probability of having to totally redo the building.

00;48;25;13 - 00;49;04;28

Unknown

I'm going to touch on some of the other comments in our letter. Naomi already reviewed a lot of these, so I won't be. I'll try not to be too repetitive. With regard to item one, the two tiered height system, the point there is reduced visual bulk. If you have a, for example, a six story building that is just all wall height, six storey wall height, you end up with a big box if you require that the top floor or in the case of a building that tall, the top two floors be within the roof envelope that reduces visual bulk, there's literally less building mass in there.

00;49;05;01 - 00;49;36;28

Unknown

And so we recommend that two tier and height limit be retained, keeping the existing wall heights. The second comment concern front setbacks. There's relaxations of front setbacks. We're still analyzing which APIs and slides would be especially subject to that relaxation. But the concern is that if the relaxed setback is significant, less in the current setback, then new construction or front additions would literally stick out and disrupt the existing streetscape.

00;49;37;00 - 00;50;12;22

Unknown

And we'll get back with more detail by May 9th on that question. I've already covered item three, the regarding item for commercial zone height limits there. Two increases are being proposed and we're concerned that those increases, particularly in conjunction with the state density bonus law, will architecturally disrupt commercial APIs as eyes and promote demolition of existing buildings. If they're small scale.

00;50;12;24 - 00;50;53;18

Unknown

And finally, elaborating further on addition of existing, a new units within the existing buildings, underutilized spaces like attics and basements lend themselves very much to that. In attics you can put in dormers and skylights to create usable space. So we would encourage the city to try to take a creative approach to allowing more units within existing buildings as an alternative to promoting new construction on within existing neighborhoods that are have historic value, which would be the APIs and assays.

00;50;53;21 - 00;51;25;09

Unknown

Thank you. Thank you. We don't have any more speakers for item one. With that, we will close public comment and bring it back to the board for questions and comments. I just have a couple of really quick questions, if you can indulge me really quick for staff. Can you can you confirm if the missing middle applies to API and size in terms of retaining high limits or setbacks?

00;51;25;11 - 00;51;55;06

Unknown

And then the question to similarly, can you speak to the affordable housing overlay zone if that is applicable to APIs and size as well? The understanding that the state staples density bonus law will kick in anyway. So if you can answer that just quickly, vacation. I appreciate. Thank you. Through the chair. Lakshmi Rajagopalan. I can speak to the affordable housing overlay question.

00;51;55;09 - 00;52;35;13

Unknown

So if you look at your packet attachment D provides the Draft Affordable Housing Overlay Chapter Proposal Chapter 17.95 S13. So paragraph three in section 17 95010 the title Purpose and Applicability Section states that this is an optional program so developers may apply to utilize either the provisions under this chapter or the density bonus chapter. They cannot use both.

00;52;35;15 - 00;52;53;14

Unknown

Very good. Thank you. And then the previous question was related to whether you can confirm the missing middle would apply to the increase of heights for API analysis.

00;52;53;17 - 00;53;01;21

Unknown

Yeah, there is overlap of allowing missing middle in the APIs and size.

00;53;01;23 - 00;53;34;21

Unknown

So the so the existing high elements in APIs, native size wouldn't necessarily be retained under the missing middle. Well, missing middle, the heights are not increasing very much actually. So I think it's going in the red zones. I believe it's a think it's a 30 foot height limit. So I think what was being referred to was previously there was a 25 foot wall height and the three foot 30 foot height limit for a pitched roof.

00;53;34;23 - 00;54;00;25

Unknown

And so what's being proposed of the height change in that is to have a 30 foot height limit, whether it's a wall height or the roof height, the pitched roof height. So that's the change in height. And in the already zones in the our end zones, I believe it goes to it was it goes to 35 feet and all the arm zones with a 35 foot wall height as well.

00;54;00;26 - 00;54;56;03

Unknown

So. So there's no differential if it's a pitch roof or not. Okay. Thank you. Rest of board and any questions for Steph? Comments. But my interest, please. The press your mike button. Perfect. You know. Hi. I just want to understand. Thank you to Oakland Heritage Alliance for clearly enumerating how this might affect historic properties in historic districts. And I just wonder if there's if I heard you say that you're actually not addressing that within this plan amendment.

00;54;56;04 - 00;55;25;12

Unknown

Is There specific language that says that that's something that will be addressed more fully and that at that time some of these maybe actually modify to comply better with the the historic building in historic neighborhood charter city of Oakland. Through the chair Can I ask a clarifying question? So is this question a reference to the historic element update?

00;55;25;14 - 00;55;38;16

Unknown

So your staff will be updating the element after we are done with phase one and phase two of the Oakland The general plan update process?

00;55;38;19 - 00;56;01;29

Unknown

I guess my concern is that if we're not if there's no language in this planning amendment that says that somehow this is going to become the what's what's going through in the historic affordable housing element and these other general plan updates is some suddenly when we get to the historic element, since it's being considered later, that they'll be like, well, it's too late.

00;56;02;01 - 00;56;49;16

Unknown

We've already decided that this is going to happen. So I just I it seems to me that there should be some language in this amendment basically saying this parts of this amendment may be adjusted once we look at the historic charter. Again through the chair. So chapter 1795, the Affordable housing overlay has restrictions or exceptions that one took, and I'm just looking it up are exceptions specific to the historic APIs and APIs?

00;56;49;18 - 00;57;26;25

Unknown

So 1790 505oc specifically states that are part of the historic districts that are designated areas of primary importance as of the adoption date of the 2023 2031 housing element are exempt from the higher height limit allowance, but 100% affordable housing developments shall not be subject to the density requirement. The development must still meet the height, setback and maximum lot coverage requirements and in the underlying zoning district and any existing structure cannot be demolished as part of a qualifying project.

00;57;26;27 - 00;57;59;02

Unknown

This development must also meet the applicable objective design review standards for historic buildings. And we also wanted to state that the Planning code amendments that are proposed as part of phase one are actions that have been in actions that have been adopted by the City Council to further fair housing from the 2023 2031 housing element and a lot of it comes from direction from the state to increase for the fair housing and historically exclusionary neighborhoods and affirmatively for the fair housing.

00;57;59;03 - 00;58;01;18

Unknown

Thank you.

00;58;01;21 - 00;58;25;21

Unknown

Okay. Thank you very much for clarifying that. I have one other question, and that is also Otay has elucidated idea of providing a zoning which would allow for additional units in existing buildings. And I'm just wondering, is that something that you guys considered or have been looking at as well?

00;58;25;24 - 00;59;09;03

Unknown

So is part of the, you know, both missing middle and the affordable housing overlay zone know it is you know, somebody could very easily develop within the existing building. And that is something I think especially in the missing middle. We would encourage and also what we've heard even just from a financial situation, that it's, you know, generally as what they also stated, you know, it's not really going to be very financially feasible for someone to be tearing down a house to build something new when they could take that existing house and divided up into, you know, you could have flats or you could have it, which is what we have happen a lot in the

00;59;09;03 - 00;59;29;15

Unknown

city where you have, you know, they might turn the upper floor into a second flat or they raise the house up a little bit to have a floor on the bottom floor. But we imagine in addition, then there might also be along with that, where maybe someone puts a duplex in the backyard. We have a lot of lots that are 50 feet by 100 feet long.

00;59;29;15 - 01;00;00;01

Unknown

They're very big in Oakland. So you can accommodate another building in the back of of of the property. And I think what we're wanting to do is, you know, allow flexibility because obviously there are some parcels that are vacant as well. And so in those instances of putting a new building or in the instances where maybe you do have an older building that's not, you know, of historic value and that also is maybe falling apart.

01;00;00;01 - 01;00;35;11

Unknown

So there is still potential, obviously, in that instance, if that becomes more financial feasible to just, you know, to build a new structure at that point. But we imagine really from a realistically that people would keep the existing building that's there. And do, you know, units, additional units either within it or building behind it. But as Lakshmi said, we did hear a lot from the state as comments as we were bringing the housing element forward.

01;00;35;13 - 01;01;02;21

Unknown

And really the state was pushing, wanting to allow really for these four units, especially on these especially in lead touch residential zones and also the mixed housing type zones, because a lot of our mixed housing type zones are in ones right now only allow really one unit on them. And so they didn't they wanted us to reduce constraints to that and part of that was reducing the setbacks.

01;01;02;23 - 01;01;40;16

Unknown

Specifically, it was the front setbacks was something the state specifically said they wanted us to reduce, which we've reduced to ten feet, and we did allow an exception in there to even go less than ten feet if that was the only viable way to get four units on a parcel. But that was something also that the state very much pushed us as as part of really wanting to be able to allow this to be possible comments or questions from the board, from managers.

01;01;40;18 - 01;02;19;16

Unknown

Would you would you wish to contextualize her comments as a as a motion for the board to consider? Well, I think the again, just to sort of summarize my two comments and just clarify that I think that this board would want to ensure that these this this general plan amendment to allow for affordable housing and denser,

denser housing within the city of Oakland is commendable.

01;02;19;18 - 01;02;45;03

Unknown

We want to make sure that we're not jeopardizing the the character of our neighborhoods and our historic fabric. That would be one part of it. And the second part would be that we also want to make sure that this amendment encourages the adaptive reuse of existing housing stock to increase density as well.

01;02;45;06 - 01;03;17;17

Unknown

Well, this sounds like a motion. Do we have a second from the board? Because this I believe this item is just to receive input from from the board. Right. So I think yeah. If you wanted to memorialize that, that those comments you can you're more than welcome to make a motion and any board members wish to second the two comments by Paul Andrews so we can memorialize this as an official recommendation for first and second we have a second.

01;03;17;17 - 01;03;50;08

Unknown

Any more discussions on the motion? See none. Can we have a vote, please? All right. Board Member Rice. Yes. Board Member Johnson Yes. Board Member Andrews Yes. Board Member Lindsay is absent. Vice Chair Meal at Parks? Yes. And true. Yes. Okay. That's a unanimous vote to memorialize that. Those comments. Thank you. Thank you. STAFF. Thank you. That takes us to a public hearing.

01;03;50;08 - 01;04;25;19

Unknown

Item number two, this is 200 to 20 other street to 36 second Street. We have a staff presentation for this item. Good evening, board members. My name is Gianna Widmer and I am a consultant for the Planning Department working on this project. My company, Andrew West, is helping out staff during their staffing shortage and I was lucky enough to be assigned this project.

01;04;25;22 - 01;04;56;13

Unknown

The item before you is where a new mixed use building that is partially located within the waterfront warehouse area. Primary importance and the project would demolish the prime smoked meat complex at 220. Ellis along with a couple of other buildings that are on the site to construct a new five story mixed use multifamily building with 160 residential units and 1250 square feet of commercial retail on the ground floor.

01;04;56;13 - 01;05;34;02

Unknown

The project is located directly across the street from the Amtrak station and the retail space is proposed on that corner that directly faces the Amtrak station. And the project was originally proposed as a seven story mixed use building of 210 units with 2000 hundred 20 square feet of retail space. However, due to cost of construction, the proposal was reduced to five stories and the number of units from

210 to 160.

01;05;34;04 - 01;05;59;07

Unknown

Now, I should point out there's a slight typo on page three of your staff report, second paragraph where it says 165 units that should be 160 units and there are 30 moderate rate affordable units proposed as part of this project and the units are proposed for rental. There is no kind of map associated with that to be placed on the building.

01;05;59;09 - 01;06;35;14

Unknown

And in response to staff comments for the design of the building, they they modified the facade to include a terminus at the facade of the top level. As you can see in your packets, the the plans that you have before you there, there's a rendering on the first page before the actual plans that showed you the revised facade that they did in response to staff comments, along with including a more regular grid pattern to better reflect the warehouse architecture in the district.

01;06;35;16 - 01;07;02;29

Unknown

And I've also been told by the applicant just before the hearing started that they have further revised their facade. We have not seen those designs yet, but they tell us that they will be presenting those to the board tonight. And what staff is asking of the board is to provide comments to us regarding to regarding the facade and how it relates to the district.

01;07;03;02 - 01;07;50;06

Unknown

And now I would like to introduce Becky Urbano, who is with SCA. She's an architectural historian who is also consulting for the Planning Department for this project. Thank you, Janna. I just wanted to point out to the board that there are several historic preservation issues up for consideration with this project. The first is your agreement with the report that should be submitted with the applicant's packet that the existing property that will be demolished is a non contributor to the historic district and that it does not qualify as an individual historic resource.

01;07;50;08 - 01;08;20;05

Unknown

And then the second thing for you to comment on is, is the proposed design in keeping with the architectural integrity of the district itself. Thank you. I can answer any further comments or 30 questions if you have them before the applicant makes their presentation. Thank you. Any qualification questions or at this point from the board before we open up to public comment?

01;08;20;07 - 01;08;43;21

Unknown

See none. Thank you. Staff. Public comment please. We have one Speaker. Wolf, if you would like to come up and please state your full name for the record needs to be.

Um, excuse me, sir, I apologize, but we wanted to give an opportunity for the applicant, I believe, to make their presentation first. That's correct. Yes. Thank you. Thank you.

01;08;43;26 - 01;09;10;07

Unknown

My apologies. Yes. The applicant. I'd like to thank you. Great. Thank you. And I believe we have a presentation that I'll pull up as well. Good evening. My name is Lisa Flower. I am the vice president of Design and Entitlement with Riaz Capital. We are a local real estate development firm that is focused on bringing housing to the central worker in Oakland, as well as kind of entry level housing.

01;09;10;09 - 01;09;29;04

Unknown

We're very excited to get here and to present this project to you. I'm very happy to take any questions. I also have Chris Batson, who's our development associate with the firm over there. I have Stanley say, Oh, it's our architect within it, Thomas Architects, Michael Bradley, who is our planning consultant and a former planner with the city of Oakland.

01;09;29;06 - 01;09;56;17

Unknown

And then I also have Connor Turnbull, who is our architectural or sorry, architectural historian, and I think I messed up that name, but we'll go from there. So I just want to give you a brief overview of the site as well as the design. Go next slide. So as you can see to 20, Alice Street is bounded by both Second Street and Third Street, so we have the full frontage along, Alice Street.

01;09;56;20 - 01;10;24;12

Unknown

The project was originally submitted for a planning review back in 2022, and since then we've been working with staff through the different design process. The project is 160 units, five stories and 30 units of those will be a moderate rate. And as you can see, as we build out our concept, it is a affordable by design. So they are smaller scale studios in the most part.

01;10;24;14 - 01;10;55;15

Unknown

And then as Janin mentioned, you can see the orange down in the right hand quarter, and that's our proposed retail on the corner of Second and Alice side. As mentioned by staff, Connor Turnbull completed a historic resource evaluation on April 5th, 2023. The report prepared because half of the to 20 ALICE site is within the water waterfront where House District, which is an S four area of a primary importance, you know, the waterfront.

01;10;55;17 - 01;11;25;19

Unknown

And then building the building is not a district contributor per the 1985 Nash State resource, the 2000 National Register nomination form and then once again found that way to be by Connor Turnbull. The report also determined that the building is not

associated with any significant individuals or events and that the mid 20th century utilitarian warehouse architecture is not distinct or valuable to the district.

01;11;25;21 - 01;11;53;18

Unknown

This map that shown here on the screen was prepared in 2000 and it shows the site as a non contributor to. The warehouse district. Next slide. I want to just walk you through a little the timeline of this site. So the building permit originally was pulled back in 1953 as a warehouse for the site and then 1954 to 1955, it was operated by as a warehouse and restaurant by Davison Pork Products.

01;11;53;20 - 01;12;22;05

Unknown

It was then turned over to Karen and Karen and also run as a warehouse and restaurant from 1955 to 1964. And in 1964, Prime Smoked Meats took over and ran the site until 2016 as a Smoked Meats company. The project kind of had a variety of little remodels and additions, including the second story addition, which happened in 1983.

01;12;22;07 - 01;12;46;16

Unknown

Excellent. As you can see here, this is the current building. I should point out that while the sandwich shop in the office building at 236 second Street are a part of the project, they are not a part of the API. So it's the 220 hours site that is actually the the building that's in question here now to walk you through our proposed facade.

01;12;46;16 - 01;13;17;14

Unknown

So as Jenny mentioned, this was our proposed facade that was submitted in in your packet from November 23rd, 2022, if you want to go next slide. In February 2023, we met with staff and received the following comments to add a parapet to the top of the building to provide a building terminus and create a consistent grid pattern at awnings above the residential and retail entrances and accentuate the building articulation.

01;13;17;16 - 01;13;38;12

Unknown

As you can see, the image on the screen shows that the building took the city's comments into account. We have added a solid parapet along the of the building and made the grid pattern more consistent from where it was originally. We also added an awning to the residential entrance, as well as the retail. They share an entrance in this case.

01;13;38;15 - 01;14;08;09

Unknown

Next slide. We also met with a couple of board members and received the following feedback. We Talked about softening the contrast of the black and white facade and considered shades of gray that referenced the adjacent buildings throughout the neighborhood, dark in the ground floor to emphasize the building's face and window

mountains, to reference the warehouse facades and provide a reference to the Mid-Block alley and building break that we'll talk a little bit more about in a minute from this feedback.

01;14;08;09 - 01;14;35;02

Unknown

As you can see on the left, this is what we are proposing. We've kind of continue to refine that design of the building, soften the contrast by providing kind of three variations of gray versus the kind of stark black and white. We've also added the buttons to the upper floor or on the there as you can see there, and then added that Mid-Block break as well.

01;14;35;04 - 01;15;04;06

Unknown

We have you know, we do feel that our design is complementing the warehouse district some of the ways as you can see here and what I talked about, you know a consistent grid pattern in alternating color, providing the neighborhood appropriate facade, articulation, a warmer color palette references the neighboring colors. We've added a change to the color of the building in the middle to reference that Mid-Block alley, and we have buttons to echo the warehouse vernacular and a traditional parapet.

01;15;04;06 - 01;15;32;06

Unknown

But we've also included a large solid awning highlighting the resident control and retail entrances. So as you can see in this exhibit, the neighborhood does have a fair amount of mid-block alleys and breaks. And although the current site and building does not allow for these breaks. We wanted to bring this back in, at least in referencing of it and breaking up the building a little.

01;15;32;08 - 01;16;06;14

Unknown

So as you can see here, we're just calling out some of those alleys and kind of breaks in this one. And so you you wouldn't go ahead. Yeah. So you can see kind of this mid-block break is really trying to break up that building. So it's not as long as a kind of solid building. We also have designed a building that we feel is reflective of the historic industrial and historical uses.

01;16;06;14 - 01;16;29;28

Unknown

So up on the screen you can see a variety of buildings that are both historic as well as the new buildings throughout the warehouse district provided a grid pattern with the alternating colors to break up the building mass. This also shows how our design and neighboring buildings have a consistent pattern with these breaks. The size and the height of the proposed buildings are consistent with the neighboring buildings.

01;16;30;01 - 01;17;05;21

Unknown

You can see there, they usually range between three and six stories. We are at a

five story here. And just a little proposed kind of the neighborhood context. This one is really just so you can see how those buildings are fitting in within the neighboring context, especially with the height and the massing. And then these are a couple that just revised elevations to to show what you saw in that rendering.

01;17;05;24 - 01;17;22;17

Unknown

And then one last kind of fun item. We're actually starting to work through some of the interior design ideas for the project. And we really do want to save that prime smoked meat sign. And I think, you know, it's been a part of the neighborhood. And while maybe the buildings are an ideal, we do think that this is kind of iconic.

01;17;22;17 - 01;17;55;29

Unknown

So we plan on including this inside of our building. And that's that's what we have for you today. Like I said, we're all here to answer any questions that you have. Thank you. Questions from the board for the applicant. I just want to make sure that the planner who who is working with the applicant is here today. Is that what was your name again?

01;17;56;01 - 01;18;17;24

Unknown

I'm sorry. I just have a terrible memory. My name is Gianna Widmer. Thank you. Talk about consulting planner. Okay. But are you working for the city on this project? No, I am working for the city, Yes, as an extension of staff. Thank you. Any other questions or clarifications from the board members? See, none. We will now open up to public comment.

01;18;17;28 - 01;18;45;17

Unknown

Thank you. Thank you. We have one Speaker Wolf, if you wouldn't mind stating your name for the full record. Thank you. Thank you. My name is Wolf Freed. Thank you, Chair Fu, Vice Chairman, the parks and distinguished members of the board, I serve on the volunteer board of the homeowner's association at 23rd Street, catty corner to the existing project.

01;18;45;20 - 01;19;12;13

Unknown

This was the first time I've seen the renderings, so I was very impressed with them. And I wanted to let you know that our our board supports the density initiative and our board President, Fred Reid, has already written, Ms. Witmer regarding our primary board concerns. And I am here to voice for you in person in general, As I said, we support the plan of increasing housing and we support this project.

01;19;12;13 - 01;19;35;16

Unknown

However, our understanding of the proposal is that there is a waiver request to have no automobile parking provided in this facility of 160 units. While we support a goal to be green, we feel it is unrealistic that in this many units they would not add at least 100 if not the full 160 vehicles, potentially more crowding to the

street.

01;19;35;19 - 01;20;01;05

Unknown

And so we oppose the parking waiver in this particular project. Adding to our concerns regarding the parking congestion, we're concerned about area property crime as well. I personally serve as chair of our Highways Committee on Public Building Security. And during the pandemic, we've seen a significant increase in property related crime, including breaking and entering into our building and thefts of residential packages.

01;20;01;07 - 01;20;30;04

Unknown

Regarding the exterior of the building, residents have reported thefts of catalytic converters from their automobiles while parked on neighborhood streets. Oakland Police Department Statistics for Area one for large city property shows of 25% year over year increase over the past three years, with 1797 larceny crimes reported in 2022, up from 1151 cases reported in 2020. We're concerned that more automobiles on the street will invite more larceny crime to the neighborhood.

01;20;30;06 - 01;20;56;06

Unknown

Therefore, we're requesting a denial of any parking variance or waiver for this project and the anticipated increase of parking congestion commensurate with increases in potential larceny crime. Thank you for. Your service to the community. Thank you. We have no more speakers. Thank you. We will close public comment and bring it back to the board for additional questions and comments.

01;20;56;06 - 01;21;17;01

Unknown

Board Members. Board Member Andrews, please. Thank you for the presentation and also thank you to the member of the public who spoke up. I don't know if the members are aware of that, but the concerns about safety and parking are actually not the purview of this board. But thank you for presenting that anyway and going on the record for that.

01;21;17;05 - 01;21;47;03

Unknown

That would be the purview of the Planning Commission and obviously the planner who's advising the city as well. And overall, I think this building, in terms of its proportion and general massing feels consistent with, you know, not upsetting the character of the neighborhood. I'm I'm a little concerned about some of the details, though, in the sense that I heard something about a parapet being to.

01;21;47;05 - 01;22;09;03

Unknown

And when I look at the renderings, I don't see anything that resembles a parapet that I can see from the street level. I can see that the roof has a parapet. But I just wonder if the planner was actually referring to articulating the top of the building in some way and not just providing a parapet that's visible from the roof.

01;22;09;05 - 01;22;31;15

Unknown

And then when I look at the character of historic buildings in these warehouse districts, one of two things can be emphasized. One would be a horizontal datum at the roof that actually is a parapet you can observe from the and say, Oh, that building has a top to it. It just hasn't been cut off like by the X-Acto knife.

01;22;31;18 - 01;23;10;03

Unknown

The other would be that the vertical pilasters between the windows, which are consistent from the ground floor up through the roof, are actually articulated in some kind of way vertically. And that's a very common thing in industrial buildings, warehouse buildings. And I think the architect and designer are really missing an opportunity by simply articulating those things a little more clearly, either vertically or horizontally, to make this building not just another background building, but actually distinct as this building architecturally, which I know maybe is something we don't want to do in the 21st century anymore.

01;23;10;03 - 01;23;19;05

Unknown

We just want to be background wallpaper to our telephones. Thank you.

01;23;19;07 - 01;23;48;10

Unknown

Thank you. Board member Andrews. Any other comments from the board this problem arise, please. Yeah, I can. I was able to meet with the applicant prior to being represented today so I can share some of the thoughts that I shared. Then for one, on the merits of the the demolition or the existing building. I have no concern with the elimination of this resource.

01;23;48;12 - 01;24;15;29

Unknown

I do think it's too much echo there. We did talk about the Mid-Block break, and I think what's shown here is good in references what's there. I think there can be a bit more now that I see that direct the distinction is made here. So just encourage the design team as you go further to potentially make a stronger break there with even with different window to wall ratio there or other subtle changes there.

01;24;16;00 - 01;24;40;21

Unknown

So the comment that was made where the most of the buildings in the district face and enter onto the numbered streets and then they they have a side presence to the street like Alice. So the work that can be done to put the put those entries and to the street facing elements onto the numbered street, I think it's second and third here.

01;24;40;23 - 01;25;25;21

Unknown

I think that strengthens the in it maintains the pattern that is being established

here. But overall I do like the I think the the overall scale in relationship to the neighboring buildings is pretty good. We talked about the frame to infill ratio. And I think it's it's improved here from when we saw it last time. So I think this is a good representation of the window to wall or frame to infill in the variety, even between the the top, the amount of glass and the top story to the middle stories is is stronger, gives it a base, middle top kind of reference.

01;25;25;23 - 01;25;53;19

Unknown

But it has some concerns about the materiality and maybe it's some of the detailing as well with I believe Hardie panel is the proposed material. Some of the detailing, as it's shown here, could be vulnerable to craftsmanship. So just be careful about how well those are executed, though. Those are relying on some pretty subtle craft. So be careful about that.

01;25;53;21 - 01;26;26;15

Unknown

Overall, I think the project is consistent a good contributor to the neighborhood, so I support it generally and just have those comments on details. Thank you. Boothman Rice and the additional comments from the board and I will pipe in real quick. I'm sorry, Go ahead, please. Last year, maybe you were going here, too. I was just going to ask if we staff is asking for reactions to the demolition findings as a as a group.

01;26;26;20 - 01;26;53;01

Unknown

And I guess second question, what we saw in the presentation rendering is new versus what's in the staff packet. Right. And so I'm just curious if our comments geared towards the slide that we saw, that's the current the the what you saw the applicant present I believe is what you will be submitting to staff shortly. That was the first time that we've seen that.

01;26;53;08 - 01;27;16;16

Unknown

Okay. And in answer to your first question of making those findings, yes, we are asking that of you. Okay, great. One more thing. I would like to add that this project will not be going to the Planning commission level. This will be administrative level. So it will be working directly with the neighborhood. I'm sorry. Unless it is. Unless the decision is appealed.

01;27;16;18 - 01;27;22;00

Unknown

Got it. Okay. Thank you.

01;27;22;03 - 01;27;52;08

Unknown

There's a rendering in the packet posted online and on a PDF. I don't know. Ten, 12. Is that a different rendering than the one presented? Was at the same a for the applicant? Please. Which ones we can pull back up if can we switch? Oh, there we go. So this is the one that we are proposing.

01;27;52;11 - 01;28;39;21

Unknown

Oh, okay. Thank you. I see It looks very similar. Yeah. Right. Little small changes. Probably big changes from what's in your packet in terms of black and white. Yeah. Yeah. Building shape, everything like that is similar. Both of those additional comments would that I support our fellow board members comments. I think overall, it's just well done. I think it could it could a little bit more separation to break up the matching could help a little bit of verticality where you have that the darker color to to show the separation I think maybe more glazing or something like that, that sort of voice or the ratio or however one member raised to put it.

01;28;39;23 - 01;29;05;12

Unknown

I think that of that particular area a little verticality would be helpful as well. And also somehow to distinguish to pedestrian level just a slightly more. I think that will be helpful. Make it even more consistent with with the area. I think I'd be I'm support a project also in support of demolition as well. So that's that's my position for for now I don't know if any other comments from the board members and for staff.

01;29;05;14 - 01;29;45;23

Unknown

Sounds like there's a bunch of comments you've heard. It might get to be a long motion. Is that something that you feel like that's something we should do or have you taken up notes? Are you understand the direction? I think that the board has been kind enough to actually make your comments very concise and clear. So I if you were comfortable with just moving your comments to the staff level and letting letting staff work it out, I, I think I am comfortable as the city attorney.

01;29;45;25 - 01;30;03;22

Unknown

I it's Brian Morey from the city attorney's office, if you don't mind, in your motion just laying out some of your comments because I do agree it was very concise. So I don't think it would be too difficult to frame in a motion. It seems there's two parts to it. One is that we we agree with the demolition findings.

01;30;03;25 - 01;30;33;21

Unknown

So that's that's that's part of the motion. And the second one, I think, is what I hear is that although we agree that the overall proportions and layout of the building is very good, in fact, it's exemplary that some more work to be done on the detail and articulation of of some of the parts of the building. That would be my motion.

01;30;33;24 - 01;30;59;16

Unknown

Do we have a second or ballroom a race wish to add details to that. But I don't think there were enough detail in a motion form, but I think some of the detail has been expressed. So I'll second the motion and assistance. Okay, We have a motion.

The second. All right. Board Member Rights? Yes. Board Member Johnson. Yes.

01;30;59;19 - 01;31;30;16

Unknown

Board Member Andrews Yes. Board member Linsey is absent. Vice Chair Let Parks. Yes. And Chair Fu Yes. Okay. That's a unanimous agreement. Thank you. And that brings us to our next board business, which is approval of minutes from April 3rd 2023. Do I have a motion to approve the minutes? And I'm actually going to note that that meeting was canceled.

01;31;30;16 - 01;31;52;07

Unknown

So. That's right. You have minutes in front of you there of no value as there was no meeting. So we would kindly ask to not vote on those minutes. Thank you. Apologies. I was thinking a month ahead, but yes. No, no. The meeting was was canceled. An item was continued to today, which we heard was item one. So thank you for that with that means adjourned at 7:31 p.m..

01;31;52;07 - 01;32;59;15

Unknown

Thank you all for coming. Thank you.