



Peter Birkholz, Chair
Stafford Buckley, Vice Chair
Nenna Joiner
Klara Komorous
Vince Sugrue
Tim Mollette-Parks
Marcus Johnson

July 8, 2019
Regular Meeting

Revised June 25, 2019 – See end of agenda.

BUSINESS MEETING

6:00pm Council Chambers, City Hall, One Frank H. Ogawa Plaza

Persons wishing to address the Board on any item on the agenda, including Open Forum, should fill out a speaker card and give it to the Secretary. **Agenda items will be called at the discretion of the Chair not necessarily in the order they are listed on the Agenda.** Speakers are generally limited to three minutes at the discretion of the Chair. Applicants and appellants are generally limited to five minutes at the discretion of the Chair.

The order of items will be determined under Agenda Discussion at the beginning of the meeting. With the exception of Open Forum, a new item will not be called after **10:15 pm**, and the meeting will adjourn no later than **10:30 p.m.** unless the meeting is extended by the Chair with the consent of a majority of Board Members present.

Please work with the case planner listed for each item prior to the meeting regarding items that may be continued. Any agenda item may be continued without the hearing on the matter being opened, or public testimony taken, at the discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum.

Staff reports for items listed on this agenda will generally be available to any interested party by 3:00 p.m. the Friday before the meeting at the Planning and Building Department, 250 Frank H. Ogawa Plaza, Oakland, California 94612.

Staff reports are also available online, generally by 5:00 p.m. the Friday before the meeting, at www.oaklandca.gov (under “Landmarks Preservation Advisory Board”) You will need to ensure that your computer will accept pop-ups from the host site (oaklandnet.com) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please call **510-238-3941**.

For further information on any case listed on this agenda, please contact the case planner indicated for that item. For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879. For other questions or general information on the Oakland Landmarks Preservation Advisory Board, please contact the Planning and Building Department at 510-238-3941.

♿ This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the Planning and Building Department at 510-238-3941 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.

El lugar de la a reunión es accesible en silla de ruedas. Para solicitar materiales en formatos alternativos o solicitar un intérprete de lenguaje de señas o un aparato para escuchar, por favor llame al Departamento de Planificación y Construcción al 510-238-3941 o TDD 510-238-3254 al menos tres días hábiles antes de la reunión. Por favor absténgase de usar perfumes en esta reunión para que las personas sensitivas a perfume puedan asistir.

此會議場地有適合輪椅出入設施。如需要其他格式的會議資料，或ASL手語服務，或助聽器，請於會議至少三(3)天以前聯絡規劃及建設局，以便安排服務，電話510-238-3941或TDD 510-238-3254。請勿塗搽香氛產品，參加者可能對化學成分敏感。多謝。



If you wish to be notified of the decision of any of the cases, please provide the case planner with a regular mail or email address.

Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or descriptions may change prior to a decision being made.

While attending Landmarks Preservation Advisory Board meetings, parking in the Dalziel Building Garage (located on 16th Street between San Pablo Ave and Clay St) is free. Attendees should see staff at the meeting to validate parking tokens.

Applicants or members of the public that plan to make electronic presentations (e.g., PowerPoint presentations): Please contact Jonathan Arnold at jarnold@oaklandca.gov or 510-238-6194 at least 48 hours prior to the meeting.

Interested parties are encouraged to submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item. To allow for distribution to the Board, staff, and the public, twenty-five (25) copies of all material should be submitted. Material submitted at least ten days prior to the meeting may be included as part of the agenda packet; material submitted later may be distributed at or prior to the meeting. To ensure that material submitted at the meeting is distributed to Board Members, a minimum of twenty-five (25) copies should be submitted to staff no later than the time the item is scheduled to be considered by the Commission.

ROLL CALL

BOARD BUSINESS

Agenda Discussion

Board Matters

Subcommittee Reports

Secretary Reports

OPEN FORUM

At this time members of the public may speak on any item of interest within the Board's jurisdiction. At the discretion of the Chair, speakers are generally limited to three minutes or less.



INFORMATIONAL PRESENTATIONS

- A. Capwell’s Building Remodel (Uptown Station) – Planning staff to provide an update on the revised program for compliance with Design Review Condition of Approval for re-use of historic storefront vitrines. Presentation by the project applicant.
- B. Oakland Monster (at Lake Merritt) – Chair Birkholz to give an update on the restoration efforts of the Oakland Monster.

APPLICATIONS

1.	Location:	1261 Harrison Street
	Assessor’s Parcel Number(s):	002-0063-002-00
	Proposal:	The proposal on file was to demolish the existing historic commercial building and construct a new mixed use tower of 440 feet in height that would include approximately 12,000 square feet of retail, 121,000 square feet of office, and 185 dwelling units. The proposal would include affordable housing units to take advantage of the affordable housing density bonus and concessions. The project was recommended for denial and the applicant requested the project be placed on hold in order to be redesigned. The applicant is redesigning the project so that it will retain the exterior building facades of the existing structure, eliminate the office component from the program, and reduce the overall height of the proposed tower. The applicant is bringing the revised concept back to the Landmarks Board for discussion as to whether the revised proposal would constitute a demolition of the building subject to the demolition findings and to get comments on the massing of the proposed tower that would be built within the foot print of the existing exterior building walls. The applicant is requesting this feedback prior to the full redesign of the project.
	Owner:	Pinnacle RED Group, Inc.
	Applicant:	Ronnie Turner
	Case File Number:	PLN17438
	Planning Permits Required:	Regular Design Review for new construction potentially subject to the Category II Demolition Findings, Major Conditional Use Permits for a large project in the D-LM Zone in excess of 200,000 square feet and Height Exception to allow a greater height in the D-LM height zone.
	General Plan:	Central Business District
	Zoning:	D-LM-4; Height Area – 85’
	Environmental Determination:	Pending
	Historic Status:	Designated Historic Property (DHP); Rating C1+, contributor to the King Building Group Area of Primary Importance (API)
	City Council District:	2
	Action to be Taken:	Review development project and make a determination as to whether the proposal would constitute a demolition of the historic building subject to the Demolition Findings and provide design feedback to staff.
	For Further Information:	Contact Case Planner Peterson Z. Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov .



2.	Location:	623 15th Street
	Assessor's Parcel Number(s):	003-0071-014-00
	Proposal:	To construct a three-story, ten-unit residential facility on a vacant parcel.
	Owner:	John Cappiello, CRC Development
	Applicant:	Travis Tarr, Baran Studio
	Case File Number:	PLN18528
	Planning Permits Required:	Regular Design Review for new construction; and Minor Variance for open space location and openness, specifically the requirements related to cantilevered space over group open space.
	General Plan:	Central Business District
	Zoning:	CBD-X, Height Area 1, 55'
	Environmental Determination:	Pending
	Historic Status:	Area of Primary Importance: 15 th and Grove House Group
	City Council District:	3
	Action to be Taken:	Review proposal and provide comments to applicant and Staff.
	For Further Information:	Contact Case Planner Brittany Lenoir at (510) 238-4977 or by email at blenoir@oaklandca.gov .

3.	Proposal:	Heritage Property Nominations by owner applicants, associated with Mills Act contract applications.
	Case File Number /Location/ City Council District/ Zoning:	<ol style="list-style-type: none"> 1) LM19001: 418 Jefferson St. (APN 001-0129-020-00); City Council District 3, Zoning C-40 2) LM19002: 6028 Broadway Terrace (APN 048A-7124-010-02); City Council District 1, Zoning RD-1 3) LM19003: 6475 Colby St. (APN 016-1414-007-00); City Council District 1, Zoning RM-1 4) LM19006: 1263 Trestle Glen Rd. (APN: 024-0565-057-00); City Council District 2, Zoning RM-1 (Mills Act Case File MA19004) 5) LM19004: 619 Mariposa Ave. (APN 010-0816-007-00); City Council District 6, Zoning RD-1 (Mills Act Case File MA19005) 6) LM19005: 2600 Best Ave. (APN 036-2463-024-01); City Council District 2, Zoning RD-1 (Mills Act Case File MA19006) 7) LM19007: 678 18th St. (APN 003-0043-030-00); City Council District 3, Zoning CBD-R 8) LM19008: 360 Van Buren Av. (APN 010-0782-016-00); City Council District 3, Zoning RU-2/S-12 9) LM19009: 1000 Sunnyhills Rd. (APN 011-0895-014-00); City Council District 2, Zoning RD-1 10) LM19010: 412 Monte Vista Av. (APN 012-0927-001-03); City Council District 1, Zoning RU-3 11) LM19011: 3007 Telegraph Av. (APN 009-0708-004-00); City Council District 3, Zoning CC-2
	Applicant/Owner:	Multiple, see individual applications
	Environmental Determination:	Exempt Section 15331 of the State CEQA Guidelines, Historical Resource Restoration/Rehabilitation; Section 15183 Projects consistent with the General Plan or Zoning
	Action to be Taken:	Determination that properties are eligible for Heritage Property status; designation of eligible properties as City of Oakland Heritage Properties
	For Further Information:	Contact Case Planner Betty Marvin at (510) 238-6879 or by email at bmarvin@oaklandca.gov .



4.	Proposal:	Mills Act Contract Applications by owners.
Case File Number /Location/ City Council District/ Zoning:	<ol style="list-style-type: none"> 1) MA19001: 418 Jefferson St. (APN 001-0129-020-00); City Council District 3, Zoning C-40 2) MA19002: 6028 Broadway Terrace (APN 048A-7124-010-02); City Council District 1, Zoning RD-1 3) MA19003: 6475 Colby St. (APN 016-1414-007-00); City Council District 1, Zoning RM-1 4) MA19004: 1263 Trestle Glen Rd. (APN 024-0565-057-00); City Council District 2, Zoning RM-1 5) MA19005: 619 Mariposa Ave. (APN 010-0816-007-00); City Council District 6, Zoning RD-1 6) MA19006: 2600 Best Ave. (APN 036-2463-024-01); City Council District 2, Zoning RD-1 7) MA19007: 678 18th St. (APN 003-0043-030-00); City Council District 3, Zoning CBD-R 8) MA19008: 360 Van Buren Ave. (APN 010-0782-016-00); City Council District 3, Zoning RU-2/S-12 9) MA19009: 1000 Sunnyhills Rd. (APN 011-0895-014-00); City Council District 2, Zoning RD-1 10) MA19010: 412 Monte Vista Ave. (APN 012-0927-001-03); City Council District 1, Zoning RU-3 11) MA19011: 3007 Telegraph Ave. (APN 009-0708-004-00); City Council District 3, Zoning CC-2 12) MA19012: 492 Staten Ave. (APN: 010-0765-008-00); City Council District 3, Zoning RU-3/S-7/S-12 	
Applicant/Owner:	Multiple, see individual applications	
Environmental Determination:	Exempt Section 15331 of the State CEQA Guidelines, Historical Resource Restoration/Rehabilitation; Section 15183 Projects consistent with the General Plan or Zoning	
Action to be Taken:	Determination that properties are eligible for Heritage Property status; designation of eligible properties as City of Oakland Heritage Properties	
For Further Information:	Contact Case Planner Betty Marvin at (510) 238-6879 or by email at bmarvin@oaklandca.gov .	



ANNOUNCEMENTS

UPCOMING

APPROVAL OF MINUTES

May 13, 2019 meeting minutes

ADJOURNMENT

By **10:30pm** unless a later time is agreed upon by a majority of Board Members present.

PETERSON Z. VOLLMANN

Planner IV

Board Secretary

Planning & Building Department

Telephone: (510) 238-6167

Email: pvollmann@oaklandca.gov

NEXT REGULAR MEETING: August 12, 2019

Revised June 25, 2019, to correct typographical errors in the Case File Numbers of Item 4.