

**LANDMARKS PRESERVATION  
ADVISORY BOARD MEMBERS:**

**Klara Komorous, Chair  
Ben Fu, Vice-Chair  
Chris Andrews  
Marcus Johnson  
Alison Lenci  
Tim Mollette-Parks**

**LANDMARKS PRESERVATION  
ADVISORY BOARD MINUTES:**

**September 13, 2021  
Special Meeting: 5 PM  
Via: Tele-Conference**

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**MEETING CALLED TO ORDER BY: Chair Komorous @ 5pm**

**ROLL CALL: Board Secretary, Karen August**

**Board Members present: Komorous, Fu, Andrews, Johnson,  
Lenci, Mollette- Parks**

**Board Members absent:**

**Staff present: Karen August, Deb French, Betty Marvin**

**WELCOME BY CHAIR - Chair Komorous**, welcomed everyone to the meeting and asked **Board Secretary Karen August**, to give a helpful explanation on the meeting and some pointers on how this works for everyone in attendance either by Zoom or by phone.

**By Zoom:** she asked all attendees to lower any hands that are raised and only raise them if you're interested in speaking on an item when it's called. This will help us avoid confusion and calling speakers for the wrong item. The system will keep track of the order of hands that are raised and it's important that once you raise your hand, keep it raised, unless you change your mind about speaking on that item. Lowering and raising your hand will bump you to the end of the line. Each speaker will have a maximum of 3 minutes to speak and during this time, speakers cannot concede time. When it's your time to speak, the City will unmute you and then you will need to unmute yourself on your device to begin speaking.

**By phone:** you press \*9 to engage the raise your hand feature. When it's your time to speak, the City will refer to you by the last four digits of your phone number and then press \*6 to unmute yourself. If you do not wish to speak on any item, you can also view the hearing on KTOP Live on television as well, instead of this platform if you so choose.

**BOARD BUSINESS**

**Agenda Discussion - None**

**Board Matters – Action Item: Vote on Board Member Johnson’s Proposed Subcommittee.**

Per **Chair Komorous**, this was proposed at the last Board Meeting and, the Sub-committee was dedicated to review Oakland Landmarks’ ongoing maintenance and health. Chair Komorous asked Board Member (BM) Johnson if he'd like to say more on the subject. **BM Johnson** – what you've stated should cover

everything unless, there is some questions. I see this as a very important Action Item for the Board and the Landmarks. Johnson wanted to make a motion on the item. **Per Board Secretary August**, yes, you can make a motion. At the last meeting, we made a motion to vote on it at this meeting to have this as an Action Item. Before the motion could be made, **BM Andrews**, asked that the 'Item' be summarized and the language clarified. (Andrews was absent from the last meeting). **Chair Komorous** – read some excerpts from the July 12<sup>th</sup> LPAB meeting minutes, stating, that Board Secretary August said that the Board should make a motion to establish a formal sub-committee that could make reports on the state of the Oakland Landmarks ongoing maintenance and health. This was based on the discussion with BM Johnson, who started visiting and checking on Landmarks because, Oakland Heritage Alliance (OHA) had made comments about the fires that some of our Landmarks and historic buildings had suffered. BM Johnson had explained that we've lost a historic library that caught fire (twice) and the Boatyard, which was also destroyed by fire. Because of that concern of the state of the Landmarks, BM Johnson and I have started, (primarily Johnson who spear-headed this effort) and, has reached out and connected. He knows a lot about this, he found a lot of cooperation with the owners including, the City of Oakland. BM Johnson suggested that we make a formal board sub-committee, so he can report some of the findings and show the activity that is current. He requested that we form an 'ad-hoc' committee that checks on the state of the City of Oakland Landmarks, to make sure that the properties are not at risk for fires or, any other disasters. The call is for 'all of us' as Board Members, that we can coordinate this and, if you have a site that you'd like to visit do so but, so far, it's been primarily BM Johnson. I visited the Train Station and made a brief report on it during the May 10<sup>th</sup> LPAB meeting.

Per **Chair Komorous**, the motion is to form; an 'ad-hoc' formal Board Sub-committee so, we can have reports at our Board meetings about the state of the Landmarks. Chair Komorous asked BM Andrews, if that was enough information and did that explain it. **BM Andrews** – the only request I would ask, is that we clarify the language. We're called the Landmarks Board and technically, when you say 'the health of the Landmarks', I thought you were talking about the Board (members) but actually, you're speaking of the properties designated as Landmarks in the City of Oakland. Whatever way we phrase this motion, it has to be clear of what we're talking about, the properties and not the Landmarks Board itself.

**Chair Komorous** asked Secretary August, does someone need to make a motion or should we change the wording from our previous motion. **BM Andrews** – made a 'friendly amendment' to the motion. The person who advanced the motion, can accept or not accept my amendment, no need to rephrase the motion. **BM Johnson** – I understand what BM Andrews is stating as well. **BM Johnson** made a motion; that the City of Oakland's designated Landmarks sub-committee, that takes on the task of on-going maintenance and health issues. If that is the 'friendly amendment', I accept it. **BM Andrews** – it seems clearer if it would be, 'the City of Oakland's designated Landmarks health and maintenance sub-committee. **Secretary August** – it's at the discretion of the Board to name the sub-committee, may I suggest feedback/comments from additional Board Members for the name. **Vice-Chair Fu** – has no objections to the amendment.

**BM Johnson** – submitted a motion that creates a new sub-committee that's called 'City of Oakland Designated Landmarks of Maintenance and Health Sub-committee'. **BM Andrews** – seconded.

**Deb French** did a verbal roll call; **6 ayes, 0 no – motion passes.**

**Sub-committee Reports** - Check in with all active Subcommittees, each Subcommittee should have a short report including the following: summery of purpose, recent actions, and proposed upcoming actions.

**Chair Komorous** – had an item that was brought up by BM Johnson, re: 316 12<sup>th</sup> Street, for Owow Design, back in January 2021, (they were both on the sub-committee). We had some very good meetings with the owner of the building. BM Johnson pointed out, they made some concessions,

promises, changes and, that we have not seen any kind of follow-up to see if what they agreed to was followed-up on. BM Johnson was asking, if we could see either drawings that shows that incorporation or could we request a copy of the drawings from the Planner, Michele Morris before we officially disband this sub-committee. **Secretary August** – from a procedural standpoint, once a sub-committee has been formed, it remains on the books. Since you have taken the initial steps, the logical protocol would be to reach out to that Planner that was involved with this item and, it is within the realm of what the sub-committee does and see if those early meetings did lead to a positive impact. **BM Andrews** – typically, when we've worked on sub-committees before, there's a Planner that's in charge of those interactions and, that person has been responsible for making sure that Landmarks is discharged its duties in terms of whatever meetings they were going to have with the client and the City. Once we've done that, we report back to the Landmarks that the Planner has assured us either in writing or in terms of the client's proposal, that they've incorporated our comments. **BM Johnson** – is it anything that would prevent either myself or Chair Komorous from reaching out to the Planner and asking for an incorporated set of drawings or something that says, that the input we provided, they did incorporate. Is there anything that would prevent that from happening, is there a shorter course to get some closure on this. **Chair Komorous** – that makes sense, I understand what BM Johnson is saying, we're not asking that this go back to be re-reviewed for the entire Board. But, we are asking, if we could be provided the information by Planner Michel Morris so, BM Johnson and I can see where the project stands and what we recommended happened. And until then, BM Johnson and I, do not wish to disband our sub-committee.

**Secretary August** – thanked BM Johnson for stating very clearly the matter. Yes, from a procedural point of view, once a sub-committee has been formed, it is formed. BM Johnson and Chair Komorous are in an existing sub-committee and there is nothing preventing them from reaching out to the Planner involved with that project. That would be within the realm of what the sub-committee does.

**Chair Komorous** – BM Johnson and I will reach out to Michele Morris. In the future, we should lead the sub-committee in a different way then, it's completely up to us to be following up on the Planner and timing because, we have no way of knowing the speed that a project goes through. We should leave this as a part of the protocol that the Planner reach out to us instead of us trying to contact the Planner.

**Secretary August** – this might be a larger discussion of the structure of sub-committees. From researching the LPAB history with sub-committees, there are two types of sub-committees. There is one for ongoing matters, i.e., that are general and across the City, and other, that are confined to an individual project. This is a matter that needs further research and discussion to clarify the protocol.

**Chair Komorous** – I will reach out with BM Johnson and to the Planner and, request her assistance in finding out where the project stands and what happened with it. Maybe we could put in on another Agenda and figure out how to follow-up. It's very appropriate for the Board Secretary to put it on the Agenda and to go through these sub-committee reports. Usually, we had our sub-committee and made our recommendations and never got to hear about it again. It would make our sub-committees much more useful if there's an actual follow-up and, we know what happened. Maybe that's something we need to discuss or, next time there is a specific sub-committee, it could be part of the Agenda and the protocol for how the whole process happens. **Secretary August** --- to wo the idea to work it into future sub-committees, as part of the updated protocol is a promising idea.

**Chair Komorous** – asked the Board, if there were any other sub-committees that would like to report or see any follow-ups on the sub-committees. (None of the Board members had any reports).

**Chair Komorous** - had one more item related to the sub-committee that we voted in today and, that was related to the City of Oakland's Designated landmarks and not the Landmark Board but, the actual sites and buildings. We have done it in the past and have been discussing it, that it would be helpful that related to those Landmarks, that we have presentations during our Board meetings. In the past,

Board members have made very interesting presentation and, it would be appropriate to have a presentation related to these Landmarks. Chair Komorous asked BM Johnson if he'd be interested in making a presentation about the multiple Landmarks that he's visited or a specific one. **BM Johnson** – we should evaluate the properties that are visited and determine which ones should be a presentation and which ones should be part of a report out, that could be something I can accommodate, with your help. **Chair Komorous** – that would be great, maybe that would be something that you and I can discuss off-line and make presentations. But, this is a call to all Board members. If there are any presentations that you would like to make about any Landmarks or Historic buildings in Oakland or, any subject regarding the architectural preservation, it would be welcomed and helpful. She asked if anyone would like to join a sub-committee about the, City of Oakland Designated Landmarks buildings and sites, that BM Johnson is presently spear-heading. Help from other Board Members would be greatly appreciated. **BM Andrews** – this is an important effort to do Landmark of the Month and report but, I'm what I'm hearing is something much more comprehensive and, is attending to Landmarks that are in danger of serious damage or deterioration. One of the first things to do is recognize that we have, 145 Designated Landmarks (+ 8 Mills Act properties from 2020, that haven't been added to the list yet) in the City of Oakland and, 6 Board members. Maybe, you can assign twenty Landmarks to each Board Member and, they can make a general report on the Landmarks that are in disrepair or danger and, highlighting reports on those. Maybe, either Betty or some other folks that do this regularly, can help us out on this. **Chair Komorous** – that sounds terrific. BM Johnson has visited quite a few of them, we may not have that many left. **BM Johnson** – there has been some work done, there has been criteria established and we've accomplished some things. There should be a report-out sharing that information which is the logical next step because, it respects that work that's already been done. This is not something that just came up in July, it's been going on for a few months now, I can plan on having a report at the next meeting. (both Chair Komorous and BM Andrews agreed with BM Johnson's request).

#### **Secretary Reports** – Brief check-in regarding ongoing LPAB matters.

**Secretary August** – had three items to report: 1. The Office of the Mayor is continuing the work on the new Board Member appointment. We've had a vacancy since Chair Sugrue left his seat for the Planning Commission. 2. Over the last 3 weeks, Club Knoll has been moving, the last piece will be moved tomorrow. It will still take a while to put it all back together (so it doesn't look like sliced bread). 3. We now have 'toll free numbers' for our LPAB Zoom meetings. If anyone has questions or interest, please feel free to contact me directly at:

[KAugust@oaklandca.gov](mailto:KAugust@oaklandca.gov).

**OPEN FORUM** – **Naomi Schiff, Oakland Heritage Alliance (OHA)** – in regards to the 12<sup>th</sup> Street project, a decision letter was issued by Planner, Michele Morris. It would be wise for any future sub-committee, to specifically request that the planner, discuss with the sub-committee before issuing the decision letter because, once the letter is issued, it's hard to go back. (Ms. Schiff forwarded this information to Secretary August and the Board Chair). Also, there's two walking tours left in our rejuvenated Walking Tour schedule, the last ones were very well attended. The two that remain include; an Oakland Landmark that you can see on, Sunday, Sept. 19<sup>th</sup> @ 10am, the Historic sites in Joaquin Miller Park, where a Landmark Designation was made in 1975. On Sept. 26<sup>th</sup> @ 10am, a more vigorous hike for the hearty in Butters Canyon with tour guide, Dennis Evanosky. Adele Riston is doing the Joaquin Miller tour and, both of these are going to be great tours. To find out more information on these tours, go to; [www.oaklandheritage.org](http://www.oaklandheritage.org). In closing Ms. Schiff stated, that OHA is discussing doing a much wider Plaque Program, to put plaques on all the Oakland Landmarks, and OHA would love to coordinate with you and your committee about that.

**UPCOMING** – No

**APPROVAL OF MINUTES** – May 10, 2021 & July 12, 2021

**May and July minutes approved by BM Johnson, seconded by BM Andrews.**  
(Vice-chair Fu abstained for May. BM Andrews abstained for July)

**ADJOURNMENT – 5:48pm**

**NEXT REGULAR MEETING: November 8, 2021**

Minutes prepared by: **LaTisha Russell**