



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

July 9, 2018
Regular Meeting

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.oaklandnet.com/planning (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 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@oaklandnet.com 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.



APPLICATIONS

1.	Location:	913-923 MLK Jr Way
	Assessor's Parcel Number(s):	002-0023-023-00; -022-00; & -021-00
	Proposal:	Construction of a six-story mixed used building on an interior lot in between the buildings at 905 and 935 M L King Jr. Way. Proposal consists of one ground floor commercial space and entrance to parking garage with five-stories of residential above containing a total of 30 residential units. Applicant has applied for affordable housing density bonus and development waivers to allow the one additional story (5-stories is the maximum allowable and 6-stories are proposed) and an overall building height of 65' where 55' is the maximum allowable.
	Applicant:	Justine Beagle (510) 836-6688
	Owner:	Paul Chung
	Case File Number:	PLN17437
	Planning Permits Required:	Regular Design Review for the construction of a six-story mixed use building on a vacant lot. Parcel Map Waiver to merge 3 parcels into 1 parcel.
	General Plan:	Central Business District
	Zoning:	CBD-R Central Business District Residential Zone
	Environmental Determination:	Determination Pending, Environmental analysis to be conducted prior to any discretionary action.
	Historic Status:	Area of Primary Importance (API): Grove Street Residential
	City Council District:	3
	Action to be Taken:	Review development proposal and provide comments to staff for Zoning Manager decision.
	For Further Information:	Contact Case Planner Jose M. Herrera-Preza at (510) 238-3808 or by email at jherrera@oaklandnet.com .



2.	Proposal:	Heritage Property Nominations by owner applicants, associated with Mills Act contract applications.
Case File Number, Location, City Council District, Zoning:	1) LM18001: 4690 Tompkins Street (APN 037-2544-017-01); City Council District 4, Zoning RM-3	
	2) LM18002: 528 28th Street (APN 009-0697-008-00); City Council District 3, Zoning RU-1	
	3) LM18003: 260 Park View Terrace (APN 010-0771-032-00); City Council District 3, Zoning RU-2	
	4) LM18004: 1255 Trestle Glen Road (APN 024-0565-056-00); City Council District 2, Zoning RD-1	
	5) LM18005: 581 Vernon Street (APN 010-0817-003-00); City Council District 2, Zoning RM-1	
	6) LM18006: 677 Longridge Road (APN 011-0885-020-02); City Council District 2, Zoning RD-1	
	7) LM18007: 1419 12th Street (APN 004-0063-004-00); City Council District 3, Zoning RM-2	
	8) LM18008: 2440 10th Avenue (APN 022-0334-016-00); City Council District 2, Zoning RM-1	
Applicant/Owner:	Multiple, see individual applications attached	
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: bmarvin@oaklandnet.com .	

3.	Proposal:	Mills Act Contract Applications by owners.
Case File Number, Locations, City Council Districts, Zoning:	1) LM18001: 4690 Tompkins Street (APN 037-2544-017-01); City Council District 4, Zoning RM-3	
	2) LM18002: 528 28th Street (APN 009-0697-008-00); City Council District 3, Zoning RU-1	
	3) LM18003: 260 Park View Terrace (APN 010-0771-032-00); City Council District 3, Zoning RU-2	
	4) LM18004: 1255 Trestle Glen Road (APN 024-0565-056-00); City Council District 2, Zoning RD-1	
	5) LM18005: 581 Vernon Street (APN 010-0817-003-00); City Council District 2, Zoning RM-1	
	6) LM18006: 677 Longridge Road (APN 011-0885-020-02); City Council District 2, Zoning RD-1	
	7) LM18007: 1419 12th Street (APN 004-0063-004-00); City Council District 3, Zoning RM-2	
	8) LM18008: 2440 10th Avenue (APN 022-0334-016-00); City Council District 2, Zoning RM-1	
Applicant/Owner:	Multiple, see individual applications attached.	
Environmental Determination:	Categorically Exempt per CEQA Guidelines Sections: 15301 (Existing Facilities); 15305 (Minor Alterations in Land Use Limitations); 15306 (Information Collection); 15308 (Actions by Regulatory Agencies for Protection of the Environment); and 15331 (Historical Resource Restoration/Rehabilitation).	
Action to be Taken:	Discuss and select applications to recommend for 2017 Mills Act contracts. Forward to Planning Commission as informational item. Forward recommendations to City Council.	
For Further Information:	Contact Case Planner Betty Marvin at (510) 238-6879 or by email at bmarvin@oaklandnet.com .	



ANNOUNCEMENTS

UPCOMING

APPROVAL OF MINUTES

▪ June 11, 2018

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@oaklandnet.com

NEXT REGULAR MEETING: August 13, 2018