

AGENDA

**LANDMARKS PRESERVATION
ADVISORY BOARD
OAKLAND, CA 94612**

**LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

**Christopher Andrews, Chair
Peter Birkholz
Stafford Buckley
Eleanor Casson
Frank Flores
Mary E. MacDonald**

**March 9, 2015

Regular Meeting 6 PM
City Hall, Sgt. Mark Dunakin
Hearing Room #1
1 Frank Ogawa Plaza
Oakland, California 94612**

Educate, Advocate, Protect Historic Resources

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This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter or assistive listening device, contact Betty Marvin at 510-238-6879, bmarvin@oaklandnet.com, or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so those with chemical sensitivities may attend.
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A. ROLL CALL

B. OPEN FORUM

C. APPROVAL OF MINUTES of February 9 and February 23, 2015

**D. LANDMARK OF THE MONTH or other features of interest
Southern Pacific Oakland Mole site, foot of Seventh Street (Port View Park): Oakland City Landmark #49, LM 81-42, Ord. 10049 C.M.S., April 14, 1981. Presentation by Boardmember Andrews.**

E. NEW BUSINESS

1. Uptown Station (H.C. Capwell store, later Sears, 1935-55 Broadway/ 20th/ Telegraph, 1928, Ashley & Evers, architects): Informational presentation by Gensler Architects, applicant, for proposed remodel of the historic Capwell’s Building at 1955 Broadway. The presentation will provide a brief background of the building’s exterior finishes both prior to and after the seismic retrofit due to damage by the 1989 Loma Prieta earthquake. The proposed reuse will include retaining ground floor retail and new upper floor office uses. Case planner Pete Vollmann, 238-6167, pvollman@oaklandnet.com .

2. Informational presentation on Brooklyn Basin Project (formerly known as Oak to Ninth), 9th Avenue Terminal, and proposed Shoreline Park - applicant Zarsion-OHP 1, LLC (“ZOHP”): Brooklyn Basin Project land use entitlements were originally approved in 2006-09. Applicant is now initiating Phase I improvements by seeking a Final Development Permit to construct Shoreline Park, including the demolition of a large portion of the 9th Avenue Terminal. In the future, staff will bring to LPAB the demolition findings for the 9th Avenue Terminal and an application to designate the 9th Avenue Terminal as a City of Oakland Landmark. Case planner Catherine Payne, 238-6168, cpayne@oaklandnet.com.

3. Children's Hospital Master Plan FEIR and related actions –cultural resource comments

Location:	Children's Hospital and Research Center Oakland (CHRCO) is located at 747 52 nd Street and is generally bounded by 53 rd Street to the north, State Route 24 (SR-24) to the east, and MLK Jr. Way and the elevated BART tracks to the south and west. APNs: Multiple
Proposal:	The Project would occur in two phases. Phase I would (a) demolish one residential building and minor rear yard additions on two residential buildings; (b) construct a 6-story, 89,100 sq. ft. Outpatient Center (OPC2) and a 1,100 sq. ft. addition to the existing Central Plant Building; (c) construct a new entrance to the existing parking garage off Martin Luther King Jr. Way; (d) improve landscaping and utilities; and (e) renovate 95,500 sq. ft. within the existing Hospital. Phase II would (a) demolish one residential building, a modular building, the rear portions of three residential buildings, the B/C Wing, the existing heli-stop structure, the Bruce Lyon Memorial Research Center, the HemOnc Administrative Building and several trailers; (b) construct a 2-story, 14,500 sq. ft. Family Residence Building with 12 to 16 residential units; a 3-story, 31,300 sq. ft. Clinical Support Building; a 5-story, 43,500 sq. ft. Link Building with a heli-stop on the roof; a 5-story, 101,000 sq. ft. Patient Pavilion; a 3,800 sq. ft. Central Utility Plant Building; and a 4-story, 114,900 sq. ft. parking structure with 334 stalls; (c) acquire and improve 1.5 acres of Caltrans Right-of-Way; (d) improve site access and circulation to 52nd Street and Dover Street; (e) improve landscaping and utilities; and (f) renovate 42,342 sq. ft. within the existing Hospital. Full Project build-out would result in 210 beds (increase of 40 on-site), 988 patients and outpatient visitors (increase of 113), 761 inpatient visitors (increase of 157) and 2,371 staff (increase of 205).
Applicant:	Children's Hospital and Research Center Oakland, Doug Nelson
Phone Number:	(510) 428-3066
Owner:	Children's Hospital and Research Center Oakland
Case File Number:	PLN14-170; ER12-0013
Planning Permits Required:	General Plan Amendment; Rezoning; Preliminary Planned Unit Development Permit for Phases 1 & 2; Final Planned Unit Development Permit for Phase 1; Conditional Use Permits to convert residential structures to non-residential in the S-1 and CN-3, permit health care use in RM-2 and CN-3, demolition of rooming units in the S-1 Zone, , and commercial uses in the S-1 Zone; Design Review for residential facilities, non-residential facilities, Potentially Designated Historic Properties and demolition of historic structures; Minor Variances for open facilities, number of loading berths and Family Residence Building parking; exception from ground floor transparency percentage in the CN-3 Zone; a Vesting Tentative Tract Map.
General Plan:	Institutional, Mixed Housing Type, Neighborhood Center
Zoning:	S-1, Medical Center Zone; RM-2, Mixed Housing Type Residential Zone-2; CN-3, Neighborhood Commercial Zone – 3
Environmental Determination:	The Draft Environmental Impact Report (EIR) was published for a 45-day review period from August 7, 2014 to September 22, 2014. The Response to Comments/Final EIR was published on February 27, 2015.
Historic Status:	The A/B Wing (Baby Hospital) on the CHRCO campus is considered a Potentially Designated Historic Property (PDHP) and a CEQA historic resource with a current (revised) rating of B3 by the Oakland Cultural Heritage Survey (OCHS), as confirmed by the Landmarks Preservation Advisory Board (LPAB) on August 12, 2013. The proposal includes several properties within the 55th and Dover Residential District Area of Secondary Importance that are considered PDHPs. The District appears eligible for the California Register of Historic Places and a CEQA historic resource.
Service Delivery District:	II – North Oakland/North Hills
City Council District:	1 – Kalb
Actions to be Taken:	Receive public comments and Landmarks Preservation Advisory Board recommendation to the Planning Commission, and subsequently the City Council, on the cultural resource-related design and environmental review issues associated with the Project.
For Further Information:	Contact project planner Heather Klein at (510) 238-3659 or hklein@oaklandnet.com

F. OLD BUSINESS - study of Preservation Element (adopted goal for 2015)

G. BOARD REPORTS

H. SUBCOMMITTEE REPORTS

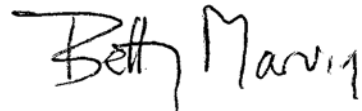
I. ANNOUNCEMENTS

J. SECRETARY REPORTS

K. UPCOMING

Oak Knoll EIR scoping session (April)
Camron-Stanford House landscape/lighting
Emerald Views / Schilling Garden
General Electric plant demolition/mitigation
Oakland Auditorium/Kaiser Convention Center
Southern Pacific Station, 16th & Wood Streets

L. ADJOURNMENT



BETTY MARVIN
Historic Preservation Planner

NEXT REGULAR MEETING:
April 13, 2015

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The Landmarks Board welcomes public comment on all agenda items. The Board requests that speakers limit comments to no more than three minutes. Correspondence received by the Monday prior to the meeting will be included in the Board's agenda packet.

Landmarks Preservation Advisory Board
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Fax 510-238-6538