

**AGENDA**

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

**LANDMARKS PRESERVATION  
ADVISORY BOARD MEMBERS:**

**Christopher Andrews, Chair  
Peter Birkholz, Vice-Chair  
Stafford Buckley  
Eleanor Casson  
Frank Flores  
Nenna Joiner**

**June 13, 2016  
  
Regular Meeting 6 PM  
City Hall, Sgt. Mark Dunakin  
Hearing Room #1  
1 Frank H. 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 May 9, 2016**

**D. INFORMATIONAL PRESENTATIONS**

- 1. Jelani Killings, Ethics Analyst, Public Ethics Commission**, presentation on the City’s Government Ethics Act (GEA), including conflicts of interest, gift restrictions, misuse of City resources/position, and Form 700 filing. Presentation will include a brief introduction of the Public Ethics Commission and 10-minute GEA introductory video. [www.oaklandnet.com/pec](http://www.oaklandnet.com/pec)
- 2. 1601 Clay Street**, National Register listing and tax credit project – case study presentation by Jonathon Rusch of Page & Turnbull Architects.
- 3. Claremont Country Club, 5295 Broadway Terrace** (A3; 1928, George W. Kelham, architect): capital improvements including replacement of golf pro shop/cart storage and tennis pavilion; addition to women’s locker room; site work; tree removal. Mike Mussano, Ward and Young Architecture and Planning; case planner Ann Clevenger, [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

**E. OLD BUSINESS**

- 1. 570 21st St., Case Files PLN16046 and PLN16047** (585 22nd Street and 570-602 21st Street, in Cathedral District API). Proposal for new five story 76 unit residential building with ground floor parking and amenity spaces, along with the relocation of two buildings. Case Planner Michael Bradley, [MBradley@oaklandnet.com](mailto:MBradley@oaklandnet.com). LPAB Subcommittee – Andrews, Birkholz.

**F. NEW BUSINESS:**

<b>1.</b>	<b>Location:</b>	<b>41 Tunnel Road (Claremont Hotel)</b> (APN: 48H-7670-19, 48H-7670-20, 48H-7670-21, 48H-7670-22, 48H-7670-23, 48H-7670-24, 48H-7670-25, 48H-7670-27, 48H-7670-28-3, 64-4225-04, and 64-4225-05, 48H-7670-26, 48H-7670-29-2, and 64-4226-24)
	<b>Proposal:</b>	Conduct a Scoping Session for an Environmental Impact Report (EIR) to receive comments about what information and analysis should be included in the EIR relating to Cultural Resources.  The proposed project is for: (a) Site and Circulation Improvements, including: realign site access, modify on-site circulation and parking, replace the existing porte cochere, and landscape improvements; (b) Club Expansion and Improvements, including: Update and expand existing club facilities including both indoor and outdoor facilities; increase membership by 15 percent (up to 250 new members), from 1,600 to a maximum of 1,850 members; and (c) New Residential Units – At the southeast portion of the site, construct a 43 unit for-sale residential building on existing surface parking lots and two single-family homes adjacent to the Tunnel Road entry to the site.
<b>Applicant:</b>		Signature Development Group, Inc.
<b>Contact Person/Phone Number:</b>		Jamie Choy - (510)251-9276
<b>Owner:</b>		Claremont Hotel Properties, LP
<b>Case File Number:</b>		<b>ER16-010</b>
<b>Planning Permits Required:</b>		The proposed project would, in part, require modifications to the existing Conditional Use Permit, a Tentative Parcel Map to provide separate parcels for the residential uses, Design Review for the new residential units, and possibly variances.
<b>General Plan:</b>		Community Commercial, Hillside Residential
<b>Zoning:</b>		RH-4, Hillside Residential Zone – 4; RU-3, Urban Residential Zone - 3
<b>Environmental Determination:</b>		Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A Notice of Preparation (NOP) to prepare the EIR was published on May 31, 2016. The written comment period for the NOP ends at 4:00pm on July 6, 2016.
<b>Historic Status:</b>		The Claremont Hotel building is an Oakland City Landmark (LM01-404, Ordinance No. 12438 C.M.S.) and is rated A1+; the balance of the Claremont Hotel property is identified as an Area of Primary Importance (API). Thus the Claremont Hotel building and the balance of the Claremont Hotel property are CEQA Historic Resources. The original landmark designating ordinance included a Design Review overlay on the entire property.
<b>Service Delivery District:</b>		2
<b>City Council District:</b>		1
<b>Action to be Taken:</b>		Receive public and Landmarks Board comments about what information and analysis should be included in the EIR relating to Cultural Resources.
<b>For Further Information:</b>		Contact case planner <b>Ann Clevenger</b> at <b>(510) 238-6980</b> or by email: <a href="mailto:aclevenger@oaklandnet.com">aclevenger@oaklandnet.com</a> .

**G. BOARD REPORTS**

Leimert Bridge - Birkholz

**H. SUBCOMMITTEE REPORTS**

Leamington Hotel – Birkholz

**I. ANNOUNCEMENTS**

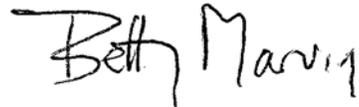
Aramis Fouché Way, street sign dedication, June 17

**J. SECRETARY REPORTS**

**K. UPCOMING**

Mills Act applications and associated Heritage Property nominations  
Heritage Property Nomination, The Alley, 3325 Grand Avenue  
Mountain View Cemetery expansion  
Study of Preservation Element, Chapter 4, Incentives and Regulations

**L. ADJOURNMENT**



**BETTY MARVIN**  
**Historic Preservation Planner**

**NEXT REGULAR MEETING: July 11, 2016**

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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**  
**250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612**  
**bmarvin@oaklandnet.com**  
**Fax 510-238-6538**