

**MINUTES**

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

**LANDMARKS PRESERVATION  
ADVISORY BOARD MEMBERS:**

**Christopher Andrews, Chair  
Peter Birkholz  
Stafford Buckley  
Eleanor Casson  
Frank Flores**

**May 9, 2016  
  
Regular Meeting 6 PM  
City Hall, Sgt. Mark Dunakin  
Hearing Room 1  
1 Frank H. Ogawa Plaza  
Oakland, California 94612**

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**A. ROLL CALL**

**Board Members present: Andrews, Birkholz, Buckley, Casson, Flores, Joiner  
Staff present: Betty Marvin, La Tisha Russell**

**B. OPEN FORUM – Naomi Schiff, Oakland Heritage Alliance (OHA)** – announced two programs presented by OHA, Thurs. 5/12 on California Faience and Sat. 5/14, the First Christian Church at 29th and Fairmount. Both provide an opportunity to see some ‘cool glazed tile work.’ For more information, go to the OHA website at oaklandheritage.org

**Wendy P. Markel, Claremont Citizens Group** – concerned about the potential development proposed for the historic Claremont Hotel. Ms. Markel was instrumental in helping make the Claremont Hotel a Landmark. In June 2003, the Office of Historic Preservation and the Department of Parks and Recreation notified her that the Claremont Hotel was eligible for placement on the National Register of Historic Places and the property had been listed in the California Register of Historic Resources pursuant to Section 4851(a)(1) of the Public Resources Code. She feels that gives them a certain interest on the historic aspect of the project and asked the LPAB to guide them through the process in an effort to preserve this historic property.

**Lesley Emmington, Claremont Citizens Group** – stated that the Claremont is surrounded by “what you think of as Berkeley” because of early efforts to deter underage drinking by students who attended the UC Berkeley campus. Thanked the LPAB and the State Historic Resources Commission for stopping an intrusive condominium structure that was to be built by the previous owner on the facility site. Hoping the expansion doesn’t happen.

**Lynn Klein, concerned neighbor** – speaking on behalf of the long term residents of Berkeley and Oakland, the neighborhoods and business communities surrounding the hotel. Not happy with the expansion of the Hotel, from the proposed seating for tennis matches to the on-going traffic which is a critical issue. The Hotel has added another stop light but it doesn’t move the traffic along. At stake is not only the charm of the hotel and its iconic stature, but the viability and livability of our community. Ms. Klein would like for these comments to be presented for consideration when this project comes before the LPAB.

C. **APPROVAL OF MINUTES** - moved by Birkholz, seconded by Buckley, approved unanimously. (Casson and Flores abstained.)

D. **INFORMATIONAL PRESENTATIONS**

1. **Study of Preservation Element** (adopted goal for 2015-16):  
Chapter 4, Incentives and Regulations, discussion led by Board member Frank Flores - *postponed*

E. **NEW BUSINESS - Action Items**

1. **5000 Piedmont Avenue, Mountain View Cemetery. Case File: REV130001, VMD12072. Design Modifications to Water Pavilion** – renewal of expired permits for project approved by Landmarks Board and Planning Commission in 2012-13. Informational report and request for comments on possible revisions. Case Planner, **Mike Rivera, 238-6417, [mriviera@oaklandnet.com](mailto:mriviera@oaklandnet.com)**.

**Mike Rivera, Case Planner** –asked the LPAB for comments and feedback on the proposal for a new building that would contain a funeral home, chapel, offices and related services. The proposed plan was approved in 2012-13 by the LPAB and the Planning Commission. Since that time, the permits have expired and they've re-submitted additional information, design revisions and plans to determine the extent of changes to the approved project.

**Jeff Lindeman, General Manager, Mountain View Cemetery** – the building permit application that was filed in 2014 has expired, they have a new architect, and the mortuary function of the building has moved to another building through the CUP process in 2013, it is completed and operational. There were complications with the design of the Water Pavilion and the Bungalows. LPAB wanted the two projects developed together, but the materials needed to be consistent with each other, so they held off.

The basic concept of the building has not changed but what has changed is two feet of additional height for the HVAC, air conditioning for the building, a fire pit and a waterfall in the front patio, smaller stone cladding on the exterior, and reengineering the 18 foot tall doors. Basic form and use of the building are very similar but he understands the sensitivity of the LPAB.

**BOARD COMMENTS/QUESTIONS**

Questions to Mr. Lindeman were as follows: where the proposed project will be located on the cemetery site, what is the historic status, will the new construction replace any existing buildings within the historic site, and if the plans had changed from 2013 in regards to cutting or removing the remaining cedar trees. **Mr. Lindeman** – the building will be located between the Gothic Chapel and the Outside Garden Mausoleum, the cemetery is identified as an Area of Primary Importance (API), the new construction will sit on an existing asphalt road, and plans hadn't changed regarding the trees.

**Andrews** – other than the fire pit addition, the landscape plan is essentially the same. **Mr. Lindeman** – the footprint is the same, we've added a little more dynamic shape to the oval garden lawn to increase the amount of decorative trees and decrease the amount of lawn that has to be maintained, and by doing that, we could add some sculptures and benches. **Flores** – is the project going back to the Planning Commission for the changes. **Mike Rivera** – yes, project is going back to the Planning Commission.

**Buckley** – the new drawings seem to be a different scale and oriented differently. **Mr. Lindeman** – the 2016 plan focuses on the front garden, not the pond in back of the building, we've added some shape to

the oval lawn, reduced the water usage for the lawn, added a pathway to the garden and bringing in the fire pit, to encourage people to stay and visit awhile. The 2 ½ foot waterfall with benches is also for the front of the building, and the patio, with the option of being either inside or outside, and is still part of the idea of bringing families together, which is the theme of the building itself.

**Andrews** – asked Mr. Lindeman to detail the major differences between the original and the new proposal. **Mr. Lindeman** – after 2013, we hired an HVAC engineer, who looked at the new codes stating we had enough meeting space to accommodate at least 250 people. In the original concept of the building, there was going to be very minimal ventilation and no air-conditioning. The HVAC consultant explained that the code requires that we have much more ventilation than we had in the original design. When he did the calculations, the size of the ductwork was enormous and would not fit between the ceiling and the roof. We looked at creating a basement channel, then running the air through grilles in the floor. The engineer told us that we had to have at least 350 to 400 linear feet to achieve that and it seemed to be unacceptable. We thought it best to invest in the air-conditioning.

**Andrews** – is mostly concerned about the central clerestory over the meeting space. The original solution was rather elegant, with the flat ceiling that you would be able to see through. The addition of the shallow barrel vaults and much broader fascia is hard to see as an improvement over the original design. It just doesn't feel as elegantly resolved. The rest of the building does retain most of the features in the original design. **Mr. Lindeman** said they were still working on the location of the AC units and trying to regain the original wing shape of the roof.

The Board accepted **Casson's** motion to forward their comments to the Planning Commission, noting that the design looked good overall but was “a slight step back in elegance” and requesting additional work on the roofline.

**2. 585-22nd Street and 570-602 21st Street, in Cathedral District API, Case Files PLN16046 and PLN16047.** *Proposal for new construction of a five story 76 unit residential building with ground floor parking and amenity spaces along with the relocation of two buildings at 570 -602 21st Street to 606-610 21st Street, with alterations. Informational presentation and request for comments. Case Planner Michael Bradley, 238-6935, [MBradley@oaklandnet.com](mailto:MBradley@oaklandnet.com).*

**Michael Bradley, case planner** – the proposed project is new construction on a through lot from 21st to 22nd Street. The proposal also includes the relocation of two historic structures, located in the Cathedral District, to a vacant lot west of the project. The site sits directly across from the 22nd St. Post Office parking lot. **Bradley** stated that he, Betty Marvin and Pete Vollmann, District Supervisor, worked extensively with the applicant, Charles Kahn on this project.

**Charles Kahn, applicant and architect** – presented the project. The Cathedral District site created some challenges since the general plan and zoning call for greater development yet it sits in the middle of a variety of historic buildings.

The first part of the presentation was related to the two existing buildings that were proposed to be relocated. They are almost the last historic structures remaining in the 21st Street block of the Cathedral District. Mr. Kahn said he contacted Betty before the property was acquired because they wanted to make sure relocation was supportable from a landmarks standpoint. A benefit of relocating a structure is that it receives a new foundation and other upgrades that assure the preservation of the property in the future. He also proposes to restore a circular porch that was damaged in a prior rebuild.

On the second larger part of the project, the multi-family housing, they did an analysis on the district (before submitting it to the Planning Commission) and found a variety of fabrics, significant structures, balanced compositions, facades, patterns and rhythms that added ambience to the district. They wanted to enhance the project with colors that will inspire the district and also add in some laser cut panel detailing, patterned from some of the nearby structures such as the Fox Theater and First Baptist Church. Mr. Kahn showed a building perspective from all sides, which he believed succeeded in capturing the color and detail of the district and not making it seem so large and oppressive while preserving and enhancing the character of the neighborhood.

### **PUBLIC COMMENT/QUESTIONS**

**Chris Buckley, Oakland Heritage Alliance (OHA)** – thanked the applicant for preserving the two existing homes but proposed relocating them to 22nd St. There's nothing left of the Area of Primary Importance (API) on 21st St., while on 22nd there's a gap where the houses could go. The design and overall development concept is going to substantially impair the API, the project is twice the height of the contributing buildings and will visually overwhelm the district. Suggests making the building more compatible and in scale with the neighboring buildings in terms of materials, fenestration, setback, etc. Less building mass on 22nd Street could be a tradeoff for more on 21st.

**Bane Capital Askew, concerned resident** – wanted to know the reason for building more residential units on 22nd St., concerned that the area will become more claustrophobic and environmentally unsafe, and questioned appropriateness of tall buildings in view of climate change, earthquakes, and energy.

### **BOARD COMMENTS/QUESTIONS**

Board asked about views and privacy for the existing homes; off-street parking; affordable housing; construction materials; and the option to relocate the two houses to 22nd Street. **Mr. Kahn** – light wells are provided and he redesigned some windows for privacy to accommodate the neighbors; parking will be entered from 22nd St.; affordable housing is still in discussion but not a requirement; panel materials on the street side will have inscribed patterns; the lot shape is too awkward for relocation to 22nd Street.

**Casson** – agreed with Chris Buckley's comment about more height on 21st and less on 22nd. Would welcome integration of other historic qualities from the district. She suggested this item for a sub-committee review. **Michael Bradley** – these being the last two historic buildings on 21st St., we didn't want to lose them. **Mr. Kahn** –relocating the homes to 22nd Street would leave a strip of the land that was just too narrow to work with. **Betty Marvin** – in moving buildings, it's strongly recommended to retain their original orientation. **Andrews** – technically speaking, having one building jump over the other is also very difficult to do, not impossible, but difficult.

**Birkholz** – the map of the API drawn up in 1985 has changed as lot. The district boundary might need to be re-drawn. The proposed massing, with the maximum envelope allowable, is too big and over-scaled for the district. Suggest the units on the top floor be removed. Despite applicant's rationale for the façade, doesn't understand how it relates at all to the district, picking disparate elements to get a justification for a contemporary building. Other options for the façade should be looked at because it completely contrasts with the district and potentially could impair the district.

**Joiner** – what is the review process, will it come back to the LPAB? **Michael Bradley** – staff level review; the option for a sub-committee could be explored and could come back to the LPAB.

**Joiner** - asked about the height and number of units, and whether other designs had been considered that would be more compatible with the historic district. **Mr. Kahn** – the general plan calls for a certain density, it has 76 units and it's not built out to the maximum, we did pull back from the top and bottom to make sure it is aligned with the rest. Eliminating some of the units was not an option. We recognize that this is a historic district and believe the project is consistent with the Secretary of the Interior's Standards, our intent is to make it look like a 21st century building. The building will have a combination of studios and 1 & 2 bedrooms.

**Andrews** – thinks the architect has pretty skillfully pulled some of the spirit and elements of the Victorian buildings into a very modern building without mimicking. Says he understands the massing of the building, the overall height obviously much larger than the single-family Victorian houses. It also seems appropriate given what we're trying to do in Oakland in terms of density, that we would have a taller building. He respects that OHA is calling this an issue of losing status of the API and something we need to be concerned about. He asked staff to address the issue.

**Betty Marvin** – an API is a locally identified district and concept, so there are no hard and fast external rules. Around the edge of the Central Business District there's a cluster of districts, the Cathedral District, the Grove St.-Lafayette Square District, the 7th St.-Harrison Square district, and several smaller groups. All these are fragments of residential neighborhoods and they encircle the CBD. They were fragmentary when they were identified 30 years ago and some have become more fragmentary over the years. This one has been the most affected because it's more exposed to development along major streets, West Grand, San Pablo and MLK Jr. Way, and it lost the Cathedral after the earthquake. But in a sense, it's arguable that the older and rarer the surviving fragments become the more significant they are. When these districts were identified in the 1980s we drew boundaries very tightly around the contributing and character defining buildings, but the gap on 22nd St. was already there, and the whole block was included in the district, so the location gives us pretty clear purview over the design.

**Birkholz** – asked about the ongoing review process. **Michael** – still discussing internally, at this point, we're using the Infill Exemption 15332. **Birkholz** – Infill Exemption only works if it doesn't affect historic resources, I don't see how that exemption fits. **Andrews** – does it go to Planning Commission? **Bradley** – staff level review by Zoning Manager.

**Andrews** – generally pleased with the design and “maintaining what's left of the district,” except that the green strips on the corners don't contribute to the overall coherence of the design. Asked the Board if they want to refer this project to a design review sub-committee. **Birkholz** – subcommittee system cuts the Board and public out of the process. If the sub-committee wants to have a public process, I would be willing to do it but I don't feel comfortable with the closed door sub-committees. **Andrews** – members of the public have attended, and certainly the members of OHA. Designs have been improved by sub-committee work and it's a process that we are legally entitled to. **Marvin** – if we're looking at opening it to the whole Board and public at large, as opposed to OHA asking to be involved, that could be a special meeting, which needs a 10 day notice. It's procedurally cumbersome but not impossible. **Birkholz** – somebody outside the Board and the developers should be there. OHA has a good group to be involved with now that we have the technical aspect of it. **Andrews** – asked OHA to comment.

**Naomi Schiff, OHA** – “We had to ask loudly to be involved.” Has the project been discussed with the neighborhood or have notices been sent to them? There should be an initial study to determine CEQA status. This project is going on greased skids with no neighborhood awareness, it's getting approved with a lot of unknowns, at what point does the public have a chance to comment? **Bradley** – notice goes to all property owners within a 300 ft radius, that's standard procedure for Applications on File (AOF), with a 17 day comment period on all projects that are not going to the Planning Commission.

**Andrews** – is there a threshold that this project is below, where there’s a more extensive process?

**Bradley** – yes, at 60,000 sq. ft. this is below the 100,000 sq. ft. threshold that would require it going to the Planning Commission. Below that, the “decision-making body” is the Zoning Manager. The project size was based on the zoning, not as a device to skirt the process. **Ms. Schiff** – we have repeatedly requested Planning staff to increase that 300ft radius, and they are informing only property owners, not residents. No one is here from the neighborhood.

**Birkholz** moved to form a design sub-committee for this project (Birkholz and Casson volunteered), make it more open to the public, and bring the project back to the LPAB for discussion. **Joiner** seconded; carried unanimously.

**Birkholz** noted the findings for new construction in APIs in the Planning Code\* (excerpt distributed by Chris Buckley – see <http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak053289.pdf> pp.796-799) and moved that those findings be brought back to the Board, along with more complete descriptions of the API and the project. **Joiner** seconded; carried unanimously.

**PUBLIC COMMENT/QUESTIONS**

**Christian Peoples, concerned neighbor** – has been active in Oakland, working with neighborhood groups for 40 years. Helped draft the first Honesty in Government ordinance which is the predecessor to the current Sunshine Ordinance. He asks the Board to find a better way to notice the neighborhood when they have a major project like this and not just the 300ft radius. Says it’s amazing how many people come out when they see a bulldozer next door and they do have legitimate concerns.

**Andrews** - says the LPAB has been concerned with these issues regarding the noticing of neighbors and what constitutes public review wants it agendaized for the next LPAB meeting. **Birkholz** – suggested drafting a letter with their concerns and then forward it to the Planning Commission.

<b>3.</b>	<b>Project Name and Location:</b>	<b>Oak Knoll Mixed Use Community Plan Project - Case File ER15-004</b> The project is located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard and is bounded by Keller Avenue and Mountain Boulevard. APNs: 043A-4675-003-21, 043A-4712-001 (portion), 043A-4675-003-19, 043A-4675-003-16, 043A4678-003-17 {roadway easement), 043A-4675-003- 30 (roadway easement) 048-6865-002-01, and 043A-4675-74-01.
	<b>Proposal:</b>	Informational briefing on the current status of the Project and its updated proposal to salvage and relocate the historic Club Knoll building as a community center for the Project, rather than demolition of the building as previously proposed.
	<b>Applicant:</b>	Oak Knoll Venture Acquisitions, LLC (previously SunCal Oak Knoll, LLC), c/o Sam Veltri
	<b>Phone Number:</b>	Sam Veltri, at (949)705-8786
	<b>Owners:</b>	Oak Knoll Venture Acquisitions, LLC and the City of Oakland
	<b>Case File Number:</b>	ER15-004
	<b>Planning Permits Required:</b>	Rezoning, Preliminary Planned Unit Development, Final Development Plan, Tentative Tract Map, and other possible discretionary permits and/or approvals
	<b>General Plan:</b>	Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area
	<b>Zoning:</b>	RH-3 Hillside Residential Zone -3 and RH-4 Hillside Residential Zone -4

<b>Environmental Determination:</b>	A Supplemental Environmental Impact Report (SEIR) is being prepared pursuant to the California Environmental Quality Act (CEQA).  <u>Background:</u> In 1998, the Oakland City Council certified the Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of the Naval Medical Center Oakland and Final Reuse Plan, including analysis of a “Maximum Capacity Alternative.” The City is preparing a Supplemental EIR because the proposed Oak Knoll Mixed Use Community Plan Project may result in new or substantially more severe impacts than identified the “Maximum Capacity Alternative” as analyzed in the 1998 EIS/EIR.
<b>Historic Status:</b>	The existing Club Knoll building on the Project site is an historic resource under CEQA, on the Local Register. The Oakland Cultural Heritage Survey rates the Club Knoll building as a Potential Designated Historic Property (PDHP) with a rating of B+3. In June of 1995, the Landmarks Preservation Advisory Board (LPAB) found the building eligible for Landmark status with an A rating, and placed it on the Preservation Study List as a Designated Historic Property.
<b>Service Delivery Dist.:</b>	District 4
<b>City Council District:</b>	District 7
<b>Status:</b>	A Notice of Preparation for a SEIR was published and distributed on March 20, 2015 and public comments were received through the public comment period ending on April 21, 2015. A public Scoping Session for the SEIR was held before the LPAB on April 13, 2015 and before the City Planning Commission on April 15, 2015. Preparation of the Draft SEIR is underway.
<b>Action to be Taken:</b>	None. This is an informational briefing and no actions on the Project are requested at this time. Staff would like to hear the Board’s opinions and any recommendations relative to the Project’s proposal to relocate and rehabilitate the historic Club Knoll building
<b>For Further Information:</b>	Contact case planner <b>Scott Gregory</b> , Contract Planner at (510) 535-6671 or by e-mail at <a href="mailto:sgregory@lamphier-gregory.com">sgregory@lamphier-gregory.com</a>

**Scott Gregory, contract planner** - The applicant has decided to salvage and relocate the Club Knoll building rather than demolish it, which was in the 2015 plan. This briefing is to provide the Board with preliminary information from the applicant’s feasibility studies and ask for suggestions and opinions.

**Pat Keliher, SunCal, developer** – when SunCal first acquired the site in 2005 they expected to restore the Club building with Redevelopment funds. When they returned to the project in recent years, the building no longer seemed salvageable, but they are now reevaluating it.

**Jim Heilbronner, Architectural Dimensions, lead architect** – did previous rehab work on the Fox Theater and the Rotunda building. He presented the proposal to move Club Knoll to a new site at the middle of the project, to be a community center for the new development. This would be a big project, not like moving a house. The strategy was to simultaneously prepare the new site and dismantle the building in order to move it in pieces. The parts would be reassembled at the new site on a new steel frame. The basement, garage, and west wing would not be moved.

**Casson** asked about the timeline: **Heilbronner** said work might start in 1.5 – 2 years. **Flores** asked why the building had to be moved. **Heilbronner** said the plan called for “about 15 homes” at that site; neighbors didn’t want a community center at the edge of the development. **Flores** asked about eliminating the west wing. **Heilbronner** said it was plainer and subordinate to the main structure. **Andrews** asked about the State Historical Building Code and Architectural Dimensions’ work on the Fox. **Heilbronner** said he was not making much use of the historical code because the building

department “is not going to ignore life safety,” nor are lenders. At the Fox, he “had to dismantle perfectly good structure and aesthetics to get new systems in,” but the completed work looks original.

### **PUBLIC COMMENTS/QUESTIONS**

**Martha Taylor, 40 year resident** – concerned with the safety of the neighborhood when demolition starts and what type of housing will be on the proposed site.

**Jais Booth, concerned neighbor** – thanked developer for preserving the building and not opposed to the re-location though she will lose her view of the tower.

**Bane Capital Askew, concerned neighbor** – has environmental concerns: wildlife, fire danger, parks, traffic, illegal dumping, and existence of other community centers already in the area.

**Dionisio Rosario, Alameda County Parks, Recreation and Historical Commission** – very keen on the preservation of the building and would like to be kept abreast on the progression of the development. Also thanked the contractor for the clean-up of the site and the tour of the grounds. Wants to be sure there are adequate active recreational facilities for the 900 new residences.

**Naomi Schiff, Oakland Heritage Alliance (OHA)** – considers this an extremely high priority project not only because it’s a historical building but where it’s located, not much is done in the preservation effort for this area of East Oakland. Thanks the developer and City staff for refocusing this project away from demolition but would also like them to study reusing the building in place. Eliminating the raised basement changes the building’s character and proportion. A gym doesn’t seem like a compatible use for the grand club rooms. Needs to understand views of the building from outside the property.

**Steve Rynerson, board member, OHA** – seconded Naomi’s thanks to the developer and questioned why the building is being relocated anyway, taking into consideration that you’ll lose the structural integrity of the building piece by piece. He says according to the Secretary of the Interior Standards, moving is an alternative to demolition but wants to know why this is the preferred alternative.

**Don Mitchell, President, Sequoia Hills Oak Knoll Neighbor Assoc. (SHOKNA)** – represents the 6,000 neighbors that are closest to the site. Says the building is completely destroyed and not worth saving, would rather see the \$10 million spent on public amenities than the relocation of the building.

**Charles Bucher, board member, OHA** – the building should be restored and preserved, but preferably in place, not relocated. The relocated design loses a third of the front facade.

### **BOARD COMMENTS/QUESTIONS**

**Birkholz** – the future EIR should have a more complete package with site plans and view studies. The Carey report needs a more thorough development history and significance diagrams to understand the historic resource better, as well as the proposed end product after relocation. “What will we have beyond a few relocated doors and windows and tiles on an all-new building?” Also would like the building to maintain its original uses, per Secretary of the Interior’s Standard #1..

**Buckley and Casson** – concerned about open space, as mentioned by neighbors, and want more explanation as to why the building can’t stay in place. **Gregory** – the first draft of the Environmental Impact Report (EIR) will be coming out soon that will show the property in its entirety and will also

examine both alternatives for the building. The overall project plan has always included a centrally located clubhouse. "The project is not short of open space and trails as-is."

**Buckley** – is 'preserving' the building it is so extensively disassembled for moving? **Heilbronner** – moving is a common rehabilitation option, and there will be viable commercial use at the new site.

**Flores** – saving the building and keeping it alive is commendable: the Kingfish is prospering in its new location. Looks forward to seeing more of the design plan for the new location, as well as the draft EIR and the CEQA findings, especially regarding Secretary's Standards. **Andrews** – appreciated the input from *all* participants on this important project and thanked everyone for coming. Says he feels a tremendous relief they are talking about this again and not about demolition, not only what's important for the community and neighborhoods, but what this means for the City.

**F. OLD BUSINESS** - None

**G. BOARD REPORTS** –**Leimert Bridge, Birkholz** – represents LPAB in meetings with Public Works on seismic retrofit of the bridge, a City Landmark. Team includes engineers and a preservation consultant. **Marvin** - An earlier retrofit proposal was rejected because it impaired the visual design of the bridge. The RFP for the current project required a concept that will not have adverse visual effect.

**H. SUB-COMMITTEE REPORTS** – **Birkholz**, Leamington Hotel, hasn't heard anything yet.

**I. ANNOUNCEMENTS** – None

**J. SECRETARY REPORTS** – **Marvin** and **Birkholz** attended the Local Government Forum at the State Preservation Conference, with Certified Local Government board members and staff from all parts of the state. It was very interesting to hear from all the different areas, dealing with the same questions we do, including CEQA issues, demolition by neglect, staff shortage, and public outreach.

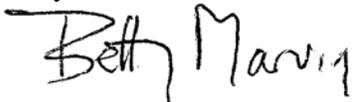
**K. UPCOMING**

June: Claremont Hotel: proposed resort expansion and residential development

**L. ADJOURNMENT** 9:42 pm.

Minutes prepared by La Tisha Russell and Betty Marvin

Respectfully submitted,



Betty Marvin, Historic Preservation Planner

\* excerpts from Planning Code pp. 796-799 for new construction in APIs (see p. 6):

**17.136.055** Special regulations for historic properties in the Central Business District and the Lake Merritt Station Area District Zones.

A. The provisions of this Section shall only apply to proposals in the Central Business District (CBD) Zones and Lake Merritt Station Area District (D-LM) Zones.

B. Findings

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2. Approval of applications for projects in an API that require Regular Design Review approval may be granted only upon determination that the proposal conforms to any applicable criteria in Chapter 17.136 and to the following additional criteria:

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g. For construction of new principal buildings:

i. The project will not cause the API to lose its status as an API;

ii. The proposal will result in a building or addition with exterior visual quality, craftsmanship, detailing, and high quality and durable materials that is at least equal to that of the API contributors; and

iii. The proposal contains elements that relate to the character-defining height of the API, if any, through the use of a combination of upper story setbacks, window patterns, change of materials, prominent cornice lines, or other techniques. APIs with a character-defining height and their character-defining height level are designated on the zoning maps.

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C.

Required Hearings in Front of the Landmarks Preservation Advisory Board (LPAB).

1. Prior to project approval, the following projects require a hearing in front of the LPAB for its recommendations and/or advice to the decision making body:

a. Any construction of a new principal building in an API

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