

MINUTES

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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A. **ROLL CALL** 6:03 pm

Board Members present: Andrews, Birkholz, Buckley, Casson
Board Members absent: Flores, Joiner (excused)
Staff present: Betty Marvin, La Tisha Russell, Robert Merkamp

B. **OPEN FORUM** – no speakers

C. **APPROVAL OF MINUTES** of May 9, 2016 – moved by Buckley, seconded by Birkholz, carried unanimously.

D. **INFORMATIONAL PRESENTATIONS**

1. **Jelani Killings, Ethics Analyst, Public Ethics Commission**, gave a 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 included a brief introduction of the Public Ethics Commission and 10-minute GEA introductory video. Killings distributed a summary sheet, provided contact information, and said his office is working on a comprehensive training program for boards and commissions. www.oaklandnet.com/pec.

H. **SUBCOMMITTEE REPORTS** (taken out of order)
Leamington Hotel – Birkholz – had met with RMW architects since the presentation two meetings ago. He showed the lighter color scheme that had been developed in response to concerns that the original dark gray proposal obscured the 3D ornament.

G. **BOARD REPORTS** (taken out of order)
Leimert Bridge – Birkholz – seismic retrofit proposal by team including Biggs Cardosa Assoc. engineers and Galvin Assoc. preservation consultants was expected to have minimal impact.

2. **1601 Clay Street**, National Register listing and tax credit project – case study presentation by **Jonathon Rusch** of Page & Turnbull Architects, architectural historian, author of the National Register nomination. Rusch described the building’s style as “Beaux Arts with Expressionistic elements” and showed other examples of Cunningham & Politeo’s Art Nouveau work. He showed how its location

was part of the northward expansion of downtown Oakland and described its alterations over the years. Andrews asked about, and Rusch described, the steps in National Register listing – review by State Office of Historic Preservation, the Certified Local Government, State Historical Resources Commission, and finally the Keeper of the National Register.

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

Case planner **Ann Clevenger** explained that the project required administrative design review and a minor conditional use permit; because of the A rating, it was coming to LPAB for comments. There would be public notice and a public comment period. Applicant’s architect **Tim Ward** explained the drawings in answer to Board questions. There were no public speakers. Board commented that the new designs seemed well done and appropriate to the context.

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. LPAB Subcommittee – Andrews, Birkholz.

Architect Charles Kahn (KDA) presented the project and showed how the design had evolved over several weeks of meetings with staff, the subcommittee, neighbors, and Oakland Heritage Alliance. He distributed a support letter from neighbor **Steve Snyder**.

Caitlyn Harvey, Left Coast Architectural History, consultant to the applicant, presented a letter evaluating the proposal’s compatibility and effect on the Cathedral District API.

Public speakers: Patty Pomper (representing the Moran family, owner of 21st Street houses proposed to be moved), **Charlie Long** (developer), **Naomi Schiff** (Oakland Heritage Alliance), **Chris Garrett** (neighbor on Thomas Berkley Way).

Board Chair Chris Andrews asked about procedure for bringing administrative cases to the Board, “since we’re advisory to the Planning Commission.” **Marvin** and **Merkamp** said the Board has broad jurisdiction to advise on preservation, and rezoning in 2011 had created new processes for administrative cases. Board is receiving early consultation, before formal posting and 17-day comment period. Andrews said it would be good to have procedure in writing.

Board discussed design of the project, especially front, side, and rooftop setbacks. They requested final drawings as submitted for posting, design review findings, and one more subcommittee meeting.

F. NEW BUSINESS:

1.	Location:	41 Tunnel Road (Claremont Hotel) (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)
	Proposal:	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.
Applicant:		Signature Development Group, Inc.
Contact Person/Phone Number:		Jamie Choy - (510)251-9276
Owner:		Claremont Hotel Properties, LP
Case File Number:		ER16-010
Planning Permits Required:		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.
General Plan:		Community Commercial, Hillside Residential
Zoning:		RH-4, Hillside Residential Zone – 4; RU-3, Urban Residential Zone - 3
Environmental Determination:		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.
Historic Status:		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.
Service Delivery District:		2
City Council District:		1
Action to be Taken:		Receive public and Landmarks Board comments about what information and analysis should be included in the EIR relating to Cultural Resources.
For Further Information:		Contact case planner Ann Clevenger at (510) 238-6980 or by email: aclevenger@oaklandnet.com .

Birkholz and **Marvin** were recused and left the meeting.

Case planner **Ann Clevenger** explained that the purpose of this meeting was scoping for the EIR, i.e. to receive public and Landmarks Board comments about what information and analysis should be included in the EIR relating to cultural resources, site and circulation improvements, Club expansion and the new residential units.

Eric Harrison, Vice-President of Development, Signature Development – gave a Power-Point presentation on the historic Claremont Hotel and did a brief history overview of the project site. The 22 acre property was owned by William Thornburg, but was lost to a fire in July of 1901. Shortly after, the property was bought with the intent to build a garden hotel overlooking Berkeley and Oakland. Local architect Charles Dickey was hired to design the hotel in 1906 and it opened in 1915. The hotel was sold again in the 30's to Claude Gilliam who undertook the first extensive renovations to the hotel. With ownership changes throughout the 50's and 70's, there were also significant modifications made. From the late 90's up until 2014, the hotel has been through several different owners, including the property being foreclosed in 2013.

In 2014, the new owners acquired the site with a vision to build an integrated resort with goals to reduce automobile dominant features, increase landscaping as acknowledgement of the historic grounds, increase accessibility across the site including key linkages to the adjacent community. Club improvements include relocating the four tennis courts to sit above the parking garages to accommodate the new 1500sq ft. swimming pool with deck, the creation of a garden and strolling lawn (again decreasing automobile access), expansion of the existing Club House, upgrading the Kids Club, the pedestrian and main entry pathways.

Casson - asked what was the rationale behind the two homes. **Harrison** – the existing parcel is zoned RH-4 and divided into two parcels. **Andrews** - wanted to know if there was another rendering of the proposed development. **Harrison** – no, just the massing diagram.

PUBLIC COMMENTS/QUESTIONS –

Lynn E. Klein, concerned neighbor – presented an in depth review that was emailed to staff and distributed to the LPAB before this meeting along with previous plans that were submitted by Signature Development. She says the hotel is a landmark and it belongs to all residents of Oakland and Berkeley, it's an icon of beauty and open space. The new owners plan to build condos, single dwelling homes and underground parking, these structures are looming and un-appropriate for the nestled quality of the hotel. The changes will have a negative and cumulative impact on the neighborhood.

Lesley Emmington, concerned neighbor – pointed out in the summary, in preparation for the NOP, the underground parking is not listed as part of the proposal. She said to also take notice that the two houses that appear now are on top of the large underground parking structure, saying the effect all around the hotel property is immense and it's all one huge package. In the summary of Landmarks significance, you must please note also, that it is listed on the California Register. John English, who was on City staff at the time [*not true*], wrote a magnificent application for the National Register and it was voted on the by the State Commission on 5/23/2003. In closing, her last plea was for alternatives from the developers, that emphasis be given to the hotel itself. In a letter written by the OHA, the last paragraph describes the interior but it doesn't feel like it's enhancing the quality, significance and world class ability of this site to offer something for everybody.

Rani Marx, concerned neighbor – has owned the family residence since 1979 and welcomes the much needed improvements to the hotel and grounds, however, the current plans create more problems than they solve. We invite you to visit the hotel during commute hours, UC Berkeley football games and road work. Walk and bike the paths, there is no sound decision that can be made without experiencing it as we do. She sent an email to Ann Clevenger highlighting the number of issues in detail and passed out copies to the LPAB. The public process of the community to review plans is flawed. They have not received what is on file with the Planning Department, what was put in the NOP does not bear likeness to what is being filed. They haven't been able to muster an appropriate response as such.

We welcome sound and attractive development in Oakland that respects the existing community and environment, and the needs of those with fewer resources. All routes feeding into Tunnel Road cannot tolerate any increase. There are no mitigations possible short of air-lifting out existing traffic. Noise, light, atmospheric pollution, loss of habitat will significantly increase the scope and density what is planned. There is no resemblance to what is appropriate.

Naomi Schiff, Oakland Heritage Alliance – made a request that the images in the presentation be made available, they were not part of the packet. Ms. Schiff suggests there be a Historic Landscape Analysis, a Historic American Landscape Survey format used and hire a historic landscape consultant to discuss plant materials needed and the tree removals, said she hadn't realized how extensive the changes would be.

She also stated that the porte-cochere is on a Landmark building and something put in front of a landmark should be an appropriate addition. With the enormous history of landmarking and un-landmarking, and with it being in the hands of responsible owners, now is the time to put that affirmatively on the National Register with its grounds and making use of the tax credits.

Janet White, concerned neighbor – says she's loyal to the neighborhood and the hotel but we're all a little confused. She went to City Hall on 5/26/16 and spent 2 hours studying the 42 large scale drawings, the plans and many other documents. She also met with Ann Clevenger and she provided what she could but the public is confused because we don't know what this is going to look like. She says the scope is great, it's much more than the NOP and what they've seen here tonight. Her concerns have to do with the traffic, the east west artery across Berkeley, Tunnel Rd and Ashby. There is documented data on file that shows how the traffic has increased and in addition, the Hayward Fault, its traces, goes right under where these buildings are planned. There are a lot of important issues and we need to have that information so we can comment, ask questions and make our suggestion noted for the scope of the EIR.

Susan De Vico, concerned neighbor – pretty taken aback by the first rendering which doesn't resemble what was presented here tonight. My main concerns are with the traffic congestion, pollution, disruption from construction, environmental impact on the habitat and streams, and the proximity of this project to the Hayward Fault, this is a sizeable and sensitive location. The resort and hotel are architectural gems, a real cultural treasure that serves this entire bay area. I see no benefit to anybody in building condominiums on this site. This body should take a serious look at why this is being proposed. It comes down to nothing but the owner's greed. The impacts outlined by the other neighbors, should be taken into serious consideration especially the traffic congestion. She strongly advocates against the approval of this project.

Loretta A. Koll, concerned neighbor – a third generation neighbor of the Claremont, on the land her grandfather developed. Recently she had to sell the land that was falsely identified as Garber Park in the first drawings that were submitted by the developer. That land now has houses and

cottages but is actually being turned into condominiums. She is concerned about the integrity of the process and information that is being provided by the developer. She is also concerned about the traffic and noise from the development of the club, the congestion, re-routing of traffic to the service entrance. All of these things need to be studied in depth and looked at with great concern for the safety and wellbeing of all the neighbors who travel that area on a daily basis.

Dan Leiberman, concerned neighbor and member of the club – says his biggest concerns are with the club growing its members by 250 but only adding 30 parking spaces and adding bleachers for events, where are all these people going to park? Says there's already not enough parking now. His other issue is the 43 condominiums. No one else could put those on a lot that size, not sure why the hotel should be able to. The design that's shown in the rendering doesn't even blend in with the neighborhood nor the hotel, it seems to really stick out. It's important that we see elevations of what's proposed as well as elevations related to the sub-terrain parking structures as well.

Justin Baldwin, concerned neighbor – his main concern, in addition to the things that will be caused by the development, is the historical nature of the grounds, it's just a beautiful, open space. Building a bunch of buildings seems criminal. I would say, don't approve any of this. See if you can get them to fix up the landscaping and not do any more damage to the hotel. You can see at one point it was an open paradise but over the last hundred years, that haven't kept up the historical value, they've done nothing but damage it. now they're talking about more parking, putting it underground, not eliminating car access to the hotel that use to be provided by public transportation. They are going to make it more and more dense, more expensive and less architectural beautiful, especially the landscaping.

Bahram Khadjenouri, concerned neighbor – when he found out they were going to do this development, there are somethings that are good like enhancing the hotel and the club, but somethings are not good for the neighborhood. The entire neighborhood surrounding the hotel is all one zone. There's very expensive real estate in the area, some of the houses have been there for many years. Some of the homes have been designed by famous architects. His home in fact, was designed by William Wurster in 1946. Another problem, are the underground creeks, some of them you can't even see. I don't see how they can bring these bulldozers and earth removal equipment to do anything. The condominiums they are proposing to put in are almost 65 to 70ft tall. The one historic entrance is very elegant and beautiful then you see this thing going up in front of it. This is a proposal that came out of nowhere and some developer, from God knows where, and they are going to ruin our neighborhood. He's 100% against this and at least 200 other people who were not here tonight.

Andrews - explained that the meeting was focused on what should go into the Environment Impact Report in terms of looking at the historic resources of the hotel, the historic landscaping within the grounds of the hotel and surrounding areas. Obviously things like traffic and air quality are all critical but it's not our charter.

Casson – traffic, sound and parking we won't be commenting on but the Planning Commission meetings would be the appropriate place for that. She wanted to go on record stating that she generally supports OHA's request to take this opportunity to revive the push to put the Claremont Hotel on the National Register and would like to see that happen. In terms of the process, it does seem as though there's new material coming from the developer on a rolling basis. She asked the developer what community meetings have taken place, if any have, how have they been noticed and who has participated. In terms of what our Board is focused on, I think it might be necessary to have a separate meeting to explore the alternatives before we move into the EIR process, that's the official process. If procedurally appropriate, it might be helpful to have a separate meeting where we go into

greater detail about, maybe a sub-committee, exploring alternatives for the condominiums and the two homes that would be more in keeping with the historic nature of the hotel. Not sure how that process works, but that's the second question and a recommendation or request depending on what the answer is about the procedure.

She visited the site yesterday to walk the grounds and my impression from the draft, what I had seen, we were not going to lose the habitat and historic landscaping so we could get that clarified in future renderings but I would like to see the EIR really spell out what the impact will be to the landscaping and what alternatives or what opportunities there are for re-introducing some of the historic resources. They did a great job of documenting the hotel's evolution. Some of these condominiums and homes will be on parking lots and it might be an opportunity to return some of this parking space to historical landscaping. Beyond landscaping, it seems that the number of people commenting here tonight, they talked about opportunities for improvement to the hotel itself and I just want to make sure that during the EIR process, that the alternatives that we are spelling out, the different degrees that we can go into making historic improvements that can turn the hotel back to its former glory.

Buckley – strictly in terms of the EIR, there are several things that have been mentioned, some of them obvious, some not so much like the underground streams. I didn't know about the hotel, the previous house, part of the design of the hotel and the layout of the grounds was to preserve the garden from an iteration previous to the hotel. The grounds are a cultural resource and that does fall under our purview and we really need a level of specificity on that. In terms of the improvements to the grounds, the slides that were shown, we need more detail about that. As brought up, the habitat is happening there and it would be interesting to find out if the City of Oakland is taking out its 'x' number of eucalyptus trees and if the trees are on that property. I have a feeling that their on the Berkeley side but maybe some of them above are in Oakland, which would be interesting to know if those are among the 100,000 that are being taken down.

In terms of the porte-cochere, there's already a porte-cochere and it's not historicism, it's actually very frankly 50's. We talked about a Wurster house in the neighborhood and across the street there's some Dinwiddies and basically in that neighborhood along Tunnel Rd. there are many outstanding examples of local architects but there's a strain of modernism that's happening there too. So I would like to know why the existing porte-cochere has to be thrown out for a new one, personally I think it's cool. One of the things that came up that was kind of specific was the bleachers, the tennis courts and the additional traffic. There's already bleachers at the tennis club, there's way more than in the plan, so it seems that maybe some accommodation can be worked out there. We need schematics and a lot more information about the grading, the time line, and how that's all going to work. That seems like something we should be very specific about.

Casson – wanted to support OHA's request for renderings of the siting and massing from different angles, if that's possible. As OHA pointed out, with the exception of the residents, most people are interacting with the landmark from the street, so if we could see what the impact would be from the street.

This Board really strives to preserve the historical integrity of neighborhoods and specific sites without falling prey to false historicism, however, I do think that in this particular case, this project with its A+ rating, it's very distinct, famous and unique nature makes me more comfortable with pushing the developer to consider units that are more deferential to the existing hotel. Typically, I'm not one to say that we should try to mimic what's already there on site, but I do think in this case I would lean more in that direction. Again, I ask we explore more alternatives and when we do, I would like to see alternatives that are more in keeping with the ecstatic of the Claremont Hotel.

Andrews – the point of what we’re doing today is to address what goes into the EIR and our recommendations on that, in particular the cultural resources. I think one of the challenges has been voiced by the neighbors, exactly what is being proposed and how is that being represented, that the EIR can actually be addressing a specific proposal and since we are dealing with cultural resources in terms of both buildings and landscape, that proposal has to be a little more developed. It might be in a case where we weren’t looking at historic resources, because a lot of the historic resources we’re looking at have to do with the way things look, the visual appearance of things both in the landscaping and the buildings. I think the proposal itself has to be a little more finely tuned because we do have to evaluate how the visual effect of it is going to be in terms of what we’re evaluating. I also would argue (this is an ongoing argument) with Secretary Standards, about false historicism, is there an alternative, real historicism, is there a way we can look at buildings that don’t necessarily mimic the historical fabric of 100 years ago. It’s ironic in America that’s history. I also want to present another historical alternative which we call modernism, which now we recognize as much a style as anything else.

I think this landscape question has to be fully addressed. The developer showed us today some images of the proposed garden and the question becomes, “is this part of the historic landscape or the parking lot is part of the historic landscape”, what exactly is the historic landscape of the Claremont, certainly in terms of pedestrian improvements that they are suggesting to implement. I can tell you from walking around that site, it’s a tough site for a pedestrian because it’s so full of traffic and parking, certainly we would welcome improvements, in terms of making it more accessible, both the internal organization and the relationship to the neighborhood. How might these improvements affect the historic character of the buildings and the landscape? These things need to be looked at closely, it’s important when we’re dealing with such a citywide resource which is injected into this community, that the community feels they are really being consulted and not steamrolled. All the folks who live around there are interested not only in the maintenance of their property values, we also have to recognize that in order to maintain some economical viability. The hotel has had dozens of owners over the last couple of decades, there’s obviously some economical reality that needs to be addressed.

I think the EIR really has to look at what’s economically viable for that site, given the land values in the Bay Area. As the residents houses go up in value, the Claremont Hotel’s property also increases in value and that has a cost to the owners as well and obviously a potential benefit to them. If they can exploit that, it cannot come at the expense of their neighbors. Traffic is an enormous issue and the way it impacts the historic resource is; how do you deal with parking, circulation and coming into the site in a way where the historic resource still maintains its integrity. It feels to me that if the owners are serious about paying attention to, this is a historic resource and as a community resource, that advancing the landmark status of this should be on their list. I understand often developers are concerned that a landmarked property somehow inhibits them but I would also advance that Signature has been progressive in this area in a lot their developments.

There’s no reason to withhold moving the National Register application forward, it would create credibility with the folks in the community, it would signal that they are serious about paying attention to that. If we look at Signature Developments in Oakland, we could be proud of a lot their projects they’ve put forth and I’m confident they will continue to do that. I would second OHA’s recommendation about documenting the historic landscape. I think that’s really important.

Buckley – speaking on historicism, a good thing to do in the EIR would be a timeline of improvements to the hotel over the last 100 years, like the closing of the terrace and some of the other things that would help us in our work of picking out what is historic, what’s been added and when that happened.

Casson – asked the developer about community outreach and the process of this Board moving forward.

Harrison – reached out to all the adjacent neighbors, immediately near the hotel and the various homeowners associations and gave them some information that we were hired as the developer, to explore options for the site. We did a fair amount of due diligence and some studies. We went back to the community in late winter, early spring and had a series of meetings with the Homeowners Association Board and we had larger meetings with the community that was advertised at the hotel. In all total we had in excess of 40 individual meetings and we probably in excess met with over 800 individuals.

Robert Merkamp, Development Planning Manager – right now we're in the middle of scoping and that period runs through the end of day July 6. People should continue to provide their comments to Ann Clevenger, either by email or written letter. We will also be holding another scoping session at the Planning Commission that will cover all the topics of the EIR. From there, we will go forward with the preparation of the draft EIR and that document would be brought back to the LPAB for a review when it's ready,

Andrews – asked if anyone wanted to make a motion for their comments being sent to the Planning Commission. **Buckley** – think it's premature, says if the process just described is the draft EIR is going to come to us, then at that point we would formulate our comments to send to the Planning Commission.

Merkamp –the Planning Commission staff report will talk about this meeting tonight and the comments we heard from both the public and the Board. He summarized the concerns and comments related to; traffic, noise, parking, geo-technical issues, the nature of the landscaping and how that might be modified or impacted by the project, the desire to know about the history of improvements to the hotel, how it's been modified over the years, see renderings of the additions from different angles and masses, pushing the Claremont Hotel to go on the National Register, concerns about underground streams, finding out more about the eucalyptus trees that are proposed to be cut down, why the existing porte-cochere is being replaced, grading information, how this is a citywide resource, further documentation of the historic landscaping, and is it economically viable.

Casson – added two more comments; asked the developer to present alternative designs more in keeping with historic nature of the Claremont and to specifically call out opportunities for reincorporation of some of those lost historical characteristics in the project as these improvements are made.

Andrews thanked everyone for coming.

I. ANNOUNCEMENTS

Aramis Fouché Way, street sign dedication, June 17, noon, 37th & Telegraph

J. SECRETARY REPORTS – none

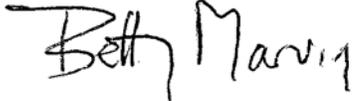
K. UPCOMING

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 – 9:02 pm

Minutes prepared by La Tisha Russell and Betty Marvin.

Respectfully submitted,

A handwritten signature in black ink that reads "Betty Marvin". The signature is written in a cursive, flowing style.

Betty Marvin, Historic Preservation Planner