

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**

**August 8, 2016

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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- A. ROLL CALL**
- B. OPEN FORUM**
- C. APPROVAL OF MINUTES of June 13 and July 11, 2016**
- D. INFORMATIONAL PRESENTATIONS**

Mutual Stores/Safeway Headquarters, 5701 International Blvd., City Landmark LM92-121: proposed work/live conversion – early consultation on replacement window sash. Applicants Brandon Quan, Serina Calhoun, Syncopated Architecture.

E. NEW BUSINESS:

1	<p>Location: 3325 Grand Avenue (APN: 010-0826-008-03)</p> <p>Proposal: Heritage Property Nomination by owner: The Alley, 3325 Grand Avenue</p> <p>Applicant: Jacqueline L. Simpkins and Winn Schwyhart</p> <p>Contact Person/Phone: Winn Schwyhart, (510) 541-1120</p> <p>Owner: Jacqueline L. Simpkins</p> <p>Case File Number: LM16005</p> <p>General Plan: Neighborhood Center Mixed Use</p> <p>Zoning: CN-2</p> <p>Environmental Determination: Exempt Sec. 15331 CEQA Guidelines, Historical Resource Restoration/ Rehabilitation; Sec. 15183 Projects consistent with General Plan or Zoning.</p> <p>Historic Status: Preliminary (field) survey rating C2+</p> <p>Service Delivery District: 2</p> <p>City Council District: 2</p> <p>Action to Be Taken: Determination that the property is eligible for Heritage Property status, and designation as a City of Oakland Heritage Property</p> <p>For Further Information: Contact Betty Marvin (510) 238-6879, bmarvin@oaklandnet.com</p>
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2

Location: 2744 East 11th Street (APN 019 009301300)
Proposal: Develop 208 work-live units in existing industrial building, adding an upper level to the building and residences on the side
Contact Person/Phone: Daniel Dunigan (415) 658 9586
Owner: Lucasey Manufacturing Corporation
Case File Number: PLN16-026
Planning Permits Required: Major Conditional Use Permit for project (over one acre in size needs MCUP) and conversion to 208 Work-live and new residential units; Regular Design Review to add floor area of 66,000 square feet to 118,000 square foot existing industrial (food manufacturing) building; Minor Variances for not providing 2/3 of floor area of each Work-live unit for Work/providing over 1/3 of floor area for Live area; Variance for Work Live units less than 800 square feet in area; project to include 97 parking spaces; on a 100,641 square foot (2 ½ acre) parcel in Fruitvale
General Plan: Business Mix; Mixed Housing Type Residential (Best Fit Determination allows uses of HBX-2 including residential)
Zoning: C1X-2 Commercial Zone; M-20 Industrial; CIX-2/S-19 Overlay
Environmental Determination: Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Sections 15332 and 15183
Historic Status: Potential Designated Historic Property Db3
Service Delivery District: 3
City Council District: 5
Action to Be Taken: Comments to staff and Planning Commission
For Further Information: Contact David Valeska at (510) 238-2075 or dvaleska@oaklandnet.com

3

Location: 174 6th Street (APN: 001-0175-015-01)
Proposal: To create new 3 unit, 3story , residential building in an Area of Primary Importance (API: 7th Street - Harrison Square Residential District)
Applicant: Jack Backus
Contact Person/Phone: Jack Backus / (510) 393-9699
Owner: Same
Case File Number: PLN16093
Planning Permits Required: Regular Design Review to e create a new tri-plex, Minor Variance for first floor height less than 12 feet, and a Minor Conditional Use Permit for a reduction of required parking from 3 to 2 parking stalls..
General Plan: Central Business District
Zoning: D-LM-4 Downtown Lake Merritt Zone -4
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new small structures. Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
Historic Status: Vacant lot in an Area Primary Importance (API / 7th Street)
Service Delivery District: Metro
City Council District: 2
Action to Be Taken: Landmarks Board hearing for new construction in an API. Comments to staff for administrative decision, appealable to Planning Commission
For Further Information: Contact case planner Moe Hackett at (510) 238-39730 or by email: mhackett@oaklandnet.com

F. OLD BUSINESS

G. BOARD REPORTS

Leimert Bridge seismic retrofit – Birkholz. Meetings at 2:30 on 2nd Tuesdays – request for alternate if Peter can't attend

H. SUBCOMMITTEE REPORTS

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 relocation of two buildings – Andrews, Birkholz

Water Pavilion revision – request for joint subcommittee with Planning Commission.

I. ANNOUNCEMENTS

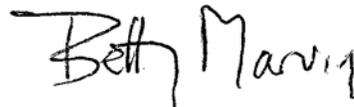
J. SECRETARY REPORTS

Mills Act contracts: Planning Commission passed a motion recommending the applications to City Council; discussed ways to publicize the program.

K. UPCOMING

Capwell/Uber design revision

L. ADJOURNMENT



BETTY MARVIN
Historic Preservation Planner

NEXT REGULAR MEETING: September 12, 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
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[**bmarvin@oaklandnet.com**](mailto:bmarvin@oaklandnet.com)
Fax 510-238-6538

This meeting location is wheelchair accessible. To request disability-related accommodations or to request an ASL, Cantonese, Mandarin or Spanish interpreter, please email bmarvin@oaklandnet.com or call (510) 238-3941 or TDD/TTY (510) 238-3254 at least five working days before the meeting. Please refrain from wearing scented products to this meeting as a courtesy to those with chemical sensitivities.

Esta reunión es accesible para sillas de ruedas. Si desea solicitar adaptaciones relacionadas con discapacidades, o para pedir un intérprete en español, cantones, mandarín o de lenguaje de señas (ASL) por favor envíe un correo electrónico a bmarvin@oaklandnet.com o llame al (510) 238-3941 o TDD (510) 238-3254 por lo menos cinco días hábiles antes de la reunión. Se le pide de favor que no use perfumes a esta reunión como cortesía para los que tienen sensibilidad a los productos químicos. Gracias.

會場有適合輪椅出入設施。需要殘障輔助設施, 手語, 西班牙語, 粵語或國語翻譯服務, [請在會議前五個工作天電郵 \[bmarvin@oaklandnet.com\]\(mailto:bmarvin@oaklandnet.com\) 或致電 \(510\) 238-3941 或 \(510\) 238-3254 TDD/TTY。](#) 請避免塗搽香氛產品, 參加者可能對化學成分敏感。