

MINUTES

LANDMARKS PRESERVATION  
ADVISORY BOARD  
OAKLAND, CA 94612

LANDMARKS PRESERVATION  
ADVISORY BOARD MEMBERS:

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

August 8, 2016  
  
Regular Meeting 6 PM  
City Hall, Sgt. Mark Dunakin  
Hearing Room 1  
1 Frank H. Ogawa Plaza  
Oakland, California 94612

.....

A. ROLL CALL

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

B. OPEN FORUM – Wendy Markel, concerned neighbor- regarding the Claremont Hotel – says she’s been before the LPAB before concerning the Claremont Hotel and appreciates the Planning Commission extending the time for comments, questions and concerns which she says are many. She also wanted to thank everyone on the LPAB because without them, the Claremont Hotel would not be a landmark and for their continued support on the process. Ms. Markel didn’t speak directly on the Claremont but what’s important surrounding the neighborhood.

She read from two articles on books in the Wall Street Journal: *The Heart of Landmarks* by Robert McFarland that speaks on the importance of not destroying things because they are not important to you and *The Design for Living* on Creative Architects, which in 1958-59 a group of psychologists from UC Berkeley brought in 40 of the nation’s most celebrated architects from around the world and they all stayed at the Claremont. She doesn’t want the Claremont destroyed or denigrated and says the Claremont has a long history worth maintaining and asked the Board to please look after it.

Lesley Emmington, concerned neighbor, regarding the Claremont Hotel - says in the proposed project there’s nothing about the hotel itself, it’s all about increasing a club in which our neighborhood is growing a voice of concern. The club has many facets, new observation seating, a new pool, a new event center and just using the land in every intense way including parking garages under tennis courts and the condos for 42 people. The NOP doesn’t tell you that there are 2 floors of underground parking, the new NOP does but what does it tell you about the hotel. This is a hotel that’s just been purchased by Accor Hotels from France, they bought into what was half owned by The Fairmont, including others.

If Oakland is on the map now, it has the Claremont but this project says nothing about the under scaled rooms, the creaky corridors, there should be 2 to 3 elevators and maybe the condos can go into the Claremont like they do in the Plaza. There’s a whole playing field and we would like to work with you. She said at the last LPAB meeting, the Board showed sympathy about being sensitive but can they work with them on the hotel? This is what our community needs to explain to Accor Hotels and Richard Blum, the CEO of The Claremont, can we have a sub-committee, can we meet with you and can we talk about making the Claremont the destination for Oakland and Berkeley. She encouraged the Board to

visit the Lounge and see that they've taken down the enhancing Beaux Arts interior and put in something that is not 'cool'. We need to pay attention to the Landmark, the quality, the beauty and the jewel that we have in the Claremont.

**Annalee Allen, Oakland Tours Program** - says she's very distressed and concerned about the graffiti and tagging that's getting worse and worse on the YWCA Building on Webster Street in Downtown Oakland and would like the current owner to do something about it.

Ms. Allen shared announcements about the Jack London Legacy Project celebrating his life and legacy. Over the past year, the Oakland Tours Program has sponsored special tours, programs and events that will continue throughout the year. On Saturday, August 20, there will be two tours; a morning tour, Jack London's Waterfront and an afternoon tour, Jack London's Oakland, sponsored by OHA (Oakland Heritage Alliance). The branch libraries have started a big push in having different discussions on his books and a screening of *White Fang*, City Hall also has a display as does the Jack London Ranch. Ms. Allen is also working with the Alameda County Historical Society and OHA to re-dedicate the hundred year old Jack London Oak in Frank Ogawa Plaza with a plaque commemorating his life. Says she working on a text for the plaque and would like any suggestions and comments from the Board.

C. **APPROVAL OF MINUTES** of June 13 and July 11, 2016 – moved by Flores, seconded by Casson, carried unanimously

#### 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**.

**Serina Calhoun, project architect, Syncopated Architecture** – did a PowerPoint presentation on the industrial window sash replacement. The proposed project is to convert the entire main building into 59 work/live units, replace the existing windows on both levels (some of the windows are very corroded) with a new a window assembly that has a double pane, aluminum with a powder coated finish to match the sand color terra cotta of the existing windows, remove the roof in the back and replace it with the new windows for more ventilation. They are proposing some alterations to the locations of the windows that are still operable to comply with code for the living spaces. Ms. Calhoun asked the Board for their feedback since this item will be returning to the LPAB.

#### **BOARD COMMENTS/QUESTIONS**

**Board Chair Andrews** – asked if they are maintaining the basic light patterns? **Ms. Calhoun** – yes, we will match the proportions of the true divided light in our assembly, there are 2 different styles; the main portion and the center slightly different. **Board member Flores** – asked if they had to meet Title 24 requirements. **Ms. Calhoun** – yes, we're doing a change of use from commercial to live/work, the Building Dept. wants everything brought up to current code. **Flores** – so the windows and the envelope are all included even though historic code might suggest you don't have to. **Ms. Calhoun** – there's a way we can evaluate it differently and try to be as energy conscious as possible on a building of this scale. **Flores** – will all the window openings be alike throughout and meet codes. **Ms. Calhoun** – yes, the bottom portion of the window, with the piece we've re-created, does conform to code egress but there's a piece on the upper windows on the second floor that we propose to change and make the functionality of the top window and the operable piece is on the bottom of the window and it takes up the whole width between those two vertical elements. **Board member Birkholz** – asked if they had

done a window survey that examines the condition due to the corrosion and suggest when they come back to the LPAB it would be a good idea to get a condition assessment. In regards to Title 24 requirements, the historic envelope would be exempt from the requirement of the new construction and yes, one could voluntarily upgrade that. Do they intend to thermally insulate all the exterior walls? Windows are a small component of the thermal loss. Who makes the windows? **Ms. Calhoun** – not sure of that yet but the frame of the building, the floors, the exterior walls and the roof are all concrete, there will be some furring and sheet rocking for some outlets and a certain level of comfort. Winco is the manufacturer of the windows.

**Birkholz** – noted that it’s not simple to pull out existing steel windows and keep the terra cotta intact. The steel sashes are heavily embedded in the concrete and it’s destructive to the parts of the building that remain to do the replacement. **Andrews** – that’s especially true if we’re looking at the terra cotta detail on the exterior of the building. My concern, when we talk about energy, we already have a tremendous amount embodied energy in the existing windows, we are also now building a new window and responsible analysis would consider all those things, if we’re looking at a total replacement of all these historic windows which I do believe would be a voluntary upgrade. There are a lot of other things you can do to the building envelope to increase energy efficiency that will not affect the historic fabric of the building, and though these are great new windows, they do not have the character of the historic steel windows and they will look like brand new windows in the building.

**Flores** – says its best to get a window survey, the windows might look great in pictures but they are definitely decayed and probably beyond repair. **Birkholz** – there’s another thing to consider if they are deteriorated and need to be replaced, could you keep the windows on the primary façade which are on the north side and replace the secondary windows on the south side of the building with a higher performance glazing. **Andrews** – asked if their intention was to restore the original iron spandrels and include the ventilation detail. **Ms. Calhoun** – yes, they are in fairly good shape, they have no intention of removing them. **Andrews** – in closing, says that this is a great project and will make this building come alive again.

**E. NEW BUSINESS - Action Items**

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

**Betty Marvin, Historic Preservation planner** – summarized the Heritage Property nomination for the well-known tavern and piano bar on Grand Avenue in Oakland. The Alley has been well documented over the years, with its rich history and famous crowds that would frequent the bar for its good food (a steak dinner for \$1.00), good drinks, good friends and good times.

**Winn Schwyhart, applicant** – gave an in depth synopsis of the physical and cultural significance of The Alley, also a video was shown to further enhance its recognition as a candidate for the nomination. Its rustic look was designed in 1934 by prominent architect, Francis Harvey Slocombe, complete with swinging doors like an old saloon, redwood planks around the entire inside perimeter, several ‘fake’ windows on the exterior as well as one on the interior, a classic wood bar with piano, a 20 ft. ceiling and mezzanine. The walls are covered with thousands of business cards from customers to show they’d been there and a portrait of Jody Kerr, who owned The Alley from 1950 until her death in 1995.

In 1934 when prohibition had ended, The Alley was described by one newsman, “as the first tavern of consequence to open at the end of prohibition, making liquor by the drink legal”. Veterans from Oak Knoll Naval Hospital would come in for the ‘Hollywood breakfast’ of black coffee, a cigarette and a bromo for 25 cents. It also had the longest happy hour and *free* hors d’oeuvres.

The Alley put out a publication called “The Alley Tribune Enquirer,” to notify folks of all the social activities that were going on at the time and hosted a live radio show called ‘The Sunday Morning Breakfast Show’ with guests such as the great Ella Fitzgerald, Lionel Hampton, Patsy Ortega, who later became the fabulous Peggy Lee, and “piano bar player extraordinaire” Rod Dibble, who’s been playing and singing at The Alley for the past 50 years and wrote a song titled “Oakland, we’re here for you,” sung by The Alley Cats. The Alley was honored by the Oakland Heritage Alliance (OHA) as ‘the great good place’ to be. In closing, Mr. Schwyhart says he’s glad to be in the same company as the Kingfish Pub (also a Heritage Property nominee) and the First and Last Chance Saloon in honor of Jack London.

### **BOARD COMMENTS/QUESTIONS**

**Betty Marvin** explained that the action being taken on The Alley is to review the nomination packet and take into account the applicant’s statements, video documentation, and your own personal experiences, make any adjustments you feel are warranted to the evaluation, and if convinced of its significance, designate it a Heritage Property. It’s an owner-initiated nomination so it can be designated at this meeting without additional hearings or notification. As described in the application and the staff report, it’s a bit non-standard in that the building that houses it is pretty generic early 20th century store and flats building, except for the storefront and interior which are the significant and protected features.

**Flores** – asked about the two storefronts and are there other uses above. **Betty** – originally there were two storefronts (now merged together) and there are two floors of apartments upstairs. Currently the business and the building are owned by the same person. **Andrews** – are we landmarking the building or The Alley itself? **Betty** – we are making The Alley a Heritage Property; it becomes part of Oakland’s Local Register. **Casson** – how does it affect the property owner’s ability to change the interior? **Betty** - we don’t have an interior design review as such, what we’re doing is making a statement that as it exists today and has over its 80 year history, it is significant, valuable, should be protected, enhanced and maintained like any other landmark. It’s more of a living entity than most landmarks because it depends on a business and in large part, individuals.

**Flores** moved to have The Alley, 3225 Grand Avenue, be designated as a Heritage Property, **Casson** seconded and the Board voted ‘yes’ unanimously and was very pleased that this item came before them.

2

<b>Location:</b>	<b>2744 East 11th Street (APN 019 009301300)</b>
<b>Proposal:</b>	Develop 208 work-live units in existing industrial building, adding an upper level to the building and residences on the side
<b>Contact Person/Phone:</b>	Daniel Dunigan <a href="tel:4156589586">415 658 9586</a>
<b>Owner:</b>	Lucasey Manufacturing Corporation
<b>Case File Number:</b>	<b>PLN16-026</b>
<b>Planning Permits Required:</b>	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
<b>General Plan:</b>	Business Mix; Mixed Housing Type Residential (Best Fit Determination allows uses of HBX-2 including residential)
<b>Zoning:</b>	C1X-2 Commercial Zone; M-20 Industrial; CIX-2/S-19 Overlay
<b>Environmental Determination:</b>	Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Sections 15332 and 15183
<b>Historic Status:</b>	Potential Designated Historic Property Db3
<b>Service Delivery District:</b>	3
<b>City Council District:</b>	5
<b>Action to Be Taken:</b>	Comments to staff and Planning Commission
<b>For Further Information:</b>	Contact <b>David Valeska</b> at <a href="tel:5102382075">(510) 238-2075</a> or <a href="mailto:dvalueska@oaklandnet.com">dvalueska@oaklandnet.com</a>

**Betty Marvin** introduced the item as a live/work conversion project with some new construction and some adaptive re-use. Riaz Inc. is proposing it as a Federal Historic Tax Credit project.

**David Valeska, case planner** –informational presented the proposed project, Lucasey Lofts. The proposal for the Lucasey Building, previously the Del Monte Cannery, is to build 216 live/work and new residential units. The tower and the outer concrete shell of the building will be preserved. The new construction, after consultation with the State Historic Preservation Office, is no longer all on top of the industrial building but rather half of the units have been moved to the side, next to the Animal Shelter. There were some modifications at the request of the trucking company on the opposite side, and the Victorian homes across the street are also being respected. A gigantic work space in the middle is being credited toward the work space required for work/live.

**David** says he's very compassionate about having more affordable housing in Oakland. We call this work/live but in reality it's housing for makers, every unit that they live in here, is one less unit that will be displaced in East Oakland. This will be a landmark for the eastern side of Jingtowntown, a visual anchor that will cause places around it to re-invest. He spoke of the developers who already have a big foothold in the Fruitvale and Jingtowntown area also San Francisco. Says they are serious, grown-up developers who have a lot of fun doing this and thinks this will be fun for Fruitvale. Also, per David, Planning staff supports this project.

**Kaid Alameri, Riaz Inc., applicant** – the general concept of the project is to create a live/work environment that is centered round the maker movement in the Jingtowntown area. The economic standpoint was to create a building that's affordable by design. The idea was to have the traditional

800 square foot live/work units and make the units themselves smaller but consolidate the work area as a series of zones throughout the building with additional zones on the upper levels. The ground floor plan is to have 179 work/live units, 163 of which would be exempt from having work in the unit itself and the people in those units would utilize shared spaces for work.

He spoke of his family owned and operated business (800 units in Oakland) that includes; a design company, property management, real estate, a construction company, an in-house creative team of about 10 people. The Lucasey Manufacturing Corporation has been in operation for the past 35 years.

When they originally met with staff about the project, it centered on the restoration of the existing building and adding two additional structures on top. As part of getting the project approved for tax credits by SHPO (State Historic Preservation Office), they're now proposing adaptive reuse of the existing structure with the addition of one building. SHPO was very concerned about maintaining the historic street front and not a lot of perforation. The project is transit oriented, ½ mile to the 28th Avenue BRT stop and within .7 mile to the Fruitvale BART. They also will provide one to one bicycle parking. It's a great reactivation in bringing new energy and life to the neighborhood and providing a unique housing option that's not currently available in the market. As part of re-designing the building, they're keeping the historic elements of the tower totally in place and the adapting all the spaces into live/work units.

### **BOARD COMMENTS/QUESTIONS**

**Flores** – asked the applicant if they are adding 3 new stories, if they've applied for preservation tax credits and submitted their applications, and if they have been working with a historic consultant.

**Mr. Alameri** – yes, they're adding 3 stories, they've applied for the 20% Federal tax credit, they've put in both applications for the State and Federal and definitely working with a historic consultant from Heritage, based out of Portland.

**Casson** – wanted to know if this item is coming back to the LPAB with additional information from the historic consultant. **Betty** – the tax credit application will be run by us because Oakland is a Certified Local Government. **David** – we're working on the CEQA documentation and with the hiring of a historic consultant it might take a while. I started on the approval for the Planning Commission a while back and handed this project off to Michael Bradley, who'll be the case planner for this now. I expect sometime this fall for this to go the Planning Commission. **Casson** – so this won't be coming back to us. **Betty** – true, this is our major review of the project.

**Casson** – wanted to know if the units were owner occupied or does it have to be rental. **Mr. Alameri** – the intent is for it to be tenant occupied. **Flores** – per Federal tax credit, it has to be a rental project, it can't be owned or condos. **Casson** – questioned the median income and what size of the units was this based on. **Mr. Alameri** – we priced them the same as our others in the Fruitvale area. **Casson** – have you or the City done any meetings with the neighborhood. **Mr. Alameri** – we've met with our immediate adjacent neighbor and now we're in the midst of a neighborhood outreach process. We've been working very closely with Councilman Noel Gallo throughout the project, (he also did some door knocking and introduced them to some of the neighbors), Asst. City Administrator Claudia Cappio, and Aliza Gallo of the Economic Development Dept. We've done mailings to the neighborhood and before going to the Planning Commission, we will send out an open invitation to anyone who would like to come to the meeting for a more in-depth review of the project.

**Andrews** – given the nature of the work space is there public access to any of these area. **Mr. Alameri** – ideally the people who are living in the building have access to the work spaces, you don't have to pay an additional amount to utilize the services. **Andrews** – will there be any retail, café or other amenities open to the general public? **Mr. Alameri** – the site is currently tucked behind and it doesn't have very good street access right now. We're going to have a café in the building for the residents but currently it's not contemplated to having a street facing retail component because there's not much street traffic, it's very residential. **Andrews** – but there will be open studio events? **Mr. Alameri** – definitely. **Casson** – any nod in the design to the former function of the cannery? **Mr. Alameri** – spoke with Naomi Schiff of OHA about the idea of potentially using the public art fund to do a history wall about the cannery. **Flores** – does the renter or user of the space have to have an Oakland business license? **Mr. Alameri** – you don't have to have one just to rent the unit but if you are doing business out of your unit, you do.

**Birkholz** – this is a creative use for this building, it's a very good project and moving the second story housing from in the front to the side yard, moves away from the areas of primary importance. It seems to be a good project and we need to have the tower occupied. One unfortunate thing is what happens to the big primary room under the tower. That major volume will be broken up and subdivided into compartments. Overall, rehabilitating the building and keeping it going for another 50 or 100 years is worth it. Also, being the building is in a pretty noisy place, with traffic and train tracks, keeping the windows in place with secondary acoustic sashes and mitigations to make it habitable is great.

**Flores** – super ambitious project, loves the idea and commends them on doing something so creative and wishes them the best of luck.

**Andrews** – says it's a very ambitious and fantastic project, the idea that will provide spaces to folks who can then work in a way that might be affordable and flexible, I'm really impressed by that and to preserve a lot of the architectural features of this building, especially the tower, seems really fantastic. Asked about the renderings of the new 4 story volume that has the structural frame of the building expressed and then there are infill panels (rain screens). On one hand the proportions are handsome and simple but the architectural expression competes a bit with the tower expression and the geometry being so strong with the frame and the infill panels. He would like for those panels to be lighter in color. Other than that, it's a handsome design and I would approve it.

**Birkholz** – made a motion to recommend the project move forward and that the Board supports the project but with the additional recommendation that the facade design of the new building to the east be furthered studied with the goal of making it more subordinate to the existing building. **Casson** – seconded the motion. The Board voted 'yes' unanimously.

<b>3</b>	<b>Location:</b> 174 6th Street (APN: 001-0175-015-01)
	<b>Proposal:</b> To create new 3 unit, 3 story residential building in an Area of Primary Importance (API: 7th Street - Harrison Square Residential District)
	<b>Applicant:</b> Jack Backus
	<b>Contact Person/Phone:</b> Jack Backus / (510) 393-9699
	<b>Owner:</b> Same
	<b>Case File Number:</b> PLN16093
	<b>Planning Permits Required:</b> Regular Design Review to create a new triplex, 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..
	<b>General Plan:</b> Central Business District
	<b>Zoning:</b> D-LM-4 Downtown Lake Merritt Zone 4
	<b>Environmental Determination:</b> 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.
	<b>Historic Status:</b> Vacant lot in an Area Primary Importance (API / 7th Street)
	<b>Service Delivery District:</b> Metro
	<b>City Council District:</b> 2
	<b>Action to Be Taken:</b> Landmarks Board hearing for new construction in an API. Comments to staff for administrative decision, appealable to Planning Commission
	<b>For Further Information:</b> Contact case planner Moe Hackett at (510) 238-39730 or by email: <a href="mailto:mhackett@oaklandnet.com">mhackett@oaklandnet.com</a>

**Betty Marvin** introduced the project at 174 6th Street, new construction of a three unit building in an (API) Area of Primary Importance. It sits on a fairly intact block of 6th Street opposite the 880 Freeway and in the 7th Street Harrison Square District.

**Moe Hackett, case planner** – says it’s a real pleasure, after 15 years, to be in front of the LPAB for the first time. He gave a brief description of the proposed project, a three-story building containing three dwelling units, relatively modest with a front facing garage door and an offset front door. The ground floor would consist of a garage that’s approximately 12 feet high that requires a minor variance for the D-LM-4 zone (the Downtown and Lake Merritt zone) as the minimum ground floor height is usually 15 feet for new buildings. The building plan consists of two inline elements with a central open space at the ground level. The off-set front door accesses the central courtyard, entry to the two upper units and the rear ground studio which has its own private open space. The entry configuration is dictated by the requirements for fire egress with no structure above. The applicant was originally requested by staff to create a-stoop entry to better complement the neighboring buildings. This design was reduced to a basic entry, also at staff’s request, based on viewing the entire design of the entry way and the context of the offset made necessary by the fire egress issue. Staff is asking the LPAB for direction on whether or not this project as proposed is consistent with the required Design Review findings.

### **BOARD COMMENTS/QUESTIONS**

**Flores** – asked about the stoop. **Moe** – the original design spanned the entire 25 foot frontage. The Fire Dept. and Building Services indicated that in order to make egress, you need a path with no overhead structure, so they had to pull back the building on one side while reducing the parking spaces from three to two. The design became a little smaller and less uniform and left this stairway to the side with steps going up with nothing above it, which looked odd. We also reviewed this item at a meeting with OHA in which comments were presented from both OHA and planning staff, that the steps were not necessarily the best interest of the design. **Casson** – asked if staff and OHA were ok with the total removal of the stoop given the requirements and impact it had on the design. **Moe** – yes, for the most part. It was a split decision at the staff reviews, some people thought we could maintain that entryway

and others felt it was ridiculous homage. **Birkholz** – asked about the height variance. **Moe** – the variance is actually to bring the height down, the ground floor is supposed to be 15 feet tall for viable commercial space, but zoning doesn't distinguish between the two, residential and commercial space.

**Jack Backus, applicant, owner and architect of the proposed project** - a longtime resident of Oakland and member of the Chinatown community. He explained why the design had to become narrower in terms of the upper stories as described in the initial design. Their proposing to provide a drop back building because the site is fairly narrow, 25 feet, and they want to articulate it in the keeping with the adjacent buildings and not at the same time make a huge statement.

He showed drawings of the progression to where they are now. The original proposal went from property line to property line but the Fire and Building Departments ruled that they couldn't go underneath the upstairs spaces for egress, so the building reduced in width. The current designs are based upon some comments received from OHA and he responded to their comments in terms of the height and general setbacks with some reductions. The difficulty with this project is, it's not an 1890s building and as such, we had to have parking and different setback requirements than what was proposed, so we're dealing with a new project in that context. One thing that is paramount to this project is the inner courtyard. The notion that we could have a courtyard that is two stories in height and then open up at the upper levels and face inward was the driving force behind the design.

### **BOARD COMMENTS/QUESTIONS**

**Flores** – questioned if the height had been lowered to 35 feet. **Mr. Backus** – there's a four foot slope in the front of the back lot and the lower level unit has a three foot retaining wall that backs up to adjacent apartment building in the parking area. When we reduced the stoop, we dropped the whole building so it was level when you came in with the high retainer in the back. **Flores** – asked if he had to do any underpinning or shoring, and if the front door stoop is just a glorified gate with stairs? **Mr. Backus** – no, sitework is minimal and yes, it's a glorified gate but no stairs. **Casson** – do the comments that were submitted by OHA reflect the new design? **Mr. Backus** – yes; and we did not receive any comments from the neighbors.

**Birkholz** – asked if he'd looked at alternative roof shape and scale: he has an issue with breaking the pattern of the district and making the building more massive than it needs to be. **Mr. Backus** – the two roofs pointing inward has the least impact. **Birkholz** – where it might be statistically less impactful, the impact on the overall view scale might be less so you might want to look at a different roof and with the two buildings sharing a common wall adjoining the stairs. You have a much more massive building since the area is built out more than the neighboring buildings. **Mr. Backus** – if we had a wider width and the egress requirement. **Birkholz** – it seems you still have the egress and you made it offset, perhaps it would meet the Fire Dept. requirements if nothing is built over it. It's something to consider. **Andrews** – wanted to understand the Fire Dept. requirements; they were asking for a completely open passage, they wouldn't consider a sprinkler or fire rated passage way under the building? **Mr. Backus** – they wanted a constructed pathway to the front of the property line.

### **PUBLIC COMMENTS/QUESTIONS**

**Chris Buckley, OHA** – thanked the applicant for the height reduction and increasing the front setback (from the comments that were submitted by OHA to the applicant in July 16) and thanked staff for providing a complete list of the findings applicable to this proposal. He wanted to clarify the finding, 17.136.055B3.C that concerns character defining height levels over 30 feet in an API district (it's listed in a Zoning code bulletin from 2010) and 7th Street Harrison Square is one of them, so that's the reason

for the height discussion. As an overview for new construction on an API or an ASI, OHA is concerned that the new building is subordinate and deferential to the contributing buildings in the district, and that means the front height should be no higher than the adjacent buildings and for the setback, not have the building stick out.

He went over some of the other comments that were submitted to the applicant including lowering the floor-to-ceiling heights of each floor, front surface materials, additional front trim, and the front elevation of the windows which is very important. He says that these details can be addressed as architectural details, with a condition of approval, and have the details show that information.

### **BOARD COMMENTS/QUESTIONS**

**Birkholz** – wanted clarification of the process. **Andrews** – this is not going to the Planning Commission, we're being asked by staff to comment as they continue to work with the applicant and because it's in an API, there's a requirement that there's a Landmarks hearing. So, we're basically advisory to the staff. **Birkholz** – would like to see additional roof options looked at. The project is pretty close, they've made some efforts about the setback and the height issues but perhaps looking at a gable roof would provide less impact to the API. Suggested having a sub-committee and have them come back to the LPAB with some additional studies and at the same time address the window and setback details as previously suggested by Chris Buckley. **Flores** – feels the applicant has made some concessions regarding the height and setbacks. He agrees with the roof option that shows a gable over the pop-out, removing the stucco in the front, adding more details on the windows, likes the massing and the courtyard. Says he would like to be on the sub-committee. **Casson** – project seems really close to being compatible with the other homes, if a few elements were incorporated. A few additional details would get it more aligned with the API. Adding a gable roof and trim can be worked out in a sub-committee and appreciates the concessions that have been made already.

**Andrews** – the overall massing and general proportions makes sense but there's a little challenge here in terms of understanding the scale of the more traditional buildings to either side of it. Part of it is driven by program and the desire to really have a relatively high density use compared to the other homes around you. This goal of making it a family compound, I really encourage that to happen. The thing that's difficult about the design, are these giant garage doors that become the focus when you look at the façade. The other buildings in this district, you initially look at the stoop entryway. In that sense, I'm more sympathetic to the earlier design of a human scaled entry or stoop. There might be some detailing in the framing of the garage, the opening of the garage and the gate entry, if there is a way to work with that in a little more detail that you can reference that human scale in the stoop entries. Similarly on the roof scale, it doesn't have that level of detail and a strong base to it. Without talking about changing the massing of the building, detailing of these elements can be done in a way that's still modern, not necessarily mimicking. Those finer scale elements will make the building work better. Agrees on a sub-committee where these issues can be worked out.

**Flores** moved to convene a sub-committee for proposed project. **Birkholz** seconded. Board approved unanimously. Members: **Flores** and **Andrews**. **OHA** is invited.

**F. OLD BUSINESS - None**

**G. BOARD REPORTS - Leimert Bridge seismic retrofit** – Meetings usually at 2:30 on 2nd Tuesdays – request for alternate if Birkholz can't attend. The next meeting, Thursday 8/11, 10:30am, **Birkholz** will attend. Board member **Buckley** nominated to be alternate.

**H. SUB-COMMITTEE 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

**Michael Bradley, case planner** – thanked everyone that was involved and appreciated their input on the project. After the last meeting in July, planning staff, working with Zoning Manager Scott Miller, drafted a decision letter that recommended approval for the project with an approval date of Aug. 2. The appeal period is until Aug. 12 @ 4pm. **Betty** – asked if there were any changes from what they saw at the last Board meeting. **Michael** – No.

**Water Pavilion revision** – request for joint subcommittee with Planning Commission: **Casson** volunteered and nominated **Joiner**.

**I. ANNOUNCEMENTS** – **Casson** noted that theater performances and stained glass repair were taking place at Grace Temple/Brooklyn Presbyterian Church, a City Landmark that owner Fallon Blaser enrolled in the Mills Act program last year.

**J. SECRETARY REPORTS –**

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

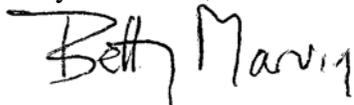
**K. UPCOMING**

Capwell/Uber design revision - **Betty** stated that a substantial revision to the design was preliminarily presented to herself and the Planning Director. The project will come before the LPAB at some point.

**L. ADJOURNMENT – 8:57pm**

Minutes prepared by La Tisha Russell and Betty Marvin

Respectfully submitted,



Betty Marvin, Historic Preservation Planner