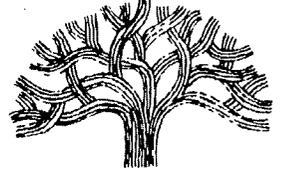


16 SEP -2 PM 2: 17

CITY OF OAKLAND



CITY HALL • 1 FRANK H. OGAWA PLAZA, 3<sup>rd</sup> FLOOR • OAKLAND, CALIFORNIA 94612

Office of the Mayor  
Honorable Libby Schaaf  
Mayor

(510) 238-3141  
Fax (510) 238-4731

Letter of Appointment

July 27, 2016

The Honorable City Council  
One Frank H. Ogawa Plaza, Second Floor  
Oakland, CA 94612

Dear President Gibson McElhaney and members of the City Council:

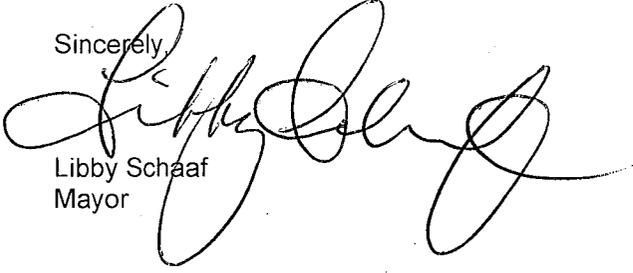
Pursuant to City Charter Section 601, the Mayor has appointed the following person as a member of the following board or commission, subject to City Council confirmation:

**Landmark Preservation Advisory Board**

**Klara Komorous-Towey**, Mayoral appointment to serve a three- year term on the Landmark Preservation Advisory Board beginning on February 22, 2016 and ending February 21, 2019, filling the seat previously held by Mary MacDonald..

Thank you for your assistance in this matter.

Sincerely,

  
Libby Schaaf  
Mayor

16 SEP -2 PM 2:17

CITY OF OAKLAND  
BOARDS AND COMMISSIONS APPLICATION

Name: Klara Komorous-Towey Home Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Type of Employment: architect

Employer: Komorous-Towey Architects

Work Phone: \_\_\_\_\_

Work Address: see above

E-Mail Address: klara@KTArch.com

Board or Commission you wish to serve on: Landmarks Preservation Advisory Board.

Why do you wish to serve as a member of the Board/Commission? I have special interest in city of Oakland's architectural heritage

What experience do you have in this topic area? I am an architect with an office and several adaptive reuse projects of heritage buildings in Oakland and the Bay Area.

Experience serving on Boards and/or Commissions: I am on the Art Deco Society of California's Preservation Board

Approximate hours available per month to spend on Board/Commission activities: ± 20 hours

Organizational Memberships: Art Deco Society of California, US Green Building Council, OHA

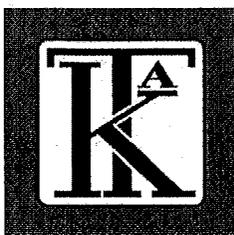
Volunteer Activities: Lucy Kitchin Chorale

Please list two references with telephone numbers: Chris Pattiello, PGA Design ph 510-463-1284 ext 855  
Tom McKimmy, GSA Co. of Alameda 925-609-4376

Applicant's Signature: [Handwritten Signature]

Date: 11/18/2015





1650  
OFFICE OF THE CITY CLERK  
OAKLAND

16 SEP -2 PM 2:17

November 19, 2015

Office of the Mayor  
Mayor Libby Schaaf  
1 Frank H. Ogawa Plaza, 3<sup>rd</sup> Floor  
Oakland, Ca 94612

Re: Landmarks Preservation Advisory Board

Dear Mayor Schaaf,

This letter is to express my interest in becoming a member of the Oakland Landmarks Preservation Advisory Board. As a practicing architect with an office in downtown Oakland, I have actively participated in the preservation and enhancement of Oakland's built environment. I have successfully completed numerous projects for the City's Façade Program, prepared documentation of the historic Highland Hospital, as well as private development projects. I have a genuine appreciation for the beauty of Oakland's heritage buildings and would welcome the opportunity to be part of the process of the City's evolution. While I strongly support the preservation of architectural heritage for future generations, I also understand the need for flexibility in making adaptive reuse projects viable. Such projects are essential in keeping Oakland's architectural heritage a vital and vibrant part of its contemporary urban life. I believe that I would bring invaluable experience and professional expertise to the Landmarks Board.

My professional qualifications are extensive, both in historical preservation, adaptive reuse and in new construction. I have been the architect for several important historical preservation projects in Oakland, including the wonderful Art Deco Mary Bowles building at 1721 Broadway and the 66 Franklin building in Jack London Square. Both of these projects have received awards, as have other local projects from Oakland Heritage Alliance, Art Deco Society and Berkeley Architectural Heritage Alliance. I also prepared the Historic Structures Report and Historic American Landscapes Survey (HALS) of Highland Hospital. I have received awards from the AIA and the National for Historic Preservation for my work on the major renovation of San Francisco City Hall.

I am familiar with the process and responsibilities of the Landmarks Board through successfully presenting projects before the Landmarks Board both in Oakland and San Francisco. All my work has been enthusiastically received and obtained resounding approval.

I have worked collaboratively with City Staff, and Stephanie Floyd-Johnson, Joann Pavlinec, Betty Marvin and Brian Kendall among others are familiar with my work.

Page 1 of 2

KOMOROUS-TOWEY ARCHITECTS

OAKLAND

16 SEP -2 PM 2:17

Approved as to Form and Legality

*Mark P. Wall*  
City Attorney's Office

# OAKLAND CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_ C.M.S.

INTRODUCED BY MAYOR LIBBY SCHAAF

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## RESOLUTION CONFIRMING THE MAYOR'S APPOINTMENT OF KLARA KOMOROUS-TOWEY AS A MEMBER OF THE LANDMARKS PRESERVATION ADVISORY BOARD

**WHEREAS**, Section 601 of the City Charter provides that members of City boards and commissions shall be appointed by the Mayor subject to confirmation by the affirmative vote of five members of the City Council; and

**WHEREAS**, Ordinance No. 192 C.M.S. creates the Landmarks Preservation Advisory Board, whose members are nominated by the Mayor and confirmed by the City Council; and

**WHEREAS**, the Landmarks Preservation Advisory Board consists of seven members including but not limited to Landscape Architect or City Planner, Oakland Historian or Architectural Historian, Real Estate Broker, and Architect, whose members of the Landmarks Preservation Advisory Board are to serve three year terms, which are to be staggered so that some appointments will expire every year, and appointments to fill a term of office are only to be for the remainder of that term; now, therefore, be it

**RESOLVED:** that pursuant to City Charter section 601, the City Council hereby confirms the Mayor's appointment of **Klara Komorous-Towey** (Landscape Architect) to serve the term beginning February 22, 2016 and ending February 21, 2019, filling the seat previously held by Mary Macdonald.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - BROOKS, CAMPBELL-WASHINGTON, GALLO, GUILLÉN, KALB, KAPLAN, REID  
AND PRESIDENT GIBSON MCELHANEY

NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_

LATONDA SIMMONS  
City Clerk and Clerk of the Council of  
the City of Oakland, California



Sept 16, 2016

(By electronic transmission)

Port of Oakland Environmental Programs and Planning Division  
Colleen Liang, Associate Environmental Scientist  
530 Water Street Oakland, CA 94607

Dear Colleen Liang,

Oakland Heritage Alliance appreciates the opportunity to provide comments regarding the proposed KaiserAir Terminal and Hangar Development at North Field.

1) We regard Hanger 2 (L-210) as historic. Although the buildings may have been excluded from landmark designation, time has moved on and we recognize the North Field structures as important resources, both as historic industrial buildings and for the history-changing activities which occurred in them. Hanger 2 is an essential part of the fabric of the site. Changes made without attention to the key features of the original structure could fundamentally change the district and open the door to further erosion of the landmark's integrity.

2) Please study alternatives which retain the historic building envelope and features of the structure. These include the hangar doors at either end of the building and the continuity with the other hangars. Please also study an alternative which constructs a new building in the area, while retaining the existing structures. There is space east and west of the district to construct such a building. A new construction alternative would allow KaiserAir to expand operations, while also maintaining North Field's integrity. This option should be explored. KaiserAir prides itself on "standards of excellence" and its more than 65 years at the Oakland Airport<sup>1</sup>. There is no better way to show excellence and to honor the airport's history than to keep North Field's integrity intact.

3) If alterations to the historic hangar are contemplated, please consider that substantial mitigations must be required. These could include restoration of other historic buildings at North Field, such as stabilization of the former hotel, and designating the structures themselves as part of the North Field Landmark designation. If the roofline of the present Hangar 2 is changed, we ask that architectural trim or other indication be included to delineate and express the original roofline. These buildings at North Field have all aged further since previous studies, and are now beyond the 50-year span commonly considered for historic structures.

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<sup>1</sup> <http://www.kaiserair.com/about-kaiserair.html>

4) We urge full research and documentation of the cultural as well as architectural meaning and import of the structures, sites, and history of these buildings.

Oakland Heritage Alliance considers the aeronautical history of North Field to be a key resource in the City of Oakland. The Port has a responsibility to treat it that way.

Thank you for the opportunity to comment. Please contact Daniel Levy at [dlouislevy@gmail.com](mailto:dlouislevy@gmail.com) or Naomi Schiff at (510) 835-1819 or [Naomi@17th.com](http://Naomi@17th.com) if you would like to discuss these comments.

Sincerely,

Daniel Levy and Naomi Schiff  
for Oakland Heritage Alliance

cc: Betty Marvin, Bureau of Planning/Zoning



October 3, 2016

(By electronic transmission)  
Oakland Planning Commission  
Heather Klein, Scott Gregory  
City of Oakland Bureau of Planning  
250 Frank H. Ogawa Plaza, Suite 2114  
Oakland, California 94612

**Re: Oak Knoll development and Club Knoll historic building**

Dear Commissioners, Staff, and Consultants,

Thank you for providing the SEIR for the Oak Knoll proposal. Here are comments:

1. We are grateful to the city staff, EIR consultants, and to SunCal for suggesting an alternative to their previous plan for total demolition of Oak Knoll Officers' Club. We strongly support efforts to reuse this historically and architecturally valuable building, whether on its present site or relocated. However, we find that the cultural resources section and related mitigations of the SEIR are insufficient and inadequate. Most importantly, the SEIR fails to address an alternative which satisfies the objective of about 900 residential units, while preserving the historic resource Oak Knoll Club *in situ*.
2. At least one additional alternative must be studied—retaining the Oak Knoll Club on its present historic site, as in the earlier iteration of this project in about 1998, *as part of a dense project*. In such an alternative, the overall number of dwellings should be about what is proposed by the developer under the current SEIR. Right now, alternatives A, B, and C, which preserve the club on its site, are each linked with a drastic reduction in number of units (334 to 586 fewer) (Pages 2-2 and 2-3). Yet the area occupied by the Club is not so large that it requires this great reduction in the building program. The alternatives selected are inherently prejudiced against retention of the clubhouse on its present location, and the SEIR as a whole does not provide a rationale for moving it. This rationale is necessary to undergird any proposal to move the building under the preferences in the Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Thus far, the case for moving the building has not been made. The only basis for it is on page 3-12, with two words under objective 11, “centrally located”, and a little more description on page 3-27. This is not a complete and compelling argument for moving a historic resource. Once that case has been made, and if relocation is determined to be the logical best outcome, then the Planning Commission must decide whether the mitigations are adequate.
3. We agree with and appreciate the thought that has gone into the mitigations suggested for proposed relocation of the club, and concur that the wings, courtyard, and related features absolutely should be retained. Will the fireplaces survive and be made functional? Does the relocation design adequately reflect the current appearance from downhill, despite the removal of the lowest level? Proposed major alterations should be specifically addressed. Will any bonding or other guarantee required to provide for the careful move of the structure? How are the mitigations to be enforced? (Pages 4.4-20 and following)
4. We urge that public hearings at landmarks board and planning commission be required before granting city building permits and approvals, to review any relocation, rehabilitation, and reuse project

for the Club (CUL-1.5, Page 4.4-23 and 24). Such language should be added to the mitigations under CUL-1.5. The mitigations repeatedly use the phrase “ensure”— we request clarity as to precisely who is responsible for ensuring that these measures are carried out meticulously. Is there a specific mechanism such as bonding or reporting, or some other guarantee, to carry out these provisions? Who of the City of Oakland staff will monitor compliance, and how is it reported? Does the Planning Commission or LPAB review to make sure the relocation and/or reuse complies with the mitigations?

5. Oakland Heritage Alliance very much appreciates Suncal’s recent efforts to protect the building. However we reject all SEIR comments (such as at page 4.4-20) that depend upon dilapidated conditions. Building deterioration represents inattention by property owners and ought not be presented as unavoidable. The paragraph at the bottom of 4.4-20 should be rewritten to clarify that ownership has now rectified its previous failure to secure the building, protect its roof from leaks, and will continue to do so pending construction. Clarify to note that unauthorized entry occurred due to the inadequacy of security measures, which were rectified in 2015–16, subsequent to the damage that occurred. The building deteriorated due to inadequate security and structural protection measures. The City of Oakland must not reward owners for demolition or damage due to neglect.

We also question the statement at page 4.4-15: "Only the exterior of the building was accessible. . . ." referring to a July 2015 reconnaissance survey, and the following statements about dilapidation. Why was access not facilitated? We know that others were able to enter the building.

6. Under CUL-1.5, add a provision that landscaping around the *in situ* or relocated clubhouse should reflect historic conditions. A study of the historic landscape and any remaining landscape features in the areas closest to the Officers’ Club should be carried out so that appropriate landscape designs can be created.

7. Under CUL-1.5, add a provision that official designation of the clubhouse at an appropriate level of landmark will be required as part of its reuse and rehabilitation, to help protect its future. Project proponents should prepare and submit a City Landmark application as one of the mitigations for relocation and/or reuse of the building. The materials provided with this SEIR should make such a document quite easy to prepare.

8. We thank the Landmarks Preservation Advisory Board, the Planning Commission, the staff, consultants, developer, and the neighboring residents for their concern, participation, and efforts to retain the historic building. We look forward to an active new neighborhood that will house Oaklanders and fill a long-vacant site in our city, and that will preserve the Oak Knoll Officers’ Club as a place for people to gather and interact, as well as for its historic connections and its architecture.

Thank you for the opportunity to comment.

Sincerely,



Alison Finlay  
President

cc: Betty Marvin, Bureau of Planning/Zoning, Landmarks Preservation Advisory Board