

AGENDA

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

**LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

**Christopher Andrews, Chair
Peter Birkholz, Vice-Chair
Stafford Buckley
Frank Flores
Nenna Joiner
Klara Komorous**

November 14, 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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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.

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](#) 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。

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A. ROLL CALL

1. Introduction of new Board member Klara Komorous, architect, Komorous-Towey Architects, Oakland

B. OPEN FORUM

C. APPROVAL OF MINUTES of September 12 and October 10, 2016

D. INFORMATIONAL PRESENTATIONS

E. NEW BUSINESS

1.	Location:	420 13th Street (APN: 002-0053-006-00)
	Proposal:	Proposal to convert the existing auto garage into an office building containing 54,626 square feet and remodel the façade of the building.
	Applicant:	Adam Chall – (415)772-5900
	Owner:	BA1 1330 Broadway LLC.
	Case File Number:	PLN16-162
	General Plan:	Central Business District
	Zoning:	CBD-P; CBD-C
	Environmental Determination:	15332 – In-fill Development; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	Potential Designated Historic Property (PDHP), Downtown Historic API; secondary façade of B+1+ rated 1330 Broadway
	Service Delivery District:	Metro
	City Council District:	2
	Action to be Taken:	Provide comments to staff regarding the proposed project.
	For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email: pvollmann@oaklandnet.com .

2.	Location:	325 7th Street
	Assessors Parcel Number:	001-0189-003-00; 001-0189-009-00; 001-0189-013-00; 001-0189-014-00;
	Proposal:	To revise previously-approved mixed-use project to reduce the residential units from 380 units to 160 residential units and increase the commercial space from 9,110 to 9,834 square-feet.
	Owner:	325 7 th Street, LLC
	Applicant:	325 7 th Street, LLC. (510)763-2911
	Case Number:	CDV06-573-R01
	Planning Permits Required:	Revision to previously-approved project involving a Major Conditional Use Permit, Design Review and updated Tentative Parcel Map;
	General Plan:	Central Business District
	Zoning:	D-LM 2 & D-LM 4 Lake Merritt Station Area District
	Environmental Determination:	Relies on previous EIR (ER07-0002) as well as Lake Merritt Station Plan EIR; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).
	Historic Status:	Area of Primary Importance (API)
	Service Delivery District:	Metro
	City Council District:	2
	Status:	Pending
	Action to be Taken:	Comment on design and propose how it can best fit in with API
	For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com

3.

Project Name and Location:	Oak Knoll Mixed Use Community Plan Project The project is located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard and is bounded by Keller Avenue and Mountain Boulevard. APNs: 043A-4675-003-21, 043A-4712-001 (portion), 043A-4675-003-19, 043A-4675-003-16, 043A4678-003-17 {roadway easement), 043A-4675-003- 30 (roadway easement) 048-6865-002-01, and 043A-4675-74-01.
Proposal:	The Project proposes a mixed-use residential community of approximately a) 935 residential units of varying types, b) 72,000 sq. ft. of neighborhood commercial use, c) relocation of Club Knoll and rehabilitation with approximately 4,000 sq. ft. of community space and 10,000 sq. ft. of commercial space; and approximately 83 acres of open space and recreation areas, including an improved creek corridor. The Sea West Federal Credit Union and Seneca Center located in the middle of the Project site are not considered part of the Project. Review the updated proposal to salvage and relocate the historic Club Knoll building as a community center for the Project.
Applicant:	Oak Knoll Venture Acquisitions, LLC (previously SunCal Oak Knoll, LLC), Sam Veltri
Phone Number:	(949)705-8786
Owners:	Oak Knoll Venture Acquisitions, LLC and the City of Oakland
Case File Number:	PLN15378, PLN15378-PUDF01, ER15-004
Planning Permits Required:	Rezoning, Preliminary Planned Unit Development, Final Development Plan, Tentative Tract Map, and other possible discretionary permits and/or approvals
General Plan:	Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area
Zoning:	RH-3 Hillside Residential Zone -3 and RH-4 Hillside Residential Zone -4
Environmental Determination:	The Draft Supplemental Environmental Impact Report (SEIR) was published for a 45-day review period from August 29, 2016 to October 12, 2016. Staff is preparing the Final SEIR and Response to Comments document. <i>Background</i> <i>In 1998, the Oakland City Council certified the Environmental Impact Statement/ Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of the Naval Medical Center Oakland and Final Reuse Plan, including analysis of a "Maximum Capacity Alternative." The City is preparing a Supplemental EIR because the proposed Oak Knoll Mixed Use Community Plan Project may result in new or substantially more severe impacts than identified the "Maximum Capacity Alternative" as analyzed in the 1998 EIS/EIR.</i>
Historic Status:	The existing Club Knoll building on the Project site is an historic resource under CEQA, listed on the Local Register. The Oakland Cultural Heritage Survey rates the Club Knoll building as a Potential Designated Historic Property (PDHP) with a rating of B+3. In June of 1995, the Landmarks Preservation Advisory Board (LPAB) found the building eligible for Landmark status with an A rating, and placed it on the Preservation Study List as a Designated Historic Property.
Service Delivery Dist.:	4
City Council District:	7
Action to be Taken:	No decision. The purpose of this meeting is to receive public and Landmarks Preservation Advisory Board comments on the updated information regarding Club Knoll.
For Further Information:	Contact case planner Scott Gregory , Contract Planner at (510) 535-6671 or by e-mail at sgregory@lamphier-gregory.com

F. OLD BUSINESS

G. BOARD REPORTS

H. SUBCOMMITTEE REPORTS

Leimert Bridge – Birkholz
I. Magnin – Andrews, Buckley

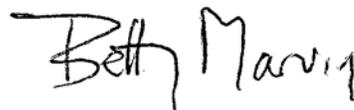
I. ANNOUNCEMENTS

J. SECRETARY REPORTS

Certified Local Government annual report, due Jan. 13 – please provide resume and training report

K. UPCOMING

L. ADJOURNMENT



BETTY MARVIN
Historic Preservation Planner

NEXT REGULAR MEETING: December 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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