

MINUTES

**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 H. Ogawa Plaza
Oakland, California 94612**

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A. ROLL CALL

**Board Members present: Andrews, Birkholz, Flores, Joiner, Komorous
Board Members absent: Buckley (excused absence)
Staff present: Betty Marvin, Matthew Weintraub, La Tisha Russell**

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

Betty Marvin introduced new Board member Komorous and spoke of some of the fine preservation projects she and her firm have worked on in Oakland including the Mary Bowles building, the beautiful blue green terra cotta building in the gore of Broadway & Telegraph. Board member Komorous also spoke of some of her firms other works of restoration including 66 Franklin, the historic preservation of San Francisco’s City Hall and are now working on a 1950’s Pflueger building on 13th Street in downtown Oakland.

B. OPEN FORUM – Annalee Allen, Walking Tour Coordinator – had a couple of updates on the Jack London Legacy, celebrating the 100th year anniversary of the author’s death, with a ‘Toast to Jack’ on 11/22/16 at Jack’s Oyster Bar & Fish House, all are welcome, and the rededication of the Oak Tree in the City Hall Plaza with a plaque. They have the funding, which was given by the Alameda Historical Society and will be working with Public Works and Oakland Heritage Alliance (OHA) and will use the template that was approved by the LPAB earlier this year. All this should take place by January 2017.

Naomi Schiff, Oakland Heritage Alliance (OHA) – announced an event being held at The Chapel of the Chimes on 11/17/16, a presentation by Rick Moss of the African American Museum & Library, on the Afro American Historic Trail, a statewide event and all are welcome. She also had a preservation issue regarding the scheduled demolition and replacement of the Clay Street Garage located behind City Hall. She asked that the LPAB look into it stating that it’s over 50 years old and possibly a historic resource. Per Betty Marvin, an email was sent out regarding the closure and will look into it further.

C. APPROVAL OF MINUTES of September 12, 2016, moved by Birkholz seconded by Joiner and October 10, 2016, moved by Flores seconded by Birkholz, both sets carried unanimously.

D. INFORMATIONAL PRESENTATIONS - None

E. NEW BUSINESS - Action Items

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 .

Board member Birkholz, recused from item.

Pete Vollman, Case planner – gave a description of the proposed project which is to convert the existing nine story auto parking garage, located at 430-13th St. into a 54.626 square foot office building. It is located within the Downtown Oakland Historic District Area of Primary Importance (API). The proposal would not expand the existing building envelope, it would only add alterations to the exterior of the building. It must also meet Design Review Findings and Zoning regulations criteria. The purpose of the hearing was to receive input from the public and the LPAB prior to any action taken regarding the proposed design.

Adam Chall, developer, TMG Partners – gave a PowerPoint presentation on the proposed project.

Ruth Todd, architect, Page & Turnbull - retained by TMG Partners to advise on the design compatibility of the proposed project with the Downtown Historic District.

Christian Maarse, architect, Studio TMT - gave a description of the architectural scope of the project which includes; a new entry lobby, change of use, new elevator core and new façade treatment. Mr. Maarse and Ms. Todd received comments from both the Planning department and Betty Marvin on some revisions they felt should be considered before continuing on with the project that included no cornice, a new sign on the front façade, enlarged window openings, a roll down gate at the garage entrance and refurbished sidewalks.

BOARD COMMENTS/QUESTIONS

Board member Flores – asked if there was a full basement. **Mr. Maarse** – yes, the PG&E voltage area is in that location. **Board member Joiner** – asked how many parking spaces will be lost. **Mr. Chall** – we have the capacity now of 300 spaces, will use stackers to maximize the space but will lose some of the parking spaces. **Board chair Andrews** – wanted to know why no images were seen of 1330 Broadway since this building was described and referred to as part of the historic structure. **Flores** – could be different owners and parcels. **Betty Marvin** – legally in terms of ownership, they're owned separately but were built together as one project. **Mr. Chall** – made a clarification that both buildings are owned by his firm

PUBLIC COMMENTS/QUESTIONS

Naomi Schiff, Oakland Heritage Alliance, (OHA) - has some concerns about the impending developments and plans along the historic 13th St. district and asked the Board to look into it further.

BOARD COMMENTS/QUESTIONS

Since no action was taken, the Board was asked to provide some feedback on the findings: **Flores** – no issues with the design and sees no reason not to move the project forward. **Board member Komorous** – commends the owners for hiring Page & Turnbull before they started the design, thinks it's a very handsome project but will miss the parking. **Andrews** – it would have been nice to see the context in terms of the actual historic property that's being considered, a little disappointed it was not shown as well. The building you've designed is quite handsome but it would have been important for us to look at. **Marvin** – wanted to know if the color samples for the metal panels had been submitted. **Pete Vollman** – said we will include a Condition of Approval to receive a material sample for the final details and apologized for not including the images of 1330 Broadway in the packet. **Andrews** – the building is handsomely proportioned and the key is quality materials and the quality of the firms involved, I have no doubt that you're making this minimalist building into more than just a parking garage and hopes the project moves forward.

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

Item #2 will be continued at a later date.

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

Scott Gregory, Lamphier-Gregory, contract planner – gave an informational presentation on the Oak Knoll Mixed Use Community Plan proposal. The action being taken is to receive public and LPAB comments on the project, no decisions will be made at this hearing. In May of this year, staff and the applicant returned to inform the Board that the project applicant had re-considered their demolition proposal and instead intended to salvage and relocate the building and use it as a community center. The LPAB requested follow-up information regarding; the rationale for relocating the building rather than restoring it in-place and additional details of the proposed relocation and rehabilitation plan to demonstrate that the proposal is feasible.

Staff strongly opposed the original proposal to demolish the Club Knoll building and was encouraged when Suncal reconsidered, providing an opportunity for Club Knoll to retain its historic status. From a design point of view the current location of the building is not centrally located and the existing site is quite close to an existing residential neighborhood. Rehabilitation of the building in-place could be achieved but not necessarily in a less intrusive manner than by moving. On the assurance of feasibility, Carey & Co. were commissioned to assess the findings of salvaging and relocating the building as proposed by Architectural Dimensions.

Sam Veltri, Suncal – thanked the Board members who participated on the site tours of the Oak Knoll proposal. He spoke of the overwhelming number of the Oak Knoll Coalition members who would like to see the building demolished. Relocating the building would be complicated, beginning with the grading, moving the existing building, constructing the new building and then re-grading where the building was, but the building can be moved. The Final Development Plan (FDP) will identify much of that.

Jim Heilbronner, president, Architectural Dimensions - did a PowerPoint presentation on the Final Development Plan (FDP) for the Club Knoll relocation and rehabilitation project which included photos of the existing interior and exterior conditions of the building, the proposed new site and master grading plan, lighting, floor plans, front and rear elevations, materials, landscaping, the schedule indicating the phases and time frame, the methodology of the relocation and reassembly of the building, and visions of the finished project. He spoke on some of the key issues supporting the project; moving the building is feasible, a new foundation could lessen impact on the design, and the life, safety and code issues would be addressed.

BOARD COMMENTS/QUESTIONS

Birkholz – had concerns about the metal framing, says he’s skeptical it will work on the tower and wall assembly, wanted clarification on the mechanical system, Historical Building Code, and new interior finishes. **Mr. Heilbronner** – it’s a light weight tube steel, under the floor ventilation system, using the code on some elements of the building and using new interior finishes. **Komorou** – is the role of the Carey Co. report making sure the criteria are met? **Mr. Heilbronner** – yes

Andrews – all the components you described and the exterior plaster finish are what’s being preserved from the existing building, was there any consideration given to preserving those elements that are easy to move and providing a completely modern envelope to both the interior and exterior of the building?

Mr. Heilbronner – from a practical cost standpoint, it doesn’t meet the intention of historic preservation. The owners agreed to this stressful process to meet the Interior standards of the U.S.

Komorou – the presentation you made is different from what we were given in the packet, you’ve added much more detail, is there going to be an update on the package? **Mr. Heilbronner** – we’re looking for guidance, comments and ideas from both this Board and the Planning Commission before we present our final version of the proposal.

PUBLIC COMMENTS/QUESTIONS

Naomi Schiff, Oakland Heritage Alliance (OHA) – appreciates the developers taking this seriously, glad the stairwell and arch have been incorporated back into the proposal and the building will not be demolished. Based on the DRC proposal, would not like to see the building put in ‘a sea of parking’, it’s not one of the better features of the existing structure. OHA Board members are still focused on the CEQA question, “why does it need to move” and request an overview of the cost associated with the relocation versus keeping it in the same place. Also ask if a bus stop could be incorporated on the site and not on the edge and if anything can be done to tie this whole thing into its neighborhood and not make it into an enclave. In closing she asks to see the most recent updated documents so that OHA can produce a good written letter.

BOARD COMMENTS/QUESTIONS

Komorou – has concerns about moving the building and how can the Board be assured it will be done right. The package that they were given was incomplete about the structure, salvaged parts and character defining features, there’s no list just a color diagram. The oversight concerns me, would advise that Carey Co. stay involved. Lastly, the two new design features for the exterior, I don’t think are appropriate; the glass railings in order to avoid more stucco on a stucco building and the green screen on stucco. Moving the parking away from the building made a big difference and surrounding it with a parking lot didn’t seem the way to go.

Birkholz – agrees the green wall seems out of place. If you’re doing new elements you want them to be of their time but I agree that the glass rail system seems a little bit out of place, it’s a stucco building and stucco would be appropriate. We have nice renderings but they’re not clear on what details exist, what’s going to remain and what we’re going to get in the end. A wall section would be really helpful. Pulling parking away from the building and adding more landscaping is great. Very skeptical about statement that moving this building is less impactful and less costly. I understood that the neighbors really don’t want this building here but I guess their main concern is the traffic and noise. I would like to see keeping the building in its existing location further studied through the CEQA process.

Flores – it seems we’re looking at early versions of Design Documents (DD’s) and hopefully when you have your ‘dance’ with the Planning Commission and come back here, we’ll be looking at further along DD’s maybe closer to 70 or 80%. They are not going to get into CD’s if we don’t agree to let them move it. I had similar concerns about moving, although I’ve seen buildings moved personally and been involved with them, but I don’t have any doubt that this building can be moved. We toured the building and got a breath of what that move will entail. At a more central site it can be enjoyed by more people, not just the neighbors of Oak Knoll. In my opinion moving the building is appropriate.

Andrews – thanked Mr. Heilbronner for clarifying a lot of the details, especially the metal frames, the maintenance of the exterior plaster finish, the thickness of the walls, and the desire and intention to recreate the historic grand rooms by salvaging as many parts as possible. Even in its present state, thanks to the tour, we know it’s a spectacular building and I look forward to seeing that in place. He seconded two comments made by other Board members: 1. The impact of putting the building ‘in a sea of parking’ has to be examined more closely – consider “a landscaped garden that you happen to park in” - and 2. New elements within the project should be more in the character of the existing building rather modern elements.

He applauded the efforts of the developers, the consultants, and Architectural Dimensions especially, for paying close attention to the comments that this Board has made and taking on this ambitious project; we hope to continue to see this in detail.

Sam Veltri, Suncal – wanted to correct a misconception about the building being moved because it's cheaper. He says they are spending 3 times as much to move the building (more than building a new one) to avoid the demolition of the Oak Knoll clubhouse.

F. OLD BUSINESS - None

G. BOARD REPORTS – None

H. SUB-COMMITTEE REPORTS –

Leimert Bridge – Birkholz and Betty Marvin – both have been attending the monthly meetings. Per Betty, there has been focus on a fiberglass wrap and how it will be integrally textured to resemble the present bridge. At some point the engineers will bring their designs and earthquake simulations to Landmarks Board. One design issue is the railings on the low concrete walls along the bridge. We saw sketches for iron pickets and discussed something less intrusive and more in character for this concrete bridge.

I. Magnin, Matthew Weintraub, case planner – reported there has been an application submitted for a master sign program and façade improvements. It's currently going through a staff review and I've asked the applicant to provide more information and some alternatives. Once we get that information, we'll set up a sub-committee review.

I. ANNOUNCEMENTS – None

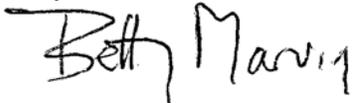
J. SECRETARY REPORTS – **Marvin** - Certified Local Government annual report, due Jan. 13 – needs all the Board members resumes and reports on something they did during the reporting year, October 2015 thru September 2016, that qualifies as training for Certified Local Government.

K. UPCOMING – 325 7th Street

L. ADJOURNMENT – 8:04pm

Minutes prepared by La Tisha Russell and Betty Marvin

Respectfully submitted,



Betty Marvin, Historic Preservation Planner