

ACTION MINUTES

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

BOARD MEMBERS:

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

December 12, 2016

Regular Meeting 6:00 PM
City Hall, Sgt. Mark Dunakin
Hearing Room 1
1 Frank H. Ogawa Plaza
Oakland, California 94612

The meeting was called to order at approximately 6:00pm.

A. ROLL CALL

Present: Andrews, Birkholz, Buckley, Flores, Joiner, Komorous
Staff: Betty Marvin, Matthew Weintraub, La Tisha Russell

B. OPEN FORUM

None.

C. APPROVAL OF MINUTES

Motion to approve November 12, 2016, LPAB minutes with corrections by Board Member Flores, seconded by Board Member Buckley.

Ayes: Andrews, Birkholz, Buckley, Flores, Joiner, Komorous
Noes:

Approved with 6 ayes and 0 noes.

D. INFORMATIONAL PRESENTATIONS

None.

E. NEW BUSINESS

This item was called at 6:10pm.

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| 1. | Location: | 325 7th Street |
| | Assessor's 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 7th Street, LLC |
| | Applicant: | 325 7th 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 |

Staff Member: None present.

Applicant: Marc McClure/CCIG; Bob Lindley/YHL Architects.

Public Speakers: Naomi Schiff/OHA.

Item 1 was continued to a date uncertain

This item was called at 6:54pm.

2.	Location: 5701 International Boulevard (APN: 041-3848-004-01)
	Proposal: To convert a commercial space into 59 Live/work units in a designated historic property. In an Area of Primary Importance (API: 57 Avenue Industrial District)
	Applicant: Serina Calhoun
	Contact Person/Phone: Serina Calhoun, (415)558-9843
	Owner: Coliseum Enterprise LLC /Canyon Pacific Management
	Case File Number: PLN16278
	Planning Permits Required: Regular Design Review of alterations to allow for the creation of 59 live/ work units in a historic building
	General Plan: Neighborhood Center Mixed Use
	Zoning: CN-3 Zone/Corridor Height Area 45
	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: Historic Fruitvale /Safeway tower; Rating A1+, City Landmark
	Service Delivery District: 4
	City Council District: 5
	Status: Publicly noticed, pending decision
	For Further Information: Contact case planner Moe Hackett at (510) 238-39730 or by email at mhackett@oaklandnet.com

Staff Member: None present.

Applicant: None present.

Public Speakers: None.

Item #2 was continued to a date uncertain.

This item was called at 6:55pm.

3.	Location:	2100 Telegraph Avenue (APN: 008-0648-001-00; -011-03; -016-03; -017-00; & -018-00)
	Proposal:	Scoping session for a proposal to demolish the existing buildings and public parking structure for a Planned Unit Development (PUD) with a preferred development option that is a mixed use development with 869,470 square feet of office, a residential tower containing 393 dwelling units, 81,055 square feet of ground floor retail, and 18,350 square feet of community space. The Environmental Impact Report (EIR) will also study the full potential range of development options under the PUD that would also include up to 2.67 million square feet of office and 1,544 residential dwelling units. All development options within the PUD would include the proposed ground floor retail and replacement of the City's public parking.
	Applicant:	W/L Telegraph Holdings JV, LLC
	Contact Person/Phone:	Andrew Haydel / Lane Partners - (650) 838-0100
	Case File Number:	ER16-011
	General Plan:	Central Business District
	Zoning:	CBD-P
	Environmental Determination:	Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A Notice of Preparation (NOP) to prepare the EIR was published on December 2, 2016. The comment period for the NOP ends on January 3, 2017.
	Historic Status:	Potential Designated Historic Property (PDHP), survey rating Dc3, 2147 Broadway (1917); Four modern resources that should be evaluated for significance: 495 22nd Street, Kwik Way #2, 1953-54, evaluated as eligible for California Register in 2003; 2101 Broadway, Security Pacific Bank, 1974, William Pereira architect, preliminary survey rating *b3; 2127 Broadway, Sanwa Bank, 1975, S. Iyama & Associates arch., preliminary survey rating *c3; Telegraph Plaza Public Parking structure, 1976-78, preliminary survey rating *3.
	City Council District:	3
	Action to be Taken:	Receive public and Landmarks Board comments about what information and analysis should be included in the EIR.
	For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email: pvollmann@oaklandnet.com .

Staff Member: Peterson Z. Vollmann, Planner IV.

Applicant: Andrew Haydel/Lane Partners; Manan Shaw/Gensler.

Public Speakers: Naomi Schiff/OHA.

Motion by Board Member Komorous to recommend to the Planning Commission that the public comment period be extended to January 17, 2017, seconded by Board Member Buckley.

Ayes: Andrews, Birkholz, Buckley, Flores, Joiner, Komorous
Noes:

Approved with 6 ayes and 0 noes.

F. OLD BUSINESS None.

G. BOARD REPORTS None.

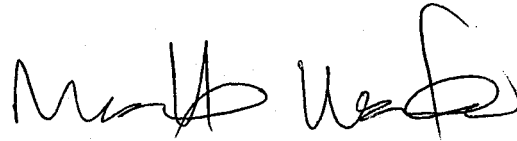
H. SUB-COMMITTEE REPORTS None.

I. ANNOUNCEMENTS None.

J. SECRETARY REPORTS Certified Local Government annual report, due Jan. 13.

K. UPCOMING Board members and staff discussed the upcoming meeting schedule. The next regular meeting is scheduled for January 9, 2017.

L. ADJOURNMENT The meeting was adjourned at **8:05pm**.



MATTHEW WEINTRAUB
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Planner/Historic Preservation
Planning and Building Department
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