



Landmarks Preservation Advisory Board

MEETING AGENDA – Revised on June 6, 2017

Board Members:

Christopher Andrews, Chairperson
Peter Birkholz, Vice-Chairperson
Stafford Buckley
Nenna Joiner
Klara Komorous
Vince Sugrue

Meeting Date: June 12, 2017

Regular Meeting, 6:00 p.m.

City Hall, City Council Chamber, 3rd Floor
Sgt. Mark Dunakin Hearing Room 1, City Hall

1 Frank H. Ogawa Plaza
Oakland, California 94612

1. ROLL CALL

2. OPEN FORUM

At this time members of the public may speak on any item of interest within the Board's jurisdiction and that is not already listed on the Agenda. At the discretion of the Chair, speakers are generally limited to three (3) minutes or less.

3. APPROVAL OF MINUTES

- April 10, 2017
- May 8, 2017

4. CORRESPONDENCE

Correspondence may be received at any time before or during the meeting. Items received at least ten (10) days prior to the meeting may be included as part of the agenda packet; material submitted later may be distributed at or prior to the meeting.

5. INFORMATIONAL PRESENTATIONS

None.

♿ This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the Planning and Building Department at 510-238-3941 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.

El lugar de la a reunión es accesible en silla de ruedas. Para solicitar materiales en formatos alternativos o solicitar un intérprete de lenguaje de señas o un aparato para escuchar, por favor llame al Departamento de Planificación y Construcción al 510-238-3941 o TDD 510-238-3254 al menos tres días hábiles antes de la reunión. Por favor absténgase de usar perfumes en esta reunión para que las personas sensitivas a perfume puedan asistir.

此會議場地有適合輪椅出入設施。如需要其他格式的會議資料，或ASL手語服務，或助聽器，請於會議至少三(3)天以前聯絡規劃及建設局，以便安排服務，電話510-238-3941或TDD 510-238-3254。請勿塗擦香氛產品，參加者可能對化學成分敏感。多謝。



6. APPLICATIONS

Item 6.1 is continued to the July 10, 2017 meeting.

6.1 (Continued from the May 8, 2017 meeting)	
Location: 2001 Broadway (I. Magnin Building)	Parcel Number: 008-0649-007-00
Applicant: Lowney Architecture	Owner: HP Investors
General Plan: Central Business District	Zoning: Central Business District Pedestrian Retail Commercial Zone (CBD-P)
Historic Property: Property of Highest Importance	Historic District: Contributor to an Area of Primary Importance
Case Number: PLN16336	Planning Permits: Regular Design Review, Conditional Use Permit
Proposal: Approve a new Master Sign Program and new storefront alterations.	
Environmental Determination: Categorically Exempt per CEQA Guidelines Sections 15301, 15331.	
Action to be Taken: Receive public comments and provide recommendation to the Planning Director.	
For Further Information: Contact case planner Matthew Weintraub at (510) 238-6983 or mweintraub@oaklandnet.com	

6.2 (Continued from the May 8, 2017 meeting)	
Location: 41 Tunnel Road (Claremont Hotel property)	Parcel Number: Various
Applicant: Signature Development	Owner: Claremont Hotel Properties LP
General Plan: Hillside Residential	Zoning: Hillside Residential Zone – 4 (RH-4)
Historic Property: Landmark, Property of Highest Importance (Claremont Hotel); Property of Major Importance (Powerhouse)	Historic District: Area of Primary Importance
Case Number(s): PLN16053	Planning Permits: Regular Design Review, Conditional Use Permit
Proposal: Major Conditional Use Permit for improvements to create expansions to the existing club and increase of resort facilities, and Regular Design Review for the creation of 44 new residential dwellings units, on the 22-acre Claremont Hotel site.	
Environmental Determination: A Draft Environmental Impact Report (EIR) will be prepared.	
Action to be Taken: Receive public comments and provide review and comment on a Historic Resource Evaluation (HRE) by Carey & Co., and Supplemental Memorandum to the HRE by LSA, for the Claremont Hotel property.	
For Further Information: Contact case planner Matthew Weintraub at (510) 238-6983 or mweintraub@oaklandnet.com	



6.3	
Location: 1100 Broadway	Parcel Number: 002-0051-006-02
Applicant: 1100 Broadway Owner, LLC (c/o Ellis Partners)	Owner: 1100 Broadway Owner, LLC (c/o Ellis Partners)
General Plan: Central Business District	Zoning: Central Business District Pedestrian Retail Commercial Zone (CBD-P)
Historic Property: Listed to the Local Inventory as a Property of Highest Importance; Listed to the National Register of Historic Places	Historic District: Contributor to an Area of Primary Importance (Downtown Oakland Historic District)
Case Number(s): CMD07390-R01	Planning Permits: Regular Design Review; Variance
Proposal: New commercial development containing approximately 310,000 square feet of office space and 10,000 square feet of retail space in a proposed new 18-story tower building and a proposed rehabilitated, existing 8-story historic commercial building (Key Systems Building).	
Environmental Determination: An Addendum to a previously certified Environmental Impact Report will be prepared.	
Action to be Taken: Receive public comments and provide recommendation to the Planning Commission.	
For Further Information: Contact case planner Matthew Weintraub at (510) 238-6983 or mweintraub@oaklandnet.com	

7. BOARD BUSINESS

- Election of Chairperson and Vice-chairperson for 2017 (Continued from the May 8, 2017 meeting)

8. SUBCOMMITTEE REPORTS

- 2001 Broadway (I. Magnin Building), Case Number PLN16053

9. SECRETARY'S REPORT

10. ANNOUNCEMENTS

11. ADJOURNMENT

By 10:30 p.m. unless the meeting is extended by the Chair with the consent of a majority of Board members present.



MATTHEW WEINTRAUB
Board Secretary
Planner/Historic Preservation
Planning and Building Department
Telephone: 510-238-6983
Email: mweintraub@oaklandnet.com

NEXT REGULAR MEETING: July 10, 2017

AGENDA NOTES:

SPEAKERS

Persons wishing to address the Board should fill out a speaker card and give it to the Secretary. Speakers are generally limited to three (3) minutes at the discretion of the Chair. Applicants and appellants are generally limited to five (5) minutes at the discretion of the Chair. Agenda items will be called at the discretion of the Chair and not necessarily in the order in which they are listed on the Agenda.

AGENDA ORDERING

Any agenda item may be continued without the hearing on the matter being opened, or public testimony taken, at the discretion of the Chair. Persons wishing to address a continued item may do so under Open Forum. With the exception of Open Forum, a new item will not be called after 10:15 p.m., and the meeting will adjourn no later than 10:30 p.m. unless the meeting is extended by the Chair with the consent of a majority of Board members present.

STAFF REPORTS

Staff reports for items listed on this agenda will generally be available to any interested party at the Planning and Building Department, 250 Frank H. Ogawa Plaza, Oakland, California 94612.

Staff reports are also available online at:

<http://www2.oaklandnet.com/government/o/PBN/OurOrganization/PlanningZoning/o/Commissions/index.htm> (under "Landmarks Preservation Advisory Board"). Please ensure that your computer will accept pop-ups from the host site (oaklandnet.com) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please call **510-238-3941**.

Please note that the descriptions of the applications found above are preliminary in nature and that the projects and/or descriptions may change prior to a decision being made.



For further information on any case listed on this agenda, please contact the case planner indicated for that item. For other questions or general information, please contact the Planning and Building Department at 510-238-3941.

PRESENTATIONS AND MATERIALS

Applicants or members of the public that plan to make electronic presentations (e.g., PowerPoint presentations): Please contact Public Service Representative Jonathan Arnold at (510) 238-6194 or JArnold@oaklandnet.com at least 48 hours prior to the meeting.

Interested parties are encouraged to submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item. To allow for distribution to the Board, staff, and the public, twenty (20) copies of all material should be submitted. Material submitted at least ten (10) days prior to the meeting may be included as part of the agenda packet; material submitted later may be distributed at or prior to the meeting. To ensure that material submitted at the meeting is distributed to Board members, a minimum of twenty (20) copies should be submitted to Planning staff no later than the time the item is scheduled to be considered by the Board.

PARKING

While attending LPAB meetings, parking in the Dalziel Building Garage (located on 16th Street between San Pablo Ave and Clay St) is free. Attendees should see staff at the meeting to validate parking tokens. Please note: Effective December 1, 2016, the Clay Street Garage will be permanently closed.