



Landmarks Preservation Advisory Board

MEETING MINUTES

Board Members:

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

May 8, 2017
Regular Meeting, 6:00 p.m.
City Hall, City Council Chamber, 3rd Floor
1 Frank H. Ogawa Plaza
Oakland, California 94612

The meeting was called to order at 6:12pm.

1. **ROLL CALL**
Present: Sugrue, Buckley, Komorous, Birkholz, Andrews
Excused: Joiner
2. **OPEN FORUM**
Naomi Schiff – regarding new meeting minutes format.
Annalee Allen – regarding Oakland Tours Program
3. **APPROVAL OF MINUTES** None.
4. **CORRESPONDENCE** None.
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。請勿塗搽香氛產品，參加者可能對化學成分敏感。多謝。



6. APPLICATIONS

6.1	
Location: 300 Lakeside Drive (Kaiser Center)	Parcel Number: 008-0652-001-05
Applicant: Gensler	Owner: The Swig Company
General Plan: Central Business District	Zoning: Central Business District General Commercial Zone (CBD-C)
Historic Property: Property of Highest Importance	Historic District: Contributor to an Area of Primary Importance
Case Number: PLN16271	Planning Permits: Regular Design Review, Conditional Use Permit
Proposal: Approve a new Master Sign Program.	
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	

Item called at 6:18pm. Vice-Chair Birkholz recused himself from this item.

Staff: Matthew Weintraub

Applicant: Tom Horton of the Gensler Design Team on behalf of The Swig Company

Public Speakers: Tom Debley

Motion by Boardmember Sugrue to send this to staff with the idea that they will work with the applicant on tightening the font to create a little bit stronger restrictions, with a clarification by Chair Andrews that this refers to the porte-cochère signs, seconded by Boardmember Buckley.

Ayes: Sugrue, Buckley, Komorous, Andrews

Noes:

Approved with 4 ayes and 0 noes.



6.2	
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	

This item was called at 6:53pm. Vice-Chair Birkholz recused himself from this item.

Staff: Matthew Weintraub

Applicant: Winston Win of Lowney Architecture

Public Speakers: Riley Doty

The Chairperson appointed Board Members Komorous and Sugrue to an ad hoc subcommittee to advise the applicant on design revisions.

Motion by Boardmember Buckley to continue this item to the next meeting, seconded by Boardmember Komorous.

Ayes: Sugrue, Buckley, Komorous, Andrews

Noes:

Approved with 4 ayes and 0 noes.



6.3	
Location: 8750 Mountain Boulevard (former Oak Knoll Naval Medical Center)	Parcel Number: Various
Applicant: Suncal	Owner: Oak Knoll Venture Acquisitions LLC
General Plan: Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area	Zoning: Current: Hillside Residential Zone – 3 (RH-3) and Zone – 4 (RH-4); Proposed: Oak Knoll District Zoning
Historic Property: Property of Major Importance (Club Knoll)	Historic District: None
Case Number(s): PLN15378; PLN15378-ER01; PLN15378-PUDF01; PLN15378-PUDF02; CP15032; TTM8320	Planning Permits: Rezoning; Planned Unit Development (Preliminary Development Plan and Final Development Plans for the Master Plan Improvements); Regular Design Review; Vesting Tentative Tract Map; Creek Permit; Tree Permit; and Development Agreement
Proposal: Master Planned community on approximately 188 acres consisting of 935 residences, 72,000 square feet of neighborhood commercial, 14,000 square feet of civic use (relocated historic Club Knoll building as a community center), open space, creek restoration and trails.	
Environmental Determination: A Draft Supplemental Environmental Impact Report (SEIR) was published for a 45-day review period from August 29, 2016 to October 12, 2016. The Response to Comments/Final SEIR will be published on April 27, 2017.	
Action to be Taken: Receive public comments and provide recommendation to the Planning Commission on the historical resource rehabilitation plan (including the Final Development Plans for the relocation and rehabilitation of Club Knoll) and cultural resources analysis in the Final EIR associated with the Project.	
For Further Information: Contact case planner Scott Gregory at (510) 535-6671 or sgregory@lamphier-gregory.com	

Chair Andrews called a 5 minute recess. Vice-Chair Birkholz returned and this item was called at 7:45pm.

Staff: Scott Gregory

Applicant: Jim Heilbronner with Architectural Dimensions

Public Speakers: Angie Tam (+1 cede), Greg McConnell, Naomi Schiff (+2 cedes), Claire Castell, Marcus Leeper, Chuck Leonard, Gene Jones, Matt Ford.

(This item continued on next page).



Motion by Vice-Chair Birkholz certify the Supplemental EIR and that prior to this going to the Planning Commission the applicant will revise the language to clarify the need to move the building and therefore ensure that it meets the Secretary of the Interior's standards and is California Registry eligible and that there would be an additional mitigation measure that provides for a third-party architectural and structural review to ensure that the work plan is sufficient, seconded by Boardmember Sugrue.

Ayes: Sugrue, Buckley, Komorous, Birkholz, Andrews

Noes:

Approved with 5 ayes and 0 noes.

Motion by Vice-Chair Birkholz to recommend to the Planning Commission approval of the PUD permit, the PDP for the project site, and other permits pertaining to the historic and cultural resources, seconded by Boardmember Buckley.

Ayes: Sugrue, Buckley, Komorous, Birkholz, Andrews

Noes:

Approved with 5 ayes and 0 noes.

Motion by Boardmember Komorous to approve part three including a minor revision to the Conditions of Approval based on the mitigation measures, including a third-party preservation architect and structural engineer and the work plan going back to the Landmarks Board before the issuance of a building permit, seconded by Vice-Chair Birkholz.

Ayes: Sugrue, Buckley, Komorous, Birkholz, Andrews

Noes:

Approved with 5 ayes and 0 noes.

Chair Andrews called a recess (9:30-9:46pm).



6.4	
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	

Vice-Chair Birkholz recused himself from this item, and the item was called at **9:46pm**.

Staff: Matthew Weintraub

Applicant: Signature Development Group

Public Speakers: Dorothy Berndt (+2 cedes), Steven Fredman, Chrissy Hoffman, Wendy Maikel (+3 cedes), Lesley Emmington.

Motion by Boardmember Sugrue to extend the meeting past 10:30pm for one half hour, seconded by Boardmember Komorous.

Ayes: Sugrue, Buckley, Komorous, Andrews
Noes:

Approved with 4 ayes and 0 noes.

Public Speakers continued: Rani Marx, Ellen McKaskle, Ellen Peterson, Kevin Donahue, Jules Bonjour (+2 cedes), Christina Reynolds (+1 cede), Naomi Schiff, Justin Baldwin, David Kessler.

Chair Andrews continued the item to the June 12, 2017, Landmarks Board meeting and adjourned this meeting.



7. BOARD BUSINESS

Election of Chairperson and Vice-chairperson for 2017 (*Continued from the April 10, 2017 meeting*) – **Continued to the June 12, 2017 meeting.**

8. SUBCOMMITTEE REPORTS

None.

9. SECRETARY'S REPORT

- Bureau of Planning's new policy to mail notices of Landmarks Board hearings involving development applications to all real property owners within three hundred (300) feet of a subject property, no less than seventeen (17) days prior to the meeting date, effective beginning for the meeting of May 8, 2017. This new policy is consistent with the existing similar practice for Planning Commission hearings, which is required by the Planning Code. – **Continued to the June 12, 2017 meeting.**

10. ANNOUNCEMENTS

11. ADJOURNMENT

The meeting was adjourned at **11:00pm.**

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

NEXT REGULAR MEETING: June 12, 2017