



Landmarks Preservation Advisory Board

MEETING MINUTES

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.

Sgt. Mark Dunakin Hearing Room 1, City Hall

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

The meeting was called to order at 6:15pm.

1. **ROLL CALL** **Present:** Sugrue, Joiner, Buckley, Komorous, Birkholz, Andrews
2. **OPEN FORUM** None.
3. **APPROVAL OF MINUTES**

Motion by Board Member Buckley to approve the April 10, 2017, Landmarks Board minutes, seconded by Board Member Sugrue.

Ayes: Sugrue, Buckley, Komorous, Birkholz, Andrews
Noes:
Abstentions: Joiner

Approved with 5 ayes, 0 noes, and 1 abstention.

Motion by Board Member Buckley to approve the May 8, 2017, Landmarks Board minutes with the addition of language regarding the formation of an ad hoc subcommittee to discuss design revisions to 2001 Broadway, seconded by Board Member Joiner.

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

Approved with 6 ayes and 0 noes.

♿ 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。



- 4. CORRESPONDENCE None.
- 5. INFORMATIONAL PRESENTATIONS None.
- 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	



Board Member Birkholz recused himself and this item was called at 6:20pm.

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	

Staff: Matthew Weintraub

Public Speakers: Justin Baldwin, Tom Lippe, Bryan Grzivok, Sheila Schwartzburg, Steve Freedman, John Riddle, Dorothy Berndt, Janet White, Timothy Sweetser, Roger Abraham, Wendy Markel, Marla Wilson, Leslie Emmington, David Ramirez, Toni Garrett.

Applicant: Signature Development Group

Motion by Board Member Buckley to direct staff to clarify the historic boundaries and to engage an historical landscape architect with qualifications per the National Park Service to analyze the draft HRE which is found by the Board to be non-sufficient, seconded by Board Member Komorous.

Ayes: Sugrue, Joiner, Buckley, Komorous, Andrews

Noes:

Approved with 5 ayes and 0 noes.

Chair Andrews called a recess from 8:23-8:32pm.



Board Member Birkholz returned and this item was called at 8:33pm.

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	

Staff: Matthew Weintraub

Applicant: Matt Weber, Dave Rubenstein, Will Miller, Melinda Ellis-Evers of Ellis Partners; Hal Ko; Alan Dreyfuss

Public Speakers: Marina Carlson, Joyce Roy, Daniel Levy, Christopher Buckley

Motion by Board Member Birkholz to form a joint subcommittee with the Design Review Committee to refine the design, including massing and compatibility of the new design with the historic building, seconded by Board Member Komorous.

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

Approved with 6 ayes and 0 noes.

The Chairperson appointed Board Members Buckley, Joiner, and Sugrue to an ad hoc subcommittee to meet jointly with the Design Review Committee of the Planning Commission to advise the applicant on design revisions and to make recommendations to the Planning Commission.



7. BOARD BUSINESS

Motion by Board Member Sugrue to name Board Member Birkholz as Chair, seconded by Board Member Joiner.

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

Approved with 6 ayes and 0 noes.

Motion by Board Member Sugrue to name Board Member Buckley as Vice-Chair, seconded by Board Member Joiner.

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

Approved with 6 ayes and 0 noes.

8. SUBCOMMITTEE REPORTS

- 2001 Broadway (I. Magnin Building), Case Number PLN16053 – Board Member Komorous stated the subcommittee met to discuss the design. They toured Neon Works, and the architects are currently working on a revision to their design.

9. SECRETARY'S REPORT None.

10. ANNOUNCEMENTS None.

11. ADJOURNMENT The meeting was adjourned at 9:42pm.

MATTHEW WEINTRAUB
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Planner/Historic Preservation
Planning and Building Department
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