



# Oakland Landmarks Preservation Advisory Board

## LANDMARKS PRESERVATION ADVISORY BOARD MEMBERS:

**Peter Birkholz, Chair**  
**Stafford Buckley, Vice-Chair**  
**Marcus Johnson**  
**Nenna Joiner**  
**Klara Komorous**  
**Tim Mollette-Parks**  
**Vincent Sugrue**

## AGENDA

**March 12, 2018**  
**Regular Meeting – 6:00 PM**  
**City Hall, Sgt. Mark Dunakin**  
**Hearing Room #1**  
**1 Frank Ogawa Plaza**  
**Oakland, California 94612**

♿ 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 those who experience chemical sensitivities may attend.

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。

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### A. ROLL CALL

Introduction of new Board members Marcus Johnson and Tim Mollette-Parks  
Recognition of outgoing Board member and chair Christopher Andrews

### B. OPEN FORUM

### C. APPROVAL OF MINUTES of February 5, 2018

### D. INFORMATIONAL PRESENTATIONS

**J. Mora Moss Cottage (Mosswood), 3612 Webster St. in Mosswood Park, LM74-335**, update on security measures the Facilities group has taken to date; options that are being considered and issues that OPW/Facilities is facing related to securing this location – Derin Minor, Public Works.

**Oakland Municipal Auditorium (aka Kaiser Convention Center), 10 10th Street, LM 79-40**: project update, Catherine Payne, case planner. Response to Landmarks Board questions at Feb. 5 meeting.

**1025 Second Avenue, Oakland Public Schools Administration Building, and 121 East 11th Street, Ethel Moore Memorial Building**, renovation to Secretary of the Interior's Standards for use by Oakland Unified School District. Seismic and systems and access upgrades, repair of historic fabric including windows and woodwork; new elevator and stair tower addition to Ethel Moore building. Case planner Michael Bradley.

**E. NEW BUSINESS**

<b>1.</b>	<b>Location:</b>	<b>3007 Telegraph/528 30th Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>009-0708-004-00, 009-0708-005-00, 009-0708-006-00</b>
	<b>Proposal:</b>	To construct a new multifamily facility for 43 units in a former parking lot serving 3007 Telegraph and to remodel portions of the existing building at 3007 Telegraph which is a Potential Designated Historic Property. The project is located on 3 parcels which are proposed to be merged. The new multifamily facility would have 46 parking spaces. which would be shared with the commercial building. The existing and new structures would be connected by a deck walkway at the second floor leading to a new roof deck. Interior modification to the existing structure would convert portions of the building to bicycle parking. Exterior modification would remove a bay-windowed wing at the north side of the structure, to be replaced by a trash enclosure and 2 surface parking spaces. A new handicapped parking space will be added on the 30th Street frontage.
	<b>Applicant / Phone Number:</b>	Carlos Plazola (510) 207-7238
	<b>Owner:</b>	3007 Telegraph LLC
	<b>Case File Number:</b>	<b>PLN17348</b>
	<b>Planning Permits Required:</b>	Regular Design Review Tentative Parcel Map for Parcel Merger Variance/waiver for building height Variance for open space
	<b>General Plan:</b>	General Commercial / Urban Residential
	<b>Zoning:</b>	CC-2 / RU-2
	<b>Environmental Determination:</b>	Environmental analysis to be conducted prior to any discretionary action
	<b>Historic Status:</b>	Potential Designated Historic Property (PDHP); Survey rating: B/C3; determined eligible for Heritage Property designation in 2011.
	<b>City Council District:</b>	3
	<b>Finality of Decision:</b>	Provide recommendation to administrative staff for Zoning Manager decision
	<b>For Further Information:</b>	Contact case planner <b>Rebecca Lind</b> at (510) 238-3472 or <a href="mailto:rlind@oaklandnet.com">rlind@oaklandnet.com</a> .

<b>2.</b>	<b>Location:</b>	<b>1261 Harrison Street/301-33 13<sup>th</sup> Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>002-0063-002-00</b>
	<b>Proposal:</b>	Proposal to demolish the existing historic commercial building and construct a new mixed use tower of 440 feet in height that would include approximately 12,000 square feet of retail, 121,000 square feet of office, and 185 dwelling units. The proposal would include the inclusion of affordable units to take advantage of the affordable housing density bonus and concessions.
	<b>Applicant:</b>	Ronnie Turner – (510)395-2766
	<b>Owner:</b>	Pinnacle RED Group, Inc.
	<b>Case File Number:</b>	<b>PLN17438</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new construction and Category II Demolition Findings, Major Conditional Use Permits for a large project in the D-LM Zone in excess of 200,000 square feet and Height Exception to allow the D-LM 275 Height Zone regulations, Minor Conditional Use Permit to allow a base height of up to 85 feet, Minor Variance for loading berths (3 Required; 0 Proposed).
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	D-LM-4 Height Area – 85'
	<b>Environmental Determination:</b>	Determination Pending, Demolition of the existing building would require the preparation of an Environmental Impact report since the structure is a Historic Resource under CEQA.
	<b>Historic Status:</b>	Designated Historic Property (DHP, on Preservation Study List); Rating C1+, contributor to the King Building Group Area of Primary Importance (API)
	<b>City Council District:</b>	2
	<b>Action to be Taken:</b>	Review development proposal and provide comments to staff and the Planning Commission.
	<b>For Further Information:</b>	Contact case planner <b>Peterson Z. Vollmann</b> at <b>(510) 238-6167</b> or by email at <a href="mailto:pvollmann@oaklandnet.com">pvollmann@oaklandnet.com</a> .

## F. OLD BUSINESS

Educational presentations at Board meetings (Landmark of the Month?) – request by Chair Birkholz

Request for presentation on Posey Tube

## G. BOARD REPORTS

## H. SUBCOMMITTEE REPORTS

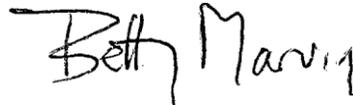
## I. ANNOUNCEMENTS

**J. SECRETARY REPORTS**

**K. UPCOMING**

Posey Tube  
Oakland Auditorium, cont'd

**L. ADJOURNMENT**



**BETTY MARVIN**  
**Historic Preservation Planner**

**NEXT REGULAR MEETING: April 9, 2018**

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The Landmarks Board welcomes public comment on all agenda items. The Board requests that speakers limit comments to no more than three minutes. Correspondence received by the Monday prior to the meeting will be included in the Board's agenda packet.

**Landmarks Preservation Advisory Board**  
**250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612**  
**[bmarvin@oaklandnet.com](mailto:bmarvin@oaklandnet.com)**  
**510-238-6879**

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Agenda items will be called at the discretion of the Chair not necessarily in the order they are listed on the Agenda. Any agenda item may be continued without the hearing on the matter being opened at the discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum. Speakers are generally limited to three minutes.

Staff reports for items listed on this agenda will generally be available by 3 p.m. the Friday before the meeting at the Planning and Building Department, 250 Frank H. Ogawa Plaza, and online, generally by 5 p.m. the Friday before the meeting, at <http://www2.oaklandnet.com/government/o/PBN/OurOrganization/PlanningZoning/o/Commissions/index.htm> (scroll down to "Landmarks Preservation Advisory Board").

Applicants or members of the public who plan to make electronic presentations (e.g., PowerPoint), please contact Jonathan Arnold at [jarnold@oaklandnet.com](mailto:jarnold@oaklandnet.com) or 510-238-6194 at least 48 hours prior to the meeting.

Interested parties are encouraged to submit written material on agenda items in advance or at the meeting. To allow for distribution to Board, staff, and the public, 15 copies should be submitted. Material submitted at least ten 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.

While attending Landmarks Preservation Advisory Board meetings, parking in the Dalziel Building Garage (located on 16th Street between San Pablo Ave and Clay St) is free. See staff at the meeting to validate parking tokens.