

**AGENDA**

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

**LANDMARKS PRESERVATION  
ADVISORY BOARD MEMBERS:**

**January 9, 2006  
Regular Meeting**

**Barbara Armstrong, Chair  
Kelley Kahn  
Pamela Kershaw  
Rosemary Muller  
Neal Parish, Vice Chair  
Kirk Peterson  
Sean Tavernier**

**6PM City Hall  
Hearing Room One  
One Frank Ogawa Plaza  
Oakland, California 94612**

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

**ROLL CALL**

**OPEN FORUM**

**APPROVAL OF MINUTES of December 12, 2005**

**SPECIAL PRESENTATION**

Presentation of Resolution of Appreciation and Commendation to Alan Dreyfuss and Yui Hay Lee for public service to the City of Oakland as a Members of the Landmarks Preservation Advisory Board.

**NEW BUSINESS – ACTION ITEMS**

<b>1.</b>	<b>Location:</b> 603 Embarcadero, Philbrick Boat Works
	<b>Proposal:</b> Notice of Intent to Submit an Oakland Landmark and S-7 Preservation Combining Zone Application Form
	<b>Recommendation:</b> LPAB Action: Per Staff Report
	<b>Applicant:</b> Russ Donovan
	<b>Owner:</b> The Port of Oakland
	<b>General Plan:</b> Estuary Plan Area
	<b>Zoning:</b> M-40 – Heavy Industrial Zone Regulations
	<b>Environmental Determination:</b> Exempt per Sections 15061(b)(3) and 15331 of the State CEQA Guidelines
	<b>Historic Status:</b> Oakland Cultural Reconnaissance Survey rated the complex, ‘F – less than 45 years old,’ in 1986
	<b>Service Delivery District:</b> 3 San Antonio
	<b>City Council District:</b> 2
	<b>For Further Information</b> Contact Joann Pavlinec (510) 238-6344, <a href="mailto:jpavlinec@oaklandnet.com">jpavlinec@oaklandnet.com</a>

**OLD BUSINESS – ACTION ITEMS**

<b>2.</b>	<b>Location:</b> One 9 <sup>th</sup> Avenue/Brooklyn Basin
	<b>Proposal:</b> Confirmation of LPAB unanimous approval: 1) on March 8, 2004 to adopt the Preliminary Evaluation Sheet for Landmark Eligibility, and to direct staff to prepare a draft resolution for review and consideration; and 2) on May 10, 2004, to adopt the Resolution and to direct staff to forward the nomination of the Ninth Avenue Terminal to the Planning Commission for a Public Hearing.
	<b>Recommendation:</b> Confirm Previous LPAB Approvals
	<b>Owner:</b> Port of Oakland
	<b>Applicant:</b> Oakland Heritage Alliance and Friends of the Ninth Avenue Terminal
	<b>General Plan:</b> Urban Open Space
	<b>Zoning:</b> M-40
	<b>Environmental Determination:</b> Exempt per Sections 15061(b)(3) and 15331 of the State CEQA Guidelines.
	<b>Historic Status:</b> Oakland Cultural Heritage Survey B+3 – Major Importance, Not in a Historic District (rating of A on the LPAB rating sheet)
	<b>Service Delivery District:</b> 3 San Antonio
	<b>City Council District:</b> 2
	<b>For Further Information</b> Contact Joann Pavlinec (510) 238-6344, <a href="mailto:jpavlinec@oaklandnet.com">jpavlinec@oaklandnet.com</a>

<b>3.</b>	<b>Location:</b> <b>Oak Street to Ninth Avenue</b> Approximately 64.2 acres bounded by Embarcadero Road, the Oakland Estuary, Fallon Street, and 10 <sup>th</sup> Avenue. Assessor Parcel Numbers: various
	<b>Proposal:</b> First LPAB meeting to discuss proposal for a new mixed use development which includes up to 3,100 residential units, 200,000 square feet of ground-floor commercial space, up to 3,950 parking spaces, 28.4 acres of parks and public open space, two renovated marinas (total 170 boat slips), and a wetlands restoration area, as the proposal relates to historic resources. The project proposes substantial demolition of a historic resource - the Ninth Avenue Terminal, and total demolition of a potential historic resource, Philbrick Boat Works. A second LPAB meeting will be held to finalize comments and recommendations to the Planning Commission.
	<b>Recommendation:</b> Receive public comments; Board discussion of proposal as it relates to historic resource(s) within the proposal, and Board discussion of LPAB sub-committee recommendations.
	<b>Applicant:</b> Oakland Harbor Partners (Signature Properties & Reynolds and Brown)
	<b>Contact Person/Phone Number:</b> Michael Ghielmetti, Signature Properties (925) 463-1122 Dana Parry, Reynolds and Brown (925) 674-8400
	<b>Owner:</b> The Port of Oakland
	<b>Planning Permits Required:</b> General Plan Amendment (Estuary Policy Plan text and land use map); Central City East Redevelopment Plan Amendment; Central District Urban Renewal Plan Amendment; New Waterfront Planned Development Zoning District and Zoning Map Designation; Vesting Tentative Subdivision Map; Preliminary Development Plan; Design Review; Creek Protection Permit; Tree Removal Permit. OHP is also requesting a Development Agreement.
	<b>General Plan:</b> Estuary Policy Plan Designations: Planned Waterfront Development-1 and Park, Open Space, and Promenades
	<b>Zoning:</b> M-40, Heavy Industrial and S-2/S-4 Civic Center/Design Review Combining Zone
	<b>Environmental Determination:</b> Draft Environmental Impact Report published from September 1, 2005 to October 24, 2005. Responses to comments currently being prepared.
	<b>Historic Status:</b> Ninth Avenue Terminal – Oakland Cultural Heritage Survey (OCHS) Rating A; City of Oakland Landmark Status Pending Philbrick Boat Works – Notice of Intent to Submit an Oakland Landmark and S-7 Preservation Combining Zone Application Form - See Agenda Item #1. No OCHS rating
	<b>Service Delivery District:</b> Downtown Metro and San Antonio 3
	<b>City Council District:</b> 2 – Pat Kernighan, 3 – Nancy Nadel
	<b>For Further Information</b> Contact <b>Joann Pavlinec (510) 238-6344, <a href="mailto:jpavlinec@oaklandnet.com">jpavlinec@oaklandnet.com</a></b>

<b>4.</b>	<b>Location:</b>	<b>Lot behind Fox Theater (1807-1829 Telegraph Avenue) between 18<sup>th</sup> and 19<sup>th</sup> Streets</b>
	<b>Proposal:</b>	Informational Presentation on Design Development of proposal concept presented at the LPAB December 12, 2005 meeting, for review of Section 106 of the National Historic Preservation Act, Criteria of Adverse Effects Assessment, on construction of 80 unit of housing including 67 parking spaces.
	<b>Recommendation:</b>	Review design development, in reference to LPAB review of Section 106 of the National Historic Preservation Act, Criteria of Adverse Effects Assessment.
	<b>Applicant:</b>	Resources for Community Development
	<b>Owners:</b>	Oakland Redevelopment Agency
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	C-51 – Central Business Service Commercial Zone/C-55 - Central Core Commercial Zone/S-17 – Downtown Residential Open Space Combining Zone
	<b>Historic Status:</b>	The project is not a PDHP. The project is adjacent to the Fox Oakland Theater (a City Landmark and also listed on the National Register of Historic Places) and to the Uptown Historic District, OCHS rating: API – Area of Primary Importance.
	<b>Service Delivery District:</b>	I – Downtown/West Oakland/Harbor
	<b>City Council District:</b>	3
	<b>For further information:</b>	Contact case planner <b>Chris Candell, 238-6986</b> or <a href="mailto:ccandell@oaklandnet.com">ccandell@oaklandnet.com</a>

## **BOARD REPORTS**

## **ANNOUNCEMENTS**

## **SECRETARY REPORTS**

- Establish LPAB Sub-committee: 2647 International Boulevard – St. Joseph’s Home for the Aged – City of Oakland Landmark 84-317; proposed rehabilitation and new construction, including mix of commercial and senior housing.
- Cox Cadillac Building Permit Issued
- Annual LPAB Goal Setting Lunch – January 20, 2006, 12 Noon at Verbena Restaurant, 1111 Broadway

**UPCOMING AGENDA ITEMS**

- Mills Act
- 700 Clay Street – New construction of a 5-story building; 24 residential units and 3 live/work units over basement and first floor parking (24 spaces) in the C-52 Old Oakland Commercial Zone and S-7 Preservation Combining Zone.
- 1100 Broadway Building – Listed on the National Register of Historic Places, City of Oakland Landmark #83-425: Rehabilitation of 7-story Landmark at the corner of 11<sup>th</sup> and Broadway, and addition of a new 11-story office building on the site bounded by Broadway to the west, 11<sup>th</sup> Street to the south, 12<sup>th</sup> Street to the north and the University of California Office of the President to the east.
- Certified Local Government Report
- Kaiser Permanente of Oakland Replacement Hospital Project – Historic/Potential Historic Resources

**ADJOURNMENT**

**JOANN PAVLINEC**  
Secretary

**SPECIAL MEETING: January 20, 2006 – 12 Noon**  
**Verbena Restaurant**  
**1111 Broadway**

**NEXT REGULAR MEETING: February 13, 2006**

Written correspondence should be addressed to:

**Landmarks Preservation Advisory Board**  
**250 Frank H. Ogawa Plaza, Suite 3315**  
**Oakland, CA 94612**  
**Fax Number: 510-238-6538**

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**This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening devise, please call Joann Pavlinec at 510-238-6344 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.**

