

**LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

**February 27, 2006
Special 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 January 9, 2006 and Annual LPAB Goal Setting Lunch –
January 20, 2006

INFORMATION ITEM

1. Informational Presentation on the proposed Uptown Transit Center (located between Broadway and Telegraph Avenue on 20th Street) by AC Transit and Consultants. Presentation includes bus shelters, benches, lighting, and hardscape finishes.

OLD BUSINESS – ACTION ITEMS

2.	Location: Citywide
	Proposal: Adoption of a Citywide two-year pilot Mills Act Property Tax Abatement Program for Qualified Historic Properties
Recommendation:	<ol style="list-style-type: none">1. Receive any testimony from interested citizens;2. Comment and give staff direction on the Mills Act Program issues outlined in this report;3. Review the Draft Model Contract, make recommendations for any modifications and or additions;4. Direct staff to forward the two-year pilot Mills Act Property Tax Abatement Program for Qualified Historic Properties and Model Contract to the Planning Commission for public hearing, with recommendation to the Planning Commission that City Council:<ol style="list-style-type: none">a) amend the General Plan, Historic Preservation Element (HPE) Policy as outlined in this report;b) amend the Fee Schedule to add the Mills Act Program Application Fee of \$400 and the Mills Act Program Inspection Fee of \$100/inspection;c) adopt an Ordinance establishing a two-year pilot Mills Act Property Tax Abatement Program for Qualified Historic Properties, pursuant to Section 50280-90 of the California Government Code and Section 439.2 of the California Revenue and Taxation Code;d) approve the Model Mills Act Contract; ande) direct Staff to implement the Mills Act Property Tax Abatement Program.
Environmental Determination:	Exempt per California Environmental Quality Act Categorical Exemption 15331 Historical Resource Restoration/Rehabilitation.
Service Delivery District:	Citywide
City Council District:	Citywide
Action to be Taken:	Recommendation to Planning Commission on adoption of a two-year pilot Mills Act Program and Model Contract.
For further information:	Contact case planner Joann Pavlinec at (510) 238-6344 or by e-mail at jpavlinec@oaklandnet.com

3.	Location: Oak Street to Ninth Avenue Approximately 64.2 acres bounded by Embarcadero Road, the Oakland Estuary, Fallon Street, and 10 th Avenue. Assessor Parcel Numbers: various
	Proposal: Second LPAB meeting to finalize comments and recommendations to Planning Commission on 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, including comments and recommendations on the Final EIR. The project proposes substantial demolition of a historic resource - the Ninth Avenue Terminal.
	Recommendation: 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. Forward final comments and recommendations to the Planning Commission.
	Applicant: Oakland Harbor Partners (Signature Properties & Reynolds and Brown)
	Contact Person/Phone Number: Michael Ghielmetti, Signature Properties (925) 463-1122
	Number: Dana Parry, Reynolds and Brown (925) 674-8400
	Owner: The Port of Oakland
	Planning Permits Required: 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.
	General Plan: Estuary Policy Plan Designations: Planned Waterfront Development-1 and Park, Open Space, and Promenades
	Zoning: M-40, Heavy Industrial and S-2/S-4 Civic Center/Design Review Combining Zone
	Environmental Determination: Draft Environmental Impact Report published from September 1, 2005 to October 24, 2005. Responses to comments currently being prepared.
	Historic Status: 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
	Service Delivery District: Downtown Metro and San Antonio 3
	City Council District: 2 – Pat Kernighan, 3 – Nancy Nadel
	For Further Information Contact Joann Pavlinec (510) 238-6344, jpavlinec@oaklandnet.com

NEW BUSINESS – ACTION ITEMS

4.	Location: 700 Clay Street (APN #011-0203-025-00)
	Proposal: Design Review of new construction of a 5-story building; 24 residential units and 3 live/work units over first floor and basement parking (24 spaces);
	Recommendation: LPAB Action – Per staff report.
	Owner/Applicant: Neil Cotter
	General Plan: Central Business District
	Zoning: C-52 - Old Oakland Commercial Zone; S-7 – Preservation Combining Zone; S-17 – Downtown Residential Open Space Combining District
Environmental Determination:	Exempt per California Environmental Quality Act Categorical Exemption 15332 In-fill Development Projects; Section 15064.5 Determining the Significance of Impacts on Historical and unique Archeological Resources.
	Historic Status: Vacant Lot in the Victorian Row City of Oakland Historic District (R76-28 – 04/13/76)
	Service Delivery District: Downtown Metro
	City Council District: 3
	For Further Information Contact Joann Pavlinec (510) 238-6344, jpavlinec@oaklandnet.com

BOARD REPORTS

- LPAB Sub-committee (Muller) - Oakland Museum (LM94-40, including certain interior features) 1000 Oak Street

ANNOUNCEMENTS

SECRETARY REPORTS

- Certified Local Government Report

UPCOMING AGENDA ITEMS

- 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 11th and Broadway, and addition of a new 11-story office building on the site bounded by Broadway to the west, 11th Street to the south, 12th Street to the north and the University of California Office of the President to the east.
- Kaiser Permanente of Oakland Replacement Hospital Project – Historic/Potential Historic Resources

ADJOURNMENT

JOANN PAVLINEC
Secretary

NEXT REGULAR MEETING: March 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**

This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, 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.