



# *Landmarks Preservation Advisory Board*

## MEETING AGENDA

### **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, 3<sup>rd</sup> Floor**  
**1 Frank H. Ogawa Plaza**  
**Oakland, California 94612**

### **1. ROLL CALL**

### **2. OPEN FORUM**

*At this time members of the public may speak on any item of interest within the Board's jurisdiction and that is not already listed on the Agenda. At the discretion of the Chair, speakers are generally limited to three (3) minutes or less.*

### **3. APPROVAL OF MINUTES**

- April 10, 2017

### **4. CORRESPONDENCE**

*Correspondence may be received at any time before or during the meeting. Items received at least ten (10) 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.*

### **5. INFORMATIONAL PRESENTATIONS**

None.

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♿ 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

<b>6.1</b>	
<b>Location:</b> 300 Lakeside Drive (Kaiser Center)	<b>Parcel Number:</b> 008-0652-001-05
<b>Applicant:</b> Gensler	<b>Owner:</b> The Swig Company
<b>General Plan:</b> Central Business District	<b>Zoning:</b> Central Business District General Commercial Zone (CBD-C)
<b>Historic Property:</b> Property of Highest Importance	<b>Historic District:</b> Contributor to an Area of Primary Importance
<b>Case Number:</b> PLN16271	<b>Planning Permits:</b> Regular Design Review, Conditional Use Permit
<b>Proposal:</b> Approve a new Master Sign Program.	
<b>Environmental Determination:</b> Categorically Exempt per CEQA Guidelines Sections 15301, 15331.	
<b>Action to be Taken:</b> Receive public comments and provide recommendation to the Planning Director.	
<b>For Further Information:</b> Contact case planner <b>Matthew Weintraub</b> at (510) 238-6983 or <a href="mailto:mweintraub@oaklandnet.com">mweintraub@oaklandnet.com</a>	

<b>6.2</b>	
<b>Location:</b> 2001 Broadway (I. Magnin Building)	<b>Parcel Number:</b> 008-0649-007-00
<b>Applicant:</b> Lowney Architecture	<b>Owner:</b> HP Investors
<b>General Plan:</b> Central Business District	<b>Zoning:</b> Central Business District Pedestrian Retail Commercial Zone (CBD-P)
<b>Historic Property:</b> Property of Highest Importance	<b>Historic District:</b> Contributor to an Area of Primary Importance
<b>Case Number:</b> PLN16336	<b>Planning Permits:</b> Regular Design Review, Conditional Use Permit
<b>Proposal:</b> Approve a new Master Sign Program and new storefront alterations.	
<b>Environmental Determination:</b> Categorically Exempt per CEQA Guidelines Sections 15301, 15331.	
<b>Action to be Taken:</b> Receive public comments and provide recommendation to the Planning Director.	
<b>For Further Information:</b> Contact case planner <b>Matthew Weintraub</b> at (510) 238-6983 or <a href="mailto:mweintraub@oaklandnet.com">mweintraub@oaklandnet.com</a>	



<b>6.3</b>	
<b>Location:</b> 8750 Mountain Boulevard (former Oak Knoll Naval Medical Center)	<b>Parcel Number:</b> Various
<b>Applicant:</b> Suncal	<b>Owner:</b> Oak Knoll Venture Acquisitions LLC
<b>General Plan:</b> Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area	<b>Zoning:</b> Current: Hillside Residential Zone – 3 (RH-3) and Zone – 4 (RH-4); Proposed: Oak Knoll District Zoning
<b>Historic Property:</b> Property of Major Importance (Club Knoll)	<b>Historic District:</b> None
<b>Case Number(s):</b> PLN15378; PLN15378-ER01; PLN15378-PUDF01; PLN15378-PUDF02; CP15032; TTM8320	<b>Planning Permits:</b> 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
<b>Proposal:</b> 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.	
<b>Environmental Determination:</b> 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.	
<b>Action to be Taken:</b> 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.	
<b>For Further Information:</b> Contact case planner <b>Scott Gregory</b> at (510) 535-6671 or <a href="mailto:sgregory@lamphier-gregory.com">sgregory@lamphier-gregory.com</a>	

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<b>6.4</b>	
<b>Location:</b> 41 Tunnel Road (Claremont Hotel property)	<b>Parcel Number:</b> Various
<b>Applicant:</b> Signature Development	<b>Owner:</b> Claremont Hotel Properties LP
<b>General Plan:</b> Hillside Residential	<b>Zoning:</b> Hillside Residential Zone – 4 (RH-4)
<b>Historic Property:</b> Landmark, Property of Highest Importance (Claremont Hotel); Property of Major Importance (Powerhouse)	<b>Historic District:</b> Area of Primary Importance
<b>Case Number(s):</b> PLN16053	<b>Planning Permits:</b> Regular Design Review; Conditional Use Permit
<b>Proposal:</b> 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.	
<b>Environmental Determination:</b> A Draft Environmental Impact Report (EIR) will be prepared.	
<b>Action to be Taken:</b> 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.	
<b>For Further Information:</b> Contact case planner <b>Matthew Weintraub</b> at <b>(510) 238-6983</b> or <a href="mailto:mweintraub@oaklandnet.com">mweintraub@oaklandnet.com</a>	

**7. BOARD BUSINESS**

- Election of Chairperson and Vice-chairperson for 2017 *(Continued from the April 10, 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.

**10. ANNOUNCEMENTS**

**11. ADJOURNMENT**



*By 10:30 p.m. unless the meeting is extended by the Chair with the consent of a majority of Board members present.*

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

**NEXT REGULAR MEETING:** June 12, 2017

**AGENDA NOTES:**

**SPEAKERS**

Persons wishing to address the Board should fill out a speaker card and give it to the Secretary. Speakers are generally limited to three (3) minutes at the discretion of the Chair. Applicants and appellants are generally limited to five (5) minutes at the discretion of the Chair. Agenda items will be called at the discretion of the Chair and not necessarily in the order in which they are listed on the Agenda.

**AGENDA ORDERING**

Any agenda item may be continued without the hearing on the matter being opened, or public testimony taken, at the discretion of the Chair. Persons wishing to address a continued item may do so under Open Forum. With the exception of Open Forum, a new item will not be called after 10:15 p.m., and the meeting will adjourn no later than 10:30 p.m. unless the meeting is extended by the Chair with the consent of a majority of Board members present.

**STAFF REPORTS**

Staff reports for items listed on this agenda will generally be available to any interested party at the Planning and Building Department, 250 Frank H. Ogawa Plaza, Oakland, California 94612.



Staff reports are also available online at:

**<http://www2.oaklandnet.com/government/o/PBN/OurOrganization/PlanningZoning/o/Commissions/index.htm>** (under "Landmarks Preservation Advisory Board"). Please ensure that your computer will accept pop-ups from the host site (oaklandnet.com) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please call **510-238-3941**.

Please note that the descriptions of the applications found above are preliminary in nature and that the projects and/or descriptions may change prior to a decision being made.

**For further information on any case listed on this agenda, please contact the case planner indicated for that item. For other questions or general information, please contact the Planning and Building Department at 510-238-3941.**

### PRESENTATIONS AND MATERIALS

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

Interested parties are encouraged to submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item. To allow for distribution to the Board, staff, and the public, twenty (20) copies of all material should be submitted. Material submitted at least ten (10) 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. To ensure that material submitted at the meeting is distributed to Board members, a minimum of twenty (20) copies should be submitted to Planning staff no later than the time the item is scheduled to be considered by the Board.

### PARKING

While attending LPAB meetings, parking in the Dalziel Building Garage (located on 16<sup>th</sup> Street between San Pablo Ave and Clay St) is free. Attendees should see staff at the meeting to validate parking tokens. Please note: Effective December 1, 2016, the Clay Street Garage will be permanently closed.