



Benjamin Fu Chair
Tim Mollette-Parks Vice-Chair
Chris Andrews
Marcus Johnson
Allison Lenci
Craig Rice

May 1, 2023
Regular Meeting

LANDMARKS PRESERVATION ADVISORY BOARD MEETINGS
NOW BEING HELD IN-PERSON

6:00pm

BUSINESS MEETING 6:00pm Council Chambers, City Hall, One Frank H. Ogawa Plaza

Persons wishing to address the Landmarks Preservation Advisory Board (LPAB) on any item on the agenda, including Open Forum and Director's Report, must fill out a speaker card and give it to the Secretary prior to the Item being called. **Agenda items will be called at the discretion of the Chair and not necessarily in the order they are listed on the Agenda.** Speakers are generally limited to two minutes, at the discretion of the Chair. Applicants and appellants are generally limited to five minutes at the discretion of the Chair.

The order of items will be determined under Agenda Discussion at the beginning of the meeting. With the exception of Open Forum, a new item will not be called after **10:15pm**, and the meeting will adjourn no later than **10:30pm**, unless the meeting is extended by the Chair with the consent of a majority of the Board Members present.

Please reach out to the Case Planner listed for each item prior to the meeting regarding items that may be continued. 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 the continued item may do so under Open Forum if the Board makes clear it is not opening the item for public comment.

For further information on any case listed on this agenda, please contact the case planner indicated for that item. For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879. For other questions or general information on the Oakland City Planning Commission, please contact the Planning and Building Department at 510-238-3941.

♿ 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 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。



Staff reports are available online, generally by 5:00pm the Wednesday before the meeting, at www.oaklandca.gov (under “Landmarks Preservation Advisory Board.”) You will need to ensure that your computer will accept pop-ups from the host site (oaklandca.gov) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please email Haneefah Rasheed at oaklandplanningcommission@oaklandca.gov.

Paper staff reports for items listed on this agenda can be requested with advance notice of three days, and will be made available at the Permit Center, 250 Frank H. Ogawa Plaza, Oakland, California 94612.

If you challenge a Board decision in court, you may be limited to issues raised at the hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the hearing. Any party seeking to challenge in court those decisions that are final and not administratively appealable must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure Section 1094.6, unless a shorter period applies. If you wish to be notified of the decision of any of these cases, please provide the Case Planner with a regular mail or email address.

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

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

Applicants or members of the public who wish to make electronic presentations (e.g., PowerPoint presentations): Please contact Haneefah Rasheed at oaklandplanningcommission@oaklandca.gov or (510) 672-1834 at least 48 hours prior to the meeting.

Interested parties are encouraged to electronically submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item directly to the Landmarks Preservation Advisory Board Members and/or Case Planner. Email addresses for the Board Members can be found on the Landmarks Preservation Advisory Board page on the City of Oakland website: <https://www.oaklandca.gov/boards-commissions/landmarks-preservation-advisory-board>. An agenda item Case Planner email address can be found on the item overview within the Agenda.

MEETING CALL TO ORDER

WELCOME BY THE CHAIR

ROLL CALL

BOARD BUSINESS

Agenda Discussion



Informational Reports

Subcommittee Reports

Board Matters

OPEN FORUM

At this time members of the public may speak on any item of interest that is not on the Agenda within the Board’s jurisdiction. At the discretion of the Chair, speakers are generally limited to two minutes or less if there are six or less speakers on an item, and one minute or less if there are more than six speakers.

CONSENT CALENDAR

The Board will take a single roll call vote on all of the items listed below in this section. The vote will be on approval of the staff report and recommendation in each case. Members of the Board may request that any item on the Consent Calendar be singled out for separate discussion and vote.

PUBLIC HEARINGS

The hearing provides opportunity for all concerned persons to speak; the hearing will normally be closed after all testimony has been heard. The Landmarks Preservation Advisory Board (LPAB), is an advisory board and thereby makes recommendation rather than decisions.

Continued from April 3, 2023, due to lack of quorum

#1	Location:	Citywide
	APN:	N/A
	Proposal:	Conduct a public meeting to provide comments on proposed Planning Code amendments to implement actions proposed in the 2023-2031 Housing Element. Proposed revisions to the Planning Code include changes to development standards, such as increased heights; increased housing density; shifts in where additional density is allowed; reduced parking and open space requirements; eliminating conditional use permits for grocery stores in food deserts; creation of a new Artisan Production Commercial Activity ;creation of an Affordable Housing Overlay Zone and a Housing Sites Overlay Zone; amendments to address special housing needs; other amendments that would seek to avoid impacts to residential activities from truck-intensive industrial uses and facilitate the production of unique special housing types; and amendments to remove constraints to staff ability to process entitlements for housing development and to streamline the approval process.
	Applicant:	City of Oakland
	Phone Number:	N/A



Owner:	N/A
Case File Number:	GP21002; ZA 23002; GP21002-ER01
Planning Permits Required:	
General Plan:	Citywide
Zoning:	Citywide
Environmental Determination:	An Environmental Impact Report is being prepared.
Historic Status:	
City Council district	All Council Districts
Status:	
Staff Recommendation	The purpose of this meeting is to receive comments on the proposed Planning Code amendments from the public and the Landmarks Preservation Advisory Board.
Action to be Taken:	Advisory to Staff
For further information:	Contact Project Manager Lakshmi Rajagopalan at 510-238-6751 or lrajagopalan@oaklandca.gov Project Email Address: generalplan@oaklandca.gov Project Website: https://www.oaklandca.gov/topics/general-plan-update

#2	Location:	200-220 Alice Street; 236 2 nd Street
	APN:	001 015700500; 001 015700100; 001 015700600
	Proposal:	Demolition of nonresidential buildings and new construction of a five-story mixed-use building with 160 residential efficiency units (including 30 deed-restricted moderate-rate affordable units) and 1,250 square feet of ground-floor retail space. The applicant is seeking additional dwelling units and a waiver for the minimum required amount of usable open space under the State Density Bonus Law.
	Applicant:	Riaz Capital
	Phone Number:	925-858-4724
	Owner:	220 Alice LLC
	Case File Number:	PLN22117
	Planning Permits Required:	Regular Design Review for new construction and establishment of dwelling units. Minor Conditional Use Permit for density.
	General Plan:	Estuary Policy Plan -- Mixed-Use District
	Zoning:	C-45 Community Shopping Commercial Zone / S-4 Design Review Combining Zone
	Environmental Determination:	Exempt from the California Environmental Quality Act per the following sections of the State CEQA Guidelines: 15332 – Infill Development; and



	15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (final Environmental Determination Pending).
Historic Status:	220 Alice Street is a Local Register Property and in the Waterfront Warehouse District Area of Primary Importance.
City Council District	3
Status:	Pending
Staff Recommendation	Review and provide input to staff.
Action to be Taken:	Advisory
For further information:	Contract Planner: Jana Wismer; Phone: (341) 203-1653; email: jwismer@interwestgrp.com

BOARD BUSINESS

Approval of Minutes

April 3, 2023

ADJOURNMENT By **10:30pm** unless a later time is agreed upon by a majority of the Board Members present.

AARON LEHMER
Technical Communications Specialist
Acting Board Secretary
Planning & Building Department

NEXT REGULAR MEETING: June 12, 2023