



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

March 11, 2019
Regular Meeting

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

Persons wishing to address the Board on any item on the agenda, including Open Forum, should fill out a speaker card and give it to the Secretary. **Agenda items will be called at the discretion of the Chair not necessarily in the order they are listed on the Agenda.** Speakers are generally limited to three 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 **10:15 pm**, 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.

Please work with 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.

Staff reports for items listed on this agenda will generally be available to any interested party by 3:00 p.m. the Friday before the meeting at the Planning and Building Department, 250 Frank H. Ogawa Plaza, Oakland, California 94612.

Staff reports are also available online, generally by 5:00 p.m. the Friday before the meeting, at www.oaklandnet.com/planning (under "Landmarks Preservation Advisory Board") You will need to 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**.

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 Landmarks Preservation Advisory Board, 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。



If you wish to be notified of the decision of any of the 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 Street 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 that plan to make electronic presentations (e.g., PowerPoint presentations): Please contact Jonathan Arnold at jarnold@oaklandca.gov 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 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-five (25) copies of all material 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. To ensure that material submitted at the meeting is distributed to Board Members, a minimum of twenty-five (25) copies should be submitted to staff no later than the time the item is scheduled to be considered by the Commission.

ROLL CALL

BOARD BUSINESS

Agenda Discussion

Board Matters

Subcommittee Reports

Secretary Reports

OPEN FORUM

At this time members of the public may speak on any item of interest within the Board's jurisdiction. At the discretion of the Chair, speakers are generally limited to three minutes or less.



INFORMATIONAL PRESENTATIONS

- A. Oakland Monster (at Lake Merritt) – Chair Birkholz to give an update on the restoration efforts of the Oakland Monster.

APPLICATIONS

1.	Location:	4315, 4368 and 4500 Lincoln Ave
	Assessor's Parcel Number(s):	29-1009-6, 29A-1367-4-4, 29A-1367-1-14, 29-1009-01-005
	Proposal:	Scoping session for a proposal to expand the existing Head Royce School campus at 4315 Lincoln Ave. across Lincoln Ave. to the site of the former Lincoln Children's Center at 4368 Lincoln Ave (new South Campus); Construction of pedestrian tunnel under Lincoln Ave; Demolition of 8 structures; Remodel 4 existing buildings (3 of which have historic classification); Establish housing for teaching staff; Construct a 1,500 sf pavilion and a 15,900 sf multiuse performing arts center; Retain existing parking for the prior Lincoln Children's Center; retain existing athletic fields located on land leased from Ability Now Bay Area at 4500 Lincoln Ave; Add additional parking including parking on land leased from Ability Now Bay Area at 4500 Lincoln Ave ; Increase student enrollment from the current 906 to 1,250.
	Applicant:	Head Royce School
	Contact Person/Phone Number:	Crystal Land, Head of School 510 531-1300
	Case File Number:	PLN18532-ER01
	General Plan:	Institutional, Hillside Residential
	Zoning:	RD-1, RH-4
	Environmental Determination:	Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A NOP to prepare the EIR was published on February 1, 2019. The comment period for the NOP ends on March 11, 2019.
	Historic Status:	Potentially Designated Historic Property; OCHS Rating: C3
	City Council District:	4
	Action to be Taken:	Receive public and Board comments about what information and analysis should be included in the EIR.
	For Further Information:	Contact Case Planner Rebecca Lind at (510) 238-3472 or by email at rlind@oaklandca.gov .



2.	Location:	1261 Harrison Street
	Assessor's Parcel Number:	002-0063-002-00
	Proposal:	The proposal on file was 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. The project was recommended for denial and the applicant requested the project be placed on hold in order to be redesigned. The applicant is going to present alternative massing scenarios that include the retention of the building façade for consideration by the Landmarks Board before proceeding with full redesign of the project.
	Applicant:	Ronnie Turner
	Contact Person/Phone Number:	(510)395-2766
	Case File Number:	PLN17438
	Planning Permits Required:	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 a greater height in the D-LM height zone.
	General Plan:	Central Business District
	Zoning:	D-LM-4 Height Area – 85'
	Environmental Determination:	Pending
	Historic Status:	Designated Historic Property (DHP); Rating C1+, contributor to the King Building Group Area of Primary Importance (API)
	City Council District:	2
	Action to be Taken:	Review proposal and provide comments to applicant and staff.
	For Further Information:	Contact case planner Peterson Z. Vollmann at (510) 238-6167 or by email: pvollmann@oaklandca.gov .



ANNOUNCEMENTS

UPCOMING

APPROVAL OF MINUTES

January 14, 2019 and February 4, 2019 meeting minutes

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

PETERSON Z. VOLLMANN

Planner IV

Board Secretary

Planning & Building Department

Telephone: (510) 238-6167

Email: pvollmann@oaklandca.gov

NEXT REGULAR MEETING: April 8, 2019