



# Landmarks Preservation Advisory Board

## AGENDA

Vince Sugrue, Chair  
Klara Komorous, Vice Chair  
Nenna Joiner  
Tim Mollette-Parks  
Marcus Johnson  
Chris Andrews  
Ben Fu

**January 13, 2020**  
**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.oaklandca.gov](http://www.oaklandca.gov) (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**.

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*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 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.**

Applicants or members of the public that plan to make electronic presentations (e.g., PowerPoint presentations): Please contact LaTisha Russell at [lrussell@oaklandca.gov](mailto:lrussell@oaklandca.gov) or 510-238-3941 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**

Introduction of new Board member Ben Fu

## **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**

No informational presentations are scheduled.

**APPLICATIONS**

<b>1.</b>	<b>Location:</b>	<b>664 Haddon Road (Henry J. Kaiser Residence)</b>
	<b>Assessor's Parcel Number:</b>	<b>023-0430-001-00</b>
	<b>Proposal:</b>	Preliminary Determination of Landmark Designation Eligibility.
	<b>Property Owner:</b>	Kaiser Foundation Health Plan, Inc.
	<b>Applicant/ Phone No.:</b>	Nelson White and Stacy Farr, SWCA Environmental Consultants / (415) 536-2883
	<b>Contact Person/Phone Number:</b>	(510) 318-8420
	<b>Case File Number:</b>	<b>LM19-012</b>
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RD-1, Detached Unit Residential Zone
	<b>Environmental Determination:</b>	Exempt per Section 15331 of the State CEQA Guidelines, Historical Resource Restoration/Rehabilitation; Section 15183 Projects consistent with the Community Plan, General Plan or Zoning.
	<b>Historic Status:</b>	Current Oakland Cultural Heritage Survey rating: C1+ (C=Secondary importance; 1+ = contributor to the Haddon Hill Area of Primary Importance)
	<b>City Council District:</b>	2
	<b>Action to be Taken:</b>	Preliminary Determination that the property meets the Landmark designation criteria.
	<b>For Further Information:</b>	Contact Case Planner, <b>Mike Rivera</b> at (510) 238-6417 or by email at <a href="mailto:mrivera@oaklandca.gov">mrivera@oaklandca.gov</a>



<b>2. Location:</b>	<b>5441 International Blvd.</b>
<b>Assessor's Parcel Number(s):</b>	<b>041-3848-001-00</b>
<b>Proposal:</b>	Public Hearing on the Draft Environmental Impact Report to obtain comments on the environmental analysis related to a proposal to demolish eight existing contaminated buildings, remediate the site, and construct an approximately 540,000 square foot warehouse. The site is located within the historic 57 <sup>th</sup> Avenue Industrial District Area of Primary Importance (API), and the proposed project includes the demolition of two contributors to the District. As part of the proposed project, the front "bulkhead" portion of Building #1 (i.e., the façade that contains early-20th century Classical Revival-inspire industrial architecture and a portion of the sides of the building) would be preserved and incorporated into the design of the new warehouse. A variant to the project that requires all project-related truck trips to access San Leandro Street rather than International Boulevard has also been proposed.
<b>Applicant:</b>	Bridge Development Partners, LLC
<b>Contact Person/Phone Number:</b>	Brendan Kotler – (213) 805-6350
<b>Owner:</b>	Bridge Point Oakland, LLC
<b>Case File Number:</b>	<b>ER18-013/PLN19-076</b>
<b>Planning Permits Required:</b>	Regular Design Review for new construction including Category II Demolition Findings, and Major Conditional Use Permit to allow the industrial warehousing use that is permitted in the IG Zone that is partially located within the CN-3 Zoned portion of the project site.
<b>General Plan:</b>	General Industry Neighborhood Center Mixed Use
<b>Zoning:</b>	IG/S-19, General Industrial Zone/ Health and Safety Combining Zone CN-3, Neighborhood Commercial Zone - 3
<b>Environmental Determination:</b>	Draft Environmental Impact Report was published for a 45-day review period from December 20, 2019 to February 3, 2020.
<b>Historic Status:</b>	57 <sup>th</sup> Avenue Industrial District (API) OCHS Ratings: Building 1, Rating A1+, API Anchor; Building 2: Dc1+; API contributor
<b>City Council District:</b>	5
<b>Action to be Taken:</b>	1) Receive public and Landmarks Board comments on the Draft Environmental Impact Report. 2) Receive initial comments on the Design Review proposal.
<b>For Further Information:</b>	Contact case planner <b>Peterson Z. Vollmann</b> at (510) 238-6167 or by email: <a href="mailto:pvollmann@oaklandca.gov">pvollmann@oaklandca.gov</a>

ANNOUNCEMENTS

UPCOMING

APPROVAL OF MINUTES December 9, 2019



**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](mailto:pvollmann@oaklandca.gov)**

**NEXT REGULAR MEETING: February 10, 2020**