

**LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

**Vince Sugrue, Chair
Klara Komorous, Vice-Chair
Chris Andrews
Ben Fu
Marcus Johnson
Alison Lenci
Tim Mollette-Parks**

**LANDMARKS PRESERVATION
ADVISORY BOARD MINUTES:**

**Date
Special Meeting 5 PM
Via: Tele-Conference**

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MEETING CALLED TO ORDER BY: Chair Vince Sugrue @ 5:01pm

ROLL CALL

**Board Members present: Andrews, Johnson, Komorous, Lenci,
Mollette-Parks, Sugrue
Board Members absent: Fu
Staff present: Pete Vollmann, Deb French, Karen August, Betty Marvin**

WELCOME BY CHAIR - Board Chair Sugrue welcomed everyone and new Board Member, Alison Lenci to the meeting and asked Board Secretary Pete Vollmann to give a helpful explanation on the meeting and some pointers on how this works for everyone in attendance either by Zoom or by phone.

By Zoom: he asked all attendees to lower any hands that are raised and only raise them if you're interested in speaking on an item when it's called. This will help us avoid confusion and calling speakers for the wrong item. The system will keep track of the order of hands that are raised and it's important that once you raise your hand, keep it raised, unless you change your mind about speaking on that item. Lowering and raising your hand will bump you to the end of the line. Each speaker will have a maximum of 3 minutes to speak and during this time, speakers cannot concede time. When it's your time to speak, the City will unmute you and then you will need to unmute yourself on your device to begin speaking.

By phone: you press *9 to engage the raise your hand feature. When it's your time to speak, the City will refer to you by the last four digits of your phone number and then press *6 to unmute yourself. If you do not wish to speak on any item, you can also view the hearing on KTOP Live on television as well, instead of this platform if you so choose.

BOARD BUSINESS

Agenda Discussion - None

Board Matters – None

Sub-committee Reports – Vice-Chair Komorous – gave a report on a site visit to the historic 16th Street Train Station. It was kindly arranged by Board member Johnson and is part of the LPAB's continuing review with site visits, on the state of the City of Oakland Landmarks. We look at the

current conditions of the Landmark and any potential issues. The site meeting was attended by Naomi Schiff, (OHA); photographer, Ted Kurihara; Betty Marvin & Karen August, City of Oakland; myself and my partner, architect T.J. Towey; and a representative from Bridge Housing. This is a very important City of Oakland Landmark and what I learned at the site walk thru, also very important to the history of Oakland. It has also a broader history because it's associated with the history of the Pullman Porters and the first all-Black union that they formed. Relative to the basic concerns about debris, openings and security issues, the site is secured with fencing, cameras, and Bridge continues to monitor, clean and make sure there are no trespassers/intruders. The major problems are water intrusion through the floor that's not being addressed, plaster falling off the walls, less & less fixtures and the remains of an original chandelier that's been badly damaged. Bridge had been renting the space for filming for HBO & Netflix, and those crews made modifications, including a built-in staircase, and we're not sure if they are reversible. We were no longer able to visit the elevated platform, which had been accessible earlier and, there's worry over continuing deterioration. Because of the changes of leadership at Bridge, there are no plans, no future use or rehabilitation and no funding for anything other than the routine clean-up and maintenance. I'd like either myself, Johnson, OHA, or all of us together, make a presentation to LPAB on the building, in the near future.

Sugrue – thanked Komorous for her report and stated, it was a little disturbing to hear about. I'm not sure if we need a motion but a presentation would be valuable considering that, a photographer was there to highlight the conditions. He asked staff if the Board needed a motion or is this something we can potentially schedule in an upcoming meeting. **Vollmann** – no, you won't need to make a motion In the past, we would have a Landmark of the Month presentation, and each Board member would take a turn giving a presentation.. If any of the Board members would like to make a presentation, they are certainly more than welcome to and we could put it on as an Informational Item. **Johnson** – having the Landmark of the Month presentations again, is something I look forward to. I wasn't a part of this particular site visit, but I can say, there are concerns outside of the building. In this area are homeless encampments, constant fires, and a need to maintain the grounds by keeping the debris, grass and weeds down. It doesn't take much for a fire to jump to Frontage Road and engulf the Train Station. I would appreciate if we could come back and talk about this but, with the history, that's a longer and dedicated presentation. The other properties we have concerns about and should be addressed soon would be the Moss House and the Montclair Fire House. I will continue to work with Vice-chair Komorous, so we can bring that forward.

Secretary Reports – None

OPEN FORUM – No speakers for Open Forum

INFORMATIONAL PRESENTATIONS - None

APPLICATIONS –

Location:	Peralta Hacienda Historical Park; 2465 34 th Avenue, 2484 –2540 Coolidge Avenue, and 3300 Paxton Avenue and all of the existing park area; APNs: 027-0878-002-00; 027-0875-012-00; 027-0875-011-00; 027-0875-007-3, 008, 008-1, 009, 010, 013, 014, 015, 016, 027-0878-001, 003, 023, 024 and APNs for any other underlying parcels within the existing park area
Proposal:	Revision and update to the Master Plan for Peralta Hacienda Historical Park to show the phased work completed to date and anticipated in future phases, to remodel one (1) building, a single family home (Coolidge Cottage, 2496 Coolidge Ave.) for use as a Youth Activity Center, snack shack and offices, construct a new interpretive pavilion/outdoor event space, complete furnishings including a community banquet table for food events, complete landscape and hardscape improvements along Coolidge Ave and throughout the park, and install site lighting and security fencing. The existing Peralta House Historical Landmark located within the park will be retained (LM75211 and LM02159).
Applicant:	Holly Alonzo, Peralta Hacienda Historical Park
Phone Number:	(510) 532-9142
Owner:	City of Oakland
Case File Number:	CM02160-R01
Planning Permits Required:	Revisions to the Major Conditional Use Permit (Master Plan); Regular Design Review for alterations to a designated Landmark site (LM75-221); Minor Conditional Use Permit for park elements and both Enclosed and Open Non-Residential Facilities
General Plan:	Urban Park & Open Space
Zoning:	Open Space (OS); Special Use Park (SU)
Environmental Determination:	Pending; An Initial Study/Mitigated Negative Declaration for the 2002 Master plan was approved by the Planning Commission on November 20, 2002. CEQA Exemptions were granted for completion of Phases 3 – 4a with adoption of revised Conditions of Approval.
Historic Status:	2465 34 th Ave: City Landmark (LM75-221); Antonio Maria Peralta House (approximately 25% of the site) as well as being a State of California landmark (No. 925) and listed on the National Register of Historic Places; DHP (Designated Historic Property); API anchor (Primary contributor); OCHS Rating A1+ Year 1996 Level R2. The Master Plan Update was reviewed by the Landmarks Preservation Advisory Board in April and July 2002. 2496 Coolidge Avenue: PDHP, possibly secondary importance, OCHS Rating C3 Year 1986 Level R1.
City Council District	5
Status:	Pending
Action to be Taken:	Provide recommendations on the revisions to Bureau of Planning staff
For further information:	Contact Contract Planner Becky Urbano at (510) 393-9274 or by email burbano@esassoc.com

Becky Urbano, contract planner – did a presentation on the Friends of Peralta Hacienda Historical Park, who went through a Master Plan process in 2002. Over the years, they’ve been implementing various phases of the plan project. They have completed (at this point) four different phases and are preparing to implement the next phase. Because it’s been so long since the Master Plan was last reviewed, staff had asked them to prepare a Master Plan update, that outlines both the current scope of work and the remaining future phases of work for the park. What we’re asking the Board to do, is to look at this revised Master Plan update, the proposed work and the documentation prepared by the applicant, to provide guidance to staff, as to the conformance of the Master Plan update with the prior Master Plan and the (IS/MND), Initial Study/Mitigated Negative Declaration, that was adopted with the prior Master Plan. The range of work that has been completed to date includes demolition of several buildings along Coolidge Avenue, with the implementation of a multi-purpose field on that location; installing a ‘pergola’, a pavilion roof structure over the remains of one of the prior adobes on the site, extensive archeological testing, to identify more closely the boundaries of both the 1821 & 1840 adobes; installation of a performance stage; a playground, pathways, site amenities and improvements around the Peralta House itself. This current phase of work, builds around that prior phase, to construct a new Community Assembly structure in the historic core, with a raised platform and a roof, similar to the pavilion. Within

that structure will be rotating panels, referred as the ‘urban book’. These rotating historical interpretive panels can be rotated in space by a visitor for an interactive experience. The panels can also be locked in place, to form an enclosure at the boundaries of the building, to create a semi-enclosed space to enable evening events. Also, they’ve proposed a security fence around this area to secure it, when it’s not being occupied.

Other improvements in this phase include work on the remaining house on Coolidge Ave. It is not considered a historic structure or part of the Peralta period occupation. The proposed project would remodel the interior, for use as office’ and gathering space as the Youth Activity Center. There’s no plan for exterior work on the house apart from minor repairs to windows and doors. Along with this phase, they also propose to install a concrete community banquet table, which was included in the original Master Plan, and several small additional storage lockers behind the house at 2496 Coolidge Ave. The multi-use field that was installed earlier in the 2002 Master Plan will be replanted in areas and expanded along with a new fence, new benches and new plantings in that area. Throughout the site, they plan on putting additional security lighting along the historic core and around the multi-use field.

Future phases: we’re asking you to look at the installation of three new gardens near the Peralta House; an addition of public art space around the site, both near the existing adobe wall and along the ramp that goes down to the creek; expanding the existing stage to the dimensions that were originally proposed in the 2002 Master Plan; installing canvas shading between the stage and the new community assembly structure. They also wish to construct an additional bathroom facility, new paving and several small playground improvements to the existing playground near the cul-de-sac at the end of 34th Avenue.

The priority 2 future improvements (dependent on funding), would include: an additional pavilion over the ‘barro pit’ excavation site, which currently does not have any protection; interpretive materials and improvements to the outdoor seating at the creek ramp; expansion of the restroom building to include new storage and teacher classroom space; additional native garden landscaping; improvements to the creek to create ponds; hard scape for seating, new picnic tables; streetscape improvements along Coolidge and 34th Avenue including, trees, lighting and repairs to the walkway as needed. The final piece of the Master Plan update is an over-look platform.

What we’re asking today, is to review the revised Master Plan and provide assistance to staff as to the design compatibility of the proposed project with the historic and architectural character of the Peralta Hacienda Historical Park, and to look at recommendations on the project’s consistency with the required standards and findings. As part of the approval of the 2002 Master Plan, all work on the parcel is required to be compliant with the Secretary of the Interior’s Standards. In the staff report, we’ve done a preliminary assessment of the Standards and have found that the proposed project is indeed compliant. Part of the current project requires conformance with the regular Design Review criteria. Because there is a Landmark on the site, there is an additional Design Review regarding the Landmark, and staff has found that the proposed project appears to be in compliance with the Design Review for the Landmark. We believe that the size and design of the proposed alterations are consistent with those already found on site and were previously approved in the 2002 Master Plan. The 2021 Master Plan update varies slightly from 2002 with some additional finishes. Overall, the proposed project is in conformance with the Master Plan.

Holly Alonzo, applicant, Peralta Hacienda Historical Park – thanked Ms. Urbano for her report and did a PowerPoint presentation on the historical site. Our vision and mission is that every human being makes history. To recount the history of the park, in 1820, the Spanish Governor presented to the Peralta family, 45,000 acres of land including Oakland, Berkeley and 5 other cities, already home to the Native Americans. The Peraltas proceeded to build the 1821 Adobe, which they occupied for 8 years, and, 8,000 longhorns and 2,000 horses once roamed here. That Rancho history was forgotten by the second half of

the 20th century but it's now remembered again through the activism of the Friends of PHHP and seeing the potential of this site to illuminate the history of the Oakland area. The 1870 Antonio Peralta House is the 'crown' of the site. It's in the National Register of Historic places, thanks to the successful application made by the Friends. It's also State Landmark 925, on the Juan Bautista de Anza National Trail, and very active in the National Park Service Trail program. Most recently, PHHP was given the National Museum Medal in 2017, for its outstanding services to the community. The Peralta House exterior has been restored to its 1870's condition along with the parlor, with furnishing and fixtures from that era. Both the Antonio Maria Peralta House and the Adobe Headquarters-Rancho San Antonio, are Oakland Landmarks, 10 & 11, Ordinance # 9195, 8/5/1975.

The Master Plan was approved unanimously in 2002 by; Landmarks, Planning and all the required committees. It's been a sincere pleasure filling out this Master Plan, realizing it over the past 20 years and seeing the pieces put together and, seeing the pleasure and benefit that the community gets from this site. The four phases built to date are, III-A, ??; III-B, the Community Activity Center, surrounded by an authentic orchard; III-C, built an ADA ramp to the creek area; IV-A, created the pavilion over the 1821 Adobe footprint. The Phase III element has a main walkway into the park lined with pear trees, with four interpretive panels embedded along the way; an adobe wall with interpretive niches and four outdoor murals; a community stage and a history-themed playground with interpretive signage.

As we created these phases, we were developing programs to take place in them. The Community Exhibit Development Partnership, that created a continuous stream of community voices (Faces of Fruitvale), opened to the public in 2001. We also did an exhibit on Black History called, 'What I Hear, I Keep,' with Master Plan architect and sculptor, Walter Hood. We have numerous festivals including the Khmer New Year and the Guatemalan Festival, restoring and passing on traditions to new generations. Our main exhibit recently, The Undocumented Heart, began as an art workshop, community dialogues, an art exhibit by local artists, a street theater piece and now is becoming a documentary film. And every May, Mexican dancers come from all over the state to celebrate Mayan Dawn Ceremony in the Native Plant Garden. We have youth programs including Camp Ace, that teaches year-round Arts, Culture and Environmental programs and give \$120 scholarships each summer to low-income community members.

The next phase of five main elements (with Proposition 68 funding) will include the Community Assembly structure, which was already in the original Master Plan; renovating the interior of the Coolidge House into a new Youth Activity center; food event area, with new banquet tables; refurbishing the Native Plant Garden with benches, borders and lighting for lawn area, and lighting throughout the park. The only variance from the Master Plan is the gallery panels, which will be placed slightly differently for accessibility and visitor flow and can be rotated to shelter the audience for evening events.

There are 19 elements in the future phases, including: finishing work on the Ethno-Botanical, Community and Butterfly Gardens; entry areas at the top of the park; playground improvements; ADA ramp down to creek, with ecological interpretation of the area; structure existing restroom; street planting and other streetscape, surface and land improvements. The future phase variances from the Master Plan are as follows: add potting shed, add public restroom, enhance existing playground and protect the archaeological reveal of the ranch era, by adding a roof and storage space.

BOARD QUESTIONS – **Sugrue** – stated that he visited the park and was beyond impressed with how much of an outdoor museum it is but has concerns about the current bathroom situation. In relation to the Master Plan, it looked like work had already been done, but it looked like part of the Peralta building. He wanted to know from either staff or Ms. Alonzo, what the plans are in terms of an actual bathroom that can be used. **Ms. Alonzo** – there are two fully functioning bathrooms that are open from 9:30am to 5:30pm in the Peralta House when staff is present but locked when staff leaves, due to vandalism.

Heather Klein, Planner IV, City of Oakland – there are two restrooms included in the Master Plan; for Phase 4, one will be placed close to the entrance and one (in the future phase) will be located near the creek side of the historic core.

PUBLIC COMMENTS/QUESTIONS – **Naomi Schiff, Oakland Heritage Alliance (OHA)** – gave a little history about being a member of the Chinatown Central Community Development Advisory Board in 1993. Our job was to spend a small amount of money that went to the neighborhoods. We were in the downtown area and we had to spend a little on this and that because every non-profit was quartered in the area. I learned about Ms. Alonzo's group and the Peralta Hacienda, and they were focusing their resources on one project and how effective that seemed, to not split it up into a million pieces and to devote substantial federal money to get something going in an area that had been very ignored. It is so amazing after 40 years to see how far it has come and to see how there are still aspirations and attempts to get funding. I think it is a very noteworthy example of focus and that it's a wonderful thing. It has paid off and has helped many people over many years to be involved in their neighborhood with their many different cultures, heritages, backgrounds and with knowing each other. I'm in total support, and it's an example for us to look at long-term efforts and focused spending over many years.

BOARD COMMENTS – **Komorous** – offered 'nothing but appreciation and praise'. It's an amazing plan and worth it for us, to encourage it in every way. I feel that the Board could heartily support the staff recommendations in the staff report. **Andrews** – wanted to second how impressive the plan is, and the landscape element is well tied together. Overall, this is a tremendous community effort and he is looking forward to visiting the park.

Mollette-Parks – visits the park at least twice a week and lives within walking distance. It's amazing to witness the programs develop. He appreciates the thought of the Master Plan and strongly supports staff's finding and the Master Plan update. He will keep his fingers crossed for the Proposition 68 application and looks forward to seeing it unfold. **Sugrue** – thanked everyone for work on this. This is a template that needs to be used for parks throughout Oakland. So many of our parks have wonderful historical significance but this park turns a space into a place where you can interact with it. I'm beyond impressed. Sugrue asked the Board if they wanted to formalize their support for this project in the form of a motion for the record.

Komorous – made a motion: that the LPAB fully supports the revisions to the plan and, agrees with all the staff recommendations. Also, regarding compliance of the project with Policy 2.4 of the Historic Preservation Element; we say absolutely, all the proposed Master Plan, including all the changes, follows all the Historic Preservation guidelines. Our only comment is to please approve this plan, fund and proceed with it. **Vollmann** did a verbal count; **6 ayes** – **motion passes**.

ANNOUNCEMENTS – **Sugrue** – announced that this will be Pete Vollmann's last meeting as Secretary and wanted to thank him for being 'absolutely incredible' and so much fun to work with. I'm beyond appreciative of you and everything that you've done, 'you rule'. I'm sure others have nice things to say about you also. **Komorous** – wanted to extend her appreciation and thank Pete for all his work and wished him well. **Andrews** – I know Pete is going to say he's just doing his job, but he's done a great job. Now he can get back to the pile of paper on his desk as a planner; he thanked him again. **Johnson** – you've been a great staffer and resource and I wish you continued success. You've provided a quality level of service that was much appreciated. **Vollmann** – I'll still be seeing you, just not in this capacity. I'm sure I'll still have items coming to you, before the Board. You guys will be in good hands with Karen August and thank you all.

Sugrue – also announced, that he will be moving to the Planning Commission, starting in June. This will not be his last meeting, it will be next month and stated, I’ve really had a ‘blast’ working with everyone.

Vollmann – this will be discussed in the June meeting, to vote for a new Chair.

UPCOMING – No

APPROVAL OF MINUTES – for March 22, 2021; **Komorous** – made motion to approve minutes. Seconded by **Mollette-Parks**. **Vollmann** – did a verbal count; **4 ayes, 1 abstention, minutes approved.**

ADJOURNMENT – 6:13pm

NEXT REGULAR MEETING: June 7, 2021