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

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**September 12, 2022**

SPECIAL Meeting

**BUSINESS MEETING**

**5:00 PM**

**Via: Tele-Conference**

PURSUANT TO THE CALIFORNIA GOVERNMENT CODE, SECTION 54953(e), ALL MEMBERS OF THE PLANNING COMMISSION, BOARD MEMBERS/COMMISSIONERS, CITY ATTORNEY, AS WELL AS CITY STAFF, WILL PARTICIPATE VIA PHONE/VIDEO CONFERENCE AND NO TELECONFERENCE LOCATIONS ARE REQUIRED

**The following are instructions on how the public may observe and/or participate in the Landmarks Preservation Advisory Board meeting:**

**OBSERVE BY:**

The public may view the televised video conference by viewing KTOP channel 10 on Xfinity (Comcast) or ATT Channel 99 and locating City of Oakland KTOP – Channel 10 \* or via the city’s website stream

**You are invited to a Zoom webinar.**

When: Sep 12, 2022 05:00 PM Pacific Time (US and Canada)

**Please click the link below to join the webinar:**

<https://us06web.zoom.us/j/83912864829>

Or One tap mobile :

US: +14086380968,,83912864829# or +16694449171,,83912864829#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 719 359 4580 or +1 564 217 2000 or +1 646 876 9923 or +1 646 931 3860 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 386 347 5053 or **888 475 4499 (Toll Free)** or **833 548 0276 (Toll Free)** or **833 548 0282 (Toll Free)** or **877 853 5257 (Toll Free)**

**Webinar ID: 839 1286 4829**

International numbers available: <https://us06web.zoom.us/j/83912864829>

Instructions on how to join a meeting by video conference are available at: <https://support.zoom.us/hc/en-us/articles/201362193> **Joining-a-Meeting** .



**HOW TO COMMENT ON A PUBLIC MEETING:**

Public comments will be taken at the time of the eligible Agenda item

**If you are a Zoom video Conference participant**

To comment by Zoom video conference, click the “Raise Your Hand” button to request to speak when Public Comment is being taken on an eligible agenda item at the beginning of the meeting. You will then be unmuted, during your turn, and allowed to participate in public comment. After the allotted time, you will then be re-muted. Instructions on how to “Raise Your Hand” is available at: <https://support.zoom.us/hc/en-us/articles/205566129> - Raise-Hand-In-Webinar.

**If you are a phone participant**

To comment by phone, please call on one of the above listed phone numbers. You will be prompted to “Raise Your Hand” by pressing “\*9” to request to speak when Public Comment is being taken on an eligible agenda Item at the beginning of the meeting. You will then be unmuted,during your turn, and allowed to make public comments. After the allotted time, you will then bere-muted. Instructions of how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> - Joining-a-meeting-by-phone. If you have any questions, please email Deb French at [DFrench@oaklandca.gov](mailto:DFrench@oaklandca.gov)

• **IMPORTANT THINGS TO REMEMBER DURING YOUR PUBLIC COMMENT PERIOD**

1. **ALL ATTENDEES SHALL BE MUTED UPON ENTRY**
2. Please do not raise your hand if the item currently being heard is not the item you wish to speak on. We will call for public testimony on each item individually. When the item you’re interested in is being called and public speakers are invited to raise their hands, raise yours then and we will call them all in the order they’re raised.
3. You may of course speak on multiple items but your comments during each item must address the item currently under discussion. Speakers attempting to speak about items other than the item currently under consideration will be muted and asked to wait for the item they’re here to speak about to be called.

**HOW TO ADDRESS THE LANDMARKS BOARD MEMBERS**

- 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 are 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 (oaklandca.gov) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please email Deb French at [DFrench@oaklandca.gov](mailto:DFrench@oaklandca.gov) .
- 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.
- 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 directly to the Board and/or Case Planner. Email addresses for the Board can be found on the Landmarks Board Page on the City of Oakland website: <https://www.oaklandca.gov/teams/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
- 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.

**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.

<b>#1</b>	<b>Location:</b>	Citywide
	<b>Assessor’s Parcel Number:</b>	N/A
	<b>Proposal:</b>	Renew The Adoption of a Resolution Determining that Conducting In-Person Meetings of the Landmarks Preservation Advisory Board And Its Committees Would Present Imminent Risks to Attendees’ Health, And Electing to Continue Conducting Meetings Using Teleconferencing In Accordance With Landmarks Preservation Advisory Board Resolution, dated October 11, 2021, and renewed at every Landmarks Preservation Advisory Board meeting thereafter, to Allow Continuation of Landmarks Board Meetings.
	<b>Applicant:</b>	Karen August, Secretary to the Landmarks Preservation Advisory Board
	<b>Phone Number:</b>	(510) 238-6935
	<b>Owner:</b>	NA
	<b>Case File Number:</b>	NA
	<b>Planning Permits Required:</b>	Renew the adoption of Resolution Pursuant to AB-361
	<b>General Plan:</b>	NA
	<b>Zoning:</b>	NA



<b>Environmental Determination:</b>	Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (Common Sense Exemption).
<b>Historic Status:</b>	NA
<b>City Council District:</b>	NA
<b>Status:</b>	NA
<b>Staff Recommendation:</b>	Receive public testimony and consider renewing the adoption of the Resolution
<b>Finality of Decision:</b>	Decision Final.
<b>For further information:</b>	Contact case planner <b>Karen August</b> at (510) 238-6935 or by email at <a href="mailto:KAugust@oaklandca.gov">KAugust@oaklandca.gov</a>

**INFORMATIONAL PRESENTATIONS**

No informational presentations.

**PUBLIC HEARINGS / APPLICATIONS**

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 is an advisory board and thereby makes recommendation rather than decisions.

The Board will then vote on the matter based on the staff report and recommendation. If the Board does not follow the staff recommendation and no alternate findings for decision have been prepared, then the vote on the matter will be considered a “straw” vote, which essentially is a non-binding vote directing staff to return to the Board at a later date with appropriate findings for decision and, as applicable, conditions of approval that the Board will consider in making a final recommendation.

<b>#2</b>	<b>Location:</b>	<b>1431 Franklin Street</b>
	<b>Assessor’s Parcel Number:</b>	008 062100807
	<b>Proposal:</b>	Major Conditional Use Permit and Regular Design Review to construct a 27-story (410-foot tall) 419,480 square feet office tower with a parking garage above grade.
	<b>Applicant:</b>	TC II 1431 Franklin, LLC
	<b>Phone Number:</b>	Kyle Winkler, Tidewater Capital, (510) 290-9901
	<b>Owner:</b>	TC II 1431 Franklin, LLC
	<b>Case File Number:</b>	<b>PLN20124</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit for large scale development; Regular Design Review
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P Central Business District Pedestrian Retail Commercial Zone Height Area 7, no limit
	<b>Environmental Determination:</b>	Determination Pending, Environmental analysis to be conducted prior to any discretionary action.
	<b>Historic Status:</b>	Project site is located within an existing listed National Register historic resource, the Downtown Historic District Area of Primary Importance (API).
	<b>City Council district</b>	3



<b>Status:</b>	In review
<b>Action to be Taken:</b>	Receive public and Landmarks Preservation Advisory Board comments on the design.
<b>For further information:</b>	Contact case planner, <b>Michele T. Morris</b> at <b>510-238-2235</b> or <a href="mailto:mmorris2@oaklandca.gov">mmorris2@oaklandca.gov</a>

<b>#3</b>	<b>Location:</b>	<b>1431 Franklin Street</b>
	<b>Assessor’s Parcel Number:</b>	008 062100807
	<b>Proposal:</b>	Major Conditional Use Permit and Regular Design Review to construct a 40-story (413-foot tall), 421,056 square foot residential tower with a parking garage above grade.
	<b>Applicant:</b>	TC II 1431 Franklin, LLC
	<b>Phone Number:</b>	Kyle Winkler, Tidewater Capital, (510) 290-9901
	<b>Owner:</b>	TC II 1431 Franklin, LLC
	<b>Case File Number:</b>	<b>PLN20125</b>
	<b>Planning Permits Required:</b>	Major Conditional Use Permit for large scale development; Regular Design Review
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P Central Business District Pedestrian Retail Commercial Zone Height Area 7, no limit
	<b>Environmental Determination:</b>	Determination Pending, Environmental analysis to be conducted prior to any discretionary action.
	<b>Historic Status:</b>	Project site is located within an existing listed National Register historic resource, the Downtown Historic District Area of Primary Importance (API).
	<b>City Council district</b>	3
	<b>Status:</b>	In review
	<b>Action to be Taken:</b>	Receive public and Landmarks Preservation Advisory Board comments on the design.
	<b>For further information:</b>	Contact case planner, <b>Michele T. Morris</b> at <b>510-238-2235</b> or <a href="mailto:mmorris2@oaklandca.gov">mmorris2@oaklandca.gov</a>

<b>#4</b>	<b>Location:</b>	419 4 <sup>th</sup> Street (APN: 001 013901500)
	<b>Proposal:</b>	Upper story addition to an existing one-story warehouse building to create an eight-story, 101-unit mixed-use building.
	<b>Applicant:</b>	Mark Donahue, Lowney Associates
	<b>Phone Number:</b>	510-269-1123
	<b>Owner:</b>	Dodwell Company, Inc.
	<b>Case File Number:</b>	PLN20137
	<b>Planning Permits Required:</b>	Regular Design Review for construction of new dwelling units and an over 100 percent addition to a structure and Minor Conditional Use Permits for density and to allow parking areas within 75 feet of the front property line.
	<b>General Plan:</b>	EPP – Retail Dining Entertainment - 2



<b>Zoning:</b>	C-45 Community Shopping Commercial Zone / S-4 Design Review Combining Zone
<b>Environmental Determination:</b>	Determination Pending, Environmental analysis to be conducted prior to any discretionary action.
<b>Historic Status:</b>	Potentially Designated Historic Property (PDHP). Area of Primary Importance (API): Produce District. OCHS Rating Dc1+ "Noodle Factory"
<b>City Council district</b>	3
<b>Status:</b>	Under Review
<b>Staff Recommendation</b>	Receive public and Landmarks Preservation Advisory Board comments on the design.
<b>Action to be Taken:</b>	Recommendation to staff.
<b>For further information:</b>	Neil Gray, Planner IV, Phone: (510) 238-3878; Email: ngray@oaklandca.gov.

<b>#5</b>	<b>Location:</b>	<b>5212 Broadway California College of Arts</b>
	<b>Assessor's Parcel Number(s):</b>	<b>014-124-300-101</b>
	<b>Proposal:</b>	<p>Redevelopment of the site as a 510 unit Planned Unit Development (PUD) project.</p> <ol style="list-style-type: none"> <li><u>Development</u> of two buildings ranging in height from 45 feet to 90 feet.        Building 1: Mixed use, 248 residential units and 6,982 Square Feet (SF) of commercial space, 233 parking spaces, 248 bicycle spaces,        Building 2: Residential, 262 units, 35 parking spaces, 262 bicycle spaces,</li> <li><u>Preservation and renovation</u> of Carriage House (2,612 SF), Macky Hall (7,700 SF), Macky lawn (10,718 SF), the entry staircase, gate, Broadway wall, view corridor and art icons within the Treadwell Estate Landmark Designation.</li> <li><u>Demolition</u> of 10 buildings and the California College of the Arts Campus Historic District:</li> <li><u>Private Open Space with Public Access</u> (29,310 SF) and Public Event Space within the open space (14,263 SF) and on the first floor of Carriage House (1,487 SF).</li> <li><u>General Plan Amendment</u>: Change from Institution Land Use to Community Commercial Land Use.</li> <li><u>Rezoning</u>: Change from Mixed Use Residential (RM-3) and Neighborhood Center Commercial (CN-1) to Community Commercial (CC-2). Height change from 35 feet to 90 feet.</li> <li><u>Design Guidelines</u> for demolition and redevelopment of the campus.</li> </ol>
	<b>Applicant:</b>	Arts Campus LLC
	<b>Phone Number:</b>	415-489-1313



<b>Owner:</b>	California College of the Arts
<b>Case File Number:</b>	PLN 20141, ER19003
<b>Planning Permits Required:</b>	Planned Unit Development, Design Review, Rezone, General Plan Amendment, Variance, Conditional Use Permit
<b>General Plan:</b>	Institutional, Urban Residential
<b>Zoning:</b>	CN-1, RM-3
<b>Environmental Determination:</b>	Environmental Impact Report (EIR) is required.
<b>Historic Status:</b>	Landmark, API, Campus District including 12 buildings: 4 A1+.4 B1+, and 4 C1+.
<b>City Council district</b>	1
<b>Status:</b>	Under Review
<b>Staff Recommendation</b>	Review and comment on Draft Design Guidelines
<b>Action to be Taken:</b>	Recommendations to staff
<b>For further information:</b>	Contact Case Planner <b>Rebecca Lind</b> at (510) 238-3472 or by email at <a href="mailto:rlind@oaklandca.gov">rlind@oaklandca.gov</a> .

If you wish to be notified on the recommendation of an agenda item, please contact the case planner for the specific agenda item.

**ANNOUNCEMENTS**

**UPCOMING**

**APPROVAL OF MINUTES** – July 11, 2022 & August 1, 2022

**ADJOURNMENT** By **9:30 P.M.** unless a later time is agreed upon by a majority of Board Members present.

**KAREN AUGUST**  
**Planner III, Historic Preservation**  
Board Secretary  
Planning & Building Department

**NEXT REGULAR MEETING:** October 10, 2022