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JANE BRUNNER  
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**TO:** Fellow Councilmembers  
**FROM:** Councilmember Jane Brunner  
**DATE:** July 11, 2006  
**RE:** An Action To Enact A Moratorium On The Issuance Of Demolition Permits For Any Structure Located On Telegraph Avenue, Between 40<sup>th</sup> Street And The Berkeley Border

This report recommends enacting a moratorium until January 1, 2007 on the demolition of any structures on Telegraph Avenue between 40<sup>th</sup> Street and the Berkeley border, in North Oakland.

The Temescal Telegraph Commercial district developed around the Oakland Street Railway car barn, built in 1870. Significant historic sites, such as a pioneering hotel and brewery can still be seen along Telegraph Avenue. Victorian and early 20<sup>th</sup> century stores are still in use. Residential streets offer collections of period homes. The historic buildings of this community are its most unique asset. Any proposal to demolish turn-of-the-century structures should be closely scrutinized for its effect on the historical fabric of the community.

Currently, in cooperation with City of Oakland Planning staff, the neighborhood is in the middle of a community planning process for the Temescal neighborhood. There are current development plans that call for demolishing turn-of-the-century houses on Telegraph Avenue. In order to prevent more developments from demolishing houses on Telegraph, we need to study this issue further. It is important to decide which structures should be demolished for new housing and which should be protected. I do not believe that we should permit the demolition of existing structures in the neighborhood until this process is completed and we have a plan for what can be demolished and an appropriate process for doing so.

The City of Oakland currently has a Demolition Ordinance, which requires that a replacement project be approved before any demolition permit is issued for an existing structure. While I support this regulation, I believe we need something more to ensure that we not only preserve the number of structures we have in the City, but that we also look at the impact an individual demolition can have on overall neighborhood character.

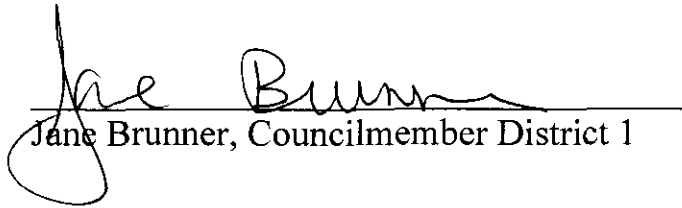
**FISCAL IMPACT**

There is no fiscal impact to the City related to this moratorium.

**RECOMMENDATION**

I request that you support a 6 month demolition moratorium and allow the community to finish its planning process.

Respectfully Submitted,

  
Jane Brunner, Councilmember District 1