

MINUTES APPROVED AT THE HPC MEETING ON APRIL 14, 2020

Historic Preservation Commission Meeting

450 Civic Center Plaza, Richmond, CA
Richmond Room

March 10, 2020

5:30 p.m.

MINUTES

Roll Call:

Chair McNamara called the meeting to order at 5:38 p.m.

Present: Chair Robin McNamara; Commissioners Fatema Crane, Caitlin Hibma, and Michael Hibma

Absent: Vice Chair Joann Pavlinec; Commissioner Jonathan Haerber

Staff: Lina Velasco and Roberta Feliciano

Approval of Minutes:

February 11, 2020

Chair McNamara pointed out that her last name was wrong in the minutes.

Commission C. Hibma noted that on Page 2, paragraph three, the last sentence that she was not the one that suggested there be a footnote it was M. Hibma as well as tectonic should be to Teutonic in the fourth paragraph.

ACTION: It was M/S/C (McNamara, M. Hibma) to approve the minutes for February 11, 2020, with the suggested changes; approved by voice vote: 4-0-2 (Ayes: McNamara, Crane, C. Hibma, M. Hibma; Noes: None; Absent: Pavlinec, Haerber).

Meeting Procedures:

Chair McNamara announced that members of the public are encouraged to read the meeting protocols. She stated that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, March 23, 2020, by 5:00 p.m.

Public Forum:

Cordell Hindler announced that the Waverly Gallery was taking place on Friday, March 13, 2020. He advised that a larger room be used when agenda topics were thought to have large public turnout. He invited the Commissioners to the Council of Industry and Business Luncheon on March 18th, 2020 from 12:00 to 1:30 pm at Hotel Mac.

Liaison Reports:

There was no liaison present and no reports.

Consent Calendar:

None

Public Hearing: None.

Study Session:

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1. **PLN17-664 POINT MOLATE MIXED-USE DEVELOPMENT PROJECT**

Description STUDY SESSION TO RECEIVE AND PROVIDE INPUT ON THE PROPOSED POINT MOLATE MIXED-USE DEVELOPMENT PROJECT. THE PROJECT WOULD ADD APPROXIMATELY 1,260 RESIDENTIAL UNITS AND 250,000 SFOF MIXED-USE DEVELOPMENT, AS WELL AS ADAPTIVE REUSE OF THE EXISTING HISTORIC STRUCTURES WITHIN THE WINEHAVEN HISTORIC DISTRICT.

Location 2100 STENMARK DRIVE

APN 561-100-008

Zoning PR, PARKS AND RECREATION; CG, COMMERCIAL GENERAL; IL, INDUSTRIAL LIGHT; AND OS, OPEN SPACE

Applicant WINEHAVEN LEGACY, LLC

Owner CITY OF RICHMOND

Staff Contact LINA VELASCO Recommendation: PROVIDE AND RECEIVE COMMENTS

Ms. Nicole Emmons, gave a brief background of the location and layout of Point Molate. She reviewed where Winehaven was located on the property and where the two water access locations were. She listed off all the defining Master Plan Principles for the property as well as the Open Space principles that the team followed to help shape a plan that best fit into the area and the City.

Mr. Mark Hulbert, architect with Preservation Architecture pointed out that in the planning process the team was constantly engaged with the historic context of the property. He reviewed several historic documents that noted where the historic district is located as well as showing several pictures of the existing historic buildings.

Mr. Peter Kindel, SOM announced that the vision for the Winehaven District and surrounding buildings is to preserve the buildings along with adding new community benefits. Three ideas were at play; one was to restore and preserve every existing building; that Winehaven could contribute economically to the community, and lastly, bring out the land's history in the design and layout of the property.

In terms of the Planning Principles, three ideas were used to approach the physical planning of the site. The first principle was to connect to the ridgeline, the second was to rehabilitate the waterfront districts, and third was to connect to the water shoreline and the public access trails. Also, maximize movement from the upper portion of the property down to the waterfront. When rehabilitating the buildings, the team believed that the new architecture should be contemporary but reflect materials of existing building's 6 and 1. The team planned to accentuate key defining features and use existing materials on the site.

The team was looking to make Stenmark Drive the main street for the village in the upper portion of the project and planned to include live/work residential spaces as well as several two to three-story buildings. A public plaza was to be built between Buildings 1 and 6 inspired by the Spanish steps. They also wished to maintain several key views of the water throughout the property.

In terms of Building 1 and Building 6, Mr. Kindel noted that the team was suggesting to include smaller buildings in and around the two buildings; as well as low buildings above the two buildings that allowed views to the water.

MINUTES APPROVED AT THE HPC MEETING ON APRIL 14, 2020

For Section One or Building 6, the team suggested that the lower portion of the building be used for parking and the upper two floors are used as mixed-use. Section Three, The Lawn, was to have a public space in front of Building 6 with a little bit of residential. Building 6 would be renovated and have a new development on the roof. The cottage neighborhood was to be preserved along with a small bit of infill.

The upper portion of the site was to have an architectural language that included a lighter palette and simple building forms. Each upper neighborhood had the potential to have connections to the upper trails along the hillside.

Director Velasco noted that Staff was asking the Commission to review the proposed Planned Area Plan and provide a recommendation to the City Council regarding the appropriateness of the infill development. She announced that at the Planning Commission meeting on March 19th, 2020, the Planning Commission would be receiving comments on the subsequent Environmental Impact Report (EIR) and all comments on the draft EIR were due by April 6th, 2020.

Commissioner M. Hibma wanted to see additional information regarding the shapes of the new buildings that were being proposed and the sizes; as well as what the additions to Building 1 and 6 would look like.

Chair McNamara opened the public comment period.

Cordell Hindler announced that he liked the ideas that the team had presented.

Sally Tobin liked the proposed adaptive reuse approach that was taken with Winehaven. She mentioned that a ballot measure was circulating that would limit development in the Point Molate historic district and she was in favor of that ballot. She did not see how the proposed design served the larger community of Richmond and she was concerned about the exclusion of the Ohlone Tribe in the planning process. She requested that several letters, photos, and mitigation measures be sent to her.

Corrina Gould, a spokesperson for the Confederated Villages of LaShawn, emphasized that Guidiville Tribe should not be chosen as the monitors of the site and that the Ohlone Tribe be included in the conversation.

Tony Sustaz was concerned that the City would lose money and that the Point Molate Alliance had developed a community plan that took into account historical and previous uses of the site. The plan included redeveloping the Winehaven complex and maintained the public space outside of the complex.

Courtney Cummings was frustrated that the Ohlone Tribe did not have a say in what happened at Point Molate and that the point was a sacred site to the tribe.

David Halvarg wanted to see the coastline preserved.

Tarnell Abbott emphasized that it was wrong to ignore the Native American history that was present on the site. She wanted to know if the documented archeological sites located on Point Molate were planned to be protected. She advised that an Ohlone cultural center be included in the design plans.

MINUTES APPROVED AT THE HPC MEETING ON APRIL 14, 2020

Pam Stello stated that with sea-level rise and climate change, there should be no development along the coastline. There was also extremely rare habitat along the ridgeline down to San Francisco Bay that was being proposed to be built on. She was not in support of the proposed design.

A public speaker requested that drawings of what the views would look like looking down onto the complex and toward the water be drafted.

The Commission and the public asked questions of the development team and their proposed designs. One public speaker requested that the design team do their research because the Ohlone Tribe had been subject to genocide by the Catholic Church and having Italian style plazas would be an insult to the tribe.

Commissioner Crane asked Staff zoning questions and Ms. Velasco answered that the project would include a General Plan Amendment and Rezone. Commissioner Crane requested and Ms. Velasco explained the process for burial sites and what the results where.

Commissioner M. Hibma asked if the project proposed relocating contributing elements, Mr. Kindel answered no, and Commissioner M. Hibma requested that language be removed from the EIR. Commissioner M. Hibma wants to see language included that stated that the Cultural Resource Data Recovery Plan implementation would be paid for by the applicant. He also wanted to see the Richmond Museum listed in Mitigation Measure 4.4-4.

A public member expressed that it was concerning to hear that only one shell mound was found significant when several were documented to be located on the site.

A. Commission member reports, requests, or announcements –

The Commission discussed if the Commission should host an event for Preservation Month. Director Velasco noted that the Commission did not have to do an event in Preservation Month itself. The Commission decided to have an event that went along with another event that was happening later in the year.

Adjournment - The Commission adjourned at 7:39 p.m. to April 14, 2020.