

**MINUTES APPROVED AT THE HPC MEETING ON JUNE 25, 2020**

**Historic Preservation Commission Meeting**  
**450 Civic Center Plaza, Richmond, CA**  
**1<sup>st</sup> Floor Lobby**  
April 14, 2020  
5:30 p.m.

**MINUTES**

**Roll Call:**

Chair McNamara called the meeting to order at 5:30 p.m.

Present: Chair Robin McNamara; Vice Chair Joann Pavlinec; Commissioners Fatema Crane, Jonathan Haeber, Michael Hibma, and Caitlin Hibma

Absent: None

Staff: Lina Velasco, Roberta Feliciano, and Emily Carroll

**Approval of Minutes:**

March 10, 2020

Chair McNamara requested clarification on Page 2, the last paragraph, regarding a statement that was made by Mr. Kindel. It was suggested to change the word theme to inspired.

ACTION: It was M/S/C (McNamara/Crane) to approve the minutes for March 10, 2020, as corrected; approved by voice vote: 4-0-2 Ayes: McNamara, Crane C. Hibma, M. Hibma; Noes: None; Abstain: Haeber, Pavlinec.
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**Meeting Procedures:**

Chair McNamara stated that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, April 27, 2020, by 5:00 p.m.

**Public Forum:**

JIM HANSON asked how a study session fit into the planning process.

PAM STELLO read a letter out loud to the Commission that was sent by Shirley Dean to planning staff. Ms. Dean stated she was extremely frustrated that the City was holding a meeting during the Shelter in Place Order. She did not believe that the meeting was essential and by holding a teleconference meeting, the public was not able to provide comments on crucial projects.

**Liaison Reports:**

No report.

**Consent Calendar:**

None

**Study Session:**

1. **Project No. PLN20-057**

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Project Name POINT MOLATE MIXED-USE DEVELOPMENT PROJECT  
Description STUDY SESSION TO RECEIVE AND PROVIDE INPUT ON THE DRAFT GENERAL PLAN MAP AND TEXT AMENDMENTS, REZONING MAP AMENDMENTS, AND HISTORIC PRESERVATION PLAN FOR THE PORTIONS OF THE POINT MOLATE MIXED-USE DEVELOPMENT PROJECT PROPOSED 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

Staff Contact LINA VELASCO AND ROBERTA FELICIANO

Director Velasco explained that staff was seeking feedback and comments from the public and the Commission on the preliminary plans as well as the Map Amendments. She reviewed the proposed entitlements of the project.

Commission M. Hibma requested clarification on what the maximum height could be in terms of heights over 55-feet, if there was an H-overlay currently in place, the differences between a landmark and a district, and the differences between a Historic Preservation Plan and a Historic Conservation Plan.

Vice Chair Pavlinec requested further explanation of where the Orton, the Winehaven Village, and the historic district boundaries were; as well as the scope of the boundaries of the Design Guidelines.

Director Velasco explained that Winehaven was identified as a landmark and that designation was usually reserved for individual sites. Part of the rezoning effort is to correct that error and adopt an optional Historic Preservation Plan. She expressed that the Historic Preservation Plan and Historic Conservation Plan were the same. In terms of heights, there was one district that was being proposed that allowed for heights over 35-feet.

Mark Hulbert, Preservation Architecture, gave a brief background on the historic context of the project. Highlights from the discussions between the Commission subcommittee and the project team included reducing the massing atop Building 6, retain historic signages, consider some detached shed roofs on the west side, and a setback for a retail pavilion. He reviewed the rehabilitation principles that were to be incorporated into the Design Guidelines.

Peter Kindel, Skidmore, Owings, & Merrill LLP (SOM), gave a presentation regarding updates that have been made for the project. In terms of the site plan, he announced that it had not changed dramatically and was being refined. Regarding the grade change in the plaza between Stenmark Drive and the Lawn, the team was proposing stairs to help facilitate circulation between those grade changes. The team suggested having a small pavilion in the plaza as well as retail spaces along the edges of the plaza.

For architectural design, Mr. Kindel expressed that the team wanted to make all the buildings feel like they were one piece and not separate from one another. He reviewed the changes made to the retail space and mentioned the addition of a free-standing canopy between Build 6 and the new residential building.

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Nicole Emmons, Hart Howerton presented to the Commission the changes that were made to the yard and cottage area. In terms of boundaries, the H-overlay followed the National Register Boundary. She showed images of potential options of how the new multi-family, single-family, and townhouse residential buildings could look. She also mentioned the shift of the fire station and the proposal to retain the open space between the fire station and Stenmark Drive.

Mr. Kindel reviewed the draft Design Guidelines for the historic district and requested feedback from the Commission on the guidelines.

Chair McNamara asked if the team planned to use brick materials in any of the concepts. Mr. Kindel announced that they planned to use brick among the other materials that were mentioned. Vice Chair Pavlinec liked the idea of using brick but of a different color to differentiate the old from the new.

Commissioner Haeber wanted to pay homage to the naval history and suggested to incorporate it into the contemporary structures and the pavilion. He liked the concept of the steps for the plaza design instead of the sloped lawn.

Vice Chair Pavlinec expressed that she liked the idea of having retail spaces around the plaza, the selection of palm trees for the plaza, and the addition of the trees around the powerhouse. She was supportive of the character of the architecture that was shown in the renderings for Building 6 and surrounding buildings.

Mr. Kindel addressed height and announced that there were three new buildings on the southern end that were between 70 and 80-feet high.

Chair McNamara was concerned about the roof structures that were located on top of Building 1 and Building 6. Mr. Kindel noted that more refinements were being made to those roof structures.

In terms of the guidelines Director Velasco stated that staff would schedule additional subcommittee meetings to discuss the draft guidelines. Vice Chair Pavlinec suggested adding the National Register Nomination and the historic evaluation to the guidelines. Commissioner M. Hibma strongly recommended a structural analysis of the existing buildings be prepared and that it be included in the guidelines document. He suggested that the language in the National Register Addendum describing the character-defining features be included in and throughout the guidelines.

Commissioner M. Hibma noted that he thought the Eucalyptus trees should be removed and replaced with native trees. Chair McNamara agreed that the Eucalyptus trees should be removed. Commissioner C. Hibma didn't believe that landscaping the whole slope was an option but did not wish to see Eucalyptus trees among the buildings. Commissioner Crane desired for a landscape plan that was sustainable and safe.

Chair McNamara opened the public comment period.

SALLY TOBIN asked how many residential units were being proposed inside Winehaven, how the contamination was being dealt with on the great lawn for the new residential units, how the natural drainage will look, and asked that the City review where the butterflies were nesting before removing the Eucalyptus trees.

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The public hearing was closed.

### **Commission Business:**

- A. Commission member reports, requests, or announcements – None.

**Adjournment** - The Commission adjourned at 7:29 p.m. to May 12, 2020.