

MINUTES APPROVED AT THE HPC MEETING ON JULY 14, 2020

Historic Preservation Commission Special Meeting
450 Civic Center Plaza, Richmond, CA
1st Floor Lobby
June 25, 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: Gretchen Stromberg

Staff: Lina Velasco and Emily Carroll

Approval of Minutes:

April 14, 2020

ACTION: It was M/S/C (Crane/McNamara) to approve the minutes for April 14, 2020; approved by voice vote: 4-0-2 Ayes: McNamara, Crane, C. Hibma, M. Hibma; Noes: None; Abstain: Haeber, Pavlinec; Absent: Gretchen Stromberg

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 20, 2020, by 5:00 p.m.

Public Forum:

CORDELL HINDLER requested that the HPC resume meetings in the Council chambers.

Liaison Reports:

No report.

Consent Calendar:

None

Study Session:

- PROJECT NO:** PLN20-057
PROJECT NAME: POINT MOLATE MIXED-USED DEVELOPMENT PROJECT
ADDRESS: 2100 STENMARK DRIVE
SITE APN: 561-100-008
DESCRIPTION: PUBLIC HEARING TO CONSIDER INPUT ON THE DRAFT GENERAL PLAN MAP AND TEXT AMENDMENTS, AND PROVIDE A RECOMMENDATION ON REZONING THE WINEHAVEN HISTORIC DISTRICT FROM A -L, LANDMARK, OVERLAY, TO A -H, HISTORIC,

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OVERLAY AND HISTORIC PRESERVATION PLAN FOR THE PORTIONS
OF THE POINT MOLATE MIXED-USE DEVELOPMENT PROJECT
PROPOSED WITHIN THE WINEHAVEN HISTORIC DISTRICT.

STAFF PLANNER: LINA VELASCO, (510) 620-6841 & ROBERTA FELICIANO, (510) 620-6662

Director Velasco explained that staff was seeking a recommendation from the Historic Preservation Commission on the proposed –H, Overlay Rezone and Historic Conservation Plan to the City Council. She reviewed the proposed entitlements of the project, required findings, the DRB subcommittee's recommendations and staff's recommendation.

Peter Kindel, Skidmore, Owings, & Merrill LLP (SOM), gave a presentation regarding updates that have been made to Section 4.0 in response to comments on the project. He reviewed the changes made to the retail space, public spaces, the layout of the buildings in front of building 6 to open up the view of building 6, and removal of two buildings along Stenmark Drive to open up the view of the Bay from over Building 6.

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.

Mark Hulbert, Preservation Architecture, gave a brief background on the historic context of the project. He reviewed the rehabilitation principles that were incorporated into the Design Guidelines.

Vice Chair Pavlinec requested that qualified professional meeting the Secretary of the interiors standards be required to prepare HREs and plans relating to demolition and rehabilitation. She requested that text be added that Section 4.0 is co-equal to or will serve as the Historic Conservation Plan (HCP). HCP will supersede any conflict in other sections of design guidelines. Diagrams on Page 4-27, 4-32, and 4-33 are missing the fire house. Page 4-46 signage should also include gateway signage to the list of new exterior signage. Vice Chair Palinec also stated needed to clarify "permanently alter" language –consider alter or repair. Consider listing types of changes to a historic resources as follows below. The word 'permanently' is confusing. Reversible alterations (per SOI #10) may be interpreted as not being permanent alterations, and therefore under this interpretation would not require an HRE. Therefore, this needs clarification within the guideline.

The commission discussed Cor-Ten steel and wondered if Cor-Ten was an appropriate material given that it can stain adjacent materials. After discussion it was agreed that it should be changed to "patinated metals" and noted as an accent materials or with limited application.

Commissioner M. Hibma requested that wood windows be added to the list of materials allowed and that vinyl windows be added to the list of discouraged and prohibited materials. Agreed with recommendations by the DRB subcommittee and wanted to see those incorporated.

Commissioners requested that the rail tracks be retained or incorporated with the plazas and pedestrian areas on page 4-30.

Commissioners wanted clarification about the reason for the revised boundary for the historic district as noted in the National Register Nomination. Director Velasco said she would get clarification from City consultant, but clarified intent was to not revise the boundary.

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Chair McNamara opened the public comment period.

SALLY TOBIN expressed gratitude to the commission for their careful consideration of the historic elements of Point Molate. She also wanted to know if there would be parking areas for members of the public coming to hike in the upland trails.

The public hearing was closed.

Commissioners wanted clarification about the difference between a –L, Landmark overlay and a –H, Historic overlay.

Director Velasco explained that the Historic overlay applies to a specific area while the Landmark overlay applies to a specific building. The -H overlay will apply to the entire Winehaven district.

Commissioners Crane and M. Hibma requested that the motion be split into the recommendation based on the statement of fact for the –H overlay and the adoption of the conservation plan so that it could be revised based on the comments the Commissioners provided.

Commissioner M. Hibma motioned that the HPC recommend approval to the City Council of the rezone to –H overlay to the Winehaven Historic District.

Commissioner Crane seconded and requested a friendly amendment to revise the motion to adopt the required findings with supporting statements of fact recommending that City Council approve proposal of the rezone with the revised supporting statements of fact. Commissioner M. Hibma accepted friendly amendment.

ACTION: It was M/S/C (M. Hibma/Crane) to approve the vote: 6-0-1 Ayes: McNamara, Crane C. Hibma, M. Hibma, Haeber, Pavlinec Noes: None; Absent: Stromberg

Commissioner Crane moved to continue the public hearing for consideration of the Historic Conservation Plan to July 14th to receive revised materials per the Commission's direction to the applicants and staff.

Vice Chair Pavlinec seconded the motion.

ACTION: It was M/S/C (Crane/Pavlinec) to approve the vote: 6-0-1 Ayes: McNamara, Crane C. Hibma, M. Hibma, Haeber, Pavlinec Noes: None; Absent: Stromberg

Commission Business:

A. Commission member reports, requests, or announcements

Chair McNamara requested that staff follow up with the Commission on projects that the Commission has reviewed. Director Velasco agreed to prepare a report for the upcoming meeting.

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Commissioner Pavlinec reported to the rest of the Commission that she, Commissioner Haeber, and Commissioner Stromberg are on a subcommittee for the General Warehouse Building/Shipyard 3 and have met with the applicants.

Commissioner Pavlinec thanked Commissioner Haeber for his work on the California Preservation Foundation conference.

Commissioner M. Hibma reported on the status of preconstruction drone survey of Winehaven in order to record the current condition of the buildings and the setting prior to the Point Molate Project being built.

Adjournment - The Commission adjourned at 7:53 p.m. to July 14, 2020.