

**MINUTES APPROVED AT THE HPC MEETING ON NOVEMBER 17, 2020**

**Historic Preservation Commission Meeting  
Teleconference  
October 13, 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, Michael Hibma, Caitlin Hibma, and Gretchen M. Stromberg

Absent: Jonathan Haerber

Staff: Jonelyn Whales and Enzo Cabili

**Approval of Minutes:**

July 14, 2020

Commissioner C. Hibma noted that Daughtry Nursery should be changed to Oishi Sakai Nursery.

**ACTION:** It was M/S/C (Pavlinec/McNamara) to approve the minutes for July 14, 2020, with the proposed change; approved by voice vote: 6-0-1 Ayes: McNamara, Crane, C. Hibma, M. Hibma, Pavlinec, Stromberg; Noes: None; Absent: Haerber.

**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, October 26, 2020, by 5:00 p.m.

**Public Forum:**

No speakers

**Liaison Reports:**

There was no liaison present and no reports.

**Consent Calendar:**

None

**Public Hearing:**

- 1. PLN20-095 PARKER RESIDENCE**  
Description PUBLIC HEARING TO CONSIDER A REQUEST FOR A MAJOR ALTERATION PERMIT TO CONSTRUCT A NEW +2,000 SINGLE-FAMILY DWELLING ON A VACANT LOT WITHIN THE POINT RICHMOND HISTORIC DISTRICT  
Location 707 GOLDEN GATE AVENUE  
APN 558-242-012  
Zoning RL-2, SINGLE-FAMILY LOW DENSITY RESIDENTIAL

## MINUTES APPROVED AT THE HPC MEETING ON NOVEMBER 17, 2020

Owner           STEPHEN PARKER  
Applicant       JOSE CRUZ (ARCHITECT)  
Staff Contact   JONELYN WHALES                      Recommendation: **CONDITIONAL APPROVAL**

Ms. Whales articulated that the project had already received approval in 2015 from the Planning Commission for a Variance as well as approval for the design from the HPC. The reason the project is before the Commission is because the applicant has a new design. The new project complies with the City's height restrictions, the previously approved Variance, the setbacks, and the Maximum Lot Coverage for the zoning district. The new design is smaller by 900-square feet and is similar in style to surrounding homes. The adjacent neighbor at 715 Golden Gate Avenue is a contributing structure.

Jose Cruz, the architect, noted that the new design preserves 715 Golden Gate Avenue's view of the City. The two-car garage is located in the back of the structure under a roof deck with a 14.6-foot driveway that accesses the alley. The building will include solar shingles or panels as well as a composition roof and a rainwater harvesting system in the garden area. The home includes four bedrooms with two bedrooms upstairs each having a small deck. Exterior finishes included copper trim and copper window inserts, FSC certified fire-resistant cedar siding, a 7-foot front door, clearstory windows, stone planters, and a spiral stainless-steel wire staircase from the master bedroom. The two-story structure is 27-feet 5-inches tall which falls under the 30-foot Height Requirement. The west side of the house will include photocells and there will be no up lighting to comply with Dark Sky. The window frames are to be aluminum, will include thermal breaks, and will be Energy Star rated.

In terms of excavation, Commissioner M. Hibma asked how close that is going to occur to the contributing structure to the north of the project. Mr. Robles noted that there is an existing retaining wall at the property line and excavation will be 8-feet away from that retaining wall. Commissioner M. Hibma advised that mitigation measures be included for excavation so that no damage happens to the adjacent home.

Mr. Cruz noted that the lower finished floor to ceiling height will be around 9-feet with the upper story floor to ceiling height at approximately 9 foot 8 inches to 9 foot 10 inches.

Commissioner M. Hibma inquired if the siding is lap siding and if there is any concern regarding the copper bleeding onto the siding. Mr. Cruz confirmed yes, it is lap siding and there is no concern about the copper elements bleeding onto the siding because they will be sealed.

In terms of landscaping, all proposed plants require low to medium watering, are drought resistant, and the lawn will be a high-end artificial lawn.

Vice Chair Pavlinec thanked the architect for the clear set of drawings and the property owner for including sustainable elements.

Commissioner Crane requested what the proposed material is for the garage door and that the survey from 2014 indicates that a set of stairs is crossing the property lines. Mr. Cruz answered that the garage door will be a cedar door and Stephen Parker, homeowner, noted that there are two parcels but the stairs on the plans have been torn down.

Mr. Cruz described the colors that the proposed project would use which included black window and door frames, oxidized copper siding, Sienna stucco, and a chocolate limestone water feature. The home will include a high-efficiency electric water heater and radiant heat source.

## MINUTES APPROVED AT THE HPC MEETING ON NOVEMBER 17, 2020

Commissioner Crane inquired if the Commission's action is an advisory action or approval as well as are the materials locked in once a decision has been made. Ms. Whales explained that it is a design approval and the materials are locked in once a motion to approve has been made.

Commissioner C. Hibma supported the project. She mentioned that the Secretary of Interior Standards for Rehabilitation should not be used for new construction in a district. She advised the Commission to discuss in the future a list of character-defining features that the Commission can use to compare new construction projects to existing homes within a district. Commissioner M. Hibma mentioned that he had prepared in 2018 a Project Impact Analysis and it did include a list of general character-defining features that the Commission could use as a starting point. Vice Chair Pavlinec noted that the CEQA determination relies on compliance with the Secretary of Interior Standards and so the Findings would still need to be made. She believed that the rehabilitation component of the Secretary of Interior Standards is the best mechanism to use when looking at new construction. Commissioner Stromberg agreed that the use of the Rehabilitation Standards may not be the best approach for new construction.

Commissioner M. Hibma supported the project.

**ACTION:** It was M/S/C (Crane/M. Hibma) to grant the request subject to the Findings that staff as prepared as well as the Conditions that staff has prepared; which carried by voice vote: 6-0-1 Ayes: McNamara, Crane, C. Hibma, M. Hibma, Pavlinec, Stromberg; Noes: None; Absent: Haeber.

### **Commission Business:**

#### A. Commission member reports, requests, or announcements –

Ms. Whales exclaimed that the City has been awarded a grant from the CLG for \$5,000 that can be used for conferences, webinars, and other projects the Commission would like to pursue.

Chair McNamara advised the money used for Preservations Awards.

Commissioner M. Hibma suggested the money be used to rehabilitate historical markers or interpretative panels that are scattered around the City.

Commissioner Crane supported drafting a general list of character defining features that the Commission and staff can use for new projects. She encouraged Commissioners to compose a memo that lists ideas that then can be shared to all Commissioners and staff, current and future, on what to look for when it comes to new construction in a historic district. Commissioner C. Hibma volunteered to compose a memo with Commissioner M. Hibma.

Chair McNamara inquired where all the pamphlets and documents are that the Commission has drafted in past years. Ms. Whales disclosed that all the information is located on a hard drive at the City but there is also a link on the City's website that shows a checklist and the Local Standards. She acknowledged that staff can update the website to include more documents that the Commission has drafted.

Vice Chair Pavlinec remarked that no City resource flags potential historic structures for applicants. She suggested that each Commissioner bring one historic building to each meeting

## **MINUTES APPROVED AT THE HPC MEETING ON NOVEMBER 17, 2020**

and draft a living document that contains historic structures. Ms. Whales disclosed that there is a living list and that the Commission can add to it. Commissioner Crane requested that the list be put on the agenda for the next meeting. Commissioner M. Hibma wanted to see the list be a continuous agenda item. Also, that the Commission involve neighborhood councils in the process.

Vice Chair Pavlinec suggested that the grant funds be used to print pamphlets and flyers and mail those to realtors; or have them on a table for residents at events; or at the planning counter.

Commissioner M. Hibma updated the Commission that the drone survey of Wine Haven has been completed and asked for volunteers to be a voice in a video that discussed Wine Haven.

**Adjournment** - The Commission adjourned at 6:00 p.m. to November 10, 2020.