

**MINUTES APPROVED AT THE HPC MEETING ON OCTOBER 13, 2020**

**Historic Preservation Commission Meeting  
Teleconference**

July 14, 2020  
5:30 p.m.

**MINUTES**

**Roll Call:**

Vice Chair Pavlinec called the meeting to order at 5:33 p.m.

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

Absent: Commissioner Gretchen M. Stromberg

Staff: Lina Velasco, Emily Carrol, and Jonelyn Whales

**Approval of Minutes:**

June 25, 2020

**ACTION:** It was M/S/C (Haeber/M. Hibma) to approve the minutes for June 25, 2020; approved by voice vote: 5-0-2 Ayes: Crane, Haeber, C. Hibma, M. Hibma, Pavlinec; Noes: None; Absent: McNamara, Stromberg.

**Meeting Procedures:**

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

**Public Forum:**

CORDELL HINDLER, the letter read by Ms. Carroll, suggested that any agendas that hold controversial items, those meetings should be held in the Council Chambers. He also congratulated Commissioner Stromberg for joining the Commission.

**Liaison Reports:**

There was no liaison present and no reports.

**Consent Calendar:**

None

**Public Hearing:**

- 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 PROVIDE A RECOMMENDATION TO THE CITY COUNCIL FOR THE HISTORIC CONSERVATION PLAN FOR THE PORTIONS OF THE POINT MOLATE MIXED-USE DEVELOPMENT PROJECT PROPOSED WITHIN THE WINEHAVEN HISTORIC DISTRICT.

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Staff: LINA VELASCO (510)620-6841 & ROBERTA FELICIANO, (510) 620-6662  
Zoning PR, PARKS AND RECTATION; CG, COMMERCIAL GENERAL; IL, INDUSTRIAL LIGHT; AND OS, OPEN SPACE  
Recommendation: **RECOMMENDATION TO THE CITY COUNCIL**

Ms. Velasco stated that the recommended action is that the Commission recommend approval to the City Council of the Historic Conservation Plan for the Historic District Overlay Rezone (H Overlay). She continued to give the background of the project in terms of the project timeline, project location, and zoning.

In terms of the Historic Conservation Plan, Ms. Velasco reported that the applicant proposed to use Section 4.0 of the proposed Design Guidelines to serve as the project's Historic Conservation Plan. Separate findings are not required for approval of a Historic Conservation Plan.

Peter Kindel, Skidmore, Owings, and Merrill, described the layout of the project which included new construction and existing facilities.

In terms of Section 4 of the proposed Design Guidelines, Mr. Kindel stated that 20 out of the 50-page document has been modified after receiving comments. Key modifications included changes to the introductory statement, suggested language modifications to Section 4 and Section 4.4, clarification stating that historic railroad tracks shall be preserved, text additions regarding interruptive signage, materials, parking guidance for the grocery market, and landscape elements in regards to the gateway entrance and landscape continuity.

Mark Hurlbert, Preservation Architecture, urged the Commission to recommend the Historic Conservation Plan to the City Council so that the project can move forward.

Vice Chair Pavlinec opened the public comment period.

Chair McNamara joined the meeting.

SALLY TOBIN urged the Commission to review the Draft Environmental Impact Report (DEIR) and the public comments before deciding on the guidelines. She noted that for a 5-year period semi-trucks will be driving up and down Stenmark Drive to Terminal 4 and that may cause detrimental vibrations to the historic buildings. She wished to see access to the hiking trails from Stenmark Drive.

IGOR SKAREDOFF, Chairmen of the Board for the Contra Costa Resources Conservation District, expressed that the Board is supportive of the project and that they are available to help if needed. He requested how sea level rise has been incorporated into the planning and design of the project.

Mr. Kindel answered that the team has respected and incorporated the possibility of sea-level rise into the design. James Madsen, Orton Development, added that there is a substantial analysis regarding sea level rise in the DEIR.

PAM STELLO expressed that the Ohlone Tribes needs to be consulted and she asked if they has been included in the process. She commented that the Guidiville Tribe has been consulted

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in the past and they are not included in the Native American Heritage Commission list. She emphasized that because of the massive footprint that the project bears, that could impact the natural historical character of the proposed restoration, and that details regarding that aspect needed to be reviewed further. She concluded that extensions to upcoming deadlines should be considered.

Ms. Velasco announced that the City is in consultation with a tribe that represents the Ohlone Tribes. She explained that tribes can request from local governments to be added to the AB 52 Consultation List and that development on the site will be restricted to 30 percent of the site with 70 percent being held for open space.

CHRIS ATWOOD, the letter read by Ms. Carroll, wished to see Point Molate reserved as a public park, not housing, and that it be run by the East Bay Regional Park District.

DAVID SANDERS, the letter read by Ms. Carroll, opined that housing should not be built on Point Molate but rather businesses should be built instead.

JOAN BONNAR, the letter read by Ms. Carroll, recommended that Point Molate be kept as open space, but include development that benefits Richmond.

LISA PARK, the letter read by Ms. Carroll, expressed frustration that the Final EIR has not been adopted and thus the Commission has not had a chance to review any impacts that the developments on Point Molate might bring. She indicated that the Commission is being pressed for time and that the deadlines should be extended.

RONI BRAMWELL, the letter read by Ms. Carroll, declared that Point Molate should be preserved as open space.

SARA SUNSTEIN, the letter read by Ms. Carroll, is not supportive of adding housing to the Point Molate area. She believed that the proposed project made no sense in terms of environmental sustainability, financial sustainability, or good City Planning.

VIKI VON LACKUM, the letter read by Ms. Carroll, urged the Commission to listen to the Sierra Club on corralling the development on Point Molate.

The public comment was closed.

Commissioner Haeber asked if the design team has thought about how to protect the historic buildings in terms of sea-level rise. Mr. Madsen noted that Building 1 resides entirely outside of the sea level rise impacted area.

Commissioner M. Hibma agreed with Ms. Tobin's comment that lighting within the Historic District needs to conform to the recommendations from the International Dark Skies Association. Vice Chair Pavlinec assumed that lighting would be reviewed as each proposal came to the Commission for review. Ms. Velasco noted that there is a section dedicated to lighting located in the Landscape Plan. Commissioner Crane asked if there is a City-wide Performance Standard regarding lighting and Ms. Velasco confirmed that is correct.

In terms of Commissioner M. Hibma's question, Ms. Velasco reported that staff is working hard to respond to all of the comments regarding the DEIR and the target publish date is July 24<sup>th</sup>, 2020.

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The discussion commenced between the Commissioners regarding the DEIR and if the Commission should review the DEIR before making a recommendation to Council. Commissioner Crane summarized that the Commission's task is specific to the Historic Conservation Plan and that the Planning Commission will make the final recommendation to City Council. Ms. Velasco opined that the Commission did receive a draft of the EIR, but agreed that the Planning Commission is the body that makes the findings for CEQA. Vice Chair Pavlinec indicated that she would like the Commission to move forward with the recommendation of adopting the Historic Conservation Plan.

Commissioner M. Hibma expressed his gratitude to the design team for being so accommodating with all the Commission's questions, requests, and recommendations. Vice Chair Pavlinec agreed. Commissioner Crane commended the subcommittee for their hard work and Commissioner Haeber concurred.

Commissioner Haeber remarked that in an early photo of Point Molate, no Eucalyptus trees were present during the period of significance. Ms. Velasco noted that a more detailed assessment of existing trees will be done.

**ACTION:** It was M/S/C (M. Hibma/Haeber) to recommend approval to the City Council to adopt the Design Guidelines in acting as Historic Conservation Plan for this project; which carried by voice vote: 6-0-1 Ayes: McNamara, Crane, Haeber, C. Hibma, M. Hibma, Pavlinec; Noes: None; Absent: Stromberg.

### **Commission Business:**

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

Ms. Whales announced that the California Certified Local Government Annual Report was submitted on April 28<sup>th</sup>, 2020. She affirmed that she would send it out to the Commissioners.

Ms. Whales moved to the Project Status Report which contained projects that the Commission has reviewed from 2017 to present. There is a total of 30 projects that were reviewed in those 3 years.

1330 Cutting Blvd, PLN17-038, is still ongoing and the project is working toward their Building Permit. Vice Chair Pavlinec asked if there is a deadline in which a project has to obtain their Building Permit. Ms. Whales confirmed there is a 2-year window, but an extension can be obtained for 6-months to 1-year. Commissioner M. Hibma requested that the applicant provide the Commission a general vision or statement regarding their vision for the project. Commissioner Haeber asked if the project is listed on the National Register and Ms. Whales confirmed it is.

Chair McNamara opined that it would be nice to see a list of accomplishments for projects that have been on-going for a long time. Vice Chair Pavlinec requested that Staff forward the Project Status Report to all the Commissioners and suggested that the list continue to be updated with future projects the Commission reviews.

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Knight-Tomaselli, PLN17-038, was completed on February 1, 2018. Ms. Whales answered Commissioner Crane's question that the property is located within a Historic District and that the secondary dwelling unit cannot be seen from the right of way.

Hines SFR and ADU, PLN17-199, was completed on August 23, 2019.

Vice Chair Pavlinec suggested that addresses for the projects be included in the presentation.

Tewksbury Artist Lofts, PLN17-490, the permit expired and there is no indication that the applicant will continue with the project.

Cannabis Cultivators, PLN17-345, -346, -347, -114, and -071, is on-going and the applicants have received Certificate of Occupancy for Buildings 4, 5, and 6. Vice Chair Pavlinec disclosed that she has not seen any of the Commission's recommendations regarding exterior details and Ms. Whales disclosed that the applicants have been focused on the interior of the buildings. Vice Chair Pavlinec advised that the project be agendaize for an update on progress within the next 2-months. Commissioner Haeber asked if there is an appetite to rehabilitate or protect the building along South Street. Vice Chair Pavlinec disclosed that it's not a Historic District, but a designated landmark.

Chair McNamara suggested that a column list the completion date for the entire projects as well as a column listing the dates of completion for each section for multi-sectional projects.

Lompa Exterior, PLN17-664, was completed on November 11, 2019. Commissioner M. Hibma noted that the project includes the Statue of Liberty and the Commission had recommended that it should not be included in the design.

Cassel Residential Addition, PLN17-664, is under construction and is not to come before the Commission due to the new ADU Ordinance. The applicant has reduced the height of the project since the Commission reviewed it.

Rivas Exterior Modification, PLN18-047, was completed on August 14, 2019. Commissioner M. Hibma mentioned that the project is one he intended to propose to receive a Historic Preservation Award.

Lai SFR and ADU, PLN17-652, the applicant has abandoned the site and it's up for sale.

Point Molate, PLN19-139, is the last project and is currently being reviewed by the Commission.

Commissioner Crane requested an update on the Daughtry Nursey project.

Vice Chair Pavlinec asked about the Interpretive Program. Commissioner C. Hibma announced that she has met with the applicant before COVID-19 hit and reviewed revisions. Ms. Whales added that staff would reach out and see if they could obtain an update.

Chair McNamara summarized an article regarding the architect Paul Williams. If the house that he built is on the Richmond Resources List, she suggested that the Commission think about granting it a Historic Preservation Award.

Vice Chair Pavlinec suggested that a preservation study list be drafted so that the Commission can become active in making designations. Ms. Whales noted that planning staff still has a list,

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but it did need to be updated. Vice Chair Pavlinec advised that the list be agendaized for the next Commission meeting. Chair McNamara requested that Paul William's house be added to the list. Commissioner M. Hibma suggested that the post office be considered as a starting point for designations.

Commissioner M. Hibma reported that a drone survey for Winehaven is taking place on July 24<sup>th</sup>, 2020.

**Adjournment** - The Commission adjourned at 7:45 p.m. to August 11, 2020.