

# MINUTES APPROVED AT THE HPC MEETING ON FEBRUARY 13, 2018

Historic Preservation Commission Meeting  
450 Civic Center Plaza, Richmond, CA  
1<sup>st</sup> Floor Lobby  
January 9, 2018  
5:00 p.m.

## MINUTES

### Roll Call:

Chair Corbin called the meeting to order at 5:03 p.m.

Present: Chair Robin Cawelti; Vice Chair Joann Pavlinec; Commissioners Michael Hibma, Caitlin Hibma and Paul Scolari

Absent: None

Staff: Lina Velasco and Roberta Feliciano

### Approval of Minutes:

June 6, 2017

ACTION: It was M/S/C (Pavlinec/Scolari) to approve the minutes for June 6, 2017; approved by voice vote: 5-0 Ayes: Cawelti, C. Hibma, M. Hibma, Pavlinec, Scolari; Noes: None.

November 14, 2017

ACTION: It was M/S/C (Pavlinec/Scolari) to approve the minutes for November 14, 2017; approved by voice vote: 5-0 Ayes: Cawelti, C. Hibma, M. Hibma, Pavlinec, Scolari; Noes: None.

### Meeting Procedures:

Chair Cawelti stated that any decision approved may be appealed in writing to the City Clerk within ten days, or by Monday, January 22, 2018, by 5:00 p.m. but the City Clerk's Office will be closed Monday for Martin Luther King Day.

### Public Forum:

No speakers

### Liaison Reports:

There was no liaison present and no reports.

### Consent Calendar:

None

### Public Hearing:

- 1. PLN17-664 LOMPA EXTERIOR ALTERATIONS**  
Description PUBLIC HEARING TO CONSIDER A REQUEST OF A CERTIFICATE OF APPROPRIATENESS TO LEGALIZE EXTERIOR ALTERATIONS TO THE FRONT FAÇADE OF A NON-CONTRIBUTING STRUCTURE WITHIN THE POINT RICHMON HISTORIC DISTRICT.

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Location 130 RAILROAD AVENUE  
APN 558-122-018  
Zoning CM-2 COMMERCIAL MIXED-USE, NEIGHBORHOOD  
Owner RICHMOND LOMPA  
Applicant NATHAN TRIVERS  
Staff Contact ROBERTA FELICIANO Recommendation: CONDITIONAL APPROVAL

Roberta Feliciano gave a brief introduction to the item. The project did go before the Historic Preservation Commission (HPC) during the November 14, 2017, meeting. The application was denied at that meeting due to some incompatibilities in the materials that were presented. Since the denial, the applicant has made revisions to the façade and the plans. Also, the applicant has requested a 120-square foot outdoor dining and seating area which is consistent with surrounding structures. To answer Commissioner M. Hibma's question, Ms. Feliciano confirmed that the statue on the building is in the HPC purview though it was not part of the review at the last hearing.

Commissioner Pavlinec, who was part of the subcommittee who reviewed the application after the denial, stated that the subcommittee visited the site, spoke with the applicants and came to an agreement that they would submit new drawings with a wood panel base, reduce the sign on the Taqueria and recommended to come back with revisions to the HPC. Also, after looking at numerous pictures, the panels that are being proposed are compatible with surrounding structures.

Commissioner M. Hibma, also a member of the subcommittee, stated that it looked like the panels have been added to the pizza place portion but not the Taqueria and that it still feels incomplete. Ms. Velasco expressed that once the plans get approved, the applicant will finish the wood paneling on all the buildings that are being discussed. The Commissioner also stated that the revisions that are shown reflect what was discussed at the meeting with the applicant.

Questions were raised about the black and white colors and if those would be in both buildings. Mr. Lompa stated that he didn't think it would be appropriate to have white with black trim on the Taqueria because those are glass panels on both sides of the door. Ms. Velasco stated that Staff recommends that the applicant use the same color scheme on both buildings and that they are the proposed panels like what is shown in the plans.

Commissioner Scolari voiced that in the previous plans the bottom roof was black and the upper roof was copper but the revised plans show both roofs being black. Mr. Lompa explained that the top roof is going to stay a gold color and the bottom is going to stay black. Also, that the proposed fence would be identical to the existing fence.

Chair Cawelti opened the public comment period.

DAVID SCHOENTHAL, President of the Point Richmond Neighborhood Council, explained that there was a meeting between the applicant and the neighborhood on the 13<sup>th</sup> of December. The neighborhood sent a letter to the Board but they have no position at this time on the project. They are disappointed that there is no design that is historic in nature on the buildings. They believe the Statue of Liberty statue that is being proposed on the buildings is not appropriate for the area. Also, that the signage is not complying with what is in the sign program for the area.

JUNE HIGHT, also a member of the Point Richmond Neighborhood Council, is disappointed that this project didn't follow the process and disappointed that the neighborhood council didn't

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have a chance to weigh in on the revised plans before it came in front of the HPC. She does support the proposed revisions to the buildings and the outdoor seating area. Ms. Hight also thinks that the proposed Statue of Liberty is inappropriate for the area.

Mr. Lompa stated that the City Engineer requested that a mounting bracket be placed for the statue and he feels that the statue doesn't need a mounting bracket. It is light in weight and is not a structural piece of the building. He raised attention that the building that is across the street from The Point Apartments and how it does not have a historic appearance in nature and that the design of the building is inappropriate for the area.

HILARY BROWN, is excited about seeing the growth of businesses in the area but disappointed that the community did not have an opportunity to weigh in on the projects. She also states that The Point Apartments that were previously mentioned did come to the community several times for input and it passed with almost unanimous approval. In terms of the statue, Ms. Brown does not think it's historically appropriate and would rather see it smaller in size, situated on the ground or placed inside the building.

The public hearing was closed.

Chair Cawelti stated that she wants the conversation to be about the proposed project and not surrounding buildings. Mr. Lompa states that he feels he's being heavily discriminated against in terms of the design and features he's proposing on his project versus surrounding structures that have an approved inappropriate design. He states that he also owns the original jail, firehouse, the Up and Under Grill and has put in a lot of work to renew the district.

Mr. Lompa's justification that the statue being placed on his property is appropriate because it is the Statue of Liberty, it's part of America and it is a historical figure. Also, that the statue is bolted to the building and there doesn't need to be a mounting mechanism. Ms. Velasco voiced that Staff will confirm the building code to make sure that it is in compliance and if it's not in compliance, the applicant will have to make the changes.

The owner of the Taqueria voiced that she does not know a lot about historic preservation. This is the first time they have opened up their business and they may have taken missteps along the way and they apologize for that. They appreciate Mr. Lompa for letting them open up their business and that they are willing to work with the Historic Preservation Commission on any recommendations they have.

In regards to Chair Cawelti's question if any unapproved changes are made, will they come back to the HPC, Ms. Velasco states that Staff is responsible for seeing that any approved designs are carried out. If an approved design feature can't be implemented because of the building code or cost, then those revisions will not come back. Any other approved design would have recourse if it's not implemented or would need to be reviewed by the Board for approval before implementation.

Commissioner Scolari states he is very appreciative of Mr. Lompa and his willingness to meet with the subcommittee and bring the project back to the Board with revised changes. He is also appreciative that the neighborhood came and voiced their support and concerns about the project. He supports the neighborhood recommendations that the statue be removed and the two roofs be painted black. He moved to align with the desires and the comments of the neighbors and the neighborhood council that the project moves forward with the Statue of Liberty not be located on the exterior of the project and that the two roofs both be painted black.

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Vice Chair Pavlinec would like to amend the motion so that the statue ruling be made into a separate motion and that the original motion would be based solely on the proposed revisions and the roof color. Commissioner Scolari agreed and Commissioner M. Hibma seconded.

**ACTION:** It was M/S/C (Pavlinec/ M. Hibma) to approve the paneling, the proposed renovations that were submitted by the subcommittee, that both the roofs match and be black; which carried by voice vote: 5-0 Ayes: Cawelti, C. Hibma, M. Hibma, Pavlinec, Scolari; Noes: None.

Chair Cawelti stated that her concern is that the Commission did not have purview over the statue in the previous hearing and now that it's under the Commissioner's purview. Also, that the issue is not the content, it's the design of the statue. Ms. Velasco said they could come back to the Commission with a report and look to see if the statue is part of signage or not.

Commissioner Scolari made a motion that the Statue of Liberty statue is excluded from the exterior design of the project and Commissioner M. Hibma seconded.

**ACTION:** It was M/S/C (Scolari/M. Hibma) that the Statue of Liberty statue is removed from the exterior of the building; which carried with a voice vote: 4-0-1 Ayes: Cawelti, C. Hibma, M. Hibma, Scolari; Noes: None; Abstain: Pavlinec.

Chair Cawelti asked the Commission to weigh in on the railing and the fence that will have a gate at the entry of the Pizzeria. It was reiterated that there will be no gate in front of the Taqueria.

Commissioner M. Hibma motioned to approve the proposed outdoor dining area and fencing as discussed in the memorandum. Commissioner Scolari seconded the motion.

**ACTION:** It was M/S/C (M. Hibma/Scolari) to approve the railing as proposed in the memorandum; which carried with a voice vote: 5-0 Ayes: Cawelti, C. Hibma, M. Hibma, Scolari, Pavlinec.

### **Commission Business:**

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

An announcement was made about the changes to the tax credit and that the 20% one remains, the 10% one is gone and it's amortized over 5-years rather than 1-year. Also, the Secretary of Interior Standards have been updated and they have not been changed in 25-years.

Commissioner M. Hibma sent out a draft to the Commission for their review. The goal of the document is to have it be accessible to applicants as an informational piece so they know what is required for an HPC hearing. Vice Chair Pavlinec suggests to make it very specific and refine the document.

Welcomes were expressed from the Commission to the new Commission Member.

**Adjournment** - The Commission adjourned at 6:00 p.m. to the next meeting.