

MINUTES APPROVED AT THE HPC MEETING ON APRIL 10, 2018

Historic Preservation Commission Meeting
450 Civic Center Plaza, Richmond, CA
1st Floor Lobby
March 13, 2018
5:00 p.m.

MINUTES

Roll Call:

Chair Corbin called the meeting to order at 5:05 p.m.

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

Absent: None

Staff: Jonelyn Whales and Hector Lopez

The Commission welcomed a new Commissioner Jonathan Haeber and he gave a brief introduction about himself.

Approval of Minutes:

February 13, 2018

ACTION: It was M/S/C (Pavlinec/M. Hibma) to approve the minutes for February 13, 2018; approved by voice vote: 5-0 Ayes: Cawelti, C. Hibma, M. Hibma, Pavlinec, Scolari, Haeber; Noes: None.
--

Meeting Procedures:

Chair Cawelti stated that any decision approved may be appealed in writing to the City Clerk within ten (10) days, or by Monday, March 26, 2018, by 5:00 p.m.

Public Forum:

CORDELL HINDER, Richmond, suggested that the vacant position that is available on the Historic Preservation Commission would be perfect for a younger person. A younger person would bring in a different viewpoint. He also invited the Commission to attend the City of Richmond's Crime Prevention meet and greet on March 21 from 6:30- 8:00 at the Rec. Center.

BRUCE BEYAERT, President of Trails for Richmond Action Committee (TRAC), gave an update on the recent and undergoing Bay Trail construction projects. Some of these projects include a mile located in the north part of Richmond that's under construction by Atlas Road, in the south near Wildcat Marsh Staging Area TRAC received a \$1.1 million grant to build a new section of the trail there, in Marina Bay the new Bay Walk will include separated bikeways and many other projects throughout the City.

Liaison Reports:

No report.

Consent Calendar:

None

MINUTES APPROVED AT THE HPC MEETING ON APRIL 10, 2018

Public Hearing:

1. **PLN17-490 TEWSBURY ARTIST LOFTS**

Description MAJOR ALTERATION PERMIT TO CONSTRUCT A FOUR-STORY MIXED-USE BUILDING CONSISTING OF FOUR RESIDENTIAL ARTIST LOFT STUDIOS AND GROUND FLOOR RETAIL/OFFICES LOCATED AT A VACANT LOT AT THE NORTHWEST CORNER OF TEWKSBURY AND WASHINGTON AVENUES IN THE POINT RICHMOND HISTORIC DISTRICT, A NATIONAL REGISTER HISTORIC DISTRICT.

Location TEWKSBURY AVE
APN 558-132-027
Zoning CM-1, NEIGHBORHOOD MIXED-USE
Owner HIDDEN CITY DEVELOPMENT LLC
Applicant ANTHONY MURPHY
Staff Contact HECTOR LOPEZ Recommendation: CONDITIONAL APPROVAL

Commissioner M. Hibma and C. Hibma recused themselves from this agenda item.

Hector Lopez gave a summary of the proposed project. The first level would be a parking garage including eight parking spaces and a retail component at the corner of Tewksbury and Washington Avenue. The second, third and fourth levels would be four residential units and office spaces. The project meets all the zoning requirements, it meets all the findings for Design Review and is consistent with all the historic findings. Staff is recommending approval of the project.

Paul Nyulassie, Architect/Applicant, reiterated that there are four work/residential townhomes proposed in this project. Each resident is approximately 2,900-square feet and includes decks off the back of the property. All residents have two full-size parking spots and a bus stop is located right in front of the proposed project. All the townhomes are individual and they are not a condominium.

Some of the previous feedback the applicant had received was to make the project more of a gateway project. To address this feedback, the applicant is proposing brick clad offices on the corner as well as a retail. A previous design of this project was to go with a modern look but the Planning Department suggested we go with a more historical look.

To address the concern that the property is too close to the property line, the existing fence will be removed and then the building steps back giving way to a generous setback from the property line.

Some materials that are being proposed include a brick veneer and all of the cornice work will be custom. The height is approximately 42-feet and the proposed project is under the height limit.

Discussion ensued between the Chair and Mr. Nyulassie about clarifying questions and explanation of the layout and how the project will look visually.

Discussion happened between the Commission and the Mr. Nyulassie about where the existing fence is located. Mr. Nyulassie explained that the existing fence was constructed wrong and

MINUTES APPROVED AT THE HPC MEETING ON APRIL 10, 2018

impedes into the public right of way. Trees will be planted to mimic the existing treescape in the Downtown Richmond area.

Commissioner Pavlinec asked what the distance would be from the back of the bus stop to the property line. Mr. Nyulassie answered that it was approximately 5-feet.

Anthony Murphy, Owner/Developer, expressed that the building is done tastefully and the Commission should welcome the building with open arms.

Discussion commenced about the width of the sidewalk and Mr. Nyulassie explained that the sidewalk at its smallest point (pinch point) will be roughly 8-feet wide. Mr. Murphy voiced that an 8-foot wide sidewalk requirement could be added as a condition of approval.

Chair Cawelti inquired about the new fence that surrounds the houses. Mr. Nyulassie stated that they are for security, families with young kids and decorative. Mr. Murphy voiced that the fence gives the buildings a sense of presence and without the fence, the buildings would look very monolithic.

Chair Cawelti asked if the applicant has seen the City's suggestions in terms of changing the gate design for the garage and also the metal awnings. She also voiced that she loves the color choices. Mr. Nyulassie voiced that the awnings are proposed to match the windows and the suggested material is a shed corrugated metal. In terms of the garage, Mr. Nyulassie stated that the project needs to get through the process and get to construction documents before they can show any kind of detail to the Commission and Staff.

Chair Cawelti opened the public comment period.

CORDELL HINDLER, Richmond, voiced that he really likes the proposed project. He also thinks that it's a wonderful concept to include retail in the area.

BRUCE BEYAERT, President of TRAC, voiced that this would be a good project to widen the existing sidewalk. He explains that this is a very busy area for pedestrians and surrounding streets have wide sidewalks. Also, he explained that the plans are missing key items like utility poles and other details that are vital to understanding how the sidewalk will look when completed. He specifies that TRAC would prefer there be an 8-foot wide pedestrian zone. Mr. Nyulassie voiced that the current conditions don't allow for an 8-foot wide pedestrian zone at the pinch point but he can provide a 4-foot walking zone if he removes the trees but the existing bus stop would have to stay.

DAVID SCHOENTHAL, President of the Point Richmond Neighborhood Council, voiced that the neighborhood council has approved this project unanimously. The neighborhood is concerned that the white exterior color being proposed will get dirty from the surrounding industrial buildings and the freeway. Also, there is a concern about the proposed fences in front of the proposed houses and parking.

JUNE HIGHT is in general support of the project. She is not so concerned about parking, she would rather have commercial space and a denser development. She loves the windows but she is also concerned about the white paint and it showing dirt. Also, she is not in support of the taupe color. She is not in support of the tree species crate myrtles and suggests using something native. At the pinch point on the sidewalk, she would like to see the tree moved out as far as possible to create a wider sidewalk.

MINUTES APPROVED AT THE HPC MEETING ON APRIL 10, 2018

JESSIE WEST loves the proposed housing concept. Her concerns include the white paint and suggest possibly trying a brick reddish color.

The public hearing was closed.

Vice Chair Pavlinec voiced to Staff that they will have to expand on the CEQA determination in order for the project to be legal and to comply with CEQA. In terms of the project, she thinks it's a beautiful project and she voiced for the record that contemporary modern projects can fit into historic districts if done right. One concern is that the proposed first floor height is significantly lower in height in comparison to surrounding historic contributor buildings to the Point Richmond commercial historic district. Mr. Nyulassie voiced that he can raise the height. The white color is also a concern of hers and would suggest using a darker color. For the garage door Vice Chair Pavlinec suggests getting a metal laser cut garage door. There is an excellent example located on the southeast corner of Milvia and Addison Way in Berkeley.

Commissioner Haeber seconded a lot of what Vice Chair Pavlinec voiced in terms of the contemporary design and that it's unfortunate that designed got bounced back and forth. In terms of the Secretary of Interior's Standards, the analysis focuses on the compatibility of the project and should be more focused on the differentiation.

Commissioner Scolari likes the project.

The Commission does not agree on staff's condition of a matching color with the brick veneer. The gates and the awnings need to all tie together. The Commission also doesn't agree that the homes have to have joined open space in front. They can be separated from one another with a fence as proposed in the plans. Mr. Lopez stated that in terms of the front yard open space, then these homes have to be called condos.

Discussion commenced between the applicant and staff in regards if the townhomes have to be applied for as condos or not.

ACTION: It was M/S/C (Pavlinec/ Haeber) to approve the project as outlined in the staff report with the following changes. The first is that the CEQA determination be expanded from solely a Categorical Exception to include study of the historical resource and a finding that it complies with CEQA standards due to its compliance with the Secretary of Interior's Standards. The second is that the first level of the project be raised 2-feet and additional height of the clearstory windows. That the garage door be studied and that it have more detail and interest. That the square windows be changed to two by three rectangular windows. That the enclosed fenced area or gated areas be modified to be distinct from the sidewalk with something similar to stamped colored concrete. The metal fence is fine as shown in the drawings, that the common space in the fencing be worked out and the color be looked at to avoid the potential of the white appearing dirty. Also, that the metal garage door, fencing, and awnings be compatible to each other. The applicant will comply with ADA Standards in terms of pedestrian traffic around the property; which carried by voice vote: 4-0 Ayes: Cawelti, Pavlinec, Haeber; Scolari Noes: None.

Commission Business:

MINUTES APPROVED AT THE HPC MEETING ON APRIL 10, 2018

- A. Historic Preservation Award 2018 – Ms. Whales voiced that there have been four nominations received with a possible fifth coming from the Mayor's Office. There will be a packet of nominations given to the Commission to review on the 30th. An additional nomination was voiced for Washington Avenue, planning project number PLN14-022.

Vice Chair Pavlinec voiced that she has been in touch with the venue and would like to know how many tables are needed and how many people are going to attend. Ms. Whales voiced that Soco would know that information and to speak with her. Chair Cawelti voiced that she would be the master of ceremony. Staff will put together a PowerPoint presentation.

- B. Historic Preservation Month 2018 – Ms. Whales voiced that the City does have funds to send anyone on the Commission who would like to attend the California Preservation Foundation Conference on May 17th through the 20th hosted in Palo Alto.

Commissioner Haeber gave a brief description of some of the programs that will be happening at the conference.

- C. Commissioner members reports, requests, or announcements – Ms. Whales voiced to the Commission that the CLG needs to be prepared and that she needs resumes from the Commissioners. Also, to let her know if anyone has attended any continuing education courses.

Adjournment - The Commission adjourned at 6:55 p.m. to April 10, 2018.