

MINUTES APPROVED AT THE HPC MEETING ON APRIL 9, 2019

Historic Preservation Commission Meeting
450 Civic Center Plaza, Richmond, CA
1st Floor Lobby
February 12, 2019
5:00 p.m. Regular Meeting

MINUTES

Roll Call:

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

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

Absent: None

Staff: Jonelyn Whales and Hector Lopez

Introductions

Announcements

Approval of Minutes:

June 12, 2018

Commissioner M. Hibma provided requested corrections.

ACTION: It was M/S/C (Pavlinec/M. Hibma) to approve the minutes for June 12, 2018, as amended; which carried by the following voice vote: (6-0) Ayes: R. Cawelti, J. Haeber, C. Hibma, M. Hibma, J. Pavlinec, P. Scolari; Noes: None.

Approval of Agenda

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, February 25, 2019, by 5:00 p.m.

Public Forum:

Cordell Hindler invited the Commissioner to the Council of Industry's monthly luncheon on February 20. He discussed the vacancy on the Commission and Council consideration on February 26. He encouraged attendance at the play Humble Boy February 15 – March 10.

Liaison Reports:

No liaison reports.

Consent Calendar:

None

Public Hearing:

1. PLN18-056 CASSEL NEW GARAGE WITH ACCESSORY UNIT

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Description	PUBLIC HEARING TO CONSIDER A MAJOR ALTERATION PERMIT TO CONSTRUCT A NEW TWO-CAR GARAGE WITH AN UPPER FLOOR ACCESSORY DWELLING UNIT LOCATED IN THE POINT RICHMOND HISTORIC DISTRICT, A NATIONAL REGISTER HISTORIC DISTRICT.	
Location	50 Nichol Avenue	
APN	558-101-012	
Zoning	RL-2, Single Family Low Density Residential	
Owner	Anthony Cassel	
Applicant	Brad Gunkel	
Staff Contact	Hector Lopez	Recommendation: Conditional Approval

Brad Gunkel discussed the prior proposal and requested review of the size of other accessory structures and reducing square footage. He discussed accessory structures and lack of parking. He stated their proposal would allow adequate parking and clean up the landscaping. He presented the proposed design, colors and materials.

In response to Commissioner Caitlin Hibma questions, Mr. Gunkel stated they did not feel the shed roof created volume, mass and bulk and it was their preference.

Anthony Cassel stated they would prefer the shed roof because it was easier to construct and maintain.

The Commission reviewed the previous design elevations.

In response to the Commissioner's questions, Mr. Gunkel confirmed that the roof was not visible over the house.

Commissioner Hibma stated he could agree with the shed roof and liked the open carport on the side. He stated it was necessary to ensure the main home was the main feature.

Vice Chair Pavlinec stated she preferred the articulation of the new elevation and thanked the applicant for making gestures to reduce the bulk and mass.

Commissioner Scolari asked if the roof line would match the popup roof line. The applicant confirmed.

In response to Chair Cawelti comments, Senior Planner Lopez recommendation approval of several findings and conditions of approval.

Vice Chair Pavlinec suggested the project be evaluated and determined for historic resources under CEQA and questioned whether it was categorically exempt or if a negative declaration was necessary. Senior Planner Lopez suggested referring the research to the attorney's office. Vice Chair Pavlinec expressed concern that department was operating under the practice that historic property or historic districts were not subject to CEQA.

Commissioner Haeber explained that the project was categorically exempt because it was an accessory dwelling unit.

Vice Chair Pavlinec recommended a finding that the project complied with Section 15331.

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Commissioner Hibma asked for an example of a project not complying with CEQA. Vice Chair Pavlinec explained that non-compliance would render the district no longer eligible for its designation as a historic district. Chair Cawelti stated the same feel was necessary.

Mr. Gunkel reminded the Commission of the efforts to restore the main house façade to its historic condition.

Mr. Cassel stated he met with City staff prior to purchasing the property and staff indicated that the proposal would work on the site.

Vice Chair Pavlinec suggested a condition to cover archeological resources.

Commissioner Pavlinec asked if the Commission was making a determination on whether the project was exempt. Mr. Gunkel discussed the proposed variations as a function of the building. He discussed the proposed roof materials.

Chair Cawelti confirmed that the front building would not be changed. She asked about access to the carport. Mr. Gunkel stated it would be at the same level.

Commissioner Pavlinec stated the project felt differentiated enough to not look historic, therefore met the standards.

Commissioner Pavlinec stated the project meets the Secretary of Interior Standards and we should add Section 15331 to the CEQA review section, Condition 9, of the staff report regarding a construction management plan for the plan should be in the minutes.

ACTION: It was M/S/C (M. Pavlinec/Haeber) to approve with conditions; which carried by the following voice vote: (6-0) Ayes: R. Cawelti, J. Haeber, C. Hibma, M. Hibma, J. Pavlinec, P. Scolari; Noes: None.
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Commission Business:

A. Commission member reports, requests, or announcements

Vice Chair Pavlinec requested a follow up report to ensure the Legal Department and Planning Department agreed on CEQA requirements.

Commissioner Hibma announced the Council special meeting to review proposed submittals for Point Molate is currently going on in the Council chambers.

Chair Cawelti stated Heritage Trails was still excited about walking tours and requested they come before the Commission to present their proposal.

Park Service, Paul Scolari announced that he accepted a new position as Superintendent of Dinosaur National Monument and would therefore be moving from the Bay Area.

Commissioner Hibma asked if the Commission should be proactive regarding historic preservation of Point Molate.

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Commissioner Hibma stated his understanding was that public comments would be received but the Council would not make a decision. He suggested a special meeting to receive information on the Point Molate proposals.

Chair Cawelti discussed Richard Mitchell's efforts to revitalize Nichol Park and replace the flagpole.

Ms. Whales asked if Paul had talked to Mandy regarding the Noma Project regarding ad connected with her and hopefully they were moving on the interpretative wayside project.

2019 Historic Preservation Awards

The Commission discussed the awards and agreed to host every other year, rather than every year.

Vice Chair Pavlinec requested the City review the projects in the pipeline to determine if they are subject to categorical exemptions and if they need historical resource review.

Chair Cawelti asked if May would be Historic Preservation Month and ask a commissioner to attend the Council meeting in April.

Two visitors introduced themselves.

Adjournment - The Commission adjourned at 7:10 p.m. to April 9, 2019.