

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA HISTORICAL ADVISORY BOARD
THURSDAY, NOVEMBER 7, 2024

The agenda was amended on November 5, 2024, at 9:15 a.m. to update Item 4-C exhibits.

1. ROLL CALL
Present: Chair Sanchez, and Board Members Borthwick and Hernandez
Absent: Vice Chair Jones and Board Member Rybarczyk

2. NON-AGENDA PUBLIC COMMENT

2024-4552 – Public Comment

Comments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7012312&GUID=D4E772E7-DACD-44A4-A81F-45AC89F4F57B>.

Shelby Sheehan, via Zoom, (*0:38) reminded the Board that they should be setting their own agenda not City Staff, she believed this was in violation of the Historic Board's charter. She then gave comment on the Alameda EIR requirements and discussed what she believed was the correct process for anything at Alameda Point.

Tod Hickman, via Zoom, (*2:48) urged the board to take control of their own meetings. He then cited CEQA rules and EIR regulations.

3. MINUTES
3-A 2024-4357 - Historical Advisory Board Draft Meeting Minutes - June 6, 2024

3-B 2024-4358 - Historical Advisory Board Draft Meeting Minutes - July 18, 2024

Board Member Borthwick made a motion to approve June 6th and July 18th minutes, Board Member Hernandez seconded the motion. A vote was taken and the motion passed 3-0.

3-C 2024-4492 - Historical Advisory Board Draft Meeting Minutes - September 5, 2024

A typo was corrected but due to lack of a quorum of people who were present at this meeting, the approval of the September 5th minutes was moved to the next scheduled meeting.

4. REGULAR AGENDA ITEMS
4-A 2024-4521 - Update on the status and understanding of the 2014 Alameda Point EIR requirement to adopt Guidelines for New Infill Development within the NAS Alameda Historic District.

Brian McGuire, Planner II, introduced (*5:55) this item. The Staff Report and attachments can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7003526&GUID=72EC590F-B0C0-4D55-822C-DD87B839EF41&FullText=1>.

Board clarifying questions start at the 15:14 minute mark in the video.

Public Comment for 4-A

Shelby Sheehan, via Zoom, (*22:17) said that the Planning Department staff was lying to the board. She repeated that a Certificate of Approval was required for all projects at Alameda Point and have references that backed up her claim. She accused Planning Staff of hiding information and said that there must be an outside no basis report.

Todd Hickman, via Zoom, (*25:23) accused Staff Member McGuire of mumbling and “double-speak”. He agreed with Speaker Sheehan’s comments. He accused the board of being manipulated and begged the board to do their duty and protect this beautiful resource.

Action for Item 4-A

No action was taken.

4-B 2024-4522 - PLN24-0434 - 2350 Saratoga Avenue - Certificate of Approval to Develop an Outdoor Dining Facility Adjacent to the Existing Historic Building. Applicant: Jonah Hendrickson. Public hearing to consider a request to develop an outdoor dining patio with a new kitchen and restroom structure, perimeter fence, landscaping, lighting, food trucks, and other site work adjacent to the Storehouse Lofts Building along Saratoga Avenue, within the NAS Alameda Historic District at Alameda Point.

Steven Buckley, Planning Services Manager, introduced (*29:06) this item. The Staff Report and attachments can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7003527&GUID=3E8F53C7-D628-4F15-9414-07F8001D42CE&FullText=1>.

Board clarifying questions start at the 37:45-minute mark in the video.

The applicant, Jonah Hendrickson, also presented (*47:40) and was available for questions.

Question continued at the 58:42-minute mark.

Public Comment for 4-B

Shelby Sheehan, via Zoom (*1:13:50) commented on reports and other materials that should have been provided to the HAB. She also felt that city staff did not know correct application process and felt that the board did not have correct documentation to make a decision on this project. She accused everyone of lying.

Todd Hickman, via Zoom, (*1:17:04) was confused about the process but felt the applicant had provided adequate information and was sympathetic to the owner’s time and money. He wanted the city to get its act together and blamed them for the delay on this project. He felt the city used delayed tactics when they don’t like an applicant or a business.

Action for item 4-B

Board discussion start at the 1:20:32 minute mark in the video.

After further discussion it was decided, this item would need to come back to the board and no action was taken.

4-C 2024-4523 - *Application #PLN24-0256 - Alameda Point Historic District - Certificate of Approval to Replace Gutters on the "Big Whites" - Applicant: City of Alameda - Public hearing to consider a request by the Base Reuse and Economic Development Department for reconsideration of the approved Certificate of Approval to allow the replacement of copper gutters with a different material at the "Big Whites," located at 2765 Seattle Road, 2805 Seattle Road, 2765 Newport Road, 2801 Newport Road, 2815 Newport Road, 2825 Newport Road, 2775 San Diego Road, 2805 San Diego Road, 2835 San Diego Road, 2865 San Diego Road, 2795 San Pedro Road, 2815 San Pedro Road, 2835 San Pedro Road, 2845 San Pedro Road, 2875 San Pedro Road, 2805 Pearl Harbor Road, 2825 Pearl Harbor Road, 2845 Pearl Harbor Road and 390 West Essex Drive, which are contributing buildings within the NAS Alameda Historic District's residential subdistrict, and the existing copper gutters were identified as character defining features in the National Register nomination.*

Manager Buckley introduced this item (*2:04:41) and gave a presentation, Annie Cox, Project Manager, also presented.

The Staff Report and attachments can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7003528&GUID=7A7CD310-DBAF-43AB-9322-EE20A0879555&FullText=1>.

Public Comment for 4-C

Shelby Sheehan, via Zoom, (*2:11:59) said she used to live at one of the Big Whites and said Mr. Buckley misrepresented the facts. She discussed work that was done without permits to the downpipes and think the issue was lack of security in the area and that the city didn't want to spend the money. She also accused city staff of lying, hearsay and not doing what they are supposed to do.

Christopher Buckley, via Zoom (*2:14:56)) discussed a letter that the AAPS had sent. He wanted affirmation on a previous (July 18th) HAB condition of approval that the copper gutters would be preserved and replaced "in-kind".

Craig Myant, via Zoom (*2:17:56) discussed living at one of the Big Whites, he was in support of the board's decision to replace the downspouts with galvanized steel. He was concerned about the city's ability to find a contractor. He then discussed other concerns about this project.

Action for Item 4-C

Board discussion start the 2:21:10-minute mark in the video.

Chair Sanchez made a motion (*2:32:46) to amend the original resolution to allow for the flexibility and the choice of material for the downspouts and to specify that the while finish is acceptable. Board Member Borthwick seconded the motion. A vote was taken, and the motion passed 3-0.

4-D 2024-4524 - PLN24-0145 - 2151 Ferry Point - Applicant: Little Opera House, LLC. - Public Workshop on Radium Theatre Performing Arts Center Development Plan. Public workshop to discuss the proposed Radium Theatre Performing Arts Center. The project location is comprised of Blocks 12 & 13 in the Site A Development Plan, an approximately 2.13-acre site on the west side of Pan Am Way near the intersection of West Atlantic Avenue. CEQA Determination: The draft Development Plan is subject to review under the California Environmental Quality Act. No final action on the environmental review or the Development Plan will take place at this meeting

Staff Member McGuire introduced this item and gave a presentation.

The Staff Report and attachments can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7003586&GUID=50EE89F5-68C5-4E7E-BB9E-9D01DF247954&FullText=1>.

The applicant also presented (*2:39:50).

Board clarifying questions and discussion start at the 1:06:21 minute mark in the video.

Public Comment for 4-D

Shelby Sheehan, via Zoom (*2:55:26) discussed how she had been commenting on every item tonight and how every item was going to degrade the Alameda Point Historic District. She questioned the city's motivation for these projects, she believed this project would never be able to get a Certificate of Approval and was happy to be the author of the CEQA challenge.

Todd Hickman, via Zoom (*2:58:49) commended the board for resisting staff's bullying. He thought it strange and a violation to put a building in this historic area where the one wasn't before. He thought the city was lying to the developers and discussed another place for this project.

Chair Sanchez made a motion to continue the meeting passed 10pm. A vote was taken and the motion passed 3-0.

Christopher Buckley, via Zoom (*3:02:19) discussed a letter the AAPS has sent. He also discussed another place for the project that would preserve the view corridor. He pointed out that the renderings don't match up with the proposed design.

Action for Item 4-D

Board discussion start the 3:03:38-minute mark in the video.

This was a discussion item, and no formal action was taken.

4-E 2024-4525 - 2025 Historical Advisory Board Meeting Calendar

Manager Buckley discussed (*3:07:22) the meeting schedule for 2025.

Chair Sanchez made a motion (*3:07:51) to approve the calendar with the amendment to add a second meeting in the second week of July. Board Member Borthwick seconded the motion. A vote was taken and the motion passed 3-0.

4-F 2024-4526 – Elections of Officers

This item was moved to the next meeting due to not having a full board present.

5. Board Communications

Board Member Borthwick stated (*3:08:45) that she wanted to add items to the HAB's agenda, items that would speak to the goals of HAB, she went into detail about what types of subjects she wanted to see brought before the board.

6. Staff Communications

6-A 2024-4520 - Alameda Point Building 114 - Update on Demolition of Building Damaged by Fire.

Manager Buckley gave an update (*3:13:28) on Building 114.

Public Comment for 6-A

Shelby Sheehan, via Zoom (*3:16:46) declared for the record what they needed to do to comply with the Alameda Point EIR. She also disagreed with Mr. Buckley's characterization of this building and blamed the city for the state of this building. She believed this was the city's plan, to allow the buildings to fall apart.

Christopher Buckley, via Zoom (*3:19:57) agreed with the previous speaker and wanted the city to do more to prevent more deterioration of the other buildings.

Manager Buckley commented (*3:21:52) on these concerns.

7. Adjournment

Chair Sanchez adjourned at 10:23pm

Jonah Hendrickson asked if his item could be re-opened.

Chair Sanchez said given the late hour he would not re-open the meeting.

**Minute mark in the video*