

APPROVED MINUTES  
REGULAR MEETING OF THE  
CITY OF ALAMEDA HISTORICAL ADVISORY BOARD  
THURSDAY, MARCH 6, 2025

1. ROLL CALL

Present: Chair Hernandez, Vice Chair Sanchez and Board Members Bevan, Rybarczyk and Brito.

Absent: None

2. NON-AGENDA PUBLIC COMMENT

None

3. MINUTES

**3-A 2025-4847** - *Historical Advisory Board Draft Meeting Minutes – February 6, 2025*

**Vice Chair Sanchez made a motion (\*1:33) to approve the meeting minutes for February 6, 2025 with the correction of corrected who adjourned the meeting. Board Member Bevan seconded the motion, and the motion passed 5-0.**

4. REGULAR AGENDA ITEMS

**4-A 2025-4848** - *PLN25-0079 - 2320 Lincoln Ave. - Applicant: Sum Capital Investments. Study session to discuss a Certificate of Approval to allow the demolition of two existing structures, one commercial and one residential, built prior to 1942 and included in the City's Historical Building Study List, to facilitate the construction of two new 2-story mixed use buildings. General Plan: Community Commercial. Zoning: Community Commercial, Theatre Combining District. CEQA Determination: This item is a study session and will not result in any discretionary action, entitlement, or other decision that would constitute a project under the California Environmental Quality Act (CEQA). Prior to any formal decision by the Historical Advisory Board (HAB) concerning a project at the site, the HAB will conduct a duly noticed public hearing at which time project specific environmental impacts will be considered.*

Tristan Suire, Planner II, introduced (\*2:15) this item. The Staff Report and attachments can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7158750&GUID=013FD92D-0487-4AA6-871C-6E6E672FF7BE&FullText=1>.

**Public Comment for Item 4-A**

Kevin Frederick (\*19:33) discussed the historic significance of the building, of when it was built and what types of businesses had been at this location since 1868 and its connection to the railroad. He had documents showing the rich history of the building.

Woody Minor (\*23:33) seconded what the previous speaker had said about the historic significance of this building. He discussed the unique “pre-Victorian” style of the building; this is the only building like this left in Alameda.

Dolores Kelleher, via Zoom. (\*26:00) discussed a letter the Alameda Architectural Preservation Society had sent. She discussed the historic timelines of the building and felt that by the demolition of these buildings they would erase part of Alameda’s history and was very short-sighted. She discussed different types of restoration they would like to see.

Jae Ow, via Zoom (\*29:11) who is a grandchild of the proprietor of Gim’s Kitchen, asked the City of Alameda to once again to pay its respect to Alameda’s China Town. He discussed his family’s legacy and the history of the buildings. He hoped to see any change to the building pay respect to the past.

Christopher Buckley, via Zoom (\*32:22) also with the AAPS, discussed the other design recommendations the society had.

#### **Action for Item 4-A**

Board discussion and clarifying questions start at the 35:19-minute mark in the video.

**This item was a Study Session, and no formal action was taken.**

**4-B 2025-4850 - PLN25-0067 - 802 Buena Vista Avenue - Applicant: Rajiv Jain. Public hearing to consider:** (1) a Certificate of Approval to allow the demolition of an existing 1,466 square foot one-story residential building built prior to 1942 to facilitate the construction of a new 3,179 square foot two-story residential building; and (2) to remove the property from the Historical Building Study List. General Plan: Medium-Density Residential. Zoning: R-2 Residential District. CEQA Determination: This project is exempt from further environmental review as a Class 1 categorical exemption pursuant to CEQA Guidelines Section 15301(I) - Existing facilities - demolition and removal of individual small structures listed in this subdivision; (1) one single-family residence, and on a separate and independent basis, as a Class 32 categorical exemption pursuant to CEQA Guidelines Section 15332 - In-Fill Development Project consistent with the applicable general plan designation and zoning regulations. No exceptions to the exemptions apply.

Staff Member Suire introduced (\*1:02:59) this item and gave a presentation. Staff Report and attachments can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7158751&GUID=8A4E3C36-4BB0-481E-9E2E-FBB9DA21C5AF&FullText=1>.

Board clarifying questions start at the 1:08:37 minute mark in the video.

#### **Public Comment for Item 4-B**

Woody Minor (\*1:14:53) discussed the history of the house and wanted to know if anyone on the board had visited the house. He believed that there was enough of the building to be rehabilitated. He discussed the importance of the original architects of this home and how special this building is.

Kevin Fredrick (\*1:18:14) discussed the history of the building, including the work he had done on this research) and how sad it was when it burned down. He also believed that the home could be brought back due to how much of the building remained after the fire and wanted exploratory actions be taken. He didn't believe the proposed duplex in its modern style would be good for the neighborhood.

Christopher Buckley, via Zoom, (\*1:20:06) on behalf of the AAPS, discussed a letter the society had sent. In the letter the AAPS agreed that exploratory actions be taken to see what of the existing building be salvaged. They wanted any new design to incorporate as much of the original design as possible.

#### **Action for Item 4-B**

Board discussion start at the 1:24:04 minute mark in the video.

**Vice Chair Sanchez made a motion (\*1:43:01) to table this item and to direct the applicant to consult a professional who has a background in architectural preservation that could do an evaluation of the existing structure. They should personally visit the site and document and photograph what exists and see what elements remain viable. A report and inventory of what character defining features still exists and what was lost. They also wanted to see an updated evaluation of the property's potential eligibility for the California Register of Historical Resources and local designation. The study needed to be performed by an architectural historian who meets the Secretary of the Interior's professional qualifications standards. Board Member Rybarczyk seconded the motion, and the motion passed 5-0.**

#### 5. BOARD COMMUNICATIONS

There was a discussion on emails and getting Alameda city email addresses for the board (\*1:46:12)

#### 6. STAFF COMMUNICATIONS

None

#### 7. ADJOURNMENT

Chair Hernandez adjourned at 8:47 pm

*\*Minute mark in the video*