

DRAFT MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA HISTORICAL ADVISORY BOARD
THURSDAY, MAY 5, 2016

1. CONVENE

Chair Owens called meeting to order at 7:00pm.

2. ROLL CALL

Present: Chair Owens, Board Members Chan, Vella. Absent: Vice Chair Rauk, Board Member Piziali.

Chair Owens stated that Vice Chair Rauk had resigned from the board.

3. MINUTES

3-A 2016-2863

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No action taken.

4. AGENDA CHANGES AND DISCUSSION

None

5. ORAL COMMUNICATION

Mike O'Hara, Tim Lewis Communities, gave an update on the Del Monte project's progress.

6. WRITTEN COMMUNICATIONS

None

7. REGULAR AGENDA ITEMS

7-A 2016-2642

PLN16-0115/PLN16-0116 -- Certificates of Approval -- 651 & 707 W. Tower Avenue, Applicant: SRM Ernst. Certificates of approval for the minor exterior modifications to 651 & 707 W. Tower Avenue (Buildings 91 and 9), which are contributing structures within the NAS Alameda Historic District. At 651 W. Tower Ave. the applicant proposes demolishing a recent and non-contributing awning, installing shade overhangs along the building, removing existing windows, constructing new exterior doors, replacing loading bay doors, and repainting the building according to the previously approved Alameda Point color scheme. At 707 W. Tower Ave. the applicant proposes installing a new row of second story transom windows, installing new pedestrian doors, removing and replacing several loading bay doors and windows, adding a second story within the existing interior space, and repainting the building according to the previously

approved Alameda Point color scheme. The environmental effects of the proposed project were considered in the Alameda Point Environmental Impact Report. No further environmental review is required.

Staff Member Sablan gave the staff presentation. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=2703692&GUID=E51559B9-C5FB-4EAE-A424-35E29F278DA6&FullText=1>

Chair Owens pointed out that the control tower was a contributing structure and the boundary in the presentation should reflect that.

Board Member Chan said that there appeared to be very little exterior changes to the buildings.

Chair Owens asked if the developer would be applying for tax credits.

Joe Ernst said they are not planning to apply for tax credits because they are post 1936 buildings.

Chair Owens said he believed that buildings contributing to a historic district could be eligible for a tax credit even if the buildings are not listed. He asked staff to look into it further and make sure they are giving proper advice to potential developers. He asked what they planned to do with the glass.

Mr. Ernst said the glass on the south side of Building 9 has a film that would be replaced with one that allows vision through but mitigates heat gain.

Chair Owens said that in the future he would like the board to receive clearer drawings showing existing conditions and demolition plans.

Board Member Vella asked if they had considered where bike storage would be placed.

Mr. Ernst said they would meet the requirements of the Town Center Plan and have a combination of exterior parking for visitors and internal bike storage for tenants.

Staff Member Tai said the next step would be design review and use permit at Planning Board, where things like bike parking would be addressed.

Chair Owens confirmed that there was no historic landscape around either building.

There were no public speakers.

Board Member Vella said the changes were all minor, and that she liked the improvements to the building.

Chair Owens asked if they needed two separate actions.

Staff Member Tai said they may take action on both items at once.

Board Member Vella made a motion to approve the staff recommendations. Board Member Chan seconded the motion. The motion passed 3-0.

8. BOARD COMMUNICATIONS

Chair Owens said he will be termed out in a month and that this might be his last meeting. He said the Vice Chair resigned and has moved to Idaho.

Staff Member Tai explained that Chair Owens could stay in his current position until the Mayor successfully appoints a replacement.

9. STAFF COMMUNICATIONS

9-A 2016-2865

Certificate of Approvals Recent Actions and Decisions

Staff Member Tai explained recent actions on Block 11 at Alameda Point.

Mr. Ernst, Alameda Point Partners, gave an update on progress at Site A.

Staff Member Tai gave an update on a remodel at Santa Clara and Park St. He said the City is also reinstating its facade grant program. He said the first round is funded for \$125,000.

10. ORAL COMMUNICATIONS

None

11. ADJOURNMENT

Board Member Chan made a motion to adjourn the meeting. Board Member Vella seconded the motion. The motion passed 3-0. The meeting was adjourned at 7:32pm.