

APPROVED MINUTES  
REGULAR MEETING OF THE  
CITY OF ALAMEDA HISTORICAL ADVISORY BOARD  
THURSDAY, OCTOBER 5, 2017

1. CONVENE

Chair Piziali called meeting to order at 7:05pm.

2. ROLL CALL

Present: Chair Piziali, Board Members Jones, Saxby.

Absent: Board Members Chan (family emergency), Sanchez.

3. MINUTES

**\*None\***

4. AGENDA CHANGES AND DISCUSSION

**\*None\***

5. ORAL COMMUNICATION

**\*None\***

6. WRITTEN COMMUNICATIONS

**\*None\***

7. REGULAR AGENDA ITEMS

**7-A 2017-4794**

Certificate of Approval - PLN17-0396 - 63 Garden Rd - Applicant: Nikitas & Jaimie Orfanos. Hold a public hearing to consider a residential building addition that will result in the removal of more than 30% the current value of a structure built prior to 1942. The proposed addition will require the removal of a large portion of the side exterior wall and the entirety of the roof. The existing single-story residence was built in 1924 and is located within in the R-1 (One-Family Residence) zoning district. The project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 - demolition and removal of a single-family residence.

Staff Member Tai introduced the item. The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=3165354&GUID=13E13EF6-F459-4FA3-8CCB-58131F8067EF&FullText=1>

Board Member Saxby said the findings from the city make it an easy determination.

Board Member Jones said that she agreed.

There were no public speakers.

**Board Member Saxby made a motion to approve the staff recommendation. Board Member Jones seconded the motion. The motion passed 3-0.**

**7-B 2017-4797**

PLN17-0465 - Building 8 Rooftop Addition - Applicant: Alameda Point Redevelopers, LLC. The proposed addition requires Historical Advisory Board approval of an amendment to a previously approved Certificate of Approval to modify a contributing structure to the Naval Air Station Alameda Historic District, which is listed on the National Register of Historic Places. The proposed addition also requires Planning Board approval of an amendment to a previously Development Plan and Design Review. The City of Alameda certified the Alameda Point Final EIR (State Clearinghouse No. 201312043), which evaluated the environmental impacts of redevelopment and reuse of the lands at Alameda Point. No further environmental review is required for this project

Staff Member Tai gave a presentation. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=3165355&GUID=12BB1BF3-5F65-439E-8842-436E479FF6C1&FullText=1>

The applicant, Jonah Hendrickson and the project architect gave a presentation on the progress and proposed changes to the project.

Board Member Saxby asked about the height of the condensing units.

The project architect said that they were about 30" and would not stick up beyond the parapet.

Chair Piziali opened the public hearing.

Rick Browning said it is really nice to see the activity going on at the old base.

Chair Piziali closed the public hearing.

Board Member Jones asked the applicant to speak to the goal of making the new structure subordinate to the historic structure.

The project architect explained the window and materials features that echo the original building while still being clearly different. He said they think they have achieved a balance.

Board Member Jones asked how the adjacent building 5 was used to influence the choice of the gabled roof on the addition.

Staff Member Tai said that they looked for nearby designs to influence what elements to include in the addition.

Chair Piziali said it is exciting to see these changes happening at the base after all these years.

Board Member Saxby said he was happy to see the height of the addition not exceed the towers and that the setbacks are appreciated. He said they have done a good job making a structure that is differentiated and subordinate to the historic structure.

Board Member Jones said she is totally comfortable with the design.

**Board Member Saxby made a motion to approve the draft resolution. Board Member Jones seconded the motion. The motion passed 3-0.**

8. BOARD COMMUNICATIONS

**\*None\***

9. STAFF COMMUNICATIONS

Staff Member Tai said staff reviewed a garage demolition and an oak tree removal.

Board Member Saxby said an oak tree was removed at 9th and Santa Clara.

Chair Piziali asked why projects that lack historic merit and are not on the study list are required to come before the Board. Staff member Tai noted that all work involving the removal of 30% of the value of a building that was built prior to 1942 requires a Certificate of Approval. He said he would review the requirements and report back to the Board.

10. ORAL COMMUNICATIONS

**\*None\***

11. ADJOURNMENT

Chair Piziali adjourned the meeting at 8:04pm.