

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA HISTORICAL ADVISORY BOARD
THURSDAY, JUNE 7, 2018

1. CONVENE

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

2. ROLL CALL

Present: Chair Piziali, Board Members Sanchez, Saxby.

Absent:

Board Member Chan submitted his resignation on May 3, 2018.

3. MINUTES

3-A 2018-5659

Draft Meeting Minutes - October 5th, 2017

Board Member Jones made a motion to approve the minutes. Board Member Saxby seconded the motion. The motion passed 4-0.

3-B 2018-5661

Draft Meeting Minutes - December 7th, 2017

Board Member Sanchez made a motion to approve the minutes. Board Member Saxby seconded the motion. The motion passed 4-0.

4. AGENDA CHANGES AND DISCUSSION

None

5. ORAL COMMUNICATION

None

6. WRITTEN COMMUNICATIONS

Staff Member Tai noted a letter the board received from a potential appointee.

7. REGULAR AGENDA ITEMS

7-A 2018-5654

PLN18-0231 - Addition to the Historical Buildings Study List - 1100 Marina Village Parkway. Public hearing to consider a recommendation to add the Shipways site to the Alameda Historical Buildings Study List. The property is an approximately 8.1-acre site located at 1100 Marina Village Parkway (APN: 074-1334-067, -024, and -026). The addition of the Shipways site to the Historical Buildings Study List is not a project under the California Environmental Quality Act and no further environmental review is required

Staff Member Tai introduced the item. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=3516129&GUID=AC28AFE1-3B29-4E82-AC7F-0706A47C61A0&FullText=1>

Dennis O'Hanlon said that the historic nature of the Ship Ways are enjoyed by people on the water even more than people on land.

Board Member Saxby said he felt the site should have an "S" designation rather than an "N" designation.

Staff Member Tai said that staff felt that the site met the highest level of significance for Alameda's criteria and therefore gave it an "N" designation in the recommendation.

Staff Member Sanchez said that he agrees with staff's suggestion.

Staff Member Sanchez made a motion to adopt the staff recommendation. Board Member Jones seconded the motion. The motion passed 4-0.

7-B 2018-5655

PLN16-0314 -Certificate of Approval - Seaplane Lagoon Ferry Terminal Landside Improvement. Applicant: City of Alameda. Public Hearing to consider temporary landside plans for a new ferry terminal located at the Seaplane Lagoon in the NAS Alameda Historic District. The Historical Advisory Board will consider this project for Certificate of Approval pursuant to AMC Section 13-21. The environmental effects of the proposed project were considered and disclosed in the Seaplane Lagoon Addendum to the Alameda Point Environmental Impact Report. No further environmental review is required under the California Environmental Quality Act.

Staff Member Tai gave a presentation. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=3516130&GUID=7CA87799-7F4A-4645-8B75-7A7F70F2169D&FullText=1>

Board Member Saxby asked for information on the perforated panels near the sewage outfalls.

Staff Member Giles said they are still discussing whether to use the panels or a traditional railing. She said BCDC suggested using benches.

Board Member Sanchez said he feels the project maintains the character of the lagoon and base.

Board Member Sanchez made a motion to approve the Certificate of Approval for the land side approvals. Board Member Saxby seconded the motion. The motion passed 4-0.

7-C 2018-5657

PLN18-0191 - Certificate of Approval - 2450 Pan Am Way (NAS Alameda Historic District - Building 35) - Applicant: Malyka Chop. Public hearing to consider a Certificate of Approval to modify the exterior of a contributing structure to the NAS Alameda historic district (Building 35). The project includes converting an existing window to an exit door on the rear of the building, and the construction of a wood wheelchair ramp. The environmental effects of the proposed project were considered in the Alameda Point Environmental Impact Report. No further environmental review is required.

Staff Member Dong gave a presentation. The staff report and attachments can be found at: <https://alameda.legistar.com/LegislationDetail.aspx?ID=3516131&GUID=384FFB2B-FE18-4B2B-A87D-43ACA4AD15A4&FullText=1>

Chair Piziali asked if the hedge in the plans would be artificial.

Malyka Chop, applicant, said they planned to use planters for a garden curriculum and a printed fabric to be attached to chain link fence to provide a wind guard and soften the look. He said they did not want to encumber the property with something that would be hard to remove at the end of their tenancy, which is expected to be three to five years.

Board Member Sanchez asked what material the ramp would be.

The applicant said that they would use a durable product like redwood or pressure treated lumber.

Board Member Saxby said that the ramp connecting to the rear of the building is appropriate. He suggested differentiating the new entrance by not making it match the existing windows.

Board Member Sanchez agreed that the location of the ramp is correct. He said that the exposed nature of the ramp would mean any wood product would not last long. He suggested the applicant consider a metal ramp, which would also fit the aesthetic on the base.

The applicant said that the metal ramps would be four times the cost of the wood. He said the short nature of the lease term means they could not justify the expense of the metal ramps.

Board Member Saxby made a motion to approve the resolution with the condition that the transom window for the new door opening be removed and the door opening be its own height, not matching the adjacent window heights. Board Member Sanchez seconded the motion. The motion passed 4-0.

7-D 2018-5658

PLN18-0233 - Certificate of Approval - 2599 Todd Street. Applicant: City of Alameda. Public hearing to consider a Certificate of Approval for demolition of Building 130, a structure determined by the Building Official to be unsafe to occupy and a public safety hazard, located in the NAS Alameda Historic District. The City of Alameda certified the Alameda Point Final Environmental Impact Report (State Clearinghouse No. 201312043), which evaluated the environmental impacts of redevelopment and reuse of the lands at Alameda Point, including building demolition. 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=3516132&GUID=720256F9-E55B-434D-8239-4FB179FF6C49&FullText=1>

Chair Piziali asked if the tenants of the adjacent building are required to maintain the exterior of the building.

Staff Member Tai said every building lease is different.

Board Member Saxby said he would like to make sure that the building has been properly documented with the state before demolition proceeds.

Board Member Saxby made a motion to approve the resolution with a condition that staff verifies there is an HABS historic record for the building before issuing a demo permit. Board Member Sanchez seconded the motion. The motion passed 4-0.

8. BOARD COMMUNICATIONS

Chair Piziali said that he expects this to be his last meeting, pending a new board member being seated.

Staff Member Tai said that there is a nomination to replace former Board Member Chan. He said that Chair Piziali can continue serving until there is a replacement confirmed for his seat.

9. STAFF COMMUNICATIONS

None

10. ORAL COMMUNICATIONS

None

11. ADJOURNMENT

Chair Piziali adjourned the meeting at 7:53pm.