

APPROVED
MEETING MINUTES OF THE REGULAR MEETING OF THE
CITY OF ALAMEDA HISTORICAL ADVISORY BOARD
THURSDAY, June 3, 2010

1. CONVENE: 7:15 pm
2. ROLL CALL: Present: Chair Owens, Board Members Hoffman, Irons, and Lynch, Jon Biggs, HAB Secretary, Simone Wolter, Recording Secretary

Absent: Vice Chair Rauk
3. MINUTES: Board Member Lynch provided amendments to the Meeting Minutes of May 6, 2010. Board Member Irons motioned, seconded by Lynch to approve the minutes as amended 4-0.
4. AGENDA CHANGES AND DISCUSSIONS: None.
5. ORAL COMMUNICATIONS: None.
6. WRITTEN COMMUNICATIONS:

Chris Buckley of the Alameda Architectural Preservation Society submitted comments on the Draft Ordinance.

7. REGULAR AGENDA ITEMS:

- 7-A **Certificate of Approval – PLN10-0140 – 1109 Chestnut Street – Jo Berning.** The applicant is requesting a Certificate of Approval to alter the exterior of a Historic Monument by including one exterior door to a new restroom within the existing building.

Ms. Simone Wolter, Planner, presented the project.

Board Member Lynch asked how the applicant will match the existing door. The applicant responded that the door would be custom made, should a stock door not match exactly.

Board Member Irons motioned, seconded by Hofmann to approve the project. 4-0

- 7-B **Certificate of Approval – PLN09-0240 – 915 Centennial Avenue.** The applicant is requesting a Certificate of Approval to allow the removal of five Coast Live Oaks (*Quercus agrifolia*) tree-clusters and one accessory structure. The subject trees are located in a confined space. According to a Certified Arborist the five tree-clusters are in primarily poor and deteriorated health.

Ms. Wolter, presented the project.

Board Member Lynch asked how the trees had come to be in such poor shape and whether replacement planting would be an option.

Staff explained that the trees had grown without any maintenance and hadn't purposefully been planted in such close manner. Replanting on site would not be recommended as the remaining trees and the proposed building would provide for insufficient space.

Chair Owens asked for clarification on the definitions.

Chair Owens opened the public comment period.

Mr. Patterson, neighbor, provided comments on the issue of tree coverage on private and public property. He also pointed out that oftentimes city staff is insufficiently trained to manage and prune trees in the public realm.

Chair Owens closed the public comment period.

Board Member Hoffman stated that he supports the tree and garage removal.

Chair Owens asked why the applicant had only requested one tree removal instead of all the trees at one time.

Staff explained that the applicant had developed his project plans over time and hadn't anticipated developing the site at the time of the first removal request.

Board Member Irons asked where the replacement trees are being planted with the money that is being generated from all Certificate of Approvals for Demolition of oak trees.

Staff proposed to return to the board with that information.

Chair Owens supports the application and would like to see stronger language in the resolution to ensure protection of tree no. 3.

Board Member Hoffman seconds this notion.

Board Member Lynch proposed continuing the project to a future meeting to allow for a site visit and a meeting with the arborist.

Board Member Hoffman recommended moving the project forward and amending the conditions of approval.

Chair Owens recommended changes to the resolution to make retention of tree no. 3 mandatory and that the replacement fee be reduced to \$1,000.

Chair Owens motioned, seconded by Board Member Lynch to adopt the resolution as amended. Motion passes 4-0.

7-C Consider Appointing a Subcommittee of the Historical Advisory Board Charged With Evaluating and Developing Recommendations Regarding the Mills Act, a Tax Incentive Program that Encourages Historic Preservation, and Return to the Board with Findings.

Ms Elizabeth Greene, Alameda Architectural Preservation Society representative, spoke in favor of the City adopting the Mills Act program.

Chair Owens pointed out that the work program had listed the Mills Act program as a low priority on the HAB work program. He stated that Vice Chair Rauk would be willing to participate in the subcommittee.

Mr. Biggs pointed out that the board could appoint Vice Chair Rauk to the subcommittee and appoint one other members to the subcommittee as members' schedules allow for additional work.

Board Member Lynch motioned to establish a subcommittee on the Mills Act, seconded by Hoffman. Motion passes 4-0.

8. BOARD COMMUNICATIONS:

Board Member Lynch provided Board Member Hoffman with information on the project on 500 Central. She also announced the walking tour with Dick Rutter. Ms. Lynch described her efforts to distribute the forthcoming draft ordinance to the West Alameda Business Association (WABA), Park Street Business Association (PSBA), Greater Alameda Business Association (GABA), as well as the Alameda Association of Realtors, and requesting feedback from business organizations in Alameda.

Chair Owens elaborated on the current status of the draft ordinance.

Chair Owens presented Board Member Irons with a proclamation thanking him for his 4 years of service with the City of Alameda Historical Advisory Board.

Board Member Irons thanked the Board for his opportunity to work with the Board members and gracefully accepted the Proclamation.

9. STAFF COMMUNICATIONS:

None.

10. ADJOURNMENT: 8:30 pm