

APPROVED MINUTES
REGULAR MEETING OF THE
CITY OF ALAMEDA HISTORICAL ADVISORY BOARD
THURSDAY, FEBRUARY 3, 2022

1. CONVENE

Chair Thomas Saxby called the meeting to order at 7:00 pm.

Pursuant to Assembly Bill 361, codified at Government Code Section 54953, Historical Advisory Board members can attend the meeting via teleconference.

2. ROLL CALL

Present: Chair Saxby, Board Members Jones, Lau, Sanchez, Wit.

Absent: None.

3. MINUTES

3-A 2022-1714

Historical Advisory Board Draft Meeting Minutes, November 4, 2021

Board Member Norman Sanchez clarified Chair Saxby's comment should have been "undergrounding".

Board Member Jen Wit made a motion to approve the minutes with this correction and Board Member Sanchez seconded the motion. A vote was taken by a raise of hands and the motion passed 5-0.

3-B 2022-1715

Historical Advisory Board Draft Meeting Minutes - December 2, 2021

Chair Saxby felt that the Public Comment made by Betsy Mathieson for the 7-C Agenda item was oversimplified and had not accurately captured her thoughts. He wanted her comment clarified and expanded on.

Board Member Sanchez made a motion to approve the minutes with this correction and Board Member Wit seconded the motions. A vote was taken by a raise of hands and the motion passed 5-0.

4. AGENDA CHANGES AND DISCUSSION

None

5. ORAL COMMUNICATION

None

6. WRITTEN COMMUNICATIONS

None

7. REGULAR AGENDA ITEMS

7-A 2022-1713

PLN21-0497 - 2986 Northwood Drive - Certificate of Approval - Applicant: Lauren Herrera. Public hearing to consider a Certificate of Approval application to allow the demolition of an accessory structure built prior to 1942 located in the rear yard of a property that is on the City's Historical Building Study List with an "S" designation. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(l)(4) - Demolition and Removal of Individual Small Structures.

David Sablan, Planner II, introduced this item and gave a brief presentation. The staff report and attachments can be found at <https://alameda.legistar.com/LegislationDetail.aspx?ID=5397043&GUID=4A9848CD-B5D2-4631-BFA4-48259EA86847&FullText=1>.

Chair Saxby opened the board clarifying questions.

Chair Saxby wanted clarification on the noted flooding at the accessory structure.

Lauren Herrera, the applicant, discussed the problems she had been experiencing at the location.

Board Member Sanchez asked what options a future homeowner would have if they wanted to build an accessory structure.

Staff Member Sablan discussed the options for a future homeowner, a new accessory structure would be possible.

Vice-Chair Lynn Jones wanted to know how the structure had been modified over the years and whether the windows were original.

Ms. Herrera clarified that the windows, doors, and siding were not original. It had been modified over the years and the interior had been gutted due to mold.

Board Member Sanchez asked about the history of the structure and wanted to know if the structure originally had a gambrel roof.

Staff Member Sablan answered the City only had a 1979 photo.

Ms. Herrera discussed the permit history of the building.

Henry Dong, Planner III, also discussed the records the City had on file, including a DPR-523 form that documented the historical character of the primary house. The accessory structure was not described as one of the character-defining features of the property.

Chair Saxby opened public comment.

There were no public speakers.

Chair Saxby closed public comment and opened board discussion.

Chair Saxby believed that accessory structures can add some integrity to a site but in this case, it appeared to be altered too many times from its original design. He was leaning toward approval.

Board Member Sanchez agreed especially since it was not mentioned in the original property survey documentation. Also, he noted that the structure was not a street-facing structure or had any visual impact on the character of the home or the neighborhood. He was also leaning toward approval.

Vice-Chair Jones noted that the building is one of the more visually appealing accessory structures that had come before the board and that it had a lot of charm. She discussed the criteria they looked at when discussing the demolition of accessory structures. However, she was also leaning toward allowing the demolition due to the issues mentioned.

Board Member Alvin Lau wanted to know more about the plans for the space after the demolition.

Ms. Herrera said there were no plans for a new additional structure. They would be adding some landscaping and a fence.

Sarah Rodebaugh, Interior Designer of Henry & Mae, representing the applicant, discussed how the owners had tried to save the structure.

Chair Saxby made a motion to approve the demolition of the accessory structure and Vice-Chair Jones seconded the motion. A vote was taken by a raise of hands and the motion passed 5-0.

8. BOARD COMMUNICATIONS

Chair Saxby discussed an “eyesore”, an incredible historic property at 1617 Central Ave. It was abandoned and some work had started on it but had stopped. He wanted to know what the City could do to help this historic property.

Staff Member Sablan was aware of the property, and noted that the property has a pending Code Enforcement case. He discussed its history and what could be the next steps. They would need to involve the City Attorney's Office and the Building Official.

Board Member Witt discussed a similar property near Webster.

There was a discussion that these large empty homes could accommodate many units that could help with housing needs.

Vice-Chair Jones noted that the City of Alameda has started a process to rename parks.

9. STAFF COMMUNICATIONS

Staff Member Sablan gave a status update on the CLG (Certified Local Government) Report.

10. ORAL COMMUNICATIONS

None

11. ADJOURNMENT

Chair Saxby adjourned the meeting at 7:38 pm.