

DRAFT SUMMARY OF MEETING #7

Summary of Historic Preservation Task Force Meeting #7

Thursday, January 17, 2013

6:30 pm – 8:00 pm

157 Main Street, conf. room 3

Task Force Members in Attendance

Planning Commissioner Jennifer Pearce (Chair)	Paul Martin
Planning Commissioner Phil Blank	Gerald Hodnefield
Emilie Cruzan	
Linda Garbarino	

Task Force Members Absent

Bonnie Krichbaum

Staff Present

Brian Dolan, Director of Community Development
Steve Otto, Senior Planner
Rosalind Rondash, Associate Planner

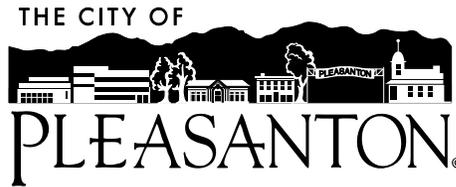
Others Present

Dorothy Nesbit
Christine Bourg
Brian Bourg
Mike Peel
Art Dunkley

Meeting Purpose and Agenda

Preparation for the Public Workshop.

Below is the agenda for the meeting.



A G E N D A

Historic Preservation Task Force Meeting #7

Thursday January 17, 2013, 6:30 pm – 8:00 pm, 157 Main Street, Conf. Room 3

Outcome: Workshop Prep.

- 6:30 pm **I. Welcome and Review of Meeting Purpose**
 A. Welcome and Agenda Overview
 B. Review and Approval of the Meeting #6 Summary
- 6:35 pm **II. Meeting Open to the Public** (*items not on the agenda*)
- 6:45 pm **III. Old Business** – None
- 6:45 pm **IV. Discussion of:**
 A. Workshop format, volunteers for breakout tables, and agenda
 B. Survey
 C. Potential District Map
- 7:35 pm **V. Meeting Open to the Public to Comment on the Meeting Material**
- 7:45 pm **VI. Matters Initiated by Task Force**
- 7:55 pm **VII. Summary and Next Steps**
 A. Summary of the Meeting, Next Steps, Review of Next Meeting Topics
 B. Future meeting dates:
 - January 31, 2013 (Public Workshop)
 - February 20, 2013 (Task Force meeting)
 - March 21, 2013 (Task Force meeting)
 - April 18, 2013 (Task Force meeting)
 C. Location of Workshop
- | | |
|-----------------|---|
| 6:30pm – 8:00pm | Pleasanton Library, Large Conference Room |
|-----------------|---|
- 8:00 pm **VIII. Close**

Accessible Public Meetings

The City of Pleasanton will provide special assistance for citizens with disabilities to participate in public meetings upon reasonable advance notice. If you need an auxiliary hearing aid, sign language assistance, or other accommodation, please contact the following staff at least two working days before the meeting date: Christina Morales, Senior Office Assistant, (925) 931-5603, cmorales@cityofpleasanton.gov.

The meeting was opened by Planning Commissioner Pearce at 6:30 p.m. Agenda items were presented and discussed in order.

1. Welcome and Review of Meeting Purpose.

a. Welcome and Agenda Overview

Chair Pearce welcomed everyone and indicated that the purpose of the meeting was to discuss and prepare for the upcoming Public Workshop.

b. Review and Approval of the Meeting #6 Summary

Ms. Garbarino moved approval; the motion was seconded by Commissioner Blank.

Ms. Garbarino indicated that she had some corrections that she would provide staff.

Passed 6:0.

2. Meeting Open to the Public.

No comments related to Historic Preservation were provided.

3. Old Business.

Commissioner Blank asked Mr. Dolan about the legal staff's feedback on the Local Historic Context statement. Mr. Dolan indicated that the legal staff indicated that it should be brought to the City Council for review and adoption.

Commissioner Blank also inquired about the status of the list of other jurisdictions that utilize the Mills Act. Mrs. Rondash indicated that she has the list but did not incorporate it into this packet. Commissioner Blank requested that it be emailed out.

4. Discussion of Workshop format

Mr. Dolan posed the question to the group regarding how it saw the workshop operating and stated that the format of the workshop should be something other than staff presenting and then the audience asking questions. He acknowledged that he would need to give an introduction and then describe where the Task Force is at in the process, touch on the Local Historic Context statement, and explain the survey.

Mr. Dolan stated that the introduction would be followed with breakout discussion groups/stations. He indicated that each survey topic would have a station manned by a Task Force member and staff to answer questions in order to achieve interaction between the Task Force and the public. The topics listed in the survey,

Historic Overlay District, The Context document, Definition of Demolition, expansion of Design Review authority, compatibility of new construction, and the Mills Act, would be the table topics for the breakout sessions. He added that Rosalind Rondash, Associate Planner, would be the expert to staff the Mills Act table, and he would float to monitor all tables.

Mr. Dolan addressed the Task Force's request to have the consultant, Katherine Petrin of ARG, at the workshop and indicated that she would be in attendance but would be limited to manning the Historic Context discussion table so the audience does not get so caught up in the topic as to be distracted from the purpose of the workshop.

Mr. Hodnefield asked what the expected attendance would be. Mr. Dolan replied that it could be anywhere between "Us" and the Task Force meeting regulars and a larger group. He indicated, however, that there could be a good turnout based on the fact that it is something very real and could impact their property.

Commissioner Blank asked if the City could reach out to the Pleasanton Weekly to publish this event in a short article or something similar as opposed to just having it in the standard noticing area. Mr. Dolan indicated that he would try to inspire the Weekly reporters to write on the event. He explained that they often contact staff about topics that they then choose to not write on, especially if they are too complex.

Mr. Dolan introduced the sign-up sheet for the discussion tables and stated that if there are too many volunteers for one table, he may need to move people around. He reiterated that this is volunteering and City staff would be assigned if there are vacancies that need to be filled.

Mr. Dolan then introduced Steve Otto, Senior Planner, who will now be helping with the Historic Preservation Task Force until its completion. Mr. Dolan indicated that Mr. Otto assisted in the Downtown Hospitality Guidelines Task Force which has since been concluded and has freed up some of Mr. Otto's time.

Mr. Dolan confirmed that the group was supportive of the proposed workshop format.

Ms. Garbarino asked if attendees should be signing up for more than one station. Mr. Dolan responded that those interested in participating in more than one station could list their names in both areas but should indicate a preference so they could be moved around accordingly if there are gaps.

5. Survey

Mr. Dolan posed the question to the group of how they would like to discuss the survey, e.g., question by question, etc. Chair Pearce stated that she would prefer the group to just provide general input. Commissioner Blank stated that he used to work for a research company that did surveys and expressed that the format should be a one based on selecting response choices rather than written comments that staff would have to decipher. He felt, however, that the questions were spot-on for context. Mr. Dolan explained his thought process in crafting the survey and indicated that he felt the ideal survey allowed for the responder to give thought-through comments that could help the process. Commissioner Blank indicated that if attendees would be given return envelopes, this format would be doable. Mr. Dolan indicated that envelopes could be provided.

Mr. Hodnefield stated that answering people's questions in the groups will also help the survey responses. Mr. Dolan indicated that responders could take their questions to the discussion stations to get more information/details and/or do research at home via the internet (noting that not everyone will do that, but that some might), and those responses would have really good information for staff to use.

Chair Pearce inquired about page 3 where the survey talked about charging for the review and asked if the wording could be changed to not imply that conformance was optional.

6. Potential District Map

Mr. Dolan introduced the single District Map that was requested by the Task Force and indicated that there may need to be additional edits since the proposed version does not include the Veterans Hall or the Gay 90's Pizza buildings, and a vacant lot that should not have been included needed to be removed. Ms. Cruzan asked why the District area could not be the entire Downtown Specific Plan area. Commissioner Blank said that he would like to keep it as two separate boundaries. Ms. Garbarino suggested that it be left as proposed and allow the public to comment on it to show them that no decision has been made yet, thus encouraging them to respond, and it all can then be adjusted at one time. Mr. Dolan agreed with Ms. Garbarino's comment and added that having a bunch of "hurky jerky" lines and going out of the way to pick up one or two more parcels begs the question of "Are you really in a District or in a collection of properties?" He further noted that he could see the lines actually being smoothed out a little. He also explained that the District includes the street form and grid that create a feel for the neighborhoods and

concluded that going to the whole Specific Plan area gives a large percentage of non-historic properties.

Mr. Martin noted that the shape of the District boundary also depends on how the Context Statement is applied, making reference to the year that defines what is historic. The Task Force collectively agreed with Mr. Martin's comment.

7. Meeting Open to the Public to Comment on the Meeting Material

Mr. Dunkley requested that the survey items have numbers. The Task Force expressed agreement with the request. Mr. Dunkley further requested that Questions 2 on page 3 be revised to say that a vacant lot should be required to develop within the context of the neighborhood/neighboring historic homes. Chair Pearce acknowledged that it was a good point, and Mr. Dolan stated that he would revise the introduction to the question to make it clearer.

Mr. Borge indicated that that the Joshua Neal home was left out of the District boundary (outside of the Specific Plan area). Mr. Dolan indicated that this home would already qualify for protection under the State regulations. Mr. Borge also requested that the question dealing with the homes built after World War II (WWII) have a date because not everyone knows when WWII ended.

Mr. Hodnefield questioned why the question stated the end, rather than the beginning, of the war. Mr. Dolan responded that he wanted to make sure nothing was missed.

Mr. Peel stated that the Pleasanton Downtown Association (PDA) has changed the name of the *Design and Beautification Committee* to the *Design and Historic Review Committee*. He added that he is the current Chair of that committee.

8. Matters Initiated by Task Force

There were none.

9. Summary and Next Steps

Chair Pearce noted the corrections to the future meeting dates at follows:

- January 31, 2013 (Public Workshop at the Library)
- February 20, 2013 (Task Force meeting)
- March 21, 2013 (Task Force meeting)
- April 18, 2013 (Task Force meeting)

The meeting was adjourned at 7:01 p.m.