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## DRAFT SUMMARY OF MEETING #9

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### **Summary of Historic Preservation Task Force Meeting #9**

Thursday, March 28, 2013

6:30 pm – 8:30 pm

3333 Busch Road (Conference Center)

#### **Task Force Members in Attendance**

Planning Commissioner Jennifer Pearce (Chair)  
Emilie Cruzan  
Linda Garbarino

Bonnie Krichbaum  
Gerald Hodnefield

#### **Task Force Members Absent**

Planning Commissioner Phil Blank  
Paul Martin

#### **Staff Present**

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

#### **Others Present (per the sign-in sheet)**

Maricela Barone  
Joe Barone  
Bob Byrd  
Mike Peel  
Darryl Alexander

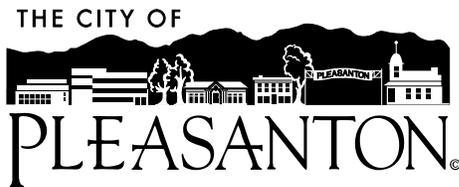
Randy Isaacs  
David Stark  
Steve Williams  
Brian Bourg  
Sandra Jellison

Terry Townsend  
Brad Hirst  
Mitch Pereira  
Bryan Culp

#### **Meeting Purpose and Agenda**

**Recap Public Outreach and Discussion of Council Check-in schedule and recommendation**

Below is the agenda for the meeting.




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## A G E N D A

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**Outcome:** Recap of Public Outreach and  
Discussion of Council Check-in schedule and Recommendation

- 6:30 pm    **I.        Welcome and Review of Meeting Purpose**  
                   A. Welcome and Agenda Overview  
                   B. Review and Approval of the Meeting #8 Summary
- 6:35 pm    **II.        Meeting Open to the Public** (*items not on the agenda*)
- 6:45 pm    **III.       Old Business**  
                   A. Public Outreach Report
- 6:55 pm    **IV.       Discussion of:**  
                   A. Matrix  
                   B. Council Check-in  
                       1. Schedule  
                       2. Recommendation
- 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:  
                       - April 18, 2013 (Task Force meeting)  
                   C. Location of Next Meeting
- |                 |  |
|-----------------|--|
| 6:30pm – 8:30pm | 3333 Busch Road (OSC), Conference Center |
|-----------------|--|
- 8:00 pm    **X.        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@cityofpleasantonca.gov.

The meeting was opened by Planning Commissioner Blank (meeting Chair) at 6:32 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 Mr. Dolan outlined the agenda for the meeting and provided an overview of the public outreach meetings. Mr. Dolan provided the matrix of proposed changes. Mr. Dolan requested that the matrix be used for people to organize their comments. Additionally, Mr. Dolan provided a listing of approach options for moving forward and requested that the Task Force vote on which approach they would like to use to move forward.

Chair Pearce requested to have public comments before the Task Force voted on the approach options. The Task Force collectively concurred with Chair Pearce's request.

### **b. Review and Approval of the Meeting #8 Summary**

No edits were made.

Ms. Garbarino moved approval; the motion was seconded by Mr. Hodnefield. Passed 5:0.

## **2. Meeting Open to the Public.**

No comments related to Historic Preservation were provided.

## **3. Old Business.**

A public outreach report was provided by Chair Pearce. Chair Pearce indicated that the subcommittee [Paul Martin, Jennifer Pearce, and Linda Garbarino] met with the Economic Vitality Committee (EVC), Chamber of Commerce (2015 Forum), Residents, and the Downtown Vitality Committee (DVC). Chair Pearce disclosed that she missed the residential meeting and indicated that for the meetings she attended, her feeling was that there was an overarching concern about including Commercial properties. Ms. Garbarino provided a recap of the residential meeting and indicated that the round table style meeting produced requests for a mission statement, the design review issue should be fixed, and the smoothing of the application process was generally a good idea but that more information needed to be provided, such as who is making the determinations on the projects and what are their qualifications. The group also provided comments on density as it related to the development within the area, architecture and compatibility with new

construction and remodels within existing neighborhoods, discussion regarding definitions of demolition verses restoration and costs associated with restorations, and about the Mills Act. Ms. Garbarino indicated that the group had a suggestion for using story poles for proposed projects to convey the size and placement of structures within an historic neighborhood. Ms. Garbarino also stated that the general indication for the residential group was in favor of using a pre WWII date when defining a historical starting point.

Mr. Dolan added to Ms. Garbarino's points by stating that the residential meeting was for a small focus group to have a small scale conversation consisting of about 10 participants. Mr. estimated that about 8 of those participants expressed the feelings that Ms. Garbarino reported, but that there were two that were violently against any regulation. Mr. Dolan emphasized that an important point for the Task Force to acknowledge is that there has been a lot of feed back about not including commercial, there hasn't been that much dialogue on the residential size for individuals reporting on what they thinking. In summary, Mr. Dolan stated the overwhelming feedback from commercial property owners was that they do not want any additional policies or regulation that would impact them.

Ms. Garbarino further stated that the EVC meeting and the Comments made by the Mayor [Jerry Thorne] conveyed that in his opinion the efforts for Historic Preservation were just focused on the residential areas [not commercial].

Ms. Krichbaum inquired about feedback that she had received from several of the same people prior to this point, in which they were in favor of having Commercial included somehow, and wondered what has changed now. Ms. Krichbaum also referenced the name change of the PDA design review committee to Design and Historic Review Committee. Mr. Dolan responded that he felt that the conversations previously were being understood by the other parties as just being included in an identifier or name for marketing the downtown.

Mr. Dolan introduced the matrix and explained the approach options. Mr. Dolan also indicated that there may be funds available to pay for a complete Historic Resource Survey if the City Council will support it. Mr. Dolan reiterated the benefit of having the survey done to streamline the review process, save applicants money, and aid staff in the review of projects.

Matrix of approach options:

	Proposal	Alt 1	Alt 2	Alt 3
Adopt Context statement	X	X For residential only		
Historic district	X	X Exclude commercial		
Demolition definition	X	X	X	X
Expand Design Review to first floor residential in downtown	X	X	X	X
Strengthen Compatibility standards	X	X	X	X
Mills Act	X	X Residential only	X	
Complete Historic Resource Survey	X	X	X	

Mr. Dolan provided an overview of each alternative.

Mr. Hodnefield questioned how residences that were converted to offices would be treated? Mr. Dolan stated that if the property is zoned Commercial, it would be excluded from the District. Mr. Dolan also clarified that if the Commercial Zoned parcels were removed from the District; they would not be eligible for the Mills Act program.

In regards to the approach options, Mr. Dolan emphasized that having the Historic Resource Survey done would help tremendously in the process to streamline the

review and to help the public understand where their property falls within the spectrum.

Mr. Dolan described alternative 3 as the bear minimum, but acknowledged that even improving those three areas would help the process.

Mr. Hodnefield requested that an alternative demolition definition be used, one that was less subjective and more mathematical based. There was discussion, and the Task Force agreed to take the wording that was currently being provided to City Council and allowing the Council to give direction.

#### **4. Meeting Open to the Public to Comment on the Meeting Material**

David Stark commented that he participated in two of the four outreach efforts and felt that the business comments are a result of the amount of effort the City has put out so far. However, Mr. Stark expressed that he would like to see more residential outreach. Mr. Stark noted that the new council member should be included in the review of this topic and requested that the staff report provide what other Cities have done. He cautioned that the Council that formed this Task force is not the one you are checking back in with and a Mission Statement should be stated. He also requested that there be a clear statement as to how the works that come out of this Task Force will impact other priorities of the City, for example the City's desire to green homes and make them energy efficient. Mr. Stark also encouraged the outcome of the Task Force to be something that provides certainty- giving certainty to residents, law makers, etc. so that we are not blindly going forward.

Mike Peel stated that the matrix is ok with him, but really wants a date to be selected.

Brad Hirst requested to have 1929 be the date that is used. He further questioned "what makes up a neighborhood?" and was concerned that things get saved that aren't needed. He requested a list of projects that have had issues be prepared.

Joe Barone indicated that the historic area is charming, but doesn't want it to be over regulated and asked about what regulations would apply to his house. Mr. Dolan responded with information related to CEQA and how defining demolition is needed. Mr. Barone indicated that his house is located in the Central-Commercial District. Mr. Dolan indicated that the zoning would be excluded from the Historic District (as Alternative 1 is stating) but that he believed that the house would already qualify for protection under the State and National regulations.

Maricela Barone asked what deemed it as historic- 50 years, 100 years? She provided additional information about a project she did in Livermore and how she did a lot of effort and money to retain the wall, but in the end it had to come down and if she could have just designed what she really wanted to begin with rather than trying to save a wall and then ending up with a new structure based on a design that was trying to retain the old.

Bryan Clup requested that the focus be on style.

Brian Bourg strongly recommended that a District is established to retain what the City values, but may not meet the State or National level for significance.

Christine Bourg urged the Task Force to recommend Alternative 1, because adopting the Context Statement provides the foundation for the District and will help staff review projects. Mrs. Bourg stated that the small details can really add to the architecture of the house and the neighborhood.

Mr. Barone stated that “Just because the building is Old, doesn’t mean that it should be saved for ever.”

Brad Hirst stated that there should be caution used when imposing public wills over private property rights.

Chair Pearce closed the public comment and asked that the Task Force provide their comments and state their recommended alternative.

Chair Pearce stated that she preferred Alternative 1, because she heard what the commercial property owners were saying – “they didn’t want to be included”. Additionally, she felt that the problems that have formed the need for this Task Force were based in the residential development. Chair Pearce also stated that if Commercial was brought in later, it would be supported, but to get the real issues addressed this process just needs to focus on residential. She stated that she isn’t interested in the other alternatives because she really wants to use the Context Statement.

Ms. Cruzan stated that she supported Alternative 1.

Ms. Krichbaum stated that she is ok with just focusing on residential, but she doesn’t fully understand why Commercial doesn’t want to be apart of this. She urged for the Task Force to have additional discussions with the commercial property owners

before leaving them out. She stated that she would support going with Alternative 1, if that was the will of the Task Force.

Mr. Hodnefield stated that individual property owners understand the value of what they have. He indicated that historical homes should be preserved, but if you try to save everything you will save nothing. He stated that he preferred Alternative 1.

Ms. Garbarino concurred with what was being said about commercial properties. She also provided information on the process that occurred with the City of San Diego, where commercial was removed but they requested to be put in later. She referred to the Downtown Specific Plan and stated that if the document had been followed, the problems the City has encounter would not have happened. She felt strongly that the Context Statement was a useful document. She concluded that she would prefer Alternative 1.

Mr. Dolan requested discussion on the logistics about the hearing schedule. Chair Pearce requested to have a draft of the staff report provided to the Task Force in April. The May 21<sup>st</sup> City Council meeting date was stated to be the earliest date to go to Council. Chair Pearce stated that she would like to have the input of the new Council member.

## **5. Matters Initiated by Task Force**

No comments were made.

## **6. Summary and Next Steps**

No comments were made.

The meeting was adjourned at 7:41 p.m.