

# AGENDA

## Contra Costa County HISTORICAL LANDMARKS ADVISORY COMMITTEE

Thursday, May 12, 2016  
2:30 P.M.

**LOCATION:** 30 Muir Road, Zoning Administrator Room  
Martinez, California

1. Call to Order
2. Public Comment
3. Approval of Summary Minutes for February 11, 2016 Meeting
4. Discussion, Action, and Decision Items:
  - A. Review compliance with Better Government Ordinance / Ethics training requirement
  - B. Staff update on the status of the demolition proposed for 1726 El Nido, Diablo
  - C. Consideration and possible action to submit a comment on the Martinez Jail Demolition Draft Environmental Impact Report (DEIR)
  - D. Review and revise work plan for 2016
5. Committee Member's Comments
6. Next Agenda Discussion

**The Historical Landmarks Advisory Committee (HLAC) will provide reasonable accommodations for persons with disabilities planning to participate in HLAC meetings who contact Christine Louie at least 48 hours before the meeting, at (925) 674.7787.**

**Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to a majority of members of the Historical Landmarks Advisory Committee less than 96 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road in Martinez, during normal business hours.**

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Department of Conservation and Development  
Community Development Division  
30 Muir Road  
Martinez, CA 94553  
(925) 674.7787

**Contra Costa County Historical Landmarks Advisory Committee (HLAC)**  
**Agenda Summary Report for Thursday, May 12, 2016**

Prepared by: Christine Louie, HLAC Staff

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1. **Call to Order**
2. **Public Comment**
3. **Approval of Summary Minutes for February 11, 2016 Meeting**
4. **Discussion, Action, and Decision Items:**
  - A. **Review compliance with Better Government Ordinance / Ethics training requirement:** At the February meeting, staff reminded the HLAC of two training videos posted on the Board of Supervisors' web page for appointed bodies, committees and commissions to the Board of Supervisors. The videos include a Brown Act and Better Government Ordinance training, and an Ethics Orientation training that should be reviewed every two years by all members and reviewed within 90 days of appointment for all new members. Staff requested the HLAC to review the videos, complete the certification form, and submit the forms to staff by the next meeting. Each member will report on the status of their compliance.
  - B. **Staff update on the status of the demolition proposed for 1726 El Nido, Diablo:** The property at 1726 El Nido in Diablo is a one-acre property developed with a 4,262 square-foot one-story single-family residence built in 1928–29. The property includes five accessory structures and an in-ground swimming pool. The proposed project involves the processing of a tree permit for the demolition of all buildings and structures on the property and the removal of code-protected trees for the construction of a new 7,669 square-foot single-family residence with a new in-ground pool and spa.

The project was first presented to the HLAC on December 17, 2015. The HLAC indicated that it is not a decision-making body and that the California Environmental Quality Act (CEQA) gives the County no option than to complete a focused EIR because the property is within a historic district and is over 50 years old. As no EIR had been prepared at that time, the information provided at the meeting did not provide the HLAC with a basis for allowing the withdrawal of 1726 El Nido from the historic district.

The project planner is currently working with the County's consultant Michael Baker International (MBI) who has completed a Historical Resource Evaluation of the existing residence and has concluded that 1726 El Nido is not a contributor to the Diablo Historic District.

MBI completed a California Register evaluation for 1726 El Nido and concluded that the property appears eligible under Criterion 1 (association with events that have made a significant contribution to the history of the local area, or California, or the United States). However, MBI also assessed the integrity of 1726 El Nido and concluded that the property lacks integrity of design, materials, workmanship, and feeling, due to various additions and alterations that have occurred over the years. Furthermore, MBI determined that the property

no longer appears as it did in 1930 and does not maintain integrity to its period of significance.

MBI concluded that the property at 1726 El Nido does not appear eligible at the local or state level for listing in the California Register under Criteria 1, 2, 3, or 4, either individually or as a contributor to the Diablo Historic District due to a severe lack of integrity. Since it has been determined that 1726 El Nido is not a contributor to the Diablo Historic District, its demolition does not constitute a significant impact to the Diablo Historic District.

The project planner is currently working with MBI on preparing a Mitigated Negative Declaration (MND) for the proposed project. The project has the potential for significant impacts to nesting birds due to proposed tree removal, and significant impacts resulting from asbestos and lead-based paint during demolition. The MND will include mitigation measures that would be incorporated into the proposed project to reduce the impacts to less than significant levels. The MND is scheduled to be published in late May 2016.

- C. Consideration and possible action to submit a comment on the Martinez Jail Demolition Draft Environmental Impact Report (DEIR):** Last fall, staff received a Notice of Preparation for an Environmental Impact Report (EIR) for the Downtown Martinez Jail Demolition Project. The County Public Works Department is working on a project to demolish the existing jailhouse building located at 650 Pine Street in Martinez. The interim use for the site would be an expansion of the existing parking lot located on the south of the existing building. The potential future use of the site would be for County administrative functions, but no plans for development are proposed at this time.

The initial 30-day review and comment period for the Notice of Preparation for the DEIR ended on Wednesday, December 16, 2015. A scoping session for the preparation of the DEIR was held on Monday, November 16, 2015 for interested parties to submit oral and written comments which pertain to environmental concerns resulting from implementation of the proposed project. A Notice of Completion and Availability regarding the DEIR for the Martinez Jail Demolition Project was posted at the end of March 2016 and forwarded by staff to the committee for reference. The public comment period for the environmental document ends on Thursday, May 12, 2016 at 5:00 PM. To provide additional opportunity for public comment, there was a public hearing before the Zoning Administrator at 30 Muir Road in Martinez during the 45-day comment period on Monday, April 18, 2016 at 3:30 PM. The Final EIR is expected to be presented to the Board of Supervisors on Tuesday, September 13, 2016.

A draft comment letter prepared by Mr. Lawton is attached for review and consideration.

- D. Review and revise work plan for 2016:** The HLAC's purpose is to propose points of historical interest for registration by the State Department of Parks and Recreation and other applicable governmental agencies and maintain the County Historical Resources Inventory that was adopted in connection to the Countywide General Plan.

**5. Committee Member's Comments**

- 6. Next Agenda Discussion:** The next regular meeting is scheduled for Thursday, August 11, 2016, at 2:30 PM.

**Historic Landmarks Advisory Committee**  
Contra Costa County  
Department of Conservation and Development  
30 Muir Road  
Martinez, California 94553

May 12, 2016

Contra Costa County Public Works Department  
Attn: Hillary Heard  
255 Glacier Drive  
Martinez, CA 94533

**SUBJECT: Draft Environmental Impact Report  
for the  
Downtown Martinez Jail Demolition Project  
County File CP# 15-38  
State Clearinghouse 2015112003**

**Comment by:  
Contra Costa County Historic Landmarks Advisory Committee**

Dear Ms. Heard:

This letter comprises a comment submitted in my capacity as Chair of the Historic Landmarks Advisory Committee (“HLAC”) and on its behalf. It responds to the outreach letter identified in Section 4.2 of Appendix D, which was addressed to Christine Louie, Staff Planner. The text of this letter has been approved and adopted by a vote of the HLAC taken at its regular meeting held on May 12, 2016, and therefore stands as an advisory recommendation of the HLAC.

Summary of Comment

Upon review, the HLAC finds that the 1901 Jailhouse is part of the “County Court House” resource listed on the Contra Costa County Historic Resource Inventory. The DEIR should include a reference to this finding.

Basis of Comment and Findings

The DEIR finds<sup>1</sup> that the Project would result in a significant and unavoidable impact on the historic resource, on the limited historic resources within the Martinez Historic Overlay District, and on the NRHP-listed Contra Costa Courthouse Block.

The records search described in Chapter 4 of the Historical Resources Evaluation Report<sup>2</sup> omits the Contra Costa County Historic Resource

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<sup>1</sup> Section 3.2.3.3, Impacts and Mitigation Measures, page 3.2-12

<sup>2</sup> Appendix D, Records Search and Literature Findings, page 4-1

Inventory (“HRI”). The HRI is referenced in the Contra Costa County General Plan, and thus provides guidance on certain land-use matters that come before the County. The HLAC is the advisory body to the Board of Supervisors as to the resources listed on the HRI, and updates to the HRI.

The “County Court House” is a listed resource on the HRI in its original 1976 edition, in its 1989 edition, and in its 2010 edition. The resource description entries are identical, with the exception of the addition of Assessor Parcel Number in the 2010 edition. The resource significance is shown as “Site of Historic Event”. The entire description of the resource is:

“Original court house for Contra Costa County was built in 1855. It faced Escobar Street and the Carquinez Strait. It has a bell, cast in New York and carried around Cape Horn by a sailing vessel. Original structure was replaced in 1901 by what is now the County Finance Building.”

The NRHP registration was prepared in 1989, around the time of the second edition of the HRI. The standards for description of resources listed on the HRI are much less rigorous than the corresponding standards for resources listed on the NRHP. The NRHP description is much more extensive than the description in the HRI. For example, the NRHP registration is for a resource named “Contra Costa County Courthouse Block”<sup>3</sup> with function described as “Courthouse, Jail”<sup>4</sup> and historic physical appearance as follows in part:<sup>5</sup>

“The Contra Costa County Courthouse Block consists of the classically inspired county courthouse and jail and a low granite retaining wall which runs around much of the property, all dating to 1901. ...”

This description continues to identify the Courthouse and Jail buildings together as a single resource, constructed at the same time, for example:<sup>6</sup>

“The 1901 jail is a granite block which harmonizes with the courthouse. ...”

The NRHP identifies the areas of significance as “Politics/Government” and Architecture”<sup>7</sup> with a period of significance from 1901 to 1939.

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<sup>3</sup> Appendix D, Attachment B, NRHP Registration, Section 1, Name of Property

<sup>4</sup> Appendix D, Attachment B, NRHP Registration, Section 6, Function or Use

<sup>5</sup> Appendix D, Attachment B, NRHP Registration, Section 7, Description

<sup>6</sup> Appendix D, Attachment B, NRHP Registration, Section 7, Description, Continuation Page 2

The DEIR's Historic Resources Evaluation Report concludes that the Downtown Martinez Jailhouse building is a historical resource for the purposes of CEQA.<sup>8</sup>

The HLAC has considered the question of whether the 1901 Jailhouse is a historical resource for the purposes of the Contra Costa County Historic Resource Inventory.

Based upon the extensive description of the resource in the NRHP, the HLAC concludes that the resource described in the HRI comprises both the Court House and 1901 Jailhouse buildings. Therefore, the 1901 Jailhouse is a historical resource listed in the Contra Costa County Historic Resource Inventory.

Respectfully,



Stephen Lawton  
Chair  
Historic Landmarks Advisory Committee

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<sup>7</sup> Appendix D, Attachment B, NRHP Registration, Section 8, Statement of Significance

<sup>8</sup> Appendix D, Chapter 7, Conclusion, page 7-1

Contra Costa County Historical Landmarks Advisory Committee (HLAC)  
Draft Summary Minutes for February 11, 2016

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Members Present: Stephen Lawton (Chair), Carol Jensen (Co-Chair), Webb Johnson, James Wright, and Aruna Bhat  
Members Absent: None  
Staff: Christine Louie

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1. **Call to Order:** The meeting was called to order at 2:35 PM. Mr. Johnson announced that this will be his last meeting with the HLAC, as he has moved out of Contra Costa County.
2. **Public Comment:** None
3. **Approval of Summary Minutes for December 17, 2015:** Ms. Jensen moved to accept the minutes, Mr. Lawton seconded, and the minutes were unanimously approved.

4. **Discussion, Action, and Decision Items:**

- A. **Review and discussion of HLAC’s purpose, goals, history, process and roles; and discussion of resources and work plan for 2016:** Mr. Lawton summarized the HLAC’s annual report and the meetings that were held last year and initiated discussion on the committee’s purpose and future work plan. The on-going discussions regarding the Historic Resources Inventory (HRI) update effort has revealed that funding is required to update the document in a professional manner.

Mr. Johnson reported that there were a number of sites in Danville and San Ramon that wished to be nominated, but that the individuals did not wish to pay the processing fees. Mr. Johnson and Ms. Jensen discussed the research and work completed by the interns from Diablo Valley College. Staff provided an overview of the HRI nomination process and the costs associated. Mr. Lawton added that the fees are on the fee schedule for the Department of Conservation and Development (DCD) and all activity must be paid by the individual.

Ms. Jensen acknowledged the importance for funding, grants, and working through the Contra Costa County Historical Society (CCCHS). Ms. Bhat agreed that a funding source is needed. Mr. Johnson indicated that the committee could establish a plan to expand on the update efforts or to proceed as usual. Mr. Lawton indicated that obtaining funding would be a project task if the committee agreed to expand on the HRI update effort. The funds may be used to hire a professional to visit sites, make sure the list is complete and correct, and update the status and descriptions of the resources. Staff reminded the committee that all additions and removals from the HRI must be presented and approved by the Board of Supervisors (Board).

Mr. Lawton added that the committee should look into how other jurisdictions update their HRI, review fundraising options, and investigate whether CCCHS can assist with grant

writing. The Getty Foundation may provide additional references and resources, and Ms. Jensen offered to investigate. Staff suggested exploring the collection of mitigation fees, which would be used for the update effort. Ms. Bhat indicated that counsel may need to be consulted regarding this.

Staff reminded the HLAC of the requirement for members to review two training videos covering the Brown Act/Better Government Ordinance, and Ethics Orientation. Submittal of the certification forms were requested by the next meeting.

- B. Update and Discussion of the Martinez Jail Demolition Project:** Staff provided a summary on the status of the demolition project and shared information regarding this buildings' listing in the National Register. Staff provided an update on the status of the Draft Environmental Impact Report (DEIR) that the County is preparing. The DEIR is expected to be posted online in March and staff will forward the information to the committee members for review once it is published.

Mr. Lawton mentioned that the jailhouse is not specifically listed in the HRI. Ms. Jensen added that the building is located within the City of Martinez and not the unincorporated county. She wished to review the DEIR once it was published. Mr. Wright indicated that photos of the original building, and not the annex, show some architectural merit. Mr. Lawton indicated that members of the committee may comment individually as members of the public.

- C. Update on the Status of the Proposed Demolition of 1726 El Nido in Diablo:** Staff summarized the project and the status of the application with respect to the California Environmental Quality Act (CEQA). The consultant working on the Environmental Impact Report (EIR) is expected to have the Historic Resource Evaluation completed in one month and the Draft EIR completed in two months. Once the Draft EIR is posted, staff will notify the committee.

Mr. Wright shared an aerial image of the site and commented on the layout of the existing residence suggesting that multiple additions had occurred over time.

- 5. Committee Member's Comments:** Ms. Jensen commended and thanked Mr. Johnson for his active and positive work on the committee. Mr. Lawton thanked Mr. Johnson for all of the work done with the students and his professionalism in the HRI update effort. The committee concurred with the sentiments expressed.

Ms. Bhat excused herself.

- 6. Next Agenda Discussion:** 1726 El Nido Update, HRI Status Update, and Martinez Jail Demolition Status Update.

The meeting adjourned at 4:10 PM.