

AGENDA
Contra Costa County
HISTORICAL LANDMARKS ADVISORY COMMITTEE (HLAC)
Thursday, November 18, 2021
2:00 P.M.

To slow the spread of COVID-19, in lieu of a public gathering, the Historic Landmarks Advisory Committee (HLAC) will be accessible live online or by telephone to all members of the public as permitted by the Government Code Section 54953(e).

Historical Landmarks Advisory Committee meeting can be accessed live either online or by telephone.

BY JOINING THE ZOOM MEETING DIRECTLY AT: <https://cccouny-us.zoom.us/j/86500242571>

Meeting ID: 865 0024 2571

ACCESS THE MEETING BY TELEPHONE AT: (888) 278-0254 FOLLOWED BY ACCESS CODE: 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.

PERSONS WHO WISH TO ADDRESS THE HLAC COMMITTEE MEMBERS DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

The HLAC will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in HLAC meeting. Please contact Dominique Vogelphol at least 48 hours before the meeting at (925) 655-2880.

1. Call to Order
2. Public Comment
3. Acceptance of Summary Minutes for August 12, 2021 Meeting
4. Discussion Items:
 - A. Review of Envision 2040 Draft Historical and Cultural Resources Section of the Conservation, Open Space, and Managed Lands Element
 - B. Review of HLAC 2021 Annual Report
 - C. Delta National Heritage Area (NHA) Management Plan Update - Carol Jensen
 - D. Filling Vacancy of Seat #3 of the HLAC
 - E. Status of planning applications associated with historical resources:
 - Sonja's Bar in Knightsen Historic District – Land Use Permit #CDLP18-02021
 - F. Pending Items:
 - Byron Hot Springs
 - Measure X Update – Melinda McCrary
5. Committee Member's Comments
6. Next Agenda Discussion: Thursday, February 10, 2022, at 2PM

Attachments:

1. Summary Minutes for August 12, 2021 Meeting
2. Staff Report for November 18, 2021 Meeting

Contra Costa County Historical Landmarks Advisory Committee (HLAC)
Summary Minutes for August 12, 2021 Meeting

Members Present: Carol Jensen (Chair), Melinda McCrary, Aruna Bhat

Members Absent: Melissa Jacobson (Vice Chair)

Staff: Dominique Vogelpohl, Debi Melendres (IT staff)

1. **Call to Order:** The meeting was called to order at 2:20 PM.
2. **Public Comment:** Public comments received via email from Kristen Henderson were acknowledged by the HLAC and accepted for the record.
3. **Approval of Summary Minutes for June 17, 2021 Meeting:** Melinda moved to accept the minutes; Aruna seconded. The minutes were accepted: 3 Ayes (Jensen, McCrary, Bhat)
4. **Discussion Items:**
 - A. **Review of proposed Draft No. 4 Contra Costa County Historic Preservation Ordinance**
 - o Melissa suggested to move forward in contacting the Board of Supervisors. Carol adds that this item should be put on a Board's agenda. Carol suggests speaking to respective Board members one on one.
 - o Aruna suggests the proposed ordinance be presented to the Board after new General Plan is established.
 - o General Plan draft pertaining with historical resources will be available for review at November meeting, so HLAC can review this to verify the proposed Historic Preservation Ordinance is consistent with the draft General Plan.
 - o Melissa introduced the idea of the possibility in receiving money from Measure X.
 - o Comments submitted by Kristen Henderson were acknowledged by the HLAC and accepted for the record. The suggested ordinances will be reviewed for potential content to be included in the draft County Historic Preservation Ordinance.
 - B. **Update on filling HLAC vacancy**
 - o No change in status with the County Historical Society.
 - o Carol posted an article in the Brentwood Press and local Historical Society newsletter to advertise filling the vacancy.
 - o Melissa submitted a request of interest on linkedIN.
 - o HLAC staff has not received any application copies from the Clerk of the Board.
 - o Carol suggests posting the vacancy on the HLAC website.
 - o Comments submitted by Kristen Henderson were acknowledged by the HLAC and accepted for the record. A response will be provided to her when obtained.
 - C. **Update on the Delta National Heritage Area Management Plan - Carol Jensen Advisory Committee member**
 - o Public input and planning are moving forward:

- Benicia Veterans Hall on August 30
- Walnut Grove in September
- Welcome Signs are an attempt create synergy within all divisions of the organization.
- The Heritage area status is only valid for 5 years, then must be renewed.

D. Status of planning applications associated with historical resources:

- **Rehabilitation of Sonja’s Bar in Knightsen Historic District – Land Use Permit #CDLP18-02021**
 - Construction plans have been submitted to the County Building Department.
 - Project is now under structural and non-structural review with the Building Department.

E. Pending Items:

- **Status of Envision Contra Costa 2040 General Plan Update as it pertains to historical resources**
 - Draft will be available for review and discussion at November’s HLAC meeting.
 - Envision 2040 will be in attendance.
 - Melissa shared her connecting Jenny Balisle, new manager of County Arts and Culture Commission, and Will Nelson so Arts and Culture can be included in Envision 2040.
 - Melissa shared the possibility to receive funding under Measure X to put toward updating the HRI.
- **Rehabilitation of Byron Hot Springs**
 - No change in status.
 - Carol shares that the Byron Hot Springs (BHS) was originally established as a sanitorium to drink the hot springs for medicinal purposes.

5. Committee Member’s Comments:

- Next agenda items: Envision 2040, HLAC vacancy, any nominations for the HRI if brought to the HLAC, and status of Sonia’s and BHS.

6. Next Agenda Discussion: Thursday, November 11, 2021 at 2:00 PM.

The meeting adjourned at 3:30 PM.

Contra Costa County Historical Landmarks Advisory Committee (HLAC)
Staff Report for November 18, 2021 Meeting

1. Call to Order

2. Public Comment:

3. Acceptance of Summary Minutes for August 12, 2021 Meeting

4. Discussion Items:

A. Review of Envision 2040 Draft Historical and Cultural Resources Section of the Conservation, Open Space, and Managed Lands Element

- Envision 2040 has requested feedback from the HLAC on this draft section.
- This section includes 1 proposed goal, 8 proposed policies, and 5 proposed actions.
- The parenthetical notes will not be in the final General Plan - they're provided to assist reviewers, to indicate if a proposed goal, policy, or action refers to a goal, policy, or implementation measure from the existing General Plan. For example, the proposed Goal COS-9 refers to Goals 9-A and 9-G from the Open Space Element of the existing General Plan.
- The parenthetical notes AB 52 and SB 18 for Policy COS-P9.6 and Action COS-A9.4 refer to legislative requirements.

B. Review of HLAC 2021 Annual Report

- On January 7, 2020, the Board of Supervisors adopted Resolution No. 2020/1, which requires that each regular and ongoing board, commission, or committee annually report to the Board of Supervisors on its activities, accomplishments, membership attendance, required training/certification (if any), and proposed work plan or objectives for the following year. Attached, please find the HLAC's annual report for 2021.
- HLAC members are to provide any feedback to staff at this time so staff can submit the report to the Board before the end of the year.

C. Delta National Heritage Area (NHA) Management Plan Update - Carol Jensen

- Carol is also a member of the NHA Advisory Committee, which met on September 9, 2021, and held two public workshops on August 30th in Benicia and August 31st in Walnut Grove.
- NHA webpage: [Sacramento-San Joaquin Delta National Heritage Area - Delta Protection Commission \(ca.gov\)](#)
- NHA Advisory Committee next meeting: Thursday, December 2, 2021 at 3PM

D. Filling Vacancy of Seat #3 of the HLAC

- Posted to the HLAC website: *"There is currently an opening on the Historical Landmarks Advisory Committee (HLAC)! For more information, please contact HLAC staff, Dominique Vogelpohl"*
- Posted to *NewsFlash* on the Department of Conservation and Development homepage.

E. Status of planning applications associated with historical resources:

- **Sonja's Bar in Knightsen Historic District – Land Use Permit #CDLP18-02021**

- County is waiting to receive next submittal from project proponent that will address plan check comments.
- Building Inspection visited the project site on November 5, 2021 and reported only some siding had been removed for investigative purposes, but no evidence showing an active job site.

F. Pending Items:

• **Byron Hot Springs**

- No change in status.

• **Measure X Update – Melinda McCrary**

- No change in status.

5. Committee Member’s Comments

- HLAC members provide suggestions for items to be included on the next agenda.

6. Next Agenda Discussion: Thursday, February 10, 2022, at 2:00 PM.

Attachments:

1. Envision 2040 Draft Historical and Cultural Resources Section of the Conservation, Open Space, and Managed Lands Element
2. HLAC 2021 Annual Report

How to Use the General Plan

Icons: Policies and actions related to the four themes of the General Plan – community health, environmental justice, economic development, and sustainability – are identified using these icons.

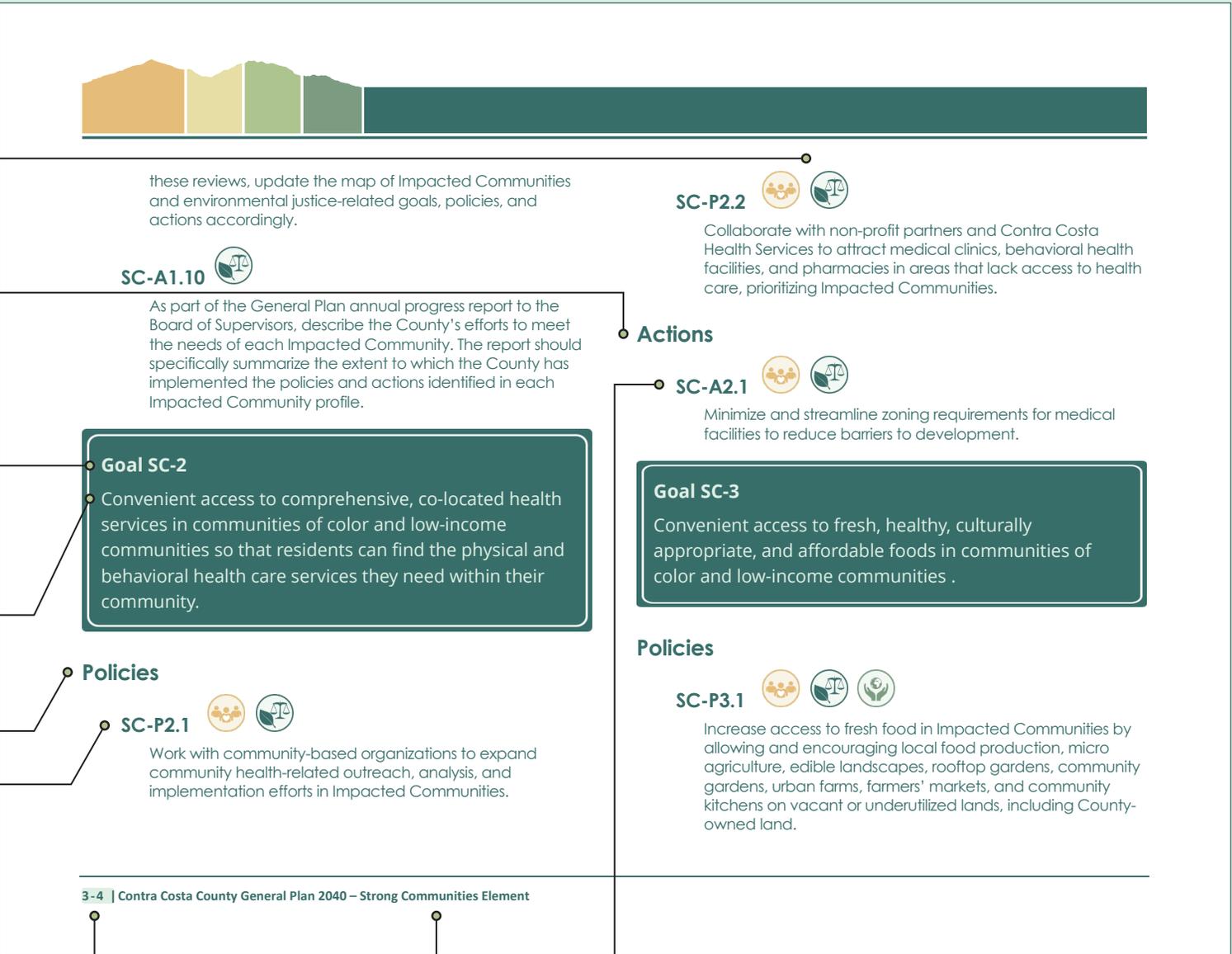
Actions: An action is a measure, procedure, or technique that helps the County achieve a specific goal. An action is something concrete that can and will be completed.

Goal Numbering: Each goal number starts with the element acronym and is followed by the number of the goal (e.g., SC-2 = Strong Communities Element, second goal).

Goals: A goal describes the general desired result sought by the County. Each goal has one or more policies and/or actions associated with the goal.

Policies: A policy is a specific statement that guides decision-making as the County works to achieve a specific goal. Policies represent statements of County regulation and set the standards used by decision-makers when considering proposed development and actions. These are on-going and require no further action.

Policy Numbering: The policy number is shown as the last number, supporting the goal it follows (e.g., SC-P2.1 = Strong Communities Element, second goal, first policy). Policy numbers are not tied to action numbers.



Page Numbering: Shows the chapter and page number (e.g., 3-4 = Chapter 3, page 4).

Section Footer: Identifies the element title.

Action Numbering: The action number is shown as the last number, supporting the goal it follows (e.g., SC-A2.1 = Strong Communities Element, second goal, first action). Action numbers are not tied to policy numbers.

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CONSERVATION, OPEN SPACE, AND MANAGED LANDS ELEMENT

Goals, Policies, and Actions

E. HISTORIC AND CULTURAL RESOURCES

Goal COS-9

Archaeological, cultural, and historic resources that are identified and preserved. (9-A, 9-G)

Policies

COS-P9.1

Prioritize preservation and adaptive reuse of buildings, sites, and areas having identifiable archaeological, cultural, or historic significance. Require new construction and renovation projects in historic areas to incorporate compatible and high-quality design that protects the overall historic quality of the area and the integrity of adjacent historic resources. (9-28, 9-29, 9-30)

COS-P9.2

Encourage sensitive restoration and adaptive reuse of historic resources following the *Secretary of the Interior's Standards*, including additions and alterations to buildings that do not diminish historic integrity.

COS-P9.3

Encourage owners of historic properties to make use of the State of California Historic Building Code to protect and rehabilitate historic resources. (9-m)

COS-P9.4

Encourage owners of eligible historic properties to apply for state and federal designation of historic properties and participate in tax incentive programs for historic preservation. (9-n)

COS-P9.5

When a project involves a resource that is listed on the County's Historic Resources Inventory, or as otherwise warranted through the California Environmental Quality Act process, require applicants to engage a qualified consultant to prepare an evaluation of potential archaeological, cultural, and/or historic resources that may be present on the project site. (9-31)

COS-P9.6

Respect and protect Native American resources, including historic, cultural, and sacred sites; cultural landscapes; and objects with cultural value to California Native American tribes. (AB 52, SB 18)



COS-P9.7

Work with local Native American tribes to protect recorded and unrecorded cultural and sacred sites and to educate developers and the community at large about Native American history in the region.

COS-P9.8

Recognize the county's agriculture heritage as a significant theme related to historic preservation and consider agricultural landscapes for their potential as historic resources.

Actions

COS-A9.1

Every five years beginning in 20##, review and update the County's Historic Resources Inventory and Archaeological Sensitivity Map so they remain useful tools for evaluating potential cultural resources impacts and guiding preservation efforts. Ensure new evaluations consider potential social and cultural significance in addition to architectural significance.

COS-A9.2

Work with the County Historical Landmarks Advisory Committee (HLAC) to adopt a historic resource ordinance, historic resources overlay district, and/or design guidelines to protect historic resources and culturally important areas. (9-I)

COS-A9.3

Collaborate with government agencies, private entities, and

non-profit organizations to establish programs and funding mechanisms to preserve, restore, and enhance cultural, historic, and archaeological sites. (9-o, 9-p)

COS-A9.4

Establish collaborative relationships with local Native American tribal representatives to facilitate consultation in the review of future projects that have the potential to impact tribal cultural resources. (AB 52, SB 18)

COS-A9.5

Prepare a historic context statement that provides necessary background information about historic, archaeological, and cultural resources and a framework for identifying and evaluating historic resources. The context statement should include the overarching significance themes, including native people, cultural significance of the region, and agriculture/ranching uses that may be associated with the county.



ADVISORY BODY ANNUAL REPORT

Advisory Body Name: Historical Landmarks Advisory Committee (HLAC)
Advisory Body Meeting Time/Location: 2nd Thursday at 2PM quarterly: Feb, May, Aug, Nov
Chair (during the reporting period): Carol Jensen
Staff Person (during the reporting period): Dominique Vogelwohl, Department of Conservation and Development
Reporting Period: January 1, 2021 - December 31, 2021

I. Activities

(estimated response length: 1/2 page)

Describe the activities for the past year including areas of study, work, special events, collaborations, etc.

HLAC has continued efforts in updating the Historic Resources Inventory (HRI).

HLAC continues to stay involved in the in-progress County Envision 2040 General Plan update.

HLAC continues to draft a potential County Historic Preservation Ordinance to be included with the in-progress County Zoning Ordinance update.

HLAC continues to advertise the current HLAC vacancy to assist the County Historical Society in obtaining nominees to fill the vacant seat.

HLAC Chair, Carol Jensen, continues to be represent the HLAC in being an active member of the National Heritage Area Management Plan Advisory Committee for the Delta Protection Commission.

II. Accomplishments

(estimated response length: 1/2 page)

Describe the accomplishments for the past year, particularly in reference to your work plan and objectives.

HLAC provided feedback to Envision 2040 on the draft Historical and Cultural Resources Section of the Conservation, Open Space, and Managed Lands Element at their November meeting.

HLAC presented draft No. 4 of their draft County Historic Preservation Ordinance at their August meeting.

III. Attendance/Representation

(estimated response length: 1/4 page)

Describe your membership in terms of seat vacancies, diversity, level of participation, and frequency of achieving a quorum at meetings.

The five-member HLAC is comprised of four Contra Costa County Historical Society (CCCHS) members and the Deputy Director of the Department of Conservation and Development, Community Development Division.

Meetings held in 2021: February 11, June 17 (May 13 meeting pushed to June due to lack of quorum), August 12, and November 18 (November 11 meeting pushed to 18th due to Veterans day holiday)

Melissa Jacobson, Seat 1: Present, Present, Absent, Present
Melinda McCrary, Seat 2: Present, Present, Present, Present
Seat 3: Vacant
Carol Jensen, Seat 4: Present, Present, Present, Present
Aruna Bhat, Deputy Director: Present, Present, Present, Present

IV. Training/Certification

(estimated response length: 1/4 page)

Describe any training that was provided or conducted, and any certifications received, either as a requirement or done on an elective basis by members. NOTE: Please forward copies of any training certifications to the Clerk of the Board.

All HLAC members are up to date with their Training Certification for Member of County Advisory Body and Public Service Ethics Education Certification.

HLAC staff attended a Webinar "Historic Preservation Overview for Open Space Districts and Trusts" presented by Page & Turnbull, and presented a summary review for the HLAC members at their February 11 meeting.

V. Proposed Work Plan/Objectives for Next Year

(estimated response length: 1/2 page)

Describe the advisory body's workplan, including specific objectives to be achieved in the upcoming year.

Continue participating in the in-progress Envision 2040 draft Historical and Cultural Resources Section of the Conservation, Open Space, and Managed Lands Element.

Request direction from the Board of Supervisors with respect to including a County Historic Preservation Ordinance with the in-progress County Zoning Ordinance update.

Continue to assist the County Historical Society in filling the HLAC vacancy.

Continue efforts in updating the Historic Resources Inventory (HRI).

HLAC Chair to continue participating in the National Heritage Area Management Plan Advisory Committee.