



CITY OF MARTINEZ

PLANNING COMMISSION AGENDA

November 18, 2008

TO: Mayor and City Council

FROM: Karen L. Majors, Assistant City Manager Community and Economic Development
Corey Simon, Senior Planner

SUBJECT: Workshop on Preliminary Plans for the Rehabilitation and Expansion of 630 Court Street

DATE: November 13, 2008

RECOMMENDATION: The purpose of this workshop is for discussion only.

BACKGROUND: The Sharky Building, commonly referred to as 630 Court Street, was purchased by the City of Martinez from Contra Costa County several years ago for the sole purpose finding a private developer to rehabilitate and retrofit the building and provide new tenants that will serve as a catalyst for downtown revitalization efforts. The property had not been in active use for many years and is in need of rehabilitation and seismic retrofit. The City of Martinez issued Requests for Proposals (RFPs) on several occasions soliciting proposals to return this property to active use. In February, 2007, the City sent out the third RFP. This third RFP reflected the fact that 630 Court Street had recently been added to the California Register of Historic Resources. Proposals were due and opened on April, 2007. The 630 Court Street City Council Sub-Committee reviewed the proposals and interviewed each of the four development teams. The Council Sub-Committee recommended selection of the Goldenberg and Associates. Their proposal includes the rehabilitation, retrofit and expansion of 630 Court Street including the lowering and enlarging the existing basement, a street side café, and an additional story. The enlarged basement, possible street side cafe and first floor are proposed to be used a restaurant. The second floor and an additional story are proposed to be leased as office space

The City Council approved an Exclusive Negotiating Rights Agreement (ENRA) with Goldenberg and Associates in June, 2007. The ENRA was twice to provide the developer additional time to undertake and analyze structural and hazardous materials investigations and city staff the time needed to complete the City's lengthy property disposition process. The soil analysis provided information that enabled the development team to determine that the expansion of the basement and the addition of a third story was technically and financially feasible. However their hazardous materials investigation identified some groundwater and soil contamination that can be addressed as part of the basement expansion but will increase some construction costs. The purchase and sale agreement includes a provision that adjusts the price, or a portion thereof, for the remediation costs. The City Council and staff have completed all the required steps to sell 630 Court Street. A purchase and sale agreement was approved by the City Council last July.

Since the approval of the Purchase and Sale agreement, the Goldenberg development team has undertaken additional soils and hazardous materials testing and now has a full understanding of the structural/retrofit modification and enhancements that are needed and the hazardous material remediation costs. They retained the consultant services of a preservation architect, who along with development partner and architect Allen Sayles prepared the preliminary plans for the Planning Commission workshop discussion. The plans have also been reviewed by the State Office of Historic Preservation.

Below are items for discussion and consideration:

- 630 Court Street as a Historic Resource: 630 Court Street is now on the *California Register of Historical Resources*. CEQA Guidelines state that any proposed re-use, or addition to, can not “cause a substantial adverse change in the significance” of that resource. Generally modifications and additions that conform to the *Secretary of the Interior’s Standards for Rehabilitation* (which are attached as part of the Downtown Martinez Specific Plan – Historic Overlay District regulations, and are applicable to this site), are considered to be “less than a significant impact on the historic resource” (again, as per CEQA Guidelines). It is staff’s understanding that the State Office of Historic Preservation staff has reviewed the proposal, and has found it consistent with the *Secretary of the Interior* Standards.
- Use Permit Required for Construction Over 40’ in Height and 3 Stories: The proposal is approximately 44’ in height with 4 stories. The Downtown Specific plan and CC - Central Commercial Zoning District regulations would require the approval of a use permit for the current proposal. In addition to the historical factors discussed above, the Commission may want to consider the requested exception within a more broadly defined aesthetic context, noting that both the County’s Office of Education building and recently completed District Attorney’s building both exceed the 40’3 story limit.
- Improvements within Court-Street right-of-way: In order to make the ground floor viable for the intended restaurant use, the Court Street frontage would be reconfigured to use the existing sidewalk area for outdoor dining, narrowing the street’s travel way and relocating the sidewalk and parking area. “Island” areas are proposed for planning area, and a trash enclosure which, as with the “off-site” outdoor seating, will help facilitate the use of the limited ground floor area as a restaurant.
- Parking: The site is within the Downtown Parking District, and as such, no on site parking is required.

6.3 DESIGN STANDARDS AND GUIDELINES

The City of Martinez treasures its heritage of historic structures. The historic architecture of the Downtown is one of the City's most important resources. Establishing and enforcing guidelines for the treatment of historic buildings and structures in historic districts will help maintain this resource. The presence of these guidelines serves a dual purpose: to protect the heritage of the City of Martinez and to protect the interests of property owners and residents.

While the design standards for Listed Buildings and guidelines in this chapter are a part of the Downtown Martinez Specific Plan, they are designed to be a useful tool to any property owners seeking advice about the appropriate treatment of their historic property. This Chapter primarily addresses commercial, mixed-use, and civic structures. Historic residential structures are discussed in Chapter 8, Downtown Neighborhood. The publications listed at the end of this Chapter and in Chapter 8 contain a wealth of information on the treatment of historic building materials not covered in these guidelines.

6.3.1 Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior's Standards for Rehabilitation are ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. These standards are mandatory for Listed Buildings. These Standards are the basic principles from which the advisory Design Guidelines in this Chapter were developed.

The Standards are:

- a) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- b) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- c) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- d) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- e) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- f) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

- g) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- h) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- i) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- j) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

6.3.2 State Historical Building Code

The owner of a Listed Building, or other qualified structure, may voluntarily choose to utilize the provision of the State Historical Building Code.

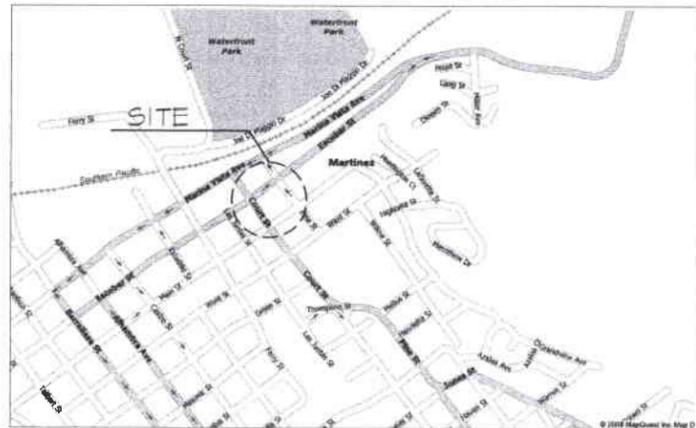
The purpose of the State Historical Building Code (SHBC) is to provide regulations and standards for the rehabilitation, preservation, restoration (including related reconstruction) or relocation of historical buildings, structures and properties deemed of importance to the history, architecture, or culture of an area by a governmental jurisdiction. Such standards and regulations are intended to facilitate the restoration or change of occupancy to preserve their original or restored elements and features, to encourage energy conservation and a cost effective approach to preservation, to provide for reasonable safety from fire, seismic forces or other hazards, and to provide reasonable availability and usability by the physically disabled.

The State Historical Building Code is set forth in Sections 18950 to 18961 of the California Health and Safety Code (H&SC). The 2001 California Historical Building Code is the most recent published regulation of the State Historical Building Code. The California Historical Building Code is Part 8 of Title 24 of California's Code of Regulations. The California Historical Building Code is also published as Chapter 34, Division II of the California Building Code.

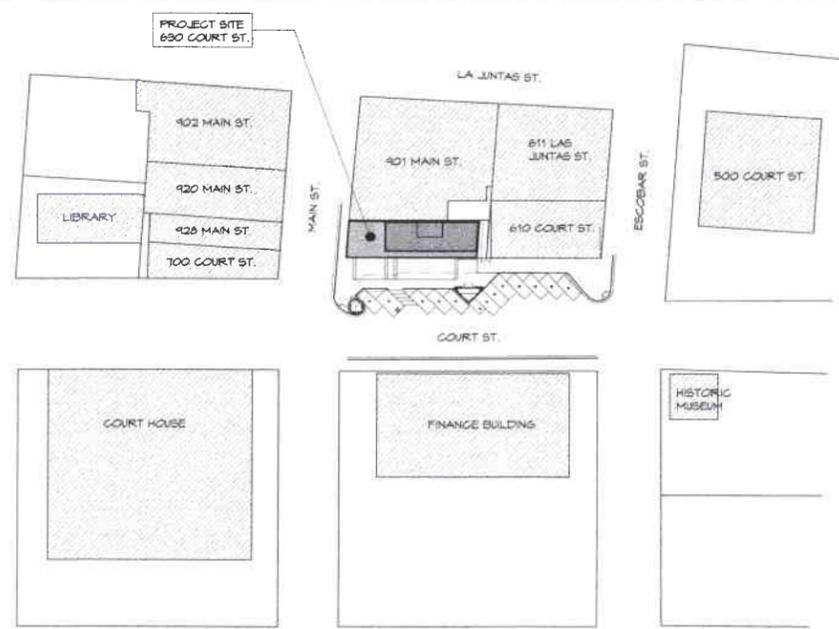
Some of the issues the SHBC addresses, all of which facilitate sensitive and cost-effective rehabilitation, include the following:

- a) Accessibility - Both the Americans with Disabilities Act of 1992 (ADA) and the SHBC make provisions for reasonable levels of equivalency for, and - under special circumstances - exemption from, accessibility mandates.
- b) Seismic/Structural - SHBC governs these issues, permitting design based on real values of archaic materials, and solutions based on engineering principles and judgment rather than on prescriptive formulas.

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VICINITY MAP



CONTEXT MAP

SCALE: 1/64"=1'-0"

SHEET INDEX
 A-1) TITLE SHEET, SITE PLAN
 A-2) FLOOR PLANS
 A-3) EXTERIOR ELEVATIONS
 A-7) EXISTING FLOOR PLANS
 A-8) EXISTING ELEVATIONS

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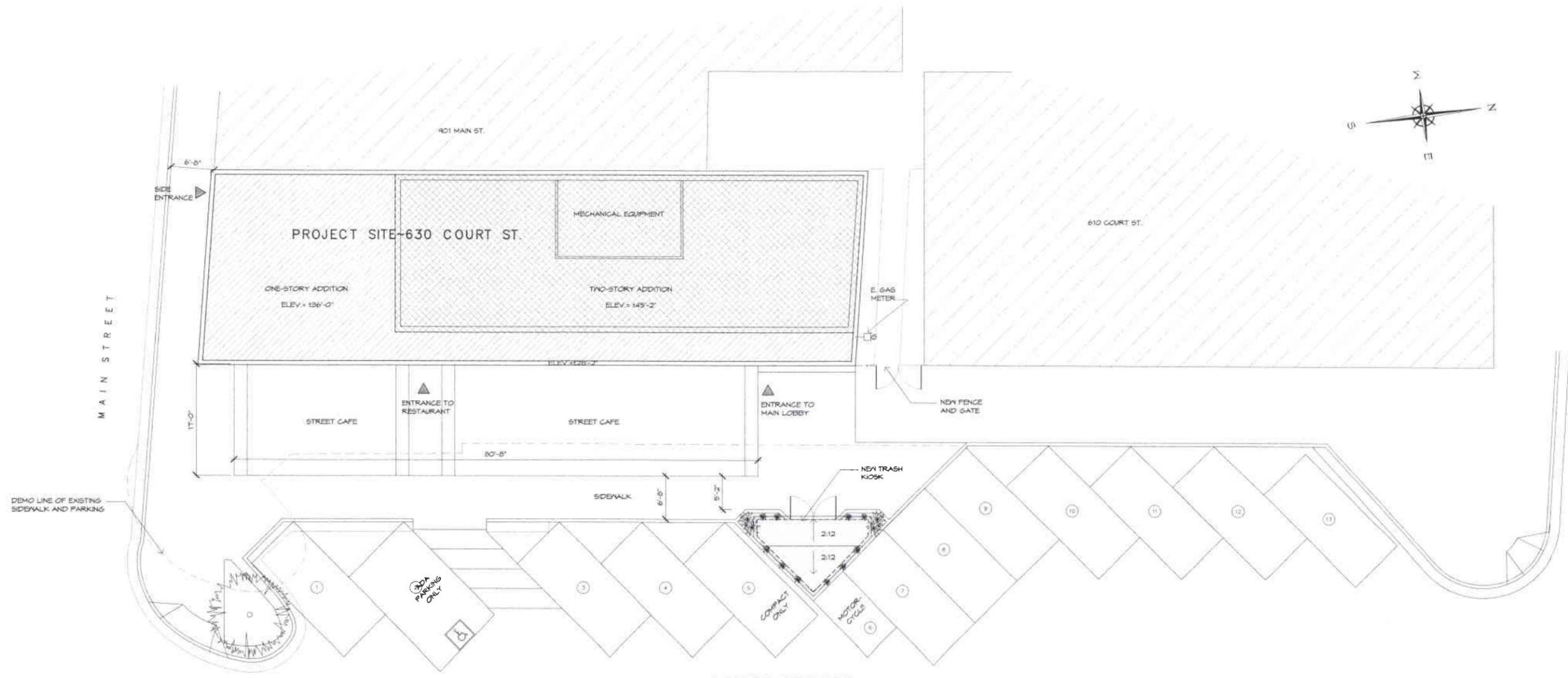
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TITLE/SITE PLAN

ADDITION AND REMODEL FOR:
C O P L P
 {COURT ST. OFFICE PARTNERS}
 630 COURT ST., MARTINEZ, CA 94553

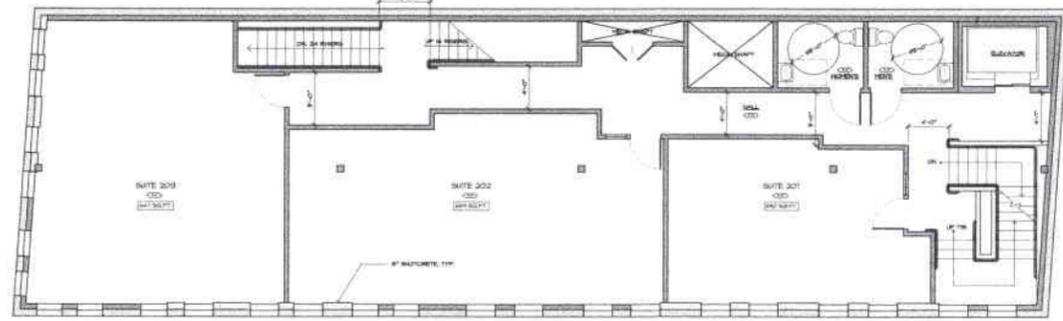


SITE PLAN

COURT STREET

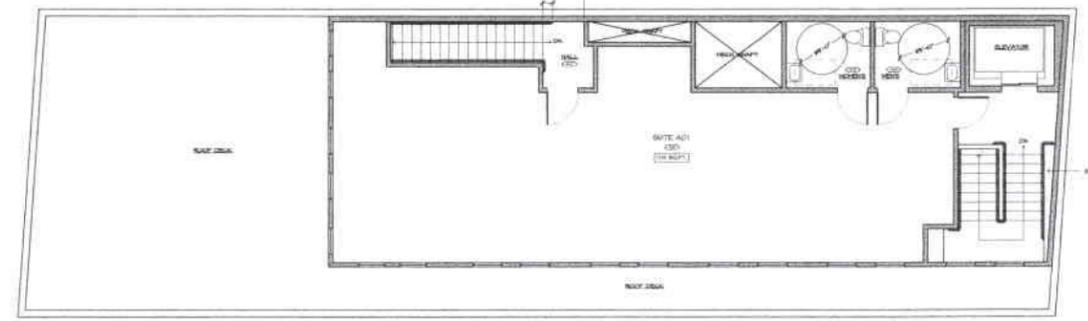
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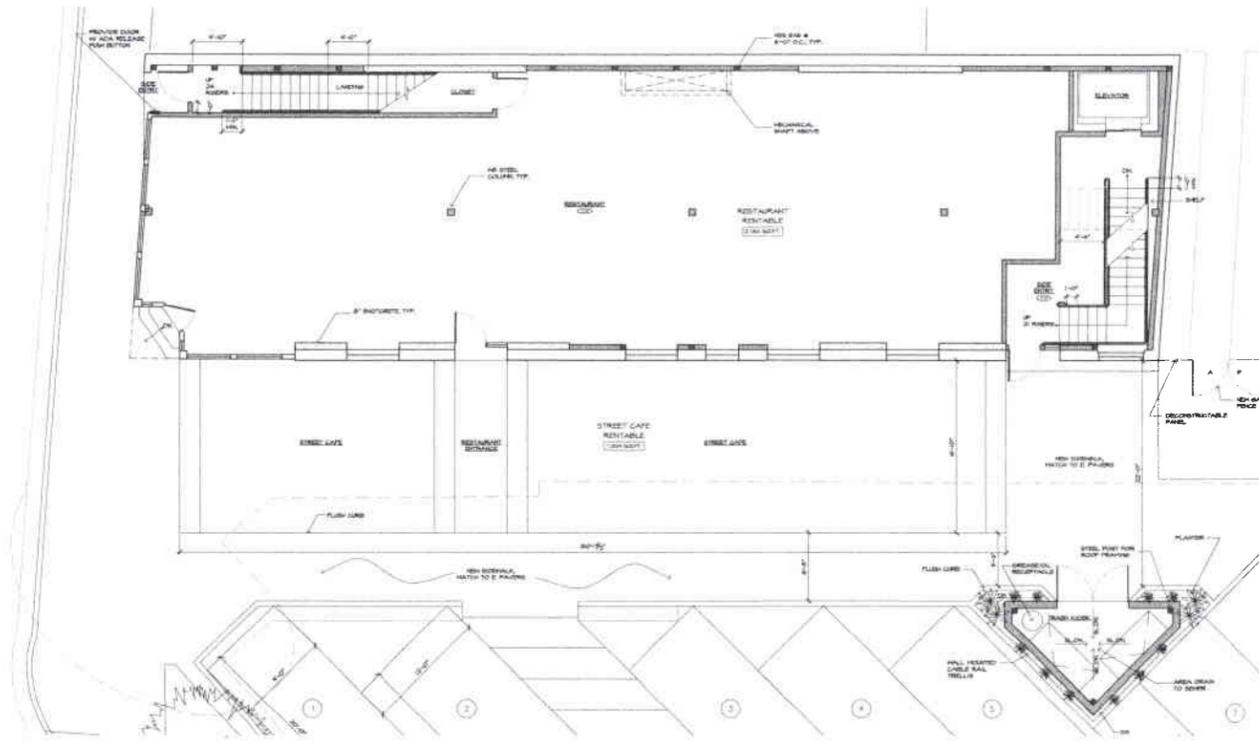
SECOND LEVEL FLOOR PLAN

SCALE:1/8"=1'



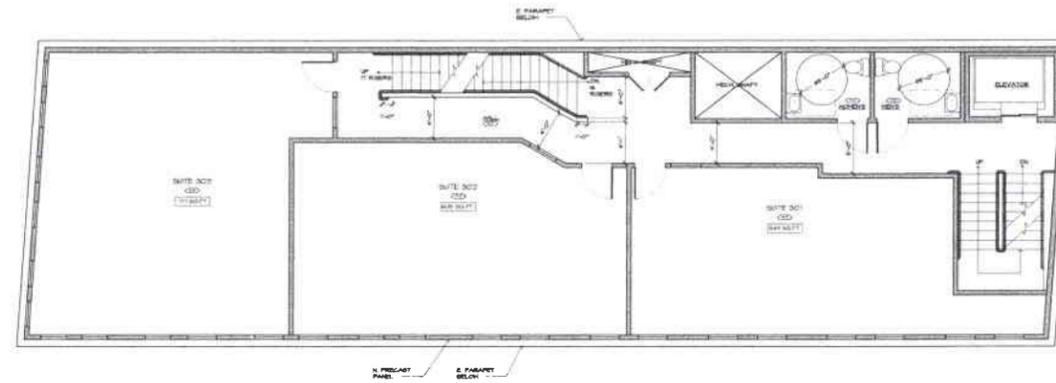
FOURTH FLOOR PLAN

SCALE:1/8"=1'



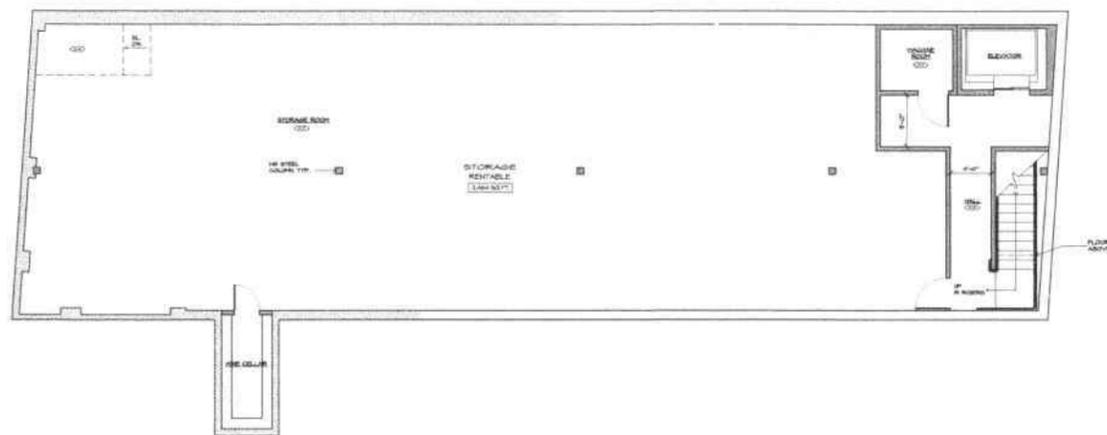
MAIN LEVEL FLOOR PLAN

SCALE:1/8"=1'



THIRD FLOOR PLAN

SCALE:1/8"=1'



BASEMENT LEVEL FLOOR PLAN

SCALE:1/8"=1'

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PROPOSED
 FLOOR PLAN

ADDITION AND REMODEL FOR:
C O P L P
 {COURT ST. OFFICE PARTNERS}
 630 COURT ST., MARTINEZ, CA 94553

DRAWN
 A.S.
 CHECKED
 J.A.S.
 DATE
 11/04/08
 SCALE
 AS NOTED
 JOB NO.
 0608
 SHEET

A-2

OF SHEETS



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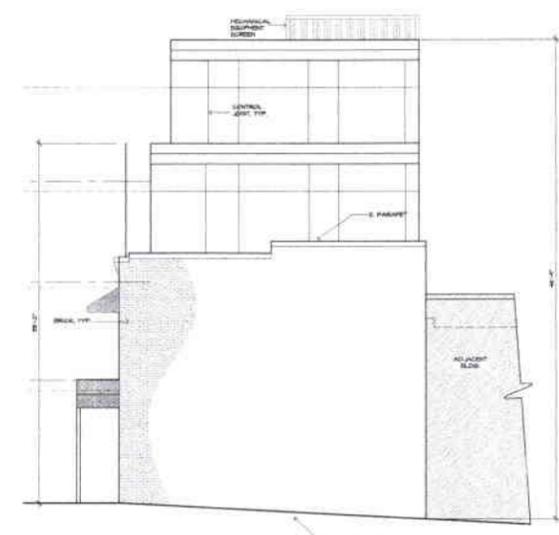
PROPOSED EAST ELEVATION
4-STORY SCHEME

SCALE: 1/8"=1'-0"



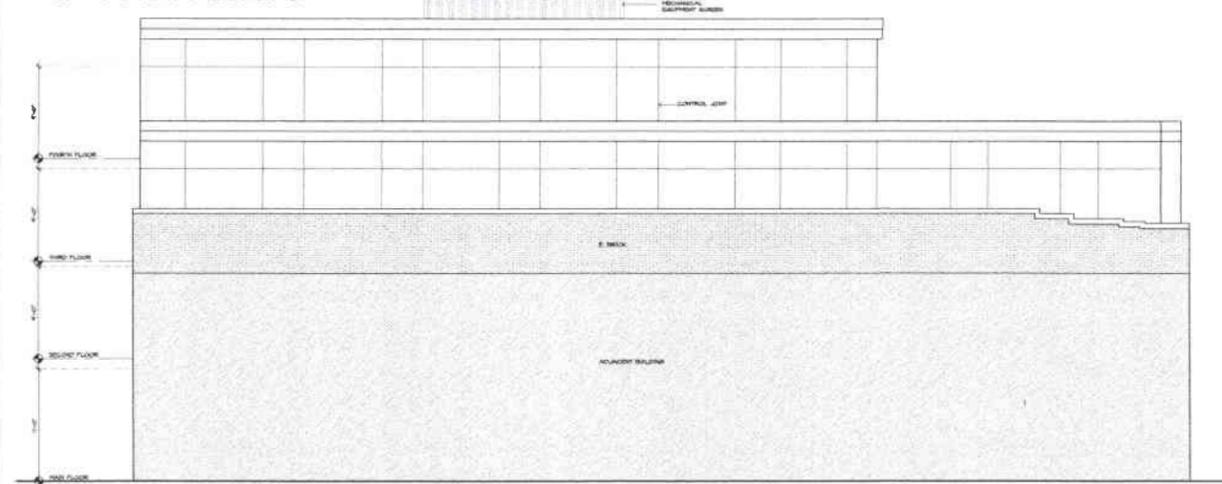
PROPOSED SOUTH ELEVATION
4-STORY SCHEME

SCALE: 1/8"=1'-0"



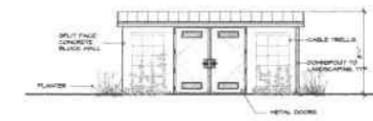
PROPOSED NORTH ELEV.
4-STORY SCHEME

SCALE: 1/8"=1'-0"



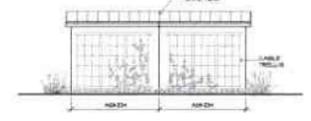
PROPOSED WEST ELEVATION
4-STORY SCHEME

SCALE: 1/8"=1'-0"



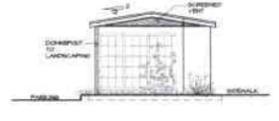
WEST ELEVATION (FRONT)
TRASH KIOSK

SCALE: 1/8"=1'-0"



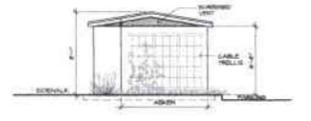
EAST ELEVATION (REAR)
TRASH KIOSK

SCALE: 1/8"=1'-0"



NORTH ELEVATION
TRASH KIOSK

SCALE: 1/8"=1'-0"



SOUTH ELEVATION
TRASH KIOSK

SCALE: 1/8"=1'-0"



PROPOSED EAST ELEVATION W/ CANOPY
4-STORY SCHEME

SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION W/ CANOPY
4-STORY SCHEME

SCALE: 1/8"=1'-0"

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PROPOSED
ELEVATIONS
4-STORY SCHEME

ADDITION AND REMODEL FOR:
C O P L P .
{ COURT ST. OFFICE PARTNERS }
630 COURT ST., MARTINEZ, CA 94553

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DATE 11/04/08
SCALE AS NOTED
JOB NO 0808
SHEET

A-3

OF SHEETS

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