



**Historical Resources Management Commission  
Hattie Weber Museum – 445 C Street, Davis, California  
Corner of 5<sup>th</sup> and C Streets in Central Park  
Monday, October 19, 2015**

Commissioners Present: Rand Herbert (Chair), Mark Beason (Vice Chair), Richard Rifkin, William Allen Lowry, Karen Clementi, David Hickman

Commissioners Absent: Scott Miltenberger, Jonathon Howard (Alternate)

Council Liaisons Present: None

Staff Present: Ike Njoku, Robert Smith, Eric Lee, Catherine McCort

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**1. Call to Order. Chairperson Herbert called the meeting to order at 7:00 pm.**

**2. Approval of Agenda.**

**Action: Vice Chairperson Beason moved, seconded by Commissioner Clementi, to approve the agenda. The motion passed unanimously**

**3. Approval of Minutes.**

Commissioner Rifkin stated that he prefers very detailed minutes to minutes that are simply summaries.

**Action: Vice Chairperson Beason moved, seconded by Commissioner Lowry, to approve the minutes of September 21, 2015. The motion passed unanimously with Commissioner Rifkin and Chairperson Herbert abstaining.**

**4. Public Communications.**

Stacey Parker asked the Commission about the status of the citywide survey and when there would be a public review, as she had submitted a report about the history of her house for inclusion in the survey.

Chairperson Herbert answered that there is not a public review period as such, that the survey will be posted online. He added that the survey can and will be updated as often as needed because it is not “set in stone.”

Commissioner Hickman, who did the update on Ms. Parker's property, added that the report she submitted did not change the status of her property, but that he did acknowledge her submission in the update.

## 5. Written Communications

None

## 6. Museum Report

Dennis Dingemans presented the Hattie Weber Museum Report. He reported that the docents are increasingly stepping up and taking leadership roles, that they have had their final fundraiser of the year and raised \$1,200, and that the museum has paid their share of the WPA bathroom renovation to the city, and the project should go out for bid this week.

## 7. Staff, Council Liaison, and Commissioner Comments

Staff Liaison Njoku reported that the city received a full refund for the CLG grant for the citywide survey.

Commissioner Rifkin reported that he has found evidence in the Cal Poly San Luis Obispo archives that the 215 Rice Lane house was designed by Julia Morgan.

## 8. Public Meeting.

### **A. 236 B Street – Planning Application #15-66 for Pre-application 6-15, Condition Use Permit (CUP) #7-15 and Design Review #27-15 – Pizza Restaurant.**

The Commission opened and continued this item to the November 16, 2015 meeting.

### **B. 533 D Street – Planning Application (PA) #15-65 for Design Review #26-15 to allow remodeling, addition and new accessory dwelling unit on property.**

Staff Liaison Njoku presented the staff report and the staff findings that the project is consistent with the applicable guidelines and the Secretary of the Interior's standards for rehabilitation. He also presented the staff recommendations for conditions of approval.

The Commissioners asked questions of the project architect and of city staff. This included questions and discussion about the setbacks, design guidelines, distinctiveness of the addition, and the height of the addition.

**Action:** Commissioner Lowry moved, seconded by Commissioner Hickman, to approve the findings and conditions of approval for this project as set forth in attachment #2 of the staff report, with the addition that we are in support of the setback change. The motion passed unanimously.

### **C. 901-919 Third Street – PA #15-41 for General Plan Amendment #01-15, Core Area Specific Plan Amendment #02-15, Demolition #5-15, Rezoning #4-15, Final Planned Development #5-15, and Design Review #15-15 for a six-story replacement project.**

Project proponent Kemble Pope asked the Commission to postpone this item until the meeting of November 16<sup>th</sup> in order to allow more time for community review.

The Commission honored Mr. Pope's request and postponed this item until the meeting of November 16<sup>th</sup>.

Chairperson Herbert apologized to the public for the disappointment and urged those that wanted to comment via letter or email as the comment period is now extended. He told the public that they were welcome to stay and address the Commission, but that it could muddy the waters with regard to the administrative record when it comes to CEQA and other issues.

Community member Allen Miller agreed that it was hard getting the material for this meeting so late, but said that to have it pulled during the meeting was “extremely obnoxious.”

Community member Tia Will suggested to the public that they limit their comments tonight to those who cannot attend the November meeting.

Mr. Pope clarified that he was prepared for the meeting, but that he was taken aback by the number of letter received and he was worried that the Commission had not had time to read them. He added that he had asked to have this item pulled from the agenda ten minutes before the meeting began.

Chairperson Herbert stated that most of the Commissioners had read all the submitted letters. He also reiterated that anyone who wanted to would be able to speak tonight, as well as at the next meeting.

Community member Rhonda Reed, president of the Old East Davis neighborhood association, stated that she did not want a repeat of this next month. Over the next month the applicants would have the opportunity to revise their report. She asked if we are going to have the same situation next month - where the report comes out with a small amount of time for review and comment.

Mr. Pope said he would defer to the Commission in response to that question.

Chairperson Herbert responded that the report would not change in the meantime; a comment that Mr. Pope concurred.

Staff Liaison Njoku clarified that city staff is instructed to take “action minutes,” but that staff will try to be as detailed as possible in the minutes.

Community member Allen Miller said that he wanted to hear from Rhonda Reed, and suggested that the public not comment at this time.

**Action: Commissioner Rifkin moved, seconded by Commissioner Hickman, to amend the agenda to allow for public comment on 901-919 Third Street project as previously described for the purposes of taking public comment after the item was pulled by the proponent but in order to accommodate the people who have come to make those comments. The motion passed unanimously.**

Ms. Reed said that the neighborhood association had submitted a letter, so at this time she wanted to add that the staff report focuses on historical resources rather than considering all the CEQA implication, and would lead to the Commission to making the wrong decision. She said that there are cumulative adverse impacts that are significant and un-mitigatable that the Commission must consider when acting on the proposal. She added that there are some factual errors in the staff report that are significant that are also pointed out in the letter, not the least of which is that the visual impact of the eastern exposure will be a huge dark shadow, and that this impact has not been considered in the analysis. She also expressed concern that the staff report uses simple language, for example stating that the building will be larger, when in fact it will be a great deal larger. She also indicated that outside interests, although they are capable, may not have access to all the history and decisions that have been made by the Commission and by the neighborhood. In conclusion she stated that we as a community need to maintain the traditional zones and their buffers.

Community member Mary Kaltenbach stated that she was opposed to the mass and scale of the proposed project. She said this project would destroy the neighborhood and its unique character and that it does not follow the established guidelines.

Community member Varen Gachathi asked the Commissioners not to be fooled by the merits of the project. It has a lot of good features, but it does not follow the design guidelines of the neighborhood. It would be much more suited to the core area.

**9. Adjournment.** The next meeting will be November 16, 2015 at the Hattie Weber Museum (445 C Street) at 7:00 PM.

**Action: Vice Chairperson Beason moved, seconded by Commissioner Clementi, to adjourn the meeting. The motion passed unanimously.**

The meeting was adjourned at 8:30 PM.