



**Historical Resources Management Commission
Hattie Weber Museum – 445 C Street, Davis, California
Corner of 5th and C Streets in Central Park
Monday, November 16, 2015**

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

Commissioners Absent: None

Council Liaisons Present: None

Staff Present: Ike Njoku, Bob Wolcott, Catherine McCort

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

2. Approval of Agenda.

Action: Commissioner Miltenberger moved, seconded by Commissioner Lowry, to approve the agenda. The motion passed unanimously.

3. Approval of Minutes.

Chairperson Herbert made a minor correction to the minutes.

Action: Vice Chairperson Beason moved, seconded by Commissioner Clementi, to approve the minutes as edited. The motion passed unanimously with Commissioner Miltenberger abstaining as he was not present at the last meeting.

4. Public Communications.

None

5. Written Communications

None

6. Museum Report

None

7. Staff, Council Liaison, and Commissioner Comments

Staff Liaison Njoku informed the Commission that the 2014-15 Annual CLG report could be emailed to Commissioners for individual review and input if there is no meeting in December.

8. Public Meeting.

A. Proposed “Arbor Building” at 213 and 215-217 C Street: Demolition, Design Review, Minor Modification and Lot Line Adjustment. PA #215043: Demo #7-15; DR #30-15; MM #8-15 and LLA #02-15.

Staff person Bob Wolcott presented the staff report. He provided an overview of the proposed project and the history of the Commission's past actions on this item. He reported that city staff finds the project to be compatible with the neighborhood and consistent with the design guidelines.

Project proponent Bob Lindley commented that they have made some changes to the design based on feedback from city staff, the HRMC and the community. He described those changes to the Commission and answered questions from Commissioners.

The Commission discussed the project and asked questions of the project proponent and city staff.

Action: Commissioner Howard moved, seconded by Commissioner Lowry, that the proposed replacement project is compatible with the adjacent designated historical resources within 300 feet. The motion passed unanimously.

Action: Commissioner Howard moved, seconded by Vice Chairperson Beason, that the proposed replacement project is consistent with the applicable objectives and guidelines in the DDTRN Design Guidelines of the Mixed Use and Mixed Use Transition West Character Areas. The motion passed unanimously

Action: Commissioner Miltenberger moved, seconded by Commissioner Hickman, to recommend that the Planning Commission approve the project based on the purview of the HRMC, making no comments or recommendations as to Planning Commission issues. The motion passed unanimously.

B. 236 B Street – Planning Application #15-66 for Pre-application 06-15, Conditional Use Permit (CUP) #7-15 and Design Review #27-15 – Pizza 101 Restaurant

Staff Liaison Njoku presented the staff report. He provided an overview of the project and the history of the property. He also described the issues before the Commission. He reported that city staff agrees with the HRA's findings that the property does not meet the criteria for designation at local, state or federal levels, and that staff recommends finding that the proposed project is consistent with the DDTRN Design Guidelines and categorically exempt from further review under CEQA.

Chairperson Herbert stated that in the interest of full disclosure, he is part owner of a building that neighbors a building owned by the project proponent Aziz Fattahi on Spafford Street.

Property owner Aziz Fattahi introduced himself and his architect Betty Woo and indicated that they were at the meeting to answer question.

Dana Supernowicz, who prepared the Historical Resources Analysis, described the major changes to the building and explained why the building does not meet the criteria for designation.

Community member Carolyn Sunny Shine, who lives in a neighboring house to the south (232 B Street), addressed the Commission. She stated that while she is not opposed to the project, but is concerned that it will have a great deal of adverse impacts on her house, a Merit Resource. She stated that she wanted to make sure that these impacts will be minimized or mitigated. She specifically pointed out the likelihood of bright nighttime lighting, noise, and proximity to the property line. She suggested the possibility of retaining the walls of the garage that currently serve as a fence between the properties in order to preserve the security and historical authenticity of her house.

The Commissioners discussed the project and asked questions of the project proponents, city staff, and of Ms. Shine.

Jim Gray of Cushman and Wakefield Commercial Real Estate expressed his support for the project, and state that it is upscale and consistent with the overall plans for 3 Street and B Street Visioning, and with the University to Downtown connection. He stated that his firm is assisting Mr. Fattahi with the purchase of the subject property.

Chairperson Herbert stated that in the interest of full disclosure, Mr. Gray was his real estate agent for the property he previously mentioned at Spafford Street.

Commissioner Rifkin suggested that the proponents choose a siding that is more historically reminiscent, and that they include lighting on the low wall along the sidewalk for safety.

Action: Commissioner Hickman moved, seconded by Commissioner Miltenberger, to affirm and accept the findings of the HRA that the property does not meet the criteria for designation as a historical resource at the local, state, or federal level, and has no local historical significance to warrant a full environmental review under CEQA. The motion passed unanimously.

Action: Vice Chairperson Beason moved, seconded by Commissioner Miltenberger, that the proposed project will not have an adverse impact on the designated historical resources within 300 feet. The motion passed by the following vote:

Ayes: Herbert, Beason, Lowry, Clementi, Hickman, Miltenberger, Howard

Noes: Rifkin

Action: Commissioner Miltenberger moved, seconded by Vice Chairperson Beason, that the proposed project is consistent with the DDTRN Design Guidelines. The motion passed unanimously.

The Commission unanimously provided the following advisory input: *The proposed project needs to minimize the atmospheric impacts on the Merit Resource at 232 B Street in terms of noise, lighting, fencing, and the placement of external equipment.*

9. Business Items

A. Citywide Survey Recommendation for City Council Adoption

The Commissioners suggested some edits to the resolution.

Action: Commissioner Howard moved, seconded by Commissioner Miltenberger, to accept the resolution as edited, and recommended the resolution's adoption by City Council. The motion passed unanimously.

B. 215 Rice Lane – Amendment of 215 Rice Lane DPR 523 to Acknowledge it as a Julia Morgan Designed Building.

The Commission created a subcommittee of Commissioners Miltenberger and Lowry to review the information Commissioner Rifkin discovered in the San Luis Obispo archives and bring back recommendations for the full commission's consideration.

10. Adjournment. The next meeting will be December 14, 2015, at the Hattie Weber Museum (445 C Street) at 7:00 pm.

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

The meeting was adjourned at 9:00 pm.