



**Historical Resources Management Commission Meeting Minutes
Hattie Weber Museum – 445 C Street, Davis, California
Corner of 5th and C Streets in Central Park
Monday, May 16, 2016**

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

Commissioners Absent: Excused Absent -- Karen Clementi, Jonathon Howard (Alternate)

Staff Present: Ike Njoku, Eric Lee, Tom Callinan, Louise Stahl

1. Call to Order & Roll Call.

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

2. Approval of Agenda.

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

3. Brief Announcements from Staff, Commissioners, and Liaisons.

Commissioner Rifkin inquired of staff what would be the height of the replacement building for Mission Residences on west side of B Street, north 2nd Street. Planner Lee responded and pointed out that the City Council approved the project in 2013. Chairperson Herbert reminded Commissioners that the demolished homes were found not to be historically significant.

4. Public Comment.

None.

5. Consent Calendar.

5A. Approval of January 25, 2016 minutes.

The Commission unanimously approved the minutes without any edit.

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

5B. Informational Items.

The HRMC Development Subcommittee, consisting of Chairperson Herbert and Commissioner Lowry, explained that the Subcommittee and staff reviewed the listed projects below and directed administrative approvals. Chairperson stated that this means the projects will not come before HRMC for action, and are streamlined to save property

owners time and costs, while minimizing Commission involvement consistent with City Council goals. The projects are:

- i. 334 I Street swimming pool and fencing
- ii. 33 College Park addition partial-demolition and replacement
- iii. 1121 4th Street windows replacement

Plans and photo simulations of two of these projects were circulated to Commissioners. The Subcommittee and staff liaison answered Commissioners questions.

6. Written Communications.

The written communications were circulated to Commissioners.

7. Museum Report.

The report was tabled until after public meeting items took place, which was when Museum Director Dennis Dingemans was available. He reported that the bids for the WPA renovation were \$35,000 above the estimate; so raising additional funds is necessary. Working with City staff, he reported that efforts are being made to reduce costs by decreasing the number of ADA-approved doors to only one. Commissioner Lowry suggested that the Hazmat and extensive documentation required could explain the increase of costs and the hesitation of potential bidders. He offered to review the documents that were distributed to the bidders to see if there could be additional areas of savings he might find. Director Dingemans accepted the offer.

8. Regular Items.

8A. 437 I Street Second Principal Dwelling Unit – Planning Application #16-11 for Design Review #3-16

Planner Lee presented the project to the Commission. The property owner, Ms. Jennifer Anderson, made supportive comments regarding the proposal. The project architect, Mr. Ty Smalley, also addressed the Commission.

Ms. Ashley Hill spoke as a neighbor and a representative of Old East Davis Neighborhood Association (OEDNA) spoke in support of the project.

Valerie Jones a neighbor and owner of 434 J Street property (Tufts Mansion, a Landmark) stated that she supports the proposal and were in agreement with the OEDNA support as well. However, she was concerned about the HRMC staff report that stated that the proposal was similar to her project. She stated that this project is different in all respects as compared to her one-story project, which complied with all applicable development standards and did not have to go before the Planning Commission as would this project. Further she stated that given the location of the proposed project, she and OEDNA support the proposed project, but would like to point out that similar proposal elsewhere in the Old East Davis Neighborhood area would be inappropriate, and would like the record set straight that her project is not precedent setting.

The Commission deliberated and unanimously agreed that given the location, the proposed project is supportable.

Action: Commissioner Rifkin moved, seconded by Commissioner Hickman to recommend that the Planning Commission determine that the project would have no adverse impacts related to historical resources or historical issues that would require environmental review, and affirmed staff's determination that the project would be Categorically Exempt pursuant to CEQA. The motion passed unanimously.

Action: Commissioner Miltenberger moved, seconded by Commissioner Lowry the recommendation that the Planning Commission approve the project to allow demolition of the existing garage and construction of the new two-story residence (with ground floor new garage and a residence above), second-story deck, and parking, subject to the findings and conditions that will be included in the Planning Commission staff report. The motion passed unanimously.

8B. 815 3rd Street Demolition and Replacement Project – Planning Application 16-10 for Demolition #02-16; Design Review #2-16; Conditional Use Permit #1-16

Staff Callinan presented the staff report and recommendations. Project architect Ty Smalley and property owner Anderson provided further clarifications and answered Commission questions.

Ms. Ashley Hill spoke on behalf of Old East Davis Neighborhood Association in support of the project. She also expressed a personal support for the project, and asked the architect to clarify the cement wall. Her questions were answered to her satisfaction.

Ms. Valerie Jones expressed support for the project, and affirmed that Ms. Hill spoke on behalf of the neighborhood association. She asked staff to clarify the subject site's Code required for floor area ratio. Staff addressed the floor area ratio clarification. Also, Mr. Kemble Pope chimed in to state that the staff response was accurate, and that the Central Commercial district has no height restriction, which plays a role in the floor area ratio computation.

Mr. Pope went on to address the Commission about his concerns and disappointment on a number of areas, including: 1) the noticing of the meeting, which he said he did not get and did not hear from the applicant; 2) the building material proposed, which he does not believe is consistent with the Davis Downtown and Traditional Residential Neighborhoods (DDTRN) Design Guidelines; 3) the site plan and elevation that he does not believe activates 3rd Street consistent with some General Plan, Core Area Specific Plan and DDTRN Design Guidelines prescriptions. He proceeded to recite all the pertinent policies, actions, standards and guidelines from these documents which he believes were not utilized in the design of the project; and 4) he noted that the easterly elevation with the metal siding and the gable roofline are contrary to the prescriptions of the DDTRN Design Guidelines and should be re-visited. Mr. Kemble points could be summed up to include:

- Whether there is a lease plan with the rail-road.
- The proposal is a concern compared to the existing situation.
- No notice from staff or the property owner regarding the proposal or meeting.

- Staff report did not mention the pending tree modification permit.
- Vibrancy and visual interest is not provided by the proposal.
- Proposal, especially on the east elevation is a wall of metal.
- No location of loading is shown on site plan/parking lot.
- No traffic analysis is provided.
- Black Walnut tree is healthy and still has several years and should not be allowed to be removed.

Project proponent Doby Fleeman presented photographs of past and existing downtown buildings with gabled roofs in support of the proposed gable roof. He pointed out that past structures on the property had gable rooflines.

Staff responded to some of the issues raised by Mr. Kemble. There were clarifying questions and answers between staff, the Commission, the project proponents and Mr. Kemble. The Commission deliberated and asked further clarifying questions before forming a consensus that can be summarized as follows:

- This is an existing business and the replacement project is an improvement over what is there now.
- While the building is deemed a contributor, it does not rise to the level that requires invocation of CEQA Guidelines.
- Similar projects, such as the Helmus building and the AT&T building have been supported by the Commission in the past; yet those are true replacement project. This proposal is not truly a demolition and replacement project, but a demolition and replacement project that re-configures the subject site -- not a full redevelopment of the subject site.
- Consideration should be given to the nature of the business and the purpose of the existing building and proposed replacement building, which appear to be close.
- Project architect should do more to activate 3rd Street elevation.
- East elevation is long metal wall, but the use and building are what they are.
- 2nd floor window treatments should consider similar treatment found on the Chuck Roe's building on 3rd and C Streets; 2nd floor windows should engage the street, although it should be recognized that there is use constrains, including the tree issue, as the building function is not for store front retail purposes. The existing building is not a store front building.

Action: Commissioner Miltenberger moved, seconded by Commissioner Hickman to recommend that the Planning Commission determine that the proposed project is Catorgically Exempt from further environmental review pursuant to Sections 15301(e) and 15302(b) of CEQA Guidelines as an addition to an existing facility that is less than 10,000 square feet, and a replacement of a commercial structure with a new structure of the same purpose, respectively and no further environmental review is necessary. The motion was passed unanimously.

Action: Commissioner Miltenberger moved, seconded by Commissioner Hickman that the proposal would have no adverse impacts on the three designated historical resources within 300' perimeter of the subject site. The motion was passed unanimously.

Action: Commissioner Miltenberger moved, seconded by Commissioner Hickman to recommend that the Planning Commission approve the project to allow the demolition of the ancillary structures and their replacement with a new two-story commercial building and a parking lot with loading area, subject to the findings and conditions of approval to be added to the Planning Commission staff report. The motion passed unanimously.

9. Commission and Staff Communications

9A. 2016-18 HRMC Goals and Work Plan

- a. Commissioner Lowry shared with the Commission the City of Oakland replacement windows guidelines booklet based on National Trust. He suggested that the Commission should support the creation of similar appropriate replacement guidelines for windows and doors. Chairperson Herbert related that the City of San Francisco has an information sheet available for public distribution. Commissioner Lowry volunteered to be a Subcommittee of one to further look into this concept.
- b. The Goals/Work plan was tabled to the next month meeting.
- c. Commissioner Lowry was also appointed as a Subcommittee of one to look into crafting an historic district design guidelines for College Park. It is anticipated that additional Commissioners would join him in the future. Staff Liaison Njoku was directed to contact CLG Listserv for examples of district design guidelines from other local agencies to assist in creating one for College Park.

9B. Subcommittee Reports / Reports On Meetings Attended / Interjurisdictional Bodies / Inter-Commission Liaisons / etc.

- a. Commissioners that have not submitted to the City Clerk their Form 700 are reminded to do so.
- b. HRMC Budget Subcommittee of Chairperson Herbert and Commission Rifkin shared with the Commission that they held a meeting in February 2016 with City Manager and obtained commitment for funding to pay for Landmark Signs for Davis Centennial and 50 year celebration of Davis bike paths. Njoku further updated the Commission on the budget status.

10. Adjournment.

Njoku reported that the next meeting will be June 20, 2016, at the Hattie Weber Museum (445 C Street) at 7:00 pm.

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

The meeting was adjourned at 9:30 pm.