



**Historical Resources Management Commission Meeting Minutes  
Hattie Weber Museum – 445 C Street, Davis, California  
Corner of 5<sup>th</sup> and C Streets in Central Park  
Monday, June 20, 2016**

Commissioners Present: Rand Herbert (Chair), Richard Rifkin, David Hickman, William Allen Lowry, Scott Miltenberger, Karen Clementi

Commissioners Absent: Excused Absent -- Mark Beason (Vice Chair), Jonathon Howard (Alternate)

Staff Present: Ike Njoku, Julie Vyfhuis

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**1. Call to Order & Roll Call.**

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

**2. Approval of Agenda.**

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

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

Staff and Commission announcement was moved to the end of the public meeting item.

**4. Public Comment.**

None.

**5. Consent Calendar.**

**5A. Approval of May 16, 2016 minutes.**

**Action: Commissioner Miltenberger moved, seconded by Commissioner Hickman to approve the May 16, 2016 minutes with minor edit; the misspelling of Commissioner's Beason's name. 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 Herbert stated that this means the projects will not come before the full HRMC for action; thus a streamlined review that will save property owners time and costs consistent with City Council permit streamline goal. The projects are:

- i. 223 4<sup>th</sup> Street siding, windows and door change

ii. 515-517 K Street Carport enclosure

**6. Written Communications.**

The written communications were circulated to Commissioners.

**7. Museum Report.**

None.

**8. Regular Items.**

**8A. 717 D Street Demolition and Replacement Project – Planning Application #15-51; Rezoning and Preliminary P-D #9-15, Affordable housing Plan #3-15, Final Planned Development #10-15, Merger and Tentative Map #3-15, Demolition #6-15, Mitigated Negative Declaration #5-15 and Design Review #31-15**

Staff Liaison Njoku presented the project to the Commission. The project architect, Aubrey Moore Jr., added some details about the project and indicated availability to answer the questions.

Old North Davis resident, Ms. Karen Moore addressed the Commission and expressed concerns about the project's front elevations, landscaping setbacks, D Street fence height, and lack of formal front door orientation toward D Street. Architect Aubrey Moore Jr. addressed some of the concerns, including explanation that there are French doors facing D Street within the courtyard. He added that the elevations, landscape setbacks and height of the fence are all within the City's standards.

John Melk, a neighbor, stated that he was concerned about construction noise given his past experiences with Christopher Hallow project to the west of this project. He shared that at his age the disturbance will affect him more, and wanted to know how long the construction duration would be so that he could make other living arrangements. Architect Mr. Moore explained that it is anticipated that the project would start construction by fall 2017, if approved. He added that it could be approximately nine months from the time the project is approved and ground breaking to when the first prospective owner moves in.

Larry Detrick, a neighbor to the proposed project, expressed his concerns about the impact of the construction on the old Oak tree and that the plans should incorporate preservation of the tree. Chairperson Herbert explained that the tree preservation is not within the review authority of the Commission, but within the charges of the Tree Commission. Architect, Mr. Moore Jr. added that he has been working with the City arborist Robert Cain on this matter, and the site layout is respectful of the Landmark designated Oak tree.

Roxanne Sawaille, a student in attendance for class project, wanted to know if there was a difference between the 426 8<sup>th</sup> Street and 717 D Street properties. She was informed that the two parcels are owned by one person, and being proposed to be merged for the proposal.

Adele Shaw, a long term resident of area, commented that with the recent history of the neighborhood as "party central", the proposed project is too dense and would only increase the current issues of parking, noise, and environmental pollution. She cited the many

apartment projects within the neighborhood, which are very close to her home as the more reason to reduce the number of units.

Commissioner Rifkin suggested an edit to a sentence in the staff report: “Both properties are within Bowers Acres, which also was found to be ineligible for historic designation.” He further cited the historical resources management ordinance in support of imposing a mitigation measure regarding the existing building relative to demolition, and suggested that a mitigation measure requiring of possible relocation of the building, including asking the developer to offer it for \$1.00 to anyone willing to move it/them to elsewhere for rehabilitation. Staff responded that this is a typical condition of approval, which would be made part of the recommended conditions of approval.

The Commission deliberated further and answered questions from citizens present. Architect Aubrey Moore Jr. answered questions from the Commission and neighbors. Chairperson Herbert shared with citizens applicable responsibilities of the HRMC relative to the proposal, and noted that the land use decision, such as densification, building height and setbacks are best addressed by the Planning Commission. He encouraged them to table such concerns at the Planning Commission.

**Actions: Commissioner Hickman moved, seconded by Commissioner Lowry that the proposed project would have no significant indirect adverse impacts (i.e., changes to the setting, shadow, noise, etc.) and adverse direct adverse direct impacts adverse on the designated Merit Resource property at 648 D Street and surrounding neighborhood. The motion passed unanimously.**

Chairperson Herbert explained that the Davis Downtown Traditional and Residential Neighborhoods (DDTRN) Design Guidelines applicable to the Old North Davis Neighborhood is not applicable to the proposed project. He further explained that had the DDTRN Design Guidelines for the Old North Davis Neighborhood been applied to the proposed project the project would have met most of the applicable design guidelines. He also noted the Commission had provided the needed advisory input through the deliberation and no formal action is required for it. He summed up the HRMC comments as being supportive of the proposal given no adverse impacts to the Merit Resource property, and the compatibility of the proposal with the mass, scale, height, setting, and streetscape within the area.

Chairperson Herbert shared an observation that given peripheral expansion projects are being defeated and that infill and densification is the only option available in the City, people should expect to see more requests for densification.

## **9. Commission and Staff Communications**

### **9A. 1. 2016-18 HRMC Goals and Work Plan continued**

Commissioner Lowry shared with the Commission that he has started work on creating design guidelines for windows and doors replacement for Landmarks, Merit Resources and Contributors.

Commissioner Lowry also reported that he has started looking into crafting an historic district design guidelines for College Park.

Commissioner Lowry also reported that he has completed survey work on about 8 properties not previously surveyed. It was agreed that the work product should be brought before the full Commission for discussion and acceptance in the near future. Chairperson Herbert shared encouraged Commissioners to start performing the surveys for these properties, if Commissioners have not done so already.

Continuing Item #3 of the agenda, Staff Njoku explained that due to budgetary restrictions staff Louise Stahl will no longer be functioning as the Commission's Secretary. He added that staff Julie Vyfhuis, present tonight, would fill in until the paper work is completed to bring back the former secretary, Nancy Stephenson.

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

None to report.

**10. Adjournment.**

Staff Njoku reported that the next meeting will be held on July 18, 2016, at the Hattie Weber Museum (445 C Street) at 7:00 pm.

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

**The meeting was adjourned at 8:55 pm.**