



City of Davis

Historical Resources Management Commission Meeting Minutes

Monday, July 17, 2017

7:00 p.m.

Senior Center, 646 A Street, Activity Room, Davis, CA 95616

(Southeast Corner of A Street & 7th Street)

Commissioners Present: Rand Herbert (Alternate), David Hickman, William Allen Lowry, Scott Miltenberger, Erin Autry Montgomery, Richard Rifkin

Commissioners Absent: Karen Clementi, Mark Davis

Staff Present: Staff Liaison Ike Njoku, HRMC Secretary Nancy Stephenson, Staff of EIR Consultant Raney Planning & Management, Inc.

1. Call to Order & Roll Call.

Chair S. Miltenberger called the meeting to order at 7:01 p.m.

2. Approval of Agenda.

Action: R. Rifkin moved, seconded by A. Lowry to approve the agenda. Motion passed by the following vote:

Ayes: Herbert, Hickman, Lowry, Miltenberger, Montgomery, Rifkin

Noes: None

Absent: Clementi, Davis

Abstaining: None

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

R. Herbert: Will bring together research file for historical survey for 628 D Street, but will not do analysis because of his friendship with property owner Lou Fox. D. Hickman will do the analysis.

4. Public Comment

None.

5. Consent Calendar

Approval of minutes from the March 20, 2017 HRMC meeting.

Action: D. Hickman moved, seconded by A. Lowry to approve the March 20, 2017 meeting minutes.

Motion passed by the following vote:

Ayes: Herbert, Lowry, Miltenberger, Montgomery

Noes: None

Absent: Clementi, Davis

Abstaining: Hickman, Rifkin

Approval of minutes from the May 15, 2017 HRMC meeting.

Action: E. Montgomery moved, seconded by R. Herbert to approve the May 15, 2017 meeting minutes. Motion passed by the following vote:

Ayes: Herbert, Lowry, Miltenberger, Montgomery

Noes: None

Absent: Clementi, Davis

Abstaining: Hickman, Rifkin

6. Written Communications.

Written communications were circulated.

7. Museum Report.

None.

8. Regular Items.

A. Lincoln40 Project: Planning Application #16-01 for General Plan, Specific Plan and Zoning Amendments; Lot Merger; Demolition; Affordable Housing Plan; Development Agreement; and Environmental Impact Report (EIR). (*Ike Njoku*)

I. Njoku: Project is a residential in-fill project that includes demolition of existing small apartment complex and ten single-family homes and construction of 130-unit student-oriented apartment building and parking.

Applicant Paul Gradeff: Project site close to campus, designed to address need for student housing. Architect designed exterior to resemble historic look of Olive Drive in 1930s and 1940s.

Raney Planning & Management, Inc. Vice President Nick Pappani: Will provide written responses to comments in the Final EIR 30 to 45 days after the close of the DEIR review period ending on August 2.

- Determination that none of the structures on the site is considered historically significant such that demolishing any of the structures would create a substantial adverse change to a historically significant resource.
- Project will not have substantial adverse effect on cork oaks in vicinity; at most two cork oaks will be pruned.

Historical consultant Dana Supernowicz:

- Did not find that any of the existing structures on the site would garner significance for the Callori family, who have lived in the area since the early 1900s.
- Southern Pacific railroad depot would not be adversely affected by project.
- Cork oaks have merit from a botanical standpoint, but do not rise to level of significance under CEQA or California Historic Resource criteria.

Commissioner comments regarding the DEIR are summarized as follows:

- Provide cross-referencing between the Aesthetics and Cultural Resources chapters of the DEIR.
- Include Department of Parks & Recreation (DPR) forms for the resources analyzed in the DEIR.
- Include more details on the distances between the project and existing resources/potential resources.
- Include in the HRA portion of the DEIR an analysis of the project's effect on Slatter's Court as a potential resource (in addition to the analysis included in the consultant's section of the DEIR).
- There are no design guidelines for the Olive Drive area and it is not a part of a conservation overlay district.

Action: R. Herbert moved, seconded by D. Hickman to accept the staff recommendation as follows:

1. Determine that the updated historical resources analysis (HRA) prepared by Dana Supernowicz of Historical Resource Associates and incorporated in the Draft EIR is acceptable. Motion passed by the following vote:

Ayes: Herbert, Hickman, Lowry, Miltenberger, Montgomery, Rifkin
Noes: None
Absent: Clementi, Davis
Abstaining: None

D. Hickman moved, seconded by A. Lowry to accept the staff recommendation as follows:

2. Determine that the demolition of the existing structures (i.e., 14-unit apartment building and 10 cottage buildings) on the subject site is acceptable because these structures have no historical significance pursuant to CEQA Guidelines. Motion passed by the following vote:

Ayes: Herbert, Hickman, Lowry, Miltenberger, Montgomery, Rifkin
Noes: None
Absent: Clementi, Davis
Abstaining: None

R. Rifkin moved, seconded by D. Hickman to accept the staff recommendation as follows:

3. Determine that the proposed replacement project will not directly or indirectly have adverse impact on the adjacent historical resources at the Southern Pacific Depot (SP Depot) (listed in the National Register of Historic Places and a City of Davis Landmark) and the HRA-identified potential Merit Resource, Slatter's Court, at 1075 East Olive Drive; and
4. Provide comments to staff on the Draft EIR. Motion passed by the following vote:

Ayes: Herbert, Hickman, Lowry, Miltenberger, Montgomery, Rifkin
Noes: None
Absent: Clementi, Davis
Abstaining: None

9. Business Item.

None.

10. Commission and Staff Communications.

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

None.

- B.** Update on individual Commissioners progress with property surveys.
Commissioners discussed status of property surveys.

I. Njoku: There is a \$26,000 contract for surveying the Core Area as part of Core Area Specific Plan update. Discussions with City Management indicate that a survey of the overlay district might be done. HRMC may want to consider participation in the Core Area Plan update. City Council taking

action on the Core Area Plan Update contract tomorrow (7/18); Commission may wish to send a representative to indicate interest in participation in the update process.

Commissioners agreed by consensus that S. Miltenberger would attend the City Council meeting, and that he should convey the Commission's interest in the Core Plan Update; suggest that any allocated historical resources monies go toward survey of properties that have not been surveyed and update of properties that have been called out as potential resources.

- C. Update on Commission assignments, such as historic windows replacement guidelines, etc. Commissioners discussed assignments.

Regarding windows at 322 D Street: Going with Anderson proposal.

I. Njoku: Will email the property owners representative regarding meeting with the HRMC Subcommittee.

E. Montgomery requested update on Elmwood and University Estates district surveys.

I. Njoku: Scheduled to come before HRMC in September. There ought to be a joint HRMC/City Council meeting on the potential District designation to inform the City Council of the Commission's objective given the potential opposition of district designation.

E. Montgomery requested resource status of 3820 Chiles Road (Pacific Standard Life building), which was alternate parcel for evaluation in DEIR for Lincoln40.

I. Njoku: City has received formal application for demolition of property and construction of residential units. Site is potential Landmark requiring CEQA analysis.

11. Adjourn.

The next meeting will be on September 18, 2017, at the Senior Center Activity Room, 646 A Street, Davis, CA 95616 (southeast corner of A Street and 7th Street) at 7:00 p.m.

The meeting was adjourned at 8:33 p.m.