



City of Davis

Historical Resources Management Commission Meeting Minutes
Monday, January 22, 2018
7:00 PM

Senior Center, 646 A Street, Activity Room, Davis, CA 95616
(Southeast Corner of A Street & 7th Street)

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

Commissioners Absent: Karen Clementi

Staff Present: Staff Liaison Ike Njoku, Planner Eric Lee, HRMC Secretary Nancy Stephenson

1. Call to Order & Roll Call.

Chair S. Miltenberger called the meeting to order at 7:00 p.m.

2. Approval of Agenda.

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

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

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

Staff Liaison I. Njoku had the following announcements:

- We were able to complete annual survey report and turned in to Office of Historic Preservation (OHP) on time.
Would like to thank subcommittee for their ongoing work providing advice to applicants and homeowners on options for window replacements.
At 23 Russell Blvd. (City Hall), window upgrade will involve leaving each window as is and installing window inserts. Information on options will be shared with the subcommittee.

R. Herbert gave update on Bistro 33 (Old City Hall) proposed interior and exterior changes. Indicated to new owners that windows were crucial feature, would need to go to City, HRMC for any window changes. Want to move HVAC package unit into alley or onto the roof.

4. Public Comment

None.

5. Consent Calendar

A. Draft November 20, 2017 Minutes approval.

Action: A. Lowry moved, seconded by D. Hickman to approve the consent calendar as listed above. Motion passed by the following vote:

Ayes: Davis, Hickman, Lowry, Montgomery, Rifkin

Noes: None
Absent: Clementi
Abstaining: Herbert, Miltenberger

6. Written Communications.

Written communications were circulated.

7. Museum Report.

None.

8. Regular Items.

A. 222 Rice Lane Accessory Dwelling Unit/Garage – Planning Application #17-86 for Revised Final Planned Development #06-17 and Design Review #24-17 (*Planner Eric Lee*)

S. Miltenberger opened the public meeting.

Planner E. Lee outlined the project. Applicant proposes to demolish an existing garage and build a two-story structure consisting of a garage with an accessory unit above it. Project includes Revised Final Planned Development to address height and square footage of accessory structure and Design Review to assess consistency of project with Davis Downtown and Traditional Residential Neighborhoods (DDTRN) Design Guidelines. Property is located in the University Avenue/Rice Lane Neighborhood. New structure would be located on alley side of property. Staff seeking input regarding any potential environmental issues related to CEQA, input relative to historic resources and the DDTRN Design Guidelines. Adjacent to Merit Resource A.J. Plant House directly to south. Staff believes project is generally consistent with Design Guidelines. Project maintains more than adequate open space, preserves privacy, is not substantially visible from street. Project exceeds 15-foot height guideline, and square footage guideline for accessory structures. Due to height and size, project will need to go before the Planning Commission.

Applicant Sinisa Novakovic: Wants to build accessory unit for use by relatives in the future, will rent unit in the interim.

Commissioner comments are summarized as follows:

- Project will not adversely affect Plant House.
- Newer structure will look better.
- Traditionally in Davis, projects are measured to the ridge of the roof.
- City might consider changing 15-foot height limitation in conservation district areas.
- Staff report, photos very good.
- Garage currently has two-foot setback; proposed project will have the required five-foot setback.

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

Determine that the project would have no adverse impacts related to historical resources or historical issues that would require environmental review under CEQA.

Motion passed by the following vote:

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

Abstaining: None

9. Business Items.

A. Commission Goals Update

Item tabled until the February 26, 2018 meeting.

B. Future Joint Meeting with City Council – identification of items of interest to discuss with Council

Davis Resident Rain Watson: would like to propose that something be done to designate alleyways in Old North Davis and downtown as historical. Pertinent issue with City opening bids to redesign Tim Spencer Alley. North Davis alleyways are in danger of being paved. I think many in neighborhoods do not want that. I do not believe the alleys are currently protected, but they should be valued as historical resources to protect them from being taken away.

C. Subcommittee on Historic District Process – appoint a subcommittee to review and outline historic district processes consistent with attached relevant sections of the ordinance

I. Njoku outlined issues related to the historic district process.

D. Staff and Commission Update on *Core Area Plan Update*

I. Njoku gave an update on the Core Area Plan Update.

Old North Davis Resident Steve Penniman: Some of the members of the Old East Davis/Old North Davis Neighborhood Boards will be attending Core Area Plan Update meetings.

E. Subcommittee Reports / Reports on Meetings Attended / Interjurisdictional Bodies / Inter-Commission Liaisons / etc.

None.

F. Update on Individual Commissioners progress with property surveys

Commissioners provided updates on progress with property surveys. Commissioners agreed by consensus to include draft surveys for review on each HRMC agenda moving forward.

G. Update on Commission assignments, such as historic window replacement guidelines, etc.

Commissioners agreed by consensus to discuss a window replacement document / process when they discuss HRMC goals at the February 26, 2018 meeting.

10. Adjourn.

The next meeting will be February 26, 2018 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 8:30 p.m.