



City of Davis
Historical Resources Management Commission Meeting Minutes
Monday, July 16, 2018
7:00 p.m.

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

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

Commissioners Absent: Excused Absent -- Karen Clementi, Rand Herbert (Alternate)

Staff Present: Staff Liaison Ike Njoku, Planner Cathy Camacho, Planner Eric Lee, Bicycle/Pedestrian Coordinator Jennifer Donofrio, 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: E. Montgomery moved, seconded by M. Davis to approve the agenda. Motion passed by the following vote:

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

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

Item moved to Item 9A.

4. Public Comment

None.

5. Consent Calendar

A. Draft April 16, 2018 Minutes approval.

Action: R. Rifkin moved, seconded by M. Davis to approve the consent calendar as listed above. Motion passed by the following vote:

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

6. Written Communications.

Written communications were circulated.

Commissioner Lowry arrived at 7:02 p.m.

7. Museum Report.

Hattie Weber Museum Director Dennis Dingemans: 1. The museum gained a skilled volunteer who is a former librarian, knows how to use PastPerfect museum software. 2. Renovations have begun on the 1937 WPA-funded restroom. City Manager Mike Webb authorized City staff to work on the project as they have time. 3. John Lofland will donate 90 bound volumes of *The Davis Enterprise* to the museum. Lofland will pay to move the collection to the museum.

8. Public Meeting Items.

A. Approval of bike locker locations at the SP Depot (i.e., Davis train station).

(Bicycle/Pedestrian Coordinator Jennifer Donofrio)

J. Donofrio outlined the proposed installation of 12 BikeLink eLockers to accommodate longer bikes. The lockers are made possible by a Cal Trans Low Carbon Transit Operation Program grant for \$42,738. The new two-story lockers are 110” (approx. 9 feet) tall and are rented through BikeLink, a membership-based, on-demand bike locker business. The existing eLockers will be relocated to the existing bike-rack parking area.

A. Lowry: R. Herbert and I determined that the best location for the new lockers is where the existing lockers are. The existing lockers, which are shorter, will be moved closer to the station. Commissioners and staff concluded that there would be no adverse impact created by the proposed installation.

Chair S. Miltenberger asked Commissioners if they had questions.

R. Rifkin: Since the bike-racks are currently used less, will replacing the bike-racks with the one-story lockers put the lockers out of the traffic flow and result in their being used less? Perhaps painted footprints on the pavement could be used.

J. Donofrio: There are plans for plenty of signage directing people to both locker locations.

Action: A. Lowry moved, seconded by D. Hickman to approve the proposal and direct staff to process a minor improvement or administrative COA application. Motion passed by the following vote:

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

B. 232 2nd Street Remodel – Planning Application #18-33 for Design Review #14-18.

(Planner Eric Lee)

E. Lee outlined the project. Minor additions and a remodel involving conversion of a garage into an accessory dwelling unit (ADU) are planned for this property located in the University Avenue/Rice Lane neighborhood. A new carport and courtyard area would be added at the front. A Minor Modification is required to exceed the 40% lot coverage. The project is being processed as an administrative design review. If approved by the HRMC, the project will be

noticed and potentially approved administratively by staff. The original project was for a larger addition, but it has been scaled back to a one-story structure. A Historic Resources Analysis (HRA) was prepared. The analysis determined that the property was not eligible for designation as a resource, and that the project would have no significant adverse effect on the three Merit Resources located nearby. Conclusions apply to scaled-back version. Staff found the project to be consistent with the Davis Downtown and Traditional Residential Neighborhood (DDTRN) Design Guidelines and that the project is categorically exempt from further environmental review under CEQA.

Consultant Dennis Dahlin: The house has no historical significance and the project is not making substantial changes. Resources in the neighborhood (e.g., Barovetto home), are not close enough to be affected.

Applicant Mary Muldoon: Original plan to build above garage; disappointed that Floor Area Ratio issue prompted scaling back of project, especially in light of other, larger projects in the neighborhood.

Chair Miltenberger asked if commissioners had questions.

R. Rifkin: Will new brick wall match existing brick of the façade?

M. Muldoon: We plan to try to match bricks. Regarding the roof: a tree branch recently fell on the roof, causing leaks; hence the blue tarp.

Action: R. Rifkin moved, seconded by A. Lowry to find that the Historical Resources Analysis report prepared for the project, which finds that the subject property is ineligible to be designated as a historical resource at all levels and has no historical significance for CEQA purposes, is acceptable. Motion passed by the following vote:

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

Action: D. Hickman moved, seconded by E. Montgomery to concur that the project is categorically exempt from further environmental review pursuant to Section 15301, which exempts alterations and minor additions to existing structures, and Section 15303, which exempts new construction of accessory structures, and 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, Hickman, Lowry, Miltenberger, Montgomery, Rifkin
Noes: None.
Absent: Clementi.
Abstaining: None.

C. 705 6th Street – Proposed Construction of Detached 2-Car Garage and Accessory Dwelling Unit Above – Planning Application #18-26, Design Review #8-18. (Planner Cathy Camacho)

C. Camacho outlined the project. The public hearing notice stated that there was an existing garage; however, there is no existing garage. The property is located in the Old North Davis Neighborhood and the project proposes construction of a new 400-square-foot garage with a 448-square-foot accessory dwelling unit above. The project requires a design review before the Planning Commission because the applicant is asking for a deviation from setbacks (requesting 8' instead of 10' for second-story rear setback, requesting 2' instead of 10' second-story setback along alley) and an increase in building height limit from 15' to 25'. The project is generally consistent with the DDTRN design guidelines. This structure is consistent with taller, existing buildings on the alley. The new structure would be minimally visible from the street. The proposed project would not have a significant adverse effect on merit resources nearby and is minimally visible from the street. Comments of the HRMC will be shared with the Planning Commission at the July 25, 2018 meeting.

Applicant Gerrit Mulholland: I have tried to be sensitive to the area. Alleys need to be just as interesting as the street face. I tried to make the structure interesting by having the bump-outs instead of just a straight, two-story surface.

Chair Miltenberger asked commissioners if they had questions or advisory input.

R. Rifkin: Project looks nice. What is the Floor Area Ratio for the entire property?

C. Camacho: The project complies with all requirements for floor area ratio, lot coverage, open space and parking.

A. Lowry: FAR is 38%.

R. Rifkin: How is it determined that project preserves sense of open space in front, rear, and side yards?

C. Camacho: There is a usable open space calculation. Required rear yard is 20 feet by 50 feet. Although there is some compromise on the side, removing the side yard, the intent is to protect usable open space. This project is moved forward toward primary dwelling to preserve open space in the rear and provide separation from the single-family structure on other side of the fence.

R. Rifkin: New construction is not taking away open space because it is covering a parking area.

A. Lowry: Predominant roof style in neighborhood is gable roofs, and you do have the option of doing gable roofs.

Action: R. Rifkin moved, seconded by E. Montgomery to concur that the proposed project is categorically exempt from further environmental review pursuant to Section 15303, which exempts new construction of accessory structures. There are no new or unusual circumstances related to the project or project site that would require further environmental review. Motion passed by the following vote:

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

9. HRMC Business Items.

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

R. Rifkin asked why the recently demolished house on Miller Drive near the corner of 7th Street did not have to go through a review process.

I. Njoku responded that Kara Brunzell had found the building not eligible for designation in the 2015 survey. Even though the house was age-eligible, because it was not in the conservation overlay district, there was no need for a replacement project. The demolition project was handled by staff.

D. Hickman asked if the City had required the HRA for the project at 232 2nd Street to be performed by an outside consultant. I. Njoku stated that R. Herbert offered to do the analysis, but the architect chose his own consultant.

S. Miltenberger reported that he and R. Herbert had met with Mitali Ganguly of Opticos and Principal Planner Bob Wolcott to discuss the following issues relating to ongoing survey work by Preservation Architecture as part of the Downtown Davis Plan Update:

- Consultant needs information regarding which properties have been surveyed, have been surveyed but not evaluated, or have not been surveyed.
- What is charge of Preservation Architecture? Not clear what the deliverable will be from Preservation Architecture.
- Preservation Architecture feeling undue scrutiny by City staff.

I. Njoku passed on staff concern over a perceived disconnect between staff expectations and what the historical consultant is actually doing. He stated that has received neither a comprehensive list nor a comprehensible map from the consultant.

Commissioners expressed concern that Opticos is moving ahead on recommendations for the downtown without taking into account historical resources, and without full explanations and basis for the recommendations thus far advanced by Opticos.

S. Miltenberger outlined next steps: We need to compile the various survey lists, including data from analysis done by commissioners Davis and Herbert, and create a map showing which properties have been surveyed, not surveyed, etc. After the map is given to Opticos/Preservation Architecture, we will meet again to determine what still needs to be done. S. Miltenberger and R. Herbert will meet with the consultant and B. Wolcott.

B. 1601 Tamarack DPR Form.

D. Hickman: 1601 Tamarack Lane was surveyed by two Sacramento State University students as part of a class project. Both surveys found the property to be eligible for National listing under Criterion C. If the building were in a district, it would be a contributor. However, there is no district, and the building does not have enough architectural merit. In context of other Midcentury Modern homes, it seems a little derivative. D. Hickman concluded that the structure is not eligible for listing in any register and that it is not a historic resource for purposes of CEQA or for City of Davis planning purposes.

The commissioners agreed that the DPR was well written. D. Hickman confirmed that the students' reports would be included in the final DPR.

Action: R. Rifkin moved, seconded by M. Davis to accept the new DPR form for 1601 Tamarack Lane, which finds that the property is ineligible for designation at all levels. Motion passed by the following vote:

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

A. Lowry gave an update on the Downtown Davis Plan Update based on his understanding of what Opticos has proposed with respect to historical resources; he stated that Opticos's historical consultant has the following proposals:

1. Old North Davis should become a historic district.
2. The Conservation Overlay District should cease to exist.
3. City should make some of the resources downtown Landmarks. (No specific buildings were specified.)

Commissioners discussed the recommendations. They noted that the Commission was kept from participating in the Downtown Davis Plan Update process from the beginning. Commissioners agreed to register their concerns about the consultant's recommendations to Bob Wolcott and City Councilmembers both collectively as a commission and individually.

C. Subcommittee on Historic District Process report on the Downtown Plan Update, if any.

S. Miltenberger reported that he and E. Montgomery had not yet met as a subcommittee.

D. August 2018 Meeting.

The commission decided by consensus to meet in August.

10. Adjourn.

The next meeting will be August 20, 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 8:40 p.m.