



City of Davis

**Historical Resources Management Commission Meeting Special Minutes
Monday, November 26, 2018
6:30 p.m.**

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

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

Commissioners Absent: None

Council Liaison Present: Excused Absent Mayor Pro Tempore Gloria Partida (Regular)

Staff Present: Staff Liaison Ike Njoku, Planner Eric Lee, Planning & Technician II Tom Callinan

1. Call to Order & Roll Call.

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

Chairperson Miltenberger announced for the record that Council Liaison Mayor Pro Tempore Partida came in to announce that she is attending another meeting and could not make tonight's meeting.

2. Approval of Agenda.

Action: D. Hickman moved, seconded by A. Lowry to approve the agenda. Motion passed unanimous.

3. Public Comment

None.

4. Consent Calendar

A. September 17, 2018, Minutes Approval.

B. October 16, 2018, Minutes Approval

Action: R. Rifkin moved, seconded by K. Clementi to approve the minutes. Motion passed unanimously.

5. Written Communications.

Written communications were circulated.

6. Museum Report.

None.

7. Business Item.

A. New Historical Resources Consultant Introduction.

Chairperson Miltenberger provided background on the HRMC roles in the Downtown Plan update. He welcomed Mr. Michael Garavaglia and asked him to introduce himself to the Commission. Mr.

Garavaglia of Garavaglia Architecture, Inc. introduced himself and his firm. He explained the roles his firm will play and his vision as the Downtown Core Plan Update historical consultant.

Chairperson Miltenberger and Commissioner Herbert disclosed that they had conversations with Mr. Garavaglia regarding the Update project. Commissioner Rifkin asked about the update map status, and what will happen with the continual loss of Contributors; whether there are possible mitigations. Mr. Garavaglia answered that the first line of defense is to support renovation in historic districts. He explained that Conservation Overlay District is difficult in regards to protection, although CEQA protects all historical resources, and noted that there are no protection for non-historic properties under CEQA.

Commissioner Hickman asked about the time line to complete the survey work given that its product would or should form the basis for the Downtown Plan Update in terms of historic recommendations. Planner Lee responded that there is a placeholder for historic preservation in the administrative draft document currently under review, while we wait to sort out the unsurveyed properties for future survey.

The Commission by consensus agreed that the fundamental issue remains that Opticos' presentations and documentations on historical resources contain recommendations that are not supported by any evidential documentation and analysis. As a result, the primary concern expressed by the Commission was that it is possible for these recommendations to take a life of their own without factual documentation and evidential support. Thus, by consensus the Commission cautions that future work on historic preservation section of the Plan update should provide supporting evidence for the any recommendations advanced.

The Commissioners asked staff whether the administrative draft contains the "previous" recommendations credited to Mark Hulbert, which provided no analysis for the recommendations. Planner Lee repeated his previous answer that there is a place holder for the historical resources section in the administrative draft.

Rhonda Reed, president of Old East Davis Neighborhood Association, made the point being that Contributors should not be dismissed because they add to the setting. She further shared that there might have not been a discernable historic pattern in Old East Davis because people owned several lots that they built families' homes in the earlier times. This, she added, support maintaining the Conservation Overlay District because it has helped to maintain the historic setting of the area.

The Commission by consensus acknowledged that form base zoning could be a good thing to help preserve setting and historic character of the Overlay District, but it remains unknown at this time.

B. Downtown Specific Plan Update.

Chairperson Miltenberger shared with the Commission the progress made on the "sensitivity surveys" by both teams of Subcommittees consisting of Miltenberger/Montgomery, and Hickman/Davis/Lowry had conducted. He explained that each team performed "sensitivity study", which has resulted in the reduction of the number of unsurveyed properties to 100. He added that there could be a couple of properties that might further reduce the list to 98, which Commissioner Hickman currently is conducting individual surveys. He cautioned that given no detailed analysis during the sensitivity surveys, it is possible that some of the excluded properties could be Contributors. Commissioner Hickman pointed out that his team did not evaluate whether the excluded buildings could be Contributors as well.

Chairperson Miltenberger explained the challenges of the sensitivity study to include: 1) how past surveys were done, 2) time constraint to evaluate adequately each property; and 3) inability to sort out potential Contributors.

C. 501 Oak Avenue Project Update.

Planner Lee provided the Commission with background information on the previous approval and the two conditions of approval that there are outstanding, which needed further clarification relative to the expectations of the Commission on the subject site. The Commission provided guidance to the property owners' representative and staff regarding how best to comply with these two conditions, including Chairperson and Commissioner Hickman offering to assist the property owners.

D. Council/Commission 12-18-18 Joint Discussion Meeting.

The Chairperson summarized the previous Commission discussion regarding the joint discussion meeting with the City Council. The Commission discussed the format of the joint meeting and the nature of information that will be shared with Council. Commissioners provided input to Chairperson Miltenberger and Staff Liaison Njoku in terms of the staff report content, and directed that Njoku would draft the report and email to it Chairperson Miltenberger for review and edits prior to mailing it out to the full Commission for individual review and edits, comments, or suggestions. The individual comments would be consolidated and included in the report as appropriate by Njoku. The Commission, by consensus, agreed that the actual presentation at the joint discussion meeting would be further addressed at its December 17, 2018 meeting.

8. Public Meeting Items.

A. 757-885 Russell Boulevard University Mall Cultural Resources Report.

Planner Lee introduced the project and stated that the Commission was being asked to deliberate on the historical resources survey prepared for the project and accept its conclusions that the property is not eligible for listing in the California Register of Historic Register and National Register of Historic Places, and is not a historical resource under CEQA; Deliberate and accept the findings an conclusion of the archaeological evaluation portion of the report; and affirm that no further review of the subject site related to cultural resources is warranted. The Commission deliberated and found that the report is missing key and basic information. The Commission discussed its role and ability to make a determination on archaeological portion of the report. By consensus, the Commission asked the cultural resources consultant to include the various discussed missing information to the documentation and return on a later date.

B. 628 C Street: Planning Application #18-57 for Demolition #10-18, Design Review #23-18 – Additions and Detached Garage Project.

Staff Tom Callinan presented the project to the Commission. The property owner Lou Fox provided background information on the proposal. The Commission deliberated and by consensus provided one main comment, which was to consider elimination of the rock material. Staff was asked to clarify that Commissioner Hickman completed the historical resources analysis. By consensus, the Commission agreed that advisory input had been provided and express support for the project. Commissioner Clementi moved and seconded by Commissioner Davis to accept the conclusions and findings of the August 10, 2017, historical resources analysis (HRA). The motion passed unanimously. Commissioner Montgomery moved and seconded by Commissioner Clementi that the partial demolition to accommodate the proposed project would not result in substantial adverse impact to designated Merit Resources properties at 620 and 648 D Street. The motion passed unanimously.

9. Brief Announcements from Staff, Commissioners and Liaisons.

None.

10. Adjourn.

The next meeting will be December 17, 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 10:25 p.m.