



City of Davis

Historical Resources Management Commission Meeting Minutes
Monday, June 17, 2019
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, Jordan Jacobs, Erin Autry
Montgomery, William Allen Lowry (Vice-chairperson), Scott
Miltenberger (Chairperson)

Council Liaison Present: Mayor Pro Tempore Gloria Partida

Staff Present: Ike Njoku, Planner & Historical Resources

1. Call to Order & Roll Call.

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

2. Approval of Agenda.

Action: Lowry moved, seconded by Jacobs to approve the agenda. Motion passed unanimously.

3. Public Comments

None.

4. Consent Calendar

A. May 20, 2019, minutes approval. Lowry moved, and seconded by Montgomery to approve the minutes. Motion passed unanimously.

5. Written Communications.

Written communications folder was circulated.

6. Museum Report.

None. Mr. Dingemans was not present.

7. Public Meeting.

A. 335 Russell Boulevard Historical Resources Analysis (HRA) Report.

Chairperson Miltenberger opened the public meeting. The property owner, Mrs. Maureen Guerrieri, spoke in support of the HRA report's findings and conclusion and encouraged the Commission to affirm and accept its findings and conclusions. Some property owners of College Park present made the comments that can be summarized to include:

- What is the details of the proposed project?
- Would College Park residents/property owners be notification when the actual project review starts?
- Given the project's proximity to College Park and the proposal to demolish the existing house, would HRMC and College Park property owners participate in the proposed project's review?

Staff, Commission and property owner provided answers to the questions.

Chairperson Miltenberger closed the public comments, and the Commission deliberations on the HRA. The Commission's comments can be summarized to include the following:

- The report should include that Arthur Weaver, one of the previous owner of property, was not only a Dentist but also a Mayor of the City (serving as Council member from April 20, 1948 through April 20, 1952, and served as Mayor from 1950 to 1951).
- Remove the College Park map from the report as it provides no substantive information
- The HRA is adequate and acceptable.

Commissioner Hickman moved, seconded by Montgomery to accept the Historical Resources Analysis report prepared for 335 Russell Boulevard findings and conclusions that the property is not eligible for listing in the Davis Register, the California Register of Historic Register (CRHR) and the National Register of Historic Places (NRHP), therefore, is not a historical resource under the California Environmental Quality Act. The motion passed unanimously.

Commission Lowry moved, seconded by Jacobs to affirm that no demolition certificate will be required to demolish the existing 1,771 square feet house at 335 Russell Boulevard as it is found to have no historical significance at all levels, and not subject to CEQA review. The motion passed unanimously.

As a separate action, the Commission unanimously voted the motion below. Moved by Commissioner Hickman and seconded by Commissioner Lowry:

The HRMC Historic District Subcommittee and staff shall review the submitted plans to evaluate whether there is any potential impact to warrant the full Commission review of the 335 Russell Boulevard proposed replacement project given proximity of College Park historic district.

8. HRMC Work Plan.

- A. Historic District Designation Process.** Chairperson Miltenberger provided background on historic district designation process and briefly shared his recent conversation with Assistant City Manager Ash Feeney with the Commission. Given College Park residents present, Chairperson Miltenberger moved to the next item, College Park Historic District.
- B. College Park Historic District.** Chairperson Miltenberger provided background and opened the discussion to ascertain from College Park residents present to ascertain their interests in pursuing management plan, which will accord them with some level of certainty on the treatment expectations within the district for additions, alterations, etc. Prior to opening it up, he informed the Commission about his conversation with Assist City Manage Ashley Feeney in he informed him that the Commission's request for funding for the management plan was late in the budget circle, and that outreach to College Park should occur prior to proceeding with the request.

Some residents and property owners present at the meeting strongly encouraged the Commission to proceed with the outreach and the historic district management plan. They expressed concern regarding what they believe to be one-third owners that currently rent their homes, which has resulted in additions, remodeling, renovations, alterations, and/or tenants' behaviors that are not consistent and in harmony with College Park. The residents and property owners in College Park that were present and spoke to a range of issues that include parking concerns, ill additions, tenants misbehaviors, absentee owners and Airbnb issues, just to name a few are: Roxanne Miller, Carl Hiller, Wendell Jacob, John Brennan, Bob Agee, Noriee and Lon Gottschalk. A local realtor and prospective Commissioner, Ning Wan was also present and participated in the discussion. There were some questions and answers between the residents, Commission and staff.

Mr. Jacob offered his home for the future HRMC Subcommittee outreach. Staff Liaison Njoku indicated that options include I-House or the meeting location at Senior Center. Chairperson Miltenberger informed the residents that the HRMC Subcommittee would be sending out notice of an

outreach meeting within the next two weeks through City staff to commence the outreach process. He cautioned the residents present that they should be aware that the management plan may not address all issues that they had expressed.

- C. **Bike Lanes Nomination Form.** . Chairperson Miltenberger informed the Commission that nomination resolution of support had been placed on hold in order to address potential conflict between it and the draft Downtown Specific Plan, per Assistant City Manager Ashley Feeney. Commissioners asked clarifying questions. The Commissioners have several concerns. The majority consensus was that while the delay in seeking City Council support appear prudent at this time (so that the identified concerns can be addressed with staff and Councilmembers within the next month and develop a path forward in advance of the Plan’s release), but the HRMC majority remains committed to the bike nomination and seeking a resolution of support from the City Council. Some Commissioners expressing concerns for a prolonged delay in action on the nomination. Commissioners noted that regardless of the nomination CEQA would still apply as the 2015 citywide survey determined the 3rd Street bike lane as eligible for listing on the National Register. Commissioners observed that the “shared streets” concept was in fact conceptual and in the planning stages, and could take several years to implement. The argue that whether the bike lanes were listed or not, because there is a determination of eligibility for them, should the shared streets concept be adopted as part of the Plan for the 3rd Street corridor and if implemented with Federal funding (either wholly or in part), the impact to the historic bike lane segment on 3rd Street would have to be assessed; and that Section 106 may come into play as well. At such at time, there would be ample potential for mitigation measures along the corridor to acknowledge the historic bike lane. Further, some Commissioners questioned the need to wait until after the Downtown Plan appears later this summer before seeking City Council support and/or advancing the nomination to the Keeper of the National Register. The concern was that a delay would only muddy the waters with regard to future planning – better to know and manage than risk ill-planned-for loss. Commission majority remained committed to commenting on the Plan, and some are of the belief that those comments would be bolstered by the nomination’s advancement and on-going dialogue with City staff and Councilmembers leading towards a resolution.

Public member Ms. Wang expressed interest in seeing the Commission pursue the nomination, and stated that a long-term business owner in the Downtown, she knows firsthand how financing for City project may delay implementation. She expressed doubt that the shared street concept will take place any time soon; citing the 3rd Street segment from A to B where this concept is now implemented took a “long time.” She inquired if this segment was part of the original bike lanes, to which the answer was “no” and that the segment involved is from B to H Streets.

In addition, Council Liaison Partida reminded the Commission that at the joint meeting with the City Council that the Council expressed broad support for the nomination. She further observed this was before the shared street issue became apparent, and suggested that the concerns should be full articulated and options presented to Council for consideration. Some Commissioners concurring with Mayor Pro Tempore Partida’s position expressed that this would provide an opportunity to HRMC to educate Councilmembers along with staff on its position, as there is uncertainty about how the bike lane nomination would ultimately affect the possible recommendation of a shared streets concept for 3rd Street.

- D. **Downtown Davis Specific Plan Update.** Staff is reviewing the administrative draft recommendations from Garavaglia and Architecture, Inc. on the historical resources section of the draft Downtown Specific Plan.

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

Staff Liaison Njoku informed the Commission that there will be DPAC meeting on Thursday, June 20, 2019, and encouraged Commissioners to attend.

10. **Adjourn.**

The next meeting will be July 15, 2019, 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.

Motion to adjourn by Montgomery, seconded by Lowry. Motion passed unanimously. The meeting was adjourned at 9:07 p.m.