



CITY OF ELK GROVE HISTORIC PRESERVATION COMMITTEE

Committee Members:

Rita Achuff | Dennis Buscher | Christopher Erias
Sarah Johnson | Thomas Russell | Phillip Stark | Ric Windmiller

Regular Meeting of the Historic Preservation Committee

Thursday, July 26, 2007 at 6:30 p.m.

Council Chambers, Elk Grove City Hall, 8400 Laguna Palms Way, Elk Grove, CA 95758

MINUTES

1. CALL TO ORDER/ROLL CALL

Staff liaison John Smoley called the meeting to order at 6:30 PM with all Committee members present.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Mr. Smoley welcomed the Committee and members of the public to the first meeting of the Historic Preservation Committee and made general comments about the agenda and other meeting matters. Mr. Smoley requested Committee input on future agendas and meeting details, noting the flexibility of particular Committee matters at this point. Mr. Smoley also noted the absence of a Committee Chair and stated that the Committee could elect a temporary Chair or simply let staff loosely guide the meetings until the Committee had elected a Chair. Committee Member Stark requested the election of a chair take place at the next meeting, which Mr. Smoley agreed to do.

Committee Member Stark requested the Committee consider at its next meeting whether it wants to recite the Pledge of Allegiance at the beginning of each meeting, as done at meetings of the City Council. Mr. Smoley stated he would add this item to the next meeting agenda. Committee Member Stark also requested the Committee consider at its next meeting whether it wanted to observe a moment of silence at the beginning of each meeting, as done at meetings of the City Council. Mr. Smoley stated he would also add this item to the next meeting agenda. Committee Member Johnson noted that no other City committees have moments of silence or recite the Pledge of Allegiance.

Committee Member Russell requested a semi-circular table configuration to improve Committee Member interaction with each other and the public. Hearing objections from no other Committee members, Mr. Smoley stated he would rearrange the room in this fashion at the next meeting.

Committee Members Russell, Achuff, and Buscher indicated that, although they are members of the Elk Grove Historical Society, they are serving on the Committee as general members of the public and do not speak for the Society. Committee Member Johnson indicated she serves on the Committee as the official representative of the Society.

Committee Member Windmiller identified himself as a professional archaeologist whose clients may come before this Committee requesting entitlements. He indicated he would recuse himself from those decisions when required to prevent a conflict of interest from occurring.

3. APPROVAL OF AGENDA

Motion: Approve the regular meeting agenda of the July 26, 2007 Trails Committee meeting.

Action: Stark/Russell, 7/0/0

4. COMMITTEE TRAINING

Mr. Smoley began by stating that the Committee needed to be trained on a wide variety of tasks ranging from general development plan review in the City to historic resource evaluation. Mr. Smoley noted that the training could occur anywhere on the agenda of regular meetings or special meetings of the Committee, but that these sessions would have to be open to the public in accordance with the Brown Act. Mr. Smoley recommended the Committee plan on initially holding monthly meetings regardless of whether any projects needed Committee review, using each meeting as an opportunity to accomplish this training. The Committee discussed this approach and unanimously voted to continue having monthly meetings but to move training sessions to a position after public hearing items. Mr. Smoley indicated that would be changed.

Mr. Smoley then initiated a training session, titled "Development Plan Review," that dealt with development plan review within the City of Elk Grove. Committee discussion and questions occurred throughout the session.

The Committee questioned Mr. Smoley about the Ralph M. Brown Act. Mr. Smoley indicated he had requested the City's legal staff train the Committee on this topic during the "Development Plan Review" training session. Legal staff told Mr. Smoley that the agenda had not identified this item specifically enough, and that to train the Committee on the Brown Act at this meeting would be a violation of the Brown Act. Mr. Smoley noted the next meeting agenda would include a training session on the Brown Act.

After some discussion, the Committee unanimously agreed to discuss the creation and function of a list of potentially historic resources at their next meeting. Mr. Smoley indicated that would be placed on the agenda.

The training ended at 7:25 PM, with "Development Plan Review" training accomplished. Mr. Smoley recommended the subsequent training session item, "Changing Historic Resources" be postponed. The Committee unanimously agreed.

The Committee went into recess for five minutes until 7:30 PM, the scheduled time for public hearings to begin.

5. PROJECT UPDATES AND STAFF REPORTS

A.

Application Number:	07-094
Application Title:	COUNTRY BLEND AWNING DR CA
Assessor's Parcel Number:	125-0243-005
Property Address/Location:	9086 Elk Grove BLVD (City Address), 9084 Elk Grove BLVD (Postal Address)
Project Description:	The applicant is requesting a Design Review and Certificate of Appropriateness to recover an awning on a building located in the Old Town Special Planning Area. The building is a contributing resource in the Elk Grove Historic District which is listed on the National Register of Historic Places. John Smoley is the project planner.

Motion: Recommend the Planning Director approve the project subject to the Conditions of Approval found in the July 26, 2007 Historic Preservation Committee staff report, to include placement of the sign on the dominant face of the awning.

Action: Stark/Erias, 7/0/0

B.

Application Number: EG-07-004
Application Title: Happy Garden Restaurant Patio Cover
Assessor's Parcel Number: 125-0253-010
Property Address/Location: 9081 Elk Grove Boulevard
Project Description: The applicant is requesting a Design Review and Certificate of Appropriateness to place a patio cover, fence, and parking area behind the Happy Garden Restaurant, a noncontributing resource listed on the National Register of Historic Places and a building in the Old Town Special Planning Area. John Smoley is the project planner.

Mr. Smoley presented the project, noting staff recommended approval of the project subject to the conditions indicated in the staff report. He also presented the committee with a letter submitted by Old Town resident J.B. Jones, whose family owns the property immediately to the north of the project site, on which sits a water tower and related infrastructure.

Old Town residents Mike West, Peggy West, and Kristen Wilson, expressed their concerns about this project to the Committee, along with a petition expressing opposition to the project allegedly signed by a representative of every household within 500 feet of the project. They indicated present noise levels generated by the karaoke bar inside the restaurant, patrons of the bar mingling in the proposed patio area, and vehicles in the alley exceeded acceptable nighttime noise levels.

The applicant, Andy Chen, and several of his associates responded, noting that the applicant had been working with the City since the beginning of the year to get this patio cover approved and had not heard these public concerns about noise to date. Mr. Smoley confirmed their efforts and noted that commenting bodies were split between wanting a solid wall which would help reduce noise and an open fence designed to provide views into the patio area (for security reasons). Mr. Smoley noted that staff felt the current configuration (a five foot high redwood fence covered with a graffiti-resistant coating) was a reasonable compromise that brought about not only noise attenuation and security/visibility but also a dust screen (for patrons in the patio area), historic authenticity, and an improved aesthetic experience in the alley.

The Committee deliberated for some time, with the discussion centering on the Committee's jurisdiction. Some members of the Committee felt the Committee's role should be strictly relegated to a determination of whether the historic resource in question (the surrounding historic district) would be adversely affected by the proposed project. Other members of the Committee felt they should exercise broader discretion. Mr. Smoley noted that the Old Town Special Planning Area Design Standards and Guidelines and the Zoning Code, both of which dealt with issues related to noise, dust, and parking, serve as the historic district plan for the Elk Grove Historic District.

Motion: Recommend the Planning Director approve the project subject to the Conditions of Approval found in the July 26, 2007 Historic Preservation Committee staff report.

Action: Windmiller/Stark, 5/2/0 (Erias and Achuff opposed)

Motion: Recommend the Planning Director review the submitted petition and letter; provide members of the public with an opportunity to comment on the project before and during the public hearing; and carefully consider the noise impact of this proposed project.

Action: Stark/Windmiller, 7/0/0

6. MINOR IMPROVEMENT PERMIT REPORT

Mr. Smoley explained that the following applications were treated as Minor Improvement Permits to process the applications in a timely manner prior to the formation of the Historic Preservation Committee.

A. EG-07-069 Brick House Signs Design Review (9027 Elk Grove Blvd, APN 125-0210-019) - The applicant requested the installation of two building mounted signs on this restaurant listed as a contributing resource in the Elk Grove Historic District (listed in the National Register of Historic Places) located in the Old Town Special Planning Area. The Planning Director approved the application on June 20, 2007.

B. EG-07-079 – Sister's Construction Sign Design Review - The applicant requested the installation of one freestanding sign in front of this office listed as a noncontributing resource in the Elk Grove Historic District (listed in the National Register of Historic Places) located in the Old Town Special Planning Area. The Planning Director approved the application on July 16, 2007.

C. EG-07-080 Martin's Café Signs Design Review (9007 Elk Grove Blvd, APN 125-0210-021) - The applicant requested the installation of two building mounted signs on this restaurant immediately adjacent to the Elk Grove Historic District. The Planning Director approved the application on July 16, 2007.

The Committee inquired as to which projects in general were qualified for review as Minor Improvement Permits. Mr. Smoley indicated all changed to Elk Grove Heritage Resources (of which there are currently none) and other minor changes, defined by the Historic Preservation Committee.

7. COMMITTEE MEMBERS' FORUM

No items were presented.

8. FUTURE AGENDA ITEMS

The Committee discussed election of a Chair in greater detail and requested staff place an item on the next meeting agenda to elect an interim or regular Chair and establish a future date for an election of a Chair. Mr. Smoley indicated he would do so.

Mr. Smoley noted Committee meetings scheduled for the months of November and December would probably create perennial conflicts due to the proximity of the fourth Thursday of the month to the Thanksgiving and Christmas holidays. Mr. Smoley requested Committee members bring their calendars to the next meeting to discuss alternate dates. Mr. Smoley also noted he would be absent from the August meeting if it was held on the fourth Thursday of the month (August 23) due to his presence at his sister's wedding. The Committee decided to set the date of the August meeting two days earlier (Tuesday, August 21, 2007).

9. ADJOURNMENT

The meeting was adjourned at 9:15 PM.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Planning Commission Secretary Laura Gray at (916) 478-3621. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to his meeting.

Information on the Elk Grove Historic Preservation Committee is available on the Internet, at <http://www.egplanning.org/preservation/>