

*Historic Preservation Commission
Meeting Minutes of February 15, 2011*

Chairman Wally Shidler called the meeting to order at 6:00 p.m. Present: Commissioners Barry Milofsky, Michelle Sanchez, and Chairman Shidler. Absent: Vice Chair Carolina Luna (declared excused by Chairman Shidler). Also present: Historic Preservation Intern Carli Chauvin, Senior Planner Albert Fontanez, Planning Manager Eric Garcia, and Recording Secretary Genny Ochoa.

Minutes of the meeting held on January 18, 2011

Motion by Commissioner Sanchez, seconded by Commissioner Milofsky, to approve the minutes of the meeting held on December 21, 2010, as presented. The motion carried.

Public Appearances

None.

Continued Public Hearings

None.

Public Hearings

None.

New Business

A. Consideration of a street tree removal at 6210 Marbrisa Avenue.

Planning Manager Eric Garcia reviewed the Administrative Report and stated that the subject property is developed with a dwelling unit facing Marbrisa Avenue and a second unit at the rear of the property with a detached garage. The property is within the boundaries of a potential historically significant area as determined by staff's 2010 Street Tree Survey, which identifies areas where mature trees are clustered. Mr. Garcia stated that the property is existing non-conforming, providing only two of the currently required four off-street parking spaces. Mr. Garcia added that the removal of the parkway street tree (Camphor) would allow the applicant to construct a driveway apron and driveway, which could accommodate additional off-street parking spaces. Mr. Garcia stated that the property has two additional trees in the parkway – a Camphor tree on the north end of the parcel and a Mexican Fan Palm in the middle of the parcel. Mr. Garcia added that the exterior alterations add a sufficient level of historical integrity to the front dwelling. Mr. Garcia added that the removal of the tree would not create a significant impact and that staff recommended the removal of the street tree in order to provide additional on-site parking.

Commissioner Milofsky reported that his firm has a professional relationship with the applicant/contractor; however, no ties exist with this particular project. Mr. Milofsky further stated that neither he nor his firm receives any financial benefit from the applicant.

A discussion was held. Commissioner Milofsky stated that by removing the street tree and adding a driveway apron, one street parking space would be lost. Commissioner Milofsky further stated that the relationship between the house and tree should be maintained, and that he opposed the removal of the tree.

Chairman Shidler suggested the removal of the Mexican Palm and that a curved driveway be constructed from that point. Planning Manager Garcia stated that the removal of the palm and construction of a curved driveway would result in a front yard setback of mostly concrete where the Code requires landscaping. Mr. Garcia further stated that there are distance requirements that must be maintained between a driveway apron and street trees. Additionally, that exiting from the curved driveway in a rearward manner could pose a potential hazard. Senior Planner Albert Fontanez stated that allowing non-compliant property improvements as suggested by Chairman Shidler would set precedence for other property owners to submit similar requests.

After the discussion, Commissioner Milofsky made a motion, seconded by Commissioner Sanchez, to deny the request for the street tree removal at 6210 Marbrisa Avenue based on the following findings:

- 1) Loss of relationship between a potentially historical structure and a mature tree;
- 2) Loss of one street parking space for the benefit of a single property owner;
- 3) It would increase parking in the front yard setback, which is not characteristic of the development in the area;
- 4) Sets a bad precedence for future requests to remove trees for the benefit of a sole property owner.

Commissioner Milofsky recommended that staff work with the applicant to consider options to the tree removal, and complimented the owner/developer for the property improvements made on the subject property.

B. Discussion and/or action on nominations of properties during Historic Preservation Month.

Planning Manager Garcia reported that May is designated as Historic Preservation Month and requested that Commissioners submit nominations of properties that they wish to be recognized. Mr. Garcia added that a plaque ceremony recognizing Commissioner Sanchez's home as a historic resource is pending. Commissioner Sanchez indicated that she would submit a plaque placement plan at the next Commission meeting scheduled for March 15, 2011.

Subjects Presented by Historic Preservation Commissioners

Chairman Shidler requested that staff research the history behind the naming of Salt Lake Park, previously known as Schultz Park.

Adjournment

There being no further business, Chairman Shidler adjourned the meeting at 6:37 p.m.

ATTEST:

Chairman

Secretary