



CITY OF ELK GROVE HISTORIC PRESERVATION COMMITTEE

Committee Members:

Dennis Buscher | Gurjatinder Randhawa | Daniel Ming | Nadia Melgoza
Peggy Forseth-Andrews | Daljit Singh Sandhu | Brian Van Lente

Regular Meeting of the Historic Preservation Committee Monday, June 14, 2021, at 6:00 p.m. Virtual Meeting

DRAFT MINUTES

1. CALL TO ORDER/ROLL CALL

City Staff called the meeting to order at 6:03 PM. Attending members included Daniel Ming, Peggy Forseth-Andrews, Daljit Singh Sandhu, Nadia Melgoza, Brian Van Lente. Additional attending City staff included Antonio Ablog, Kyra Killingsworth, and Chris Wendt. Public speakers included applicants Rene Coria and Ravi Rami and property owners Editha and Mahmood Ghani.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

None.

3. APPROVAL OF AGENDA

Motion: Approval of the June 14, 2021, HPC meeting agenda.

Action: Approved 5/0.

4. APPROVAL OF THE MINUTES

Motion: Approval of the May 10, 2021 meeting minutes.

Action: Approved 5/0

5. PROJECT UPDATES AND STAFF REPORTS

5.1 Public Hearing for a Major Certificate of Appropriateness/Old Town Design Review Type 1

Application Title/File No.: 9096-9098 Elk Grove Boulevard/PLNG21-028

Property Address/APN: 9098 Elk Grove Boulevard/125-0243-028

Project Description: The proposed Project consists of a Major Certificate of Appropriateness and Old Town Design Review Type 1 to legalize exterior improvements for an existing commercial historic building in the Old Town Historic District for a new coffee shop. The improvements include the following: modify windows on all sides of the building, removal of a door, modify a single door into double doors, and add an awning to the front exterior. There will be no improvements to existing historic residential dwelling unit in the back of the property with this Project.

City Staff provided an overview of the project and proposed renovations for a Major Certificate of Appropriateness located at 9098 Elk Grove Blvd. Committee Vice-Chair Forseth-Andrews inquired as to why the windows were proposed to be replaced. City staff responded that some windows were in disrepair and that the applicant had privacy concerns that would necessitate smaller windows.

The property owner Editha Ghani gave a public comment regarding the windows and stated the original windows posed a safety threat to potential patrons and asserted that the storefront was not a historical resource. Committee Vice-chair Forseth-Andrews raised a concern that the proposed windows are not appropriate due to their smaller size. The applicants, Rene Coria and Ravi Ram provided clarification stating that the proposed windows are wood-framed and

sourced from the Bay Area. The applicants further stated that the window alterations were not as drastic as the mock-up design suggested and that the extant flower beds at the storefront would obscure the bottom portion of the original windows anyway. The applicants also stated that they had worked with the City to identify appropriate window replacements and were instructed to use wood-framed windows that matched others depicted in the streetscape. Furthermore, the project architect advised the applicants to replace the original single-pane display windows with double-pane windows for energy efficiency concerns.

It was estimated that the proposed windows are approximately 75% of the size of the original windows and that they would be set higher within the primary façade than the original display windows. Committee Vice-Chair Forseth-Andrews raised further concerns about whether the proposed double-door entrance on the western façade is appropriate and sought further clarification as to why the original entrance is proposed to be removed. The applicants stated that the interior corner of the building, where the original entrance is located, is proposed to be used as a self-service station for patrons and thus necessitates the removal of the original entrance. In addition, the applicants stated that there was a need for a larger entrance and that it was suggested by the project architect to construct a double-door in place of the secondary entrance on the western façade. The applicants inquired as to whether the original entrance would need to be functional if it were to stay and it was determined that it would not need to be functional to be historically appropriate.

The applicants made a public comment clarifying that they were unaware of the building's historical status and only became aware of it after they were permitted for the window alterations and began construction. Committee Vice-Chair Forseth-Andrews asked city staff for clarification as to whether the sign and awning were approved previously. City staff concluded that the awning was approved but was unsure if the sign was approved as well. City staff clarified that if the sign was not approved then an amendment to the building permit would need to be issued.

The Historic Preservation Committee expressed concerns pertaining to the proposed renovations negatively impacting the historical integrity of the building. It was determined the further information is need before making a determination. The Historic Preservation Committee requested window and door details from the applicant and moved to postpone a decision until a later date. The Historic Preservation Committee proposed a special meeting on June 28th, 2021 to allow the applicants time to submit the requested materials.

Motion: To postpone discussion and call a special meeting on June 28th, 2021 at 6:00 PM with requested materials from the applicant in order to make a decision on the Major Certificate of Approval.

Action: Approved 5/0.

6. FUTURE AGENDA ITEMS

The Committee may provide direction to Staff for future agenda items.

6.1 Community engagements – Discussion for the Committee

6.2 Presentations from other historical groups

6.3 Mills Act Program update

6.4 Provide Summary of Old Town Special Planning Area updates

7. ADJOURNMENT

The meeting was adjourned at 7:49 PM.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Planning Manager, Antonio Ablog at (916) 627-3335. 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/>