

CITY OF MODESTO
LANDMARK PRESERVATION COMMISSION AGENDA
MONDAY, AUGUST 20, 2018 – 1:00 PM
Room 3001
1010 10th STREET – MODESTO, CA

I. ROLL CALL

II. APPROVAL OF MINUTES

Minutes of the regular meeting of June 18, 2018.

III. CONFLICT OF INTEREST DECLARATION

Commissioners and staff may now declare conflicts of interest for the purpose of determining if a quorum will be present to act on each item in the order shown on the agenda.

IV. PUBLIC HEARINGS

None

V. OTHER BUSINESS

Item A LPC-18-003 – Landmark Preservation Commission Annual Report to City Council (City of Modesto)
Contact Info: Cindy van Empel, 577-5267, cvanempel@modestogov.com

VI. ORAL COMMUNICATIONS

These matters may be presented by interested persons in the audience, staff or Commissioners (see Notice at end of agenda cover). Under State law, Commissioners may respond to matters being presented under this item only as follows:

- (a) Briefly respond to statements made or questions raised;
- (b) Ask a question for clarification;
- (c) Provide a reference to staff or other resources for factual information;
- (d) Request staff to report back at a subsequent meeting;
- (e) Finally, a Commissioner, or the Commission itself, may take action to direct staff to place a matter of business on a future agenda.

VII. MATTERS TOO LATE FOR THE AGENDA

These may be presented by members of the Planning Commission and staff, upon determination by a majority vote that an emergency exists, as defined by State law, or by a 2/3 vote that: 1) there is a need to take immediate action, and 2) that the need for action came to the City's attention after the agenda was posted.

VIII. ADJOURNMENT

Copies of the agenda are on file at the Stanislaus Library Reference Room, 1500 I Street, Modesto, and in the office of the Planning Division, Third Floor, 1010 Tenth Street, Modesto, CA. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Landmark Preservation Commission Secretary at 209.577.5267. Assistive listening devices are available upon request to the Landmark Preservation Commission Secretary. **Notification 48 hours prior to the meeting** will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Posted pursuant to Government Code Section 54954.2 on _____ at _____

by _____ on the bulletin board at Tenth Street Place.

City of Modesto Landmark Preservation Commission

Minutes

June 18, 2018

Being the hour of 1:00 pm, the meeting was called to order by Chairperson Lippert

I. ROLL CALL

Commissioners Cahill, Leamon, Lippert and Roddick present

Commissioners Esparza absent

II. APPROVAL OF MINUTES

It was moved by Commissioner Roddick, seconded by Commissioner Leamon, and carried unanimously that the minutes of the regular meeting of March 19, 2018, be approved.

It was moved by Commissioner Cahill, seconded by Commissioner Leamon, and carried unanimously that the minutes of the regular meeting of April 2, 2018, be approved.

III. CONFLICT OF INTEREST DECLARATION

None

IV. PUBLIC HEARINGS

Item A LPC-18-004 Alter Landmark 5 (Cunah)

Contact Info: Cindy van Empel, 577-5267 cvanempel@modestogov.com

Motion/Action (Approved)

It was moved by Commissioner Roddick, seconded by Commissioner Cahill, and carried unanimously (Cahill, Leamon, Roddick, Lippert, ayes; None, noes; Esparza, absent; None, recused) that the Landmark Preservation Commission adopt **Resolution No. 2018-02** A RESOLUTION APPROVING THE ALTERATION OF MODESTO PUMP STATION NO. 9 (LANDMARK 5) TO REPLACE THE TERRACOTTA HALF-BARREL TILES (R. MCGUIRE ROOFING)

V. OTHER BUSINESS

Item B LPC-18-002 Mills Act Contract Monitoring

Contact Info: Cindy van Empel, 577-5267 cvanempel@modestogov.com

Motion/Action (Approved)

It was moved by Commissioner Leamon, seconded by Commissioner Cahill, and carried unanimously (Cahill, Leamon, Roddick, Lippert, ayes; None, noes; Esparza, absent; None, recused) that the Landmark Preservation Commission adopt **Resolution No. 2018-03** A RESOLUTION APPROVING THE UPDATED PLANS FOR IMPROVEMENT FOR EACH PROPERTY SUBJECT TO A LANDMARK PRESERVATION (MILLS ACT) CONTRACT (CITY OF MODESTO)

VI. ORAL COMMUNICATIONS

None.

VII. MATTERS TOO LATE FOR THE AGENDA

None.

VIII. ADJOURNMENT

The meeting was adjourned at 1:35 pm.

Original, signed copy on file in CEDD

Patrick Kelly, Secretary



**CITY OF MODESTO
LANDMARK PRESERVATION COMMISSION
STAFF REPORT
1010 10th STREET
MODESTO, CA 95354
(209) 577-5267 – (209) 491-5798 (fax)**

TO: Chairperson Lippert and Members of the Landmark Preservation Commission

PREPARED BY: Cindy van Empel, AICP, Senior Planner
Contact Info: 577-5267 cvanempel@modestogov.com

APPROVED BY: Patrick Kelly, AICP, Planning Manager

DATE: June 15, 2018

SUBJECT: LPC-18-003 – Landmark Preservation Commission Annual Report to City Council (City of Modesto)

RECOMMENDATION

By motion, that the Landmark Preservation Commission accept the annual report and forward it to City Council.

BACKGROUND

This annual report is prepared in compliance with Article XI, Section 1104 of the City Charter, which states in part: "Each board and commission shall prepare and submit to the Council an annual report of its activities. Such report shall be made on the fiscal year basis and shall be submitted on or before September 1 of each year."

PROJECT DESCRIPTION

Staff has prepared a draft 2017 - 2018 Annual Report for review, comment, and consideration of the Commission. Following approval, staff will forward the annual report to City Council. The report identifies Commission members during the fiscal year, and notes major activities of the Commission including the addition of historic brochures to the web site, Mills Act contract monitoring activity, and development permits reviewed.

ENVIRONMENTAL ASSESSMENT

Preparing a report of the Commission's activities is not a project subject to the California Environmental Quality Act, as defined in Section 15378 (b)(2) and no environmental documentation is necessary.

ATTACHMENTS (included with Commissioners' packets only)

1. Draft 2017 – 2018 Annual Report

LANDMARK PRESERVATION COMMISSION ANNUAL REPORT FOR FISCAL YEAR 2017-2018

The City of Modesto Landmark Preservation Commission (Commission) was formed by the City Council to promote public recognition and appreciation for Landmark Preservation Sites and for the City's history; to conduct continuing surveys and research in order to identify and classify as to their relative importance, properties which have historic, architectural, archaeological, engineering, or cultural significance to the community; to recommend properties which meet the criteria of significance for designation as Landmark Preservation Sites; to protect Landmark Preservation Sites by public review of proposed alterations, relocations, demolitions, or new construction affecting those properties; and to advise property owners and educate the public in appropriate maintenance, rehabilitation, or restoration methods and to encourage continued use of such properties. The Commission is also responsible for requesting of the Board of Zoning Adjustment, the Planning Commission, various City departments, or the City Council adoption of measures required or appropriate for the preservation, protection, or maintenance of Landmark Preservation Sites; providing general preservation plans and guidelines to owners of Landmark Preservation Sites regarding appropriate maintenance, restoration, and rehabilitation; promoting public recognition and appreciation for Landmark Preservation Sites; and for the solicitation of gifts and contributions to support the activities and purposes of the Commission.

The Commission meets on the third Monday of the month at 1:00 p.m. The 2017-2018 Annual Report highlights a few key projects the Commission has worked on this year.

I. MEMBERSHIP

The Landmark Preservation Commission is currently comprised of a total of five (5) registered voters residing in Modesto, with two vacant positions. A total of nine (9) commissioners have served during the past fiscal year.

Current Commissioners:

- Joseph Cahill
- Joanna Esparza
- David Leamon (Culture Commission appointee)
- Matthew Lippert (Chair)
- David Roddick (Vice Chair)
- vacant
- vacant

Former Commissioners:

- Jonathon Bruno *
- Samuel Gonzalez *
- Joseph Sanchez *
- Barrett Lipomi

* Resigned from Landmark Preservation Commission for personal reasons.

II. BYLAWS

No bylaws amendments were proposed or adopted during the fiscal year.

III. PROJECTS

Submittal Requirements and Processing of Applications

As part of the transfer of the Landmark Preservation Program into the Planning Division, the Commission and City Council established formal application procedures to ensure the uniform collection of information to support decision making. Procedures and forms for Mills Act contracts were completed and approved. No additional procedures are expected to be needed. Fees to process each entitlement have been proposed as part of the 2018 Fees Update, which are expected to become effective fiscal year 2018 - 2019.

Web Pages

In addition to the Landmark Preservation Commission page, the Landmark Preservation Program now has web pages to promote Modesto's history and raise the profile of established landmarks, as well as other historic properties. The web site is regularly updated with agendas, minutes, and resolutions. A new Historic Guide to Modesto: Modesto Landmarks 1870 - 1940 (<http://www.modestogov.com/1967/History-of-Modesto>) brochure has been added to the web site that can be used on mobile phones or printed.

Mills Act Contract Monitoring

In accordance with the existing Mills Act contracts on 12 landmark properties, staff has requested property owners update the list of improvements that is attached to each contract. Mills Act contracts require the list be updated to ensure the properties are being maintained as required by the contract. Nine of the 12 property owners have responded by providing an updated list of improvements.

Applications and Permits Reviewed

Landmark 19: The Commission reviewed and approved an expansion of the Southern Pacific Transportation Center building to better accommodate modern transit dispatch service for Modesto Area Express.

Future Projects

In addition to evaluating resources nominated for landmark status, the Commission is responsible for reviewing proposed alterations to historic resources and proposed demolitions. Applications are processed on a case-by-case basis.

Other projects that may be undertaken by the Commission include:

Update the status of buildings in the historic resources survey More than 20 years have passed since Modesto hired Carey & Co. to prepare a survey of some of Modesto's historic resources that were 50 years old or older at the time of the survey. During that time, many buildings have been altered or demolished and the city's records should be updated. This is a multi-year project.

Develop historic brochures Cities often highlight their historic resources by preparing walking tours or brochures, often themed. Brochures promote the city's unique history, civic involvement and pride, and offer added appeal for visitors. Three brochures have been produced to date highlighting Modesto's landmarks, buildings from the Establishment Period, and Mid-Century Modern buildings. Additional brochures will feature other periods of Modesto's development. This is a multi-year project.

Develop a list of high-priority resources and pursue landmark status Modesto's historic resources survey, prepared in the 1990s by Carey & Co., has been used as a starting point for preservation efforts. The survey was performed in-depth on a few properties known to have significance in addition to architectural qualities, but most of the survey was limited to architecture. In the past, the historic resources survey served to promote designation of potential historic resources for landmark status by the Commission. This is a multi-year project.

IV. PURPOSE OF THE ANNUAL REPORT

This annual report is prepared in compliance with Article XI, Section 1104, of the City Charter, which states in part, "Each board and commission shall prepare and submit to the Council an annual report of its activities. Such report shall be made on the fiscal year basis and shall be submitted on or before September 1 of each year." Modesto Municipal Code Section 9-10-03(d) requires the Annual Report to be submitted to City Council on or before June 30. Staff intends to propose updates to the Municipal Code to make it consistent with the City Charter.