



City of Arts & Innovation

## CULTURAL HERITAGE BOARD MINUTES

WEDNESDAY, APRIL 17, 2024, 3:30 P.M.  
PUBLIC COMMENT IN PERSON/TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET

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### COMMISSIONERS

PRESENT: J. Brown, M. Carter, K. Castellanos, C. McDoniel, N. Ferguson, J. Gamble, A. Hudson, J. Sisson  
ABSENT: None  
STAFF: S. Watson, T. Torres, M. Tinio, I. De Honor

Chair Gamble called the meeting to order at 3:30 p.m.

### ORAL COMMUNICATIONS FROM THE AUDIENCE

There were no comments from the audience.

### CONSENT CALENDAR

The Consent Calendar was unanimously approved as presented below affirming the actions appropriate to each item.

### MINUTES

The minutes of the meeting of March 20, 2024, were approved as presented.

### CULTURAL HERITAGE BOARD ATTENDANCE

The absence of Board Member Ferguson was excused from the March 20, 2024 regular meeting.

Board Member Sisson pulled Item 3- 2024 1<sup>st</sup> Quarter Report on Historic Preservation Activity for discussion.

Motion by Board Member Brown and seconded by Board Member Sisson to approve the remaining items on the Consent Calendar.

Motion Carried: 8 Ayes, 0 Noes, 0 Absent, 0 Abstention

AYES: Brown, Carter, Castellanos, McDoniel, Ferguson, Gamble, Hudson, Sisson  
NOES: None  
ABSENT: None  
ABSTENTION: None



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### 2024 1<sup>ST</sup> QUARTER REPORT ON HISTORIC PRESERVATION ACTIVITY

Board Member Sisson requested if reports on historic preservation activity can be provided at each meeting and include submitted and approved projects for transparency. There were no public comments. Motion by Board Member McDoniel and seconded by Board Member Hudson to approve the 2024 1<sup>st</sup> Quarter Report on Historic Preservation Activity as presented.

Motion Carried: 8 Ayes, 0 Noes, 0 Absent, 0 Abstention

AYES: Brown, Carter, Castellanos, McDoniel, Ferguson, Gamble, Hudson, Sisson

NOES: None

ABSENT: None

ABSTENTION: None

### PUBLIC HEARINGS

PLANNING CASE - DP-2022-00047 (COA), DP-2022-00048 (EIR) - 5229 Arlington Avenue, WARD 3

Proposal by Jamie Chapman of Riverside Property Owner, LLC to consider the following entitlements for a mixed-use development consisting of 388 multi-family residential units, and 25,320 square feet of commercial space: 1) A Certificate of Appropriateness for the demolition of the former 192,139 square foot Sears building and all appurtenances; and 2) An Environmental Impact Report, with respect to Cultural Resources. The Board disclosed any substantive communications outside of the notice public hearing. Scott Watson, Historic Preservation Officer presented the staff report. Jim Ivory of Foulger Pratt presented the applicant presentation and stated they were in agreement with the recommended conditions of approval. There was 1 Public Comment. The public hearing was closed.

Discussion included concerns about the adaptive reuse in the analysis and alternatives, the architectural design of the Aldi building as it relates to the project, the orientation of the commercial structure facing the parking lot rather than Arlington, and the historic impact to Ward 3 due to the demolition. Board members also acknowledged the developer's efforts to address CHB comments in the revised architectural design. Some members indicated that the EIR alternatives and analysis was reasonable; however, while there are significant and unavoidable impacts in the EIR, Council has the authority to consider the project benefits versus impacts. Following discussion, it was moved by Vice-Chair McDoniel and seconded by Chair Gamble to find Planning Case DP-2023-00047



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inconsistent with Title 20 section 20.25.050 and to recommend that the City Council deny Planning Case DP-2023-00047 (Certificate of Appropriateness). Chair Gamble advised of the appeal period.

Motion Carried: 5 Ayes, 2 Noes, 0 Absent, 0 Abstention, 1 Recused

AYES: Castellanos, McDoniel, Ferguson, Gamble, Hudson

NOES: Carter, Sisson

ABSENT: None

ABSTENTION: None

RECUSED: Board Member Brown recused himself from this item due to his association with Best Best & Krieger LLP.

### COMMUNICATIONS

#### ITEMS FOR FUTURE AGENDAS AND UPDATE FROM CITY PLANNER AND BOARD MEMBERS

Mr. Watson provided an update on the ADU guidelines for Historic Structures workshop.

Maribeth Tinio, City Planner, informed the Board that the Arlington Mixed Use project will be going to the City Planning Commission on Thursday, April 25, 2024.

Staff will also be taking Title 20 to the City Council for a workshop on Tuesday, April 23, 2024.

Ms. Tinio briefed the Board on upcoming agenda items; including a Fairmount Park workshop and a potential Structure of Merit designation.

### ADJOURNMENT

The meeting was adjourned at 4:44 p.m. to the meeting of May 15, 2024 at 3:30 p.m.