

# City of Fresno

*City Hall  
2600 Fresno Street  
Fresno, CA 93721*



## Meeting Minutes - Draft

**Monday, September 23, 2024**

**6:00 PM**

**Regular Meeting**

**City Hall, Council Chambers**

## **Historic Preservation Commission**

***Chair - James Sponsler***

***Vice Chair - Jason Hatwig***

***Commissioner - Paul Halajian***

***Commissioner - Julie Federico***

***Commissioner - Elizabeth Laval***

***Commissioner - Sarah E. Johnston***

***Commissioner - Vacant***

***Staff:***

***Jennifer Clark, Director; Ashley Atkinson, Assistant Director;***

***Lisha Chen, Historic Preservation Specialist; Janice Monroe, M.A. II***

**THE HISTORIC PRESERVATION COMMISSION WELCOMES YOU TO COUNCIL CHAMBERS, LOCATED IN CITY HALL, 2600 FRESNO STREET, FRESNO, CALIFORNIA 93721.**

**PUBLIC PARTICIPATION – Any interested person may appear at the public hearing and present written testimony or speak in favor or against the matters scheduled on the agenda. Public participation during Fresno City Historic Preservation Commission meetings is always encouraged and can occur by attending a meeting in the Council Chambers, City Hall, 2nd Floor, 2600 Fresno Street, Fresno, CA 93721. When called to speak during a meeting, you may approach the speaker podium upon the Chair's call for additional public comment.**

**All public speakers will have up to 3 minutes to address the Commission pursuant to Rule No. 13 of the Historic Preservation Commission Bylaws of the City of Fresno (available in the City Clerk's Office).**

**VIEWING HISTORIC PRESERVATION COMMISSION MEETINGS (non-participatory) – For your convenience, there are ways to view Historic Preservation Commission meetings live:**

- 1. Community Media Access Collaborative website: <https://cmac.tv/>**
- 2. Cable Television: Comcast Channel 96 and AT&T Channel 99**
- 3. Participate Remotely via Zoom using the following link:**

**[https://zoom.us/webinar/register/WN\\_cAUGIBe2SYygn3isiCuy4w](https://zoom.us/webinar/register/WN_cAUGIBe2SYygn3isiCuy4w)**

**a. The above link will allow you to register in advance for remote participation in the meeting via the Zoom platform. After registering, you will receive a confirmation email containing additional details about joining the meeting.**

**Should any of these viewing methods listed above experience technical difficulties, the Commission meeting will continue uninterrupted. Commission meetings will only be paused to address verifiable technical difficulties for all users participating via Zoom or in the Chambers.**

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## I. CALL TO ORDER AND ROLL CALL

*Chair Sponsler called meeting to order at 6:01.*

*Also present were Jennifer Clark, Ashley Atkinson, Lisha Chen, & Janice Monroe.*

**Present** 5 - Chair James W Sponsler, Commissioner Paul Halajian, Commissioner Julie Federico, Commissioner Elizabeth Laval, and Commissioner Sarah Johnston

**Absent** 1 - Vice Chair Jason Hatwig

## II. PROCEDURES - PROCEDIMIENTOS - KEV SAB LAJ

*6:02pm*

*Chair Sponsler read the procedures aloud.*

## III. APPROVE MEETING MINUTES

III-A [ID 24-1197](#) August 26, 2024 Historic Preservation Commission Regular Meeting Minutes

*6:03pm*

**On motion of Commissioner Laval, seconded by Commissioner Halajian, that the above Action Item be APPROVED. The motion carried by the following vote:**

**Aye:** 5 - Chair Sponsler, Commissioner Halajian, Commissioner Federico, Commissioner Laval and Commissioner Johnston

**Absent:** 1 - Vice Chair Hatwig

## IV. APPROVE AGENDA

*6:03pm*

**On motion of Commissioner Halajian, seconded by Commissioner Laval, the AGENDA was APPROVED. The motion carried by the following vote:**

**Aye:** 5 - Chair Sponsler, Commissioner Halajian, Commissioner Federico, Commissioner Laval and Commissioner Johnston

Absent: 1 - Vice Chair Hatwig

## **V. CONSENT CALENDAR**

N/A

## **VI. CONTINUED MATTERS**

N/A

## **VII. COMMISSION ITEMS**

**VII-A** [ID 24-769](#) Consideration of the Property Owner's Request to Recommend City Council Designation of the following Property to the Local Register of Historic Resources and Adoption of Findings Pursuant to FMC 12-1607 & FMC 12-1609.

1. 420 E Terrace Ave (Assessor Parcel Number: 443-313-07)

### **RECOMMENDATION**

Staff recommends that the Historic Preservation Commission recommend to City Council designation of the following property to the Local Register of Historic Resources.

- 420 E. Terrace Ave (Assessor Parcel Number: 443-313-07)

6:04pm

*Chen made a presentation on the location, context, neighborhood, Spanish revival features, Fresno Municipal Code criteria/findings, and Staff's recommendations. She also reported on the ownership and occupancy of the property, highlighting Dennis B Wheeler & Orville R Taylor (Taylor-Wheeler builders).*

*The property owner showed her gratitude for the ability to preserve history, to which the Commissioners responded with an eagerness to preserve & protect the resource.*

*No Public Comment was given.*

**On motion of Commissioner Laval, seconded by Commissioner Johnston, that the above Action Item be RECOMMENDED FOR**

**APPROVAL. The motion carried by the following vote:**

**Aye:** 5 - Chair Sponsler, Commissioner Halajian, Commissioner Federico, Commissioner Laval and Commissioner Johnston

**Absent:** 1 - Vice Chair Hatwig

- VII-B** [ID 24-605](#) Consultation regarding the replacement of the vinyl mural on the Bekins Building (HP#70), located at 301 Van Ness Ave.

6:13pm

*Kiah Ruvalcaba (applicant) made a brief presentation on the scope of work and the proposed updated mural.*

*Commissioners discussed the importance of any change in design coming to the Architectural Review Subcommittee for review. They also asked why the period of time extended from the last time and Ruvalcaba explained the positive feedback they received from the first mural.*

*Staff explained commercial advertising wasn't permitted but that the Commission considered the image a mural/art (originally to be painted but vinyl option was preferred by Commission for preservation reasons). They asked Staff to send them the definition of Outdoor Advertisements in the Code and understood that the definition of mural was at the discretion of the Commission and not defined in the Code. They asked to bring up the definition of mural in next month's meeting.*

- VII-C** [ID 24-1254](#) Monthly update on the Jose Garcia Brewer Adobe Building (HP #227 located at 5901 W. Shaw (APN 51004038).

6:27pm

*Chen showed photos from her most recent site visit and provided an update on the latest information from the property owner (who was not present).*

*The Commission voiced concern about the upcoming rainy season and asked about the timeline of the property owner. They went on to ask Staff about options available to use Code Enforcement to put pressure on the property owner with the hopes of speeding up the permanent protection.*

*Commissioner Halajian asked about a potential lien and Director Clark explained the limits of their authority but promised to talk to Code Enforcement about potential options.*

*Staff and the Commissioners discussed the expiration of the Conditions of Approval and Staff said they would confirm the upcoming expiration date (36 month term).*

- VII-D** [ID 24-923](#) Discussion of pending legislation (AB 2580) that would require analysis of the impact of historic designations on a city's ability to meet its housing needs

6:42pm

*Chen gave an overview of AB2580, focusing on the impact of new designations and reporting requirements.*

*Chair Sponsler reported that it was the final day for the Governor's signature and voiced the importance of how this law would influence new Historic Districts with any housing element. Commissioner Halajian noticed adaptive reuse would be highly affected.*

*Commissioners clarified the reporting changes and Sponsler reported from his conference how this law would fit it on the local, state, and federal level.*

- VII-E** [ID 24-1196](#) UPDATE on Regular Monthly Topics:
1. Staff Updates
  2. Architectural Subcommittee Updates
  3. Plaque Design Subcommittee Update
  4. Economic Incentive Subcommittee Update

6:54pm

1. *Chen reported 28 entitlements, 8 106 reviews, and provided an update on 333 N Blackstone.*
2. *None at this time*
3. *None at this time*
4. *Chen reported 6 Mitigation applications (3 denied). She said site visits for Mills Act applications were complete and that 2 applicants withdrew from the program and one postponed their application. She expected contracts to*

*come to the Commission for review in October's meeting.*

## **VIII. CHAIRPERSON'S REPORT**

*6:56pm*

*Sponsler reported a conversation with Nick Kennedy on the 85th anniversary of Tower Theatre. He volunteered assistance with information for a potential open house.*

*Sponsler reported a conversation with Raul Pickett about the Proposed Chinatown Historic District and the 2006 survey that needs updating.*

## **IX. UNSCHEDULED ITEMS**

*6:58pm*

### **IX. - A. Members of the Commission**

*N/A*

### **IX. - B. Staff**

*N/A*

### **IX. - C. General Public**

*One person spoke on the Vartanian House being moved to Cesar Chavez Blvd & Ventura and asked for the next steps needed. Sponsler responded that when plans are submitted Staff & the Architectural Review Subcommittee will review, citing Chen as his point of contact.*

*One person spoke on the silos scheduled for demolition on H St and his concern they were not properly reviewed. The Commission asked that next meeting they discuss the process of reevaluating a property that has been previously determined not of historic value.*

*Ryan Eddings introduced himself as the new Historic Preservation Commissioner.*

## **X. NEXT MEETING**

*10/28/2024 in Room 2165*

**XI. ADJOURNMENT**

*Chair Sponsler adjourned meeting at 7:05pm.*