

Meeting Date: January 23, 2006

## Staff Report

January 20, 2006

TO: Historical Resources Management Commission

FROM: Sarah Worley, Economic Development Specialist  
Katherine Hess, Community Development Administrator

SUBJECT: Environmental Impact Report, B and 3<sup>rd</sup> Streets "Visioning"

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### **Recommendation**

Staff recommends that the Commission provide any comments on the scope of analysis for the Environmental Impact Report that is being prepared for the B and 3<sup>rd</sup> Streets "Visioning" process.

### **Background**

At the end of April 2005 the City Council voted to conceptually support creation of a "Special Character District," and distinctive urban village along B and 3rd Streets that would allow a mix of higher density two and three plus story attached housing forms and mixed use projects conducive to owner occupied, live/work units and creativity based occupations. City staff was asked to prepare the necessary planning amendments and environmental analysis to implement this vision. These include amendments to the Core Area Specific Plan, Downtown Davis and Traditional Residential Neighborhoods Design Guidelines, and Planned Development 2-86A zoning district.

The Initial Study prepared by the City determined that redevelopment resulting from the proposed planning and zoning amendments could have potentially significant cumulative environmental impacts on area cultural resources (historic structures), traffic and circulation, parking and aesthetics. A focused Program EIR will be prepared to analyze these impact areas. Other potential impacts were considered to be reduced to less than significant levels through application of the City's standard conditions for development approval.

The study area has two designated historic resources; the Eggleston House at 232 Third Street, and the McDonald House at 337 B Street. Both properties have been designated as Merit

resources. An analysis was prepared by Circa, Historic Property Development, to identify other potential historic resources in the Visioning area.

The Circa analysis concluded that two additional properties would meet the city's criteria for designation as historic resources. The property at 301 B Street would be eligible for designation as a Landmark resource for architectural development and for its association to Judge Scott. The house at 311 B Street would be eligible for designation as a Merit resource for its distinctive architecture and its contribution to the conservation district.

As the Commission knows, removal of a structure eligible for listing in the California Register is a significant impact under the California Environmental Quality Act. Under the city's criteria, those structures would be "Landmark" resources, but not "Merit" resources. A project resulting in a significant impact cannot be approved without an Environmental Impact Report (EIR). The EIR for the B and 3<sup>rd</sup> Streets Visioning process is intended to inform the public and decision-makers on the potential impacts the proposed "project" and project alternatives including possible removal of the two designated resources and the two potential resources. The EIR is also proposed to include analyses of traffic, parking, air quality, and aesthetic impacts.

Commission comments on the scope of the EIR are requested at this meeting. Written comments from Commissioners or the public may be submitted through February 6, 2006. We anticipate that the Draft EIR will be released in late February for a 45-day comment period. The Commission will receive notices for the Draft EIR hearing and be given opportunity to comment on the draft amendments to the Core Area Specific Plan and Design Guidelines before they are brought to City Council hearing.

Attachments:

1. Notice of Preparation/ Environmental Checklist
2. Historic Research and Cultural Resources Evaluation for the B and 3<sup>rd</sup> Streets Visioning area of the City of Davis; by Circa, Historic Property Development