



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION REGULAR MEETING AGENDA

**City Hall Commission Room
Thursday, February 26, 2015
6:30 P.M.**

I. OPENING OF MEETING

- A. Pledge of Allegiance**
- B. Roll Call of Commissioners**
- C. Reference to Fundamental Rights of Public** - A plaque stating the Fundamental Rights of each member of the public is posted at the entrance to this meeting room per Section 4.04.030 of the City of Benicia's Open Government Ordinance.

II. ADOPTION OF AGENDA

III. OPPORTUNITY FOR PUBLIC COMMENT

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda that is within the subject matter jurisdiction of the Historic Preservation Review Commission. State law prohibits the Commission from responding to or acting upon matters not listed on the agenda. Each speaker has a maximum of five minutes for public comment. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Speakers may not make personal attacks on commissioners, staff or members of the public, or make comments which are slanderous or which may invade an individual's personal privacy.

- A. WRITTEN COMMENT**
- B. PUBLIC COMMENT**

IV. PRESENTATION

- A. BILL TUIKKA, ASSOCIATE PLANNER FOR CITY OF VALLEJO, REGARDING TECHNICAL SUB-COMMITTEE OF THE VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION**

V. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Historic Preservation Review Commission or a member of the public by submitting a speaker slip for that item.

A. APPROVAL OF MINUTES OF JANUARY 22, 2015 REGULAR MEETING

V. REGULAR AGENDA ITEMS

A. DESIGN REVIEW FOR ALTERATIONS TO THE SITE AND THE NON-HISTORIC BUILDING AT 141 EAST D STREET, AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

15PLN-00004 Design Review
141 East D Street
APN: 0089-372-170

PROPOSAL:

The applicant requests design review approval for modification to the existing accessory “Alcove Building” consisting of replacing 2 yellow-tinted plexiglass windows, 2 wood barn-style doors on the front façade with two vinyl casement windows and French doors. The request also includes the replacement of two jalousie windows on the rear of the same building with a new vinyl window and a door, and the installation of a new window. Modifications to the site include the removal of an existing shed, installation of four new parking spaces and relocation of an existing fence from the rear property line 20’ feet back. The subject property is located within the Downtown Historic District but is not designated as a historic structure.

Recommendation: Approve design review request to replace two plexiglass windows with vinyl windows and replace wood barn style doors with French doors on the front façade of the existing non-historic building, and install four parking spaces at the rear adjacent to the alley at 141 East D Street, based on the findings, and subject to the conditions listed in the draft resolution, after a determination that the project is exempt from CEQA.

B. ALTERATION OF DESIGN REVIEW FOR REPLACEMENT OF WINDOWS 283 WEST H STREET; AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

12PLN-00053 Design Review
283 West H Street
APN: 0089-042-160

PROPOSAL:

In 2013, the property owner received Design Review approval to replace eleven wood casement windows of varying grid patterns and styles with new one-over-one double hung wood composite windows (Resolution No. 13-3). The property owner requests to alter the approved Design Review to replace fourteen additional windows on the north, east and west facades with the window types approved by the HPRC in 2013. The subject property is a contributing building in the Downtown Historic District.

Recommendation: Approve request for alteration of Design Review approved by Resolution No. 13-3 (HPRC) to replace fourteen additional windows on the existing residence located at 283 West H Street, based on the findings, and subject to the conditions listed in the draft resolution.

C. DESIGN REVIEW TO MODIFY THE FRONT AND SIDE FACADES OF THE COMMERCIAL STRUCTURE AT 901-903 FIRST STREET, AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

14PLN-00079 Design Review
901-903 First Street
APN: 0089-043-140

PROPOSAL:

The property owners, Nicholas and Mary Haney, request Design Review approval to modify the front (east) and side (south) facades of the building, including rehabilitation of the existing storefront, installation of a new awning, and replacement of deteriorated trim, for work associated with seismic retrofit of the structure. The subject property is designated as a contributing building in the Downtown Historic District.

Recommendation: Approve the design review request to modify the front (east) and side (south) facades of the commercial building at 901-903 First Street based on the findings and conditions of approval set forth in the draft resolution, after a determination that the project is categorically exempt from CEQA.

VI. COMMUNICATIONS FROM STAFF

VII. COMMUNICATIONS FROM COMMISSIONERS

VIII. ADJOURNMENT

Public Participation

The Benicia Historic Preservation Review Commission welcomes public participation.

Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter jurisdiction of the agency and which is not on the agency's agenda for that meeting. The Historic Preservation Review Commission allows speakers to speak on agendized and non-agendized matters under public comment. Comments are limited to no more than 5 minutes per speaker. By law, no action may be taken on any item raised during the public comment period although informational answers to questions may be given and matters may be referred to staff for placement on a future agenda of the Historic Preservation Review Commission.

Should you have material you wish to enter into the record, please submit it to the Commission Secretary.

Disabled Access

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the ADA Coordinator at (707) 746-4211. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Meeting Procedures

All items listed on this agenda are for Commission discussion and/or action. In accordance with the Brown Act, each item is listed and includes, where appropriate, further description of the item and/or a recommended action. The posting of a recommended action does not limit, or necessarily indicate, what action the Commission may take.

The Historic Preservation Review Commission may not begin new public hearing items after 11 p.m. Public hearing items, which remain on the agenda, may be continued to the next regular meeting of the Commission, or to a special meeting.

Pursuant to Government Code Section 65009; if you challenge a decision of the Historic Preservation Review Commission in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Historic Preservation Review Commission at, or prior to, the Public Hearing. You may also be limited by the ninety (90) day statute of limitations in which to file and serve a petition for administrative writ of mandate challenging any final City decisions regarding planning or zoning.

Appeals of Historic Preservation Review Commission decisions that are final actions, not recommendations, are considered by the Planning Commission. Appeals must be filed in the Community Development Department in writing, stating the basis of appeal with the appeal fee within 10 business days of the date of action.

Public Records

The agenda packet for this meeting is available at the City Clerk's Office, the Benicia Public Library and the Community Development Department during regular working hours. The Community Development Department is open Monday through Friday (except legal holidays), 8:30 a.m. to 5 p.m. (closed from noon to 1 p.m.). Technical staff is available from 8:30 - 9:30 a.m. and 1:00 - 2:00 p.m. only. If you have questions/comments outside of those hours, please call 746-4280 to make an appointment. To the extent feasible, the packet is also available on the City's web page at www.ci.benicia.ca.us under the heading "Agendas and Minutes." Public records related to an open session agenda item that are distributed after the agenda packet is prepared are available before the meeting at the Community Development Department's office located at 250 East L

Street, Benicia, or at the meeting held in the City Hall Commission Room. If you wish to submit written information on an agenda item, please submit to Suzanne Thorsen, Commission Secretary, as soon as possible so that it may be distributed to the Historic Preservation Review Commission.