



## **BENICIA HISTORIC PRESERVATION REVIEW COMMISSION REGULAR MEETING MINUTES**

**City Hall Commission Room  
Thursday, April 23, 2015  
6:30 P.M.**

### **I. OPENING OF MEETING**

#### **A. Pledge of Allegiance**

#### **B. Roll Call of Commissioners**

Present: Commissioners Delgado, Haughey, von Studnitz and  
Chair Van Landschoot

Absent: Commissioners Macenski, McKee and Trumbly

Staff Present: Suzanne Thorsen, Associate Planner  
Heather McLaughlin, City Attorney  
Amy Million, Principal Planner/Recording Secretary

#### **C. Reference to Fundamental Rights of Public**

### **II. ADOPTION OF AGENDA**

On a motion of Commissioner Haughey, seconded by Commissioner von Studnitz, the Agenda was approved by the following vote:

Ayes: Commissioners Delgado, Haughey, von Studnitz and Chair Van  
Landschoot

Noes: None

Absent: Commissioners Macenski, McKee and Trumbly

Abstain: None

### **III. OPPORTUNITY FOR PUBLIC COMMENT**

**A. WRITTEN COMMENT**– None.

**B. PUBLIC COMMENT**- None.

**IV. PRESENTATION:**

**A. OPEN GOVERNMENT PRINCIPLES**

Heather McLaughlin, City Attorney made a presentation on the Open Government ordinance.

The Commission inquired about recusal for conflicts of interest; enforcement of the code of conduct; confidential correspondence; Fair and Political Practices Commission changes; attending community meetings; and informing staff on enforcement issues.

**V. CONSENT CALENDAR**

On a motion of Commissioner Delgado, seconded by Commissioner Haughey, the Agenda was approved by the following vote:

Ayes: Commissioners Delgado, Haughey, von Studnitz and Chair Van Landschoot  
Noes: None  
Absent: Commissioners Macenski, McKee and Trumbly  
Abstain: None

**A. APPROVAL OF MINUTES OF MARCH 26, 2015 REGULAR MEETING**

**VI. REGULAR AGENDA ITEMS**

**A. DESIGN REVIEW FOR OUTDOOR BAR AND GRILL AT 116 WEST E STREET, AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA**

15PLN-00018 Design Review  
116 West E Street  
APN: 0089-174-120

Ms. Thorsen provided a presentation on the project.

Commission asked various questions regarding permissible hours for amplified music, parking, restrooms, fencing and existing pine trees.

Jan Lucca, applicant, stated he was available for questions.

Commission asked the applicant various questions regarding the trash enclosure, property owner, comments from the neighbors, parking, review process,

Sandra Shannonhouse, 110 East E Street, stated that there are no air conditioning units in her building so the windows are open in the summer.

She commented that she has a smoke allergy that is aggravated when barbeque smoke blows into her home. She commented on off-street parking and recommended that the vacant lot at the end of E Street be paved. She read a letter outlining the issues around parking, air quality. Copies of the letter were provided to the Commission.

Public comment was closed.

Commission requested clarification from staff on the amount of seating and restricting wood burning on BAAQMD spare the air days.

Commission discussed the design of the gate and entry trellis. They suggested that it be redesigned so it is more substantial and similar in style to the cabana by adding details such as the metal brackets.

Commission and the applicant discussed off-street parking, the size of the business, its relationship to Lucca's restaurant and air quality from the barbeque and pizza oven.

**RESOLUTION NO. 15-9 OF THE HISTORIC PRESERVATION REVIEW  
COMMISSION OF THE CITY OF BENICIA APPROVING A DESIGN REVIEW FOR  
SITE ALTERATIONS TO ACCOMMODATE OUTDOOR DINING AT 116 WEST E  
STREET (15PLN-00018)**

On a motion of Commissioner Delgado, seconded by Commissioner Haughey, the above Resolution was approved with an additional condition of approval to modify the design of the trellis and have Commissioners Delgado and McKee work through the final details with staff, by the following vote:

Ayes: Commissioners Delgado, Haughey, von Studnitz and Chair Van Landschoot  
Noes: None  
Absent: Commissioners Macenski, McKee and Trumbly  
Abstain: None

**B. MILLS ACT ANNUAL COMPLIANCE REPORT**

Ms. Thorsen provided an update to the Commission on the status of the annual Mills Act Contract inspections.

The Commission discussed enforcement of the maintenance of properties.

**C. PRIORITY LIST OF DISCUSSION ITEMS**

Ms. Thorsen provided a brief introduction to the item.

The Commission briefly discussed various items on list such as historic plaques, disclosure of historic status on the title report, historic district boundaries and

The Commission approved the priority list with the removal of Item No. 3 "Preservation of Historic Sites".

**VII. COMMUNICATIONS FROM STAFF**

Ms. Thorsen provided the following communications:

1. May is preservation month and requested a representative from the Commission to accept the proclamation at City Council. It was decided that the Chair would accept the proclamation.
2. A new ordinance will be presented to Planning Commission in June to modify the City's construction hours.
3. Staff is looking to schedule some Commission training and requested that the Commission provide information or questions on topics they want to cover or have covered.

**VIII. COMMUNICATIONS FROM COMMISSIONERS**

Chair Van Landschoot acknowledged that Commissioners Macenski and Trumbly provided help on the CLG grant application that was submitted to the Office of Historic Preservation.

**IX. ADJOURNMENT**

Chair Van Landschoot adjourned the meeting at 8:06 p.m.