



**BENICIA HISTORIC PRESERVATION REVIEW COMMISSION  
CITY HALL COMMISSION ROOM**

***SPECIAL MEETING MINUTES***

**Thursday, May 3, 2007  
6:30 P.M.**

**I. CALL TO ORDER**

**A. Pledge of Allegiance**

**B. Roll Call of Commissioners**

Present: Commissioners Conlow, Delgado, Haughey, Mang, Wilson, and Chair Donaghue

Absent: Commissioner White (excused)

**Staff Present:**

Damon Golubics, Senior Planner

Xzandrea Fowler, Associate Planner

Gina Eleccion, Administrative Secretary

Stacy Hatfield, Senior Administrative Clerk

**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. OPPORTUNITY FOR PUBLIC COMMENT**

**A. WRITTEN**

None.

**B. PUBLIC COMMENT**

Donald Dean, 257 West I St. – Mr. Dean spoke regarding the election of officers to the HPRC Commission. He would like to see the elections take place annually at the same time each year. He would also like to see the chairmanship rotate each year.

John Van Landschoot, 175 West H – He expressed his concern regarding the make-up of the Commission. He pointed out that only one out of the seven Commissioners is not from the construction industry. He also stated that he is uncomfortable with Commissioners representing themselves on their own projects in front of the Commission.

Tom Adams, resident – He thanked the Commissioners for their efforts and willingness to serve on the Commission.

**III. ELECTION OF OFFICERS**

The election of officers was discussed. Commissioner Conlow nominated Commissioner Delgado for Chairman and Commissioner Wilson for Vice Chair.

On motion of Commissioner Conlow, seconded by Commissioner Wilson, Commissioner Delgado was appointed Chairman and Commissioner Wilson Vice Chair.

Ayes: Commissioners Conlow, Delgado, Haughey, Mang, Wilson, and Chair Donaghue  
Noes: None  
Absent: Commissioner White

**IV. CONSENT CALENDAR**

On motion of Commissioner Conlow, seconded by Commissioner Donaghue, the Consent Calendar was approved by the following vote:

Ayes: Commissioners Conlow, Donaghue, & Chair Delgado  
Noes: None  
Absent: Commissioner White  
Abstain: Commissioners Mang, Haughey, & Vice Chair Wilson

**A. Approval of Agenda**

**B. Approval of Minutes of March 22, 2007**

**V. REGULAR AGENDA ITEMS**

**A. BLANKENHORN WINDOW CHANGE**

660 & 670 East N Street  
04PLN-61 & 04PLN-62 Design Review  
APN: 0088-133-014

**PROPOSAL:**

The applicant has requested a minor revision to a previously approved Design Review application. The applicant is requesting that condition number 18 contained in both resolutions approving the project be changed to allow for the use of internal or external window grids. Condition number 18 currently prohibits the use of window grids.

**Recommendation: Historic Preservation Review Commission hold a public hearing, consider public testimony and other relevant documents and accept a change to condition number 18 of the previous approval for a project at 660/660 East N Street, based on the findings, and subject to the conditions listed in the proposed resolution and as discussed during the public hearing.**

Damon Golubics presented the project to the Commissioners and stated that staff had no objections to the addition of window grids.

Mr. Blankenhorn discussed his project and submitted a handout with pictures of neighboring houses that have window grids. He believes that the addition of window grids would enhance the project.

The Commissioners discussed the addition of the window grids.

**RESOLUTION NO. 07-5 (HPRC) - A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING A PROJECT AT 670 EAST N STREET (04PLN-61)**

**RESOLUTION NO. 07-6 (HPRC) - A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING A PROJECT AT 670 EAST N STREET (04PLN-62)**

On motion of Vice Chair Wilson, seconded by Commissioner Haughey, the above Resolutions were approved by the following vote:

Ayes: Commissioners Conlow, Haughey, Vice Chair Wilson, & Chair Delgado  
Noes: Commissioners Mang, & Donaghue  
Absent: Commissioner White  
Abstain: None

- B. 140 EAST G STREET**  
06PLN-79 Design Review  
140 East G Street; APN: 89-342-040

**PROPOSAL:**

The applicant is proposing demolition of an existing 880 square foot, 1 ½ story rear residential addition. In replacement, a 1,240 square foot single story addition would be constructed. The proposed addition would contain a master bedroom, kitchen, dining room and a family room. A new redwood deck located on the northwest side of the new addition is also proposed.

**Recommendation: Historic Preservation Review Commission hold a public hearing, consider public testimony and other relevant documents, certify the Initial Study and Mitigated Negative Declaration as adequate, and approve the applicant's request for**

**design review for the demolition of the existing 880 square foot rear addition, and construction of an approximately 1,240 square foot addition in its place, based on the findings, and subject to the conditions of approval contained in the proposed resolution.**

Vice Chair Wilson and Commissioner Donaghue recused themselves from this project.

Xzandrea Fowler presented the proposal to the Commissioners and recommended approval of the project. She explained that the applicant agrees to all of the conditions.

Tom Adams, Resident – He stated that he is in agreement with the project and urged the Commissioners to follow staff’s recommendation of approval.

The Commissioners would like to add a condition that the windows be constructed of wood and be similar to the existing windows.

**RESOLUTION NO. 07-7 (HPRC) - A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING A DESIGN REVIEW FOR THE DEMOLITION OF AN EXISTING 880 SQUARE FOOT 1 ½ STORY REAR ADDITION AND CONSTRUCTION OF A APPROXIMATELY 1,240 SQUARE FOOT SINGLE STORY REAR ADDITION LOCATED AT 140 EAST G STREET (06PLN-79)**

On motion of Commissioner Mang, seconded by Commissioner Haughey, the above resolution, as amended, was approved by the following vote:

Ayes: Commissioners Conlow, Haughey, Mang & Chair Delgado  
Noes: None  
Absent: Commissioner White  
Abstain: Commissioner Donaghue, & Vice Chair Wilson

**C. 126 EAST STREET**

06PLN-52 Design Review  
126 East E Street; APN: 89-372-050

**PROPOSAL:**

The applicant is proposing demolition of a designated Potential Contributing Building to the Historic District, relocation of a historic structure, which will be lifted and a new first floor constructed, from the City of Napa to the site; and an addition of a third floor deck to the structure.

**Recommendation: Historic Preservation Review Commission open the public hearing, receive public testimony and other relevant documents, and continue the hearing to May 24, 2007 due to lack of a quorum.**

Chair Delgado, Vice Chair Wilson and Commissioner Donaghue recused themselves from this project.

The public hearing was opened.

Bob Berman, 250 West K St. – He stated that he believes the Initial Study/Mitigated Negative Declaration for this project is inadequate.

Sandra Shannonhouse, 110 East E St. – She stated her concerns with this project and talked about Commissioner attendance at meetings.

The public hearing was closed and continued to May 24, 2007.

#### **VI. COMMUNICATIONS FROM COMMISSIONERS**

Commissioner Haughey was wondering if the Commissioners could pay their dues directly to the California Preservation Foundation and then get reimbursed. Gina Eleccion will look into this for her.

Commissioner Donaghue distributed a handout with a list of important items that he thinks the Commissioners should be educated on.

Chair Delgado welcomed Commissioner Mang to the Commission.

Vice Chair Wilson thanked the Commissioners for the opportunity to serve as Vice Chair.

Commissioner Conlow stated that he had fishing tournaments scheduled in advance and doesn't appreciate staff telling people why he is not in attendance.

#### **VII. COMMUNICATIONS FROM STAFF**

Gina Eleccion will not be able to attend the May 24, 2007 meeting. Stacy Hatfield will be attending in Gina's place.

#### **VIII. ADJOURNMENT**

Chair Delgado adjourned the meeting at 7:30p.m.