



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION REGULAR MEETING MINUTES

**City Hall Commission Room
Thursday, May 28, 2015
6:30 P.M.**

I. OPENING OF MEETING

A. Pledge of Allegiance

B. Roll Call of Commissioners

Present: Commissioners Haughey, Macenski, McKee, von Studnitz and Chair Van Landschoot

Absent: Commissioners Delgado and Trumbly

Staff Present: Christina Ratcliffe, Community Development Director
Suzanne Thorsen, Senior Planner
Mario Giuliani, Economic Development Manager
Amy Million, Principal Planner/Recording Secretary

C. Reference to Fundamental Rights of Public

II. ADOPTION OF AGENDA

On a motion of Commissioner Macenski, seconded by Commissioner von Studnitz, the Agenda was approved moving Item V. B. Mills Act Revision for 1025 West Second Street to the Consent Calendar, by the following vote:

Ayes: Commissioners Haughey, Macenski, McKee, von Studnitz and Chair Van Landschoot

Noes: None

Absent: Commissioners Delgado and Trumbly

Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT– None.

B. PUBLIC COMMENT– None.

IV. CONSENT CALENDAR

On a motion of Commissioner Macenski, seconded by Commissioner McKee, the consent calendar was approved by the following vote:

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

A. APPROVAL OF MINUTES OF APRIL 23, 2015 REGULAR MEETING

B. MILLS ACT CONTRACT REVISION FOR THE PROPERTY AT 1025 WEST SECOND STREET, AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA
 1025 West Second Street
 APN: 0087-162-080

This item was continued to the next meeting on June 25, 2015 due to lack of a quorum.

V. REGULAR AGENDA ITEMS

Chair Van Landschoot recused himself from the next item.

A. USE PERMIT FOR AN EXCEPTION TO THE LAND USE REGULATIONS TO ALLOW AN OFFICE AND CO-WORKING VENUE (CARTER'S BIZ CAFÉ) AT 1 COMMANDANT'S LANE, AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA
 15PLN-00028 Use Permit
 1 Commandant's Lane
 APN: 0080-140-090

Ms. Thorsen provided a presentation on the project.

The Commission asked various question of staff regarding the process, proposed use, building maintenance, and public access. Mr. Giuliani provided brief remarks and responded to the Commission's questions.

Public comment was opened with no comment.

The Commission further discussed public access and various lease terms.

RESOLUTION NO. 15-10 OF THE HISTORIC PRESERVATION REVIEW
COMMISSION OF THE CITY OF BENICIA RECOMMENDING APPROVAL OF A
USE PERMIT FOR AN OFFICE AND CO-WORKING VENUE AT 1
COMMANDANT'S LANE (15PLN-00028)

On a motion of Commissioner Macenski, seconded by Commissioner Haughey, the above Resolution was approved by the following vote:

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

Chair Van Landschoot returned.

**B. MILLS ACT CONTRACT REVISION FOR THE PROPERTY AT 141 WEST F STREET,
AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA**
141 West F Street
APN: 0089-044-190

Ms. Thorsen provided a presentation on the project.

The Commission requested clarification on the remaining work plan items.

The applicant, Jose Coehlo, spoke briefly on the project.

Public comment was opened with no comment.

**RESOLUTION NO. 15-11 OF THE HISTORIC PRESERVATION REVIEW
COMMISSION OF THE CITY OF BENICIA RECOMMENDING CITY COUNCIL
AUTHORIZE THE CITY MANAGER TO EXECUTE AN AMENDED MILLS ACT
CONTRACT FOR THE PROPERTY LOCATED AT 141 WEST F STREET**

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

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

Chair Van Landschoot recused himself from the next item.

**C. MILLS ACT CONTRACT REVISION FOR THE PROPERTY AT 171 WEST H STREET,
AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA**
171 West H Street
APN: 0089-115-180

Ms. Thorsen provided a presentation on the project.

The Commission asked for clarification on the front façade window and the gutters.

Bill Venturelli, applicant, requested clarification on the process if in the brick front steps are replaced with concrete.

**RESOLUTION NO. 15-12 OF THE HISTORIC PRESERVATION REVIEW
COMMISSION OF THE CITY OF BENICIA RECOMMENDING CITY COUNCIL
AUTHORIZE THE CITY MANAGER TO EXECUTE AN AMENDED MILLS ACT
CONTRACT FOR THE PROPERTY LOCATED AT 171 WEST H STREET**

On a motion of Commissioner Macenski, seconded by Commissioner Haughey, the above Resolution was approved with the additional recommendation that the applicant may replace the brick front steps with concrete as a maintenance item under Exhibit B of the Mills Act contract subject to review and approval by staff, by the following vote:

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

Chair Van Landschoot returned.

VI. COMMUNICATIONS FROM STAFF

Staff provided an update on the City Council's review of the Mills Act Program.

Ms. Thorsen announced several upcoming training opportunities for the Commission.

VII. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Haughey provided additional perspective on the work programs for a Mills Act Contract.

Chair Van Landschoot apologized for not attending the City Council proclamation for historic preservation month. He also announced that he will be attending the training in Placerville.

VIII. ADJOURNMENT

Chair Van Landschoot adjourned the meeting at 7:22 p.m.