



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

**City Hall Commission Room
Thursday, June 23, 2011
6:30 P.M.**

I. OPENING OF MEETING:

- A. Pledge of Allegiance**
- B. Roll Call of Commissioners**

Present:

Commissioners Crompton, Mang, McKee, Taagepera, Van Landschoot, White and Chair Haughey

Absent:

None

Staff Present:

Doug Vu, Associate Planner

Gina Eleccion, Management Analyst

- 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:

On motion of Commissioner White, seconded by Commissioner Taagepera, the agenda was adopted by the following vote:

Ayes: Commissioners Crompton, Mang, McKee, Taagepera, Van Landschoot, White and Chair Haughey

Noes: None

Absent: None

Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT

None.

B. PUBLIC COMMENT

Dennis Lowry, 828 Rose Drive – Spoke regarding wood window installation. He was directed by the Mayor to provide additional information. He would like to agendize a presentation from window manufacturers. He will work with staff to make this happen.

Chuck Maddux, 126 East D Street – Received a notice in the mail. He had some issues with the language on the notices and agendas. He would like the notices and agendas more humanized. He complained about counter hours of staff.

IV. ELECTION OF OFFICERS

Chair Haughey nominated McKee/Crompton as Chair and Vice Chair. Commissioner McKee stated that he does not wish to serve as Chair.

Chair Haughey nominated Crompton/Taagepera as Chair and Vice Chair. The nomination was carried by the Commission.

V. CONSENT CALENDAR

Commissioner Van Landschoot pulled Item V-A for clarification. Commissioner Haughey pulled Item V-B for discussion.

On motion of Commissioner Haughey, seconded by Commissioner Van Landschoot, the Minutes of May 26, 2011 were approved by the following vote:

Ayes: Commissioners Haughey, Mang, McKee, Van Landschoot, and Chair Crompton

Noes: None

Absent: None

Abstain: Commissioners Taagepera and White

A. Approval of Minutes of May 26, 2011

B. 321 FIRST STREET – DESIGN REVIEW

11PLN-00028 Design Review

321 First Street, APN: 0089-243-080

PROPOSAL:

The applicant requests design review approval to modify the south-facing façade of the existing commercial building located at 321 First Street within the Downtown Historic Conservation District. The exterior modification includes the construction of approximately 40 linear feet of railing along the perimeter of the building on the outside edge of the existing covered walkway that will match the existing railing on the staircase and upper floors of the building.

Recommendation: Approve design review request for minor exterior modifications to the south-facing façade of the existing commercial building located at 321 First Street, based on the findings and subject to the conditions of approval set forth in the proposed resolution.

Doug Vu, Associate Planner, gave a brief overview of the project. Commissioners commented on the work that was performed prior to an application being submitted.

Rob Storelee, Property Owner – He stated that the railing was put up at the time of the interior remodel. He did not think he needed a building permit. When he inquired about outside seating, he was advised that the railing needed design review approval. He noted that the walkway is uneven, and given the drop off the curb, he wanted to install the railing.

A commissioner questioned if the applicant had previously pulled permits. He was further asked if he was aware that he was in the historic district. There were questions on the spacing of the verticals. The property owner stated there are building code requirements for the spacing.

The public hearing was opened.

Chuck Maddux, 126 East D – He submitted pictures of the railing. He questioned what the applicant’s intentions of the use of the outside area are. He noted that the sidewalk table permit application has not been approved. He questioned if alcohol will be served outside and if there would be televisions outside. He does not think this is insignificant. He is concerned with noise. He noted that this is a public access area.

The public hearing was closed.

Doug Vu noted that the applicant is going through the sidewalk table permit process. The application is pending. There is an ABC application pending for

alcohol sales in the outdoor seating area. Doug Vu noted that a site plan was provided and has been reviewed by the Engineering Division. The Use Permit from 1995 was referenced. Doug Vu noted that any changes to that Use Permit would go before the Planning Commission.

Rob Storelee responded that the tenants in the building are fine with the outdoor seating. He noted that he would like the outdoor area used during daylight hours. There were questions about smoking. The applicant encourages no smoking within 20' of the building. There was a question about handicapped access. Commissioners stated concerns with the spacing of the rails. It was noted that this does not function as a guardrail due to the proximity to the ground.

The applicant stated that he would redo the spacing of the rails.

Commissioner Haughey suggested that a condition be added that railings match. The applicant can decide which railing he wants to change, dependent on cost.

RESOLUTION NO. 11-6 (HPRC) - A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING DESIGN REVIEW FOR EXTERIOR MODIFICATIONS TO 321 FIRST STREET (11PLN-00028)

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

Ayes: Commissioners Haughey, Mang, McKee, Taagepera, Van Landschoot, White and Chair Crompton
Noes: None
Absent: None
Abstain: None

VI. REGULAR AGENDA ITEMS

A. WORKSHOP - TITLE 17.54 (H HISTORIC OVERLAY) ZONING TEXT AMENDMENT

PROPOSAL:

The Commission will continue discussion of Title 17.54 amendment, which clarifies the process that allows an eligible property to gain historic status, and also addresses demolition in the H Overlay Districts. This discussion includes suggestions made by Commissioner Taagepera in a memo dated March 25, 2009, and comments made by the Commission at the January 28, 2010 and September 24, 2009 meetings.

Recommendation: Continue this discussion, review draft policy, and make final recommendation to staff to prepare a zoning text amendment for the Commission to make a recommendation to the Planning Commission and the City Council.

Gina Eleccion gave a brief overview. Commissioner Haughey requested this be continued as she only received her packet a day earlier.

There was a suggestion to leave the community development director language. Commissioners would like to clarify the different types of designations. Gina Eleccion stated that this will be amended to simplify the process. Commissioners did not like the requirement of property owner consent. Gina Eleccion stated that she will check with the City Attorney on the legality of this.

Gina Eleccion noted that this item will be coming back to the Commission for a recommendation in July.

VII. COMMUNICATIONS FROM STAFF

A. VERBAL UPDATE ON 235 EAST L STREET ALTERATIONS

Gina Eleccion advised the Commission that the contractor and property owner have both been contacted. They have agreed to remove all inappropriate alterations. A letter will be sent to the owner documenting all of the inappropriate alterations.

Gina Eleccion noted that this may be the last meeting for Commissioners Mang and White. She thanked them for their service.

VIII. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Mang thanked Commissioner Haughey for her job as Chair. He also thanked Gina Eleccion for her work.

IX. ADJOURNMENT

Chair Crompton adjourned the meeting at 8:03 p.m.