



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

REGULAR MEETING MINUTES

**Thursday, June 28, 2007
6:30 P.M.**

I. CALL TO ORDER

A. Pledge of Allegiance

B. Roll Call of Commissioners

Present: Commissioners Conlow, Donaghue, Haughey, Mang, White, Wilson and Chair
Delgado
Absent: None

Staff Present:

Xzandrea Fowler, Associate Planner
Gina Eleccion, Administrative Secretary

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

None.

III. CONSENT CALENDAR

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

Ayes: Commissioners Conlow, Donaghue, Haughey, Mang, White, Wilson and Chair Delgado
Noes: None
Absent: None
Abstain: Commissioners Donaghue, Wilson and Chair Delgado (from Item IV-A)

A. Approval of Agenda

B. Approval of Minutes of May 24, 2007

IV. REGULAR AGENDA ITEMS

A. 163 EAST H STREET

07PLN-18 Design Review
163 East H Street; APN: 89-052-290

PROPOSAL:

The applicant proposes to construct an approximately 17,150 square foot mixed-use building with sub-terrain parking on the vacant parcel located at 163 East H Street. The first floor of the building contains seven office/retail spaces. The office/retail spaces range in size from 400 square feet to 1,100 square feet. The first floor includes a common courtyard and restrooms. The second floor contains five office/retail spaces and common restrooms. The second floor spaces range in size from 770 square feet to 1,120 square feet. The third floor contains three residential units and a laundry room. The residential units range in size from 885 square feet, for a studio apartment, to 1,185 square feet, for a two bedroom apartment.

Recommendation: Historic Preservation Review Commission hold a public hearing, consider public testimony and other relevant documents and tentatively approve a design review permit for the construction of the proposed mixed-use project located at 163 East H Street; and make a recommendation to the Planning Commission regarding the approval and certification of the Initial Study/ Mitigated Negative Declaration, based on the findings, and subject to the conditions listed in the proposed resolution.

Xzandrea Fowler, Associate Planner, gave a brief overview of the project. She noted that the Initial Study included in the packet was an incomplete draft. A complete Initial Study was given to the Commission.

Roger Britt, Applicant – He introduced Lance Krennel, Architect, and Larch McNeill, Planner, who gave a presentation on the project.

Lance Krennel, Architect – He gave a PowerPoint presentation on the project and was available to answer questions.

Commissioners commented on screening of mechanical equipment on the roof. In addition, they commented on fire sprinkler requirements. Commissioners questioned if there were samples of the split face of the building. The Architect noted that could be provided to Staff. Commissioners commented on the location of the gutters and would like an appropriate drainage system.

The public hearing was opened.

Jon Van Landschoot, 175 West H Street – He is pleased that this plan complies with the Opticos Downtown Master Plan.

The public hearing was closed.

Commissioners commented on the concrete block and would like to see samples. Overall, the project is nicely designed. Applicant was questioned if the Hardiplank will be smooth.

Commissioners commended the Applicant on the project. There was concern over the split-face on the back of the structure. An 8” Hardiplank, smooth finish was suggested. Windows will be consistent with the historic construction in the overlay district, most likely pre-finished. The Commissioners do not want to see vinyl-clad windows. A large 4 ¾” og gutter was suggested. Commissioners would like the smooth trim to be consistent with the smooth siding. There was concern over access to some of the parking spaces. The Architect is willing to work with the Structural Engineer to mitigate this.

Commissioners discussed the split-face construction. The Applicant stated that cultured stone can be looked at, possibly using a block with stone veneer. The possibility of ½” thick brick veneer was mentioned. Commissioners suggested stucco with a water table with a color break. Xzandrea Fowler noted that this detail element can be brought back to the Commission for approval.

The motion by Commissioner Wilson included the following added conditions:

1. No visible mechanical equipment units above the roofline, and all equipment must be contained in the proposed mechanical wells.
2. The siding and trim shall be smooth Hardiplank. The trim shall project beyond the lap of the siding.
3. The Commission shall review the lower base material/finish (cmu, cultured stone, etc.) prior to installation. The applicant shall explore the use of a concrete water table with a color break.
4. No vinyl-clad windows.
5. 4 ¾” OG gutter.
6. The applicant shall re-evaluate the parking arrangement to create more maneuverability for space #1 and #23.

RESOLUTION NO. 07-8 (HPRC) - A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA

APPROVING A DESIGN REVIEW FOR THE PROPOSED MIXED-USE PROJECT AT 163 EAST H STREET (07PLN-18)

On motion of Commissioner Wilson, seconded by Commissioner Conlow, the above Resolution, as amended, was approved by the following vote:

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

B. UPDATE TO DOWNTOWN HISTORIC CONSERVATION PLAN

Discussion regarding amendments to the current Downtown Historic Conservation Plan.

Gina Eleccion gave an overview of the City Council’s adopted work program. This work program was a result of community workshops held in 2004. Staff intends to incorporate the changes outlined in the work program into an updated draft Plan. The draft Plan will be brought to both the Historic Preservation Review and Planning Commissions prior to going to the City Council for adoption.

Jon Van Landschoot, 175 West H Street – Made comments on the process. Commented on single-family design review and compatibility of height. Wants to ensure Secretary of the Interior Standards.

Bob Berman, 230 West K Street – Would like to see Study Sessions on the surveys. Would also like to have survey forms sent to individuals.

The public hearing was closed.

Gina Eleccion noted that to be more efficient, all survey forms will be posted online. A letter will be sent to all historic property owners regarding the survey process, along with instructions to print out their individual survey forms. Any residents unable to print out their forms can contact the Community Development Department to have their forms printed. The Commissioners and public thought this was a good idea.

V. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Haughey commented that the surveys should be done by street. She further questioned if fiberglass windows were acceptable. Commissioners noted that fiberglass can be painted.

Commissioners commented that they do not like vinyl windows in the historic district.

VI. COMMUNICATIONS FROM STAFF

A. MILLS ACT INSPECTION INFORMATION

Staff will give a verbal update on the Mills Act inspection process.

Xzandrea Fowler noted that inspections will be done in July. Property owners will receive letters notifying them of inspections.

VII. ADJOURNMENT

Chair Delgado adjourned the meeting at 7:47 p.m.