

BENICIA HISTORIC PRESERVATION REVIEW COMMISSION

CITY HALL COMMISSION ROOM

**REGULAR MEETING AGENDA**

**Thursday, July 23, 2009**

6:30 P.M.

**I. OPENING OF MEETING**

- A. Pledge of Allegiance
- B. Roll Call of Commissioners
- 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. AGENDA CHANGES AND DISCUSSION**

**III. OPPORTUNITY FOR PUBLIC COMMENT**

- A. WRITTEN
- B. PUBLIC COMMENT

**IV. CONSENT CALENDAR**

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Historic Preservation Review Commission or a member of the public by submitting a speaker slip for that item.

\*Any Item identified as a Public Hearing has been placed on the Consent Calendar because it has not generated any public interest or dissent. However, if any member of the public wishes to comment on a Public Hearing item, or would like the item placed on the regular agenda, please notify the Community Development Staff either prior to, or at the Historic Preservation Review Commission meeting, prior to the reading of the Consent Calendar.

- A. **Approval of Agenda**
- B. **[Approval of Minutes of June 25, 2009](#)**

**V. REGULAR AGENDA ITEMS**

- A. **[5990 EAST SECOND STREET \(CHEVRON/CARL'S JR.\) – EXTERIOR DESIGN REVIEW](#)** 09PLN-38 Design Review

5990 East Second Street; APN: 80-100-020

PROPOSAL:

The applicant requests approval of exterior changes for an existing restaurant, associated fuel station, and convenience store at 5990 East Second Street. The project consists of repainting the exterior of the restaurant, convenience store, fuel canopy, car wash, monument sign, and pylon sign.

Recommendation: Grant design review approval for exterior changes at 5990 East Second Street (Chevron/Carl's Jr.), based on the findings, and subject to the conditions listed in the proposed resolution and as discussed during the public hearing.

**B. 127 FIRST STREET (THE TANNERY) – EXTERIOR DESIGN REVIEW**

Original Application No. 09PLN-01 Approved January 22, 2009

Current Item is for Design Review of Conditioned Items plus revisit South Façade

127 First Street; APN: 89-244-050

PROPOSAL:

The applicant requests design review approval of proposed signage, refuse storage area, an outdoor patio windscreen, and installation of new entry doors along the eastern façade (First Street) of an existing building known as The Tannery. Modifications to approved plans that were made during construction of the south facing façade will also be discussed. The Historic Preservation Review Commission originally approved improvements to the south facing façade on January 22, 2009.

Recommendation:

- A. Approve modifications at the Tannery building, which consist of new signage, redesigned refuse storage area, a new outdoor patio windscreen and wall, and installation of new entry doors along First Street at the existing building located at 127 First Street based on the findings and subject to the conditions listed in the proposed resolution.
- B. Review and discuss changes made during construction to the pre-approved window and door configurations along the south facing elevation, and direct staff whether to release

stop work order and complete construction along this façade.

**c. MILLS ACT COMPLIANCE REPORT**

A report on the annual inspections of Mills Act properties is presented to the Commission for review.

**VI. COMMUNICATIONS FROM STAFF**

**A. ANNUAL STATUS OF CITY-OWNED HISTORIC STRUCTURES**

The Parks and Community Services Department has prepared a maintenance update of City-owned historic structures.

**B. TRAINING FOLLOW-UP**

Staff will give an overview of the June 19<sup>th</sup> historic preservation training seminar in Columbia, CA.

**VII. COMMUNICATIONS FROM COMMISSIONERS**

**VIII. ADJOURNMENT**

**Public Participation**

The Benicia Historic Preservation Review Commission welcomes public participation.

Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter jurisdiction of the agency and which is not on the agency's agenda for that meeting. The Historic Preservation Review Commission allows speakers to speak on agendized and non-agendized matters under public comment. Comments are limited to no more than 5 minutes per speaker. By law, no action may be taken on any item raised during the public comment period although informational answers to questions may be given and matters may be referred to staff for placement on a future agenda of the Historic Preservation Review Commission.

Should you have material you wish to enter into the record, please submit it to the Commission Secretary.

**Disabled Access**

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact Valerie Ruxton, the ADA Coordinator, at (707) 746-4211. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

### **Meeting Procedures**

All items listed on this agenda are for Commission discussion and/or action. In accordance with the Brown Act, each item is listed and includes, where appropriate, further description of the item and/or a recommended action. The posting of a recommended action does not limit, or necessarily indicate, what action the Commission may take.

The Historic Preservation Review Commission may not begin new public hearing items after 11 p.m. Public hearing items, which remain on the agenda, may be continued to the next regular meeting of the Commission, or to a special meeting.

Pursuant to Government Code Section 65009; if you challenge a decision of the Historic Preservation Review Commission in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Historic Preservation Review Commission at, or prior to, the Public Hearing. You may also be limited by the ninety (90) day statute of limitations in which to file and serve a petition for administrative writ of mandate challenging any final City decisions regarding planning or zoning.

Appeals of Historic Preservation Review Commission decisions that are final actions, not recommendations, are considered by the Planning Commission. Appeals must be filed in the Community Development Department in writing, stating the basis of appeal with the appeal fee within 10 business days of the date of action.

### **Public Records**

The agenda packet for this meeting is available at the City Clerk's Office, the Benicia Public Library and the Community Development Department during regular working hours. To the extent feasible, the packet is also available on the City's web page at [www.ci.benicia.ca.us](http://www.ci.benicia.ca.us) under the heading "Agendas and Minutes." Public records related to an open session agenda item that are distributed after the agenda packet is prepared are available before the meeting at the Community Development Department's office located at 250 East L Street, Benicia, or at the meeting held in the City Hall Council Chambers. If you wish to submit written information on an agenda item, please submit to Gina Eleccion, Management Analyst, as soon as possible so that it may be distributed to the Historic Preservation Review Commission.



## BENICIA HISTORIC PRESERVATION REVIEW COMMISSION

**\*\* Special Meeting Location \*\***

**COMMANDING OFFICERS QUARTERS – 1 Commandant's Lane**

### REGULAR MEETING MINUTES

**Thursday, April 23, 2009  
6:30 P.M.**

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

**A. Pledge of Allegiance**

**B. Roll Call of Commissioners**

Present: Commissioners Crompton, Donaghue, Haughey, McKee (arrived at 6:35),  
Taagepera, and White.

Absent: Chair Mang

Staff Present:

Damon Golubics, Principal Planner

Sharon Williams, Development Services Tech

Terry Baldwin, Sr. 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. AGENDA CHANGES AND DISCUSSION**

None.

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

**A. WRITTEN**

None.

**B. PUBLIC COMMENT**

None.

**IV. CONSENT CALENDAR**

On motion of Commissioner Donaghue, seconded by Commissioner Haughey, the Consent Calendar, with amendments to the April 23<sup>rd</sup> minutes as noted, was approved by the following vote:

Ayes: Commissioners Donaghue, Haughey, McKee, Taagepera, and White  
Noes: None  
Absent: Chair Mang

- A. Approval of Agenda**
- B. Approval of Minutes of April 23, 2009**
- C. Approval of Minutes of June 11, 2009 joint HPRC/Planning Commission meeting**

Commissioner Donaghue commented on the April 23<sup>rd</sup> minutes. The following changes were requested:

Page 5, #2, Condition #5 - Amend to remove everything after the word “opaque”.

**V. REGULAR AGENDA ITEMS**

- A. WORKSHOP – DEMOLITION ORDINANCE AND PROPOSED REVISIONS TO TITLE 17 OF THE BENICIA MUNICIPAL CODE**

**PROPOSAL:**

To address concerns over the current demolition ordinance, as well as respond to the Commission’s request for additional definitions in our zoning code, staff has drafted amendments for the Commission’s review and discussion. Comments will be incorporated into a final draft, which will be brought back to the Commission to make a recommendation to the Planning Commission and City Council.

**Recommendation:** Review draft demolition ordinance and added definitions, discuss revisions, take public comment, and direct staff to bring back a final draft for action.

Damon Golubics, Principal Planner, gave an overview of the project.

The public hearing was opened. No public comment. The public hearing was closed.

Commissioner Haughey asked if the Ordinance under discussion was the present ordinance in Chapter 17 of the Municipal Code. Damon Golubics confirmed that as being correct, referring only to the Historic District.

Commissioner Taagepera noted that the draft ordinance looked really great.

Damon Golubics stated that the Climate Action Plan and Sustainability Commission could generate additional items for the Demolition Ordinance.

Commissioners discussed definition of minor and major alterations.

Commissioners discussed each section of the draft ordinance and recommended changes for clarification. Staff noted these changes and will amend the draft ordinance and bring back for future action.

**VI. COMMUNICATIONS FROM STAFF**

Damon Golubics informed the Commissions that Gina Eleccion was in the hospital. He thanked Terry Baldwin for taking the minutes.

Damon Golubics informed the Commission regarding the July 2, 2009, Joint Planning Commission/City Council meeting – Draft Housing Element. Commissioners were directed to attend this meeting should they be interested.

**VII. COMMUNICATIONS FROM COMMISSIONERS**

Commissioner Taagepera questioned the status on the IOOF. Damon Golubics will research and report back to the Commission.

Commissioner Taagepera will submit a memo regarding re-listing houses that were delisted from the Downtown Historic Conservation Plan recent survey.

**VIII. ADJOURNMENT**

Vice Chair White adjourned the meeting at 8:30 p.m.

**AGENDA ITEM**  
**HISTORIC PRESERVATION REVIEW COMMISSION MEETING: JULY 23, 2009**  
**REGULAR AGENDA ITEMS**

**DATE** : July 9, 2009

**TO** : Historic Preservation Review Commission

**FROM** : Sharon Williams, Development Services Technician

**SUBJECT** : **DESIGN REVIEW FOR EXTERIOR CHANGES AT 5990 EAST SECOND STREET**

**PROJECT** : 09PLN-38  
5990 East Second Street  
APN: 080-100-020

**RECOMMENDATION:**

Grant design review approval for exterior changes at 5990 East Second Street (Chevron/Carl's Jr.), based on the findings, and subject to the conditions listed in the proposed resolution and as discussed during the public hearing.

**EXECUTIVE SUMMARY:**

The applicant requests approval of exterior changes for an existing restaurant, associated fuel station, and convenience store at 5990 East Second Street. The project consists of repainting the exterior of the restaurant, convenience store, fuel canopy columns, car wash, monument sign, and pylon sign.

**BUDGET INFORMATION:**

No budget impacts are anticipated.

**ENVIRONMENTAL ANALYSIS:**

Staff has determined that this project is Categorically Exempt under Section 15301 of the California Environmental Quality Act, which exempts minor alteration of existing private facilities.

**BACKGROUND:**

Applicant: CB Richard Ellis, Inc.  
Owner: Dirk Fulton/Becky Kukkola

General Plan designation/Zoning: Commercial General/General Commercial

Existing use: Restaurant, convenience store, and fuel station

Proposed use: Restaurant, convenience store, and fuel station

Adjacent zoning and uses:

North: Cal-Trans Vista Point

East: Freeway

South: Freeway

West: General Commercial (CG) - Vacant

## **SUMMARY:**

### **A. Project Description**

The subject parcel is located at the corner of East Second Street and Lake Herman Road and has a General Commercial (CG) zoning designation. The project site is completely improved and has been operating as a fuel station, convenience store, and restaurant for many years. Access to the site is from East Second Street and is not proposed to change.

### **B. Project Analysis**

#### Summary of Proposed Project

##### *Improvements to the convenience store and restaurant*

The existing convenience store and restaurant have a stucco finish with a number of existing large windows and glass doors. The convenience store and restaurant are currently painted beige with a yellow accent band. The applicant requests approval to repaint the building using a richer color palette consisting of beiges, burgundy, and red colors. The majority of the building would be painted "Café au lait" (light beige) with "Nutmeg" (darker beige) and "Mocha" (brown) as accent colors. The band would be painted "Chilled Wine" (burgundy) above the convenience store windows and "Heartthrob" (red) above the Carl's Jr. restaurant windows. Color copies of submitted plans vary slightly from color samples. Color samples will be available to view at the meeting.

##### *Improvements to fuel island canopy and car wash*

The existing fuel canopy shall retain its current size, shape, and location. The applicant proposes to repaint the fuel canopy columns Chevron silver and the car wash will be painted "Café au lait" with "Nutmeg" and "Mocha" accent colors.

##### *Monument and Pylon Signs*

The proposed pylon and monument signs shall retain their current sizes, shapes, and locations. The applicant proposes to repaint the monument sign cabinet "Café au lait" with "Nutmeg" and "Mocha" accent colors. The yellow banding currently on the pylon sign structure will be repainted to match the existing paint color.

## 1. Findings

- a) The Historic Preservation Review Commission finds that the proposed development is consistent with the objectives and provisions of Title 17 of the Benicia Municipal Code and the purposes of General Commercial (CG) zoning district.

The current use of the subject parcel will remain the same as a fuel station, convenience store, and restaurant, which are all allowed uses in the General Commercial zoning standards.

- b) The proposed location of the exterior changes at 5990 East Second Street and the proposed conditions of approval will be consistent with the General Plan and with Title 17 of the Benicia Municipal Code and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of the proposed use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city;

There will be no changes to the physical site layout, including access, and the use will remain the same. Additionally, there is no new construction development included as part of this approval process.

- c) The proposed exterior changes at 5990 East Second Street will comply with the provisions of Title 17 (Benicia Zoning Ordinance), including specific conditions required for use in the district in which it will be located.

This approval is for design review purposes only.

## C. Conclusion

Staff recommends approving the proposed exterior changes, subject to the conditions of approval in the attached resolution.

### **FURTHER ACTION:**

The Historic Preservation Review Commission's action will be final unless appealed to the Planning Commission within ten business days.

### Attachments:

- Draft Resolution
- Project Plans

# **DRAFT RESOLUTION**

**RESOLUTION NO. 09- (HPRC)**

**A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION  
OF THE CITY OF BENICIA APPROVING DESIGN REVIEW FOR EXTERIOR  
MODIFICATIONS AT 5990 EAST SECOND STREET (09PLN-38)**

**WHEREAS**, CB Richard Ellis, Inc. (Chevron/Carl's Jr.) has requested Design Review approval for exterior modifications to a fuel station, car wash, convenience store, and restaurant at 5990 East Second Street; and

**WHEREAS**, the Historic Preservation Review Commission at a regular meeting on July 23, 2009, conducted a public hearing and reviewed the proposed project;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Historic Preservation Review Commission of the City of Benicia hereby approves Design Review for exterior modifications at 5990 East Second Street; and

**BE IT FURTHER RESOLVED THAT** the Historic Preservation Review Commission finds that:

- a) The proposed development is consistent with the objectives and provisions of Title 17 of the Benicia Municipal Code and the purposes of General Commercial (CG) zoning district *because the current use of the subject parcel will remain the same as a fuel station, car wash, convenience store, and restaurant, which are all allowed uses in the General Commercial zoning standards.*
- b) The proposed location of the exterior changes at 5990 East Second Street and the proposed conditions of approval will be consistent with the General Plan and with Title 17 of the Benicia Municipal Code and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of the proposed use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city *because there will be no changes to the physical site layout, including access, and the use will remain the same. Additionally, there is no new construction development included as part of this approval process.*
- c) The proposed exterior modifications at 5990 East Second Street will comply with the provisions of Title 17 (Benicia Zoning Ordinance), including specific conditions required for use in the district in which it will be located *because this approval is for design review purposes only.*

**BE IT FURTHER RESOLVED THAT** the Benicia Historic Preservation Review Commission hereby approves the proposed project subject to the following conditions:

1. The plans submitted for the building permit shall substantially comply with the submitted site plan and elevations date stamped July 9, 2009, prepared by Sign

Designs, Inc. consisting of five sheets attached to this staff report and on file with the Community Development Department, except as modified by the following conditions. Any change from the approved plans, including substitution of materials, shall be requested in writing for approval by the Community Development Department Director, or designee prior to changes being made in the field.

2. This approval shall expire two years from the date of approval, unless made permanent by the issuance of building permits and the commencement of construction. The applicant may request in writing a one-year extension from the Community Development Director.
3. This project shall adhere to all applicable ordinances, plans, and specifications of the City of Benicia.
4. This approval is only for design review of the re-image program. A separate sign permit is required for any changes to signage on-site.
5. No more than 50 percent of the total window space on a wall may be covered by temporary window signs and each temporary window sign shall be removed when the sale or promotion advertised ends (BMC 18.16.120).
6. The restaurant and/or convenience market operator shall pick up and dispose of all litter, such as beverage containers, food wrappers, and food containers on the project site at all times.
7. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Historic Preservation Review Commission, Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

\* \* \* \* \*

On motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, the above Resolution was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on July 23, 2009, by the following vote:

Ayes:

Noes:

Absent:

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Chuck Mang  
Historic Preservation Review Commission Chair

## **PROJECT PLANS**

*(If viewing online, full-size plans are available to view in the Community Development Department or in the Benicia Public Library in the July 23, 2009, Historic Preservation Review Commission packet)*





Since 1971

P.O. BOX 4590  
204 CAMPUS WAY  
MODESTO, CA 95352  
(209) 524-4484  
FAX (209) 521-0272  
C. S. C. L. 268001/ C-45

Chevron  
5990 2nd Street  
Benicia, Ca.

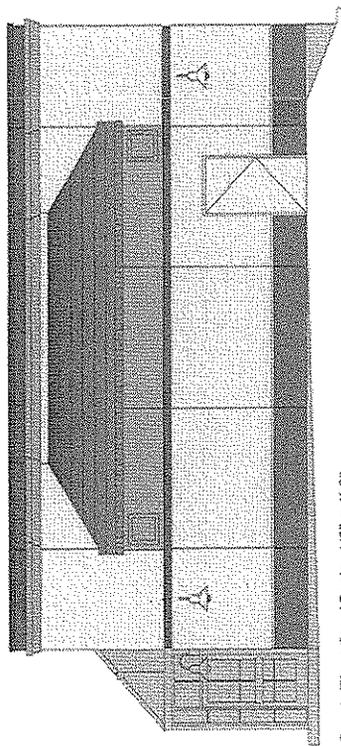
©2010 Sign Designs, Inc. This work is the exclusive property of Sign Designs, Inc. and may not be reproduced without written permission of Sign Designs, Inc.

4/20/09: Add sign height.  
8/15/09: Sign C - increase size. Follows changes.  
8/15/09: Sign C - colored to PC. Follows layout.

**Revisions**

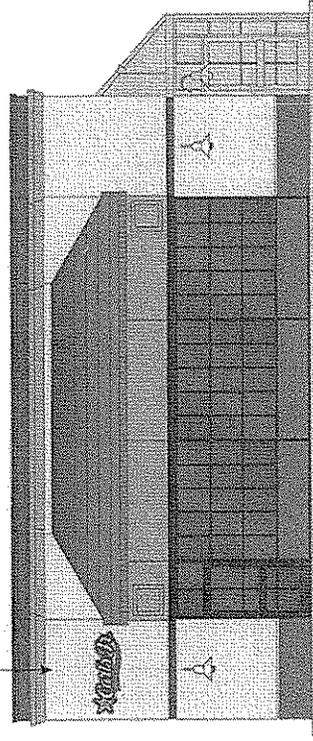
Site Check  
Production

Date: 4/20/09  
Design #: 31743  
Salesperson: HB  
Designer: RW  
Customer Approval:   
Landlord Approval:   
Sales Approval:



South Elevation / Scale: 1/8" = 1'-0"

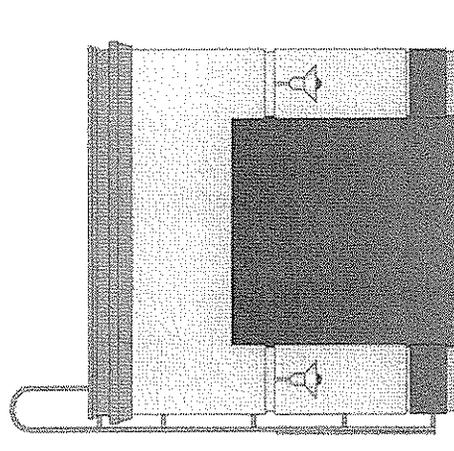
NIC - EXISTING SIGNS UNDER SEPARATE PERMIT



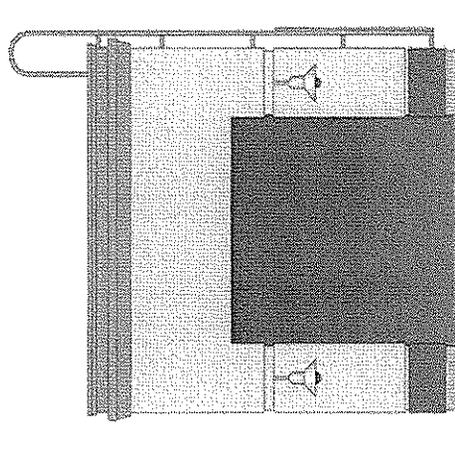
North Elevation / Scale: 1/8" = 1'-0"

**PAINT SCHEDULE**

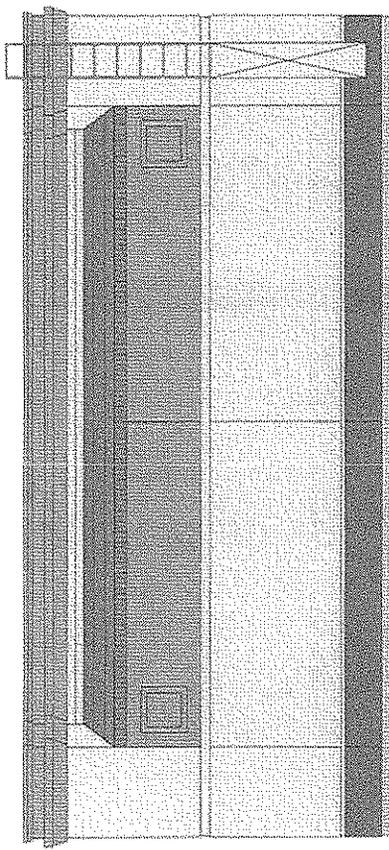
- MOCHA
- NUTMEG
- CAFE AU LAIT
- CHILLED WINE
- HEARTTHROB



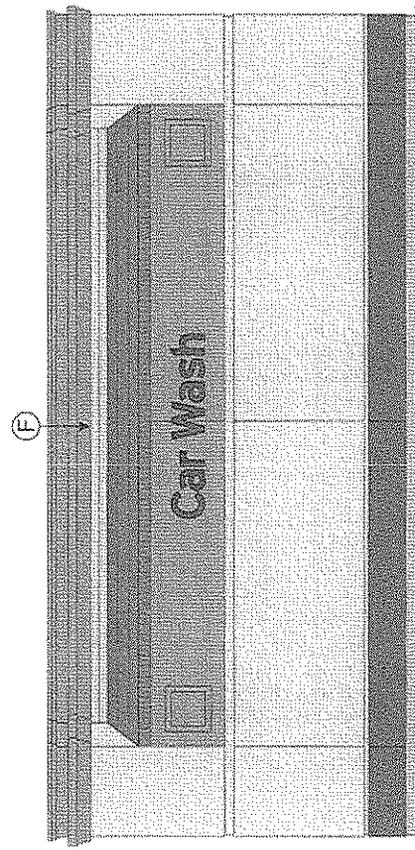
North Elevation / Scale: 3/16" = 1'-0"



South Elevation / Scale: 3/16" = 1'-0"



East Elevation / Scale: 3/16" = 1'-0"



West Elevation / Scale: 3/16" = 1'-0"

**PAINT SCHEDULE**

- MOCHA
- RUTMEG
- CAFE AU LAIT
- CHILLED WINE
- HEARTTHROB

**SIGN DESIGNS**  
Since 1971

P.O. BOX 4590  
204 CAMPUS WAY  
MODESTO, CA 95362  
(209) 524-4484  
FAX (209) 521-0272  
C. S. C. L. 268001/ C-45

Chevron  
5990 2nd Street  
Benicia, Ca.

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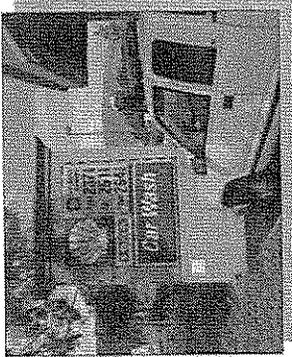
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Revisions
4/20/09, Add sign matrix
5/15/09, Sign C. Increase post function changes
6/15/09, Sign C. submit to PC; address changes

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**Site Check:** \_\_\_\_\_  
**Production:** \_\_\_\_\_

Date: 4/20/09  
Design #: 31743  
Salesperson: HB  
Designer: RW  
Customer Approval: \_\_\_\_\_  
Landlord Approval: \_\_\_\_\_  
Sales Approval: \_\_\_\_\_

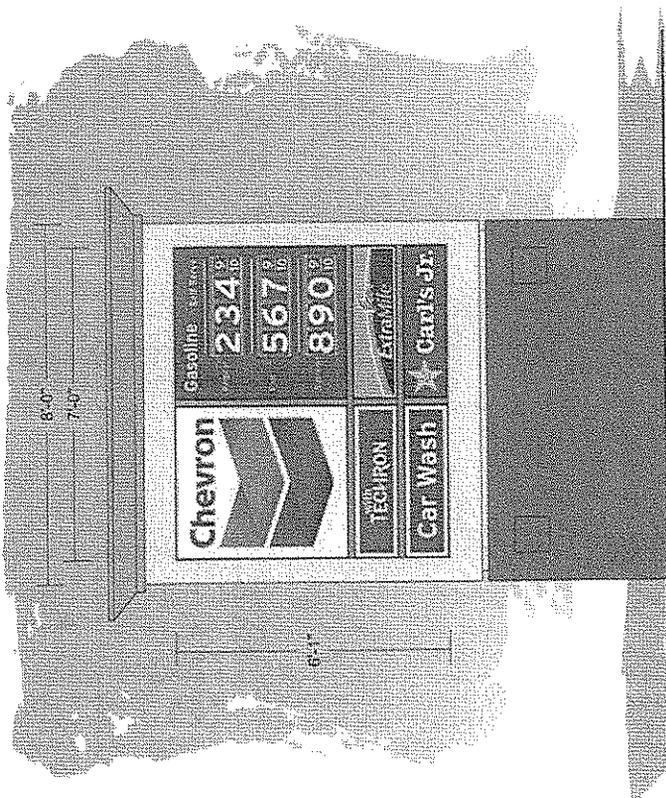


REMOVE &  
DISCARD  
EXISTING  
FACES

BEFORE



AFTER



SIGN B  
3'8" x 1'0"

**SPECIFICATIONS**

- SIGN B - Retrofit Existing Monument (Receive and Install)**
- Faces & Cabinets:** Standard C-32 components
- Custom "Carl's Jr.":** Colors: To Match 3630-015 Yellow (PMS 109C), White, Black
- Removal:** Remove and discard existing faces.
- Additional Work:** Modify existing cabinet cladding to accept standard C-32 cabinets and/or faces.
- Repaint:** existing to match building paint scheme
- Cornice:** Nutmeg
- Cladding:** Cafe au lait
- Base:** Mocha

This design is the exclusive property of SIGN DESIGNS, INC. It is loaned as part of an advertising or identification program being planned for you by SIGN DESIGNS, INC. It is requested this material is not to be shown or otherwise divulged until transferred actual sale.

**SIGN DESIGNS**  
Since 1971

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204 CAMPUS WAY  
MODESTO, CA 95352  
(209) 524-4484  
FAX (209) 521-0272  
C. S. C. L. 2680011 C-45

Chevron  
5990 2nd Street  
Benicia, Ca.

**Revisions**

4/20/09: Add sign order.

5/15/09: Sign C - increase size without changes.

6/22/09: Sign C - correct to P11 revised changes.

7/01/09: Sign B - revise print order 12 items.

**Site check:** \_\_\_\_\_

**Production:** \_\_\_\_\_

Date: 4/20/09

Design #: 31743

Salesperson: HB

Designer: RW

Customer Approval: \_\_\_\_\_

Landlord Approval: \_\_\_\_\_

Sales Approval: \_\_\_\_\_

Page 3 of 8

**PAINT SCHEDULE**

- MOCHA
- NUTMEG
- CAFE AU LAIT



Canopy Columns (Before)



Canopy Columns (After)

Paint Schedule



PPG IR SILVER  
JONES BEAR #45963

Since 1971		P.O. BOX 4590 204 CAMPUS WAY MODESTO, CA 95352 (209) 524-4484 FAX (209) 524-0272 C. S. C. L. 268001/ C-45	Chevron 5990 2nd Street Benicia, Ca.	Copyright 2001 SIGN DESIGNS, INC. This artwork is the exclusive property of SIGN DESIGNS, INC. and all rights are reserved and no other written permission of SIGN DESIGNS, INC.
<b>Revisions</b> 4/14/09: Add sign details 5/1/09: Sign C - increase size; increase height 6/24/09: Sign C - adjust to 10' height; change 7/18/09: Sign B - review paint color scheme				
<b>Site Check</b> <b>Production</b>		Date: 4/20/09 Design #: 31743 Salesperson: HB Designer: RW Customer Approval: <input checked="" type="checkbox"/>		
		Landlord Approval: <input checked="" type="checkbox"/>		
		Sales Approval: <input checked="" type="checkbox"/>		

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**AGENDA ITEM**  
**HISTORIC PRESERVATION REVIEW COMMISSION: JULY 23, 2009**

**DATE** : July 16, 2009

**TO** : Historic Preservation Review Commission

**FROM** : Lisa Porras, Senior Planner

**SUBJECT** : **TANNERY BUILDING RENOVATIONS**

**PROJECT** : Follow Up from 09PLN-01 Design Review Conditions  
127 First Street  
APN 089-244-050

**RECOMMENDATION:**

- A. Approve modifications at the Tannery building, which consists of new signage, redesigned refuse storage area, a new outdoor patio windscreen and wall, and installation of new entry doors along First Street at the existing building located at 127 First Street based on the findings and subject to the conditions listed in the attached resolution.
- B. Review and discuss changes made during construction to the pre-approved window and door configurations along the south facing elevation, and direct staff whether to release stop work order and complete construction along this façade.

**EXECUTIVE SUMMARY:**

The applicant requests design review approval of new signage, redesigned refuse storage area, a new outdoor patio windscreen and wall, and installation of new entry doors along First Street at the existing building known as The Tannery. Modifications to previously approved plans that were made during construction of the south facing façade will also be discussed. The Historic Preservation Review Commission originally approved alterations to the south facing façade on January 22, 2009.

This project is located in the Downtown Historic District and is regulated by the Downtown Historic Conservation Plan design guidelines for Type 1 and 2 Commercial Buildings.

**BUDGET INFORMATION:**

No fiscal impacts to the City are anticipated as a result of this project.

**ENVIRONMENTAL ANALYSIS:**

This project is Categorically Exempt under Section 15301, Existing Facilities. This exemption includes minor alterations of existing structures involving negligible or no expansion of existing uses.

**BACKGROUND:**

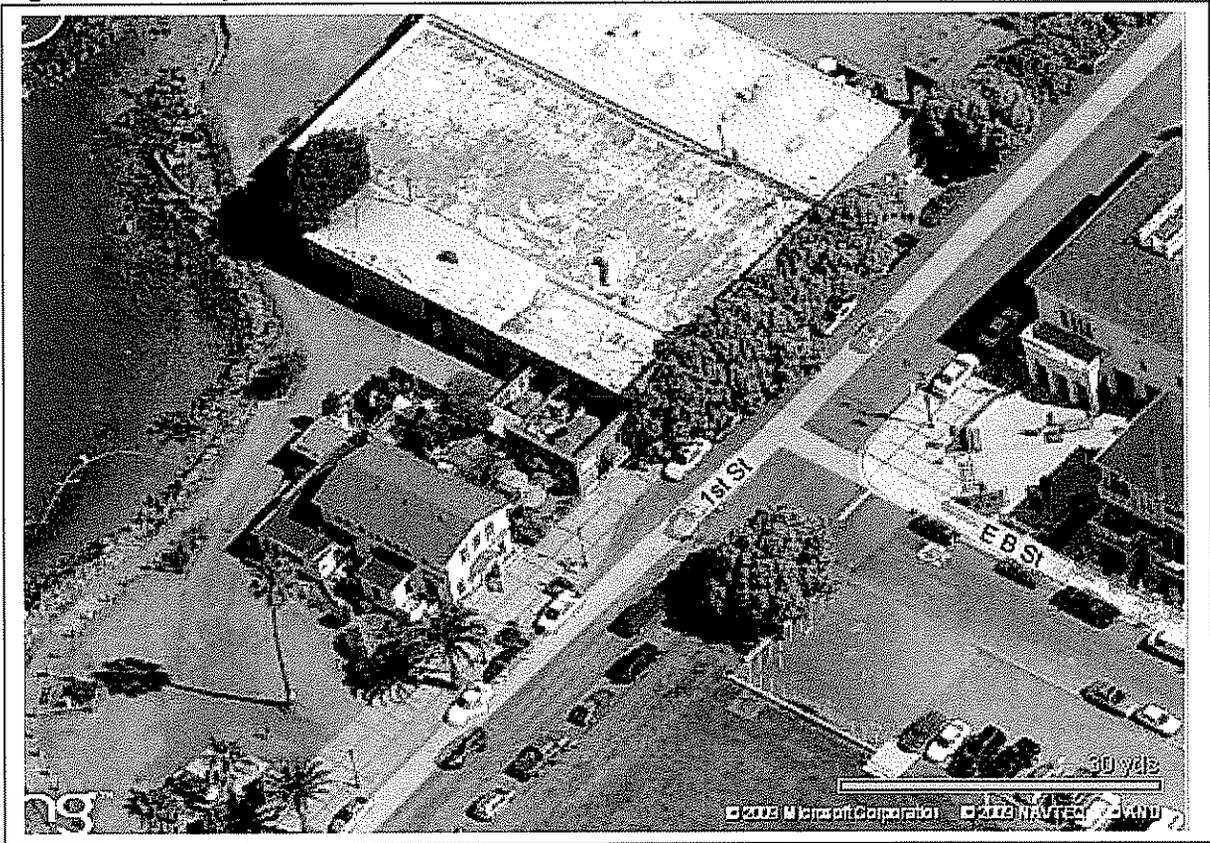
Applicant/Owner:	John R. Hernandez
General Plan designation/Zoning:	Commercial Downtown / Town Core
Existing use:	Restaurant, Retail, and Cocktail Lounge
Proposed use:	No changes as part of this application
Adjacent zoning and uses:	
North:	Residential and Retail (221 First Street)
East:	First Street; Residential and Retail
South:	Restaurant (Captain Blyther's)
West:	Southampton Bay of the Carquinez Strait

**SUMMARY:**

A. Project Description

The project site is situated along the shoreline and lower First Street in downtown Benicia.

Figure 1. Birds Eye View of Site



### New Outdoor Patio Windscreen and Wall

The applicant proposes to install a new windscreen (8' 6" tall) made of tempered glass with metal framing in tan to match windows on south façade. This windscreen also includes double doors that open outward toward the bay. In addition, the applicant is proposing extending the existing brick patio wall along the south end of the site with a 10 ft. tall wall with brick veneer over concrete. This new wall will terminate at the newly enclosed refuse storage area.

### Redesigned Refuse Storage Area

The applicant also proposes redesign and enlargement of the existing refuse storage area presently located behind Captain Blyther's Restaurant. Changes include enlarging the trash area from 247 to 308 square feet, building a new wall to enclose the garbage area as required by Code, and a new roof to cover the trash area as required by the Bay Area Stormwater Management Agencies Association (BASMAA). The exterior wall enclosing the trash area will be an 8 ft. tall wall of cement plaster painted white, except for the portion of the wall facing the patio, which will be brick veneer. The tallest peak at the roof measures 13' - 2" tall. Roof material consists of composition shingle with a hunter green color. The doors to the trash area are steel gates with solid metal sheet and painted hunter green.

### New Entry Doors Along the East Elevation (First Street)

The Building Division requires, as a condition upon tenant improvements in the building interior, that existing doors along First Street be replaced. The existing doors are currently not up to Building Code standards. The California Building Code requires that entry (and exit) doors open outward. All doors along the First Street façade presently open inward. To accomplish this, all doors must be removed and replaced with doors that meet the Building Code.

The applicant proposes to replace all doors along the east façade of the Tannery with new doors manufactured by T.M.Cobb, High Performance Unit Doors. These consist of out swing French doors (with unfinished wood, and painted tan), and full lite grids. The doors will measure 82 inches tall (6 feet, 8 inches) and 72 inches wide (6 feet). The double doors at the north and center entrances will be flanked on each side with a divided lite glass windows, also of 82 inches tall. Altogether, these two entrances will span 124.5 inches across (approx. 10 feet). Only one French door flanked by two divided glass windows on each side is present on the southern entrance. This configuration will remain, but be replaced with new.

### Signage

Currently there is one wood, sand carved wall-mounted Tannery Building sign located on the front of the building. The applicant is proposing to install three additional signs on the front of the building. Proposed new signage includes a new sign for the Tannery Grill restaurant (pending review) and two directory signs to be placed at the north and center entrances of the building.

The new Tannery Grill restaurant sign will be wall-mounted and constructed of cedar wood, sand carved, and hand-painted dark green background with white letters and blue and gold accent colors to match the style of the other Tannery Building sign and measures approximately 25 square feet. The two other proposed signs are wall-mounted directory signs constructed of a dark green aluminum frame with white slide out Plexiglas panels for each tenant with black and magenta lettering measuring approximately 21.25 square feet each. Staff is recommending the white slide out panels be replaced with a dark colored background, with light colored lettering (see condition 8 in proposed Resolution, attached). One directory sign will be located at the north entrance and another at the center entrance to the building.

**B. Consistency Analysis with Benicia Municipal Code and Downtown Historic Conservation Plan**

The following table evaluates project consistency with applicable City guidelines and Zoning regulations.

<b>Downtown Historic Conservation Plan</b>			
Policy 1	Scale, Proportion, and Façade Composition: Retain traditional façade elements and proportions of the façade composition and repeat them in new or renovated buildings.		
			<i>Discussion</i>
	Guideline 1.2	Provide vertical framing elements between expanses of storefront glazing and at entries. Within these framing elements glass may be large plates or divided with true muntins.	<i>Vertical framing elements divide each door frame and adjoining window. The picture windows and doors contain large plates of glass with divided lites. The proposal is consistent with this guideline.</i>
	Guideline 1.5	Generally, avoid more “modern” window types such as awning style or single-lite casement windows.	<i>None proposed.</i>
Policy 2	Principal Materials and Finishes: Use materials for the principal wall surface of the building façade which have a durable, high quality finish and are compatible with those traditionally used for Benicia’s downtown commercial buildings.		
			<i>Discussion</i>
	Guideline 2.1	Appropriate principal material and finished for wall surfaces include the following: <input type="checkbox"/> Smooth-planed horizontal wood siding – painted finish <input type="checkbox"/> Brick veneer set in mortar – integral color and finish. <input type="checkbox"/> Stucco – smooth or lightly textured, painted finish. (avoid heavily trowelled or stippled finishes). <input type="checkbox"/> Terra cotta <input type="checkbox"/> Wood shingles – painted finish (type 2 buildings only).	The proposed patio wall consisting of concrete with brick veneer is consistent with this guideline.  The cement plaster wall screening the trash area will be painted white to match Captain Blyther’s.
Policy 4	Roofing Materials: Roofing materials should be appropriate to the type, form, and style of the building.		

	Guideline 4.1	Where roof forms are visible, composition shingles should generally be used.	<i>The roof of the trash area will be composition shingle, Elk (GAF) in Hunter Green.</i>
Policy 5	Storefront and Glazing Materials: Storefront and glazing materials should be durable and of a scale and quality appropriate to commercial as opposed to residential applications.		
			<u>Discussion</u>
	Guideline 5.1	Appropriate storefront materials include the following: clear or lightly tinted glass in painted wood frames or factory finished colored aluminum frames; glass doors in frames to match storefront framing; milled wood doors – with or without glazing.	<i>The proposed doors and adjoining windows are consistent with this guideline as they exhibit these characteristics.</i>
Policy 6	Colors and Finishes should be appropriate to the nature of the material, the historic character of the district, the style of building and the climate and quality of light in Benicia.		
			<u>Discussion</u>
	Guideline 6.2	With few exceptions (i.e., stain-grade milled wood doors) wood should always be painted.	<i>Proposed doors and windows frames are of unfinished wood. Front doors will be in a tan color to match windows and doors on south façade.</i>
Policy 9	Signage Types and Placement: Encourage sign types which are compatible with and appropriate for the district’s historic buildings and which are pedestrian oriented in scale and placement.		
			<u>Discussion</u>
	Guidelines 9.1 – 9.9		<i>All signs are consistent.</i>
Policy 10	Signage Materials and Illumination: use materials and methods of illumination for signs which are compatible with the style and design of the building and historic character of the district.		
			<u>Discussion</u>
	Guidelines 10.1-10.5		<i>All signs are consistent.</i>

<b>Benicia Municipal Code</b>			
17.70.220	A refuse storage area screened on all sides by a six-foot solid wood or masonry wall, or located within a building, shall be provided prior to occupancy for all uses other than one-family or two-family dwellings. Locations and horizontal dimensions of refuse storage areas shall be as prescribed by the community development director. The community development director may waive this screening requirement in IG and IW districts for refuse collection and storage equipment, including dumpsters and waste containers that are not visible from public streets. (Ord. 87-4 N.S., 1987).		
	<u>Discussion</u>		
	<i>The applicant proposes an 8 ft. tall wall to screen the garbage area as required by the Benicia Municipal Code. In addition, the trash area will be covered with a roof, as required by the Bay Area Stormwater Management Agencies Association (BASMAA).</i>		
Title 18	Sign Ordinance.		
	<u>Discussion.</u>		
	<i>All proposed signs are consistent with Title 18.</i>		

All signs are consistent with Title 18 and the Downtown Historic Conservation Plan.

The proposed project is consistent with the objectives of the Downtown Historic Conservation Plan and the applicable provisions of Title 17 of the Benicia Municipal Code.

Changes Made in the Field to South Façade (previous HPRC approval on January 22, 2009)

“Any alteration of the approved plans, including substitution of materials, shall be requested in writing and reviewed by the Community Development Director or designee prior to changes being made in the field.” – Condition #4, HPRC Resolution 09-2

During the building permit process, a request was made by the Building Official to perform a lateral analysis of the south facing façade. An analysis was completed and the applicant performed changes to the configuration of windows and doors on the south facing façade without written notice to the city. Upon learning of the changes, the Building Division issued a stop work order on the project.

Staff has since assessed the changes to determine if the altered location and placement of doors and windows would still maintain compatibility with the Downtown Historic Conservation Plan. No inconsistencies with the plan were found.

However, there are 6 deviations from the approved set of plans. Staff’s intent is to inform the HPRC of the changes, and requests direction from the HPRC whether to proceed with construction and release the stop work order. Please see Attachment G for a list of deviations.

C. Conclusion

Staff recommends that the Historic Preservation Review Commission approve new signage, the redesigned refuse storage area, a new outdoor patio windscreen and wall, and installation of new entry doors along First Street at the existing building located at 127 First Street based on the findings and subject to the conditions listed in the attached resolution.

**FURTHER ACTION:**

The Historic Preservation Review Commission's action will be final unless appealed to the Planning Commission within ten (10) business days.

**Attachments:**

- A. Proposed Resolution
- B. Project Plans (new patio windscreen and wall, and refuse area)
- C. Project Plans for New Entry Doors along First Street
- D. Proposed Signage
- E. Photographs
- F. Statement from Sung Engineering, Inc. regarding window and door modifications along the south elevation.
- G. Alterations to Window and Door Configurations of the South Façade

**ATTACHMENT A  
PROPOSED RESOLUTION**

**RESOLUTION NO. 09- (HPRC)**

**A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING DESIGN REVIEW OF A NEW PATIO WINDSCREEN AND WALL, REFUSE STORAGE AREA, SIGNAGE, AND NEW ENTRY DOORS ALONG THE EAST ELEVATION AT THE TANNERY BUILDING LOCATED AT 127 FIRST STREET**

**WHEREAS**, John R. Hernandez has requested Design Review approval for a new outdoor patio windscreen and wall, redesigned refuse storage area, new signage, and new entry doors along the east elevation at the Tannery Building at 127 First Street; and

**WHEREAS**, the Historic Preservation Review Commission at a regular meeting on July 23, 2009 conducted a public hearing and reviewed the proposed project;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Historic Preservation Review Commission of the City of Benicia hereby approves the new outdoor patio windscreen and wall, redesigned refuse storage area, new signage, and new entry doors along the east elevation at the Tannery Building; and

**BE IT FURTHER RESOLVED THAT** the Historic Preservation Review Commission finds that:

- a) The proposed development is consistent with the objectives and the applicable provisions of Title 17 of the Benicia Municipal Code and the Downtown Historic Conservation Plan;

The proposed modifications are consistent with Policies 1, 2, 4, 5, 6, 9, and 10 of the Downtown Historic Conservation Plan, and Section 17.70.200 and Title 18 of the Municipal Code.

- b) The location and configuration of the proposed changes are visually harmonious with their site and with surrounding sites and structures, and do not unnecessarily block scenic views from other buildings or public parks or dominate their surroundings to an extent inappropriate to their use;

Proposed changes are satisfactory and do not impact or dominate surrounding sites, and features, or views.

- c) The architectural design of the proposed changes, their materials and colors are visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which they are proposed to be located;

Materials and colors selected for new doors and windows along First Street, the redesigned trash enclosure, the new outdoor patio windscreen and wall, and new signage would not impact or overwhelm the features of surrounding development.

- d) The proposed modifications and the proposed conditions of approval are consistent with the Downtown Historic Conservation Plan and Title 17 and 18 of the Benicia Municipal Code and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of the proposed project, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city;

The proposed modifications are consistent with Policies 1, 2, 4, 5, 6, 9, and 10 of the Downtown Historic Conservation Plan, and Section 17.70.200 of the Municipal Code.

**BE IT FURTHER RESOLVED THAT** the Benicia Historic Preservation Review Commission hereby approves the proposed project subject to the following conditions:

1. This approval applies to the replacement and installation of new doors and windows along First Street as shown on the elevation date stamped July 9, 2009 submitted by John Hernandez, consisting of four sheets marked Exhibit A, attached to this decision of record on file with the Community Development Department.
2. This approval also applies to the redesigned trash enclosure, and the new outdoor patio windscreen and wall as shown on the plans date stamped July 13, 2009 submitted by John Hernandez, consisting of five sheets marked Exhibit B, attached to this decision of record on file with the Community Development Department.
3. This approval further applies to the new signage as shown on the plans date stamped June 29, 2009 submitted by John Hernandez, consisting of 7 sheets marked Exhibit C, attached to this decision of record on file with the Community Development Department.
4. The plans submitted for the building permit and development and construction shall substantially comply with the plans specified in conditions 1 through 3 above, on file with the Community Development Department, except as modified by the following conditions.
5. All conditions from previous Resolutions, including HPRC 09-6, HPRC 09-2, and HPRC 08-3 shall remain in effect.
6. The project shall adhere to all applicable ordinances, standard plans, and specifications of the City of Benicia.
7. Any alteration of the approved plans, or of conditions listed herein, including substitution of materials, shall be requested in writing and reviewed by the Community Development Director or designee prior to changes being made in the field.

8. The two directory signs located at the north and center entrances of the building, must be modified to replace the white slide out panels with a dark colored panel, with light colored lettering. Signs shall be reviewed and approved by the Community Development Director, or designee prior to installation.
9. The new "Tannery Grill" restaurant sign shall be wall mounted and constructed of cedar wood, sand carved, and hand painted.
10. The new windscreen shall be made of tempered glass with metal framing in a tan color that matches the window frames on the south façade.
11. The new wall along the south property line shall be 10 ft. tall with a brick veneer (integral color) over concrete.
12. The new wall enclosing the trash area on the west, south, and east sides shall be of cement plaster, smooth or lightly textured, and painted white. The new wall enclosing the trash area on the north side shall be brick veneer (integral color) over concrete.
13. The roof covering the trash area shall be of composition shingle in a hunter green color. In addition, the doors to the trash area shall be painted hunter green.
14. New doors along the east façade of the Tannery shall be manufactured by T.M. Cobb, in the High Performance Unit models consisting of French doors with full lite grids, in unfinished wood painted in a tan color.
15. The applicant shall be required to apply for and receive a decision on a Tree Removal Permit for the existing tree along the fence line, prior to receiving building permits.
16. Prior to issuance of building permit, all construction plans shall be reviewed by the Community Development Director, or designee prior to receiving a building permit.
17. Construction activities shall meet all municipal code requirements for hours of operation. Construction equipment shall be adequately muffled and controlled. These requirements shall be made a condition of all related contracts for the project.
18. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Historic Preservation Review Commission, Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding

and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

\* \* \* \* \*

On motion of \_\_\_\_\_, seconded by \_\_\_\_\_, the above Resolution was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on July 23, 2009 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

---

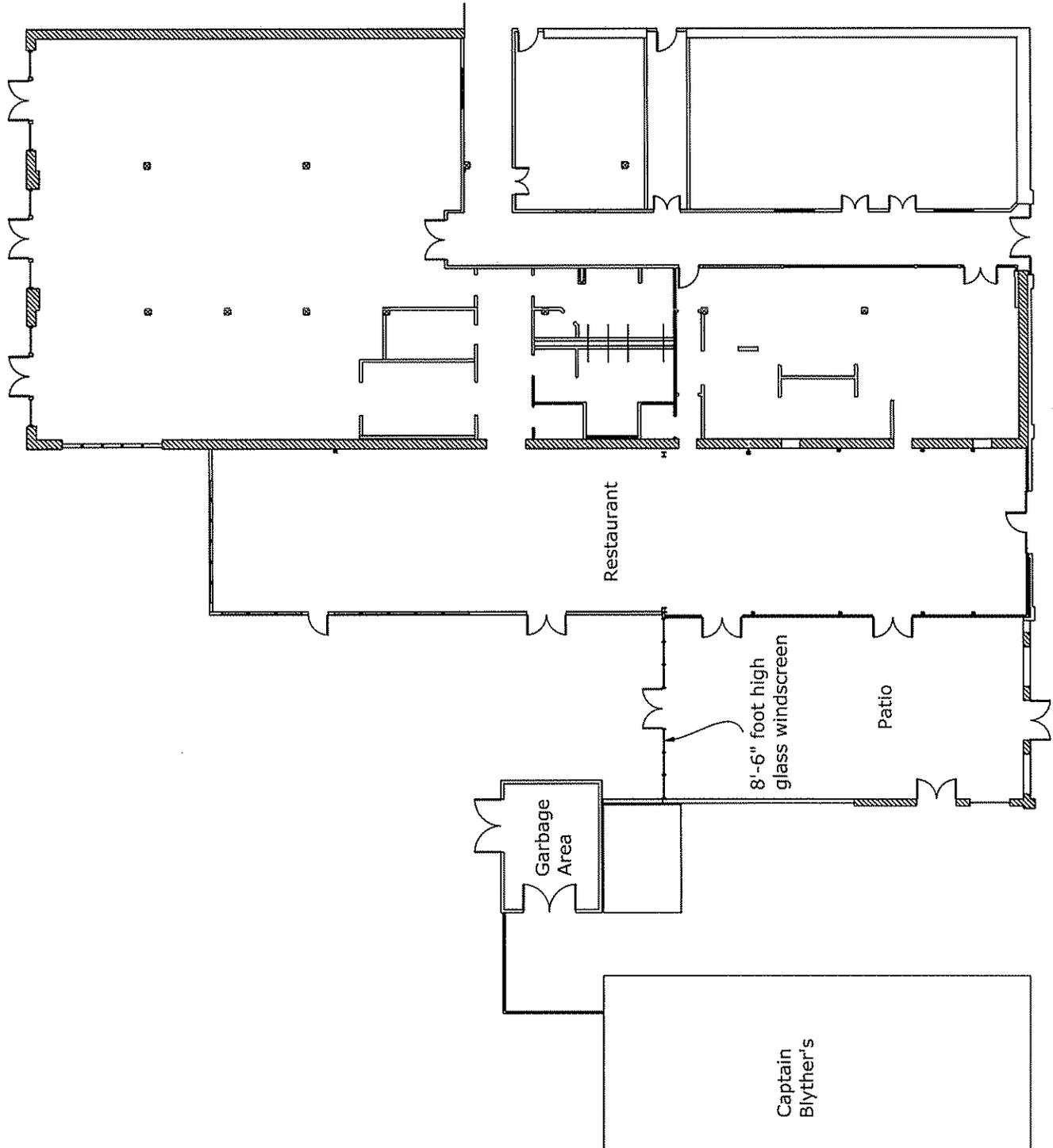
Chuck Mang  
Historic Preservation Review Commission Chair

**ATTACHMENT B**  
**PROJECT PLANS**  
**(New patio windscreen & wall, redesigned refuse area)**

RECEIVED  
JUL 13 2009  
CITY OF BENICIA  
COMMUNITY DEVELOPMENT

The Tannery  
127 First St  
Benicia, CA

July 9, 2009

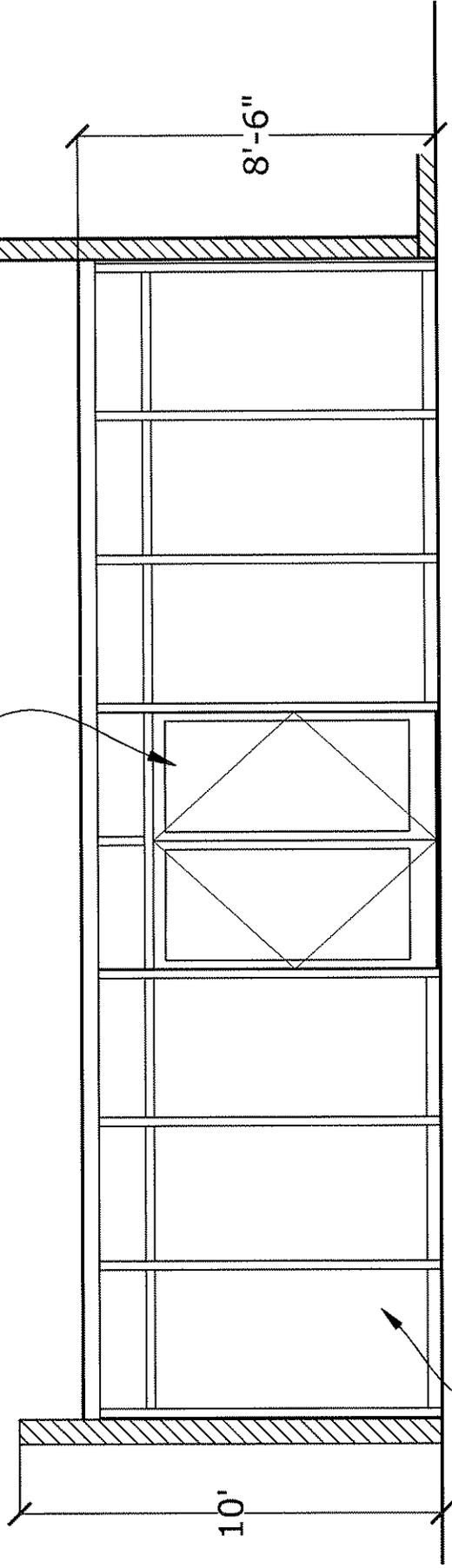


Floor Plan



RECEIVED  
JUL 13 2009  
CITY OF BENICIA  
COMMUNITY DEVELOPMENT

Pair 36 inch egress doors  
6'-8" high



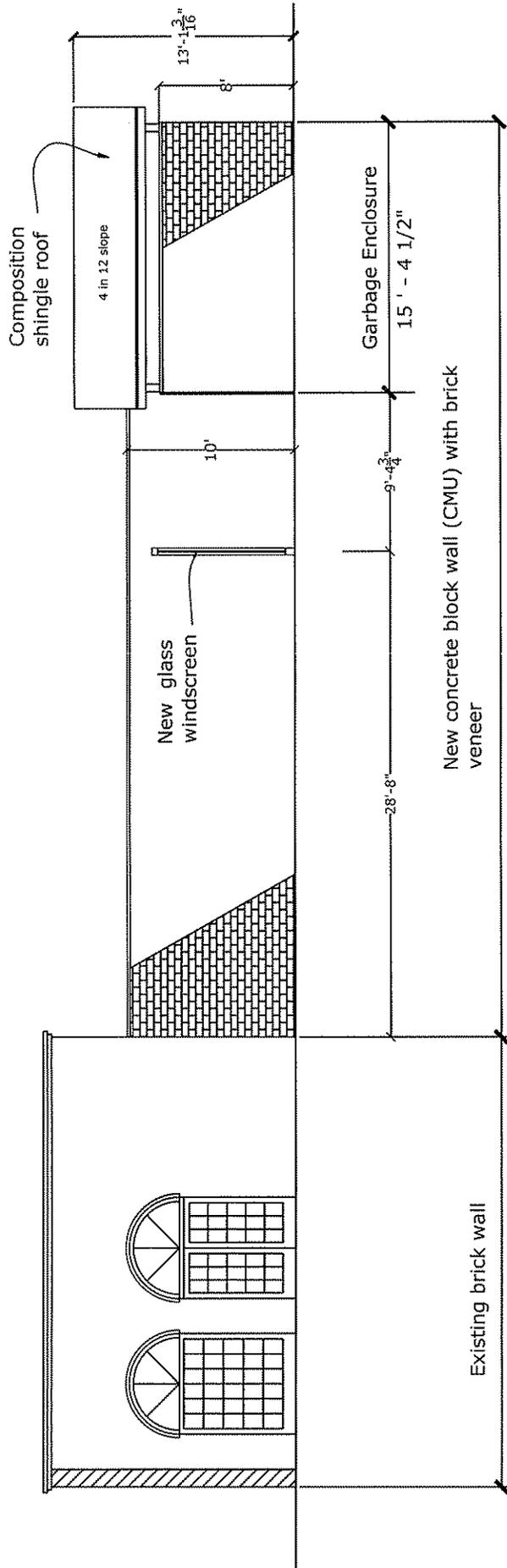
Note: Glass tinted and clad steel  
frame color Milgard factory tan

Tempered glass with metal  
frame typ.

# Windscreen East Elevation

The Tannery  
127 First Street  
Benicia, CA

July 9, 2009



North Elevation  
Patio

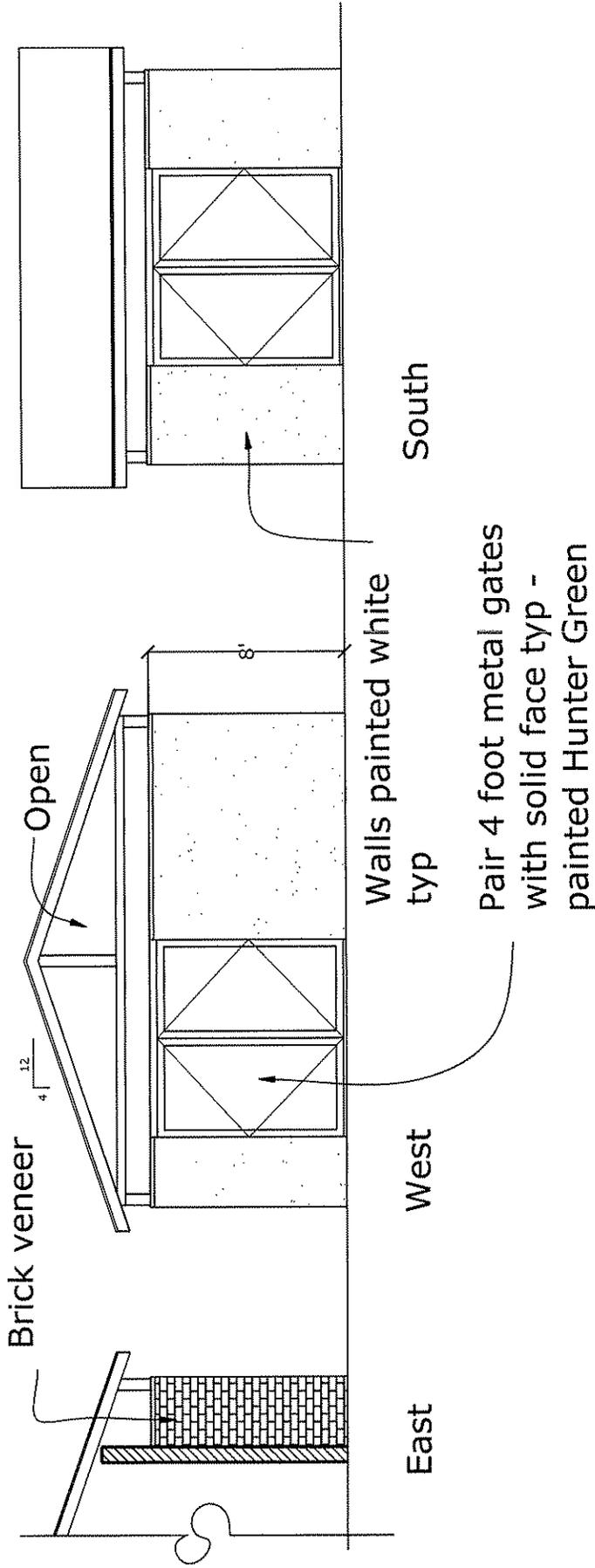
Note: composition shingle shall be Elk (GAF)  
Prestique, color Hunter Green



The Tannery  
127 First Street  
Benicia, CA

July 9, 2009





## Garbage Enclosure Elevations

The Tannery  
 127 First Street  
 Benicia, CA

July 9, 2009



**ATTACHMENT C**  
**PROJECT PLANS**  
**(New doors along First Street)**

2/2/09

Quote



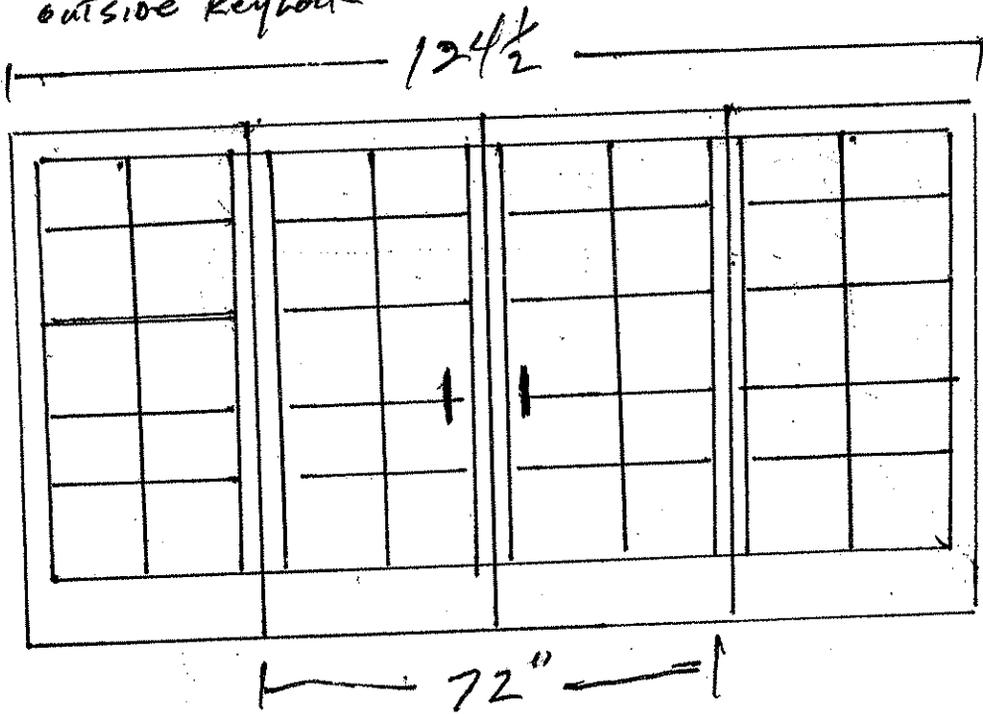
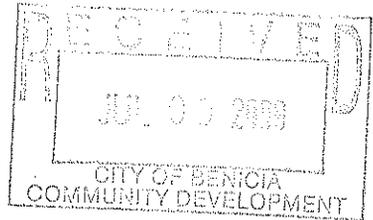
# Capitol Glass Co., Inc. Since 1970

COMMERCIAL • RESIDENTIAL • MARINE

CA #855587

JOB: TANNERY

T.M. COBB out swing FRENCH DOORS/UNFINISHED WOOD  
 Full Lite with GRIDS/LOWE  
 Bronze Von Duprin Panic  
 BRZ Wick PLATES 2x4 wall  
 BRZ LCN closers  
 outside keylock

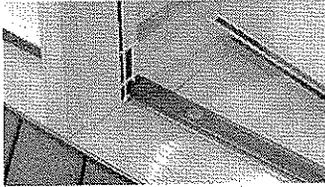


82

All HARDWARE & DOORS TO MATCH PREVIOUS ORDER

*Jin*

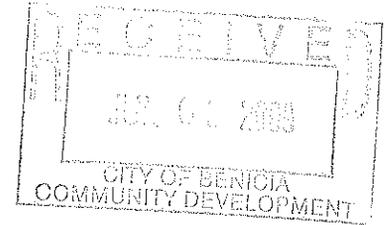
FAXED 5/14/09



[Home](#) | [Dealer Locator](#) | [Resource Center](#) | [About Us](#) | [Contact Us](#) | [Career Opportunities](#) | [Site Map](#)



- 01 | Entry Doors
- 02 | Interior Doors
- 03 | Exterior Doors



## High Performance Units

*Quality Craftmanship from T.M.Cobb*

High Performance Units

Sound Choice Exterior

MDF Exterior Doors

Tyco Combination

French Doors

Steel & Fiberglass Doors

Tyco Patio French Swinger

Tyco Fiberglass Slider

Tyco Vinyl Slider

Tyco Retro Doors

Timely Frames

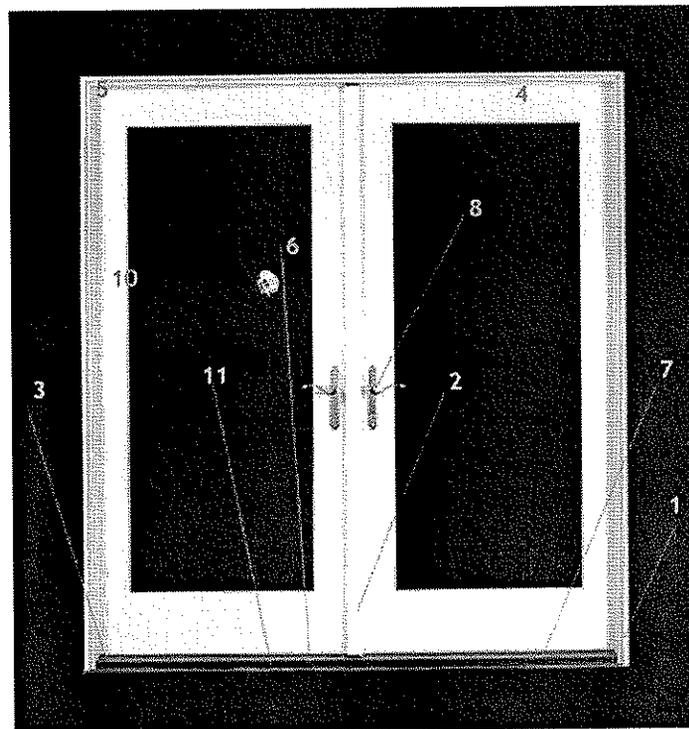
T.M.Cobb offers you a choice of frame and door in a High Performance Unit. These units include components that have been treated for superior performance.

- Sill covers to protect the sill
- Simple solution corner pads
- Adjustable sill with sealed cap
- Sidelite Caps-Offer perfect seal
- Ultimate astragal with sliding boot
- Door cap to seal the top of outswing doors
- Aluminum bronze sweeps for swing in doors
- Molding comes primed and includes 9' paper
- Lifetime warranty on frame rot and 90 day on primer
- 3 point lock available to maintain performance rating
- Technologically advanced sill Z-sill composite bottom
- Advanced weatherstripping with greater reach and tighter seal
- Composite Frames by FrameSaver come with 90 day primer

- 04 | Windows & Millwork
- 05 | Hardware
- 06 | Commercial

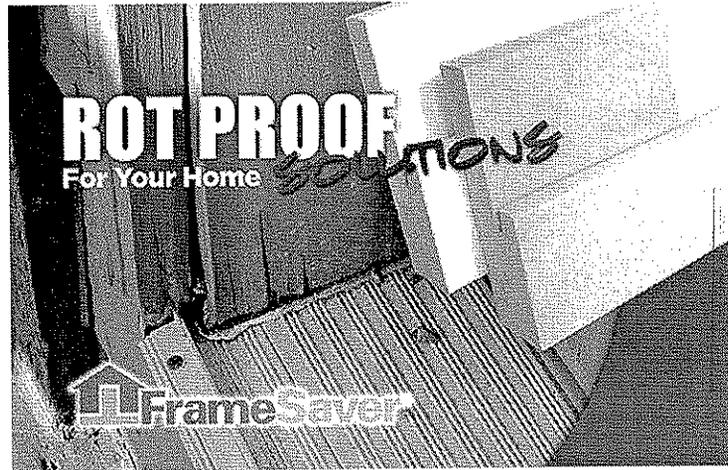


Click for T.M.Cobb Brief History

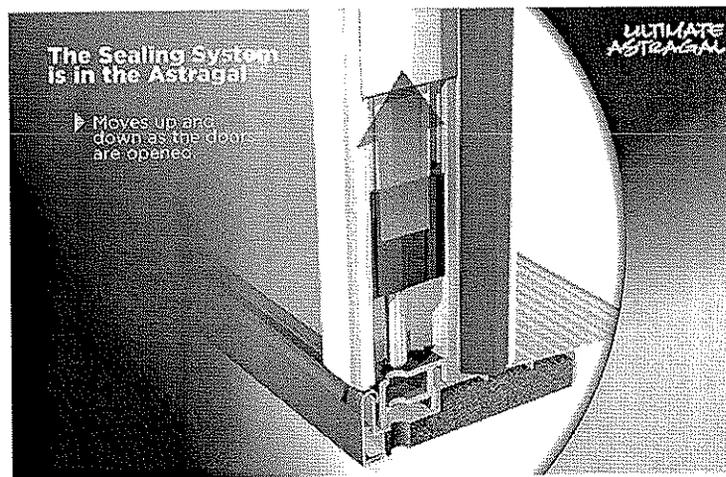


Expand for print © All rights reserved to T.M.Cobb

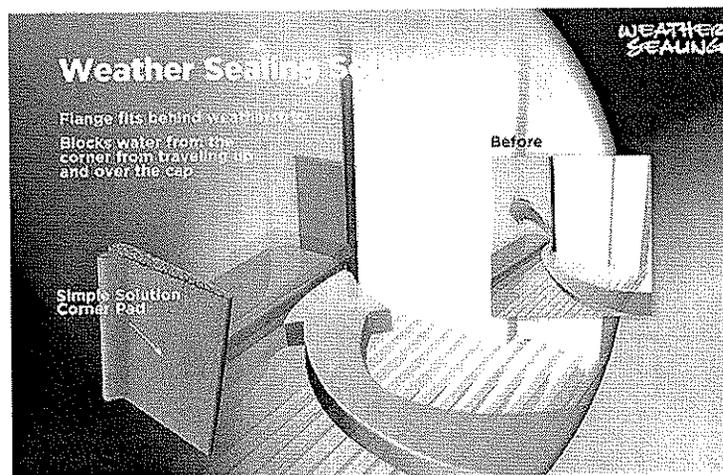
1 -Frame Saver Jambs



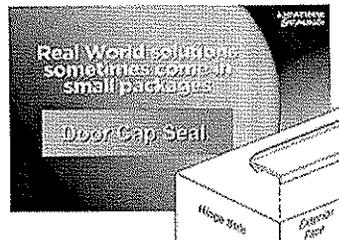
2 - Ultimate Astragal Sliding boot



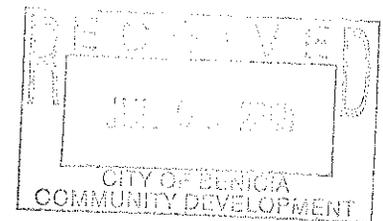
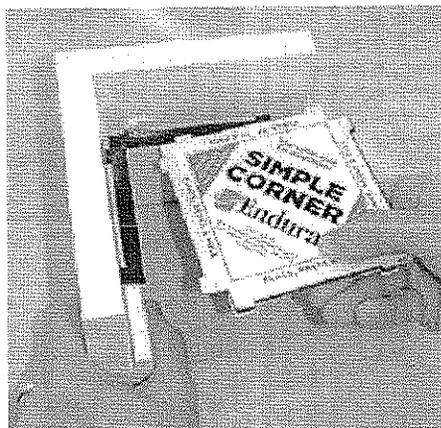
3 - Simple corner pads



4 - Door cap to seal out swing doors



5 - Simple corner pads

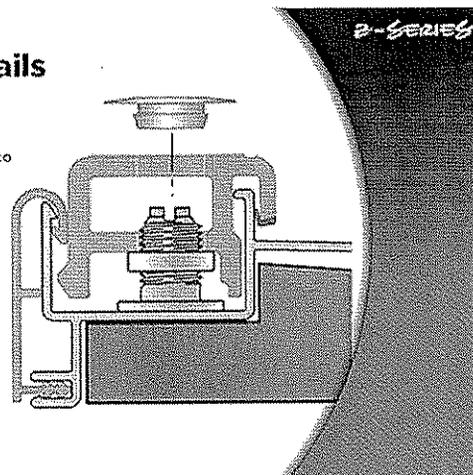


6 - Adjustable sill with synthetic cap

Z-Series Details

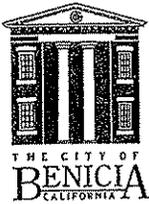
Adjusting Cap

- ☛ Overlaps the aluminum to create a seal where no water can enter
- ☛ Cap is sealed
  - Prevents debris and water from damaging the adjustment screws
  - No rot
  - No warp
  - Easily replaced as needed

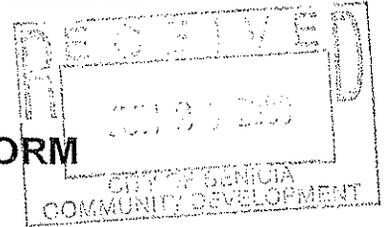


7 - Sill cover to protect the sill

**ATTACHMENT D**  
**PROPOSED SIGNAGE**



# Community Development Department Planning Division



## SIGN REVIEW APPLICATION FORM

### 1. Basic Information.

Project Name JANUARY GRILL  
Address/location 127 1ST BENICIA, CA, 94510

### 2. Contact Information.

Property Owner Name JOHN R. HERNANDEZ Organization \_\_\_\_\_  
Mailing address 1943 Helow Rd. Pleasant Hill CA Fax 707-297-6066  
Phone 925-408-2572 Phone (2) \_\_\_\_\_ E-mail \_\_\_\_\_

Applicant, if different from owner Name \_\_\_\_\_ Organization \_\_\_\_\_  
Mailing address N/A Fax \_\_\_\_\_  
Phone \_\_\_\_\_ Phone (2) \_\_\_\_\_ E-mail \_\_\_\_\_

Designer Business BARBEL SIGN CO. Individual's Name \_\_\_\_\_  
Mailing address 600 PENNSYLVANIA ST. VALLEJO Fax \_\_\_\_\_  
Phone 707-642-2233 Phone (2) \_\_\_\_\_ E-mail \_\_\_\_\_

### 3. Project Description.

Location of sign/s (Describe here and note on attached plot plan) MIDDLE OF BUILDING

	Sign 1/Primary sign	Sign 2 (use if necessary)
Sign type (freestanding, shingle, wall-mounted, canopy, etc.)	<u>wall-mounted</u>	<u>wall-mounted</u>
Proposed size (height, width, depth)	<u>H: 32" W: 10' D: 1.75"</u>	<u>H: 61.5" W: 51.5" D:</u>
Proposed sign area (sq. ft.)	<u>25 sq. ft.</u>	<u>21.25 sq. ft.</u>
Construction type (ICL, MDO, etc.)	<u>wood</u>	<u>aluminum w/plex panels</u>
Color		
Background	<u>green</u>	<u>white</u>
Lettering	<u>white/blue</u>	<u>black/magenta</u>
Type of illumination	<u>none</u>	<u>none</u>
Other information/Conditions	_____	

### 4. Signatures.

Both signature lines must be signed, even if the applicant and property owner are the same.

Applicant [Signature] Date 6/26/09  
Property owner [Signature] Date 6/26/09

<b>For Staff Use:</b>		Appl. # _____	In Historical District? <input type="checkbox"/>	Date Filed <u>6/29/09</u>
Date Entered _____	Entered By _____	Receipt # _____	Total Fees Paid \$ <u>150</u>	



Ph: 707-642-2233

FAX: 707-642-6206

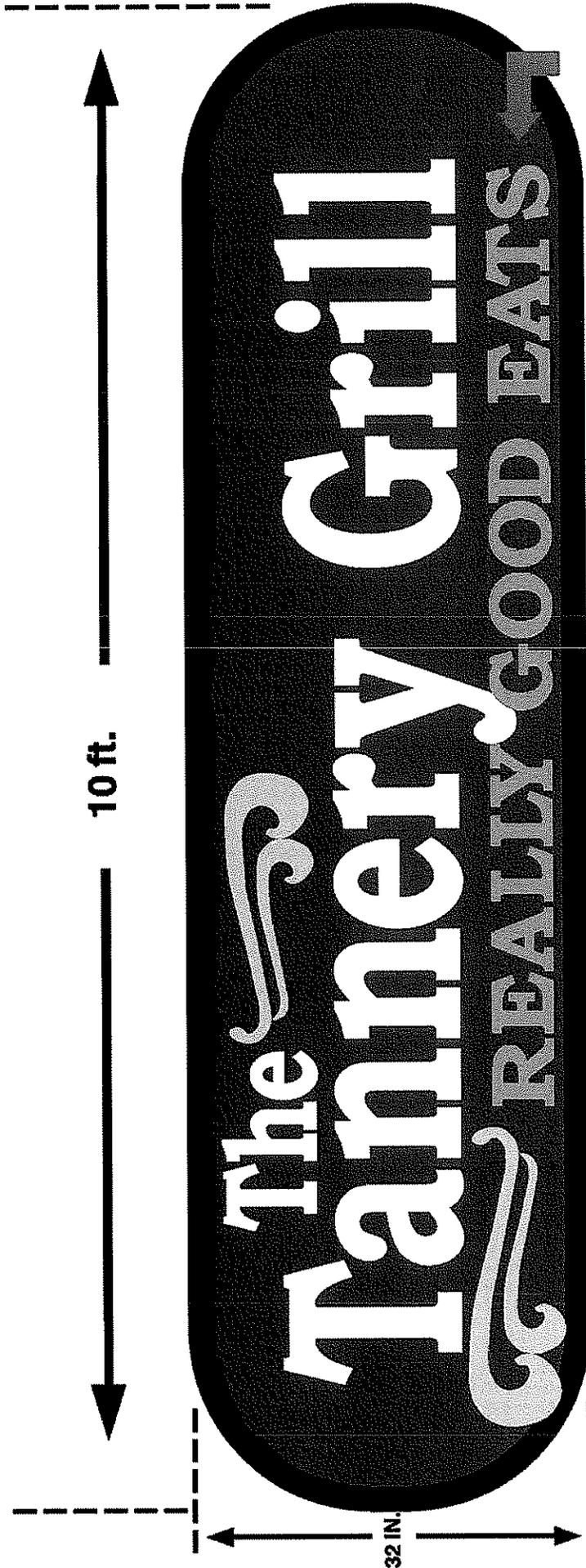
email: heleng@barbersign.com

**QUOTE**

30 June 2009

1 SIGN, 32" x 10 FT. x 1.75 IN. THICK, SINGLE/FACED  
SANDCARVED SEALED & PAINTED CEDAR  
.....\$3,320.00  
.....8.375% TAX 278.05

INSTALLATION ON OUTSIDE  
OF BRICK BUILDING IN BENICIA..... 280.00  
TOTAL \$3,878.05



SECONDARY  
COPY TO BE  
DETERMINED  
LATER

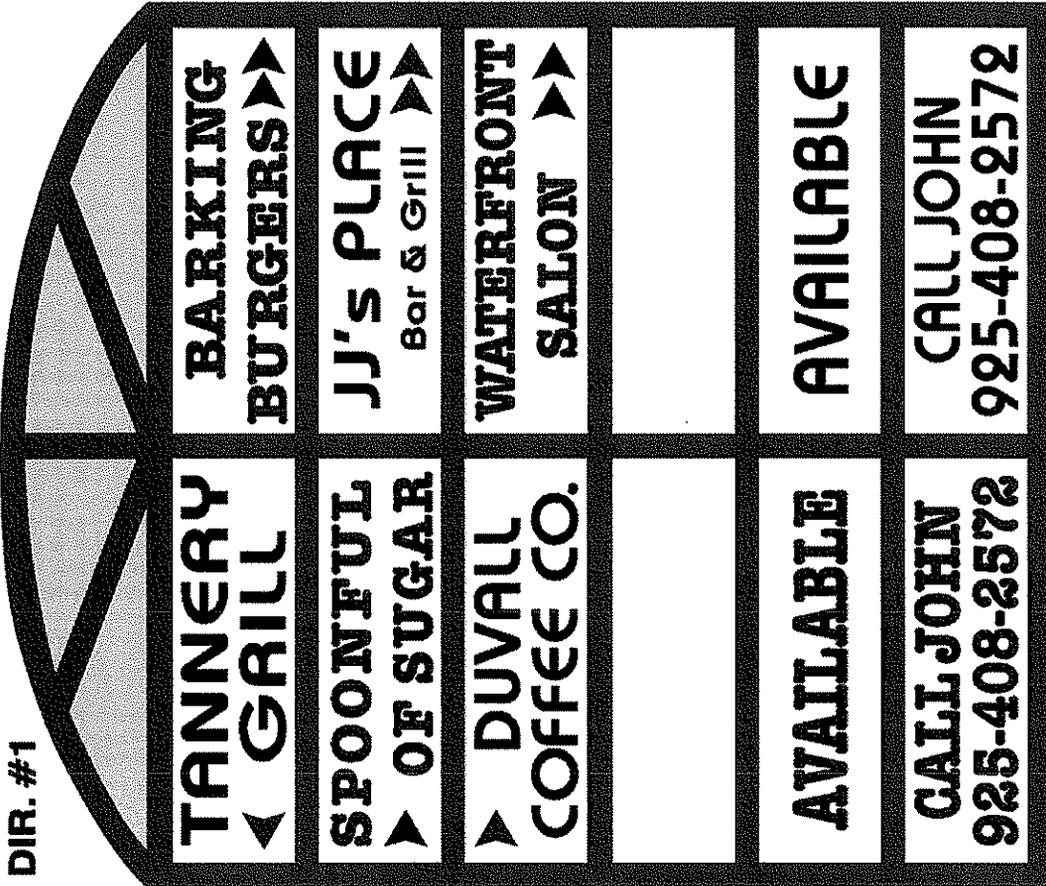


08.28.2008

NO AWNINGS ARE PART OF THIS PROPOSAL

**NON-ILLUMINATED ALUMINUM FRAMES W/ DIVIDER BARS: 61.5" x 51.5"**

**DIR. #1**



61.5"

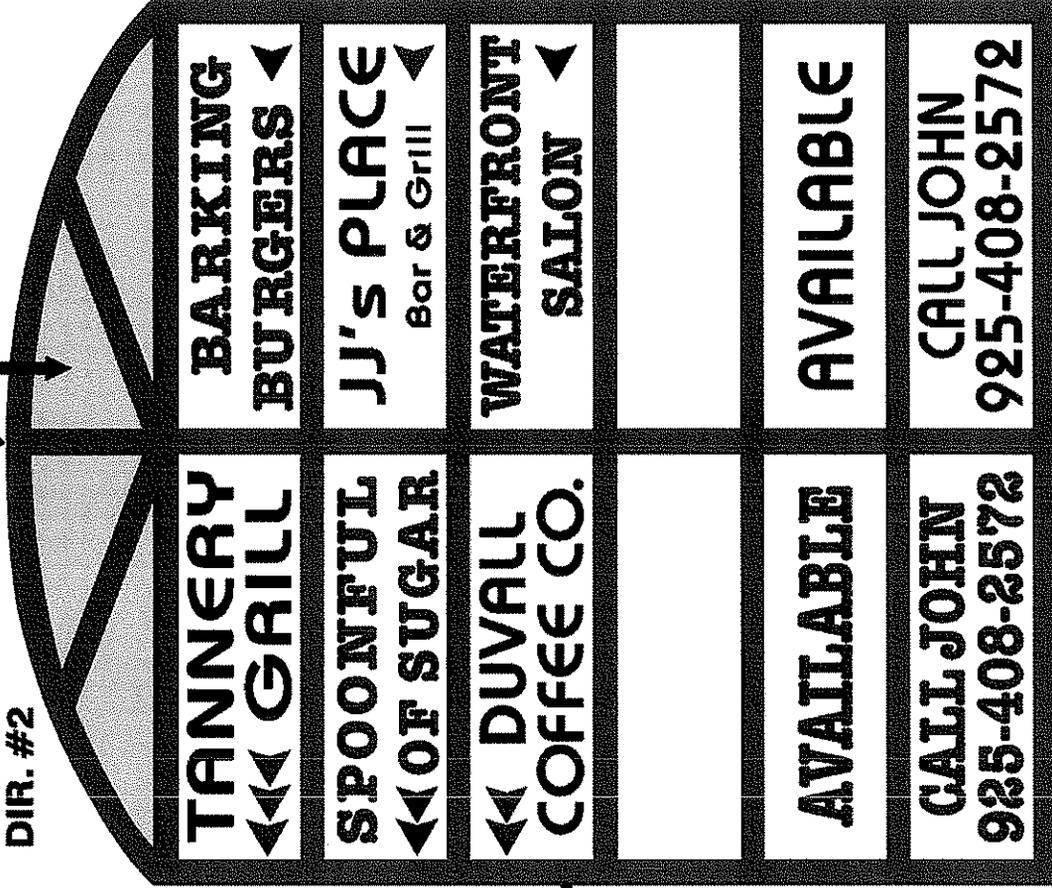
51.5"

Burgundy & Black Lettering is 2.25" tall  
 Back-decorated on Clear Plex w/ white background  
 Accessible only from inside  
 (with the proper screw driver)

**Each Tenant Panel  
 is 7" x 23.5"**

- KEY:**
- >> = 2 DOORS TO THE RIGHT
  - > = 1 DOOR TO THE RIGHT
  - <<< = 3 DOORS TO THE LEFT
  - << = 2 DOORS TO THE LEFT
  - < = 1 DOOR TO THE LEFT

**DIR. #2**



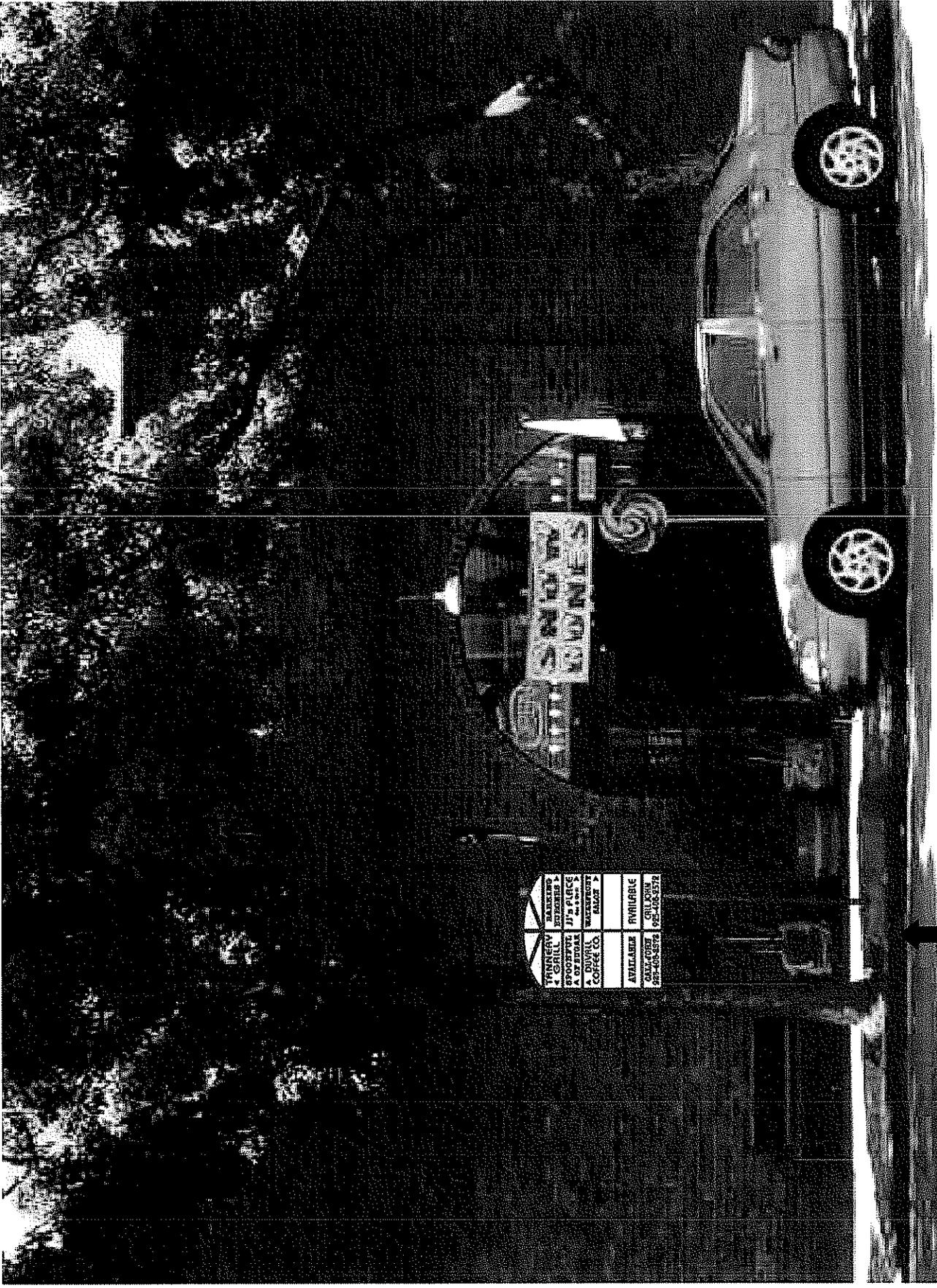
61.5"

51.5"

**QUOTE**

2 DIRECTORIES, 61.5" x 51.5" EACH  
 ALUMINUM FRAMES W/ DIVIDER BARS  
 & BACK-DECORATED PLEX TENANT PANELS  
 INSTALLED ON FRONT OF BRICK BUILDING  
 (INCLUDING SALES TAX)...\$ 5,377.55

Frames are Dark Green  
 Top area w/ arc is Harvest Gold



FINANCIAL	BANKING
4 GRILL	RESTAURANT
SPOONFEEL	JJ'S PLACE
A OF FUDGE	4-11-11-11
2 SPINNY	WHEELS
CONFECTIONERY	WALSH'S

CITY SWEETS & CONFECTIONERY

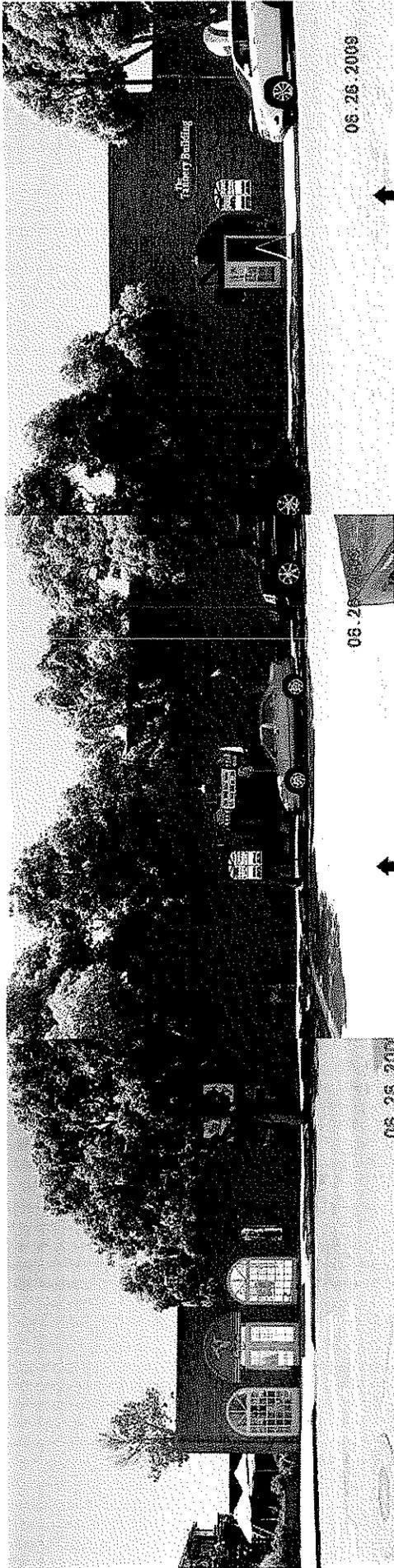
**DIRECTORY 1**



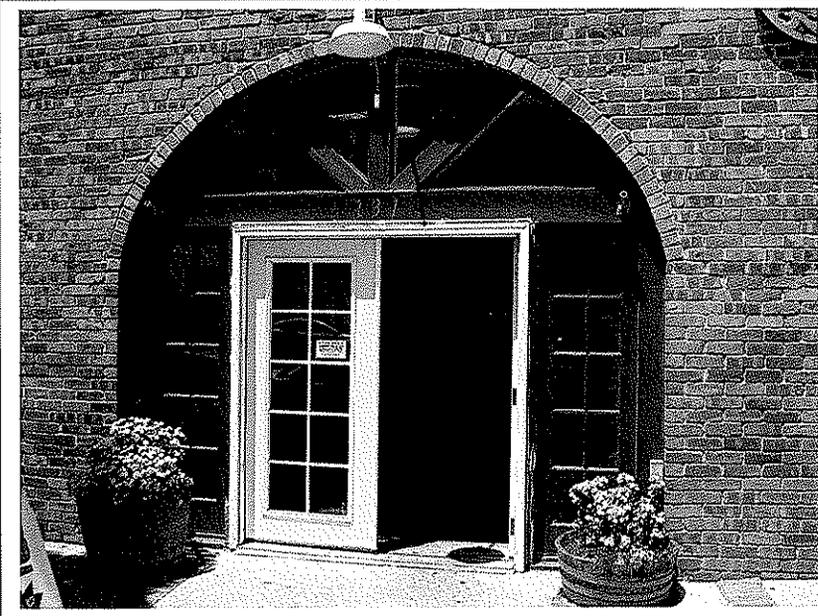
The Tannery Building

THANNERY BUILDING	MARKING
CHILL	EDDERS
SPONGE	11' x PLACE
COFF SUGAR	20 x 100
DUNFALL	WATERPROOF
COMP CO.	BARON
AVAILABLE	AVAILABLE
CALL JOHN	CALL JOHN
888-408-8078	925-408-8572

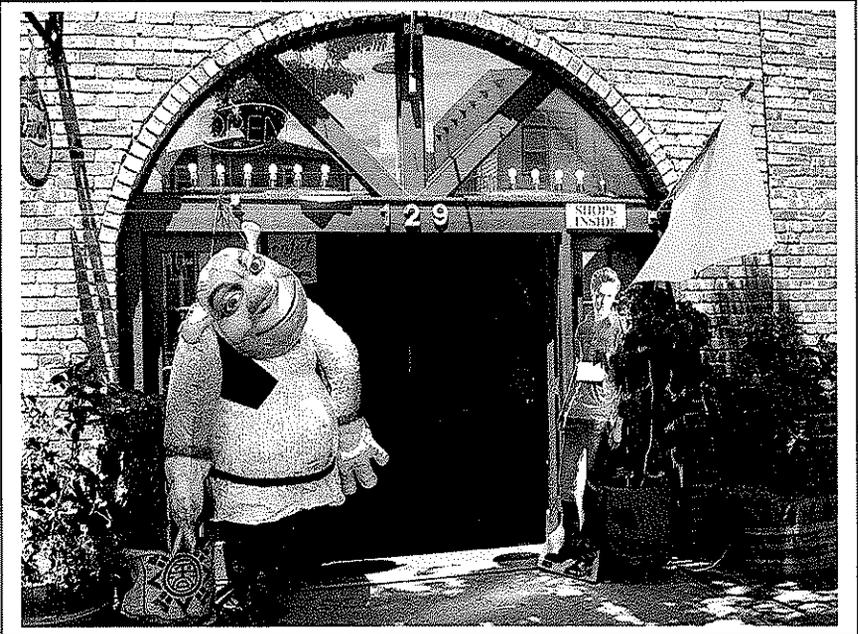
DIRECTORY 2



**ATTACHEMENT E**  
**PHOTOGRAPHS**



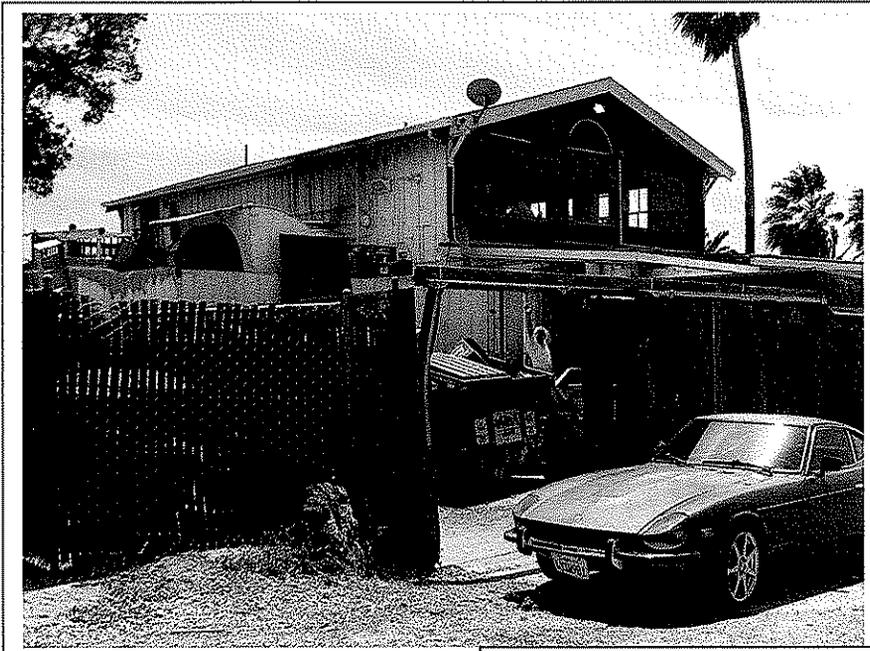
Northernmost  
Entrance



Central  
Entrance

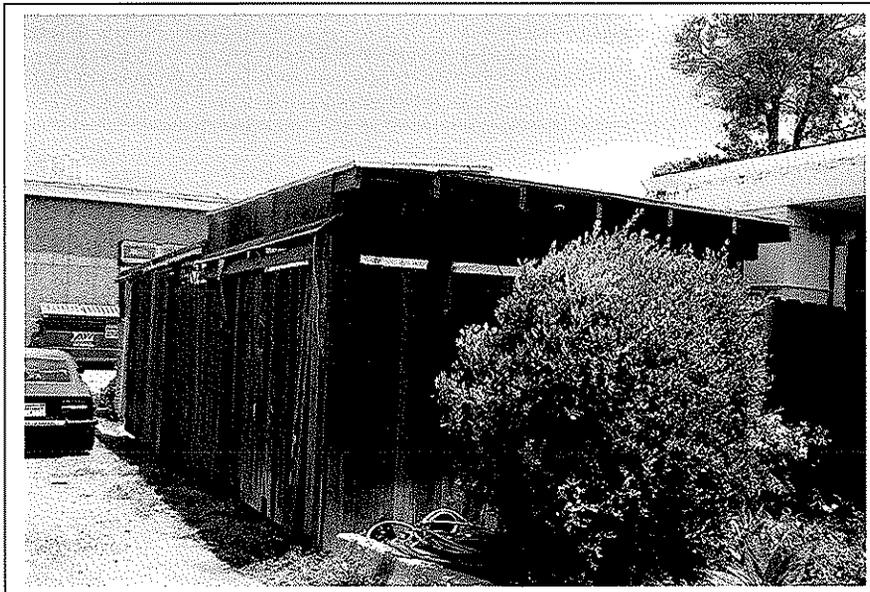


South  
Entrance



Trash  
Area

Area proposed  
for trash  
expansion.



View of trash area as seen  
from Bay Trail. New 8 ft.  
tall wall (cement plaster)  
painted white will replace  
existing wooden fenced  
area.



New 10 ft. tall concrete wall with brick veneer is proposed to replace the existing chain link fence with wooden slats.

**ATTACHMENT F**  
**Statement from Sung Engineering, Inc. regarding**  
**window and door modifications along the south**  
**elevation**

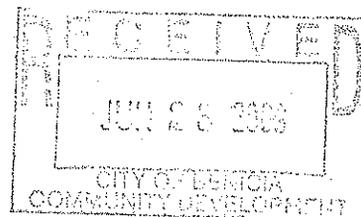


**SUNG ENGINEERING, INC.**

**CIVIL ENGINEERS**

Mr. Charlie Knox  
City of Benicia  
Community Development Department  
250 East "L" Street  
Benicia, CA 94510  
Phone: (707)746-4280  
CC: John Fernandez

June 22, 2009



Subject: Tannery Building, 127 First Street Benicia, CA  
Job No.: 209040

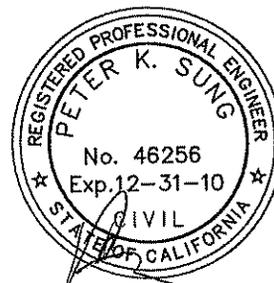
Mr. Knox:

At the request of the subject property owner we have reviewed the relocation of proposed windows and doors along the south elevation. The changes along with the lateral forces resistance that were upgraded to comply with the 2007 CBC, will improve the structural integrity of the entire length of wall on that side of the building.

If you have any further questions regarding this matter, please call our office.

Thank you.

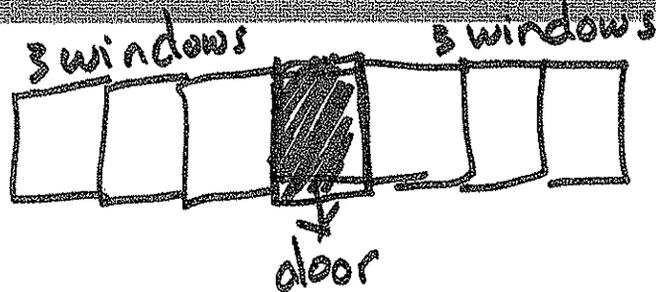
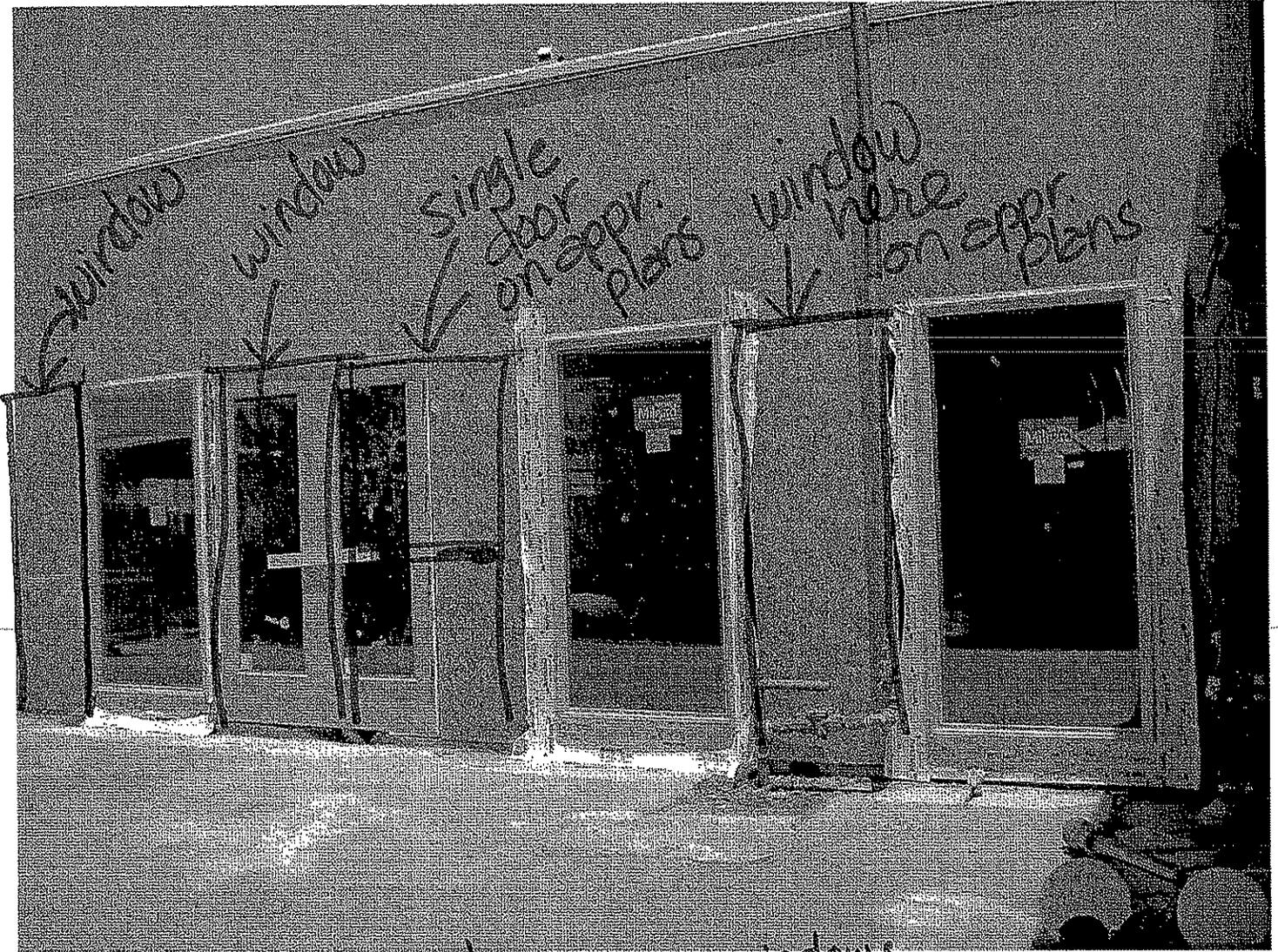
Very truly yours,

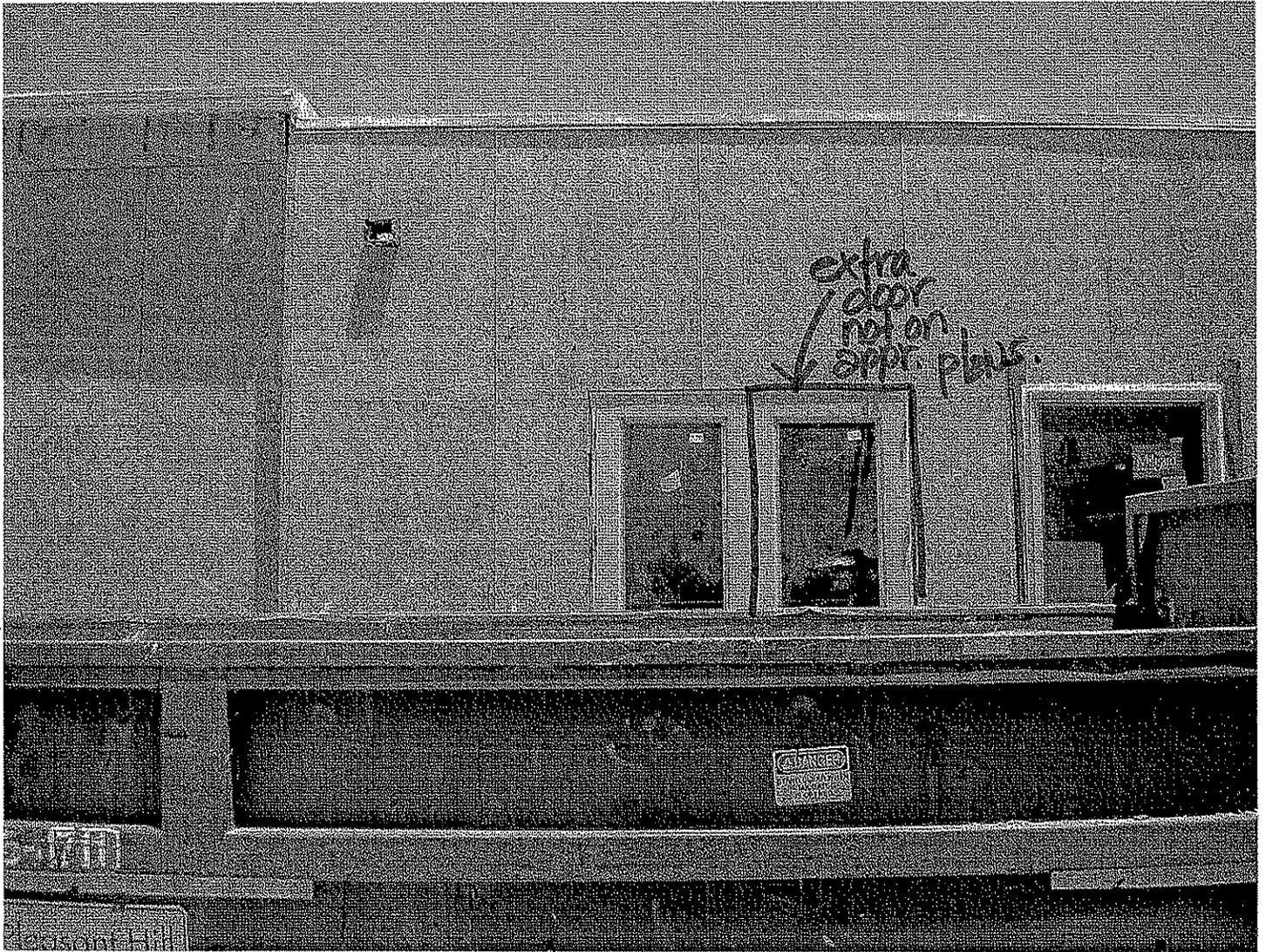


Peter K. Sung, P.E.  
Civil Engineer

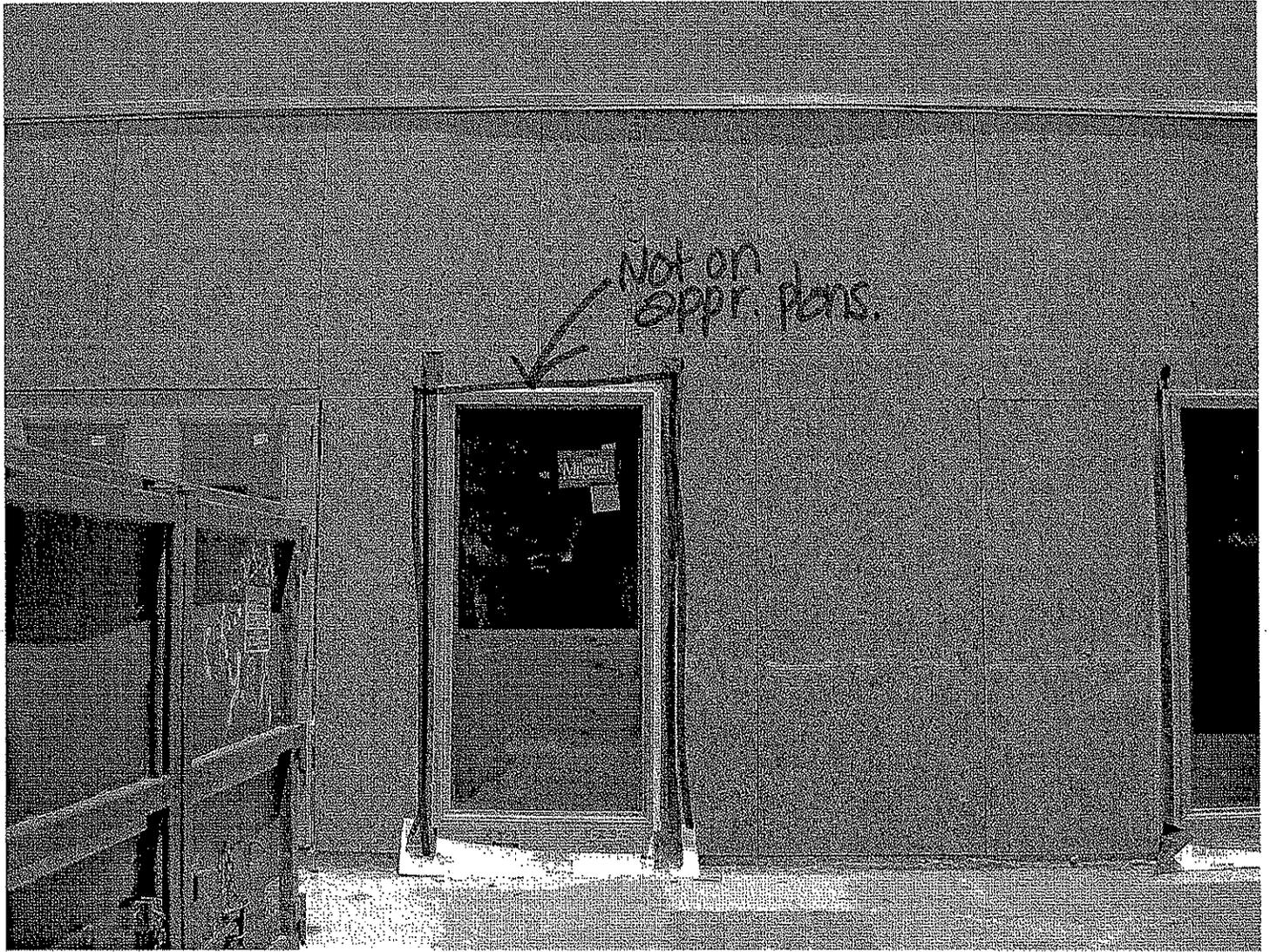
**ATTACHMENT G**  
**ALTERATIONS TO THE PRE-APPROVED**  
**WINDOWS AND DOORS ALONG THE SOUTH**  
**FAÇADE**

4 errors





1 error



1 error



Community Development Department  
**MEMORANDUM**

**Date:** July 13, 2009  
**To:** Historic Preservation Review Commission  
**From:** Gina Eleccion, Management Analyst  
**Re:** Mill Act Compliance Report

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As part of the Mills Act Program Requirements, the City is responsible for performing annual inspections of each Mills Act property. Inspections were performed in July 2009. As a result of the inspections, a number of property owners have been contacted to ensure compliance with their contracts. Staff continues to monitor Mills Act properties for compliance.

Attachment:

- Mills Act Inspection Spreadsheet

## MILLS ACT ANNUAL INSPECTION REPORT 2008/2009

Address	Property owner annual Report		Inspection performed	Compliance	Compliance Letter		Notes/Comments
	Mailed	Received			Date	yes/no	
M - Denotes "Maintenance Only" contract							
185 East D Street	11/03/08	11/26/08	07/09/09	yes			
120 West D Street	11/03/08	11/24/08	07/10/09	yes	07/10/09		Fence not complete. Property Owner waiting for Phil Joy to complete construction because it will be a joint property line fence. Pushed to 2009
123 West D Street	11/03/08		07/10/09	no	07/10/09		Front facade needs paint
401 First Street	11/03/08	12/05/08	07/10/09	no	07/10/09		West D Street facade needs paint. Entry porch railings need paint.
1025 West Second Street	11/03/08	11/24/08	07/10/09	yes			Entered into 2008
141 West F Street	N/A	N/A	N/A				Has met foundation/retaining wall requirements.
140 East G Street	11/03/08	11/26/08	07/10/09	yes	07/14/09		
149 West G Street - M	11/03/08	12/05/08	07/10/09	yes			
159 West G Street - M	11/03/08	11/26/08	07/10/09	yes			Work Plan item deadline 2015 - replace fence
392-396 East H Street	11/03/08	11/24/08	07/10/09	yes			
166 West H Street	11/03/08	01/05/09	07/10/09	no	07/10/09		Front stair railing replacement work not completed.
141 West H Street	11/03/08	11/24/08	07/10/09	yes			Work Plan begins 2009
171 West H Street	11/03/08	12/02/08	07/10/09	yes			Switched completion years for projects #1 and #2. Project #2 completed 2008. Project #1 deadline 2009
270 West H Street	11/03/08	11/24/08	07/10/09	yes	07/14/09		
125 East I Street	11/03/08		07/10/09	yes			
145 East I Street	11/03/08	11/24/08	07/10/09	no			Foundation skirt to be completed with front porch. Need to submit written response to address timeframe for completion of work plan items.
224 West I Street	11/03/08	11/20/08	07/10/09	yes	07/10/09		

242 West I Street	11/03/08	12/04/08	07/10/09	yes	07/10/09	Exterior paint delayed due to construction project
121 West J Street - M	11/03/08	11/06/08	07/10/09	yes		Work Plan Completed - Maintenance only
155 West J Street	N/A	N/A	N/A			Entered into 2008
163 West J Street - M	11/03/08		07/10/09	yes		Siding will require maintenance in upcoming years.
251 West J Street - M	11/03/08	11/19/08	07/10/09	yes		Paint stairs. Dry rot under roofline and gutters need replacing.
271 West J Street	N/A	N/A	N/A			Entered into 2008
441 West J Street	N/A	N/A	N/A			Entered into 2008
1063 Jefferson Street - M	11/03/08	11/24/08	07/10/09	yes		
230 West K Street	11/03/08	11/07/08	07/10/09	no		Landscaping needs attention.
245 West K Street	11/03/08		07/10/09	yes		
235 East L Street	11/03/08	N/A	07/10/09	yes		Met with new property owner. Foundation is being repaired. Will revise work plan in 2009.



Community Development Department  
**MEMORANDUM**

**Date:** July 15, 2009  
**To:** Historic Preservation Review Commission  
**From:** Gina Eleccion, Management Analyst  
**Re:** Status Report on City-Owned Historic Structures

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Per the Commission's request, the Parks and Community Services Department provides a status update on the City-owned historic structures. The list includes both completed and proposed maintenance projects. This is provided as an informational item only. If the Commission would like to have a detailed discussion regarding the contents of the report, this will need to be agendaized for a future meeting so that Parks staff can be in attendance.

Attachment:

- Status report on City-owned historic structures

# Maintenance of City Owned Historic Buildings

## CAMEL BARNS

### *Completed Maintenance*

- Roof replaced and insulated on building #7
- Drainage installed on east side of building #7 and the office
- Water damaged floor in building #7 repaired
- Electrical wiring in museum replaced
- Lighting in museum replaced
- Replaced railing and deck on main entrance to museum
- Replaced A/C unit in the office
- Upgraded electrical for new exhibits in building #9

### *Proposed Maintenance*

- Restoration of sandstone of exterior of all buildings

## CEMETERY

### *Completed Maintenance*

- Tree maintenance program (continuous)
- Headstone Restoration (continuous)
- Clean-up/weed abatement (continuous)
- Installation of 80 new vaults in the turf area
- Installed 60' flag pole and information board on west side of Cemetery

### *Proposed Maintenance*

- Continue cemetery management program
- Replace/repair roadways
- Repair Security gates
- Replace Perimeter fencing
- Upgrade Landscaping

## CIVIC CENTER (City Hall/Police Station/Gym)

### *Completed Maintenance*

- Painted exterior of City Hall
- Replaced roof on City Hall, Gym, and Police Station
- Repaired water intrusion on first floor of City Hall

- City Hall walls tied to the foundation
- Tied brick fascia to the structure of City Hall
- Installed automatic doors at City Hall
- Seismic retro fit on the Police Department
- Exterior painting of the Gym and Police Department
- Remodel entry lobby of Police Department
- Built new briefing/training room Police Department
- Remodeled Chief of Police office
- Re-finish gym floor annually
- Upgraded Audio Visual system in the Council Chambers
- Replaced carpet in the Council Chambers
- Lighting retro fit of current fixtures

*Proposed Maintenance*

- Replace City Hall complex windows
- Seismic renovation of Council Chambers
- Upgrade men's shower facility at Police Department

**CLOCK TOWER**

*Completed Maintenance*

- Replaced stairways on North and South side of the exterior of the building
- Seismic retro fit of the building
- Replaced appliances in the kitchen
- Upgraded fire sprinkler system
- Resurface floor annually
- Lighting retro fit of current fixtures

*Proposed Maintenance*

- Restoration of sandstone on exterior of building
- Upgrade restrooms and elevator
- Master Plan downstairs for future use

**COMMANDANT'S RESIDENCE**

*Completed Maintenance*

- Removed non-historical addition on the rear of the house
- Completed Phase I
  - Seismic Reinforcement
  - Repair/rehabilitation of porches
  - Architectural rehabilitation of exterior finishes
  - Accessible ramp and entry

- Interior Repairs
- New heating and ventilation system
- New roof
- Window restoration
- Elevator
- New and Repaired Flooring
- Installation of Fire Sprinkler

*Proposed Maintenance*

- Phase II – addition of A/C to the current HVAC system, AT&T installing phone and data lines, and Comcast installing cable and internet access.

**SCHOOL AT LAKE HERMAN**

*Completed Maintenance*

- No maintenance performed

*Proposed Maintenance*

- Stop further water damage from occurring

**SOUTHERN PACIFIC DEPOT**

*Completed Maintenance*

- Modified gutters and downspouts to drain properly
- Installed concrete pathway from sidewalk
- Refinished entry landing with non slip surface
- Installed mulch around entry

*Proposed Maintenance*

- Complete luggage bay in the rear of the building
- Landscape around the exterior of the building
- Construct a parking lot and access road around the perimeter of the building
- Paint exterior of the building

## VON PFISTER ADOBE

### *Completed Maintenance*

- Replaced existing tarp with full length canvas covers

### *Proposed Maintenance*

- Maintain protective structure