



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

**City Hall Commission Room
Thursday, August 25, 2011
6:30 P.M.**

I. OPENING OF MEETING:

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

Present: Chair Crompton; Commissioners Haughey, Mang, McKee, Taagepera, Van Landschoot

Absent: None

Staff Present: Lisa Porras, Senior Planner

II. ADOPTION OF AGENDA:

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

Noes: None

III. OPPORTUNITY FOR PUBLIC COMMENT

- A. WRITTEN COMMENT**
None.
- B. PUBLIC COMMENT**
None.

IV. PRESENTATIONS

None.

V. CONSENT CALENDAR

A. Approval of Minutes of July 28, 2011

Commissioner Taagepera pulled the minutes and recommended to remove the sentence that read, "The restrooms were discussed", located on the first paragraph, page 4, last sentence of the minutes.

Ayes: Chair Crompton; Commissioners Haughey, McKee, Taagepera, Van Landschoot

Noes: None

Absent: None

Abstain: Commissioner Mang

VI. REGULAR AGENDA ITEMS

A. 301 & 305 First Street – DESIGN REVIEW

11PLN-00039 – Design Review

301 & 305 First Street, APN: 089-243-140

PROPOSAL:

On October 23, 2008, the HPRC approved Design Review to modify an existing single-story structure at 301 First Street by raising it and adding a story underneath. Design Review approvals are valid for two years unless made permanent by issuing a Building Permit. Because no building permits have been issued, approval for this project has expired. The applicant is requesting Design Review approval once again based on the same submission presented to the Commission on October 23, 2008. In addition, the applicant requests installation of a service delivery ramp and door to an adjacent single story structure, which is a Contributing structure to the Downtown Historic District and located at 305 First Street.

Recommendation: Approve proposed modifications to an existing structure at 301 First Street to accommodate new retail and office uses, and a new service ramp and door at 305 First Street, based on the findings and subject to the conditions listed in the proposed resolution.

Lisa Porras, Senior Planner, gave an overview of the project.

Questions from Commissioners

Commissioner Haughey asked why a 2 ½ foot street wall was placed in between the buildings at 305 and 301 First Street; why the ceiling height of the proposed

new ground floor on the lumber shed was 12 feet tall, and stated that the 12 foot ceiling height for the first floor was an issue during the project's previous design review approval and there was a condition in that approval requesting it be lowered.

Comments by Commissioners

Commissioner Taagepera stated her recommendations: (1) first floor ceiling height should be limited to 9 feet tall, (2) remove 2 ½ street wall in between 305 and 307 First Street, (3) include the standard language in the resolution referencing design review approval expiration dates, and (4) modify condition number four to read any alteration must be reviewed and approved by the HPRC, not the Public Works and Community Development Director.

Commissioner Mang agreed with Commissioner Taagepera and further stated that the low level street wall should be removed, and the gate's location and height is acceptable.

Chair Crompton agreed. He stated that the street wall should be removed, that the gate is fine as is.

Commissioner Haughey asked the applicant if they would be open to simplifying the gate design, perhaps by removing the curved shape of the gate door. Ms. Haughey further stated that the City's Zoning Ordinance states that in the event of a conflict between the Downtown Mixed Use Master Plan and the Downtown Historic Conservation Plan, the Downtown Historic Conservation Plan shall prevail. For this reason, the street wall and the first floor ceiling height should be changed to be consistent with the Conservation Plan.

Public Hearing

Phil Joy, project applicant, stated that he had no problem removing the low level street wall, and reducing the shed's first floor ceiling height to 9 feet tall.

Motion

A motion was made by Commissioner Mang and seconded by Commissioner Haughey to approve the project subject to the following modifications:

1. staff shall include a finding in the resolution stating that the project is consistent with applicable standards and guidelines, and include a citation that the Downtown Historic

Conservation Plan supersedes the Downtown Mixed Use Master Plan in the event of a conflict, and

2. the first floor ceiling height of the shed shall be limited to 9 feet maximum, and
3. the 2 ½ foot street wall between 305 and 307 First Street shall be removed, and
4. change condition # 4 to require HPRC review and approval of any alterations, rather than the Public Works and Community Development Director, and
5. include a condition stating that design review approval is valid for a period of two years, except that a 1 year extension may be granted if requested in writing prior to the 2 year expiration date.

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

VII. COMMUNICATIONS FROM STAFF

None.

VIII. COMMUNICATIONS FROM COMMISSIONERS

Staff should inform Commissioner White that he may continue to serve on the HPRC until a replacement is found.

IX. ADJOURNMENT

Chair Crompton adjourned the meeting at 7:40 PM.