



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION REGULAR MEETING AGENDA

**City Hall Commission Room
Thursday, August 27, 2015
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. ADOPTION OF AGENDA

III. OPPORTUNITY FOR PUBLIC COMMENT

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda that is within the subject matter jurisdiction of the Historic Preservation Review Commission. State law prohibits the Commission from responding to or acting upon matters not listed on the agenda. Each speaker has a maximum of five minutes for public comment. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Speakers may not make personal attacks on commissioners, staff or members of the public, or make comments which are slanderous or which may invade an individual's personal privacy.

- A. WRITTEN COMMENT**
- 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.

A. [APPROVAL OF MINUTES OF JUNE 25, 2015 REGULAR MEETING](#)

V. [REGULAR AGENDA ITEMS](#)

A. [MILLS ACT CONTRACT REVISION FOR THE PROPERTY AT 1025 WEST SECOND STREET, AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA](#)

1025 West Second Street
APN: 0087-162-080

PROPOSAL:

The property owners, Carla and Paula Chiotti, request approval to modify the Mills Act Contract for the historic property located at 1025 West Second Street by removing the work plan items to replace the front door and rear yard fence as required in Exhibit C: Architectural Rehabilitation and/or Restoration" of the Contract.

Recommendation: Adopt a resolution recommending that the City Council authorize the City Manager to execute an amended Mills Act Contract with the property owners of 1025 West Second Street.

B. [DESIGN REVIEW FOR A NEW SINGLE FAMILY RESIDENCE AND DETACHED GARAGE AT 859 WEST SECOND STREET, AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA](#)

15PLN-00033 Design Review
859 West Second Street
APN: 0089-042-021

PROPOSAL:

The property owner, Scott Torres, requests design review approval to construct a new approximately 3,932 square foot two-story home and a detached two-car garage on the vacant parcel at 859 West Second Street. This project is located in the Downtown Mixed Use Master Plan (DMUMP) area as well as the Downtown Historic District; therefore, it is reviewed for conformance with the Form Based Code of the DMUMP and guidelines of the Downtown Historic Conservation Plan.

Recommendation: Approve the design review request to construct a new single family residence and detached garage at 859 West Second Street based on the findings and conditions of approval set forth in the draft resolution, after a determination that the project is categorically exempt from CEQA.

C. **INFORMATION ITEM – VON PFISTER GENERAL STORE DESIGNATED TO CALIFORNIA AND NATIONAL REGISTERS OF HISTORIC PLACES**

Von Pfister Alley
APN: 0089-243-170

SUMMARY:

The Von Pfister General Store, located at the western terminus of Von Pfister Alley, was placed on the National Register of Historic Places and California Register of Historic Places on June 24, 2015. Listing on the National Register is an honorary action that also provides the property with opportunities for historic preservation incentives.

Recommendation: Accept the report.

VI. **COMMUNICATIONS FROM STAFF**

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 agenda and non-agenda 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 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. The Community Development Department is open Monday through Friday (except legal holidays), 8:30 a.m. to 5 p.m. (closed from noon to 1 p.m.). Technical staff is available from 8:30 - 9:30 a.m. and 1:00 - 2:00 p.m. only. If you have questions/comments outside of those hours, please call 746-4280 to make an appointment. To the extent feasible, the packet is also available on the City's web page at 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 Commission Room. If you wish to submit written information on an agenda item, please submit to Suzanne Thorsen, Commission Secretary, as soon as possible so that it may be distributed to the Historic Preservation Review Commission.