



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION REGULAR MEETING MINUTES

**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

Present: Commissioners Delgado, Macenski, McKee, Trumbly, von Studnitz, and Chair Van Landschoot

Absent: Commissioner Haughey

Staff Present: Christina Ratcliffe, Community Development Director; Suzanne Thorsen, Senior Planner; Dorothy Dickson-Dodds, Recording 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. ADOPTION OF AGENDA

On a motion of Commissioner Trumbly, seconded by Commissioner von Studnitz, the consent calendar was approved by the following vote:

Ayes: Commissioners Delgado, Macenski, McKee, Trumbly, Von Studnitz, and Chair Van Landschoot

Noes: None

Absent: Commissioner Haughey

Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

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

IV. CONSENT CALENDAR

On a motion of Commissioner Delgado, seconded by Commissioner Macenski, the consent calendar was approved by the following vote:

Ayes: Commissioners Delgado, Macenski, McKee, Trumbly, von Studnitz, and Chair Van Landschoot
Noes: None
Absent: Commissioner Haughey
Abstain: None

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

Ms. Thorsen provided a presentation on the project.

The Commission commented that the cyclone fence is acceptable since it is covered with a flowering vine toward the back of the lot. The Commission asked why removal of the front door was added to the Mills Act work plan. The Commissioners concurred that they are in favor of the amendments to the work program.

Paula Chiotti, applicant, outlined expenses for repairs associated with preservation and maintenance of the home, including a new foundation. She commented that the house has been in her family's ownership since the 1930's and does not recall the front door ever being replaced. The Commission noted that the door appears to be old and in good condition.

No members of the public provided comment.

RESOLUTION NO. 15-13 OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA RECOMMENDING CITY COUNCIL AUTHORIZE THE CITY MANAGER TO EXECUTE AN AMENDED MILLS ACT CONTRACT FOR THE PROPERTY LOCATED AT 1025 WEST SECOND STREET

On a motion of Commissioner Delgado, seconded by Commissioner Trumbly, the above Resolution was approved by the following vote:

Ayes: Commissioners Delgado, Macenski, McKee, Trumbly, von Studnitz and Chair Van Landschoot
Noes: None
Absent: Commissioner Haughey
Abstain: None

Chair Van Landschoot turned over the meeting to Commissioner Trumbly and departed at 6:50 p.m.

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

Ms. Thorsen provided a presentation on the project.

The Commission asked various questions of staff regarding access to property, fencing, and the size of the home.

Scott Torres, applicant, and Jay Jacobsen, architect, provided an overview of the proposal. They discussed retaining walls and fencing and commented on the personal desire of the applicant for a home sized to accommodate his young family.

The Commission asked about the lot coverage, the style of the garage, and site topography. Mr. Jacobsen provided information to clarify plans for grading.

One resident, 150 West I Street, stated that the proposed house is too large for the property.

The Commission closed the public hearing.

Commissioners discussed the application and offered suggestions to the project architect regarding scale, height, window spacing, elongation of the porch, interaction with the alley, the gable on the garage, the metal chimney flue, the front door, placement of downspouts, windows, and roof pitch.

On a motion of Commissioner Macenski, seconded by Commissioner McKee, the application continued for further revisions to the design.

Ayes: Commissioners Delgado, Macenski, McKee, Trumbly, and von Studnitz
Noes: None
Absent: Commissioner Haughey, Chair Van Landschoot

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

Von Pfister Alley
APN: 0089-243-170

Ms. Thorsen provided an update to the Commission on the recent designation of the Von Pfister General Store to the California and National Registers of Historic Places.

VI. COMMUNICATIONS FROM STAFF

Ms. Thorsen informed the Commission about upcoming workshops offered by the Office of Historic Preservation; provided an update to the commissioners regarding upcoming exterior paint on the Fischer Hanlon House, 115 West G Street; and commented on the status of early efforts by the Benicia Historical Society and Parks Departments to nominate the Southern Pacific Depot to the National Register of Historic Places.

Director Ratcliffe reported that the City Council would discuss a work program for evaluation of the Mills Act Program on September 1, 2015, and commented that Donna Beth Weilenman of the Benicia Herald will be leaving for a position in Martinez. The Commission acknowledged Ms. Weilenman's work on behalf of the Herald.

VII. COMMUNICATIONS FROM COMMISSIONERS

Commissioner McKee commented that he appreciates the Commission continuing projects for additional hearings as needed.

VIII. ADJOURNMENT 8:00 PM

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 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.