



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION REGULAR MEETING AGENDA

**City Hall Commission Room
Thursday, August 28, 2014
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 JULY 24, 2014 REGULAR MEETING](#)**

B. DESIGN REVIEW TO EXPAND EXISTING PATIO AREA AND RAILING LOCATED AT THE TREASURY COMMONS BUILDING IN FRONT OF TENANT SPACES 360 AND 362 FIRST STREET OCCUPIED BY “LUXE HAIR DESIGN” AND “THE CHILL”, AFTER DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA

14PLN-00048 Design Review
360-372 First Street
APN 080-190-180

PROPOSAL:

The property owner is requesting design review approval to expand the existing patio located in the front of the multi-tenant commercial building (Treasury Commons). The new patio area will be located in front of tenant suites 360-362 First Street. The design of the expanded patio area will match the existing with regard to materials, colors, height, and railing design. Constructed in 1984, the subject building is not designated as a historic structure within the Downtown Historic District.

Recommendation: Approve proposed modifications to the existing patio area by allowing an extension of the patio and railing in front of tenant spaces 360 and 362 First Street, based on the findings and subject to the conditions listed in the attached resolution, after determination that the project is exempt from CEQA.

V. REGULAR AGENDA ITEMS

A. DISCUSSION ITEM - Design Review in Historic Districts

PROPOSAL:

The Priority List of Discussion Items identifies an update to the Downtown Historic Conservation Plan (DHCP) as a priority and includes several sub-topics for discussion including Design Review (Item 2e). On July 24, 2014, Commissioners raised a number of questions related to Design Review and directed staff to agendize this matter for discussion.

Recommendation: Discuss the issues raised at the July 24 meeting, including

- The “triggers” for design review on minor projects, particularly those for non-historic buildings;
- Design review requirements for reversion to original materials; and
- Whether the design review process should be separate from the Downtown Historic Conservation Plan.

Upon conclusion of discussion provide direction to staff.

VII. COMMUNICATIONS FROM STAFF

VIII. COMMUNICATIONS FROM COMMISSIONERS

IX. 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 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.