



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

**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**

Present: Commissioners McKee, Trumbly, Van Landschoot, and  
Chair Delgado

Absent: Commissioners Haughey and von Studnitz

Staff Present: Suzanne Thorsen, Associate Planner  
Amy Million, Principal Planner/Recording Secretary

#### **C. Reference to Fundamental Rights of Public**

### **II. ADOPTION OF AGENDA**

On a motion of Commissioner McKee, seconded by Commissioner Trumbly, the Agenda was approved with a change to move item IV. B from the Consent Calendar to the Regular Agenda (Item V. A.), by the following vote:

Ayes: Commissioners McKee, Trumbly, Van Landschoot, and Chair  
Delgado

Noes: None

Absent: Commissioners Haughey and von Studnitz

Abstain: None

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

#### **A. WRITTEN COMMENT**

None

#### **B. PUBLIC COMMENT**

None

**IV. CONSENT CALENDAR**

On a motion of Commissioner Trumbly, seconded by Commissioner Van Landschoot, the Consent Calendar was approved by the following vote:

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

**A. APPROVAL OF MINUTES OF JULY 24, 2014 REGULAR MEETING**

**V. REGULAR AGENDA ITEMS**

**A. 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

The Commission discussed the design of the patio, the ADA accessibility, how people will access the new patio area and who will use it.

The property owners, Lee and Susan North presented the project and its benefits.

The Commission and Mr. North discussed the width of the access path, the brick banding and the design of the patio.

**RESOLUTION NO. 14-7 OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING AN EXPANSION TO THE EXISTING PATIO AT THE TREASURY COMMONS BUILDINGS IN FRONT OF TENANT SPACES 360 AND 362 FIRST STREET (14PLN-00048)**

On a motion of Commissioner McKee, seconded by Commissioner Van Landschoot, the above Resolution was approved with the following additional conditions of approval:

1. The width of the entrance (opening at southwest corner) should be increased from 4 feet to 6 feet.

2. Only having one step is the preferred design.
3. Recommend effort be made to match the tint of the existing concrete to eliminate the stark contrast of the new concrete versus the old concrete.

The resolution was approved by the following vote:

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

**B. DISCUSSION ITEM – DESIGN REVIEW IN HISTORIC DISTRICTS**

Ms. Thorsen provided an introduction to the discussion item.

The Commission and staff discussed the Administrative Design Review process.

Commissioner Van Landschoot suggested that projects which change from what the HPRC approved be brought back to the Commission for review.

Commissioner Trumbly requested insight from staff on the processing of design review applications and working with the public.

Ms. Chiotti expressed that she would be interested in seeing the process refined so it not so cumbersome.

Public comment was closed.

Commission discussed different types of projects and their appropriate level of review, the benefits of having an effective permitting process and alternative design review processes.

In response to an inquiry from the Commission regarding next steps on this topic, staff clarified that the Commission should provide direction, given the information and data provided. If the Commission is inclined to do so, it would need to request approval from the City Council order to proceed with a large project such as amending the design review process.

Commission requested clarification on locating the design review process within the conservation plan versus the Zoning Ordinance.

Commission directed staff to continue this item to the next agenda so that they can create a subcommittee to prepare a written request to the City Council regarding modifications to the design review process.

**VI. COMMUNICATIONS FROM STAFF**

Ms. Thorsen announced the Community Choice Aggregation Study session, to be held on September 9, 2014 in City Council Chambers.

**VII. COMMUNICATIONS FROM COMMISSIONERS**

Commissioner Trumbly reported on her attendance at the Vulnerability Assessment and Climate Adaptation Plan meeting as the Commission's representative.

Commissioner Van Landschoot requested an update on the noticing of historic status on title reports and the plaque program discussion item.

**VIII. ADJOURNMENT**

Chair Delgado adjourned the meeting at 7:52p.m.