



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION REGULAR MEETING AGENDA

**City Hall Commission Room
Thursday, September 24, 2015
6:30 P.M.**

I. OPENING OF MEETING

A. Pledge of Allegiance

B. Roll Call of Commissioners

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

Absent: Commissioner Macenski (excused)

Staff Present: Christina Ratcliffe, Community Development Director
Suzanne Thorsen, Senior Planner
Dorothy Dickson-Dodds, Recording Secretary

C. Reference to Fundamental Rights of Public

II. ADOPTION OF AGENDA

On a motion of Commissioner Trumbly and seconded by Commissioner von Studnitz, adoption of the Agenda was approved by the following vote:

Ayes: Commissioners Delgado, Haughey, McKee, von Studnitz, Trumbly and Chair Van Landschoot

Noes: None

Absent: Commissioner Macenski

Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT - None

B. PUBLIC COMMENT - None

IV. CONSENT CALENDAR

On a motion of Commissioner von Studnitz, seconded by Commissioner McKee, approved Item IV. A. on the consent calendar; Item IV. B. was pulled for discussion, by the following vote:

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

A. APPROVAL OF MINUTES OF AUGUST 27, 2015 REGULAR MEETING

B. EXTERIOR MODIFICATIONS TO 121 EAST J STREET, AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

15PLN-00041 Design Review
121 East J Street
APN: 0089-142-070

Commissioner McKee recused himself due to a professional conflict of interest.

RESOLUTION NO. 15-14 OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING DESIGN REVIEW FOR EXTERIOR MODIFICATIONS AT 121 EAST J STREET (15PLN-00041)

The commission inquired about the style of the gutters and suggested that ogee gutters be installed on the house and garage as a condition of approval. The applicant concurred.

Public comment was opened. As no members of the public provided comment, the commission closed the public comment period.

On a motion of Commissioner Delgado, seconded by Commissioner Haughey, the above Resolution was approved with the additional condition that gutters on the garage and house are ogee gutters, not fascia gutters, by the following vote:

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

Due to conflict of interest resulting from proximity within 500 feet of 859 West Second Street, Chair Van Landschoot and Commissioner Haughey departed at 6:40 p.m. Chair Van Landschoot turned over the meeting to Commissioner Trumbly; the meeting resumed at 6:50 p.m.

V. REGULAR AGENDA ITEMS

A. 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 inquired about revisions to the project since the August 27 hearing. The applicant provided an overview of plan revisions in response to the Commission's comments.

Susan Garske, 170 West I Street, expressed support for the proposed home.

The Commission closed the public comment period.

Commissioners discussed site grading and various architectural details such as trim selection, vent design, and gutters. After some discussion about additional plan revisions, Commissioners McKee and Delgado were assigned to work with the applicant to review subsequent revisions.

RESOLUTION NO. 15-15 OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING A NEW SINGLE FAMILY RESIDENCE AND DETACHED GARAGE AT 859 WEST SECOND STREET (15PLN- 00033)

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

1. That the front porch detail be reworked and submitted to planning and approved by the subcommittee prior to issuance of a building permit;
2. That the rear dormers be revised to include a 12 inch gutter return;
3. That corner trim be added to the home;
4. That vents at gable end of dormers be flush with siding;

5. That the size of the barge rafter be increased 2'x8'.

by the following vote:

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

VI. COMMUNICATIONS FROM STAFF

A. UPDATE TO COMMISSION ON STATUS OF MILLS ACT WORK PROGRAM

Ms. Ratcliffe reported that City Council approved the Mills Act Work Program at the September 8 meeting.

Ms. Thorsen reported that the Office of Historic Preservation asked the City of Benicia to host their workshop in March 2016.

VII. COMMUNICATIONS FROM COMMISSIONERS

None.

VIII. ADJOURNMENT

Commissioner Trumbly adjourned the meeting at 7:35 p.m.