



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION REGULAR MEETING MINUTES

**City Hall Commission Room
Thursday, October 23, 2014
6:30 P.M.**

I. OPENING OF MEETING

A. Pledge of Allegiance

B. Roll Call of Commissioners

Present: Commissioners Haughey, Macenski, McKee, Trumbly
and Chair Delgado

Absent: Commissioners Van Landschoot and von Studnitz (both
excused)

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 Trumbly, seconded by Commissioner Haughey,
the Agenda was approved by the following vote:

Ayes: Commissioners Haughey, Macenski, McKee, Trumbly and Chair
Delgado

Noes: None

Absent: Commissioners Van Landschoot 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 Haughey, the consent calendar was approved by the following vote:

Ayes: Commissioners Haughey, McKee, Trumbly and Chair Delgado
Noes: None
Absent: Commissioners Van Landschoot and von Studnitz
Abstain: Commissioner Macenski (noting this as his first meeting)

A. APPROVAL OF MINUTES OF SEPTEMBER 18, 2014 REGULAR MEETING

V. REGULAR AGENDA ITEMS

A. DESIGN REVIEW REQUEST TO MODIFY THE EXTERIOR OF THE STOREFRONT AT 890 SOUTHAMPTON ROAD IN THE SOUTHAMPTON SHOPPING CENTER (RALEY'S), AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

14PLN-00060 Design Review
890 Southampton Road
APN 0086-151-11

Ms. Thorsen provided a presentation on the project.

Commissioners asked staff clarification on other improvements in the center, signage, rollup doors and landscape improvements.

Mark Marvelli, architect for Raley's, provided an overview of the proposed project.

Commissioner requested information on the inspiration for the design, signage, lighting, configuration of the front façade, the height of the building and schedule.

Public comment was opened.

John Bunch requested clarification on the green screen.

Mr. Marvelli clarified the material and construction of the green screen.

Mr. Bunch commented on his general support of the proposed architecture. He expressed concern with the proposed building being consistent with the existing architecture of the shopping center. He suggested the following conditions of approval 1) location of the outdoor displays be limited and require a staff-level approval, and 2) limit or

prohibit advertising in the windows due to the larger more prominent window design. He also expressed concern about setting a precedent by approving the Raley's sign on the architectural feature above the roofline.

Mr. Marvelli stated that Raley's would accept a condition limiting signagae in the window. The goal of the outdoor displays is to have fresh produce.

Public comment was closed.

The Commission discussed the conditions of approval suggested by Mr. Bunch, the outdoor seating area, improvement to the monument sign near the intersection of Southampton Road and I-780, the garden displays, compatibility of the proposed design with the existing shopping center, colors, rollup doors and upgrading the remaining buildings in the shopping center.

**RESOLUTION NO. 14-11 OF THE HISTORIC PRESERVATION REVIEW
COMMISSION OF THE CITY OF BENICIA APPROVING A DESIGN REVIEW TO
MODIFY THE EXTERIOR OF THE STOREFRONT AT 890 SOUTHAMPTON ROAD IN
THE SOUTHAMPTON SHOPPING CENTER (RALEY'S) (14PLN-00038)**

On a motion of Commissioner Macenski, seconded by Commissioner Haughey, the above resolution with the following modifications

1. Identify and better define the entrances on the both of the main entrances to the building so that they provide shelter to pedestrians entering the building (staff-level review).
2. Design for ramp on the south side (transition area between Raley's and the existing sidewalk) on shall be reviewed by Planning staff and at minimum include a public art element.
3. Restrict the amount of signage on glass windows to provide a minimum of 70% transparency at all times.

was approved by the following vote:

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

After the vote, the Commission recommended to staff that discussions be initiated with the property owner regarding updates to Southampton

Center's appearance as well as improvements to the shopping center sign located near I-780.

B. WORKSHOP-NORTHGATE CHRISTIAN FELLOWSHIP PHASE 2 DESIGN

14PLN-00007 Design Review
2201 Lake Herman Road
APN 0181-260-09

Ms. Thorsen provided a presentation on the project.

Ken Jensen, applicant, provided background information about the church.

Dave McMurtry, applicant, made a visual presentation of the proposed project and subsequently provided a detailed review of the building and their uses.

Commissioners expressed concern about the visibility of the Phase 2 above the ridgeline and referred to findings in the Initial Study as well as conditions of approval for the water tank (2004) and suggested that the building be setback so that it does not extend above the ridgeline.

Commissioner Macenski provided feedback on the landscape plan and recommending that the applicant re-evaluate the plants selected, including Coast Live Oakes due to their slow growth.

The applicants and the Commission discussed the design, site constraints and the height of the building.

Commissioner McKee commented on the bland appearance of the south elevation along Lake Herman Road and suggested improved architectural treatment of that side, including shadow lines, rooflines, and installation of mature landscape materials.

Commissioner Macenski and Chair Delgado concurred with Commissioner McKee. Chair Delgado suggested adding features such as false windows, pop outs or doors to break the mass and that the architect blend the façade like what was done with the original design.

Commissioners asked staff questions about compliance with the Initial Study/Mitigated Negative Declaration and site lighting levels.

VI. COMMUNICATIONS FROM STAFF

None.

VII. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Haughey provided an update on the subcommittee for design review.

Commissioner Macenski commented and thanked staff for their thorough review of projects.

VIII. ADJOURNMENT

Chair Delgado adjourned the meeting at 8:37 p.m.