



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION REGULAR MEETING AGENDA

**City Hall Commission Room
Thursday, November 19, 2015
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 OCTOBER 22, 2015 REGULAR MEETING](#)

V. **REGULAR AGENDA ITEMS**

A. [JOIN THE ARTS AND CULTURE COMMISSION AND RECOMMEND PLACEMENT OF A TILE BY GUILLERMO WAGNER GRANIZO ADJACENT TO THE HISTORIC CAPITOL BUILDING](#)

700 Block of First Street

PROPOSAL:

The Arts and Culture Commission (ACC) is charged with oversight of the Public Art Program, a policy approved by the City Council to guide the acceptance of public art by the City of Benicia. As part of the program, the ACC approves donations of art, but requests the assistance of other commissions in the areas of their specific subject expertise. In this case, the Historical Preservation Review Commission is being asked to consider a proposed donation in the same style as the other tiles lining First Street. The donor has specifically requested placement near the historic State Capitol building.

Recommendation: The Arts and Culture Commission are requesting that the Historic Preservation Review Commission join them in recommending placement of a tile by local artist Guillermo Wagner Granizo on First Street near the historic State Capitol building.

B. [DESIGN REVIEW TO REPLACE TEN \(10\) WINDOWS AND ONE \(1\) PATIO DOOR AND INSTALL EIGHT \(8\) NEW WINDOWS ON THE SINGLE-FAMILY RESIDENCE AT 165 EAST G STREET, AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA](#)

15PLN-00048 Design Review

165 East G Street

APN: 0089-341-140

PROPOSAL:

The property owners, Howard and Susan Buchanan, request design review approval to replace and install one patio door and eighteen white vinyl clad windows of varying sizes. Ten windows would be replacement windows and the remaining eight will be new installation. Four new windows are proposed on the front façade and four new windows are proposed on the rear façade. The existing single-family residence located at 165 East G Street, is in the Downtown Historic District, however it is designated as a non-historic building.

Recommendation: Approve the design review request to replace ten windows and one patio door and install eight new windows on the non-historic single-family residence located at 165 East G Street, based on the findings and conditions of approval set forth in the draft resolution; after a determination that the project is categorically exempt from CEQA.

C. DESIGN REVIEW FOR A SECOND FLOOR EXTERIOR DOOR AND TWO IRON RAILINGS ON THE SINGLE-FAMILY RESIDENCE AT 224 WEST I STREET, AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA

15PLN-00051 Design Review
224 West I Street
APN: 0089-042-070

PROPOSAL:

The property owners, Michael and Ebba Navas, request design review approval for the installation of an exterior door and two iron railings on the second story of an existing single-family residence located at 224 West I Street. The modifications were completed in March of this year, so the request is for an 'after-the fact' approval. The subject building is a contributing structure within the Downtown Historic Overlay District and is a participating property in the City's Mills Act program.

Recommendation: Approve the after-the-fact design review request for exterior modifications to the rear of the single family residence located at 224 West I Street, based on the findings and conditions of approval set forth in the draft resolution; after a determination that the project is categorically exempt from CEQA.

VI. COMMUNICATIONS FROM STAFF

VII. COMMUNICATIONS FROM COMMISSIONERS

VIII. 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.