

AGENDA ITEM
PLANNING COMMISSION MEETING: DECEMBER 11, 2008
CONSENT CALENDAR

DATE : December 2, 2008

TO : Planning Commission

FROM : Gina Eleccion, Management Analyst

SUBJECT : **ZONING MAP AMENDMENT - DOWNTOWN HISTORIC OVERLAY DISTRICT**

RECOMMENDATION:

Recommend that the City Council amend the Downtown Historic Overlay District map to:

1. Categorize all historic resources as either a landmark or a contributor to the historic district; and
2. Expand the district boundary to include the portion of East K Street between East Third and East Fourth Streets; and include 470 West J Street and 327 Gull Point Court.

EXECUTIVE SUMMARY:

The City of Benicia is in the process of updating its downtown historic resource inventory. The Downtown Historic Conservation Plan (DHCP) was adopted in November 1990 and amended in December 1992. In March 2004, the City Council approved a work program for an update to the DHCP, with new historic survey forms and documentation as the top priority. A series of joint meetings of the then Historic Preservation, Design Review and Planning Commissions were held to refine the update process.

A current survey of historic properties has been completed and was reviewed by the Historic Preservation Review Commission at its September 25, 2008 meeting. Pursuant to Chapter 17.120 (Amendments) of the Benicia Municipal Code, the Planning Commission must make a recommendation to the City Council regarding the Downtown Historic Overlay District map historic designations and boundary changes recommended by the Historic Preservation Review Commission. The Planning Commission does not make a recommendation to Council on any other aspect of the historic survey update.

STRATEGIC PLAN:

Relevant Strategic Plan Goals and Strategies:

- ❑ Goal 4.00: Preserve and Enhance City Assets and Infrastructure
 - Strategy 4.30: Maintain and enhance Benicia's historic character
- ❑ Goal 9.00: Promote Arts, Culture, Continuous Learning and Historic Preservation
 - Strategy 9.20: Maintain and enhance Benicia's historic character

BUDGET INFORMATION:

The consultant work necessary to complete this portion of the DHCP update was funded in FYs 05-07. Additional funds will be requested to complete an update of the DHCP text, including preparation of a historic context which may assist in future listing of additional historic resources.

ENVIRONMENTAL ANALYSIS:

This action is Categorically Exempt under the California Environmental Quality Act, Section 15308. This exception applies to actions by a regulatory agency as authorized by local ordinance (Title 17.120 of the Benicia Municipal Code) to assure the maintenance, restoration, or enhancement of the environment. Amending the boundaries of the Downtown Historic Overlay District will continue to ensure the preservation of historic resources.

SUMMARY:

The DHCP was adopted in 1990, and amended in 1992, as the principal tool to identify historic properties in the Downtown Historic Overlay District and guide their preservation. In March 2004, the City Council approved a work program for an update to the DHCP, with new historic survey forms and documentation as the top priority.

The completed historic survey forms and documentation include a State-standard "DPR 523" form, a current photograph and a description for each property recommended by Roland-Nawi Associates to be designated as landmarks or contributors. These recommended additions to the City's historic resources, as well as the new district boundaries, was considered and approved by the HPRC.

Designation Changes

A total of 304 properties were surveyed. DPR 523 forms were prepared for all buildings recommended for designation within the historic district, as well as ones currently identified as "potential" resources. A property must meet State and Federal eligibility criteria and retain sufficient integrity to convey its significance in order to qualify as a historical resource under California law and regulation. (The California Register and the State Office of Historic Preservation do not recognize "potential" landmarks or contributors as a category.)

Properties currently categorized as a "potential contributor" or a "potential landmark" were field inspected. Previous survey documentation was reviewed, and additional research was undertaken to determine whether each of these buildings should be included in the list of designated resources (and if a DPR 523 form should be prepared.) Of the 304 properties surveyed, 46 are recommended as landmarks, 184 are recommended as contributors, and 74 are recommended for removal as historic resources.

Boundary Changes

A preliminary survey of areas outside the existing district boundary conducted in September 2005 identified a group of properties on East K Street as having a sufficient concentration of historic resources to constitute a historic exclave eligible for listing in the California Register.

The proposed new area includes 8 residential structures and 2 historic school buildings. A DPR 523 form was prepared for each building (all of them contributors), and the boundaries for the potential district were defined. In addition, boundary changes are recommended to include contributors at 470 West J and 327 Gull Point Court.

Once approved, new designation maps will be prepared to replace Figures 1 and 2 of the DHCP to identify historic properties in the Downtown Historic Overlay District, including the added exclave along East K Street, and any other additional approved boundary changes.

Findings

In accordance with Benicia Municipal Code Section 17.54.090, the Planning Commission, in recommending approval to the City Council, must find that the Downtown Historic District, as proposed to be amended, has a significant architectural or historical character that can be preserved and enhanced through appropriate controls on new development and alterations to existing buildings and landscaping, and is consistent with the policies and goals of the General Plan.

FURTHER ACTION:

Planning Commission recommendations on amendments to the Downtown Historic Overlay District proposed boundary changes and property designations will be presented to the City Council.

Attachments:

- Draft Resolution
- HPRC Resolution No. 08-8

DRAFT RESOLUTION

RESOLUTION NO. 08- (PC)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BENICIA TO THE CITY COUNCIL RECOMMENDING AN AMENDMENT TO THE DOWNTOWN HISTORIC OVERLAY DISTRICT MAP

WHEREAS, the purpose of the Historic Preservation Review Commission is to:

- advise and assist the City Council in implementing the goals, policies and programs set forth in the city's General Plan relating to preservation and enhancement of the city's historic character;
- identify, register, designate, preserve, protect, enhance and perpetuate those historic structures, districts and neighborhoods which contribute to the cultural and aesthetic heritage of Benicia; and
- maintain a program to compile, record and update an inventory of cultural resources within the city, which shall be based on comprehensive surveys conducted in conformance with state survey standards and procedures.

WHEREAS, the Historic Preservation Review Commission on September 25, 2008 reviewed recommended updates to the Downtown Historic Conservation Plan text and maps and has recommended approval of the proposed amendments to the Downtown Historic Overlay District maps; and

WHEREAS, the Planning Commission, at its regular meeting on December 11, 2008, held a public hearing and reviewed recommended updates to survey documentation and historic resource designations for properties within the Downtown Historic Overlay District as well as proposed modifications to the boundaries of the Downtown Historic Overlay District.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Benicia hereby recommends that the City Council amend the Downtown Historic Overlay District map to:

1. Categorize all historic resources as either landmark or contributor to the historic district; and
2. Expand the district boundary to include the portion of East K Street Between East Third and East Fourth Streets; and include 470 West J Street and 327 Gull Point Court.

3. Amend the Zoning Map to expand the boundary of the Downtown Historic Overlay District to include the portion of East K Street between East Third and East Fourth Streets; include 470 West J Street and 327 Gull Point Court.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Benicia hereby finds, in accordance with Benicia Municipal Code Section 17.54.090, that the Downtown Historic District, as proposed to be amended, has a significant architectural or historical character that can be preserved and enhanced through appropriate controls on new development and alterations to existing buildings and landscaping, and that the proposed amendments are consistent with the goals and policies of the General Plan.

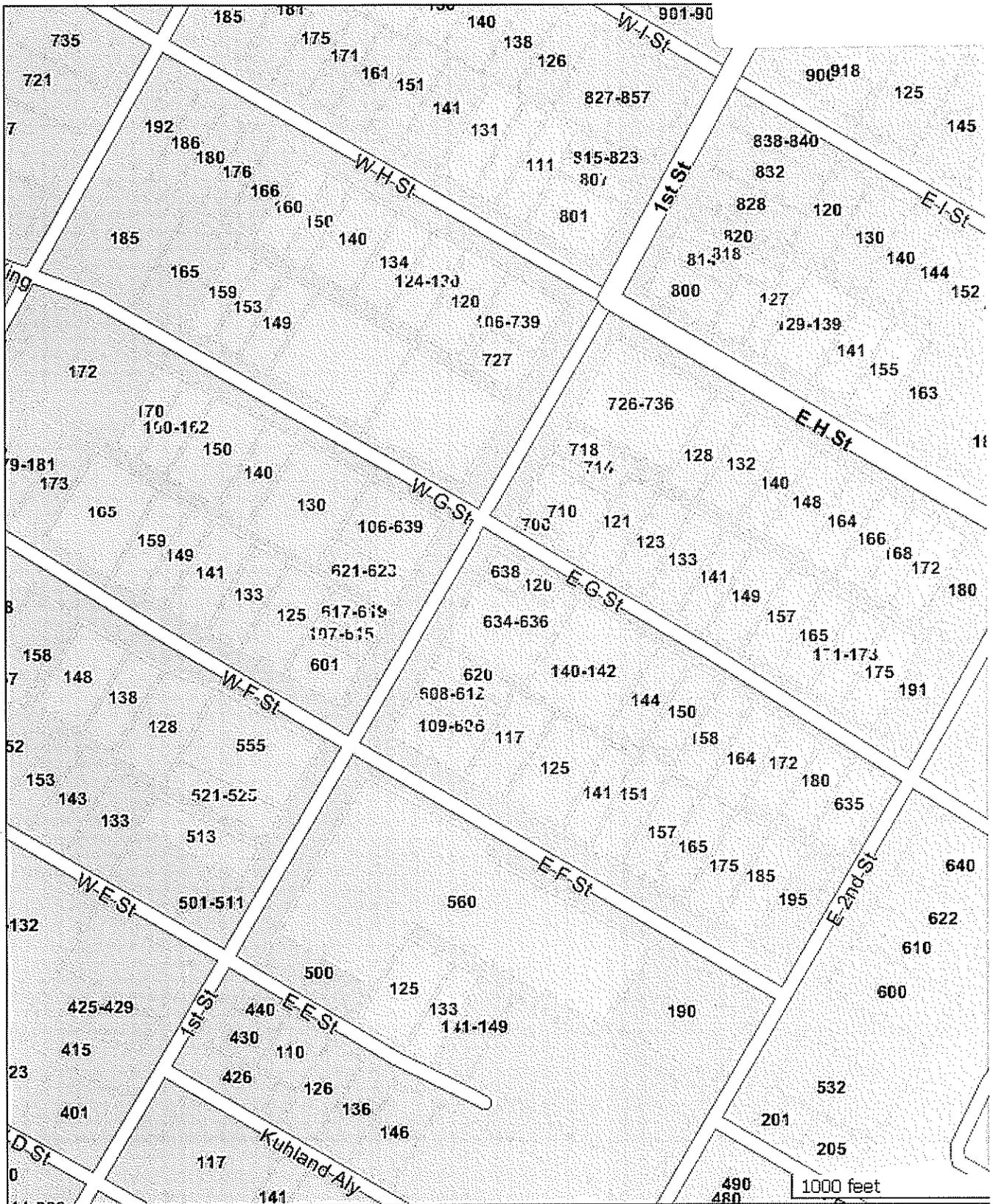
* * * * *

On motion of Commissioner _____, seconded by Commissioner _____, the above Resolution, with abstentions as noted in Exhibit A of the final Resolution, was adopted by the Planning Commission of the City of Benicia at a regular meeting of said Commission held on December 11, 2008 by the following vote:

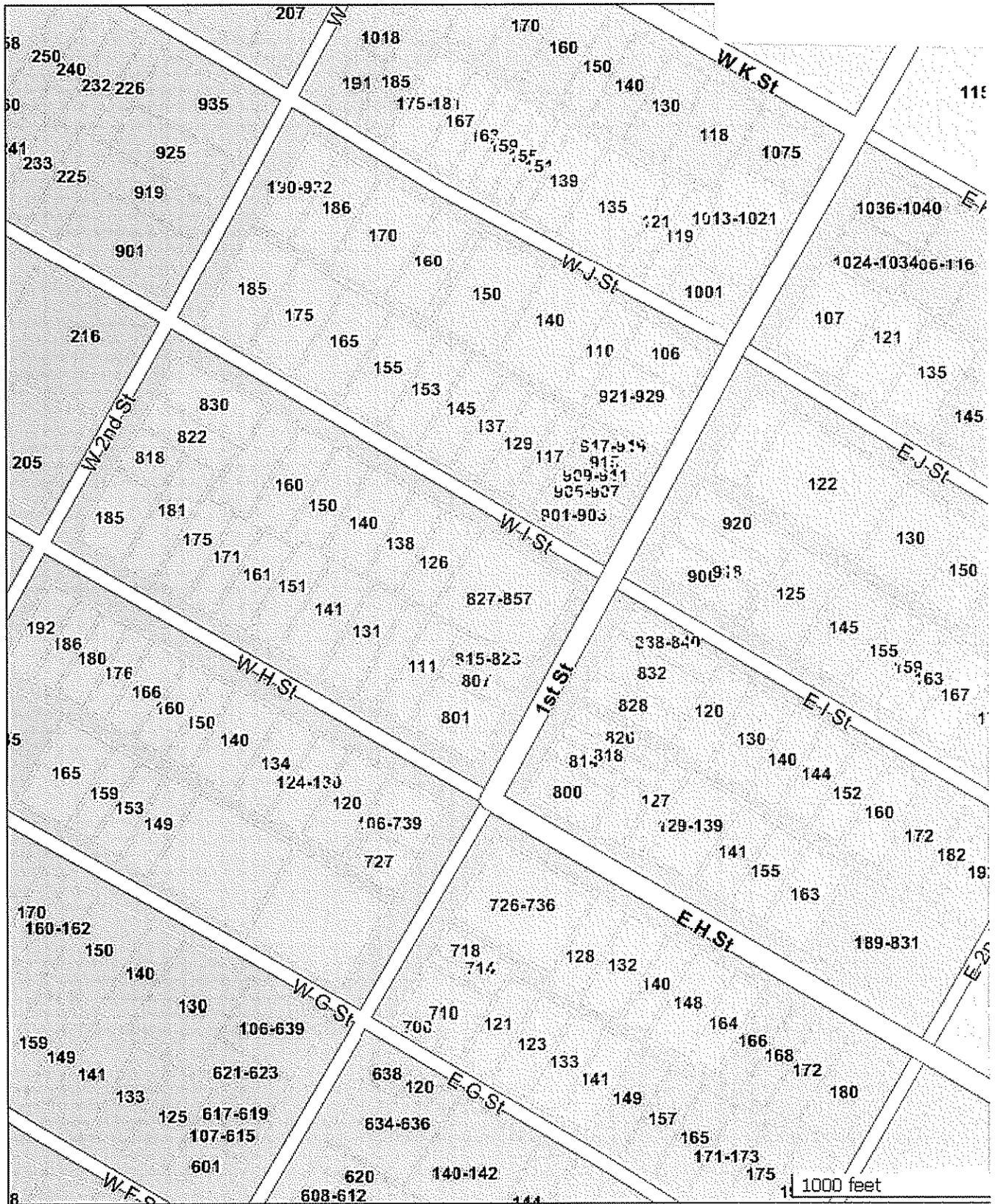
- Ayes:
- Noes:
- Absent:
- Abstain:

Dan Healy
Planning Commission Vice Chair

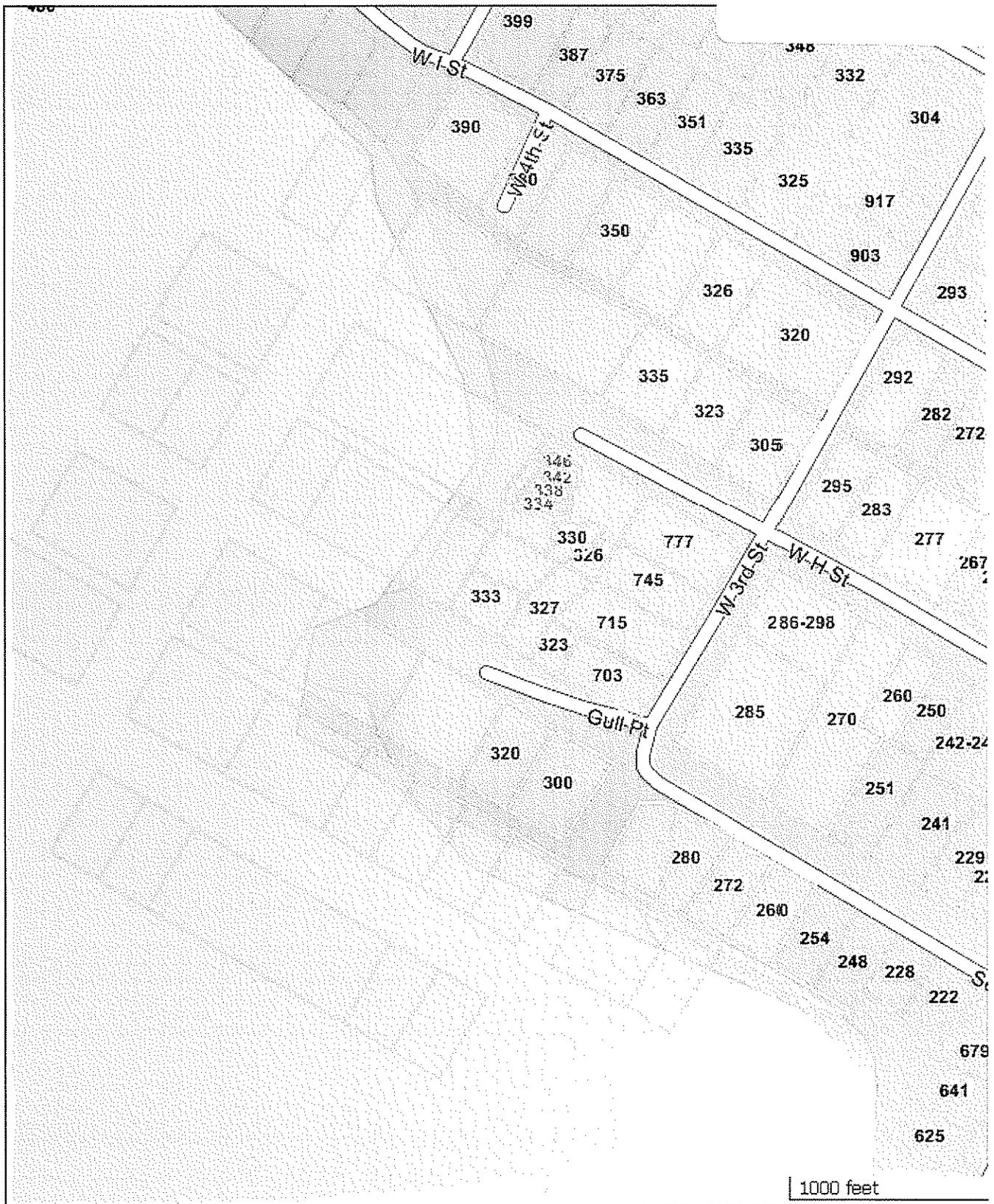
Exhibit A



Commissioner Bortolazzo - 638 First Street



Commissioner Bortolazzo - 827 First Street



Commissioner Syracuse - 333 Gull Point Court

HPRC RESOLUTION NO. 08-8

RESOLUTION NO. 08-8 (HPRC)

A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA TO THE CITY COUNCIL REGARDING THE DOWNTOWN HISTORIC DISTRICT SURVEY AND THE UPDATE TO THE DOWNTOWN HISTORIC CONSERVATION PLAN

WHEREAS, the purpose of the Historic Preservation Review Commission is to:

- advise and assist the City Council in implementing the goals, policies and programs set forth in the city's General Plan relating to preservation and enhancement of the city's historic character;
- identify, register, designate, preserve, protect, enhance and perpetuate those historic structures, districts and neighborhoods which contribute to the cultural and aesthetic heritage of Benicia; and
- maintain a program to compile, record and update an inventory of cultural resources within the city, which shall be based on comprehensive surveys conducted in conformance with state survey standards and procedures.

WHEREAS, the Historic Preservation Review Commission has reviewed recommended updates to survey documentation and historic resource designations for properties within the Downtown Historic Overlay District; and

WHEREAS, the Historic Preservation Review Commission has reviewed recommended updates to the Downtown Historic Conservation Plan text and maps; and

WHEREAS, the Historic Preservation Review Commission has considered modifications to the boundaries of the Downtown Historic Overlay District.

NOW, THEREFORE, BE IT RESOLVED that the Historic Preservation Review Commission of the City of Benicia hereby recommends that the City Council amend the Downtown Historic Conservation Plan (DHCP) to:

1. Categorize all historic resources as either landmark or contributor to the historic district;
2. Utilize the standard federal historic designation forms (DPR 523) prepared by Roland-Nawi Associates, and the Historic Survey Ad Hoc Committee's recommendation, to determine historic designation status;
3. Expand the district boundary to include the portion of East K Street Between East Third and East Fourth Streets; and include 470 West J Street and 327 Gull Point Court;
4. Update the DHCP maps (Figures 1 and 2) to reflect changes 1-3 above;
5. Identify and list all historic Resources by address, assessor parcel number and designation status; and
6. Amend the DHCP text to reflect changes 1-5 above and correct minor internal consistencies.

BE IT FURTHER RESOLVED that the Historic Preservation Review Commission of the City of Benicia hereby recommends that the Planning Commission recommend to the City Council that the Zoning Map be amended to expand the boundary of the Downtown Historic Overlay District to include the portion of East K Street Between East Third and East Fourth Streets; include 470 West J Street and 327 Gull Point Court.

BE IT FURTHER RESOLVED that the Historic Preservation Review Commission of the City of Benicia hereby formally acknowledges the importance of developing a formal historic context, and recommends City Council consideration of this project during the upcoming 2009/2011 budget cycle.

* * * * *

On motion of Commissioner White, seconded by Commissioner Haughey, the above Resolution, with abstentions as noted in Exhibit A of the final Resolution and specifically noted below, was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on September 25, 2008 by the following vote:

Ayes: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, White and Chair Mang
Noes: None
Absent: None
Abstain: None

130 West E

On motion of Commissioner Crompton, seconded by Commissioner Haughey, the property is recommended to remain as a contributing structure in the Downtown Historic Overlay District by the following vote:

Ayes: Commissioners Crompton, Haughey, Taagepera
Noes: Commissioners White and Chair Mang
Absent: None
Abstain: Commissioners Donaghue and McKee

251 West G

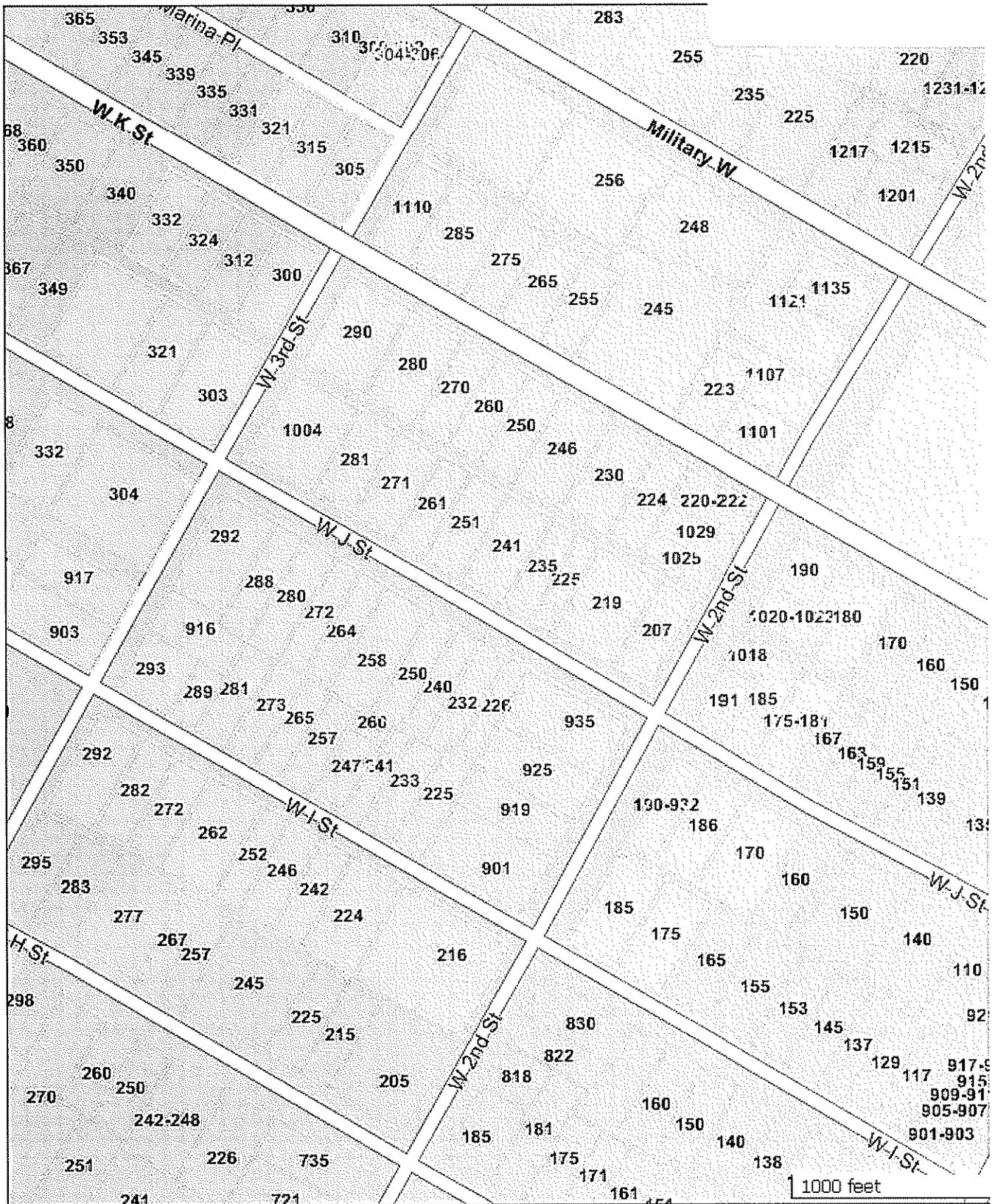
On motion of Commissioner White, seconded by Commissioner Donaghue, the property is recommended to be removed as a contributing structure in the Downtown Historic Overlay District by the following vote:

Ayes: Commissioners Donaghue, McKee, White and Mang
Noes: Commissioner Crompton
Absent: None
Abstain: Commissioners Haughey and Taagepera

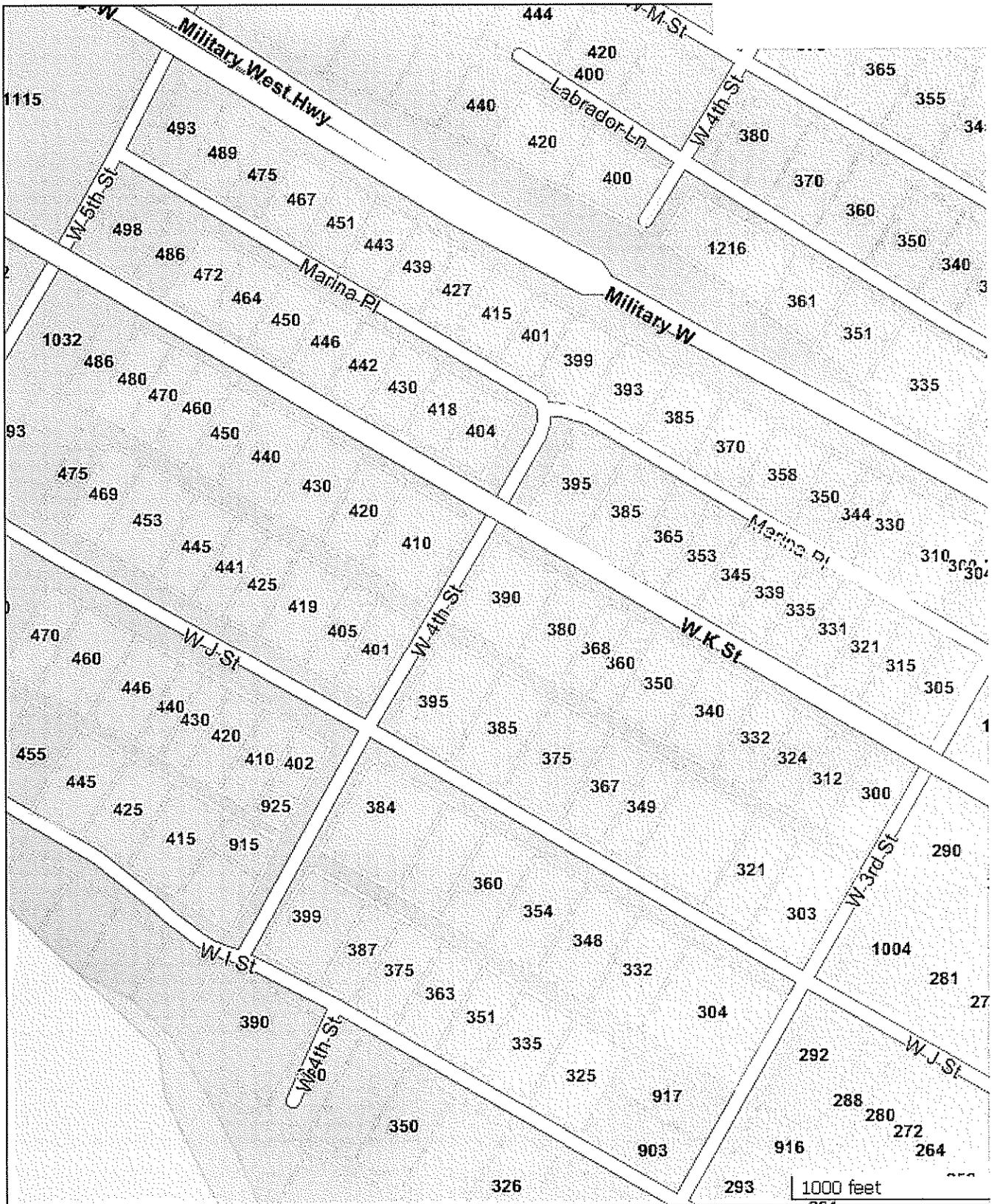


Gina Eleccion
Historic Preservation Review Commission Secretary

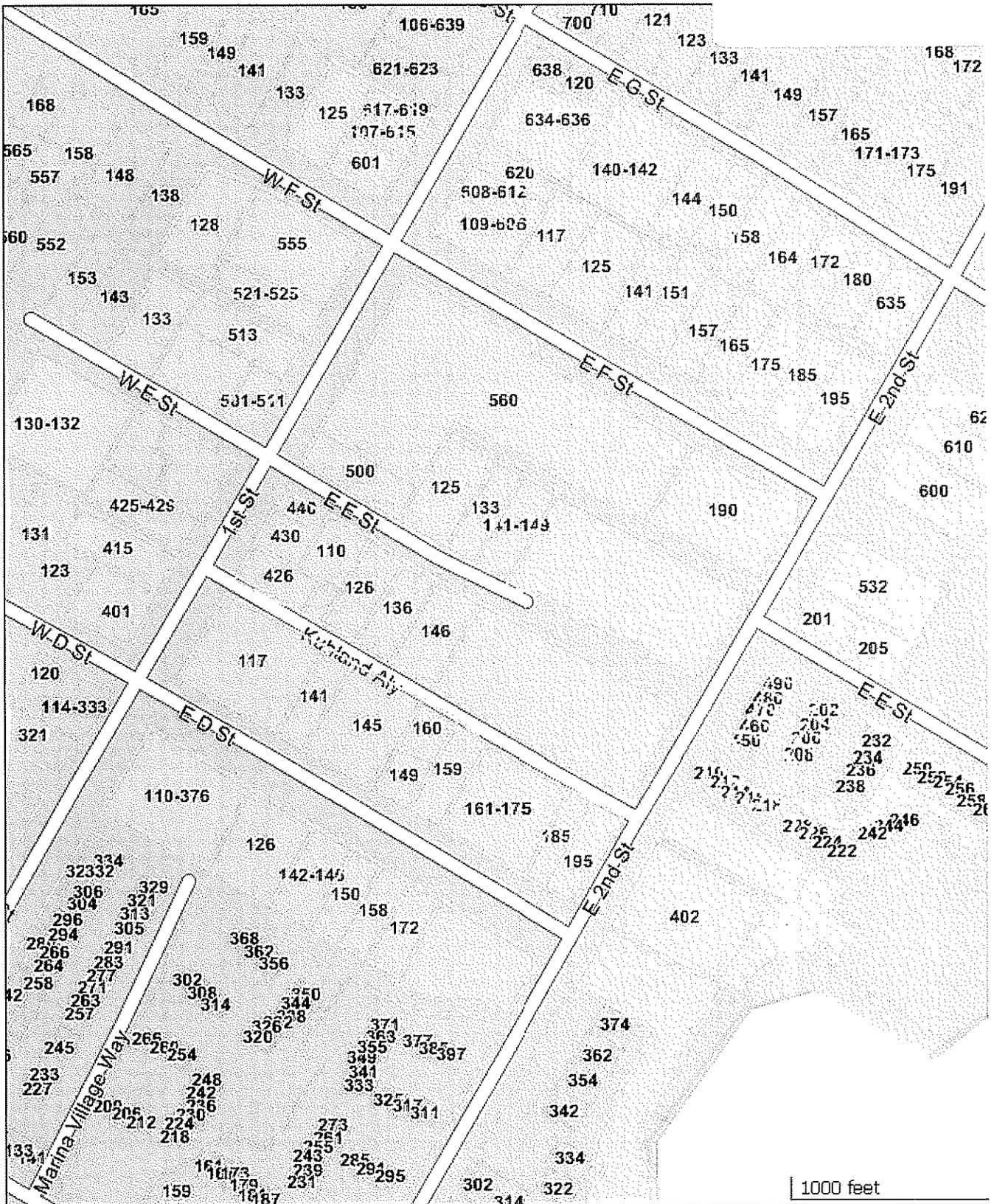
Exhibit A



Commissioner Haughey - 251 West J Street

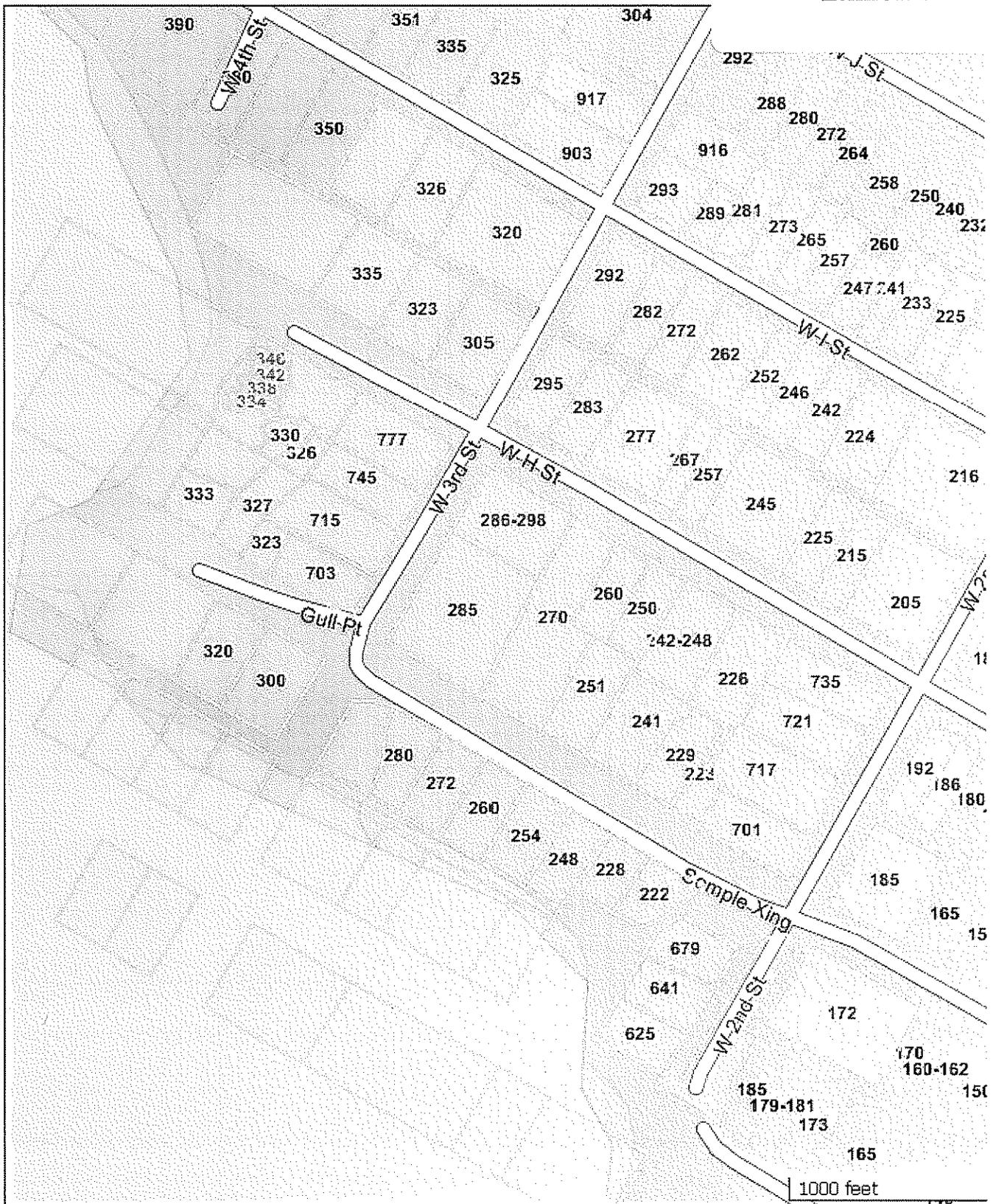


Commissioner Donaghue - 390 West K Street



Commissioner Donaghue - 126 East E Street and
141 East E Street

Exhibit A



Commissioner Taagapera - 270 West H Street