



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION REGULAR MEETING MINUTES

**City Hall Commission Room
Thursday, December 18, 2014
6:30 P.M.**

I. OPENING OF MEETING

A. Pledge of Allegiance

B. Roll Call of Commissioners

Present: Commissioners Macenski, McKee, Trumbly and Van Landschoot

Absent: Commissioners Haughey (unexcused), von Studnitz (excused) and Chair Delgado (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 Macenski, seconded by Commissioner Trumbly, the Agenda was approved by the following vote:

Ayes: Commissioners Macenski, McKee, Trumbly and Vice-Chair Van Landschoot

Noes: None

Absent: Commissioners Haughey, von Studnitz and Chair Delgado

Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT– None.

B. PUBLIC COMMENT- None.

IV. CONSENT CALENDAR

Vice-Chair Van Landschoot noted that Item C (Design Review for 155 West I Street) will be moved to a special meeting in January due to lack of a quorum.

A. APPROVAL OF MINUTES OF NOVEMBER 20, 2014 REGULAR MEETING

B. ADOPTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION REVISED 2015 MEETING SCHEDULE

On a motion of Commissioner Macenski, seconded by Commissioner Trumbly, the consent calendar was approved by the following vote:

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

V. REGULAR AGENDA ITEMS

A. REQUEST FOR DESIGN REVIEW APROVAL TO MODIFY THE SITE PLAN, PHASING, AND FACILITIES FOR FUTURE PHASES OF NORTHGATE CHRISTIAN FELLOWSHIP, AFTER A DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED

14PLN-00041 Design Review
2201 Lake Herman Road
APN: 0181-260-090

Ms. Thorsen provided an overview of the project.

Commission requested clarification on the scope of the design review and the revisions to the landscape plans since the October workshop.

Pastor Ken Jensen, provided a history of the church and some details on the existing campus.

Dan Kinnoin, project architect, provided an overview and presentation of the project highlighting the proposed changes.

The Commission and the applicant discussed faux windows on the southeast and southwest facades, landscaping, the proposed trees above the City's waterline, turf, location of trees in and around the existing Phase 1 parking lot, windows and articulation on the rear of the

building, photovoltaic parking panels, the retaining wall along the northeastern side of the road, the landscaping plan, and tree size.

RESOLUTION NO. 14-13 OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING DESIGN REVIEW FOR NORTHGATE CHRISTIAN FELLOWSHIP, 2201 LAKE HERMAN ROAD (14PLN-00041)

On a motion of Commissioner Macenski, seconded by Commissioner McKee, the above resolution was approved with the following changes:

1. Modification to the resolution as suggested by staff in the memo to the HRPC dated 12/17/14
2. Modification to the resolution as requested by Dave McMurtry via email dated 12/18/14
3. Additional condition stating that the landscape plan shall be revised with modifications focusing on addressing south corner of the Phase 2 building as indicated on marked-up Sheet LC-P2A. Review of the revised plans to be completed at the staff level.
4. Additional condition stating that the developer shall have the flexibility in the building design to remove the faux windows and reduce the size of the windows on the south side.

by the following vote:

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

B. CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT

Ms. Thorsen provided a brief presentation on the report.

The Commission had no comments on the report.

VI. COMMUNICATIONS FROM STAFF

Ms. Thorsen noted that City Hall will be closed December 22-26, 2014 and January 1, 2015.

VII. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Van Landschoot inquired about the next California Preservation Foundation (CPF) conference, property notifications on a parcel's deed and having Bill Tuika from Vallejo to come to speak to the Commission about

Vallejo's preservation practices.

Commissioner Macenski reported that there is a Sign Ordinance committee on January 22, 2015.

Commissioner Trumbly commented that CPF is in San Diego and suggested participating in webinars.

VIII. ADJOURNMENT

Vice Chair Van Landschoot adjourned the meeting at 7:14 p.m.