



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION REGULAR MEETING MINUTES

**City Hall Commission Room
Thursday, February 25, 2016
6:30 P.M.**

I. OPENING OF MEETING

A. Pledge of Allegiance

B. Roll Call of Commissioners

Present: Commissioners Delgado, McKee, von Studnitz, Trumbly
(arrived 6:40 p.m.), Chair Van Landschoot

Absent: Commissioner Haughey (excused), Macenski
(excused), Trumbly

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

C. Reference to Fundamental Rights of Public

II. ADOPTION OF AGENDA

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

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

Noes: None

Absent: Commissioner Haughey, Macenski, Trumbly

Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN COMMENT - None

B. PUBLIC COMMENT - Mario Giuliani, Economic Development Director presented street signs for First Street that staff will be presenting to City Council. He asked the Commission to notify him should they have questions.

The Commission requested that discussion of the First Street signs be agendaized for the March meeting.

IV. CONSENT CALENDAR

On a motion of Commissioner Delgado, seconded by Commissioner von Studnitz, the consent calendar was approved by the following vote:

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

A. APPROVAL OF MINUTES OF JANUARY 28, 2016 REGULAR MEETING

Due to conflict of interest resulting from proximity within 500 feet of 859 West Second Street, Chair Van Landschoot departed at 6:43 p.m. and turned over the meeting to Commissioner Trumbly; the meeting resumed at 6:47 p.m.

V. REGULAR AGENDA ITEMS

A. AMENDMENT TO 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

Suzanne Thorsen provided a presentation.

Commissioners asked clarifying questions regarding the change to the building design and the request to be able to “flip” the house layout in a mirror image.

Mr. Torres, applicant, summarized his request. He said the reasons for the design changes were purely economic, the building materials and color scheme will stay the same.

In response to Commissioners' questions, Mr. Torres stated that said he is considering access to the yard area and bedroom privacy..

Public comment was opened. No members of the public commented.

Public Comment was closed.

After discussion, the Commission expressed support for the changes to the design of the new home

On a motion of Commissioner Delgado, seconded by Commissioner McKee, the application to amend design review for 859 West Second Street was approved, with the condition that the owner be allowed to “flip” the house layout, by the following vote:

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

B. DISCUSSION ITEM – HPRC COMMUNITY OUTREACH

Suzanne Thorsen provided a presentation.

No members of the public commented.

The Commission continued the HPRC Community Outreach discussion to the March meeting.

On a motion of Commissioner Trumbly, seconded by Commissioner von Studnitz to continue the HPRC Community Outreach discussion to March 24, 2016 by the following vote:

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

VI. COMMUNICATIONS FROM STAFF

Ms. Thorsen presented an update on the OHP Preservation Education Workshop on March 18, 2016 and encouraged Commissioners to register online.

VII. COMMUNICATIONS FROM COMMISSIONERS None

Commissioner McKee inquired about work plan items related to amending the Downtown Mixed-Use Master Use Plan. Ms. Ratcliffe provided clarification and advised that the HPRC would be engaged in any discussions about amending the Plan.

VIII. ADJOURNMENT

Commissioner Trumbly adjourned the meeting at 7:02 pm.