

# DESIGN REVIEW PROCEDURES

HPRC Discussion

May 24, 2018



THE CITY OF  
**BENICIA**  
CALIFORNIA

# BACKGROUND

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## DHCP (1990)

- Design Guidelines being updated

## Design Review Procedures

- Present: Table in DHCP
- Future: Benicia Municipal Code Chapter 17.108

# FEEDBACK TO DATE

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## Community Online

- Concerns: cost, time, predictability
- Support for more administrative procedures
- Design review for exterior changes, new construction

## Advisory Group

- Early consultation
- Encourage maintenance
- Avoid public hearing for minor projects
- Do not duplicate procedures

## Consultant

- Clarify applicability & exemptions
- Eliminate major/minor distinction
- Commission-level review for highly visible facades

# PROPOSED OBJECTIVES

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**Preserve** existing historic and landmark buildings



**Encourage** rehabilitation & restoration



**Guide** remodels, additions, new construction

**Procedures facilitate objectives**

# FRAMEWORK APPROACH

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Streamlined	Administrative review	Administrative hearing	HPRC public hearing
<ul style="list-style-type: none"><li>• No notice or hearing</li><li>• Preserve/restore original materials</li></ul>	<ul style="list-style-type: none"><li>• Notice</li><li>• Residential façade alterations</li><li>• Residential additions</li><li>• Signs</li></ul>	<ul style="list-style-type: none"><li>• Notice &amp; Public hearing</li><li>• Non-residential alterations (side &amp; rear)</li></ul>	<ul style="list-style-type: none"><li>• Notice &amp; Public hearing</li><li>• All new construction</li><li>• New commercial additions</li><li>• Non-residential alterations (front)</li><li>• Projects that don't meet guidelines</li></ul>

Projects must meet the design guidelines

# NEXT STEPS

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**HPRC  
Discussion**

**COMMISSION  
HEARINGS**

**COUNCIL  
ACTION**