

## **RESOLUTION NO. 18-8 (HPRC)**

### **A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING DESIGN REVIEW FOR EXTERIOR MODIFICATIONS AT 2045 CAMEL ROAD (18PLN- 00024)**

**WHEREAS**, on June 28, 2018, Daniel Seng, applicant on behalf of property owner AMPORTS, requested design review approval of exterior façade alterations, including new sectional roll-up door, customer entry, exhaust flue, metal awning, safety railing, and site fencing for a proposed crematorium.; and

**WHEREAS**, the industrial building at 2045 Camel Road is a potentially-contributing structure in the Arsenal Historic District; and

**WHEREAS**, the Historic Preservation Review Commission at their regular meeting on June 28, 2018 conducted a public hearing and reviewed the proposed project.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Historic Preservation Review Commission of the City of Benicia does hereby find:

- a) The project is Categorically Exempt pursuant to Section 15301(e), Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines, which applies to minor alterations to the exterior of existing structures involving no expansion of use; and
- b) The proposed building modifications are consistent with the Arsenal Historic Conservation Plan (AHCP) policies and guidelines, because the proposed materials and colors comply with the guidelines of the AHCP and is compatible with the look and character of the historic district; and
- c) The proposed building modifications are substantially consistent with the Industrial Design Guidelines, because the proposed parking location, loading, and fence screening complies with the guidelines; and
- d) The project is consistent with the purposes of Design Review as provided in Section 17.108.010.B BMC, notably that the architectural design of structures, their materials and colors are visually harmonious with surrounding development.

**BE IT FURTHER RESOLVED THAT** the Historic Preservation Review Commission of the City of Benicia hereby approves the proposed project subject to the following conditions:

1. This approval shall expire two years from the date of approval, unless made permanent by the issuance of a building permit and the commencement of work that is diligently pursued to completion. Alternatively, the time period may be extended, by the Community Development Director, if the application for time extension is received prior to the end of the initial two-year deadline and there has been no change in the City's development policies which affect the site, and there has been no change in the physical

circumstances nor new information about the project site which would warrant reconsideration of the approval.

2. The exterior changes requested by the HPRC (conditions #4-6) are subject to approval by subcommittee of two of its members by nomination to review details prior to building permit submittal.
3. The plans submitted for the building permit and construction shall substantially comply with the plans stamped "Received" by the City of Benicia on May 04, 2018, consisting of four (4) sheets (Exhibit A) and as modified by the HPRC (conditions #4-6). Any change from this approval, including substitution of materials or colors, shall be requested in writing and approved by the HPRC subcommittee and Community Development Director, or designee, prior to changes being made in the field.
4. The storefront shall be made of steel with a centered door forty-two (42) inches wide and sidelites to match the dimensions of the door with regards to kick panel and windows framed of a design similar to the storefront.
5. Railing to be constructed of round tubing approximately three-quarter inches in diameter horizontally with thicker vertical supports and top horizontal rail.
6. Steel roll up door to be revised from panels to corrugated to align with the design of the industrial roll up door located on the building immediately to the north.
7. The west elevation steel roll-up door shall be painted "Benjamin Moore's Barley Harvest 1070", which appears as light brown in color, to match the east elevation sliding doors and the north elevation steel entry shall be painted "Benjamin Moore's Mayflower Red HC-49" which appears as reddish brown to match the exiting downspouts, gutters, and fascias.
8. Any requests for detached mechanical equipment and garbage enclosure submitted subsequent to this approval shall be reviewed administratively to the satisfactory of the Community Development Director.
9. The project shall adhere to all applicable ordinances, standard plans, and specifications of the City of Benicia.
10. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director's, Historic Preservation Review Commission or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full

cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

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On motion of Commissioner Delgado, seconded by Commissioner Haughey, the above Resolution is introduced by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of the Commission held on the 28<sup>th</sup> day of June 2018 and adopted by the following vote:

Ayes: Commissioners Delgado, Haughey, Maccoun, McKee, Van Landschoot, and Chair Reynolds

Noes: None

Absent: Commissioner von Studnitz

Abstain: None

  
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Tim Reynolds, Chair

7-3-18  
Date