



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION AGENDA

**City Hall Council Chambers
250 East L Street
Benicia, CA 94510
June 23, 2022
6:30 PM**

1. Call To Order

2. Roll Call Of Commissioners

3. Pledge Of Allegiance

4. Reference To Fundamental Rights Of Public

A plaque stating the Fundamental Rights of each member of the public is posted at the entrance to this meeting room per section 4.04.030 of the City of Benicia's Open Government Ordinance.

5. Adoption Of Agenda

6. Opportunity For Public Comment

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda that is within the subject matter jurisdiction of the Historic Preservation Review Commission. State law prohibits the Commission from responding to or acting upon matters not listed on the agenda. Each speaker has a maximum of five minutes for public comment. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Speakers may not make personal attacks on commissioners, staff or members of the public, or make comments which are slanderous or which may invade an individual's personal privacy.

- A. WRITTEN COMMENT
- B. PUBLIC COMMENT

7. Consent Calendar

7.A APPROVAL OF MINUTES FROM MAY 26, 2022

[5-26-22 DRAFT MINUTES](#)

7.B APPROVAL OF MINUTES FROM JUNE 14, 2022

[6-14-22 DRAFT MINUTES](#)

7.C DESIGN REVIEW FOR WINDOW AND DOOR REPLACEMENT ON A NON-CONTRIBUTING STRUCTURE AT 281 WEST J STREET

The applicant, Harold Bray Jr, requests Design Review approval for window and door replacement on a non-contributing home in the downtown historic district.

RECOMMENDATION:

Adopt the resolution approving door, window, and associated siding replacement at 281 West J Street, based on the findings and subject to the conditions listed in the proposed resolution, after a public hearing and determination that the project is exempt from CEQA.

[Staff Report - 281 West J Street](#)

[1. Draft Resolution with Exhibit A](#)

8. Regular Agenda Item

8.A DESIGN REVIEW FOR EXTERIOR ALTERATIONS TO A CONTRIBUTING HOME AT 131 WEST H STREET

The applicants, Roberts Boché Associates, request Design Review approval for exterior alterations to a historic single family home in the downtown historic district.

RECOMMENDATION:

Adopt the resolution approving the design review for exterior alterations including a rear building addition at 131 West H Street, based on the findings and subject to the conditions listed in the proposed resolution, after a public hearing and determination that the project is exempt from CEQA.

[Staff Report - 131 West H Street](#)

[1. Draft Resolution with Exhibits](#)

[2. DPR Form 523A](#)

[3. Images of 131 West H Street](#)

8.B DESIGN REVIEW FOR BUILDING ADDITION AND EXTERIOR ALTERATIONS ON A CONTRIBUTING RESIDENCE AT 325 EAST K STREET

The applicant requests design review approval for a building addition and related exterior alterations to a contributing residence in the Downtown Historic District. The proposed alterations include an upper-story building addition that would alter the existing roofline. The addition would be clad in wood lap siding and would include five new wood windows and two skylights. Additionally, the applicant proposes replacement of an existing door on the north (rear) of the structure and installation of a new window on the lower, rear portion of the west (side) elevation.

RECOMMENDATION:

Adopt the resolution approving the design review application for an upper-story building addition and associated alterations, based on the findings and subject to the conditions listed in the proposed resolution, after a public hearing and determination that the project is exempt from CEQA.

[Staff Report - 325 E. K Street](#)

[1. Draft Resolution with Exhibit A](#)

[2. DRP Form 523A](#)

9. Communications From Staff

10. Communications From Commissioners

11. Adjournment

Public Participation

The Benicia City Council and its Boards and Commissions welcome public participation.

Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter jurisdiction of the agency and which is not on the agency's agenda for that meeting. The City Council allows speakers to speak on non-agendized matters under public comment, and on agendized items at the time the agenda item is addressed at the meeting. Comments are limited to no more than five minutes per speaker. By law, no action may be taken on any item raised during the public comment period although informational answers to questions may be given and matters may be referred to staff for placement on a future agenda of the City Council.

Should you have material you wish to enter into the record, please submit it to the City Manager.

Disabled Access or Special Needs

In compliance with the Americans with Disabilities Act (ADA) and to accommodate any special needs, if you need special assistance to participate in this meeting, please contact Kim Imboden, the ADA Coordinator, at (707) 746-4200. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting.

Meeting Procedures

All items listed on this agenda are for Council discussion and/or action. In accordance with the Brown Act, each item is listed and includes, where appropriate, further description of the item and/or a recommended action. The posting of a recommended action does not limit, or necessarily indicate, what action may be taken by the City Council.

Pursuant to Government Code Section 65009, if you challenge a decision of the City Council in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. You may also be limited by the ninety (90) day statute of limitations in which to challenge in court certain administrative decisions and orders (Code of Civil Procedure 1094.6) to file and serve a petition for administrative writ of mandate challenging any final City decisions regarding planning or zoning.

The decision of the City Council is final as of the date of its decision unless judicial review is initiated pursuant to California Code of Civil Procedures Section 1094.5. Any such petition for judicial review is subject to the provisions of California Code of Civil Procedure Section 1094.6.

Public Records

The agenda packet for this meeting is available at the City Manager's Office and the Benicia Public Library during regular working hours. To the extent feasible, the packet is also available on the City's web page at www.ci.benicia.ca.us under the heading "Agendas and Minutes." Public records related to an open session agenda item that are distributed after the agenda packet is prepared are available before the meeting at the

City Manager's Office located at 250 East L Street, Benicia, or at the meeting held in the Council Chambers. If you wish to submit written information on an agenda item, please submit to the City Clerk as soon as possible so that it may be distributed to the City Council. A complete proceeding of each meeting is also recorded and available through the City Clerk's Office.

Contact Your Council Members

If you would like to contact the Mayor or a Council Member, please call the number listed below to leave a voicemail message.

Mayor Young: 746-4213

Vice Mayor Campbell: 746-4213

Council Member Strawbridge: 746-4213

Council Member Largaespada: 746-4213

Council Member Macenski: 746-4213