



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION AGENDA

**City Hall Commission Room
February 24, 2022
6:30 PM**

Coronavirus (Covid-19) Advisory Notice

Consistent with Government Code section 54953(e), and in light of the declared state of emergency, the meeting will not be physically open to the public. Members of the Historic Preservation Review Commission and staff will participate in this meeting via videoconferencing as permitted under Government Code section 54953(e).

As always, the public may submit public comments to comdev@ci.benicia.ca.us. Any comment submitted should indicate to which item of the agenda the comment relates.

How to watch the meeting:

1. Additionally, the public may view and provide public comment via Zoom (via computer or phone).

The meeting link is:

<https://us02web.zoom.us/j/89104124525?pwd=VDJYM0drQUlwSmE5b2lVaFpFNnJlQT09>

- If prompted for a password, enter 942044
- Use participant option to “raise hand” during the public comment period for the item you wish to speak on. Please note, your electronic device must have microphone capability.

2. Dial in with phone:

Before the start of the item you wish to comment on, call any of the numbers below. If one is busy, try the next one.

One tap mobile :

US: +16699009128,,86100071423#,,, *942044# or
+13462487799,,86100071423#,,, *942044#

Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 900 9128 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592

- Enter the meeting ID number: 891 0412 4525

- Enter password: 942044
- When prompted for a Participant ID, press #.
- Press *9 on your phone to “raise your hand” during the public comment time for the item you wish to speak on.

Any member of the public who needs accommodations should email the Community Development Division at comdev@ci.benicia.ca.us, who will use their best efforts to provide as much accessibility as possible while also maintaining public safety.

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 JANUARY 27, 2022

[1-27-22 DRAFT MINUTES](#)

8. Regular Agenda Item

8.A Exterior Alterations for the Southern Pacific Train Depot

The City of Benicia requests design review approval for exterior alterations to the Southern Pacific Train Depot (“Depot”) and surrounding property. This proposal includes new decking, walkways, a ramp, and a new parking space for improved accessibility. This project also includes a proposal to replace the freight doors with new doorways on either side of the building, which is designated as a historic landmark. These alterations are part of a City project to turn the freight room into a meeting space. Exterior alterations in the downtown historic district require design review approval by the Historic Preservation Review Commission.

RECOMMENDATION:

Adopt the resolution approving the exterior alterations at 90 First 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 - 90 First Street](#)

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

[2. Applicant's SOIS Analysis](#)

[3. DPR Form 523A](#)

8.B Window Replacement at City Hall

The City of Benicia requests design review approval to replace all existing aluminum windows with wood windows at Benicia City Hall, which is designated as a Landmark to the Downtown Historic District. The windows would be in a similar style but with different glazing separation patterns, the windows would be double-paned, and the replacement would be phased and completed over time. Changing the material or style of the windows in the Downtown Historic District requires design review approval by the Historic Preservation Review Commission (HPRC). This project was previously approved by the HPRC in 2011 but the approval expired before work could begin. The City of Benicia is requesting the commission approve the project once more and has submitted the same proposal as the earlier application.

RECOMMENDATION:

Adopt the resolution approving the window replacement at the Benicia City Hall complex, 150 & 250 East L 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.

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

[2. 2011 HPRC Staff Report](#)

[3. HPRC Resolution 11-1](#)

[4. DPR Form 523A](#)

[Staff Report - City Hall Complex](#)

8.C Door and Window Replacement at 617-619 First Street

The Applicant, project architect Steve McKee, requests approval of door and window replacement on a commercial structure in the Downtown Historic District. The applicant proposes replacing the storefront windows with aluminum-clad wood windows in a darker color. The windows would introduce a new lite pattern and the project plans also include a proposal to remove a clerestory window which exists above the entrance to one of the two tenant spaces. Additionally, the applicant requests approval of new doors and paint colors for the building. These changes would alter the exterior of the commercial structure and would not be considered “like for like” replacement. Generally, except for maintenance and repair activities, exterior alterations to properties within the district must be reviewed for consistency with the adopted design guidelines of the Downtown Historic Conservation Plan (DHCP).

RECOMMENDATION:

Adopt the resolution approving the exterior alterations at 617-619 First 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 - 617-619 First Street](#)

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

[2. Project Narrative](#)

9. Communications From Staff

10. Communications From Commissioners

10.A Historic Preservation Month Discussion

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