



THE CITY OF
BENICIA
CALIFORNIA

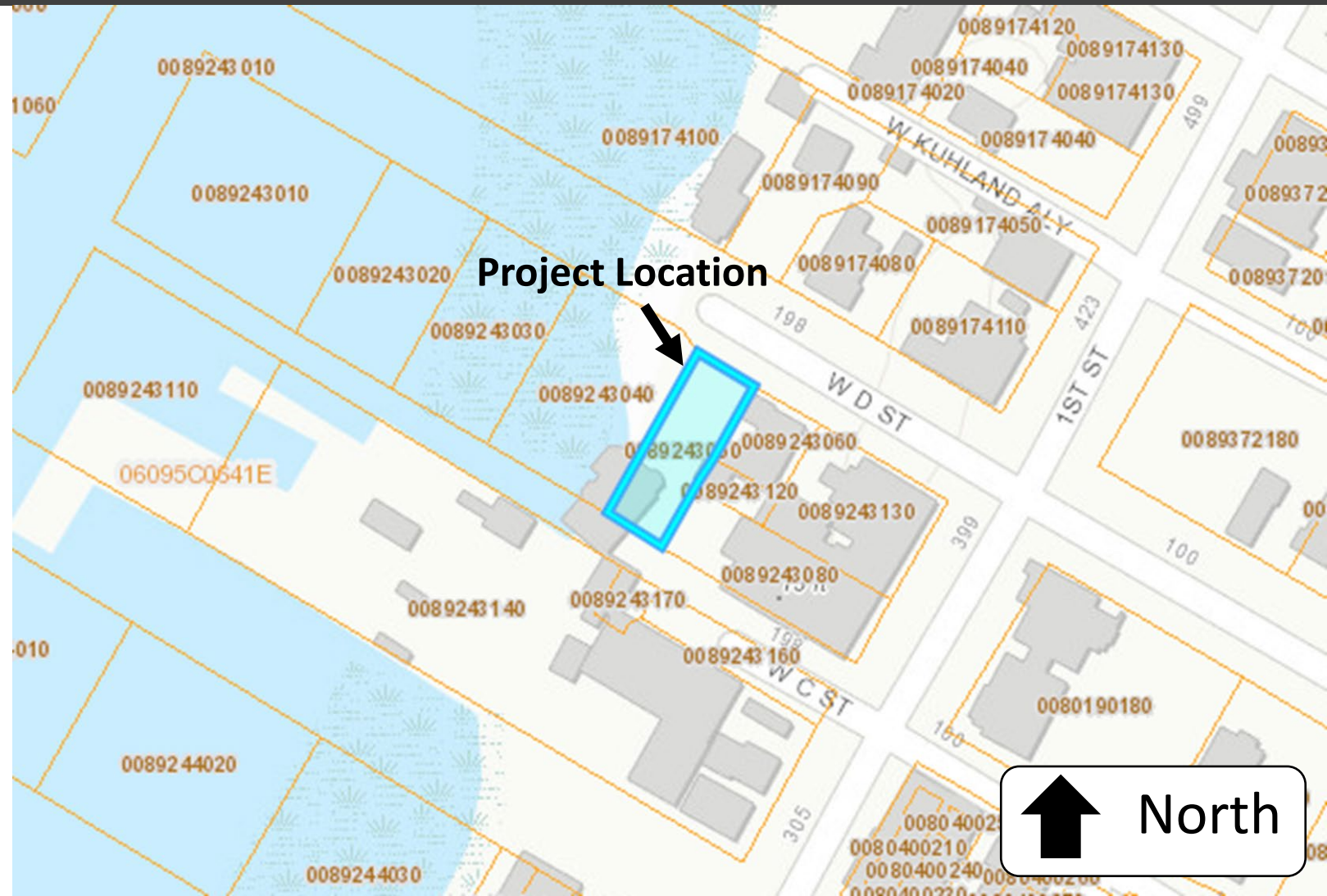
Historic Preservation Review Commission

March 25, 2021

134 West D Street Design Review

Project Location

- Accessible from West D Street
- Adjacent to bay and boatyard
- Downtown Historic District
- Downtown Mixed Use Master Plan



Project Background

- In 2007 the City approved 5,000 sq.ft. residence and associated water tower to be moved from Napa to the project site for a bed and breakfast use
- Both structures were reviewed as “new construction” in the Downtown Historic District and are considered non-contributing structures
- Applicant wishes to replace the water tower with a 1,000 sq.ft. existing residence to be located in the same spot with the same orientation





Project Site



Existing Residence to be Relocated



- Applicant intends to remove non-original siding and restore horizontal wood siding
- Build new foundation, front porch, and rear porch
- New color palette and roofing
- Existing wood windows would be restored and new windows would be constructed in wood

Proposed Color Palette

TRIM

KELLY MOORE HISTORIC LIFESTYLES
- "ALHAMBRA CREAM"



HLS4286-1 Alhambra Cream (iv 0)

BODY

BEHR - "SHIPYARD"

Shipyards S500-6



000000 0000 0000 0000

SHUTTERS / DOORS

BENJAMIN MOORE HISTORIC COLLECTION - "BLACK"



Black

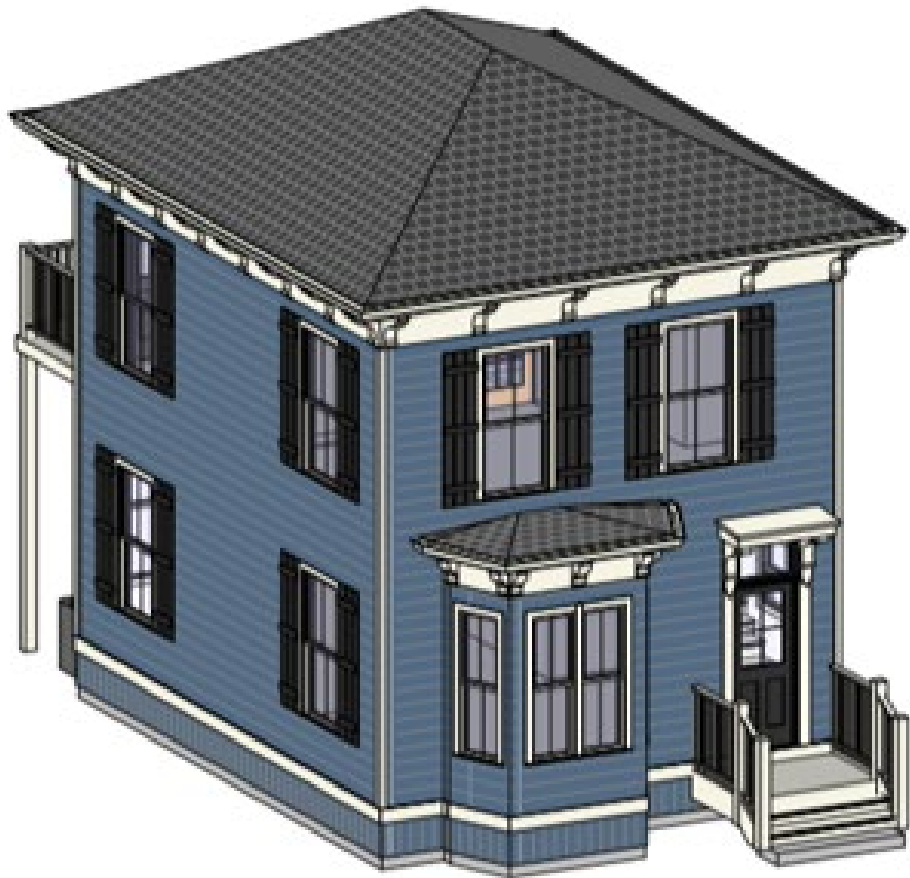
HC-190

ROOFING

CERTAINTED LANDMARK SOLARIS "MOIRE BLACK"

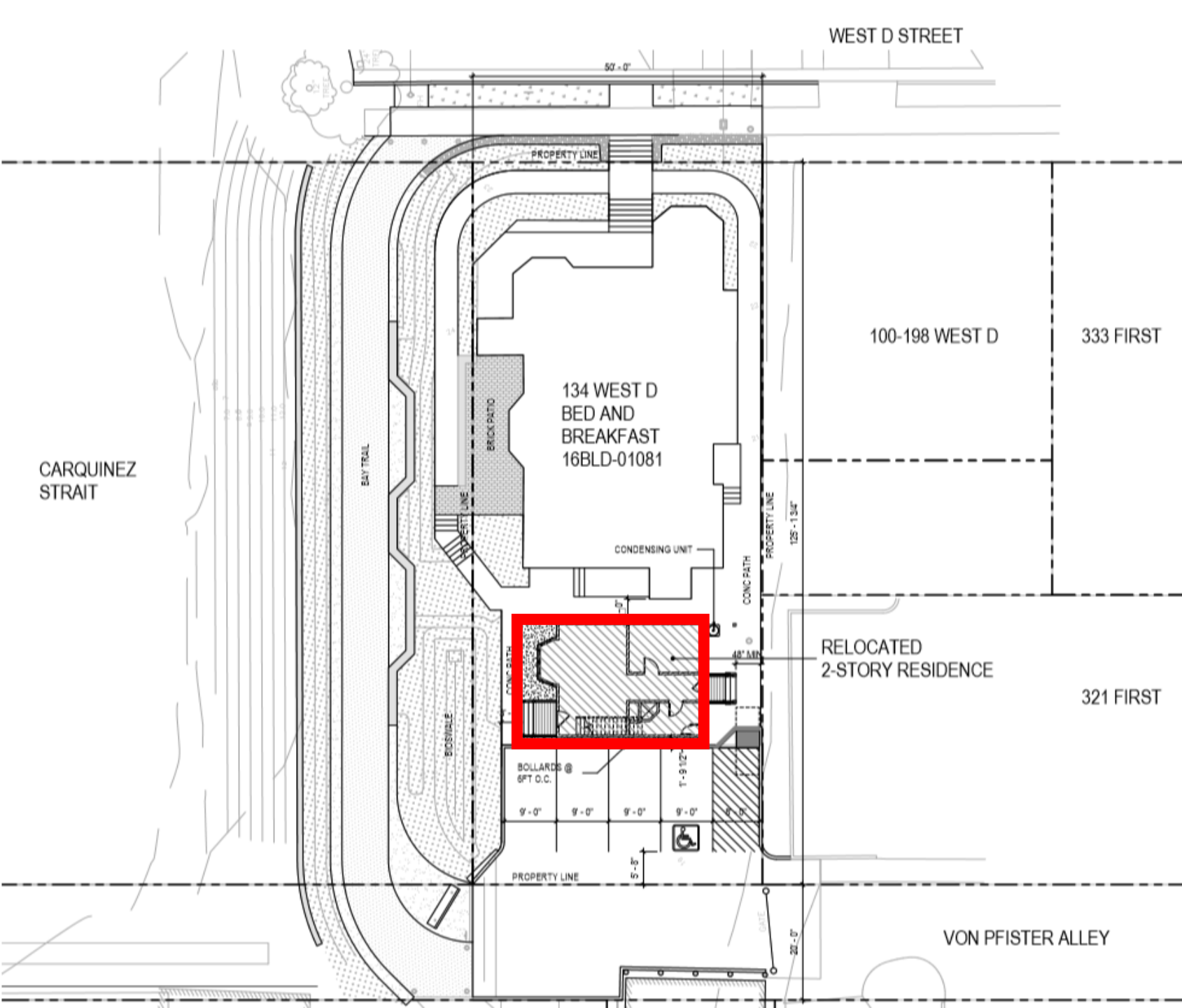


3D Model of Proposed Structure



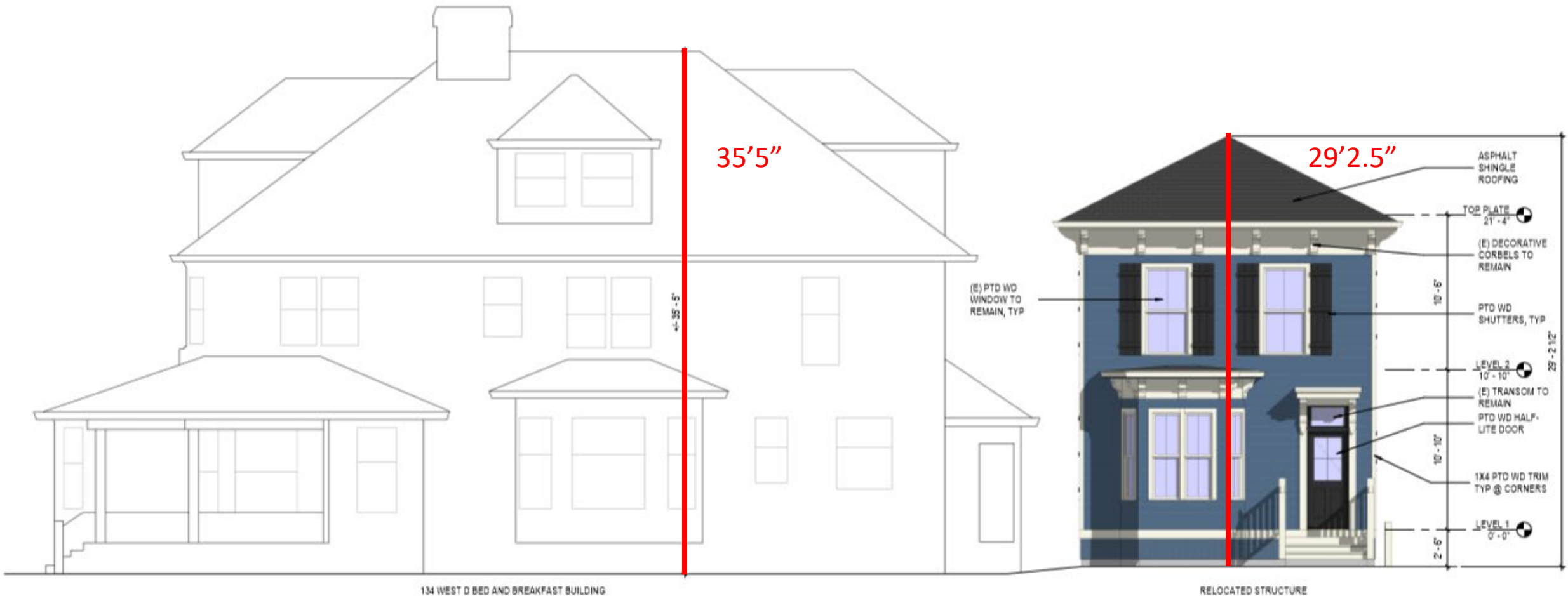
Existing Residence to be Relocated





- Located behind existing structure
- Not visible from West D Street

Proposed Building Height



Town Core – Open

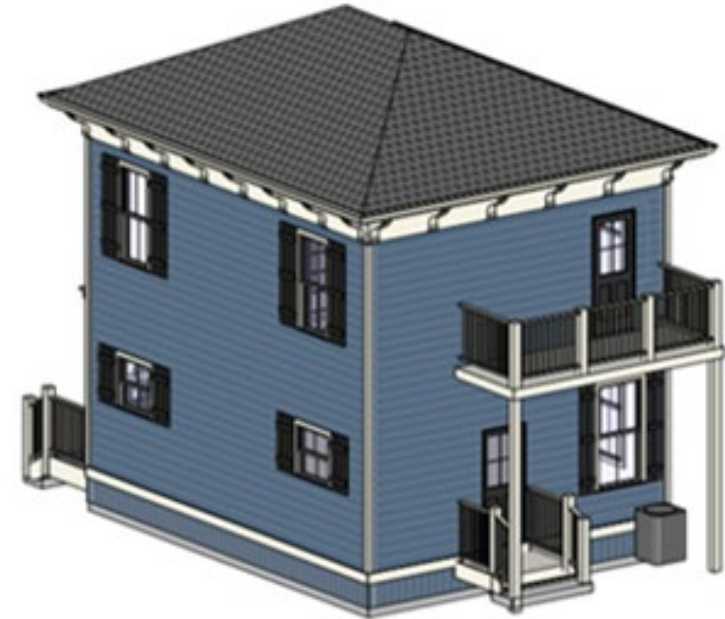
Applicable Development Regulations (DMUMP)	
Side Setback	3 feet
Rear Setback	5 feet
Ancillary Building Max	2 stories and 25 feet
Finish Ground Floor Level	12 inch max above sidewalk
First Floor Ceiling Height	12 feet minimum clear
Upper Floor(s) Ceiling Height	8 feet minimum clear



Required Approvals

BMC 17.104 empowers the Community Development Director to approve, conditionally approve, or disprove a variance relating to height for a single-family residence.

Design Review by the Historic Preservation Review Commission is required for new construction of a residence in the Downtown Historic District



Public Notification & Comment



March 15, 2021 – Notice was mailed to property owners within 500 feet, posted at property and in City Hall



March 22, 2021 – Zoning Administrator Hearing (Height Variance)

All public comment received by 3pm on March 25, 2021 will be provided to the commissioners and posted online at www.ci.benicia.ca.us/planning.

Any comment received after this time will be read into the record.

Required Findings

- Consistent with Downtown Historic Conservation Plan
- New construction would help achieve the purposes of the Historic District
- Consistent with the purposes of Design Review (BMC 17.108.010) – location, design, compatibility
- The water tower, to be demolished, has no historical, architectural or cultural interest

Recommendation

Adopt the resolution approving the Design Review application for a single-family residence and associated site alterations at 134 West D 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.