planner

El Presidio Historic Zone Advisory Board
Thursday, September 24, 2026, at 6:00 PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

The meeting was called to order at 6:06 PM.

Members present: Susan Aiken, Ilya Sloan, Juhee Evans, Matthew Wallwork, Kathy Bennen and Siri Trumble Beidler [Non-Voting Member].

Member(s) Absent/Excused: None

Guests present: Kelly Rehm (Technician for Sustainability-135 W Council).

Staff present: Michael Taku (PDSD)

2. **Approval of Legal Action Report /Minutes for the Meeting of December 17, 2025.**

Motion: Ms. Sloan motioned to approve the LAR Minutes for the meeting of December 17, 2026, as submitted. Mr. Wallwork seconded. The motion passed unanimously with a roll call vote of 5-0 (Ms. Beidler, Non-Voting Member).

3. Call to the Audience

None.

4. Reviews

a. **SD-0626-00100/TD-DEV-0526-00124,**
135 W Council Street(Parcel #11710133A)
The proposed project is the installation of a proposed 567 sq. ft Photovoltaic Canopy System for the Hameroff Law offices (west parking lot). The system will be comprised of 19 PV modules and an inverter mounted on a new steel canopy covering 4 of the existing parking spaces adjacent to the building. The modules are bi-facial, and the canopy will have 3 posts and beams (painted to match the trim of the building). Four galvanized steel purlins will span the beams to support the modules. Matching galvanized end caps will finish off the array. The canopy footprint is 37'-9" long and 14'-6" wide. The minimum clearance under the beams of the canopy is 8'-0" and the total height of the canopy (top of modules) is 13'-6.5". A one-module gap is left in the array to allow maintenance access to the roof. Two full-cutoff under-canopy lights on a timer circuit will be included. Setback waivers will be required for the front street setback. EPHZAB may recommend

approval, approval with conditions, or denial of the project, or may continue the item to a future meeting with the consent of the property owner.
Full Review/El Presidio Historic Preservation Zone
Non-Contributing Resource/Rehabilitation Standards
Staff Contact: Michael Taku, Historic Preservation Lead Planner

Staff Taku introduced the case. The applicant, Kelly Rehm, gave a presentation on the proposed parking canopy and photovoltaic modules to be mounted on top of it.

Discussion was held, questions were asked, and points were clarified.

Board members' discussion focused on carport design, setbacks; height of neighboring buildings, precedents and examples in the historic zone, inspiration of design from contributing properties; introduction of a trellis, and landscaping. Many proposals were made for landscape/screening areas to minimize visual impacts from the street. A larger tree along the edge of the street; heat resistant taller shrubs including but not limited to Texas ranger and Mexican bird of paradise. A rendering of how the landscaping will screen the carport was proposed.

Action was taken.

Motion: Ms. Sloan motioned with the consent of the applicant, to continue the review for a future meeting to allow the applicant to revise the plans to show the following: (1) removal of two (2) panels from the front edge; (2) landscaping on the north-south edge of the canopy; (3) a large tree to be planted on the open graveled area; (4) taller native heat-tolerant shrubs like Texas ranger and Mexican bird of paradise to be planted in the landscape border; and, (5) show a rendering of how the overall design will screen and soften the streetscape.

Ms. Aiken seconded. The motion passed unanimously with a roll call vote of 5-0 (Ms. Beidler, Non-Voting Member).

5. Staff Updates—Information Only

Staff Taku informed the board that the Historic Preservation Office Lead Planner, Jason Lilienthal, resigned from the city. A new planner position is being worked out.

Ms. Sloan commented that two board members left the board. Ms. Sloan inquired if the 6:00 pm time was good for every member. The response was in the affirmative. Board meetings will continue to be held from 6:00pm.

6. Adjournment

The meeting was adjourned at 6:55 PM.