

January 17, 2007

**SPECIAL JOINT MEETING
BENICIA PLANNING COMMISSION, HISTORIC PRESERVATION REVIEW
COMMISSION AND ECONOMIC DEVELOPMENT BOARD
CITY COUNCIL CHAMBERS**

SPECIAL MEETING AGENDA

****Continued from January 11, 2007****

January 17, 2007

6:30 P.M. - note earlier start time

Please file a speaker's slip if you wish to address the Commission. Anyone wishing to address the Commission regarding the agenda items or during Communications from Audience may speak for a maximum of 5 minutes per agenda item if the subject is before the Commission.

Note: All items listed, except under Communications, are for Commission Discussion and/or Action.

1. OPENING OF MEETING

1. Pledge of Allegiance
2. Roll Call of Commissioners
3. 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.

2. OPPORTUNITY FOR PUBLIC COMMENT:

1. WRITTEN

2. PUBLIC COMMENT

3. REGULAR AGENDA ITEMS

**1. DOWNTOWN/ARSENAL SPECIFIC PLAN - continued from January 11, 2007
Citywide**

PROPOSAL:

Under contract to the City of Benicia, Opticos Design, Inc. has prepared draft General Plan implementation programs for the Downtown and lower Arsenal areas. Drafts of the Downtown Mixed Use Master Plan and the lower Arsenal Mixed Use Specific Plan will be presented for review and discussion. A recommendation from the Planning Commission, incorporating comments from the Historic Preservation Review Commission and the Economic Development Board will be forwarded to the City Council. The City Manager will give a presentation on the City's Strategic Planning Process.

Recommendation: Planning Commission hold a public hearing to review and recommend City

Council adoption of the Downtown and Arsenal Special Plans. The Arsenal Plan will be discussed first, followed by the Downtown Plan

4. COMMUNICATIONS FROM THE STAFF

5. COMMUNICATIONS FROM COMMISSIONERS

6. ADJOURNMENT

Public Participation

The Benicia Planning Commission welcomes 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 Planning Commission allows speakers to speak on agendized and non-agendized matters under public comment. Comments are limited to no more than 5 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 Planning Commission.

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

Disabled Access

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact Diane O'Connell, the ADA Coordinator, at (707) 746-4211. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Meeting Procedures

All items listed on this agenda are for Commission 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 Commission.

The Planning Commission may not begin new public hearing items after 11 p.m. Public hearing items which remain on the agenda may be continued to the next regular meeting of the Commission, or to a special meeting.

Pursuant to Government Code Section 65009; if you challenge a decision of the Planning Commission 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 Planning Commission at, or prior to, the Public Hearing. You may also be limited by the ninety (90) day statute of limitations in which to file and serve a petition for administrative writ of mandate challenging any final City decisions regarding planning or zoning.

Appeals of Planning Commission decisions which are final actions, not recommendations, are considered by the City Council. Appeals must be filed in the Community Development Department in writing, stating the basis of appeal with the appeal fee within 10 days of the date of action.