

II. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN

B. PUBLIC COMMENT

III. PRESENTATIONS

- [STRATEGIC PLAN UPDATE 2009-2011](#)

The Director of Administrative Services will present a staff report detailing the strategic plan update for 2009-2011. The strategic plan is a document that establishes, evaluates and prioritizes the City's mission, vision, guiding principles, strategic issues, strategies, and related actions. The Commissions will be asked to identify and provide input on major priorities that relate to the Planning and Historic Preservation Review Commission responsibilities.

B. COMMANDING OFFICER'S QUARTERS UPDATE AND REUSE

Staff will facilitate a presentation and discussion regarding the construction status of the Commanding Officer's Quarters and note Commission and public input regarding reuse suggestions and comments.

IV. ADJOURNMENT OF JOINT MEETING WITH PLANNING COMMISSION; CONTINUATION OF REGULAR MEETING OF HISTORIC PRESERVATION REVIEW COMMISSION

V. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Historic Preservation Review Commission or a member of the public by submitting a speaker slip for that item.

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Any item identified as a Public Hearing has been placed on the Consent Calendar because it has not generated any public interest or dissent. However, if any member of the public wishes to comment on a Public Hearing item, or would like the item placed on the regular agenda, please notify the Community Development Staff either prior to, or at the Historic Preservation Review Commission meeting, prior to the reading of the Consent Calendar.

- A. Approval of Agenda
- B. [Approval of Minutes of December 18, 2008](#)

- [145 EAST I STREET - *Public Hearing](#)

08PLN-66 Minor Design Review

145 East I Street, APN: 89-051-110

PROPOSAL:

The applicant requests design review approval to add living area to back cottage, and to replace composition siding with common v-groove siding used on main house.

D. [127 FIRST STREET – TANNERY – *Public Hearing](#)

09PLN-1 Design Review

127 First Street, APN: 89-244-050

PROPOSAL:

The applicant requests design review approval to replace existing windows and doors, and install additional windows to the west and south facing elevation of the existing building at 127 First Street, commonly known as The Tannery. The proposed materials are consistent with previous design review approval in April 2008. Additional exterior modifications will be presented to the Commission on February 26, 2009.

VI. REGULAR AGENDA ITEMS

A. [726 FIRST STREET - RELLIK TAVERN \(formerly PASTIME\) FAÇADE IMPROVEMENTS](#)

08PLN-58 Design Review

726 First Street, APN: 89-341-

010

PROPOSAL:

The applicant requests design review approval to modify the west and east facing elevations of a preexisting building. West-facing (front) façade modifications include the removal of all existing signage, removal of paint to restore brick color, a new entrance door and a new shingle sign, illuminated by two small spotlights. East-facing (rear) modifications are limited to a porch enclosure around the existing wood deck and a 10' planter box, visible from the alley.

Recommendation:

Approve a Design Review request for exterior façade improvements at 726 First Street, based on the findings, and subject to the conditions listed in the proposed resolution and as discussed during the public hearing.

- VI. **COMMUNICATIONS FROM COMMISSIONERS**
- VII. **COMMUNICATIONS FROM STAFF**

- **[DISCUSSION ON COMMISSIONER TAAGEPERA'S MEMO ON PRESERVATION ISSUES](#)**

– Continued from December 18, 2008

Commissioner Taagepera submitted a memo related to preservation issues, with particular emphasis on the designation of Portuguese-influenced properties. The Commission requested this be agendaized for discussion.

Recommendation: Discuss Commissioner Taagepera's memo, including the action of the September 25, 2008 HPRC meeting regarding Portuguese-influenced properties. If the Commission finds that the approved minutes

and resolution contain errors, direct staff to bring a revised resolution and amended minutes for approval on February 26, 2009.

B. STATUS REPORT: 721 FIRST STREET (IOOF BUILDING)

The Commission requested a status report and discussion on construction activity at 721 First Street.

C. CERTIFIED LOCAL GOVERNMENT (CLG) ANNUAL REPORT

Staff will present the CLG Annual Report to the Commission for review and discussion.

- ADJOURNMENT

Public Participation

The Benicia Historic Preservation Review 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 Historic Preservation Review Commission allows speakers to speak on agenda and non-agenda 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 Historic Preservation Review Commission.

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

Disabled Access

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact Valerie Ruxton, 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 the Commission may take.

The Historic Preservation Review 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 Historic Preservation Review 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 Historic Preservation Review 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 Historic Preservation Review Commission decisions that are final actions, not recommendations, are considered by the Planning Commission. Appeals must be filed in the Community Development Department in writing, stating the basis of appeal with the appeal fee within 10 business days of the date of action.

Public Records

The agenda packet for this meeting is available at the Community Development Department 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 agenda item that are distributed after the agenda packet is prepared are available before the meeting at the Community Development Department Office located at 250 East L Street, Benicia, or at the meeting held in the Commission Room. If you wish to submit written information on an agenda item, please submit to the Community Development Department as soon as possible so that it may be distributed to the Historic Preservation Review Commission.

AGENDA ITEM
JOINT MEETING - PLANNING COMMISSION &
HISTORIC PRESERVATION REVIEW COMMISSION
JANUARY 22, 2009

DATE : January 13, 2009
TO : Planning Commission & HPRC
FROM : Administrative Services Director
SUBJECT : **STRATEGIC PLAN UPDATE 2009-2011**

RECOMMENDATION:

To provide input on the City's Strategic Plan and identify a few major priorities that will be very important for the City to address in FY 2009-2011 that relate to the Board or Commission's responsibilities.

EXECUTIVE SUMMARY:

A presentation will be provided to give Board and Commission members an overview of the Strategic Plan Update process. Board and Commission members will be asked to review relevant background information and identify significant issues impacting the Department, Commission, and/or City over the next two-five years. Recommended actions on projects and programs to address these issues during the next two-year fiscal period will also be requested.

BACKGROUND:

The Strategic Plan document consists of the City's:

- Mission
- Vision
- Guiding Principles
- Strategic Issues
- Strategies
- Proposed Actions

The City of Benicia's Strategic Plan is comprehensively evaluated and updated bi-annually. The current Strategic Plan was developed for the 2007-09 fiscal years, and thus is now due to be updated.

Prior to preparation of the 2009-2011 City Budget this spring, the Mission, Vision and Guiding Principles statements will be reviewed, and revised as appropriate. Strategic Issues facing the

City will be identified following an internal and external assessment. A key part of the assessment process is providing the various City Boards and Commissions with the current Strategic Plan, an update on progress on previously identified priority projects, as well as other pertinent resources such as outstanding General Plan programs and the results of the recent National Citizen Survey, and then requesting input regarding future City priorities for the next two years.

As part of the presentations to City boards and commissions, a review of the current financial challenges facing the City will be provided along with an overview of the fiscal issues facing many cities during these difficult economic times. Since the Strategic Plan Update process feeds directly into the City's budgeting process, it will be important for participants to be aware of the City's financial status when providing input on the Strategic Plan.

Recommendations regarding the Strategic Plan Update from each of the City boards and commissions will be submitted to the City Council for consideration, along with input from City departments and a public workshop. Along with a review of the City's updated mission, vision, values and strategic issues, a rating worksheet will be developed for the Council, similar to the process for 2007-09, that will compile the input received on various programs and projects perceived as potential priorities for the 2009-11 fiscal period.

Following compilation of Council's worksheet ratings, the Strategic Plan document will be revised to include the updated mission, vision, values and strategic issues, along with the identified strategies and associated projects and programs. It is anticipated that this updated Strategic Plan document will be submitted for council adoption in the spring of 2009.

Board & Commission Recommendations:

Attached is a Strategic Plan Update Tool Kit, which has been developed in order to assist Boards and Commissions, as well as the general public, in providing input to the City regarding the City's priorities. The Tool Kit will also be available to view in the City Manager's Office or online at the City's website at www.ci.benicia.ca.us.

Boards and Commissions are being asked to review the information and make recommendations regarding the City's Strategic Plan and priorities for the 2009-2011 fiscal period. Three forms, in addition to the various Tool Kit resources, are provided to assist you in this process:

- Mission, Vision & Guiding Principles Statement - Recommendations
- Strategic Goals & Strategies – Recommendations
- Priorities – Recommendations

Suggestions may be noted on these forms and then submitted to the City staff member that staffs your Board or Commission so that the information can be compiled into a memo summarizing the recommendations of your Board or Commission for review and approval at your next meeting.

Once the Strategic Plan is finalized and adopted by the City Council, the plan will be an integral part of the budget development process. The Strategic Plan will provide justification to guide and support resource allocation. The City Manager and the Senior Management Team will draft budget appropriations targeted to address Strategic Plan goals.

Attachments:

- City of Benicia Strategic Plan 2007-09
- Strategic Planning Forms
- Priority Project Status Report – January 2009 (handout to be provided at the meeting)
- Summary of recommendations from boards and commissions - 2007-09 Strategic Planning Process
- Summary Report of Priority Unimplemented General Plan Programs
- 2007-09 Capital Improvement Program Summary & General Plan Consistency Report – Summary Pages
- Summary - National Citizen Survey 2008 (Complete report available at www.ci.benicia.ca.us or from the City Manager's Office)
- Summary of Fiscal Conditions



Strategic Plan

FY 2007 - 2009

PCL XL error

Subsystem: KERNEL

Error: IllegalTag

Operator: 0x25

Position: 389



Summary of Recommendations from Boards & Commissions Strategic Plan Update 2007-2009

Board of Library Trustees:

- Basement completion/remodel
- Increased building maintenance
- Maintaining staffing at sufficient levels for Children's Services, Literacy and Adult Services (e.g., Oral Histories and Historic Preservation)

Civil Service Commission:

- Promote a safe and healthy environment, which has a direct impact to the City's ability to recruit, retain and promote employees. (For example, finding permanent housing for the City Attorney's Office, Human Resources/IT, including additional space for training and testing.)
- Promote openness and inclusiveness in the Strategic Plan process by inviting employees, as stakeholders, to participate in the Strategic Plan process

Economic Development Board:

- First Street tourism-oriented beautification - plaza and more benches on street, nighttime accent lighting on trees and/or street poles, hanging flower baskets, kiosk
- Stable funding for tourism in the minimum \$100,000 range annually to create a tourism brand and marketing campaign
- Technology needs assessment for Benicia Industrial Park
- First Street circulation and parking improvements – bulbouts only at intersections, crosswalk improvements (special paving, lighting, etc.), implement angled parking (or painted Ts), use trolley for special events
- Wayfinding and directional signage program (visitor-oriented)
- Develop E Street lot as mixed-use residential over commercial building with public parking component
- Increase assistance for small businesses (additional training, counseling, revolving loan program)
- Sell or lease underutilized City real estate
- Facilitate development of the Yuba site
- Support implementation of a Downtown BID; fund \$40,000 in start-up costs
- Increase special event permit fee to cover all City's costs to support events
- News rack ordinance leading to standardized racks

Historic Preservation Review Commission:

- Status report on the condition of City-owned buildings
- Design review for all single-family homes in the H overlay district
- Story Pole requirement for projects that require design review in the H overlay district

Human Services Arts Board:

- Place to hold events, performances, a meeting/gathering place, classroom space
- Common advertising space – outdoor, e.g., a marquee
- Better location for Family Resource Center – accessible to public
- Maintain or increase funding for Human Services and Arts
- Support disabled citizens – provide citywide contracts/programs to disabled citizens

Open Government Commission:

- Continue the updates to the Open Government Ordinance to ensure it is user-friendly
- Establish an outreach program to ensure the citizens are fully informed of the open government ordinance and the goals it proposes
- Continue to work with staff to implement the open government ordinance

Parks, Recreation and Cemetery Commission:

Key Parks & Recreation problem areas and opportunities for the next two years:

- Develop programs and services for the needs of the community as it matures:
 - Passive recreation activities
 - Improve facilities to be barrier-free
 - Address and improve transportation services
 - Expand existing services at the Senior Center
 - Provide medical and health screening services
- Maintain and expand existing recreation programs and services
- Expand space for programs and services
- Improve collaboration with outside groups (BUSD, churches, sports groups, businesses, etc.)
- Develop year-round programs and services for Middle School and High School-aged students
- Maintain, improve and restore historic assets owned by the City such as the City Cemetery, the Commandant's Residence, the Clocktower, the Benicia Historical Museum, the SP Dept and the Von Pfister Adobe, etc.

Action items to be considered in the next two-year budget to address the identified strategic issues:

- Continuation of the Playground Equipment Replacement Fund

- Creation of an ongoing Cemetery Fund to address the needs of the City Cemetery:
 - Develop a Master Plan
 - Improve access roads
 - Purchase and installation of vaults
- Continue funding of existing recreations programs
- Continuation and expansion of the Building Maintenance Fund for:
 - Ongoing maintenance of recreation buildings
 - Ongoing maintenance and upgrades to parks and restrooms
 - Specific funding to maintain, restore and preserve the City's historic assets such as the City Cemetery, the Commandant's Residence, the Clocktower, the Benicia Historical Museum, the SP Depot, the Von Pfister Adobe, etc.
- Create a park pathway maintenance fund
- Complete the X-Park
- Create a park restroom installation and improvement fund (fund one bathroom installation every two year budget cycle)
- Complete improvements required for use of Mills School as a community center
- Complete the improvements of existing school sites covered by the City/School District Joint Use Agreement and include the maintenance of the sport fields at Mary Farmer and Mills/Liberty
- Increase funding for a tree program

Planning Commission:

- Implement the Downtown and Arsenal Plans and provide necessary funding
- Ensure that Benicia Business Park is appropriately planned and environmentally mitigated
- Adopt standards for green building and energy efficiency
- Improve the State Park Bridge for pedestrian and bicycle safety
- Require story poles for all development projects
- Upgrade communication and information technology for staff work and public access
- Produce a master plan for the Yuba property
- Enhance the appearance of City gateways
- Expand code enforcement
- Determine the feasibility of expanding Lake Herman and restoring Pine Lake

Traffic Pedestrian and Bicycle Safety Committee:

- Local Roads & Streets
 - Alley Improvement Program
 - Industrial Way Improvements (flooding)
 - Citywide Street Resurfacing Project
 - Columbus Parkway Overlay Project
- Intersections:
 - Rose Drive Right Turn Pocket
 - BHS Traffic Signal Project/Alternative Options

- Alternative Modes:
 - Suggested Routes to School Updates
 - Sidewalk Replacement Program
 - Curb Ramp Installations
 - State Park Rd Bike/Ped Bridge Improvements
 - Park Road Walkway
 - BMS/BHS Bike Ped Bridge over 780
- Traffic Calming
 - Rose Drive Corridor Improvements
 - Neighborhood Traffic Calming Improvements
 - Changeable Radar Speed Signs in School Zones
 - Street Tree Planting and Maintenance (tree and median improvements)
- Transportation Related
 - East 5th Street Smart Growth Project
 - Street Lighting

Youth Action Task Force (new name – Youth Action Coalition)

- Safe Routes to School Program Funding:
 - Education
 - Enforcement
 - Engineering
- Community Safety Net – Ensure Funding:
 - YATF
 - Family Resource Center
 - Master Settlement Agreement Reducing Rates of Use of Alcohol, Tobacco and Other Drugs City Team Programs
 - Benicia Human Services
 - Affordable Housing
- Support healthy lifestyle policies – increased funding for Parks programs:
 - Increased physical activity offerings
 - Increased offerings for low income
 - Continue healthy snack offerings in parks & canteens
- Support expansion of JUA with School District

PRIORITY UNIMPLEMENTED GENERAL PLAN PROGRAMS – December 2008

\$*	GENERAL PLAN PROGRAM	COMMENTS
N	2.5.J, p. 42: Expand the City's economic development strategy to address the potential for eco-tourism (e.g., related to marshlands), recreation, artists, cultural, and historic elements. Conduct a study of the relative merits and strengths of each of these assets in Benicia.	May require outside assistance.
N	2.6.E, p. 44: Develop Industrial Park infrastructure and public services standards, as approved by the City Council.	Street resurfacing of selected streets to be included in 09-11 budget.
N	2.12.A, p. 48: Consider improvements to Solano Square to make it more pedestrian friendly.	Could help link the square and civic center areas.
N	2.12.D, p. 49: Develop public/private partnerships to implement financing mechanisms such as a Business Improvement District to fund capital improvements and repairs to Downtown.	
N	2.12.F, p. 49: Promote additional civic and compatible public and private uses in the Civic Center area.	Involves coordination with Main Street and Chamber.
N	2.12.M, p. 50: Investigate the feasibility of a multi-use Community Center.	Mills Community Center in progress.
N	2.12.O, p. 50: Establish a permanent public green on the waterfront south of B Street at Second Street.	Citizen committee in initial stages of planning.
N	2.12.P, p. 50: Investigate the possibility of developing a west side marina.	
N	2.17.H, p. 70: Provide transit shelters with good visibility and benches, thus enhancing the pedestrian-transit interface.	May require outside assistance for design and construction.
N	2.18.A, p. 70: Consider mixed use, commercial and industrial uses that complement the train station.	Seeno development could increase viability of train stop.
N	2.19.A, p. 71: Identify ferry service market potential and terminal location options.	Would involve coordination with Vallejo and Baylink.
N	2.22.F, p. 73: Study the need for and feasibility of a pedestrian bridge linking the middle school and high school.	Involves coordination with Caltrans. Proposed to be included in FY 2009/11 budget.
N	2.23.B, p. 73: Preserve and improve the East Second and "E" Street parking lot. Consider double-deck parking if need warrants.	In progress. May affect mixed-use potential.
N	2.23.E, p. 73: Allow future parking to be divided into smaller lots with generous internal and perimeter landscaping.	
N	2.25.A, p. 74: Improve access into the Arsenal from I-680.	May result in part from Arsenal Specific Plan implementation.
N	2.25.B, p. 74: Depending on City's determination of need and impacts, decide whether to connect the Lower Arsenal with the Downtown, such as through East "H" Street, including bike, pedestrian, and emergency access.	May result in part from Arsenal Specific Plan implementation.
N	2.36.A, p. 92: Pursue use of reclaimed wastewater -- especially for major industrial users -- where feasible.	Funding not available to proceed with Water Reuse Project with Valero.

*N = Not yet budgeted P = Proposed for 09-11 budget

\$*	GENERAL PLAN PROGRAM	COMMENTS
N	3.7.B, p. 118: Prepare a citywide urban design plan that addresses landscaping, street trees, landmarks, gateway definitions, vista preservation/enhancement, and protection of shoreline and hillsides.	Could complement Downtown and Arsenal efforts in progress. May require outside resources. Council discussions in 2004 indicated East Second Street and East Fifth Street as priorities.
N	3.9.B, p. 120: Investigate and apply for State Scenic highway designation of Interstate Highways I-780 and I-680.	Would involve coordination with Caltrans.
N	3.9.C, p. 120: Develop a sign enforcement program along the freeways.	Would involve coordination with Caltrans.
N	3.9.E, p. 120: Prepare land use and design guidelines to direct the nature and character of development at the City's five gateways.	See comments for 3.7B above.
N	3.20.E, p. 134: Require preservation of open space corridors between Lake Herman, Sulphur Springs Mountain, the Northern Area, the northeast hills, the Benicia State Recreation Area, and the marshlands east of I-680.	In progress (Sky Valley Open Space Committee) May require outside assistance, including legal counsel.
N	3.21.D, p. 134: Prepare a Local Protection Program (LPP) for the portion of the Suisun Marsh Secondary Management Area within the Benicia General Plan Planning Area.	May require outside assistance.
N	4.2.A, p. 143: Work with existing health care providers, neighboring cities, and the county, State and federal governments.	Program intended to improve access to medical, mental health, and social services.
N	4.10.A, p. 163: Coordinate air quality planning efforts with other local, regional, and State agencies.	
P	4.11.B, p. 163: Develop guidelines for site-specific geologic and geotechnical reports.	May require outside assistance.
N	4.11.G, p. 163: Continue and expand the Unreinforced Masonry building program (URM).	In progress.
N	4.12.A, p. 164: Prepare a new citywide storm drain master plan.	Funding not available
N	4.12.B, p. 164: Adopt a combination of drainage improvement fees and other mechanisms to fund drainage improvements.	Inspection fees adopted July 2007.
N	4.22.E, p. 169: Provide an evacuation route from the Arsenal in addition to Military East.	

*N = Not yet budgeted P = Proposed for 09-11 budget

Total Program Revenues
City of Benicia Capital Improvement Program

Descriptions	Prior	1	2	3	4	5	6-20	Total
		2007-08	2008-09	2009-10	2010-11	2011-12	2012-27	
Development								
Capital License Tax	\$ 407,600	\$ 320,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 150,000	\$ 937,600
Park Dedication Fee	\$ 490,000	71,030	-	-	-	-	100,000	661,030
Traffic Mitigation Fee	\$ 420,000	461,000	350,000	1,150,000	150,000	150,000	7,888,000	11,306,000
Water Capital Connections	\$ -	1,075,000	1,000,000	1,010,000	1,000,000	1,000,000	19,950,000	25,045,000
Wastewater Capital Connections	\$ -	475,000	475,000	485,000	485,000	550,000	7,450,000	9,920,000
Grants								
Local Grants	\$ 40,000	-	-	-	-	-	-	102,000
State Grants	\$ 1,294,000	900,000	-	-	-	-	-	2,194,000
Federal Grants	\$ 1,362,630	-	700,000	750,000	1,000,000	1,000,000	3,937,500	9,902,130
Operations								
General Fund	\$ 5,711,328	1,578,380	125,000	-	-	-	437,500	8,039,708
Gas Taxes	\$ 734,200	735,000	580,000	600,000	1,550,000	1,550,000	9,152,000	13,951,200
Internal Service Funds	\$ 424,000	678,300	170,000	70,000	70,000	70,000	1,050,000	2,780,340
Water Operations	\$ -	1,235,000	1,193,750	2,161,000	640,000	640,000	28,450,000	34,949,750
Wastewater Operations	\$ -	570,000	883,750	725,000	720,000	720,000	10,580,000	14,123,750
Miscellaneous								
Donations	\$ 455,398	15,000	-	1,300,000	-	-	11,630,000	13,415,398
Special Fees and Charges	\$ -	-	-	-	-	-	-	-
Sale of Property	\$ 400,000	320,000	-	-	-	-	-	740,000
Interfund Loans	\$ 225,000	-	-	-	-	-	-	225,000
Reserved Funds	\$ 781,500	2,462,000	710,000	35,000	110,000	110,000	4,021,000	9,354,500
Annual Revenues	\$ 12,745,656	\$ 10,957,710	\$ 8,854,540	\$ 6,197,500	\$ 8,296,000	\$ 5,800,000	\$ 104,796,000	\$ 157,647,406
Annual Program Needs	\$ 11,644,383	\$ 12,764,710	\$ 8,946,540	\$ 21,304,000	\$ 10,663,500	\$ 16,379,500	\$ 255,915,490	\$ 337,618,123
Annual Shortfall	\$ 269,727	\$ 646,000	\$ 776,000	\$ 14,282,500	\$ 3,797,500	\$ 9,079,500	\$ 151,119,490	\$ 179,970,717
Total CIP (5, 6-20, 20 Years)							\$ 70,058,250	\$ 325,973,740

Total Program Expenditures
City of Benicia Capital Improvement Program

Descriptions	Prior	1	2	3	4	5	6-20	Total
		2007-08	2008-09	2009-10	2010-11	2011-12	2012-27	
22 Buildings and Related Infrastructure	\$ 2,586,000	\$ 4,561,180	\$ 273,040	\$ 6,051,250	\$ 50,000	\$ 50,000	\$ 16,935,000	\$ 30,506,470
42 Parks and Recreation Facilities	4,215,563	211,030	40,000	6,653,750	1,255,000	645,000	14,407,990	27,428,333
6 Miscellaneous Projects	101,600	97,000	155,000	100,000	10,000	100,000	650,000	1,213,600
95 Transportation Program	2,920,830	1,935,500	3,768,500	3,866,500	4,602,500	12,279,500	137,799,500	167,172,830
20 Storm Water Program	1,820,390	470,000	170,000	625,000	235,000	340,000	16,493,000	20,153,390
44 Water Operations Program	-	2,780,000	1,320,000	1,243,750	2,161,000	640,000	29,400,000	37,544,750
4 Water Capital Connections Program	-	1,075,000	1,010,000	1,000,000	1,010,000	1,000,000	19,950,000	25,045,000
57 Wastewater Operations Program	-	1,160,000	1,725,000	1,288,750	855,000	775,000	12,830,000	18,633,750
9 Wastewater Capital Connection Program	-	475,000	485,000	475,000	485,000	550,000	7,450,000	9,920,000
299 Annual Program Needs	\$ 11,644,383	\$ 12,764,710	\$ 8,946,540	\$ 21,304,000	\$ 10,663,500	\$ 16,379,500	\$ 255,915,490	\$ 337,618,123
Total CIP (5, 6-20, 20 Years)							\$ 70,058,250	\$ 325,973,740

Buildings & Related Infrastructure

City of Benicia Capital Improvement Program

BR	Project Description	CP	Prior	1 2007-08	2 2008-09	3 2009-10	4 2010-11	5 2011-12	6-20 2012-27	Total
1	Youth Activity Center Improvements		20,000	-	-	230,000	-	-	-	250,000
2	Camel Barn Floor Repairs (Completed)		150,000	-	-	-	-	-	-	150,000
3	Depot Freight Room & Renovation		-	25,000	-	-	-	-	185,000	210,000
4	City Hall Bathrooms ADA Improvements (Complete)		256,000	-	-	-	-	-	-	256,000
5	Clocktower Stairway (Completed)		140,000	-	-	-	-	-	-	140,000
6	Library Basement Completion	CP	-	412,000	-	-	-	-	-	412,000
7	James Lemos Swim Center		-	-	2,070,000	-	-	-	-	2,070,000
8	City Gym Improvements		100,000	-	187,500	-	-	-	-	287,500
9	Commandants Renovation - Phase I	CP	250,000	1,280,000	-	-	-	-	-	1,530,000
9.1	Commandants Renovation - Phase II	CP	-	1,400,000	-	-	-	-	-	1,400,000
10	Community Center	CP	100,000	690,880	-	-	-	-	-	790,880
11	Fire Station #12 Upgrades		70,000	217,000	-	-	-	-	-	287,000
12	Upgrade Current Police Facility	CP	1,425,000	-	-	-	-	-	-	1,425,000
13	City Hall Reinforcement		-	-	650,000	-	-	-	-	650,000
14	Senior Center Upgrades		45,000	25,000	25,000	327,750	-	-	-	422,750
15	City Hall Non-Structural Improvements		-	150,000	165,000	50,000	50,000	50,000	750,000	1,215,000
16	Corporation Yard Improvements		-	110,000	50,000	300,000	-	-	-	460,000
17	Clocktower Improvements	CP	-	210,000	-	1,500,000	-	-	-	1,710,000
18	CAO/HR/IS Modular Improvements		30,000	-	-	-	-	-	-	30,000
19	Camel Barn Seismic Upgrade		-	-	575,000	-	-	-	-	575,000
20	Library Improvements		-	41,300	33,040	-	-	-	-	74,340
21	Camel Barn Parking Lot Lights		-	-	161,000	-	-	-	-	161,000
22	New Police Facility		-	-	-	-	-	-	16,000,000	16,000,000
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Annual Program Needs			\$ 2,586,000	\$ 4,561,180	\$ 273,040	\$ 6,051,250	\$ 50,000	\$ 50,000	\$ 16,935,000	\$ 30,506,470

Total CIP (5, 6-20, 20 Years)

\$ 10,985,470 \$ 16,935,000 \$ 27,920,470

Buildings & Related Infrastructure

City of Benicia Capital Improvement Program

BR	Project Description	Year		Goals/Prog/Policy
		CP	Funding	
		General Plan		
1	Youth Activity Center Improvements			4.5, 2.28
2	Camel Barn Floor Repairs (Completed)			3.1, 2.28
3	Depot Freight Room & Renovation			2.12.N, 3.1, 2.28
4	City Hall Bathrooms ADA Improvements (Completed)			2.16, 2.28
5	Clocktower Stairway (Completed)			3.1, 2.28
6	Library Basement Completion	CP		3.4, 2.28
7	James Lemos Swim Center			2.28
8	City Gym Improvements			2.28
9	Commandants Renovation - Phase I	CP		3.1, 2.28
9.1	Commandants Renovation - Phase II	CP		3.1, 2.28
10	Community Center	CP		2.28, 2.32
11	Fire Station #12 Upgrades			2.28
12	Upgrade Current Police Facility	CP		2.28
13	City Hall Reinforcement			3.1, 2.28
14	Senior Center Upgrades			2.28
15	City Hall Non-Structural Improvements			3.1, 2.28
16	Corporation Yard Improvements			2.28
17	Clocktower Improvements	CP		3.1, 2.28
18	CAO/HR/IS Modular Improvements			2.28
19	Camel Barn Seismic Upgrade			3.1, 2.28
20	Library Improvements			3.4, 2.28
21	Camel Barn Parking Lot Lights			2.23, 3.1, 2.28
22	New Police Facility			2.28

Parks & Recreation Facilities

City of Benicia Capital Improvement Program

PR	Project Descriptions	CP	Year						Total		
			Funding	Prior	2007-08	2008-09	2009-10	2010-11		2011-12	2012-27
1	First St. Peninsula Improvements		1,520,103	Complete	-	-	-	-	-	-	1,520,103
2	Recreation Area Lighting		1,171,560	Complete	-	-	-	-	-	-	1,171,560
3	Playground Replacement Fund		40,000	20,000	20,000	20,000	20,000	20,000	20,000	300,000	440,000
4	Ameson		-	-	15,000	15,000	-	-	-	-	30,000
5	Jack London		6,000	-	40,000	-	-	-	-	-	46,000
6	Benicia Community Park		84,000	-	780,000	-	-	-	-	281,750	1,115,750
7	Bocce Ball		85,900	Complete	-	-	-	-	-	-	85,900
8	Overlook Park		30,000	30,000	-	-	-	-	-	300,000	1,192,500
9	Willow Glen Park		40,000	-	230,000	-	-	-	-	368,000	638,000
10	West Ninth Street Park		55,000	71,030	-	-	-	-	-	50,000	176,030
11	Souhampton Park		35,000	-	421,000	-	-	-	-	65,500	521,500
12	Parks Master Plan Update		-	-	50,000	-	-	-	-	-	50,000
13	YAC		65,000	Complete	-	-	-	-	-	-	120,000
14	Francesca Terrace		-	50,000	-	-	-	-	-	249,550	621,550
15	Duncan Graham Park		60,000	-	75,000	-	-	-	-	31,500	166,500
16	Civic Center Park		120,000	-	287,500	-	-	-	-	-	407,500
17	Bridgeview Park		95,000	-	345,000	115,000	-	-	-	-	555,000
18	Lake Herman Regional Park		-	-	22,000	345,000	345,000	345,000	-	-	1,057,000
19	X-Park	CP	838,000	-	-	-	-	-	-	-	838,000
20	City Cemetery Road Improvements		-	20,000	20,000	460,000	50,000	50,000	115,000	-	715,000
21	Sanvia Park		-	34,500	-	-	-	-	-	-	34,500
22	Channing Circle		-	-	86,250	115,000	115,000	230,000	9,300	-	440,550
23	Benicia Views II		-	-	75,000	-	-	-	-	-	75,000
24	Park Solano		-	-	55,000	20,000	20,000	-	-	-	107,000
25	Roller Hockey Rink Surface		-	20,000	-	-	-	-	-	-	20,000
26	Clocktower Park Improvements		-	-	483,000	-	-	-	-	465,750	948,750
27	Skillman		-	-	25,000	230,000	-	-	-	-	255,000
28	Gateway		-	-	50,000	-	-	-	-	-	50,000
29	City Park		-	-	50,000	-	-	-	-	142,140	192,140
30	Fitzgerald Field		-	-	575,000	-	-	-	-	-	575,000
31	First St. Green Expansion		-	-	575,000	345,000	-	-	-	-	920,000
32	Benicia Waterfront Path		-	-	-	-	-	-	-	65,000	65,000
33	Matthew Turner Park		-	-	-	345,000	-	-	-	-	345,000
34	Misc. Trails		-	-	-	-	-	-	-	96,000	96,000

Parks & Recreation Facilities
City of Benicia Capital Improvement Program

PR	Project Descriptions	Year						Total	
		CP Funding	Prior	1 2007-08	2 2008-09	3 2009-10	4 2010-11		5 2011-12
35	Bottle Hill Park	-	-	-	-	-	-	132,250	132,250
36	Little League	-	-	-	-	345,000	-	575,000	920,000
37	Raymond Bardoni Park	-	-	-	-	-	-	862,500	862,500
38	Park D-7	-	-	Removed	-	-	-	-	-
39	Marsh Overlook & Pier Trail	-	-	-	-	-	-	1,150,000	1,150,000
40	Perth Way Neighborhood Park	-	-	-	-	-	-	2,070,000	2,070,000
41	Hastings Road Neighborhood Park	-	-	-	-	-	-	3,168,250	3,168,250
42	Waterfront Project (E2nd to First St)	-	-	-	-	-	-	3,450,000	3,450,000
Total Program Costs		\$ 4,215,563	\$ 211,030	\$ 40,000	\$ 6,653,750	\$ 1,255,000	\$ 645,000	\$ 14,407,990	\$ 27,428,333

Total CIP (5, 6-20, 20 Years)

\$ 8,804,780 \$ 14,407,990 \$ 23,212,770

Parks & Recreation Facilities

City of Benicia Capital Improvement Program

PR	Project Descriptions	Year		Goal/Prog/Policy
		CP	Funding	
		General Plan		
1	First St. Peninsula Improvements			2.12.J, 3.13, 2.30, 2.32, 2.28, 2.15B
2	Recreation Area Lighting			2.31, 2.30, 2.32, 2.28
3	Playground Replacement Fund			2.30, 2.32, 2.28, 2.31
4	Arneson			2.30, 2.32, 3.6, 2.28, 2.31
5	Jack London			2.30, 2.32, 2.28, 2.31
6	Benicia Community Park			2.30, 2.32, 2.28, 2.31
7	Boccee Ball			2.30, 2.32, 2.28
8	Overlook Park			2.30, 2.32, 2.28, 2.31
9	Willow Glen Park			2.30, 2.32, 2.28, 2.31
10	West Ninth Street Park			2.30, 2.32, 3.13, 2.28, 2.31
11	Southampton Park			2.30, 2.32, 2.28, 2.31
12	Parks Master Plan Update			2.30, 2.32, 2.28
13	YAC			2.30, 2.32, 4.5, 2.28, 2.31
14	Francesca Terrace			2.30, 2.32, 2.28, 2.31
15	Duncan Graham Park			2.30, 2.32, 2.28, 2.31
16	Civic Center Park			2.30, 2.32, 2.12.J, 2.28, 2.31
17	Bridgeview Park			2.30, 2.32, 2.28, 2.31
18	Lake Herman Regional Park			2.30, 2.32, 2.2, 3.23, 2.28
19	X-Park		CP	2.30, 2.32, 2.28
20	City Cemetery Road Improvements			3.1, 2.28
21	Sarivia Park			2.30, 2.32, 2.28, 2.31
22	Channing Circle			2.30, 2.32, 2.28, 2.31
23	Benicia Views II			2.30, 2.32, 2.28, 2.31
24	Park Solano			2.30, 2.32, 2.28, 2.31
25	Roller Hockey Rink Surface			2.30, 2.32, 2.28, 2.31
26	Clocktower Park Improvements			2.30, 2.32, 3.1, 2.28
27	Skillman			2.30, 2.32, 2.28, 2.31
28	Gateway			2.30, 2.32, 3.9.4, 2.28, 2.31
29	City Park			2.30, 2.32, 2.12.J, 2.28
30	Fitzgerald Field			2.30, 2.32, 2.12.J, 3.11, 2.28, 2.31
31	First St. Green Expansion			2.30, 2.32, 2.12.J, 2.12.O, 3.13, 2.28
32	Benicia Waterfront Path			2.30, 2.32, 2.12.J, 2.15, 3.13, 2.28

Parks & Recreation Facilities

City of Benicia Capital Improvement Program

PR	Project Descriptions	Year		Goal/Prog/Policy
		CP Funding	General Plan	
33	Matthew Turner Park			2.30, 2.32, 2.28
34	Misc. Trails			2.30, 2.32, 2.15, 3.17, 2.28
35	Bottle Hill Park			2.30, 2.32, 3.11, 2.28
36	Little League			2.30, 2.32, 3.11, 2.28
37	Raymond Bardoni Park			2.30, 2.32, 3.13, 2.28
38	Park D-7			2.30, 2.32, 2.28
39	Marsh Overlook & Pier Trail			2.30, 2.32, 2.12.J, 2.15, 3.13, 2.28
40	Perth Way Neighborhood Park			2.30, 2.32, 2.28
41	Hastings Road Neighborhood Park			2.30, 2.32, 2.28
42	Waterfront Project (E2nd to First St)			2.30, 2.32, 2.12.J, 3.13, 2.28

Miscellaneous Projects
City of Benicia Capital Improvement Program

MIP	Project Descriptions	Year						Total		
		CP Funding	Prior	2007-08	2008-09	2009-10	2010-11		2011-12	2012-27
1	Citywide ADA Improvements	-	-	10,000	10,000	10,000	10,000	100,000	150,000	290,000
2	Upgrade Current Police Range	-	-	-	20,000	-	-	-	-	20,000
3	Upgrade Police & Fire Communications	-	71,600	-	-	90,000	-	-	-	161,600
4	Audio/Visual/Communication Upgrades	-	30,000	62,000	-	-	-	-	-	92,000
5	Marina Sheepie Breakwater Repairs	U	-	-	-	-	-	-	500,000	500,000
6	Recycling Center/Corp Yard Improvements	-	-	25,000	125,000	-	-	-	0	150,000
Annual Program Needs			\$ 101,600	\$ 97,000	\$ 155,000	\$ 100,000	\$ 10,000	\$ 100,000	\$ 650,000	\$ 1,213,600
Total CIP (5, 6-20, 20 Years)									\$ 462,000	\$ 650,000

Miscellaneous Projects

City of Benicia Capital Improvement Program

MP	Project Descriptions	Year		Goals/Prog/Policy
		CP	Funding	
1	Citywide ADA Improvements		2.16, 2.28	
2	Upgrade Current Police Range		2.28	
3	Upgrade Police & Fire Communications		2.28	
4	Audio/Visual/Communication Upgrades		2.28	
5	Marina Sheetpile Breakwater Repairs		U	3.1, 2.28
6	Recycling Center/Corp Yard Improvements		2.28	

Transportation Projects

City of Benicia Capital Improvement Program

TR	Project Description	Year						Total		
		Funding	Prior	1	2	3	4		5	6-20
				2007-08	2008-09	2009-10	2010-11	2011-12	2012-27	
Local Roads and Streets										
1	Alley Improvement Program	GT	30,000	20,000	20,000	20,000	20,000	20,000	315,000	445,000
2	East N St Paving (600 block)	U	40,000	-	-	-	-	-	-	40,000
3	Ind. Wy Roadway Improvements (200 block)	TM	25,000	50,000	500,000	-	-	-	-	575,000
4	Citywide Street Resurfacing Program	GT	257,000	500,000	500,000	500,000	500,000	500,000	7,950,000	10,707,000
5	Columbus Pkwy Overlay (I-780 to Rose Drive)	GF/GP	-	-	50,000	50,000	150,000	-	-	200,000
6	East 2 St Overlay (Riverhill Dr to Hillcrest Av)	GF/GP	209,000	-	-	-	-	-	-	209,000
7	East H St Overlay (East 2 to East 5 St)	GF/GP	374,710	-	-	-	-	-	-	374,710
8	East 5 St Overlay (Military East to I-780)	GF/GP	236,000	-	-	-	-	-	-	236,000
9	Columbus Pkwy Reliever Route	TM/DEV	-	-	-	500,000	-	-	-	500,000
10	Channel Rd Extension to Industrial Wy	DEV	-	-	-	-	-	-	500,000	500,000
11	East B St Improvements (east of East 2 St)	U	-	-	-	-	-	-	590,000	590,000
12	Park Rd Widening (Adams St-Connector Rd)	TM	-	-	-	-	-	-	750,000	750,000
13	Park Rd Widening (Ind Wy-Sulphur Spg Cr Br)	TM	-	-	-	-	-	-	1,000,000	1,000,000
14	Benicia Ind. Park Railroad Crossing Upgrades	U	-	-	-	-	-	-	900,000	900,000
15	Military West Widening (West 2 to West 5 St)	TM	-	-	-	-	-	-	1,000,000	1,000,000
16	East 2 St Reconstruct (East B to East E St)	U	-	-	-	-	-	-	1,000,000	1,000,000
17	East 5 St Widening (Military East to I-780)	U	-	-	-	-	-	-	750,000	750,000
18	East Channel Rd Reconstruction	U	-	-	-	-	-	-	1,300,000	1,300,000
19	Bayshore Rd Extend (Park Rd to Industrial Wy)	TM	-	-	-	-	-	-	1,600,000	1,600,000
20	Industrial Wy Widening (East 2 St to I-680)	TM	-	-	-	-	-	-	2,250,000	2,250,000
21	Lake Herman Rd Reconstruction	U	-	-	-	-	-	-	2,250,000	2,250,000
22	East 2 St Widening (Military East to I-780)	DEV	-	-	-	-	-	-	3,400,000	3,400,000
23	Ind. Wy Extend (East 2 St-Lake Herman Rd)	DEV	-	-	-	-	-	-	3,000,000	3,000,000
24	Park Rd/East 2 St Cross-Connector Rd	TM	-	-	-	-	-	-	4,100,000	4,100,000
25	East 2 St Widen (Ind. Wy-Lake Herman Rd)	DEV	-	-	-	-	-	-	6,000,000	6,000,000
97	West K St Overlay		25,000	387,000	-	-	-	-	-	412,000
98	First St Rehabilitation		-	-	-	25,000	500,000	-	-	525,000
99	Military West Rehabilitation		-	-	-	-	50,000	1,000,000	-	1,050,000
106	West 2nd Street Overlay		-	-	-	-	-	-	0	125,000

Transportation Projects

City of Benicia Capital Improvement Program

TR	Project Description	Year						Total	
		Funding	Prior	2007-08	2008-09	2009-10	2010-11		2011-12
Intersections									
26	Rose Dr Right Turn Pocket	DEV	-	-	-	-	-	-	30,000
27	East 6 St/Military East Intersection Mods	U	-	-	50,000	-	-	-	50,000
28	BHS Traffic Signal and Entrance Circulation Imp	U	5,000	-	375,000	-	-	-	405,000
29	Southampton Rd/Hastings Dr Signalization	TM	-	-	50,000	250,000	-	-	300,000
30	Lake Herman Rd/East 2 St Signalization	TM	-	-	-	-	-	200,000	200,000
31	Park Rd/Industrial Wy Intersection Mods	TM	-	-	250,000	-	-	-	250,000
32	East 2 St/Industrial Wy Intersection Mods	TM	-	-	-	-	-	-	300,000
33	East 2 St/Military East Intersection Mods	TM	-	-	-	-	-	-	350,000
34	Park Rd/Bayshore Dr Signal Upgrades	TM	-	-	-	-	-	-	475,000
35	Bayshore Rd/I-680 Ramps Signalization	TM	-	-	-	-	-	-	500,000
36	East 2 St/Rose Dr Signal Modification	TM	-	-	-	-	-	-	500,000
37	East 5 St/I-780 Ramps Signalization	TM	-	-	-	-	-	-	550,000
38	Industrial Wy/I-680 Ramps Signalization	TM	-	-	-	-	-	-	550,000
39	East 5 St/Military East Intersection Mods	TM	-	-	-	-	-	-	650,000
40	Lake Herman Rd/I-680 Ramps Signalization	TM	-	-	-	-	-	-	750,000
41	West 7 St/Military West Intersection Mods	U	-	-	-	750,000	-	-	750,000
Bridges									
42	West 9 St Pedestrian Bridge Painting	U	-	-	5,000	-	-	-	32,000
43	Roadway Bridge Replacement	U	-	-	-	-	-	-	2,000,000
Freeway									
44	I-780 Ramp Widening at East 2 St	TM/DEV	-	-	-	-	-	-	325,000
45	I-780 Ramp Improvements at West 7 St	TM	-	-	-	-	-	-	360,000
46	I-780 Ramp Improvements at Southampton Rd	DEV	-	-	-	-	-	-	500,000
47	I-780 Ramp Improvements at East 2 St	U	-	-	-	-	-	-	500,000
48	I-780 Aux. Lanes (East 2 to East 5 St)	U	-	-	-	-	-	-	500,000
49	I-680/Industrial Wy Interchange Improvements	U	-	-	-	-	-	-	550,000
50	I-680/Bayshore Dr Interchange Improvements	U	-	-	-	-	-	-	900,000
51	I-780 Aux. Lanes, Columbus Pkwy-Military W	TM	-	-	-	-	-	-	5,000,000
52	I-680/Lake Herman Rd Interchange Imps.	TM	-	-	-	-	-	-	7,500,000

Transportation Projects

City of Benicia Capital Improvement Program

TR	Project Description	Funding	Prior	Year					Total	
				2007-08	2008-09	2009-10	2010-11	2011-12		2012-27
Alternative Modes (Bicycle and Pedestrian)										
53	Suggested Routes to School Program Update	U	-	2,500	2,500	2,500	2,500	2,500	40,000	52,500
54	Sidewalk Replacement Program	GT	-	50,000	50,000	345,000	270,000	270,000	8,122,500	9,107,500
55	Curb Ramp Installations	GT	-	10,000	10,000	10,000	10,000	10,000	285,000	335,000
56	State Park Rd Bike/Pedestrian Bridge	U	210,000	361,000	2,425,000	809,000	-	-	-	3,806,000
57	Park Rd Bike Lane (Adams St to Oak Rd)	GF/GP	320,000	-	-	-	-	-	-	320,000
58	Mills School Walkway Improvements	GF/GP	97,020	-	-	-	-	-	-	97,020
59	Simple School Route Safety Improvements	GF/GP	160,000	-	-	-	-	-	-	160,000
60	First Street Sidewalk Streetscaping Phase 1	U	75,000	15,000	-	-	-	-	800,000	905,000
61	East 3 St Pedestrian Tunnel Upgrades	U	10,000	-	50,000	-	-	-	-	60,000
62	Bay and Ridge Trail Route Improvements	U	-	-	-	-	-	-	500,000	500,000
63	Citywide Lighted Crosswalk Installation	U	-	-	30,000	-	-	-	100,000	130,000
64	Park Rd/Benicia Bridge Ped Walkway Imp.	U	10,000	-	75,000	250,000	500,000	-	-	835,000
65	Electric Vehicle Charging Stations	U	-	-	-	-	50,000	-	-	50,000
66	Historic SP Depot Sidewalk	U	-	-	-	-	-	-	75,000	75,000
67	Historic Arsenal Area Walkway Improvements	U	-	-	-	-	-	-	750,000	750,000
68	Citywide Bike Route Improvements	U	-	-	-	-	-	-	1,000,000	1,000,000
69	First Street Sidewalk Streetscaping Phase 2	U	-	-	-	-	-	-	2,000,000	2,000,000
70	BHS/BMS Pedestrian Bridge	U	-	-	25,000	-	7,500,000	-	-	7,525,000
96	West 7 St Sidewalk Safety	U	318,600	-	-	-	-	-	-	318,600
100	Military East Bike Lane	U	-	40,000	-	-	-	-	-	40,000
86	East 5th Street Smart Growth	U	-	135,000	-	-	-	-	-	135,000
Traffic Calming										
71	Citywide Traffic Calming Program Develop	DEV	75,000	15,000	15,000	-	-	75,000	-	180,000
72	Rose Drive Corridor TC Improvements	DEV	-	50,000	50,000	45,000	-	-	-	145,000
73	Neighborhood TC Improvements	U	-	25,000	25,000	30,000	30,000	30,000	793,000	933,000
74	Radar Speed Signs in School Zones	U	-	-	25,000	25,000	-	-	-	50,000
75	Gateway Entrance Enhancements	U	-	-	150,000	150,000	150,000	150,000	-	450,000
103	Street Tree Planting Program	U	-	-	10,000	10,000	10,000	10,000	349,000	379,000
105	Major Roads Traffic Calming Program	U	-	25,000	25,000	30,000	30,000	30,000	793,000	933,000
Transit										
76	Bus Shelter Upgrades	Transit	1,500	5,000	5,000	5,000	5,000	5,000	143,000	169,500
77	Ind. Park Regional Transit Transfer Facility	U/GP	-	-	250,000	750,000	1,000,000	1,000,000	-	2,000,000
78	Transit Bus Replacement Program	U/GP	-	-	500,000	-	-	-	4,375,000	4,875,000
79	Downtown Area Park and Ride Facility	U	-	-	-	-	-	-	500,000	500,000
80	East B St Parking Lot Improvements	U	-	-	-	-	-	-	554,000	554,000
81	East E St Parking Lot Improvements	U/DEV	-	-	-	-	-	-	750,000	750,000
82	Columbus Pkwy/Rose Dr Park&Ride Facility	U	-	-	-	-	-	-	1,000,000	1,000,000
83	Benicia Ferry Parking Lot	U	-	-	-	-	-	-	2,850,000	2,850,000
84	Benicia Ferry Terminal	U	-	-	-	-	-	-	5,000,000	5,000,000
85	Benicia Intermodal Transportation Station	U/GP	350,000	-	-	-	-	-	40,000,000	40,350,000

Transportation Projects

City of Benicia Capital Improvement Program

TR	Project Description	Funding	Year					Total		
			1	2	3	4	5			
		Prior	2007-08	2008-09	2009-10	2010-11	2011-12	2012-27		
Transportation Related										
87	Miscellaneous Public Improvements	GT	15,000	20,000	20,000	20,000	20,000	570,000		
88	Traffic Court Program	TM	20,000	-	-	-	20,000	114,000		
89	Traffic Impact Fee Program Update	TM	50,000	-	-	-	50,000	285,000		
90	Radar Speed Study	GP	5,000	-	-	-	5,000	39,000		
91	Corporation Yard Improvements	GT	-	100,000	50,000	-	-	500,000		
92	Street Lighting Upgrades - Citywide	U	-	-	20,000	20,000	20,000	500,000		
93	Street Lighting Upgrades - First St	U	-	-	50,000	-	-	50,000		
94	Public Utility Rule 20A Undergrounding	GP	-	-	-	300,000	1,000,000	2,630,000		
95	Underground Gasoline Tank Replacement	U	-	-	-	-	-	500,000		
101	City Hall Parking Lot Striping	U	2,000	-	-	-	2,000	6,000		
102	Engineering Division Facility Evaluation	U	-	-	50,000	-	-	0		
104	Residential Permit Parking Program	U	-	-	10,000	10,000	10,000	239,000		
Total Program Costs			\$ 2,920,830	\$ 1,935,500	\$ 3,768,500	\$ 3,866,500	\$ 4,602,500	\$ 12,279,500	\$ 137,799,500	\$ 167,172,830

Total CIP (5, 6-20, 20 Years) \$ 26,452,500 \$ 137,799,500 \$ 164,252,000

DEV - Developer GF - General Fund GP - Grant Programs GT - Gas Tax Funds PE/ENV - CON TM - Traffic Mitigation U - Undetermined

Transportation Projects

City of Benicia Capital Improvement Program

TR	Project Description	Year		Goal/Program/Policy
		CP	Funding	
Local Roads and Streets				
1	Alley Improvement Program	GT	2.28, 3.11, 2.12.J, 2.20.J & K	
2	East N St Paving (600 block)	U	2.28, 3.11, 2.20.J & K	
3	Ind. Wy Roadway Improvements (200 block)	TM	2.28, 2.20.J & K	
4	Citywide Street Resurfacing Program	GT	2.28, 2.20.J & K	
5	Columbus Pkwy Overlay (I-780 to Rose Drive)	GF/GP	2.28, 2.20.J & K	
6	East 2 St Overlay (Riverhill Dr to Hillcrest Av)	GF/GP	2.28, 2.20.J & K	
7	East H St Overlay (East 2 to East 5 St)	GF/GP	2.28, 3.11, 2.20.J & K	
8	East 5 St Overlay (Military East to I-780)	GF/GP	2.28, 3.11, 2.20.J & K	
9	Columbus Pkwy Reliever Route	TM/DEV	2.28, 2.4.1, 2.20.I, 2.20.J & K	
10	Channel Rd Extension to Industrial Wy	DEV	2.28, 2.4.1, 2.20.I, 2.20.J & K	
11	East B St Improvements (east of East 2 St)	U	2.12.J, 2.28, 2.20.J & K	
12	Park Rd Widening (Adams St-Connector Rd)	TM	2.28, 2.4.1, 2.20.I, 2.20.J & K	
13	Park Rd Widening (Ind Wy-Sulphur Spg Cr Br)	TM	2.28, 2.4.1, 2.20.I, 2.20.J & K	
14	Benicia Ind. Park Railroad Crossing Upgrades	U	2.28, 2.20.J & K	
15	Military West Widening (West 2 to West 5 St)	TM	2.28, 2.4.1, 2.20.I, 3.10, 2.20.J&K	
16	East 2 St Reconstruct (East B to East E St)	U	2.28, 2.20.J & K	
17	East 5 St Widening (Military East to I-780)	TM	2.28, 2.4.1, 2.20.I, 3.10, 2.20.J&K	
18	East Channel Rd Reconstruction	U	2.28, 2.20.J & K	
19	Bayshore Rd Extend (Park Rd to Industrial Wy)	TM	2.28, 2.4.1, 2.20.I, 2.20.J & K	
20	Industrial Wy Widening (East 2 St to I-680)	TM	2.28, 2.4.1, 2.20.I, 2.20.J & K	
21	Lake Herman Rd Reconstruction	U	2.28, 2.20.J & K	
22	East 2 St Widening (Military East to I-780)	DEV	2.28, 2.4.1, 2.20.I, 2.20.J & K	
23	Ind. Wy Extend (East 2 St-Lake Herman Rd)	DEV	2.28, 2.4.1, 2.20.I, 2.20.J & K	
24	Park Rd/East 2 St Cross-Connector Rd	TM	2.28, 2.4.1, 2.20.I, 2.24, 2.20.J&K	
25	East 2 St Widen (Ind. Wy-Lake Herman Rd)	DEV	2.28, 2.4.1, 2.20.I, 2.20.J & K	
97	West K St Overlay		2.20J&K, 2.25	
98	First St Rehabilitation		2.20J&K, 2.25	
99	Military West Rehabilitation		2.20J&K, 2.25	

Transportation Projects

City of Benicia Capital Improvement Program

TR	Project Description	Year		General Plan
		CP	Funding	
Intersections				
26	Rose Dr Right Turn Pocket		DEV	2.28, 2.4.1, 2.20.1, 2.20.J & K
27	East 6 St/Military East Intersection Mods		U	2.28, 3.11, 2.14, 2.20.J & K
28	Benicia High School Traffic Signal		U	2.28, 2.22, 2.20.J & K
29	Southampton Rd/Hastings Dr Signalization		TM	2.28, 2.4.1, 2.20.1, 2.20.J & K
30	Lake Herman Rd/East 2 St Signalization		TM	2.28, 2.4.1, 2.20.1, 2.20.J & K
31	Park Rd/Industrial Wy Intersection Mods		TM	2.28, 2.4.1, 2.20.1, 2.20.J & K
32	East 2 St/Industrial Wy Intersection Mods		TM	2.28, 2.4.1, 2.20.1, 2.20.J & K
33	East 2 St/Military East Intersection Mods		TM	2.28, 2.4.1, 2.20.1, 2.20.J & K
34	Park Rd/Bayshore Dr Signal Upgrades		TM	2.28, 2.4.1, 2.20.1, 2.20.J & K
35	Bayshore Rd/I-680 Ramps Signalization		TM	2.28, 2.4.1, 2.20.1, 2.20.J & K
36	East 2 St/Rose Dr Signal Modification		TM	2.28, 2.4.1, 2.20.1, 2.20.J & K
37	East 5 St/I-780 Ramps Signalization		TM	2.28, 2.4.1, 2.20.1, 3.11, 2.20.J&K
38	Industrial Wyl/I-680 Ramps Signalization		TM	2.28, 2.4.1, 2.20.1, 2.20.J & K
39	East 5 St/Military East Intersection Mods		TM	2.28, 2.4.1, 2.20.1, 3.11, 2.20.J&K
40	Lake Herman Rd/I-680 Ramps Signalization		TM	2.28, 2.4.1, 2.20.1, 2.20.J & K
41	West 7 St/Military West Intersection Mods		U	2.28, 2.4.1, 2.20.1, 2.14, 2.20.J&K
Bridges				
42	West 9 St Pedestrian Bridge Painting		U	2.28, 2.20.J & K
43	Roadway Bridge Replacement		U	2.28, 2.20.J & K
Freeway				
44	I-780 Ramp Widening at East 2 St		TM/DEV	2.27.1, 2.28, 2.20.J & K
45	I-780 Ramp Improvements at West 7 St		TM	2.27.1, 2.28, 2.20.J & K
46	I-780 Ramp Improvements at Southampton Rd		DEV	2.27.1, 2.28, 2.20.J & K
47	I-780 Ramp Improvements at East 2 St		U	2.27.1, 2.28, 2.20.J & K
48	I-780 Aux. Lanes (East 2 to East 5 St)		U	2.26.2, 2.27.1, 2.28, 2.20.J&K
49	I-680/Industrial Wy Interchange Improvements		U	2.27.1, 2.28, 2.20.J & K
50	I-680/Bayshore Dr Interchange Improvements		U	2.27.1, 2.28, 2.20.J & K
51	I-780 Aux. Lanes, Columbus Pkwy-Military W		TM	2.26.2, 2.27.1, 2.28, 2.20.J&K
52	I-680/Lake Herman Rd Interchange Imps.		TM	2.24, 2.27.1, 2.28, 2.20.J & K

Transportation Projects

City of Benicia Capital Improvement Program

TR	Project Description	Year		General Plan
		CP	Funding	
Alternative Modes (Bicycle and Pedestrian)				
53	Suggested Routes to School Program Update	U		2.14G,2.15,2.21,2.28,2.20J&K
54	Sidewalk Replacement Program	GT		2.14G,2.15,2.21,2.28,2.20J&K
55	Curb Ramp Installations	GT		2.16,2.15,2.21,2.28,2.20J&K
56	State Park Rd Bike/Pedestrian Bridge	CP	U	2.15, 2.21, 2.28, 2.20.J & K
57	Park Rd Bike Lane (Adams St to Oak Rd)	GF/GP		2.15, 2.21, 2.28, 2.20.J & K
58	Mills School Walkway Improvements	GF/GP		2.15,2.21,3.11,2.28,2.20.J&K
59	Sample School Route Safety Improvements	GF/GP		2.15,2.21,3.11,2.28,2.20J&K
60	First Street Sidewalk Streetscaping Phase 1	U		2.12J,2.14,2.15,2.21,2.22,2.20
61	East 3 St Pedestrian Tunnel Upgrades	U		2.15,2.21,2.28,3.11,2.20J&K
62	Bay and Ridge Trail Route Improvements	U		2.14,G,2.15,2.21,2.28,2.20J&K
63	Citywide Lighted Crosswalk Installation	U		2.14,2.15,2.21,2.28,2.20J&K
64	Park Rd/Benicia Bridge Ped Walkway Imp.	U		2.14,G,2.15,2.21,2.28,2.20J&K
65	Electric Vehicle Charging Stations	U		2.15, 2.21, 2.28, 2.20.J & K
66	Historic SP Depot Sidewalk	U		2.12,J,2.14,G,2.15,2.21, 2.20
67	Historic Arsenal Area Walkway Improvements	U		2.14,2.15,2.21,2.25,2.20J&K
68	Citywide Bike Route Improvements	U		2.15, 2.21, 2.28, 2.20.J & K
69	First Street Sidewalk Streetscaping Phase 2	U		2.12,J,2.14,2.15,2.21,2.20.J&K
70	BHS/BMS Pedestrian Bridge	U		2.15,2.21,2.22,2.28,2.20J&K
96	West 7 St Sidewalk Safety			2.14,2.15,2.21,2.28,2.20J&K
100	Military East Bike Lane			2.15,2.21,2.28,2.20J&K
86	East 5th Street Smart Growth	U		2.14,2.14.G,2.15,2.20E&F,2.21
Traffic Calming				
71	Citywide Neighborhood TC Program Develop	DEV		2.14,2.20F,2.28,3.9.5,2.20J&K
72	Rose Drive Corridor TC Improvements	DEV		2.14,2.20F,2.28,3.9.5,2.20J&K
73	Neighborhood TC Improvements	U		2.14,2.20F,2.28,3.9.5,2.20J&K
74	Radar Speed Signs in School Zones	U		2.14,2.20F,2.28,3.9.5,2.20J&K
75	Gateway Entrance Enhancements	U		2.14,2.20F,2.28,3.9.5,2.20J&K
103	Street Tree Planting Program			2.14,2.20F,2.28,3.10,3.11,3.20

Transportation Projects

City of Benicia Capital Improvement Program

TR	Project Description	Year		Goal/Program/Policy
		CP	Funding	
Transit				
76	Bus Shelter Upgrades	Transit	2.17, 2.21, 2.28, 2.16	
77	Ind. Park Regional Transit Transfer Facility	U/GP	2.17, 2.21, 2.28	
78	Transit Bus Replacement Program	U/GP	2.17, 2.21, 2.28	
79	Downtown Area Park and Ride Facility	U	2.17, 2.21, 2.28, 2.23	
80	East B St Parking Lot Improvements	U	2.17, 2.21, 2.28, 2.23	
81	East E St Parking Lot Improvements	U/DEV	2.17, 2.21, 2.28, 2.23	
82	Columbus Pkwy/Rose Dr Park&Ride Facility	U	2.17, 2.21, 2.28, 2.23	
83	Benicia Ferry Parking Lot	U	2.17, 2.21, 2.28, 2.23	
84	Benicia Ferry Terminal	U	2.17, 2.21, 2.28, 2.19	
85	Benicia Intermodal Transportation Station	U/GP	2.17, 2.21, 2.28, 2.18	
Transportation Related				
87	Miscellaneous Public Improvements	GT	2.28, 2.20.J & K	
88	Traffic Count Program	TM	2.28, 2.20.J & K	
89	Traffic Impact Fee Program Update	TM	2.28, 2.4, 2.5.I, 2.20.J & K	
90	Radar Speed Study	GP	2.28, 2.20.E, J & K	
91	Corporation Yard Improvements	GT	2.28, 2.20.J & K	
92	Street Lighting Upgrades - Citywide	U	2.28	
93	Street Lighting Upgrades - First St	U	2.28, 2.20.J & K	
94	Public Utility Rule 20A Undergrounding	GP	2.28, 3.7.D	
95	Underground Gasoline Tank Replacement	U	2.28	
101	City Hall Parking Lot Striping		2.28, 2.20.J & K	
102	Engineering Division Facility Evaluation		2.28, 2.20.J & K	
104	Residential Permit Parking Program		2.28, 2.20.J & K	

Storm Water Projects

City of Benicia Capital Improvement Program

SW Project Descriptions	Year	Year					Total		
		CP Funding	2007-08	2008-09	2009-10	2010-11		2011-12	2012-27
1. Drainage Inlet Replacement Program	GF	5,000	5,000	5,000	5,000	5,000	225,000	255,000	
2. Alley Drainage Improvement Program	GF	10,000	15,000	10,000	10,000	10,000	150,000	220,000	
3. Marina Area Storm Drain	GF	1,721,390	50,000	50,000	50,000	50,000	750,000	2,721,390	
4. St Augustine Dr Storm Drain Replacement	U	-	-	10,000	100,000	-	-	110,000	
5. West 7 St Drainage Improvements	GF	60,000	400,000	-	-	-	-	460,000	
6. Fire Museum Drainage Improvements	U	-	-	-	-	-	25,000	25,000	
7. Lake Herman Rd Overside Drain Replacement	U	-	-	-	50,000	-	-	50,000	
8. East B and East 2 St Interim Drainage Improvements	U	-	-	-	-	-	300,000	300,000	
9. East H St Alley Drainage	U	-	-	-	-	-	100,000	100,000	
10. East I St Drainage Improvements	U	-	-	-	-	-	100,000	100,000	
11. East J St Alley Drainage	U	-	-	-	-	-	100,000	100,000	
12. East K at East 6 St Drainage Improvements	U	24,000	-	-	20,000	200,000	-	244,000	
13. Sprig/Mallard Area Drainage Improvements	U	-	-	-	-	-	400,000	400,000	
14. West J St at Continental Apartments Stormwater Imp.	U/DEV	-	-	75,000	250,000	-	-	325,000	
15. East 2 St Area Drainage Imp. (I-780 to Davies Square)	U	-	-	-	-	-	750,000	750,000	
16. Industrial Way Drainage Imp. (Chammel Rd to I-680)	U	-	-	-	-	-	750,000	750,000	
17. Historic Arsenal Area Drainage Improvements	U	-	-	-	-	-	1,000,000	1,000,000	
18. East 5 St Area Drainage Improvements	U	-	-	-	-	-	1,500,000	1,500,000	
19. West 7 St Storm Drain Sys. (Cheryl Dr-Carquinez Strait)	U/DEV	-	-	-	-	-	1,500,000	1,500,000	
20. Sulphur Springs Creek Drainage Basin Improvements	U	-	-	-	-	-	7,500,000	7,500,000	
21. West 5 St Drainage Trunkline Improvements	U	-	25,000	225,000	-	-	-	250,000	
22. Open Space Detention Basin Maintenance	U	-	-	-	-	50,000	750,000	800,000	
23. Stormwater Program Fee Study	U	-	-	-	-	-	428,000	508,000	
24. East 3rd St Trunkline Replacement	U	-	-	-	-	25,000	165,000	190,000	
Total Program Needs		\$ 1,820,390	\$ 470,000	\$ 170,000	\$ 625,000	\$ 235,000	\$ 340,000	\$ 16,493,000	\$ 20,153,390
Total CIP (5, 6-20, 20 Years)								\$ 1,840,000	\$ 16,493,000

Storm Water Projects

City of Benicia Capital Improvement Program

SW	Project Descriptions	Year		General Plan
		CP	Funding	
				Goal/Prog/Policy
1	Drainage Inlet Replacement Program	GF	4.12, 4.13, 3.11, 2.12.J	
2	Alley Drainage Improvement Program	GF	4.12, 4.13, 3.11, 2.12.J	
3	Marina Area Storm Drain	GF	4.12, 4.13, 2.38, 3.11	
4	St Augustine Dr Storm Drain Replacement	U	4.12, 4.13	
5	West 7 St Drainage Improvements	GF	4.12, 4.13	
6	Fire Museum Drainage Improvements	U	4.12, 4.13	
7	Lake Herman Rd Overside Drain Replacement	U	4.12, 4.13, 3.11	
8	East B and East 2 St Interim Drainage Improvements	U	4.12, 4.13	
9	East H St Alley Drainage	U	4.12, 4.13, 3.11	
10	East I St Drainage Improvements	U	4.12, 4.13, 3.11	
11	East J St Alley Drainage	U	4.12, 4.13, 3.11	
12	East K at East 6 St Drainage Improvements	U	4.12, 4.13, 3.11	
13	Sprig/Mallard Area Drainage Improvements	U	4.12, 4.13	
14	West J St at Continental Apartments Stormwater Imp.	U/DEV	4.12, 4.13	
15	East 2 St Area Drainage Imp. (I-780 to Davies Square)	U	4.12, 4.13	
16	Industrial Way Drainage Imp. (Channel Rd to I-680)	U	4.12, 4.13	
17	Historic Arsenal Area Drainage Improvements	U	4.12, 4.13	
18	East 5 St Area Drainage Improvements	U	4.12, 4.13, 3.11	
19	West 7 St Storm Drain Sys. (Cheryl Dr-Carriquez Strait)	U/DEV	4.12, 4.13	
20	Sulphur Springs Creek Drainage Basin Improvements	U	4.12, 4.13	
21	West 5 St Drainage Trunkline Improvements	U	4.12, 4.13, 2.28	
22	Open Space Detention Basin Maintenance	U	4.12, 4.13, 2.28	
23	Stormwater Program Fee Study		2.4, 2.41, 2.51, 2.28, 4.12	
24	East 3rd St Trunkline Replacement			

Wastewater Capital Fund

City of Benicia Capital Improvement Program

WWC Project Descriptions	Year		Goals/Prog/Policy
	CP Funding	General Plan	
1 AB 1600 Review	WWCap	2.40, 2.41, 2.5.I., 2.4	
2 System Capacity Improvements	WWCap	2.40, 2.41, 2.5.I	
3 Reserve for Plant/System Expansion	WWCap	2.40, 2.41, 2.5.I	
4 Master Plan Update	WWCap	2.40, 2.41, 2.5.I	

Water Operations Fund

City of Benicia Capital Improvement Program

WO	Project Descriptions	CP	Year						Total	
			Funding	Prior	2007-08	2008-09	2009-10	2010-11		2011-12
Water Operations										
1	Tools, Equipment and Furniture	WOps	-	20,000	20,000	20,000	20,000	20,000	300,000	400,000
2	Reservoir Maintenance	WOps	-	20,000	20,000	30,000	30,000	30,000	450,000	580,000
3	Filter Replacement Fund	WOps	-	40,000	40,000	50,000	50,000	50,000	750,000	980,000
4	Equipment Replacement Fund	WOps	-	70,000	70,000	70,000	70,000	80,000	1,050,000	1,410,000
5	System Replacement Fund	WOps	-	200,000	200,000	200,000	200,000	200,000	3,000,000	4,000,000
6	Corp Yard Improvements	WOps	-	-	-	33,750	-	-	500,000	533,750
7	Cross Connection Control Program	WOps	-	10,000	10,000	10,000	10,000	10,000	150,000	200,000
8	Cordelia and Lake Herman Lines Survey	WOps	-	30,000	-	-	-	-	500,000	500,000
9	Computer System Upgrades	WOps	-	-	-	-	-	-	220,000	220,000
10	Service Line Replacement Program	WOps	-	110,000	110,000	-	-	-	-	150,000
11	Facility Security	WOps	-	100,000	50,000	-	-	-	-	225,000
12	Catholic Protection Improvements	WOps	-	150,000	75,000	-	-	-	-	225,000
13	Water Distribution System Improvement Project	WOps	-	1,500,000	-	-	-	-	-	1,500,000
14	Water Treatment Plant Improvement Project	WOps	-	-	-	-	-	-	-	-
15	Solano Water Authority Projects	WOps	-	-	100,000	-	-	-	500,000	600,000
16	Master Plan Update	WOps	-	75,000	-	-	-	-	250,000	325,000
17	DELETED (Replace energy dissipator w/ pump sta)	WOps	-	-	-	-	-	-	-	-
18	Replace backwash tank	WOps	-	-	-	-	-	-	450,000	450,000
19	Landscape Improvements	WOps	-	-	100,000	100,000	-	-	200,000	200,000
20	Reserve for Water Supply	WOps	-	-	200,000	-	200,000	-	1,000,000	1,400,000
21	Raw Water Transmission Line Improvements	WOps	-	50,000	50,000	50,000	-	-	-	150,000
22	Upgrade plant utility water system	WOps	-	-	-	-	-	75,000	-	75,000
23	Phased Alum Removal	WOps	-	125,000	125,000	-	-	-	-	250,000
24	P-2 Pump Station Improvements	WOps	-	30,000	-	250,000	-	-	-	280,000
25	Replace roof at P-3 Pump Station	WOps	-	-	50,000	-	-	-	50,000	100,000
26	DELETED (Construct canopy over tank farm)	WOps	-	-	-	-	-	-	-	-
27	Clarifier demolition	WOps	-	-	-	-	-	-	350,000	350,000
28	Install pipeline to sewer system	WOps	-	-	-	-	-	-	1,000,000	1,000,000
29	Re-line sludge lagoons	WOps	-	-	-	-	-	-	1,600,000	1,600,000
30	UV Disinfection	WOps	-	-	-	-	-	-	5,000,000	5,000,000
31	Expand and modify operations bldg; build shop	WOps	-	-	-	-	-	-	2,500,000	2,500,000
58	MEX Pretreatment System	WOps	-	-	50,000	1,441,000	-	-	0	1,491,000
59	Plant Headworks Improvements	WOps	-	-	100,000	-	-	-	0	100,000
60	Laboratory Upgrades	WOps	-	-	50,000	-	-	-	0	50,000
61	Coagulant Mixing Improvement Project	WOps	-	-	30,000	-	-	-	0	30,000
62	Treated Water Reservoir Improvements	WOps	-	-	-	-	-	-	200,000	200,000

Water Operations Fund

City of Benicia Capital Improvement Program

WO Project Descriptions	Year	CP Funding						Total
		Prior	2007-08	2008-09	2009-10	2010-11	2011-12	
Water Line Projects								
32 Civic Center Area Waterline Upgrades	WOps	-	130,000	-	-	-	-	130,000
33 Lower Arsenal Area Waterline Improvements	WOps	-	120,000	-	-	-	-	120,000
34 East F Street Water Main Relocation	WOps	-	-	60,000	-	-	-	60,000
35 Adams Street Water Main	WOps	-	-	-	120,000	-	-	120,000
36 East G Street Waterline Upgrade	WOps	-	-	90,000	-	-	-	90,000
37 West 7th Street Water Main Upgrade	WOps	-	-	-	-	50,000	-	50,000
38 West I Street Alley Water Main Replacement	WOps	-	-	-	-	90,000	-	90,000
39 East D Street Water Main	WOps	-	-	-	30,000	-	-	30,000
40 East 5th Street Water Main Replacement	WOps	-	-	-	-	-	175,000	175,000
41 Pacifica Court Water Main Replacement	WOps	-	-	-	-	-	25,000	25,000
42 West Manor Area Secondary Connection	WOps	-	-	-	-	-	50,000	50,000
43 Pine Lake Area Improvements - Zone 2 connection	WOps	-	-	-	-	-	75,000	75,000
44 Francisca Court Water Main Replacement	WOps	-	-	-	-	-	50,000	50,000
45 West 8th Street Water Main Upgrade	WOps	-	-	-	-	-	75,000	75,000
46 East O Street Water Main Upgrade	WOps	-	-	-	-	-	75,000	75,000
47 East H Street Water Main Upgrade	WOps	-	-	-	-	-	75,000	75,000
48 Jefferson Street Water Main	WOps	-	-	-	-	-	250,000	250,000
49 West I Street Water Main Replacement	WOps	-	-	-	-	-	150,000	150,000
50 Viewmont Water Main Replacement	WOps	-	-	-	-	-	175,000	175,000
51 DELETED (P-2 Pump Station Discharge Line)	WOps	-	-	-	-	-	-	-
52 Bayshore Road Water Main	WOps	-	-	-	-	-	500,000	500,000
53 Park Road Water Main	WOps	-	-	-	-	-	600,000	600,000
54 Benicia-Vallejo Secondary Connection	WOps	-	-	-	-	-	3,500,000	3,500,000
55 Bayshore Road Water Main Replacement	WOps	-	-	-	-	-	1,500,000	1,500,000
56 Install Redundant Treated Water Pipeline	WOps	-	-	-	-	-	1,200,000	1,200,000
57 Lake Herman Transmission Main Replacement	WOps	-	-	-	-	-	1,500,000	1,500,000
Total Program Needs		\$ -	\$ 2,780,000	\$ 1,320,000	\$ 1,243,750	\$ 2,161,000	\$ 640,000	\$ 29,400,000
Total CIP (5, 6-20, 20 Years)							\$ 8,144,750	\$ 29,400,000

Water Operations Fund

City of Benicia Capital Improvement Program

WO	Project Descriptions	Year		Goal/Program/Policy
		CP	Funding	
Water Operations				
1	Tools, Equipment and Furniture		WOps	2.39
2	Reservoir Maintenance		WOps	2.39
3	Filter Replacement Fund		WOps	2.39
4	Equipment Replacement Fund		WOps	2.39
5	System Replacement Fund		WOps	2.39
6	Corp Yard Improvements		WOps	2.39
7	Cross Connection Control Program		WOps	2.39
8	Cordelia and Lake Herman Lines Survey		WOps	2.39
9	Computer System Upgrades		WOps	2.39
10	Service Line Replacement Program		WOps	2.39
11	Facility Security		WOps	2.39
12	Catholic Protection Improvements		WOps	2.39
13	Water Distribution System Improvement Project		WOps	2.39
14	Water Treatment Plant Improvement Project		WOps	2.39
15	Solano Water Authority Projects		WOps	2.39, 2.36
16	Master Plan Update		WOps	2.39
17	DELETED (Replace energy dissipator w/ pump sta)		WOps	2.39
18	Replace backwash tank		WOps	2.39
19	Landscape Improvements		WOps	2.39
20	Reserve for Water Supply		WOps	2.39, 2.36
21	Raw Water Transmission Line Improvements		WOps	2.39
22	Upgrade plant utility water system		WOps	2.39
23	Phased Alum Removal		WOps	2.39
24	P-2 Pump Station Improvements		WOps	2.39
25	Replace roof at P-3 Pump Station		WOps	2.39
26	DELETED (Construct canopy over tank farm)		WOps	2.39

Water Operations Fund

City of Benicia Capital Improvement Program

WO	Project Descriptions	Year		Goal/Program/Policy
		CP Funding	General Plan	
27	Clarifier demolition	WOps	2.39	
28	Install pipeline to sewer system	WOps	2.39	
29	Re-line sludge lagoons	WOps	2.39	
30	UV Disinfection	WOps	2.39	
31	Expand and modify operations bldg; build shop	WOps	2.39	
58	MIX Pretreatment System	WOps	2.39	
59	Plant Headworks Improvements	WOps	2.39	
60	Laboratory Upgrades	WOps	2.39	
61	Coagulant Mixing Improvement Project	WOps	2.39	
62	Treated Water Reservoir Improvements	WOps	2.39	
Water Line Projects				
32	Civic Center Area Waterline Upgrades	WOps	2.39	
33	Lower Arsenal Area Waterline Improvements	WOps	2.39	
34	East F Street Water Main Relocation	WOps	2.39	
35	Adams Street Water Main	WOps	2.39	
36	East G Street Waterline Upgrade	WOps	2.39	
37	West 7th Street Water Main Upgrade	WOps	2.39	
38	West I Street Alley Water Main Replacement	WOps	2.39	
39	East D Street Water Main	WOps	2.39	
40	East 5th Street Water Main Replacement	WOps	2.39	
41	Pacifica Court Water Main Replacement	WOps	2.39	
42	West Manor Area Secondary Connection	WOps	2.39	
43	Pine Lake Area Improvements - Zone 2 connection	WOps	2.39	
44	Francisca Court Water Main Replacement	WOps	2.39	
45	West 8th Street Water Main Upgrade	WOps	2.39	
46	East O Street Water Main Upgrade	WOps	2.39	
47	East H Street Water Main Upgrade	WOps	2.39	
48	Jefferson Street Water Main	WOps	2.39	
49	West I Street Water Main Replacement	WOps	2.39	
50	Viewmont Water Main Replacement	WOps	2.39	
51	DELETED (P-2 Pump Station Discharge Line)	WOps	2.39	

Water Operations Fund
City of Benicia Capital Improvement Program

WO	Project Descriptions	Year		Goal/Program/Policy
		CP Funding	General Plan	
52	Bayshore Road Water Main	WOps	2.39	
53	Park Road Water Main	WOps	2.39	
54	Benicia-Vallejo Secondary Connection	WOps	2.39	
55	Bayshore Road Water Main Replacement	WOps	2.39	
56	Install Redundant Treated Water Pipeline	WOps	2.39	1
57	Lake Herman Transmission Main Replacement	WOps	2.39	

Water Capital Fund

City of Benicia Capital Improvement Program

WC Project Descriptions	Year						Total			
	CP	Funding	Prior	2007-08	2008-09	2009-10		2010-11	2011-12	2012-27
1 AB 1600 Review		WCap	-	-	10,000	-	10,000	-	75,000	95,000
2 Lake Herman Capacity Enhancements		WCap	-	25,000	25,000	25,000	25,000	25,000	5,000,000	5,125,000
3 Water Purchases		WCap	-	50,000	50,000	50,000	50,000	50,000	750,000	1,000,000
4 Solano Water Authority Projects		WCap	-	75,000	75,000	75,000	75,000	75,000	1,125,000	1,500,000
5 System Capacity Improvements		WCap	-	150,000	150,000	150,000	150,000	150,000	2,250,000	3,000,000
6 Reserve for Water Supply		WCap	-	200,000	-	200,000	-	200,000	1,500,000	2,100,000
7 Reserve for Storage Expansion		WCap	-	500,000	-	500,000	-	500,000	3,750,000	5,250,000
8 Reserve for Plant Expansion		WCap	-	-	700,000	-	700,000	-	5,250,000	6,650,000
9 Master Plan Update		WCap	-	75,000	-	-	-	-	250,000	325,000
Total Program Needs			\$ -	\$ 1,075,000	\$ 1,010,000	\$ 1,000,000	\$ 1,010,000	\$ 1,000,000	\$ 19,950,000	\$ 25,045,000

Total CIP (5, 6-20, 20 Years)

\$ 5,095,000 \$ 19,950,000 \$ 19,950,000

Water Capital Fund

City of Benicia Capital Improvement Program

WC	Project Descriptions	Year		Goals/Prog/Policy
		CP	Funding	
1	AB 1600 Review		WCap	2.39, 2.4, 2.5.1
2	Lake Herman Capacity Enhancements		WCap	2.39, 2.36, 3.23
3	Water Purchases		WCap	2.39, 2.36
4	Solano Water Authority Projects		WCap	2.39, 2.36
5	System Capacity Improvements		WCap	2.39
6	Reserve for Water Supply		WCap	2.39, 2.36
7	Reserve for Storage Expansion		WCap	2.39
8	Reserve for Plant Expansion		WCap	2.39
9	Master Plan Update		WCap	2.39, 2.36

Wastewater Operations Fund Projects - Fund 014
City of Benicia Capital Improvement Program

WVO Project Descriptions	CP	Year						Total		
		Funding	Prior	2007-08	2008-09	2009-10	2010-11		2011-12	2012-27
Wastewater Operations										
1 Tools, Equipment and Furniture	WWOps	-	-	30,000	30,000	30,000	30,000	40,000	600,000	760,000
2 Equipment Replacement Fund	WWOps	-	-	60,000	60,000	70,000	70,000	80,000	1,200,000	1,540,000
3 System Replacement Fund	WWOps	-	-	200,000	200,000	200,000	200,000	200,000	3,000,000	4,000,000
4 Computer System Upgrades	WWOps	-	-	-	-	-	-	-	300,000	300,000
5 Facility Security	WWOps	-	-	100,000	50,000	-	-	-	-	150,000
6 Corp Yard Improvements	WWOps	-	-	-	-	33,750	-	-	500,000	533,750
7 Odor Scrubber Media Replacement	WWOps	-	-	-	-	25,000	-	25,000	125,000	175,000
8 Replace Helical Scum Collectors	WWOps	-	-	-	-	-	-	-	150,000	150,000
9 RBC Repair/Replacement	WWOps	-	-	-	-	-	-	-	1,200,000	1,200,000
10 Valero Water Reuse Project	Valero	-	-	1,000,000	4,000,000	8,000,000	1,000,000	-	-	14,000,000
11 Valero Reimbursement	Valero	-	-	(1,000,000)	(4,000,000)	(8,000,000)	(1,000,000)	-	-	(14,000,000)
12 Rehab grit separator	WWOps	-	-	-	-	-	-	-	50,000	50,000
13 Master Plan Update	WWOps	-	-	-	-	-	-	-	250,000	250,000
14 Plant Cathodic Protection Improvements	WWOps	-	-	100,000	500,000	-	-	-	-	600,000
15 HMI replace with SCADA nodes	WWOps	-	-	50,000	-	-	-	-	-	50,000
16 Rehab outfall pipe and diffuser	WWOps	-	-	200,000	550,000	-	-	-	-	750,000
17 Add actuators/controls-aeration basin gates	WWOps	-	-	-	30,000	-	-	-	-	30,000
18 Digester cleaning	WWOps	-	-	-	-	100,000	-	-	100,000	200,000
19 Complete buffer zone	WWOps	-	-	-	-	-	100,000	-	-	100,000
20 Lift station consolidation-eval & implementation	WWOps	-	-	-	-	150,000	250,000	250,000	500,000	1,150,000
21 Replace belt filter press	WWOps	-	-	-	-	100,000	-	-	-	100,000
22 Upgrade/replace PLCs	WWOps	-	-	-	-	250,000	-	-	-	250,000
23 Lift Station Improvements	WWOps	-	-	75,000	50,000	150,000	-	-	500,000	775,000
24 Combined with WWO20	WWOps	-	-	-	-	-	-	-	-	-
25 Overhaul natural gas genset	WWOps	-	-	-	-	-	-	-	75,000	75,000
26 Combined with WWO23	WWOps	-	-	-	-	-	-	-	-	-
27 Rehab 4 MCCs	WWOps	-	-	-	-	-	-	-	200,000	200,000
28 Add third clarifier	WWOps	-	-	-	-	-	-	-	1,500,000	1,500,000
45 Electrical vaults rehab/wire	WWOps	-	-	175,000	-	-	-	-	-	175,000
46 Boiler Control Panels	WWOps	-	-	40,000	-	-	-	-	-	40,000
47 Sludge Disposal Options	WWOps	-	-	-	-	-	-	-	50,000	50,000
48 Computerized O&M Manual	WWOps	-	-	-	50,000	-	-	-	-	50,000

Wastewater Operations Fund
City of Benicia Capital Improvement Program
Projects - Fund 014

WVO Project Descriptions	CP	Year					Total			
		Funding	Prior	2007-08	2008-09	2009-10		2010-11	2011-12	2012-27
Wastewater Line Projects										
29 Completed (West of W7th, North of K Street)										
30 East 3rd Street Sewer Main Relocation	WWOps	-	-	100,000	-	-	-	-	-	100,000
31 West H Street Sewerline Replacement	WWOps	-	-	-	-	50,000	-	-	-	50,000
32 East 7th Street Sewerline Replacement	WWOps	-	-	-	-	125,000	-	-	-	125,000
33 West 8th Street Area Sewerline Replacement	WWOps	-	-	-	175,000	-	-	-	160,000	335,000
34 Combined with WW033	WWOps	-	-	-	-	-	-	-	-	-
35 El Bonita Way area Sewer Main Replacement	WWOps	-	-	-	-	-	-	250,000	-	250,000
36 Sample School Area Sewer Main Relocation	WWOps	-	-	-	-	-	-	300,000	-	300,000
37 Bayview Circle Area Sewer Main Replacement	WWOps	-	-	-	-	-	-	250,000	-	250,000
38 East N Street Area Sewer Main Replacement	WWOps	-	-	-	-	-	-	270,000	-	270,000
39 West Manor Neigh Sewer Main Replacement	WWOps	-	-	-	-	-	-	400,000	-	400,000
40 Citywide Collection System Upgrades	WWOps	-	30,000	30,000	30,000	30,000	30,000	30,000	450,000	600,000
41 Wet Weather Program Re-Evaluation	WWOps	-	-	-	-	-	-	150,000	450,000	600,000
42 West 2nd Street Sewerline Replacement	WWOps	-	-	-	-	-	-	-	-	-
43 Combined with WW041	WWOps	-	-	-	-	-	-	-	-	-
44 East 2nd Street Sewer Main Replacement	WWOps	-	-	-	-	150,000	-	-	-	150,000

Total Program Needs \$ - \$ 1,160,000 \$ 1,725,000 \$ 1,288,750 \$ 855,000 \$ 775,000 \$ 12,830,000 \$ 18,633,750

Total CIP (5, 6-20, 20 Years) \$ 5,803,750 \$ 12,830,000 \$ 12,830,000

Wastewater Capital Fund **Projects - Fund 044**
City of Benicia Capital Improvement Program

WWC Project Descriptions	Year						Total			
	CP	Funding	Prior	2007-08	2008-09	2009-10		2010-11	2011-12	2012-27
1 AB 1600 Review					10,000		10,000		75,000	95,000
2 System Capacity Improvements				150,000	150,000	150,000	150,000	150,000	2,250,000	3,000,000
3 Reserve for Plant/System Expansion				325,000	325,000	325,000	325,000	325,000	4,875,000	6,500,000
4 Master Plan Update								75,000	250,000	325,000
Total Program Needs				\$ 475,000	\$ 485,000	\$ 475,000	\$ 485,000	\$ 550,000	\$ 7,450,000	\$ 9,920,000
Total CIP (5, 6-20, 20 Years)									\$ 2,470,000	\$ 7,450,000

Wastewater Operations Fund

City of Benicia Capital Improvement Program

WWO Project Descriptions	Year		Goals/Prog/Policies
	CP Funding	General Plan	
Wastewater Operations			
1 Tools, Equipment and Furniture	WWOps	2.40, 2.41	
2 Equipment Replacement Fund	WWOps	2.40, 2.41	
3 System Replacement Fund	WWOps	2.40, 2.41	
4 Computer System Upgrades	WWOps	2.40, 2.41	
5 Facility Security	WWOps	2.40, 2.41	
6 Corp Yard Improvements	WWOps	2.40, 2.41	
7 Odor Scrubber Media Replacement	WWOps	2.40, 2.41	
8 Replace Helical Scum Collectors	WWOps	2.40, 2.41	
9 RBC Repair/Replacement	WWOps	2.40, 2.41	
10 Valero Water Reuse Project	Valero	2.40, 2.41, 2.36.A	
11 Valero Reimbursement	Valero	2.40, 2.41	
12 Rehab grit separator	WWOps	2.40, 2.41	
13 Master Plan Update	WWOps	2.40, 2.41	
14 Plant Cathodic Protection Improvements	WWOps	2.40, 2.41	
15 HMI replace with SCADA nodes	WWOps	2.40, 2.41	
16 Rehab outfall pipe and diffuser	WWOps	2.40, 2.41	
17 Add actuators/controls-aeration basin gates	WWOps	2.40, 2.41	
18 Digester cleaning	WWOps	2.40, 2.41	
19 Complete buffer zone	WWOps	2.40, 2.41	
20 Lift station consolidation-eval & implementation	WWOps	2.40, 2.41	
21 Replace belt filter press	WWOps	2.40, 2.41	
22 Upgrade/replace PLCs	WWOps	2.40, 2.41	
23 Lift Station Improvements	WWOps	2.40, 2.41	
24 Combined with WWO20	WWOps	2.40, 2.41	
25 Overhaul natural gas genset	WWOps	2.40, 2.41	
26 Combined with WW023	WWOps	2.40, 2.41	
27 Rehab 4 MCCs	WWOps	2.40, 2.41	
28 Add third clarifier	WWOps	2.40, 2.41	

Wastewater Operations Fund

City of Benicia Capital Improvement Program

WWO Project Descriptions	Year		Goals/Prog/Policies
	CP	Funding	
45 Electrical vaults rehab/rewire	WWOps	2.40, 2.41	2.40, 2.41
46 Boiler Control Panels	WWOps	2.40, 2.41	2.40, 2.41
47 Sludge Disposal Options	WWOps	2.40, 2.41	2.40, 2.41
48 Computerized O&M Manual	WWOps	2.40, 2.41	2.40, 2.41
Wastewater Line Projects			
29 Completed (West of W7th, North of K Street)			2.40, 2.41
30 East 3rd Street Sewer Main Relocation	WWOps	2.40, 2.41	2.40, 2.41
31 West H Street Sewerline Replacement	WWOps	2.40, 2.41	2.40, 2.41
32 East 7th Street Sewerline Replacement	WWOps	2.40, 2.41	2.40, 2.41
33 West 8th Street Area Sewerline Replacement	WWOps	2.40, 2.41	2.40, 2.41
34 Combined with WW033	WWOps	2.40, 2.41	2.40, 2.41
35 El Bonita Way area Sewer Main Replacement	WWOps	2.40, 2.41	2.40, 2.41
36 Sample School Area Sewer Main Relocation	WWOps	2.40, 2.41	2.40, 2.41
37 Bayview Circle Area Sewer Main Replacement	WWOps	2.40, 2.41	2.40, 2.41
38 East N Street Area Sewer Main Replacement	WWOps	2.40, 2.41	2.40, 2.41
39 West Manor Neigh Sewer Main Replacement	WWOps	2.40, 2.41	2.40, 2.41
40 Citywide Collection System Upgrades	WWOps	2.40, 2.41	2.40, 2.41
41 Wet Weather Program Re-Evaluation	WWOps	2.40, 2.41	2.40, 2.41
42 West 2nd Street Sewerline Replacement	WWOps	2.40, 2.41	2.40, 2.41
43 Combined with WW041	WWOps	2.40, 2.41	2.40, 2.41
44 East 2nd Street Sewer Main Replacement	WWOps	2.40, 2.41	2.40, 2.41

AGENDA

Administrative Services Staff Meeting

January 13, 2009

10:45 to Noon

Studebaker Room

1. Management Analyst Update
2. Benicia Business Park (Seeno) Update
3. Employee Contact List Update
4. Timesheets due to me by 5:00 pm, Tuesday, January 20.
5. Next meeting date: Tuesday, 10:45 am, February 10
6. Holiday/Vacation/Time-off –
7. Staff/Personnel Update – New Scheduled at the Corp Yard
8. Other items?

**REPORT OF RESULTS
2008 NATIONAL CITIZEN SURVEY**

**AGENDA ITEM
CITY COUNCIL MEETING: JANUARY 6, 2009
INFORMATIONAL ITEMS**

DATE : December 29, 2008
TO : City Manager
FROM : Administrative Services Director
SUBJECT : **RESULTS OF THE 2008 NATIONAL CITIZEN SURVEY**

RECOMMENDATION:

Informational item; no action necessary.

EXECUTIVE SUMMARY:

In the fall of 2008, the City of Benicia worked with National Research Center to conduct a survey of Benicia residents. This was the second time the City had utilized the National Citizen Survey and so, in addition to a compilation of the results for 2008, the Report of Results also provides a comparison to 2006 survey results. The results also provide benchmark comparisons, which compare Benicia's results with approximately 500 other jurisdictions in the United States.

STRATEGIC PLAN:

Relevant Strategic Plan Goals and Strategies:

- Goal 8.00: Build Organizational Quality and Capacity
 - Strategy 8.20: Measure and track service performance

BACKGROUND:

The National Citizen Survey (NCS) is a collaborative effort between the National Research Center, Inc. (NRC) and the International City/County Management Association (ICMA). The NCS was developed by NRC to provide a statistically valid survey of resident opinions about the community and services provided by local government. The City of Benicia first conducted this survey in August 2006, and recently completed it again in September 2008.

In general, the results of the 2008 National Citizen Survey for Benicia were very favorable, with most ratings remaining consistent with those received in the 2006 survey. Some highlights from the 2008 survey results are noted below.

- The overall quality of life in the City of Benicia was rated as "excellent" or "good" by 95% of respondents.

- ❑ Almost all respondents report they plan on staying in Benicia for the next five years.
- ❑ Characteristics evaluated by participants that received the highest ratings include:
 - Cleanliness of Benicia
 - Overall image or reputation of Benicia
 - Overall appearance of Benicia
 - Sense of community
- ❑ In comparing the ratings of various community characteristics to the benchmark database utilized by the National Research Center, out of 29 characteristics, 17 were above the benchmark, seven were similar and only five were rated below.
- ❑ The survey also asked respondents to rate City services and, again, of the 33 services compared to the benchmark database, the majority were rated above (22), 10 were similar to the benchmark and only one was rated below.
- ❑ In general, those respondents who had contact with a City employee within the last year rated their interactions with the City very favorably; 93% indicated their overall impression was either excellent or good. Specifically:
 - 91% rated City employee knowledge as excellent or good
 - 90% rated City employee responsiveness as excellent or good
 - 95% rated City employee courteousness as excellent or good
 All of the City employee ratings ranked above the benchmark as compared with other surveyed jurisdictions.

Areas that did not receive particularly favorable ratings included:

- ❑ Ease of rail or subway travel in Benicia
- ❑ Shopping opportunities
- ❑ Employment opportunities
- ❑ Availability of quality affordable housing

Comparison to 2006 NCS Results

The Report of Results contains comparisons with 2006 survey results. Differences between years can be considered “statistically significant” if they are greater than six percentage points. Overall, the survey results remained fairly stable as compared with the 2006 results. Noted below are few areas that showed a notable variation as compared with 2006 results.

There was at least a 6% decline in respondents who rated the following as excellent or good:

- ❑ Availability of affordable quality health care
- ❑ Cable television
- ❑ Degree of participation in recreation centers

There was at least a 6% increase in respondents who rated the following as excellent or good:

- ❑ Ease of bus travel in Benicia
- ❑ Services to youth
- ❑ Ratings of City employees (knowledge, responsiveness, courtesy and overall impression)

Key Driver Analysis

A new analysis offered as part of the 2008 NCS is the Key Driver Analysis. This analysis examines the relationships between ratings of each service and ratings of the City of Benicia's services overall. As a result, key driver services that correlate most strongly with residents' perceptions about overall City service quality can be identified.

Services found to be the most influential in ratings of overall service quality from Benicia's Key Driver Analysis were:

- Recreation centers or facilities
- Services to seniors
- Ambulance or emergency medical services

Of these three services, recreation centers or facilities and services to seniors all rated above the benchmark, while ambulance or emergency medical services rated as similar to the benchmark.

Policy Questions

The National Citizen Survey is a standardized instrument that allows for comparison across other surveyed jurisdictions. In order to allow organizations to have some flexibility to address local policy issues, the survey also provides an opportunity at the end of the survey to add a few tailored questions.

The City of Benicia asked respondents to indicate how important, if at all, is it for the City to direct additional resources to a number of areas. Summarized below are the results of the responses to this question.

	Essential or Very Important
Protecting the environment such as air and water quality	78%
Adequate resources for public safety	76%
Downtown	65%
Street Maintenance	65%
Open Space	62%
Recreation programs and services	59%
Local access to rail and/or BART service	56%
Community beautification and appearance	56%
Preservation and restoration of public historical structures	54%
Affordable housing	52%
Local access to ferry service	47%
Resources and facilities for the arts	41%
Traffic reduction measures	33%

An additional policy question was asked regarding what degree respondents agreed or disagreed with several statements about their use of leisure time and, specifically to what extent respondents utilize entertainment, dining and shopping options in Benicia. Seventy-one percent indicated agreement to a statement regarding spending most of one's leisure time in Benicia, and 77% indicated they regularly visit downtown Benicia for entertainment, dining out and/or shopping.

Again, overall the survey results for 2008 are quite good. Almost all of the city services, from sewer services to recreation programs to public library services, were rated above the benchmark. Police services and fire services were rated very highly. Indeed, on average, residents of Benicia gave the highest evaluations to their own local government, as compared with ratings of services provided by county, state and federal government, and the City of Benicia's rating was well above the benchmark when compared with other communities in the nation. Further, ratings of overall City services have remained stable over the last two years.

Attachment:

- Report of Results – National Citizen Survey 2008



City Manager's Office
MEMORANDUM

Date: January 7, 2009
To: City Boards and Commissions
From: Anne Cardwell, Administrative Services Director
Re: Summary of Fiscal Conditions

There are a number of growing budget challenges facing public agencies throughout California. Although Benicia is not impacted at the same level as surrounding Solano County jurisdictions, we are certainly feeling the impacts of the rapidly deteriorating financial conditions. We are closely watching our revenue and expenditure levels to preserve both our financial stability and levels of service.

Summary of Current Conditions

- ◆ As of October 31, 2008, the Bay Area unemployment rate was 6.3%, and Solano County registered 7.7%, which is the highest among Bay Area Counties.
- ◆ State of California revenues have fallen so dramatically that the state is now projecting a deficit of \$41 billion over the next 18 months.
- ◆ Solano County foreclosure rates are 41% higher than in 2007
- ◆ Sales tax in Solano County is down almost 20% in the last four quarters.

The City of Benicia's financial condition is much better than other surrounding cities because our reliance on consumer-related sales tax and new residential home sales is much less. However, General Fund revenue shortfalls are forecasted for the City of Benicia totaling \$1.18 million for this fiscal year (July 1, 2008 – June 30, 2009). These shortfalls may well increase as the economy continues to decline.

Budget adjustments were approved by the City Council on December 4, 2008 consisting of reductions in program expenditures, capital outlays for vehicles and equipment, and delayed hiring of new staff. Additionally, a number capital improvement projects were delayed or reduced in scope.

These budget-balancing adjustments are anticipated to have minimal impact on public service levels in the short term. However, given the on-going economic decline, it is likely that additional budget cutbacks will be required in the next fiscal year, which begins July 1, 2009.

Notwithstanding this economic downturn, Benicia's economic base is strong over the long term. We do not view the current economic decline as a structural problem requiring permanent measures to shrink expenditures to the level of present, and possibly lower, revenues. Our priority is to do all we can to maintain services to our residents at normal levels and minimize impacts on our employees.

AGENDA ITEM
JOINT MEETING OF PLANNING COMMISSION & HISTORIC PRESERVATION
REVIEW COMMISSION: JANUARY 22, 2009
PRESENTATION

DATE : December 23, 2008

TO : Parks, Recreation & Cemetery Commission

FROM : Mario Giuliani, Office of the Director, Parks and Community Services
Rick Knight, Superintendent, Parks and Community Services

SUBJECT : **COMMANDING OFFICER'S QUARTERS REUSE STUDY –
COMMISSION & PUBLIC INPUT**

RECOMMENDATION:

Review the status of the Commanding Officer's Quarters rehabilitation and reuse efforts and offer comments to staff regarding reuse concepts.

EXECUTIVE SUMMARY:

On May 20, 2008 the City Council awarded a construction contract to perform rehabilitation work to the Commanding Officer's Quarters. This work was originally scheduled to be completed by June 2009 but is moving ahead of schedule, the new timeline has a completion date of early March 2009.

On October 21, 2008 the City Council awarded a consultant contract to Carey & Co. Inc, the same firm employed during the design phase, to perform a reuse study. The goal is to complete the reuse study by April 2009.

What's in a name? To some, the name Commanding Officer's Quarters may seem foreign to the more recently used name of Commandant's Residence. During the rehabilitation process it was pointed out to staff that "Commandant's Residence" was the name of the restaurant which occupied the home in the 1980's; Commanding Officer's Quarters was the original name. As such, moving forward the name Commanding Officer's Quarters will be used when referring to the building.

STRATEGIC PLAN:

Relevant Strategic Plan Goals and Strategies:

- Goal 4.00: Preserve and Enhance City Assets and Infrastructure
 - Strategy 4.30: Maintain and enhance Benicia's historic character
- Goal 5.00: Enhance Community Appearance
 - Strategy 5.10: Promote quality design in new construction and remodeling

- Goal 9.00: Promote Arts, Culture, Continuous Learning and Historic Preservation
 - Strategy 9.20: Maintain and enhance Benicia’s historic character

BUDGET INFORMATION:

The City has expended \$283,944 on design, that included architectural specifications and construction drawings. The construction budget for the rehabilitation phase of the project has, to date, totaled \$3,316,989. The cost for the reuse study, performed by Carey & Co., is \$24,935. The total cost committed to the Commanding Officer’s Quarters rehabilitation and reuse is \$3,625,868. The City was awarded two State grants, totaling \$900,000.

BACKGROUND:

The rehabilitation phase of the Commanding Officer’s Quarters project has included the following:

◆ Repair/rehabilitation of porches	◆ Seismic Reinforcement
◆ Architectural rehabilitation of exterior finishes	◆ Accessible ramp and entry
◆ Interior Repairs	◆ New heating and ventilation system
◆ New roof	◆ Window restoration
◆ Elevator	◆ New and Repaired Flooring
◆ Installation of Fire Sprinklers	

This phase of the project makes the building safe for occupancy by addressing deteriorated conditions and installing seismic anchors in the walls and foundation. Also included are restrooms and an elevator, that makes the building A.D.A. accessible. This initial rehabilitation phase is envisioned to be the first of three construction phases to the building. The next phase would consist of tenant improvements that would make the building functional for a would-be tenant. The specifics and related costs of such improvements will depend on the new tenant, which hopefully will be identified in the reuse study. The final phase consists of landscaping improvements. Presently, there are no additional City funds identified for the remaining phases. Staff will continue to apply for additional grant funding, notwithstanding this effort, it is likely that the new tenant will need to invest resources to finish the project.

The aforementioned reuse study will consist of stakeholder meetings, constraint identification, market analysis and market needs. The evaluation of this information will identify key strategic economic factors necessary to determine the most feasible and beneficial use for the Commanding Officer’s Quarters. As part of the information gathering phase, Carey and Co. Inc,

and City staff will hold public meetings¹. The final report and analysis will be presented to the City Council.

Staff will present a PowerPoint presentation illustrating pictures from the ongoing construction. The goal of the meeting is to gather suggestions and comments from Commissioners and members of the public. Staff will note all comments and forward them to Carey & Co. Inc.

Attachments:

- Memo – Commanding Officer’s Quarters Reuse Timeline

¹ An internal file memo is attached detailing the Reuse Study Timeline

Memo - Reuse Study Timeline



Parks and Community Services

MEMORANDUM

Date: November 13, 2008
To: File Copy
From: Mario Giuliani, Office of the Director
Re: **Commanding Officer's Quarters – Reuse Timeline**

The following are some key dates and timeline for the Reuse Study:

(* - indicates Carey & Co. Presentation)

* Stakeholder Workshop:	Wednesday, January 12, 2009	Commission Room – 6 p.m.
Parks, Rec. & Cemetery Commission:	Wednesday, January 14, 2009	Commission Room – 6:30 p.m.
Historic Preservation Review Comm. / Planning Commission	Thursday, January 22, 2009	Commission Room – 6:30 p.m.
Economic Development Board:	Wednesday, January 28, 2009	Commission Room – 5:30 p.m.
* Public Meeting:	Wednesday, March 4, 2009	City Council Chambers – 6 p.m.
Final Report due to City:	Friday, April 10, 2009	
* City Council Presentation:	Tuesday, April 21, 2009	City Council Chambers – 7 p.m.

In addition to these meetings, staff will also hold specific stakeholder meetings, which will be scheduled at a later date.

cc: Mike Alvarez, Director
Rick Knight, Superintendent
Charlie Duncan, Carey & Co.



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION

CITY HALL – COMMISSION ROOM

REGULAR MEETING MINUTES

Thursday, December 18, 2008

6:30 P.M.

I. CALL TO ORDER

A. Pledge of Allegiance

B. Roll Call of Commissioners

Present: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, White and Chair Mang

Absent: None

Staff Present

Lisa Porras, Senior Planner

Mike Marcus, Assistant Planner

Rhonda Corey, Senior Administrative Clerk

C. 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.

II. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN

None.

B. PUBLIC COMMENT

Jim Conlow-448 East H-Concerned with work currently being done of the Oddfellows building at 721 First. He stated that work being done is not consistent with the historic nature of the building and requests a formal review as if work has not already been started.

Jon Van Landschoot- He would like the Commission and public to enjoy cookies and hot apple cider that he brought in for the meeting.

III. PRESENTATIONS

A. WATERFRONT PARK PLAN – Presentation and Discussion

Susan Street will be giving a presentation on the Waterfront Park Plan.

Recommendation: Review the plan and provide input.

Susan Street gave a PowerPoint presentation. She requested input from Commissioners on signage and language.

Gene Doherty, 580 Willow Ct., spoke in support of the plan. He is a member of the Native Plant Society.

Commissioners discussed the plan and had questions for Susan Street.

IV. CONSENT CALENDAR

On motion of Commissioner Donaghue, seconded by Commissioner White, the Consent Calendar was approved by the following vote:

- Ayes: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, White and Chair Mang
- Noes: None
- Absent: None
- Abstain: None

A second vote on the Agenda Item order was taken after a member of the public requested that the Commission hear Regular Agenda Item C prior to Items A and B, as he would like to address the Commission on Item C and could not stay for that length of time. Commissioners discussed the request and concluded that Item A still needed to be presented first and that Items B and C could be presented in reverse order.

On the motion of Commissioner Crompton, seconded by Commissioner Haughey the Agenda order was changed and approved by the following vote:

- Ayes: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, White and Chair Mang.
- Noes: None
- Absent: None
- Abstain: None

B. Approval of Agenda

C. Approval of Minutes of November 20, 2008

V. REGULAR AGENDA ITEMS

- A. **WORKSHOP - 726 FIRST STREET (RELLIK TAVERN)** – The applicants are requesting preliminary review of their proposal for façade alterations at 726 First Street, currently known as the Pastime. The subject property is designated as contributing in the Downtown Historic Conservation Plan.

Recommendation: Review the preliminary proposal and provide feedback to applicants.

Commissioners McKee stated that he could attend the workshop as a citizen but not as a Commissioner as he is the architect on the project.

Mike Marcus, Assistant Planner, gave an overview of the proposal. He advised that Staff couldn't recommend approval of the current design based on the historic designation of the structure. He also presented the material and color board submitted by the applicant. Mr. Marcus indicated that plans for the rear patio screen structure were submitted today (12/18/2008) and are therefore considered to be new information, which staff does not review. He noted that it is up to the HPRC Chair if he'd like to accept the information into the record.

Bonnie Silveria, Benicia Historical Society-Commented that she is happy we are doing this prior to the building going up. Stated that the establishment has always been a bar. She provided Commissioners with historic details in regard to what the building looked like in the 1940's, 1950's and more current years.

Commissioners asked questions and were provided with information from Bonnie that would help them in reaching a decision at a later date.

Mike Marcus and Commissioners thanked Bonnie Silveria for providing valuable information.

A citizen stated that he loves the project due to its uniqueness. He stated that taking the large sign off of the top of the building restores it to a previous era of time.

Jon Van Landschoot- Thanked Mr. Marcus for his presentation. He believes that faux products of any type should not be used on a building in the Historic District. Regarding the lintel/beam, he felt that plastic synthetic material is not appropriate and that wood is the only wood acceptable material. He is concerned that the Moderne style of architecture would be jeopardized since the proposed improvements look similar to an English Pub, which would not be appropriate as there is no history of English Pubs in Benicia.

Commissioners provided the Applicant with suggestions for changes to the design of the building that would be more historically correct. The Applicant was advised to bring new design possibilities to HPRC before paying an architect to draw up plans.

Commissioners agreed that the building has changed during different eras of time and that a specific era needs to be decided upon to be most historically relevant in order to determine what the building design should be.

Commissioner Haughey offered to look for photos at the Camel Barn Museum to help determine this.

Mike Marcus provided Delando Pegan with suggestions regarding the brick façade, windows, existing neon signage, paint and beams. He also noted that the applicant did not have a responsibility to restore the façade to a Moderne style if the applicant focused on cosmetic improvements that didn't involve the removal of existing building materials.

The applicant asked questions of Mike Marcus and Commissioners about what they would like to see to make the project acceptable.

Chair Mang called a 5 minutes recess at 8:22 p.m. Reconvened at 8:30 p.m.

B. LANDSCAPE PLAN AND BUILDING MATERIALS FOR 163 EAST H STREET
163 East H Street; APN 089-052-290

PROPOSAL:

This pre-approved three-story mixed-use building includes sub-grade parking, two retail spaces, seven offices, and seven residential units. This project was approved by Historic Preservation Review Commission (HPRC) on June 28, 2007. According to HPRC Resolution 07-08, the Commission must review and approve the landscape plan before a building permit can be issued. In addition, the HPRC must review the lower-base building materials. This application is currently in Plan Check with the Building Division.

Recommendation: Review and approve landscape plans and review building materials for a mixed-use structure to be built at 163 East H Street.

Lisa Porras gave a presentation.

Commissioners discussed landscaping and siding options and agreed to amend resolution item #3 to delete specific color in regard to siding.

The public hearing was opened. No public comment. The public hearing was closed.

RESOLUTION NO. 08-15 (HPRC) - A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING THE LANDSCAPE PLAN FOR AN APPROVED MIXED USE BUILDING AT 163 EAST H STREET

On motion of Commissioner Donaghue, seconded by Commissioner White, the above Resolution was adopted by the following vote, with an amendment to delete language in Item #3 regarding color of siding:

- Ayes: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, White and Chair Mang
- Noes: None
- Absent: None
- Abstain: None

C. FACADE UPGRADES AND ROOF CHANGE TO EXISTING BUILDING AT 1201 EAST 5TH STREET

1201 East 5th Street; APN 088-124-210

PROPOSAL:

The applicant requests design review approval to upgrade an existing two-story mixed-use building at 1201 East 5th Street. Building improvements include upgrades to all four building elevations, which include new siding, windows and doors, light fixtures, and overall painting. In addition, a new roof is proposed. This project is not located within any of Benicia’s historic districts, but is subject to design review pursuant to Benicia Municipal Code 17.108.020.

Recommendation: Grant Design Review approval for proposed façade upgrades and roof change to an existing structure at 1201 East 5th Street.

Lisa Porras gave a presentation.

Commissioners discussed the landscaping, windows and lighting options.

Commissioner Taagepera raised a question regarding Item#3 of the resolution questioning whether HPRC or the Community Development Director would address changes or substitution of materials. Lisa Porras advised that the Community Development Director would send the item back to HPRC if substantially different than what was originally proposed. Commissioner Taagepera stated she was not comfortable with the Community Development Director approving changes and asked if this type of language is typical. Lisa Porras advised that as a Commission, they could make a decision to change the language.

RESOLUTION NO. 08-16 (HPRC) - A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING MODIFICATIONS TO THE EXISTING BUILDING AT 1201 EAST 5TH STREET

On motion of Commissioner Crompton, seconded by Commissioner Haughey, the above Resolution was adopted by the following vote, amending Item #3 adding language to say only minor alterations could be approved by the Community Development Director or

Designee, and an amendment to Item#6 stating if landscaping is to be done the applicant would be required to submit plans to HPRC:

- Ayes: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, White and Chair Mang
- Noes: None
- Absent: None
- Abstain: None

VI. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Haughey addressed Jim Conlow’s concerns about the Oddfellows building. She has concerns with the Community Development Director having the authority to make decisions regarding the building without being agendized for discussion by HPRC. She feels it is being incorrectly restored with brick that is not appropriate. She requests a stop work order for the brickwork. On the Oddfellows building, red brick was originally shown and has now been changed. Lisa Porras stated that staff does have a sample board showing red brick and the Commission decided that the brick should not be painted.

Commissioner White stated that the Secretary of the Interiors Standards noted the color of brick should be in its natural stated. He stated the Commission did not approve changes to the Oddfellows.

Commissioner Taagepera requested that staff define routine repair vs. emergency repair. She stated that HPRC disagrees with the Community Development Directors assessment of the building deeming it as an emergency repair.

On the motion of Commissioner White, seconded by Commissioner Haughey a decision was made to agendize this issue.

- Ayes: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, White and Chair Mang
- Noes: None
- Absent: None
- Abstain: None

Commissioner Taagepera brought up an issue she has with what she feels is an error in the meeting minutes of September 25, 2008. She reviewed the DVD of the meeting and believes that the minutes are incorrect. She advised staff of the discrepancy after the vote was taken and that she and staff are in disagreement and the issue has yet to be resolved. She said that this in turn made the resolution incorrect.

Lisa Porras and Commissioners discussed how to properly amend the minutes and resolution if an error is actually found.

Commissioners decided to all view the September 25, 2008 DVD, prior to the next meeting, as they were not aware of what the issue actually was. Commissioners Taagepera stated that the issue

in question was regarding Portuguese influenced houses. In addition, they decided to refer the matter to the City Attorney to review in order to make a decision about amendments if necessary.

On the motion of Commissioner White, seconded by Commissioner Haughey, the following vote was taken to refer the matter to the City Attorney to review and correct if necessary.

Ayes: Commissioners Crompton, Haughey, McKee, Taagepera and White
Noes: Commissioners Donaghue and Chair Mang
Absent: None
Abstain: None

Chair Mang suggested a special meeting, if necessary to resolve this prior to City Council action.

Commissioner Taagepera asked if a copy of the CLG report that is due to OHP on December 30, 2008 could be distributed to Commissioners. Lisa Porras said that she would ask Gina Eleccion about the possibility.

Commissioner Taagepera asked if Commissioners could be added to ListServ for Certified Local Government. She spoke to Marie Nelson at the State Office of Historic Preservation who advised her that commissioners should be on the list. Commissioner Taagepera said she would email the information to Lisa Porras.

VII. COMMUNICATIONS FROM STAFF

Chair Mang informed Commissioners that Mike Marcus made him aware that since Gina was not available for tonight’s meeting, Items VII (A) and (B) will need to be moved to next month’s meeting. Lisa Porras informed that Commission that Anne Cardwell will be giving a presentation on the Strategic Plan process.

On the motion of Commissioner Crompton, seconded by Commissioner Donaghue Items VII (A) and (B) will be discussed at the next meeting by the following vote:

Ayes: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, White and Chair Mang.
Noes: None
Absent: None
Abstain: None

A. DISCUSSION ON COMMISSIONER TAAGEPERA’S MEMO ON PRESERVATION ISSUES

Commissioner Taagepera submitted a memo related to preservation issues. The Commission requested this be agendaized for discussion.

Continued to January 22, 2009.

B. STRATEGIC PLAN RANKINGS

Staff will provide a review of the ranking of the Commission's discussion items and request feedback on Strategic Plan Rankings for the 2009-2011 budget cycle.

Continued to January 22, 2009.

VIII. ADJOURNMENT

Chair Mang adjourned the meeting at 9:55 p.m.

**AGENDA ITEM
HISTORIC PRESERVATION REVIEW COMMISSION MEETING
JANUARY 22, 2009
CONSENT CALENDAR**

DATE : January 9, 2009

TO : Historic Preservation Review Commission

FROM : Sharon Williams, Development Services Technician

SUBJECT : **145 EAST I STREET - MINOR DESIGN REVIEW**

PROJECT : 145 East I Street
08PLN-66
0089-051-110

RECOMMENDATION:

Hold a public hearing, consider public testimony and other relevant documents and approve a design review request for additional living area to a back cottage, and replacement of composition siding, located at 145 East I Street based on the findings, and subject to the conditions listed in the attached resolution.

EXECUTIVE SUMMARY:

The applicant requests design review approval to add living area to a back cottage, and to replace composition siding with common v-groove siding used on main house.

The property is assessor's parcel number 89-051-110, with a site area of approximately 9,147 square feet. The property is zoned Neighborhood General (NG) and is located in the Downtown Historic Overlay district. The existing 359 square foot structure is not designated as a historic resource and is not shown on any Sanborn maps prior to 1942.

BUDGET INFORMATION:

All applicable fees have been paid by the applicant in order to process the design review request.

ENVIRONMENTAL ANALYSIS:

Staff has determined that this project is categorically exempt under Section 15331 of the State of California CEQA Guidelines, Historical Resources Restoration/Rehabilitation. Class 31 allows projects that are limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

BACKGROUND:

Applicant/Owner: Melani Sesin

General Plan designation/Zoning: Downtown Mixed Use/RM-H

Existing use: Single Family Residence

Proposed use: Single Family Residence

Adjacent zoning and uses:

North: NG, Single Family Residential and Multifamily Residential

East: NG, Single Family Residential

South: NG, Single Family Residential and Multifamily Residential

West: NG, Single Family Residential

SUMMARY:

A. Project Description

The project consists of adding 459 square feet of living area to the back cottage and replacing composition siding with common v-groove siding consistent with the main house.

The project is located in the Historic Overlay District, and is subject to the Design Guidelines for Residential Types, as identified in the Downtown Historic Conservation Plan (DHCP).

B. Project Analysis

1. Consistency with the General Plan

Benicia General Plan Goal 3.1 is to *Maintain and enhance Benicia's historic character*. That goal can be achieved by *permitting new development, remodeling and building renovation in historic districts when consistent with the policies of the applicable Historic Conservation Plan (Policy 3.1.5)*.

This project is consistent with General Plan Goal 3.1 in that it allows for building renovation of an existing accessory unit, ensuring that it is compatible with the primary historic structure.

2. Consistency with the Zoning Ordinance

The purpose of Chapter 17.54 (H – Historic Overlay District) of the Benicia Municipal Code is to *implement the city's general plan; deter demolition, destruction, alteration, misuses, or neglect of historic or architecturally significant buildings that form an important link to Benicia's past; promote the conservation, preservation, protection, and enhancement of each historic district; stimulate the economic health and residential quality of the community and stabilize and enhance the value of property; and to encourage development tailored to the character and significance of each historic district through a conservation plan that includes goals, objectives, and design criteria*.

3. Consistency with the Downtown Historic Conservation Plan

According to the DHCP design guidelines, specifically for residential building types:

- *Accessory structures should be sited so that they are not visible from the Street. They should be the same base color as the main building or a compatible neutral shade. (Guideline 4.1)*
- *Accessory structures should be constructed of the same materials and finished in the same colors as the main structure. (Guideline 4.2)*

The property is zoned Downtown Mixed Use/Neighborhood General (NG), and is primarily surrounded by residential uses, with First Street just west of the site. A contributing historic structure is the main building on the site, but it should be noted that the accessory structure is not a designated historic structure.

Staff believes that this request is consistent with the DHCP Guidelines since the accessory structure will be compatible with the main structure and minimally visible from the street. The additional square footage will not increase the visibility from the street.

4. Findings

The following findings would be necessary to allow Historic Preservation Review Commission approval of the requested design review:

- a) The proposed development is consistent with the objectives and provisions of Title 17 of the Benicia Municipal Code and the purposes of Downtown Mixed Use/NG zoning district; and
- b) The proposed project and the proposed conditions of approval will be consistent with the General Plan, Title 17 of the Benicia Municipal Code, and the Downtown Historic Conservation Plan, and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of the proposed use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city; and
- c) The additional square footage will not increase visibility of the accessory structure from the street; and
- d) The materials proposed are compatible with the materials of the main structure.

C. Conclusion

Staff supports the design review request because the required findings for approval can be made if the project is approved with the recommended conditions listed in the attached resolution.

FURTHER ACTION:

The Historic Preservation Review Commission action on the design review request will be final unless appealed to the Planning Commission within ten business days.

Attachments:

- Draft Resolution
- Project Information and Photos
- Resolution No. 05-2 (HPRC)

DRAFT RESOLUTION

RESOLUTION NO. 09- (HPRC)

A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING A DESIGN REVIEW REQUEST FOR MODIFICATIONS TO A COTTAGE AT 145 EAST I STREET (08PLN-66)

WHEREAS, on December 24, 2008, Melani Sesin requested design review approval for additional living area and replacement of composition siding on a back cottage located at 145 East I Street; and

WHEREAS, the Historic Preservation Review Commission at a regular meeting on January 22, 2009, conducted a public hearing and reviewed the proposed project;

WHEREAS, in accordance with state and local procedures regarding the California Environmental Quality Act (CEQA), the Community Development Department has concluded that the proposed project is Categorically Exempt pursuant to Section 15331 of the CEQA Guidelines;

NOW, THEREFORE, BE IT RESOLVED THAT the Historic Preservation Review Commission of the City of Benicia hereby finds that:

- A. The proposed development is consistent with the objectives and provisions of Title 17 of the Benicia Municipal Code and the purposes of Downtown Mixed Use/NG zoning district; and
- B. The proposed project and the proposed conditions of approval will be consistent with the General Plan, Title 17 of the Benicia Municipal Code, and the Downtown Historic Conservation Plan, and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of the proposed use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city; and
- C. The additional square footage will not increase visibility of the accessory structure from the street; and
- D. The materials proposed are compatible with the materials of the main structure.

BE IT FURTHER RESOLVED THAT the Historic Preservation Review Commission of the City of Benicia hereby approves the proposed project subject to the following conditions:

- 1. This approval shall expire two years from the date of approval, unless made permanent by the issuance of a building permit and the commencement of work that is diligently pursued to completion. Alternatively, the time period may be extended, by the Community Development Director, if the application for time extension is received prior to the end of the initial two year deadline and there has been no change in the City's development policies which affect the site, and there has been no change in the physical circumstances nor new information about the project site which would warrant reconsideration of the approval.

2. The plans submitted for the building permit and construction, except as modified by these conditions of approval, shall be in substantial compliance with the plans dated December 24, 2008, on file in the Community Development Department.
3. The applicant shall obtain an approved building permit for the proposed modifications. The applicant shall be responsible for meeting all requirements of the Building Division.
4. If necessary, all remaining minor design details shall be reviewed and approved by the Community Development Director prior to issuance of building permits.
5. This approval is for adding additional living area to back cottage and replacing composition siding with v-groove siding.
6. The project shall adhere to all applicable ordinances, standard plans, and specifications of the City of Benicia.
7. Construction activities shall meet all municipal code requirements for hours of operation. Construction equipment shall be adequately muffled and controlled. These requirements shall be made a condition of all related contracts for the project.
8. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

* * * * *

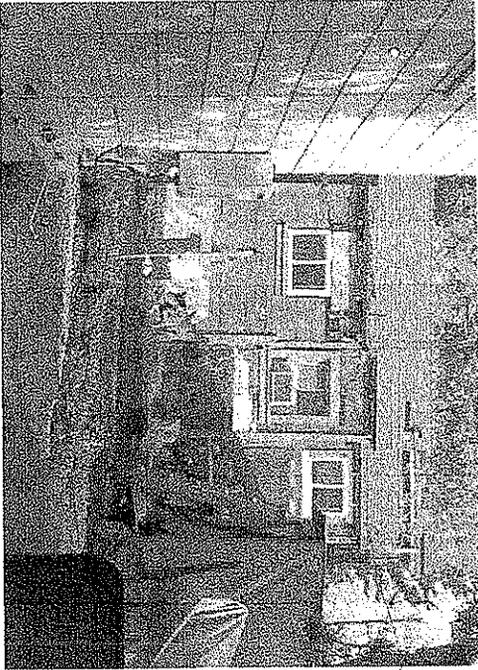
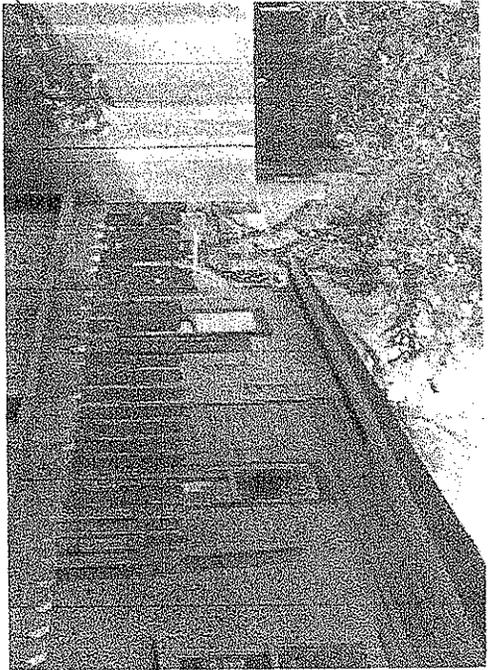
On motion of Commissioner _____, seconded by Commissioner _____, the above Resolution was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on January 22, 2009 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Chuck Mang
Historic Preservation Review Commission Chair

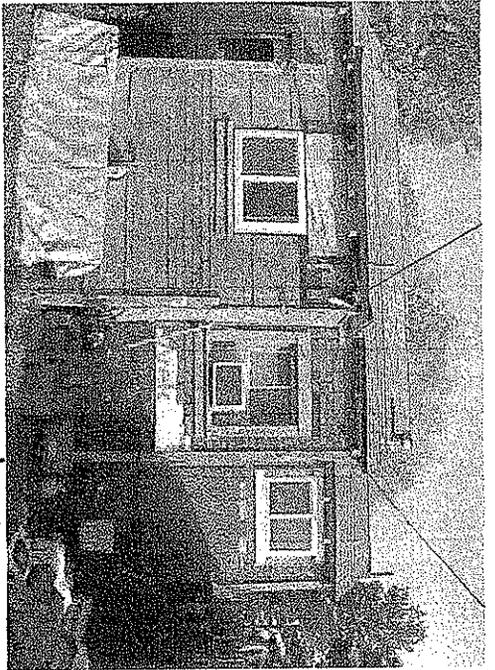
PROJECT INFORMATION & PHOTOS

Left side
of house

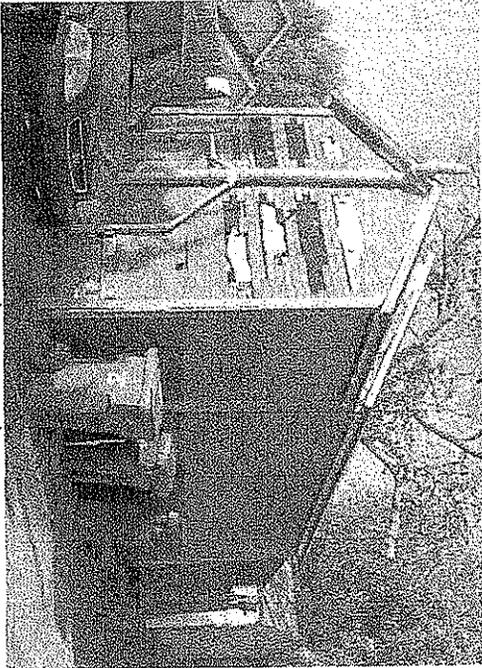


Fence View

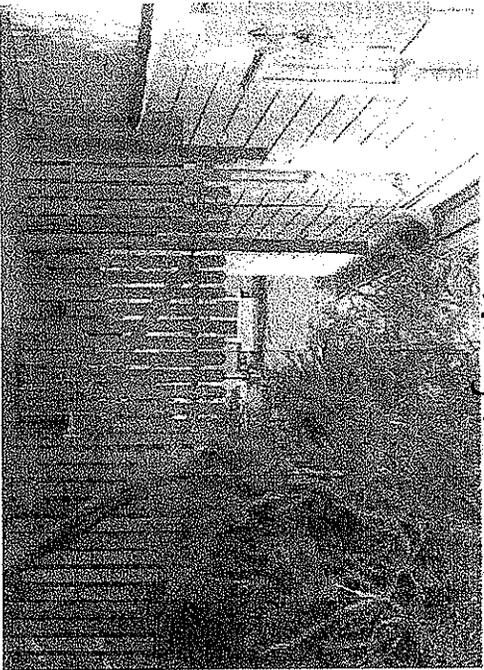
145 East I St, Unit B
Melani Sesin



In the yard view

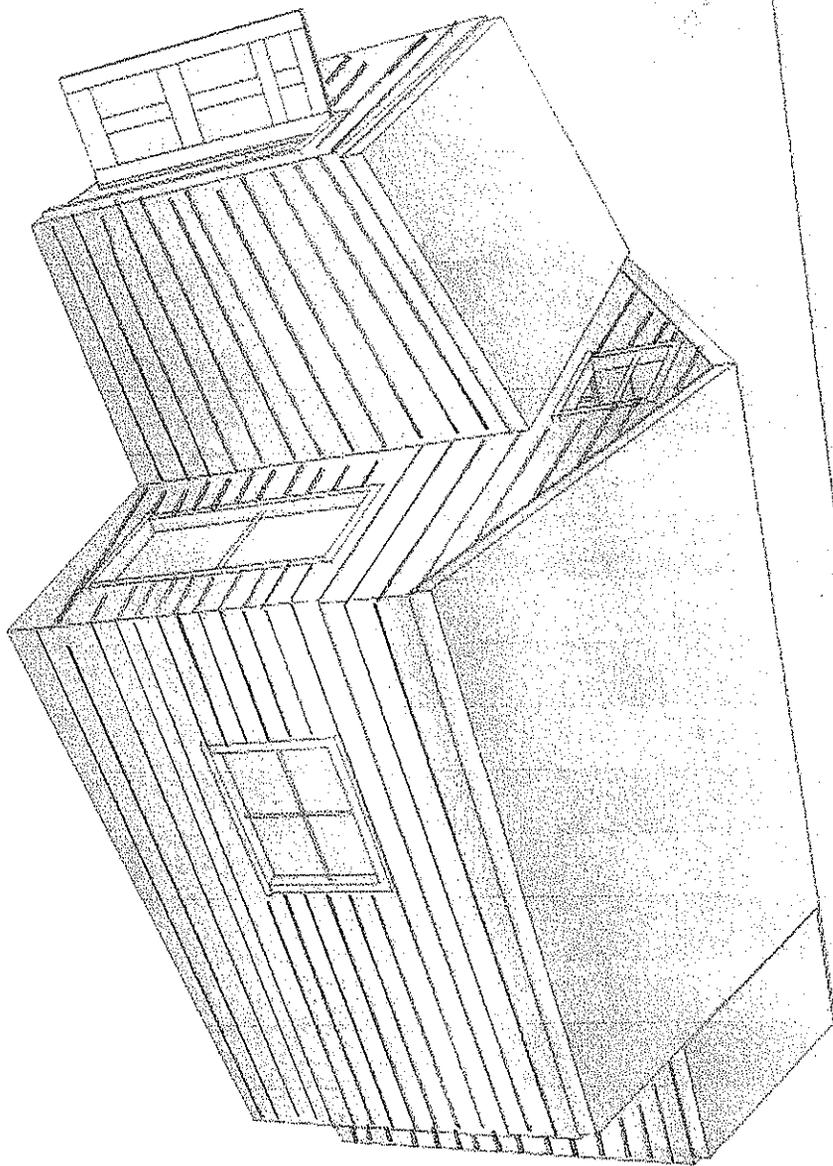


Alley View



View from rear of house

145 E. I St, Unit B
Melani Sesin



siding to be
7 1/2" v groove
similar to main
house skirting

RESOLUTION NO. 05-2 (HPRC)

RESOLUTION NO. 05-2 (HPRC)

A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA APPROVING A DESIGN REVIEW TO REHABILITATE A CONTRIBUTING STRUCTURE IN THE HISTORIC DISTRICT LOCATED AT 145 EAST I STREET (05PLN-20).

WHEREAS, Melani Sesin has requested design review approval of modifications to a contributing structure at 145 East I Street; and

WHEREAS, the Historic Preservation Review Commission at a regular meeting on March 24, 2005 conducted a public hearing and reviewed the proposed project.

NOW, THEREFORE, the Historic Preservation Review Commission of the City of Benicia hereby resolves as follows:

SECTION 1. That the Historic Preservation Review Commission finds:

- A. The proposed project is exempt from CEQA review under Section 15331 which exempts projects dealing with historic resources that are consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.
- B. The proposed development is visually harmonious with the surrounding structures by using similar materials and details, will not alter any scenic views, and is consistent with the development standard requirements of Title 17.

SECTION 2. The Benicia Historic Preservation Review Commission hereby approves the proposed project subject to the following conditions:

- 1. This approval shall expire two years from the date of approval, unless made permanent by the issuance of a building permit.
- 2. The plans submitted for the building permit and construction shall substantially comply with the plans submitted by the applicant on February 17, 2005, consisting of three sheets and related attachments marked Exhibit "A" and on file with the Community Development Department, subject to the following conditions.
- 3. The project shall adhere to all applicable ordinances, standard plans, and specifications of the City of Benicia.
- 4. Construction activities shall meet all municipal code requirements for hours of operation. Construction equipment shall be adequately muffled and controlled. These requirements shall be made a condition of all related contracts for the project.

5. The complete window replacement shall closely follow the window replacement plan found on page A-2 of Exhibit "A".
6. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director's, Historic Preservation Review Commission or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.
7. The applicant shall submit, along with plans for building permit approval, plans to replace the T-111 plywood apron with a vertical or horizontal siding to be approved by Staff.
8. The applicant shall submit, along with plans for building permit approval, plans to be approved by Staff for the porch deck replaced with 2x wood and designed such that no edges are exposed to public view.

* * * * *

The foregoing motion was made by Commissioner Delgado, seconded by Commissioner Grantham, and carried by the following vote at a regular meeting of the Commission on March 24, 2005:

Ayes: Commissioners Conlow, Delgado, Grantham, Haughey, Wilson and Chair Donaghue
Noes: None
Absent: Commissioner Dean



Eric Angstadt
Historic Preservation Review Commission Secretary

AGENDA ITEM
HISTORIC PRESERVATION REVIEW COMMISSION: JANUARY 22, 2009
CONSENT CALENDAR

DATE : January 16, 2009

TO : Historic Preservation Review Commission

FROM : Lisa Porras, Senior Planner

SUBJECT : **TANNERY BUILDING FAÇADE RENOVATIONS**

PROJECT : 09PLN-01 Design Review
127 First Street
APN 089-244-050

RECOMMENDATION:

Approve modifications, which consists of window and door replacement and installation of additional windows, to the south (124 ft.) and west (26 ft.) elevations of an existing building located at 127 First Street based on the findings and subject to the conditions listed in the attached resolution.

EXECUTIVE SUMMARY:

The applicant requests design review approval to modify portions of the west and south facing elevations of an existing building known as The Tannery. Façade modifications include the replacement of existing windows and doors plus installation of additional windows.

The Historic Preservation Review Commission approved alterations to two other elevations on same building back in April 24, 2008. The applicant wishes to extend similar changes to the subject elevations described in this report.

This project is located in the Downtown Historic District and is regulated by the Downtown Historic Conservation Plan design guidelines for Type 1 and 2 Commercial Buildings.

BUDGET INFORMATION:

No fiscal impacts to the City are anticipated as a result of this project.

ENVIRONMENTAL ANALYSIS:

This project is Categorically Exempt under Section 15301, Existing Facilities. This exemption includes minor alterations of existing structures involving negligible or no expansion of existing uses.

BACKGROUND:

Applicant/Owner:	John R. Hernandez
General Plan designation/Zoning:	Commercial Downtown / Town Core
Existing use:	Restaurant, Retail, and Cocktail Lounge
Proposed use:	No changes as part of this application
Adjacent zoning and uses:	
North:	Residential and Retail (under construction)
East:	First Street; Residential and Retail
South:	Restaurant (Captain Blyther's)
West:	Southampton Bay of the Carquinez Strait

SUMMARY:

A. Project Description

The project site is situated along the shoreline and lower First Street in downtown Benicia. This Design Review application applies only to portions of the west and south facing façades as shown below.

Figure 1. Portions of the west and south facing façades subject to improvements.

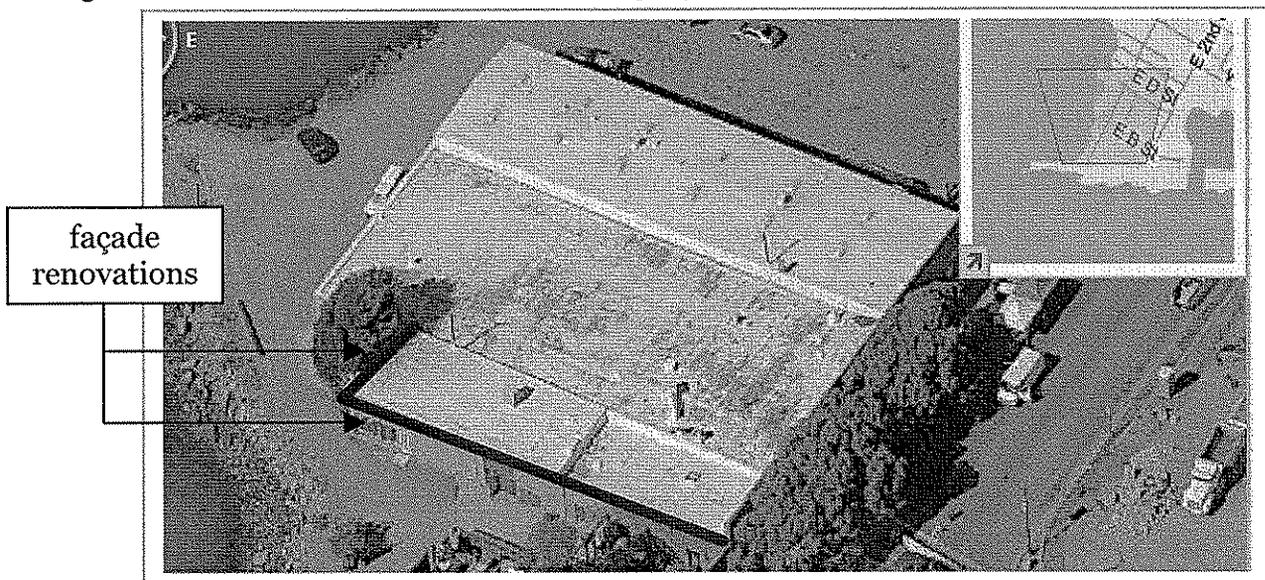
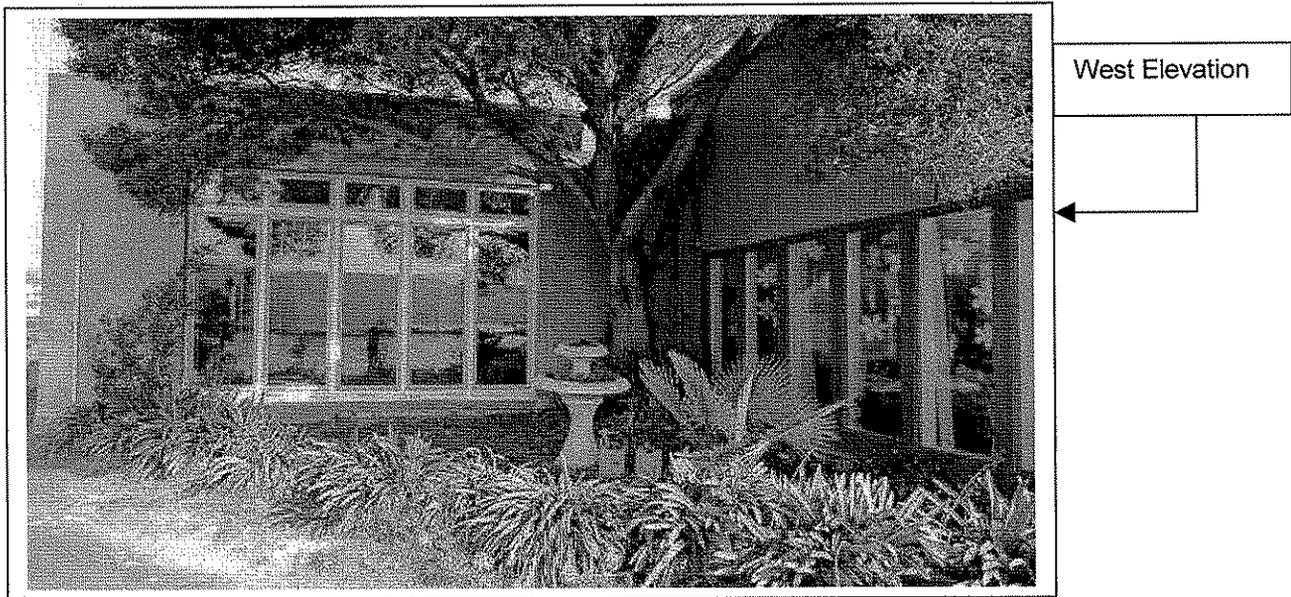
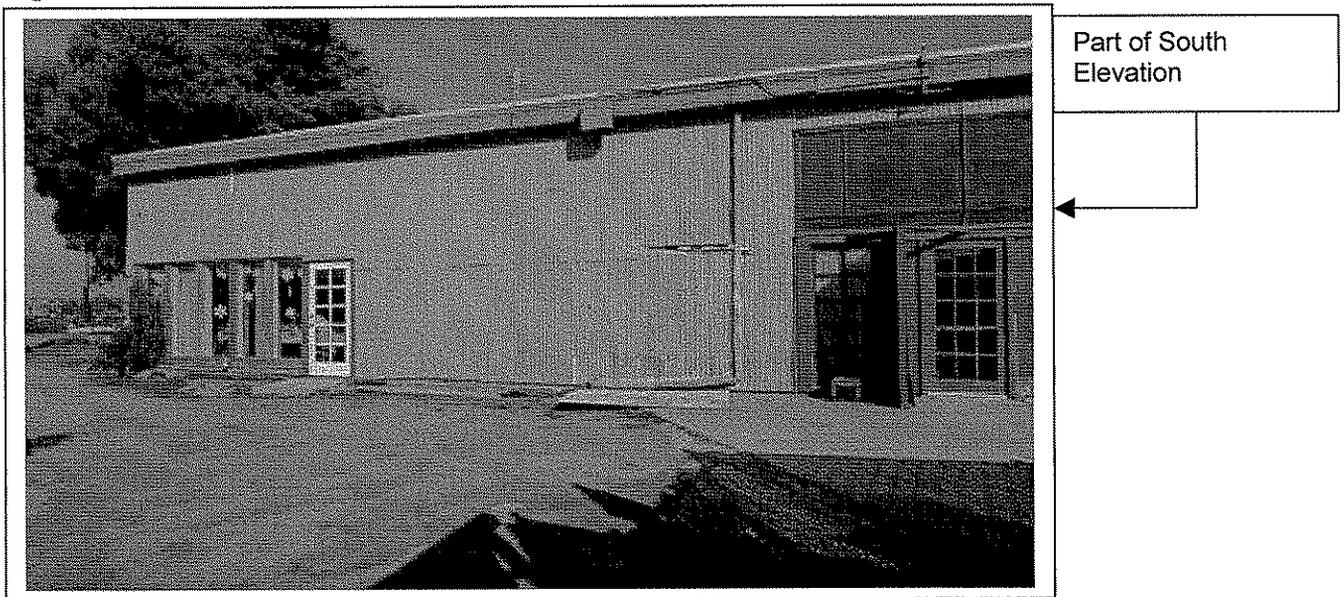


Figure 2. Existing West Elevation



The west elevation includes a uniform series of 7 picture windows with painted wood trim spanning roughly 20 feet across and reaching almost 7 feet in height (see photo above).

Figure 3. Portion of Existing South Elevation – west half



The south elevation, from west to east includes: 5 picture windows and one French door (spans 18 ft. across), two adjacent but separate French doors with plywood panels above, three stand alone French doors separated about 8 feet from each other, and two 10-paned windows. All existing windows and doors are recessed. See Figures 3 and 4.

Figure 4. Portion of Existing South Elevation – east half



A newly configured series of windows and doors will replace the existing doors and picture windows on both elevations as shown on the attached plan (Attachment B).

Detailed changes to the west elevation include: (1) replacing all 7 picture windows with 7 new windows, and (2) installing 7 new transom (awning style) windows above. All proposed doors and awning/transom windows would open outward.

Detailed changes to the south elevation, from west to east, include: (1) replacing 5 picture windows with 8 new picture windows and a single door that, together, will extend 40 feet across, and installing 9 transom (awning style) windows above, (2) replacing the two French doors with new doors and install two transom windows above, (3) of the 3 existing French doors, one will be replaced, one will be removed, and the other converted to a picture window, and (4) the two 10-paned windows will be replaced with a series of 6 picture windows and one door.

All new and replacement windows shown on both elevations are manufactured by Milgard. The frame consists of a structural pultruded fiberglass foundation joined with an interior reveal of clear vertical grain Douglas Fir (see Attachment D). The interior frame color is a clear, vertical-grain Douglas Fir, while the exterior frame is proposed to be a tan color. A light gray tint is proposed for all new fenestration. The proposed doors are manufactured by Simpson, “Thermal French”, Door Number # 7001 in fir/hemlock.

The following table evaluates project consistency with applicable City policies, guidelines, and regulations. Guidelines in the Downtown Historic Conservation Plan address primary building frontages. The project façades could be deemed primary frontages given future construction of a public access Bay Trail.

Downtown Historic Conservation Plan			
Policy 1	Scale, Proportion, and Façade Composition: Retain traditional façade elements and proportions of the façade composition and repeat them in new or renovated buildings.		
			<i>Discussion</i>
	Guideline 1.2	Provide vertical framing elements between expanses of storefront glazing and at entries. Within these framing elements glass may be large plates or divided with true muntins.	<i>Vertical framing elements divide each picture, transom window and door frame. The picture windows contain large plates of glass. The proposal is consistent with this guideline.</i>
	Guideline 1.5	Generally, avoid more “modern” window types such as awning style or single-lite casement windows.	<i>Because the awning/transom windows are not the primary window type as they represent a small portion of the overall fenestration, and because they would be located above the primary window and door configuration, the proposal is generally consistent with this guideline.</i>
	Guideline 1.6	Use translucent or transparent glazing in the transom area above display windows and doors.	<i>Transom glazing will be tinted light gray, thereby in compliance with this guideline.</i>
Policy 5	Storefront and Glazing Materials: Materials should be durable and of a scale and quality appropriate to commercial as opposed to residential applications.		
			<i>Discussion</i>
	Guideline 5.1	Appropriate storefront materials include the following: clear or lightly tinted glass in painted wood frames or factory finished colored aluminum frames; glass doors in frames to match storefront framing; milled wood doors – with or without glazing.	<i>The proposed windows and doors are consistent with this guideline as they exhibit these characteristics.</i>
Policy 6	Colors and Finishes should be appropriate to the nature of the material, the historic character of the district, the style of building and the climate and quality of light in Benicia.		
			<i>Discussion</i>
	Guideline 6.2	With few exceptions (i.e., stain-grade milled wood doors) wood should always be painted.	<i>Proposed windows and door frames come in a factory finish (interior frame is clear, vertical-grain Douglas Fir; exterior frame is tan). While the specifications state the frame could be painted, the applicant is not proposing such. As provided by the “with few exceptions” qualification above, proposed windows and doors are consistent with this guideline since the frame materials exhibit a colored finish.</i>

Benicia Municipal Code	
17.54.120	Maintenance of structures and premises: all property owners in H districts and owners of designated landmarks shall have the obligation to maintain structures and premises in good repair. Structures and premises in good repair shall present no material variance in apparent condition from surrounding structures in compliance with the provisions of this chapter. Good repair includes and is defined as the level of maintenance that ensures the continued availability of the structure and premises for a lawfully permitted use, and prevents deterioration, dilapidation, and decay of the exterior portions of the structure and premises.
	<i>Discussion</i>
	<i>The project purpose is to renovate the exterior façades to promote continued use of the building. By repairing and maintaining the function and appearance of the west and south facing façades, this project is consistent with this provision of the Benicia Municipal Code.</i>

The proposed project is consistent with the objectives of the Downtown Historic Conservation Plan and the applicable provisions of Title 17 of the Benicia Municipal Code.

C. Conclusion

Staff recommends that the Historic Preservation Review Commission approve modifications to portions of the south and west façades of the existing building located at 127 First Street based on the findings and subject to the conditions listed in the attached resolution.

FURTHER ACTION:

The Historic Preservation Review Commission's action will be final unless appealed to the Planning Commission within ten (10) business days.

Attachments:

- A. Draft Resolution
- B. Project Plan (date stamped January 8, 2009)
- C. Photographs
- D. Door and Window Specifications

**ATTACHMENT A
DRAFT RESOLUTION**

RESOLUTION NO. 09-__ (HPRC)

**A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION
OF THE CITY OF BENICIA APPROVING MODIFICATIONS TO THE SOUTH AND
WEST BUILDING FACADES OF THE TANNERY BUILDING LOCATED AT 127
FIRST STREET**

WHEREAS, John R. Hernandez has requested Design Review approval for modifications to the south and west building facades of the Tannery Building at 127 First Street; and

WHEREAS, the Historic Preservation Review Commission at a regular meeting on January 22, 2009 conducted a public hearing and reviewed the proposed project;

NOW, THEREFORE, BE IT RESOLVED THAT the Historic Preservation Review Commission of the City of Benicia hereby approves the south and west building elevations of the Tannery Building; and

BE IT FURTHER RESOLVED THAT the Historic Preservation Review Commission finds that:

- a) The proposed development is consistent with the objectives and the applicable provisions of Title 17 of the Benicia Municipal Code and the Downtown Historic Conservation Plan;

The proposed modifications are consistent with Policies 1, 5, and 6 of the Downtown Historic Conservation Plan, and Section 17.54.120 of the Municipal Code.

- b) The location and configuration of windows and door elements are visually harmonious with their site and with surrounding sites and structures, and do not unnecessarily block scenic views from other buildings or public parks or dominate their surroundings to an extent inappropriate to their use;

Window and door locations are satisfactory and do not impact or dominate surrounding sites, and features, or views.

- c) The architectural design of the windows and doors, their materials and colors are visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which they are proposed to be located;

Materials and colors selected for new windows and doors would not impact or overwhelm the features of surrounding development.

- d) The proposed façade modifications and the proposed conditions of approval are consistent with the Downtown Historic Conservation Plan and Title 17 of the Benicia Municipal Code and will not be detrimental to the public health, safety, or welfare of

persons residing or working in or adjacent to the neighborhood of the proposed project, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city;

The proposed modifications are consistent with Policies 1, 5, and 6 of the Downtown Historic Conservation Plan, and Section 17.54.120 of the Municipal Code.

BE IT FURTHER RESOLVED THAT the Benicia Historic Preservation Review Commission hereby approves the proposed project subject to the following conditions:

1. This approval applies to the replacement and installation of new doors and windows only as shown on the elevation date stamped January 8, 2009 prepared by John C. Hofherr Architect, consisting of one sheet marked Exhibit A, attached to this decision of record on file with the Community Development Department.
2. The plans submitted for the building permit and development and construction shall substantially comply with the submitted elevations date stamped January 8, 2009 prepared by John C. Hofherr Architect, consisting of one sheet marked Exhibit A, attached to this decision of record on file with the Community Development Department, except as modified by the following conditions.
3. The project shall adhere to all applicable ordinances, standard plans, and specifications of the City of Benicia.
4. Any alteration of the approved plans, including substitution of materials, shall be requested in writing and reviewed by the Community Development Director or designee prior to changes being made in the field.
5. All proposed doorways require ADA accessibility. As such, installation of a 6 ft. wide by 5 ft. deep concrete landing pad shall be constructed along all proposed doorway openings. Revised plans must be submitted when seeking a Building Permit.
6. Construction activities shall meet all municipal code requirements for hours of operation. Construction equipment shall be adequately muffled and controlled. These requirements shall be made a condition of all related contracts for the project.
7. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Historic Preservation Review Commission, Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's

promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

* * * * *

On motion of _____, seconded by Commissioner _____, the above Resolution was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on January 22, 2009 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Chuck Mang
Historic Preservation Review Commission Chair

ATTACHMENT B
PROJECT PLAN

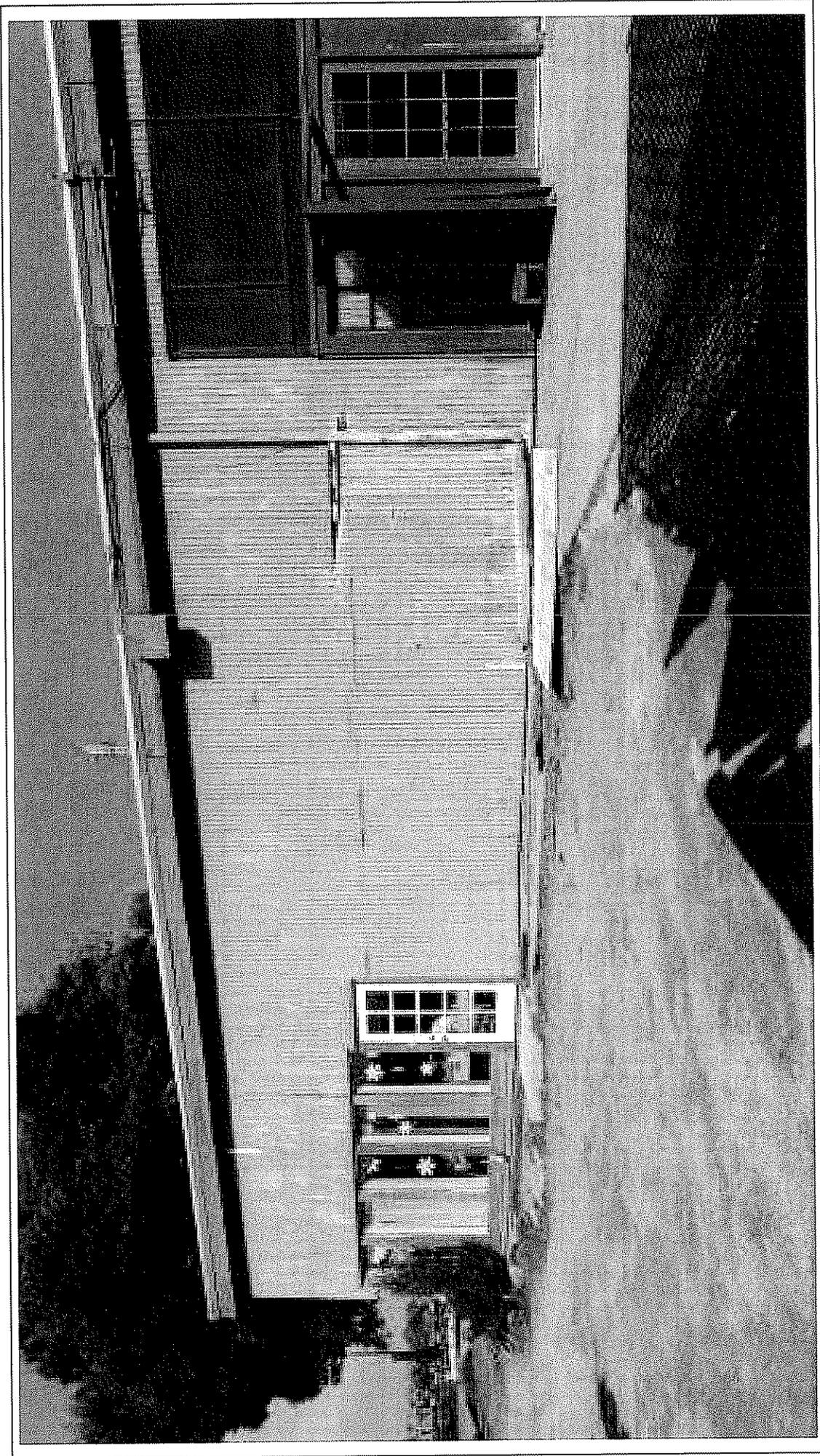
**ATTACHMENT C
PHOTOGRAPHS**



127 First Street, "The Tannery"
New window and door configurations under construction.



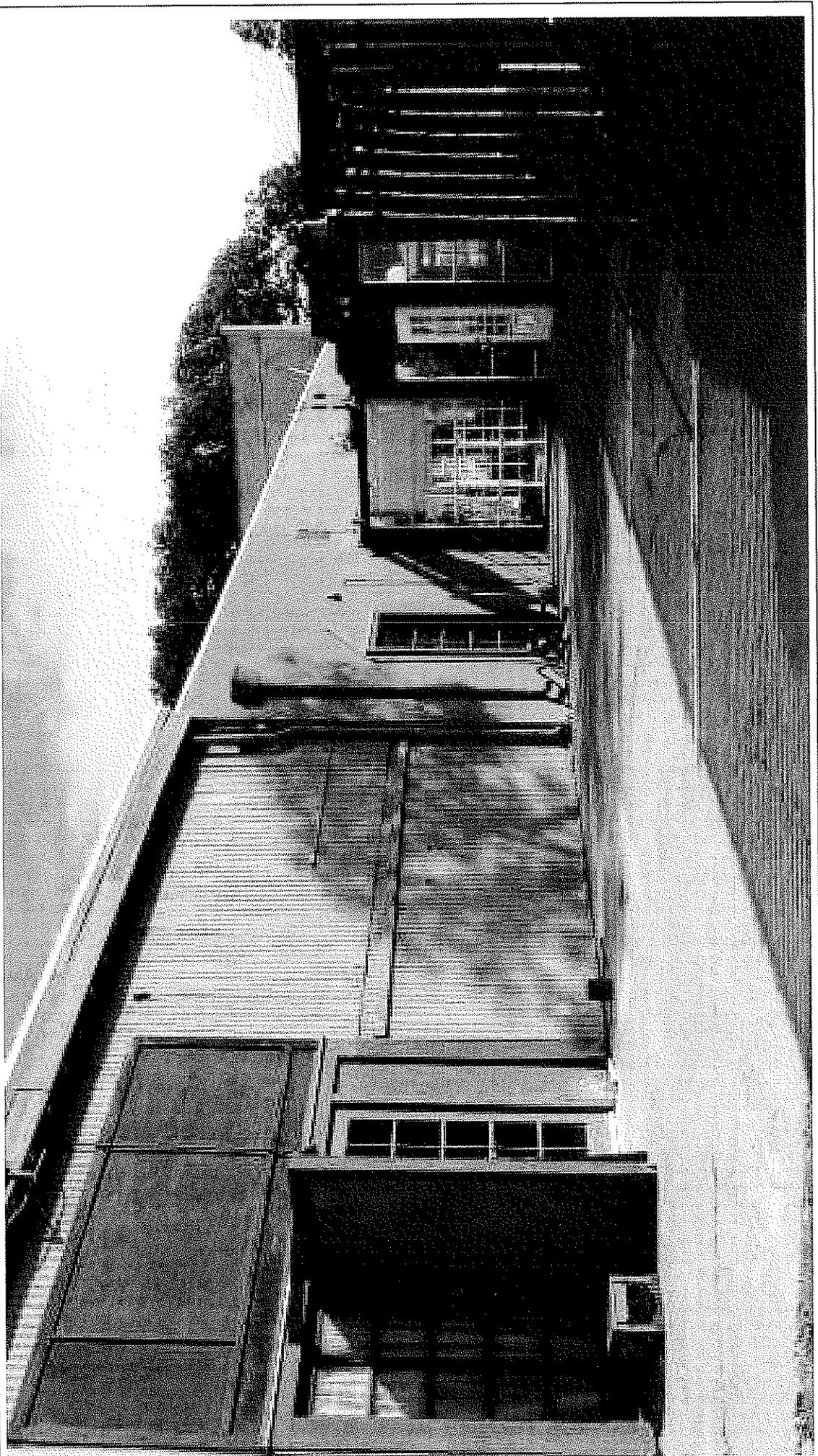
127 First Street, "The Tannery"
South and west elevation corner (south elevation under construction;
west elevation slated for new windows).



127 First Street, "The Tannery"
South elevation (proposed façade upgrade includes replacing existing windows and doors, and adding new windows).



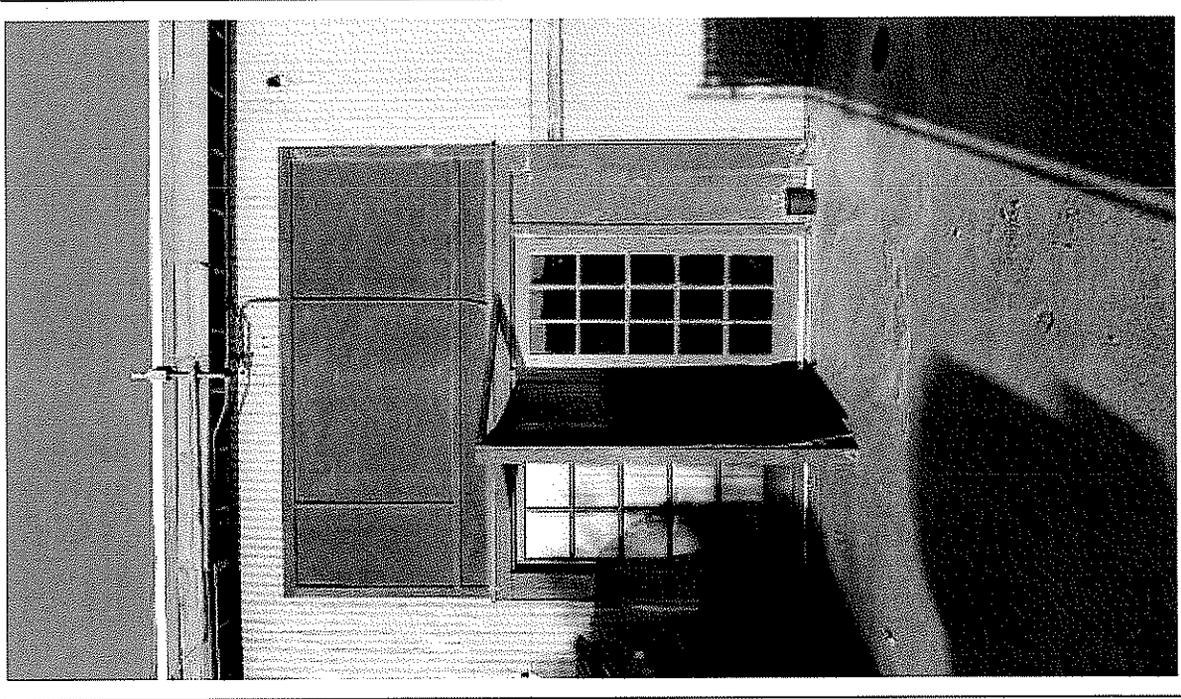
127 First Street, "The Tannery"
View of south elevation looking west.



127 First Street, "The Tannery"
South elevation (eastern section).



127 First Street, "The Tannery"
Portion of south elevation (patio section near First Street).



127 First Street, "The Tannery"
Portion of south elevation (doors to be replaced).

ATTACHMENT D
SPECIFICATIONS FOR DOORS AND WINDOWS



[Home](#) [Catalog](#) [Products](#)

[Support](#) [Customer Tools](#)

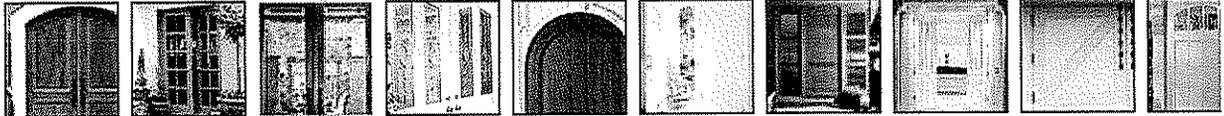
[Product Lines](#) | [Custom Doors](#) | [Idea Gallery](#) | [Leaded Glass](#) | [Glass Options](#) | [Wood Species](#)

Idea Gallery

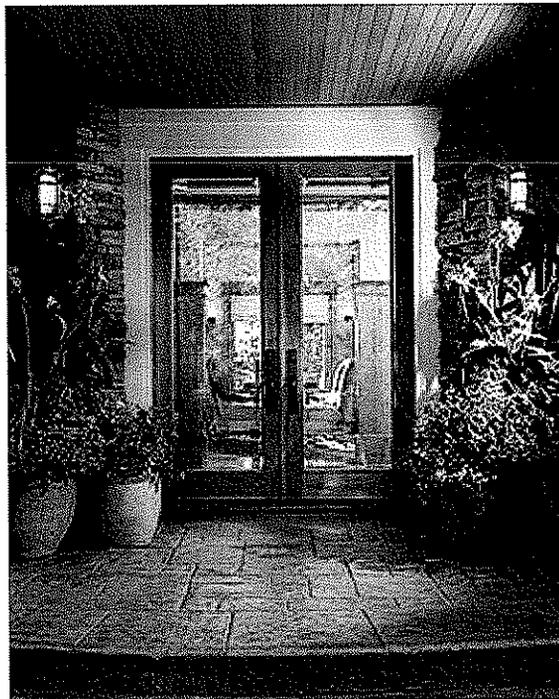
EXTERIOR DOORS

MORE EXTERIOR DOORS

INTERIOR DOORS



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7001 French Doors in Knotty Alder

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Quickly locate the dealer nearest you.

Enter Zip Code



How did we do it?

Check out our new WaterBarrier™ technology.

Literature Request

Want more information? All of our literature is here for you to view.

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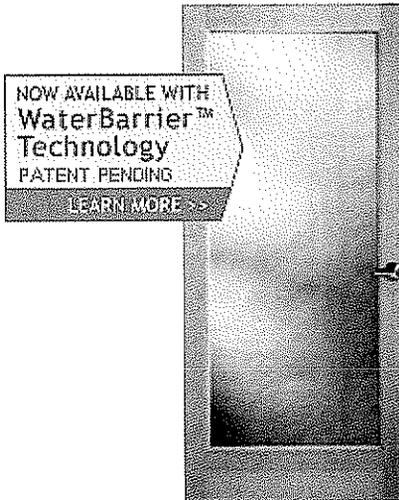
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Your Door Specifications

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General Information



Door Name: Thermal French (I.G.)
 Door Number: 7001
 Door Series: Stain Grade
 Door Type: Exterior French & Sash
 Door Species: Fir/Hemlock

Standard Features

Panels: na
 Moulding: na
 Glass: 3/4" Insulated
 Caming: na

Standard Sizes*

Door Widths: 2'0", 2'2", 2'4", 2'6", 2'8", 2'10", 3'0", 3'2", 3'4", 3'6"
 Door Heights: 6'8", 7'0", 8'0"

*Additional sizes are available. See your Simpson Authorized Dealer for final availability and pricing.

Available with Single Glazing - 1501 (S.G.)

Door Options

Glass Options:

[Tempered Glass](#)

Maximum Weather Resistance:

[Performance Series](#)



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Enter Zip Code

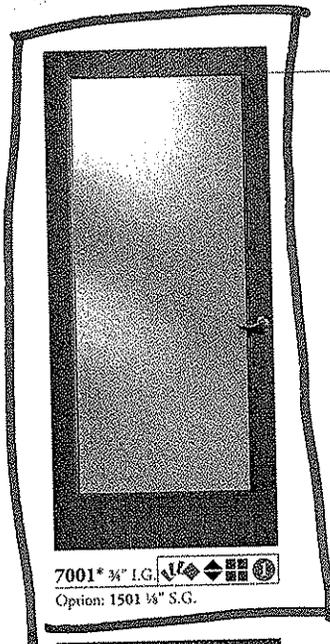


[How did we do it?](#)

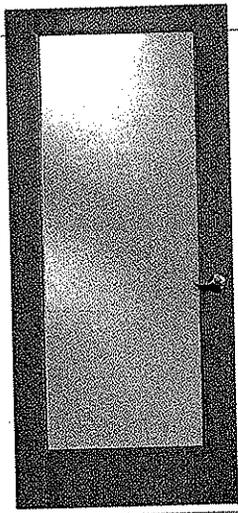
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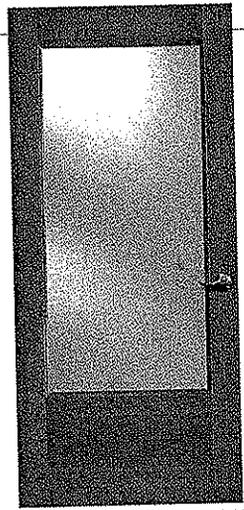
Want more information? All of our literature is here for you to view.



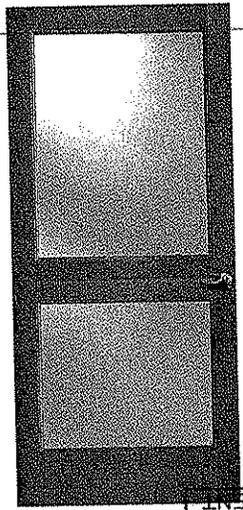
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 Option: 1501 ¼" S.G.



7002* ¾" I.G.
 Wide layout

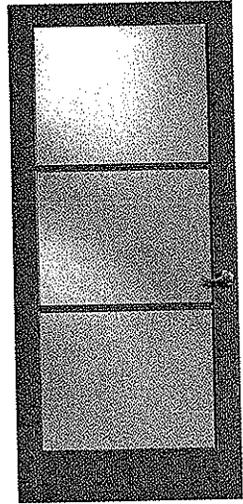


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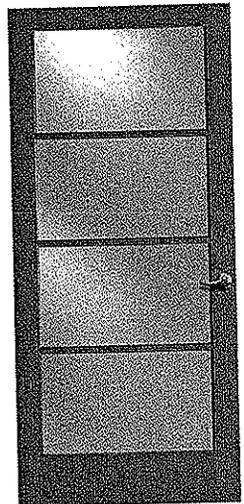


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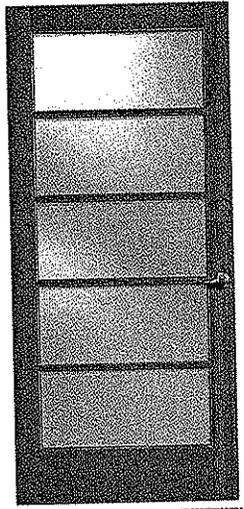
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CITY OF BENICIA
COMMUNITY DEVELOPMENT



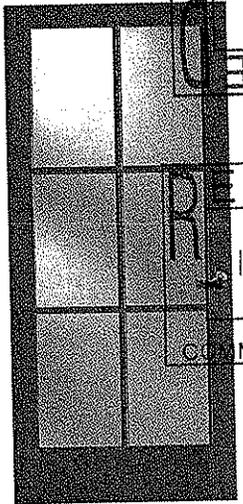
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 Option: 1503 ¼" S.G.



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 Option: 1504 ¼" S.G.

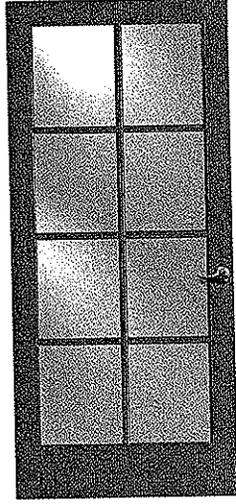


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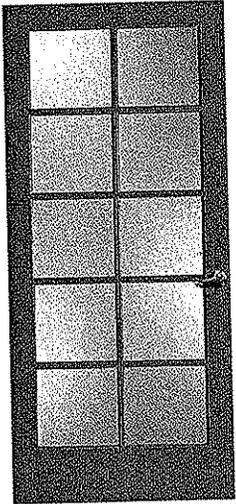


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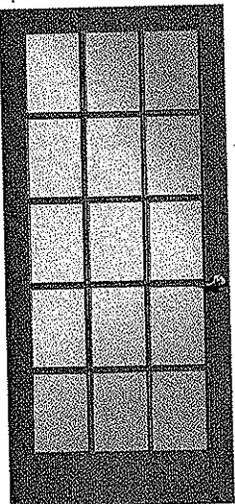
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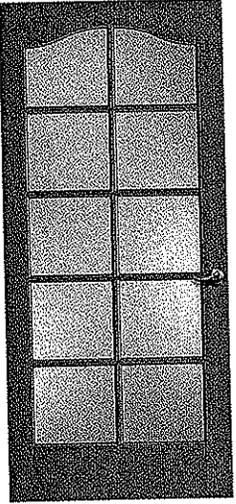
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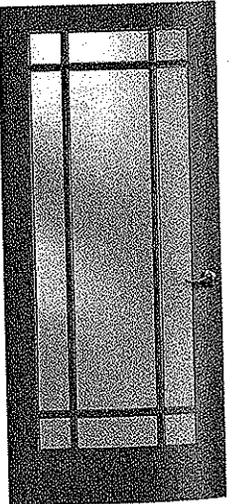
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 Option: 1515 ¼" S.G.



7580 ¾" I.G.
 Option: 1580 ¼" S.G.



7109 ¾" I.G.
 Option: 1509 ¼" S.G.



Doors are shown with clear glass (photographed against white backdrop) unless otherwise noted.

YOUR LIFE. YOUR DOOR. | KEY See more information on pages 6-11.

Any Wood	Any Size	Glass Options	Caming Choices	Privacy Rating
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Warranties

ONE YEAR LIMITED WARRANTY

Simpson Door Company ("Simpson") warrants that each panel door bearing the Simpson brand and identification mark complies with Industry Standard NWWDA I.S.6. and all revisions in effect as of the date of manufacture, and Simpson further warrants that each such door, for a period of one (1) year from the date of shipment and at the time of the shipment from Simpson, is of good material and workmanship and free from defects that would render such door unserviceable or unfit for the ordinary, recommended use.

Characteristics Excluded From This Warranty

The following are not defects in workmanship or material and are not covered by this written warranty:

1. Damage caused by attempts other than Simpson's to repair the door.
2. Failure to properly seal the door. All edges must be sealed immediately after fitting and hanging with the integrity of the finish maintained.
3. Natural variations in the color or texture of the door.
4. For doors 3' x 7' or smaller; warp not exceeding 1/4" in the plane of the door itself. For doors larger than 3' x 7'; warp not exceeding 3/8" in the plane of the door itself.
5. Defects caused by (1) warp or bow of the frame or jamb in which the door is hung (2) improper installation such that the door does not swing freely.
6. Damage caused by improper handling or on-site storage.
7. Panel misalignment or shrinkage is not considered a defect.
8. The performance or appearance of finishes applied is not covered.
9. For those Performance Series® doors with panels, please see our "Innerbond" Panel Warranty statement.
10. Expansion of bottom rail due to climate conditions is not considered a defect.
11. Damage caused by extreme temperature build-up where a storm door is utilized.
12. Failure to perform normal homeowner's maintenance, including maintaining the finish.
13. Surface checking of oak is considered a natural characteristic and is not covered by this warranty.

FIVE YEAR LIMITED INSULATED GLASS WARRANTY

Simpson Door Company warrants that standard clear insulated glass units will not, for a period of five (5) years after the units leave Simpson's possession, develop material obstruction of vision between the interior glass surfaces caused by failure of the hermetic seal. This warranty shall not apply to units with broken glass or to glass units installed by others.

Simpson's liability under this warranty shall be limited to shipping a replacement glass unit.

Glazing

All doors glazed by Simpson Door Company meet the Consumer Product Safety Commission Federal Standard on architectural glazing materials.

Leaded Glass

All leaded glass doors are expertly crafted with metal alloys providing maximum strength and performance. The architectural type glass used in these doors has unique characteristics and may vary slightly in color or texture. Leaded glass doors meet the Consumer Product Safety Commission Federal Standard on architectural glazing materials. Insulated leaded glass (I.G.) units are triple glazed (clear 1/8" tempered glass on each side of leaded glass).

Insulated leaded glass (I.G.) units are guaranteed for five (5) years against hermetic seal failure.

Clear Glass

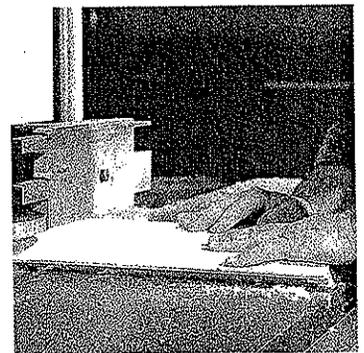
All clear flat glass and non-lead beveled clear glass is tempered, meeting ANSI Z 97.1 and the Consumer Product Safety Commission Federal Standard on architectural glazing materials.

7000 series doors and sidelights are crafted with 3/4" thick insulated glass, consisting of 1/8" panes separated by a dead air space of 1/2". Optional Low-E argon gas-filled insulated glass is also available for maximum energy efficiency.

Insulated clear and Low-E glass are tempered, meeting ANSI Z 97.1 and the Consumer Product Safety Commission Federal Standard on architectural glazing materials. All insulated glass (I.G.) units are guaranteed for five (5) years against hermetic seal failure.

Acrylic

Acrylic glazing material meets the Consumer Product Safety Commission Federal Standard on architectural glazing materials.



FIVE YEAR LIMITED PERFORMANCE SERIES® DOOR WARRANTY

Simpson Door Company ("Simpson") warrants that each Performance Series door bearing the Simpson brand and identification mark complies with industry standard NWWDA 1.S.6 and all revisions in effect as of the date of manufacture for the period of five (5) years, and Simpson further warrants, for said period, that each Performance Series door from the date of shipment and at the time of the shipment from Simpson, is of good material and workmanship and free from defects that would hinder such door unserviceable or unfit for the ordinary, recommended use.

This warranty applies to Performance Series doors properly finished in accordance with Simpson Performance Series door care and finishing instructions.

LIMITED LIFETIME INNERBOND® WARRANTY

Simpson further provides a limited lifetime warranty on Innerbond panels against splitting through the entire panel due to rain, sun, weather, and other such factors exclusive of major calamity.

In the event an Innerbond panel splits through, Simpson will ship a replacement door and will reimburse the reasonable cost as determined by Simpson to the purchaser for refinishing and rehangng the replacement door.

This offer to reimburse the cost of refinishing and rehangng the door is void in any jurisdiction where Simpson would have to comply with statutes or regulations governing insurers in order legally to make such payment.

LIMITED LIFETIME INNERBOND® II WARRANTY

Simpson further provides a limited lifetime warranty on (EXTERIOR 1-3/4" thick doors) Innerbond II panels against splitting through the entire panel due to rain, sun, weather, and other such factors exclusive of major calamity.

In the event an Innerbond II Panel splits through, Simpson will ship a replacement door and will reimburse the reasonable cost as determined by Simpson to the purchaser for refinishing and rehangng the replacement door.

This offer to reimburse the cost of refinishing and rehangng the door is void in any jurisdictions where Simpson would have to comply with the statutes or regulations governing insurers in order to make such payment.

LIMITATIONS AND EXCLUSIONS

Each of these warranties shall be void and Simpson shall have no liability hereunder if the purchaser installs, treats or retains, for more than thirty (30) days, a door containing an obvious defect, without giving the notice as required herein, or if the purchaser fails to give the required notice within a reasonable time after discovery of a latent defect.

There are no express warranties which extend beyond the foregoing and any implied warranties, including warranties of merchantability and fitness for a particular purpose, are limited to the same duration of the written warranty (one year from the date of shipment by Simpson for panel doors, five years on Performance doors, and lifetime for Innerbond panels).

HOW TO MAKE A CLAIM

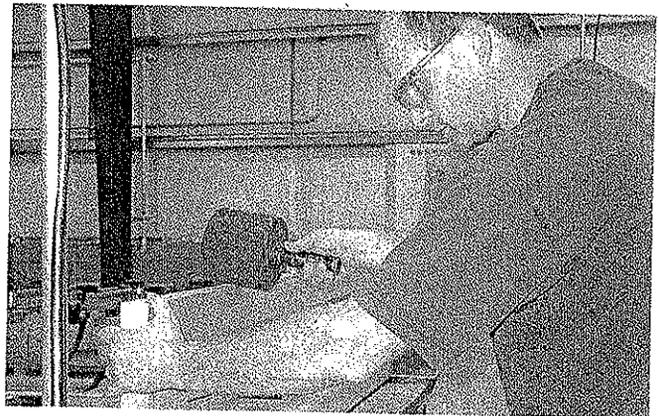
Immediately upon discovering that the door is defective or fails to conform to this written warranty, the purchaser shall send a notice in writing to the dealer or distributor from whom the door was purchased or to: Simpson Door Company, 400 Simpson Avenue, McCleary, WA 98557.

A SPECIAL NOTE

In order to meet our customers' needs, Simpson product specifications and warranties are continually updated. So if the reorder date on this literature is more than 6 months old, please contact Simpson Door Company for any changes that may have occurred, or review updates at simpsondoor.com.

Some states do not allow limitations on how long an implied warranty lasts, so the above limitation may not apply to you. Simpson shall not be liable for consequential, indirect or incidental damages, or for any amount in excess of the purchase price of the defective door, whether the claim is for breach of warranty or negligence. Some states do not allow the exclusion or the limitation of incidental or consequential damages, so the above limitation or exclusion may not apply to you.

Each of these warranties gives you specific legal rights and you may have other rights which vary from state to state.





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[GETTING STARTED](#)

[PRODUCTS](#)

[IMAGE GALLERY](#)

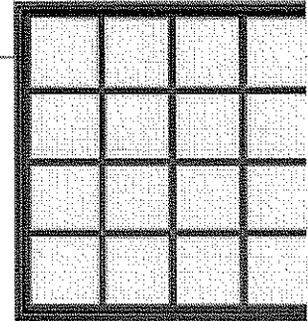
[WHERE TO](#)

ULTRA™ SERIES - PICTURE WINDOW

A perfect selection for view homes, picture windows make the most of your view. Want ventilation? Combine with other windows, such as [awning windows](#), for lots of fresh air and a great view.



An ultra series window allows exterior painting and is available in 5 standard colors.



Shown with optional grids.

NEXT STEPS:

- [Locate a Dealer](#)
- [Request a Brochure](#)
- [Email this page](#)
- [Print this page](#)

ADDITIONAL RESOURCES:

- [Fiberglass Window & Door Brochure \(2.9MB\)](#)
- [Window & Door Styles](#)
- [Full Lifetime Warranty Information](#)
- [Technical Resources for Builders & Architects](#)

STANDARD FEATURES

- Impervious to water, cold, heat, insects, salt air, and ultraviolet rays.
- Guaranteed to never crack, peel, bend, warp, or stick due to expansion and contraction.
- Allows exterior painting (unlike vinyl) and is offered in seven standard pre-painted exterior colors.
- Baked-on exterior paint finish won't peel or eggshell.
- Milgard [SunCoat® Low-E glass](#) for superior energy savings and protection against fabric fading.
- No unsightly staples or nail holes.
- Available in custom shapes, sizes and configurations.
- Large selection of hardware and grid options.
- Upscale look complements any home, anywhere - from West Coast to Atlantic seaboard.
- [PureView™ window screen](#) with tighter weave and finer mesh comes standard.
- [Full Lifetime Warranty](#).

FRAME COLORS

Interior



White

Exterior



White



Sand



Tan



Hunter Green



Brownston



Cranberry

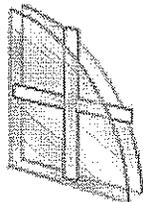


Silver Pearl

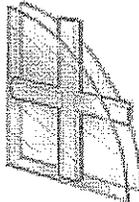


Matte Black

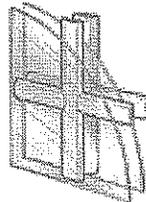
GRID OPTIONS



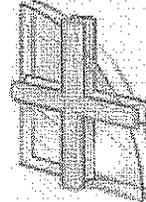
5/8" Flat Grid



1-1/16" Sculptured



Legacy



Craftsman

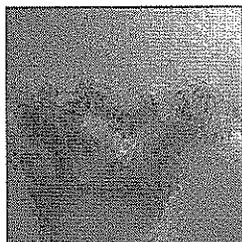


1 1/8" Vintage

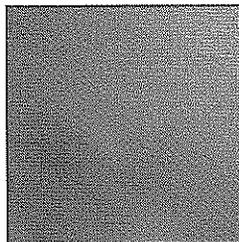


3/4"

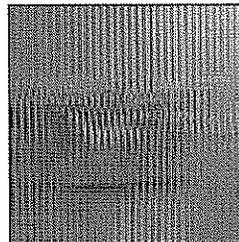
GLASS OPTIONS



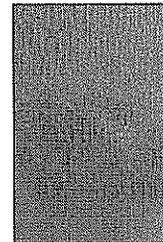
Glue Chip



P516



Narrow Reed 5/32"



Rain

[View other glass options](#)

RELATED LINKS

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[Skylights](#)

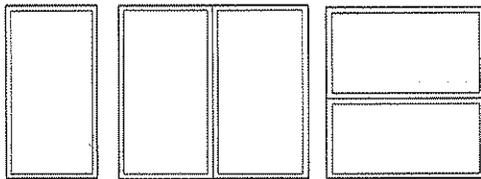
[Energy Efficiency Overview](#)

Milgard



3310, 3315 & 3310U, 3315U

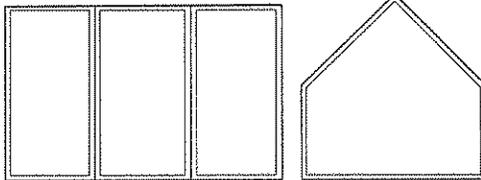
Picture Windows



Picture window

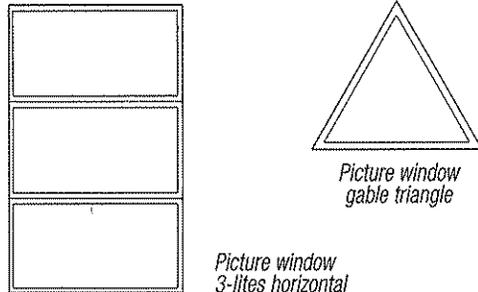
Picture window
2-lites vertical

Picture window
2-lites horizontal



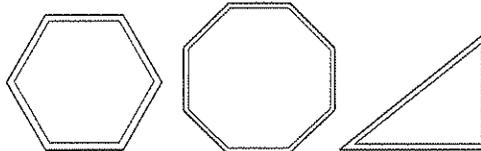
Picture window
3-lites vertical

Picture window
gable



Picture window
3-lites horizontal

Picture window
gable triangle



Picture window
hexagon

Picture window
octagon

Picture window
gable 3-sided

- PICTURE WINDOW
 - Min 1°1' Max 8°6'
- PICTURE WINDOW 2-LITES VERTICAL
 - Min 2°1' Max 8°6'
- PICTURE WINDOW 2-LITES HORIZONTAL
 - Min 1°2' Max 8°6'
- PICTURE WINDOW 3-LITES VERTICAL
 - Min 3°1' Max 8°6'
- PICTURE WINDOW 3-LITES HORIZONTAL
 - Min 1°3' Max 6°8'
- PICTURE WINDOW GABLE TRIANGLE
 - Min 2°2' Max 8°6'
- PICTURE WINDOW HEXAGON
 - Min 2°2' Max 6°6'
- PICTURE WINDOW OCTAGON
 - Min 2°2' Max 6°6'
- PICTURE WINDOW GABLE 3-SIDED
 - Min 1°1' Max 8°6'

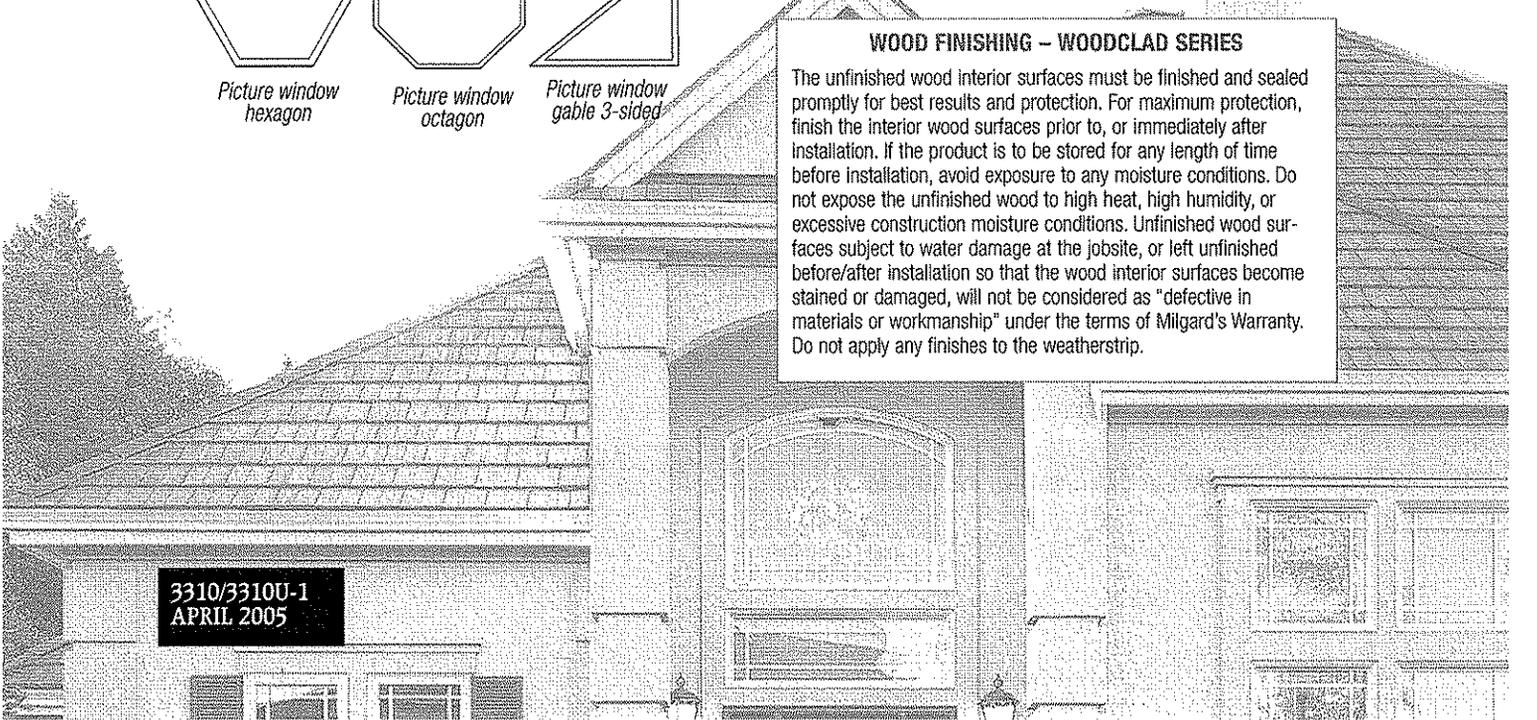
NOTE: For engineering approval contact your Milgard representative for any configuration over 40 square feet. Each Milgard Manufacturing plant reserves the right to alter or change sizes and configurations according to location capabilities. Ask your Milgard rep about specialty applications.

Windows over 40 square feet shipped open for field glazing. Varies by location.

WOOD FINISHING – WOODCLAD SERIES

The unfinished wood interior surfaces must be finished and sealed promptly for best results and protection. For maximum protection, finish the interior wood surfaces prior to, or immediately after installation. If the product is to be stored for any length of time before installation, avoid exposure to any moisture conditions. Do not expose the unfinished wood to high heat, high humidity, or excessive construction moisture conditions. Unfinished wood surfaces subject to water damage at the jobsite, or left unfinished before/after installation so that the wood interior surfaces become stained or damaged, will not be considered as "defective in materials or workmanship" under the terms of Milgard's Warranty. Do not apply any finishes to the weatherstrip.

3310/3310U-1
APRIL 2005

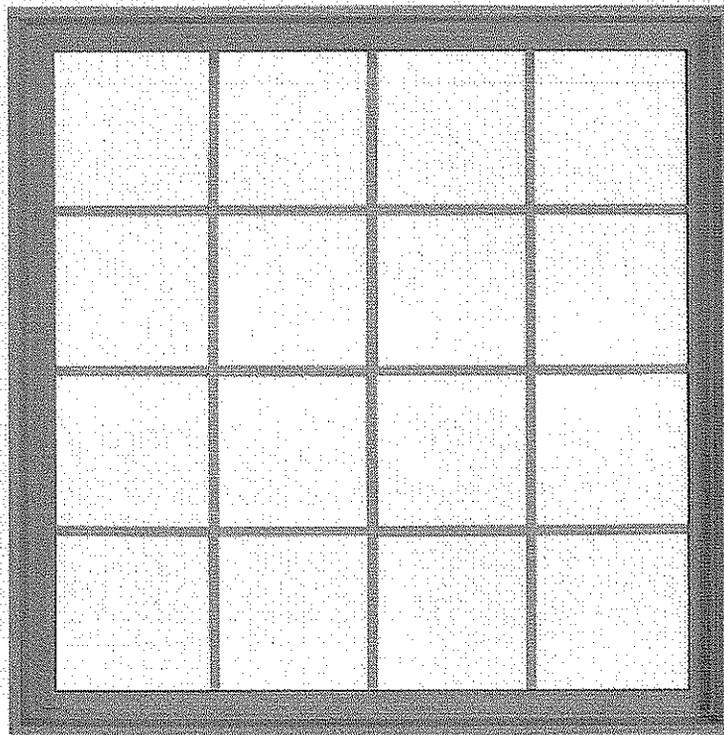


Milgard



3310, 3315 & 3310U, 3315U Picture Windows

3000
SERIES
FIBERGLASS



The 3310 WoodClad Series and 3310U Ultra Series Fiberglass Picture Windows blend the energy efficiency and overall aesthetic appeal of wood windows with the low maintenance and structural integrity of pultruded fiberglass. Our available full finish wood liners are designed for both 2x4 and 2x6 construction (other wall depths can be accommodated). Outside, the durable painted finish won't peel or mildew – it never needs painting again. But unlike vinyl, it can be painted to complement any home. The windows can be constructed to your exact size specifications, subject to review by Milgard engineers.

Like all Milgard windows, doors and skylights, the 3310 and 3310U Series Picture Windows carry a Lifetime Guarantee to the original residential owner covering both materials and labor. Commercial projects receive a comprehensive 10-year warranty that covers both materials and labor from the date of manufacture.

CONFIGURATIONS

The 3310 and 3310U Series Fiberglass Picture Windows can be combined with each other or other WoodClad or Ultra windows to create almost any configuration you can envision. Milgard fiberglass picture windows are available in custom sizes to match almost any design, either new or retrofit.

COMPONENTS

COMPOSITE FRAME

Milgard's WoodClad composite frame consists of a structural pultruded fiberglass foundation joined with an interior reveal of clear vertical-grain Douglas Fir.

Milgard's Ultra frame is based on the same structural pultruded fiberglass foundation, with the interior reveal painted white.

The pultruded fiberglass frame components are made from reinforced pultruded fiberglass with a .080" structural wall thickness. The exterior frame is available in the following baked-on enamel finishes: white, sand, tan, hunter green and brownstone. Consult with your Milgard representative for additional color options.

3310/3310U-2
APRIL 2005

Milgard



3310, 3315 & 3310U, 3315U Picture Windows



Precisely mitered corners are mechanically joined and butyl sealed in an air and watertight seal. From inside of frame to nail flange is 1-7/8", and from outside of window frame to include nail fin is 1-3/8", to give you a 3-1/4" overall frame depth.

In the WoodClad series, interior reveals feature clear vertical-grain Douglas Fir, factory sealed and ready for staining. All wood components are precisely milled and meticulously joined for superior appearance and performance. Composite frame and liners are available in standard widths of 4-9/16" or 6-9/16" for standard wall construction. Other custom widths are also available, subject to engineering review.

FULL FINISH WOOD LINERS

Full finish wood liners are an optional feature with all WoodClad and Ultra fiberglass windows. All wood liners for the WoodClad series are clear vertical-grain Douglas Fir – and are primer finished wood liners for the Ultra series.

NAIL-ON FIN

A 1-1/4" pre-punched, flexible nail flange extends around the perimeter frame, securing the window in rough openings and acting as flashing. The 3310 and 3310U Series is available without nailing fin or with Z-Bar™ flush fin retrofit trim for use as a replacement window.

GLAZING MATERIAL

Wet-glazed silicone sealant adheres glass to the fixed panel frame, which seals and cushions the glass. Rigid vinyl setting blocks are used to support the unit above the sill, preventing glass slippage and glass-to-frame contact. Pultruded fiberglass glazing (snap-in) bead is applied around the exterior edge. The 3110 and 3110U Series offers an ASTM E-774-81 Class-A rating.

GLASS

Insulating dual glazed panes, 7/8" in overall thickness, are butyl sealed for energy efficiency, with Milgard SunCoat™ Low-E insulating glass standard in all glazing units.

WEEP SYSTEM

Primary weep system is located in hollow sill construction and baffled, hidden weep holes drain water from track and help prevent blow-back, or water seeping to the inside caused by a combination of wind and rain. Secondary weep system is located in the pultruded fiberglass glazing bead.

OPTIONS

GRIDS

Both WoodClad and Ultra series windows and doors offer multiple grid configurations from six different grid options (refer to 'Grids' section of this manual). Grid patterns placed inside the glazing unit include 5/8" wide flat grids and 1-1/16" wide sculptured pattern grids. Snap-in wood grids attach to the interior side of the window or door and remove for easy cleaning. Three additional options, as shown in the 'Grids' section of this manual, produce the effect of simulated divided lites.

Specify requirements for matching grid patterns at the time of order. If match requirements are not specified, the grids may not line up with those in another size or series of window.

Unless otherwise specified, the grids will divide the window equally, with the bars set between 8-3/4" and 12" apart. A 40" x 30" picture window would be four squares wide by three squares high. A 40" x 30" single-hung would be four wide x four high, however, because of the intermediate horizontal bar.

BRICKMOULD / SHAKEMOULD

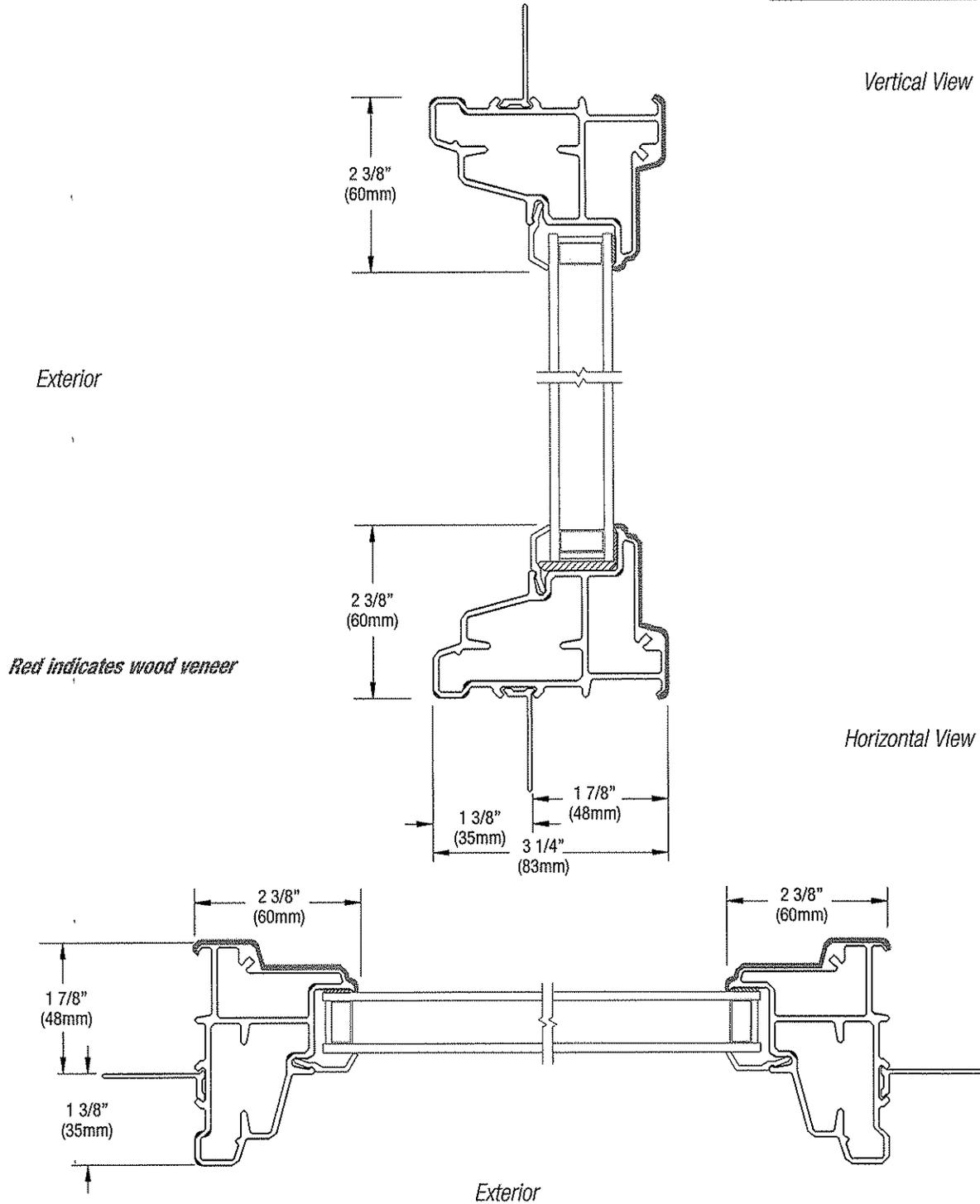
A 2" wide x 1-1/2" thick factory-primed wood brickmould trim is an available option for a finished exterior appearance.

Milgard



3310 WoodClad Assembly Drawing

3000
SERIES
FIBERGLASS



Scale: 6" = 1' (1/2 scale)

Due to continual product research and development, details may be changed at any time. ©2005
Products shown are not available at all locations - confirm availability with your local Milgard representative.

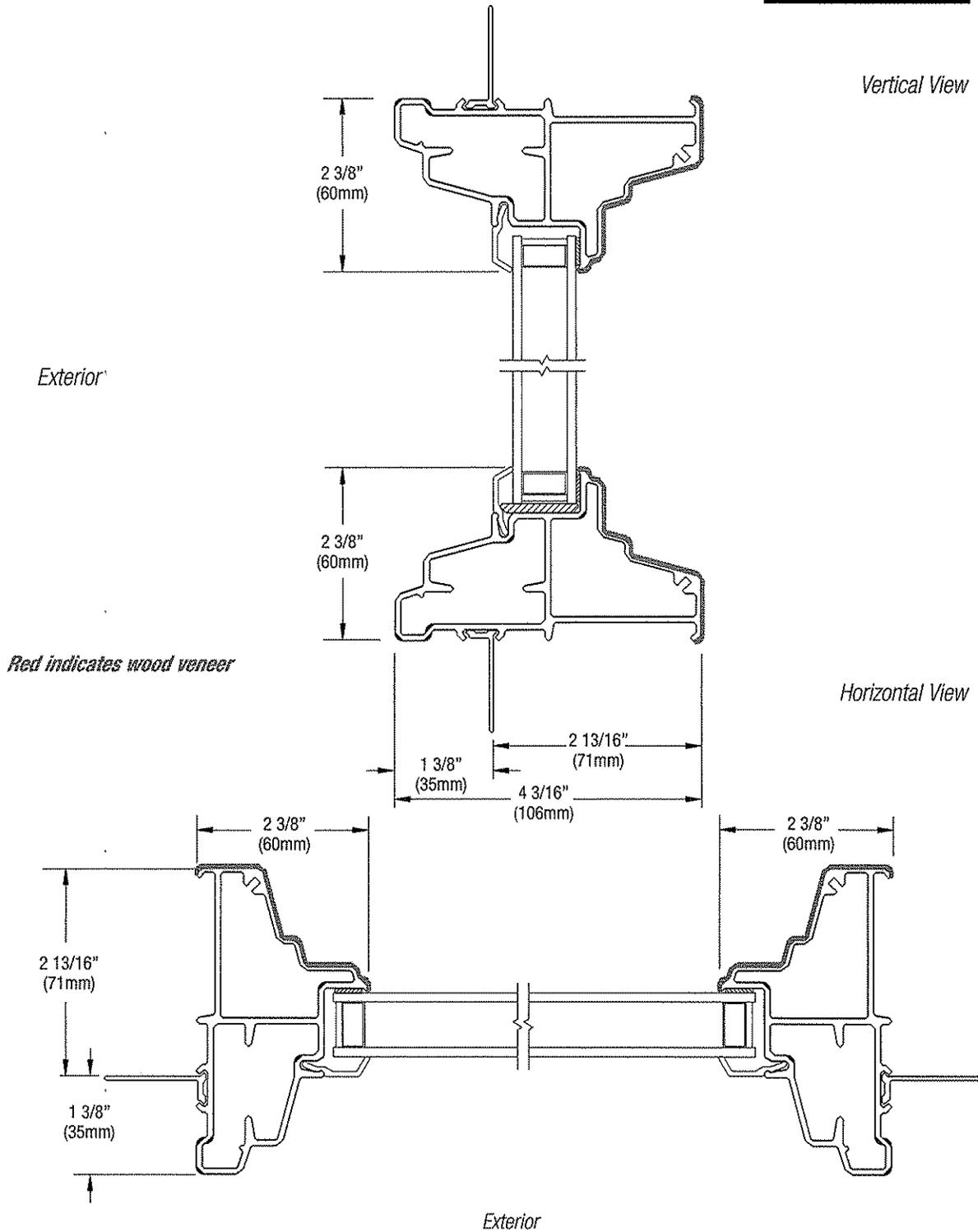
3310/3315-4
APRIL 2005

Milgard



3315 WoodClad Assembly Drawing

3000
SERIES
FIBERGLASS



3310/3315-5
APRIL 2005

Scale: 6" = 1' (1/2 scale)

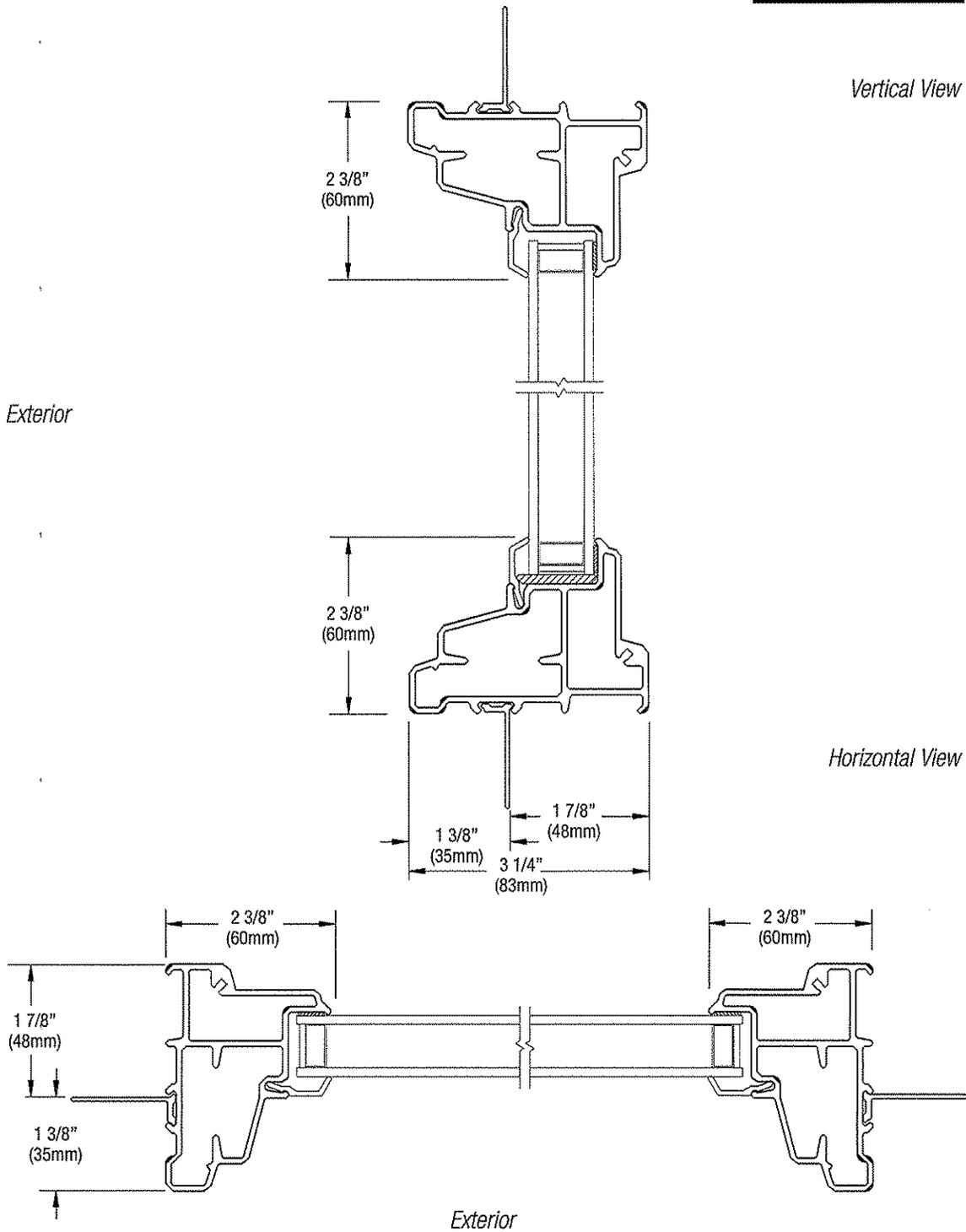
Due to continual product research and development, details may be changed at any time. ©2005
Products shown are not available at all locations – confirm availability with your local Milgard representative.

Milgard



3310U Ultra Assembly Drawing

3000
SERIES
FIBERGLASS



Scale: 6" = 1' (1/2 scale)

Due to continual product research and development, details may be changed at any time. ©2005
Products shown are not available at all locations – confirm availability with your local Milgard representative.

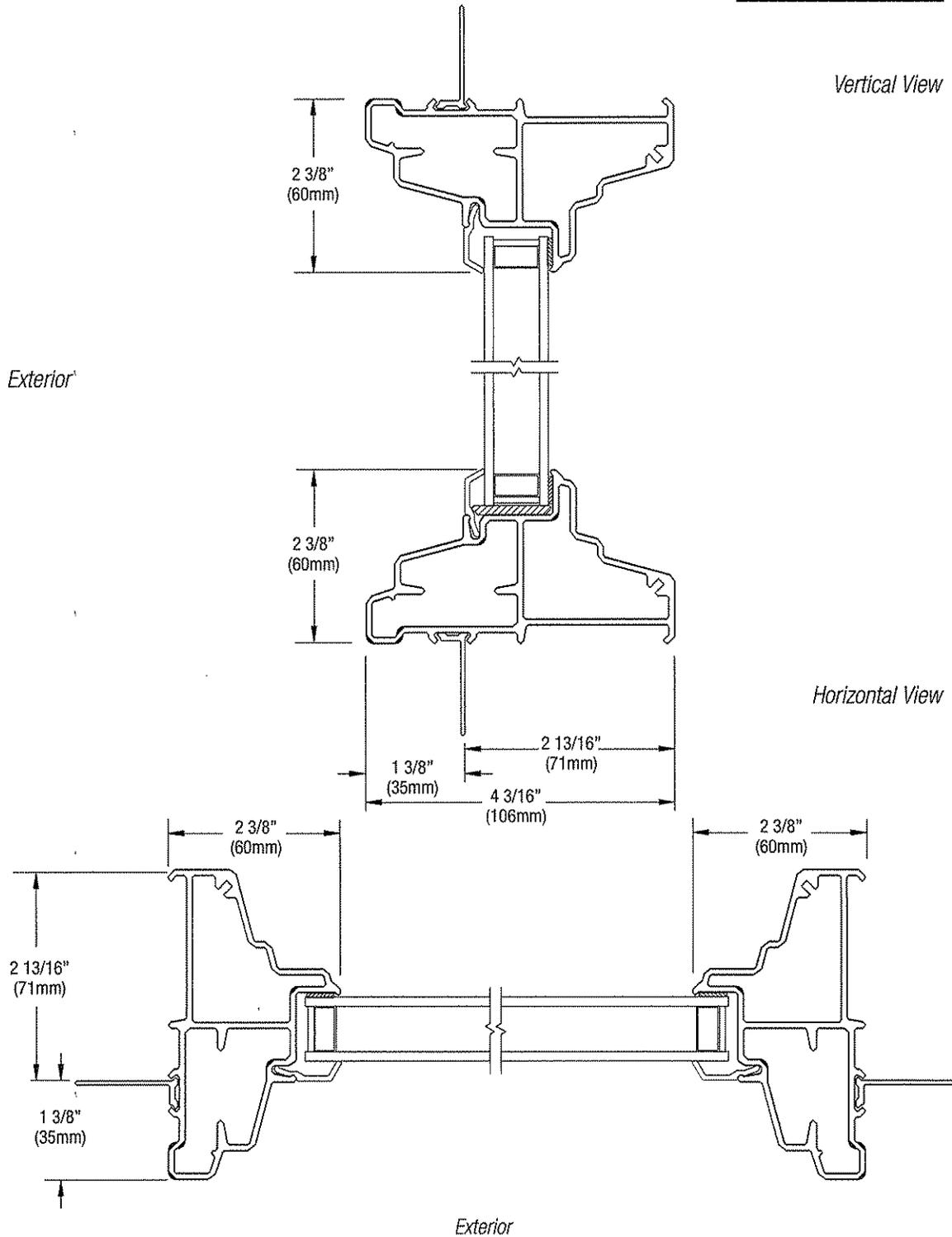
3310/3315-6
APRIL 2005

Milgard



3315U Ultra Assembly Drawing

3000
SERIES
FIBERGLASS



3310/3315-7
APRIL 2005

Scale: 6" = 1' (1/2 scale)

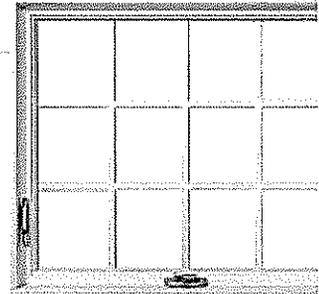
*Due to continual product research and development, details may be changed at any time. ©2005
Products shown are not available at all locations – confirm availability with your local Milgard representative.*



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WOODCLAD™ SERIES - AWNING WINDOW

Hinged on the top of the window, awnings tilt out to allow for ventilation even during bad weather. They make an ideal accent above or below a [picture window](#) and are a great way to let the fresh air in.



Shown with optional grids.



All WoodClad series windows come standard with the Milgard Lifetime

NEXT STEPS:

- [Locate a Dealer](#)
- [Request a Brochure](#)
- [Email this page](#)
- [Print this page](#)

ADDITIONAL RESOURCES:

- [Fiberglass Window & Door Brochure \(2.9MB pdf\)](#)
- [Window & Door Styles](#)
- [Full Lifetime Guarantee Information](#)
- [Technical Resources for Builders & Architects](#)

STANDARD FEATURES

- Upscale look complements any home, anywhere.
- Warmth and beauty of wood, plus strength and durability of fiberglass frame.
- Clear, vertical-grain Douglas Fir achieves warmer look than standard fir or pine.
- None of the unsightly staples or nail holes common in ordinary wood windows.
- Impervious to water, cold, heat, insects, salt air and ultraviolet rays.
- Guaranteed to never crack, peel, bend, warp, or stick due to expansion and contraction.
- Allows exterior painting (unlike vinyl) and is offered in seven standard pre-painted exterior colors.
- Baked-on exterior paint finish won't peel or eggshell.
- Milgard SunCoat® Low-E glass for superior energy savings and protection against fabric fading.
- Available in custom shapes, sizes and configurations.
- Large selection of hardware and grid options.

- Full Lifetime Guarantee.

FRAME COLORS

Interior



Clear, vertical-grain Douglas Fir

Exterior



White



Sand



Tan



Hunter Green



Brownston

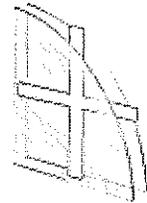


Cranberry

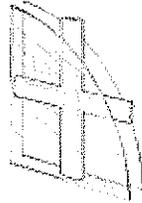


Matte Black

GRID OPTIONS



5/8" Flat Grid



1-1/16" Sculptured



Legacy



Craftsman



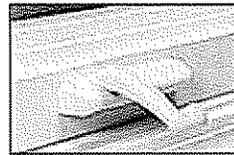
1 1/8" Vintage



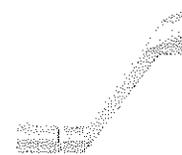
3/4"

HARDWARE

Standard Handles



White



Brushed Chrome

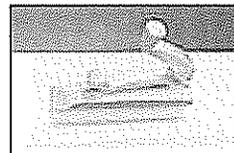


Brass



Clay

Fold-Down Handles



White



Brushed Chrome



Brass



Clay

Casement Locks



White



Brushed Chrome

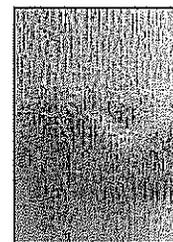
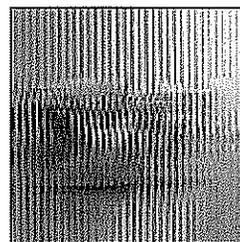
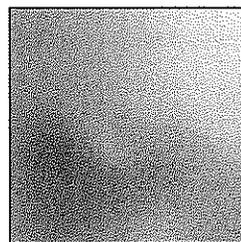


Brass



Clay

GLASS OPTIONS



AGENDA ITEM
HISTORIC PRESERVATION REVIEW COMMISSION MEETING:
JANUARY 22, 2009
REGULAR AGENDA ITEM

DATE : January 8, 2009

TO : Historic Preservation Review Commission

FROM : Mike Marcus, Assistant Planner

SUBJECT : **DESIGN REVIEW FOR EXTERIOR FAÇADE IMPROVEMENTS & REAR PORCH ENCLOSURE AT THE RELLIK TAVERN (formerly PASTIME)**

PROJECT : 726 First Street
08PLN-58 Design Review for Exterior Façade Improvements
APN: 89-341-010

RECOMMENDATION

Approve a Design Review request for exterior façade improvements and a rear screened porch at 726 First Street, based on the findings, and subject to the conditions listed in the attached resolution and as discussed during the public hearing.

EXECUTIVE SUMMARY

The applicant requests design review approval to modify the west and east facing elevations of a preexisting building. West-facing (front) façade modifications include the removal of all existing signage, removal of paint to restore brick color, a new entrance door and a new shingle sign, illuminated by two small spotlights. East-facing (rear) modifications are limited to a porch enclosure around the existing wood deck and a 10' planter box, visible from the alley.

BUDGET INFORMATION

There are no anticipated budgetary implications.

ENVIRONMENTAL ANALYSIS

Staff has determined that this project is Categorical Exempt under Section 15331 of the State of California Environmental Quality Act (CEQA), which states that work on historic resources that is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* is categorically exempt from further CEQA review.

BACKGROUND

Applicant/Owner: DiZy Enterprizes – Delando and Zoe Pegan

General Plan designation: Downtown Commercial

Zoning designation: Town Core

Existing use: Bar and Card Room (Pastime)

Proposed use: Bar (Rellik Tavern)

Adjacent zoning and uses:

North: Town Core; Commercial (Benicia Home Improvement Center)

East: Town Core; Public & Semi-Public, Commercial (State Capitol Building, Randy's)

South: Town Core; Commercial (Randy's Catering)

West: Town Core – Open; Vacant lot

SUMMARY

A. Project Description

The applicant anticipates remodeling and reopening an existing bar establishment within an existing 2,500 square foot commercial structure after performing major interior and exterior renovations. Proposed interior tenant improvements that don't require design review approvals include a VIP room, new hardwood bar, food preparation area, ADA accessible restrooms and an office. The food preparation area will be used for food items that do not require a commercial kitchen, such as preparation of baked goods, sandwiches, cheese plates, and other various hors d'oeuvres.

The applicants propose renovating the façade of their individual storefront, which is part of the structure's larger façade. The structure is listed as a Contributing structure in the Downtown Historic Conservation Plan; Carol Roland of Roland-Nawi & Associates is recommending that the structure retain its Contributing status in the new historic survey. Historic Preservation Review Commission design review is required for the following proposed work:

- Removal of all existing signs; replaced with a carved wood shingle sign that will hang from wrought iron, lit on either side (sign will require a separate staff-level sign permit).
- Remove paint on existing brick façade via sandblasting.
- Paint existing lintel (beam) Sherwin Williams *Totally Tan* (SW6115)
- Paint existing window and door trim Kelly Moore *Bistro Brown* (KM4112-5)
- Replace entrance doors with a wood *Antigua 540-K* mahogany door with a merlot stain and satin finish (see attachment)
- Paint mid-façade Sherwin Williams *Artichoke* green (SW6179)

The carved shingle sign is proposed to be constructed of carved high-density urethane, which is a common substitute for wood. Many signs on First Street are constructed of

similar material – it has the aesthetic appeal of wood and the durability and lifecycle of a synthetic material.

In addition, the screened porch is proposed as an addition to the existing wooden deck located at the back of the structure, to serve as a smoking area for patrons. The proposal includes the following work:

- Screened porch: 3' ½" high wood siding base, with a 5' ½" open air structure. Open air portion to be constructed with 3" by 3" lumber, spaced 10" apart (OC)
- Flat pitch roof, to match existing building height (~15' from ground), with gutters
- Wood planter box with 4" by 4" shaped corbels below
- Extension of existing rail to 42" height, for ADA compliance.

B. Project Analysis

1. Consistency with the Downtown Historic Conservation Plan

This project is consistent with the Downtown Historic Conservation Plan which contains Design Guidelines for Historic Buildings. In keeping with *Design Integrity*, the addition of the porch enclosure is set apart from original construction, clearly distinguishing old from new. Consistent with *Façade Elements and Details*, no original architectural elements will be removed and the proportions of existing door and window openings will be maintained. The proposed replacement door is wood and has a wood/glass ratio similar to others located on First Street. The neon signage proposed for removal is not identified in Carol Roland's DPR 523 analysis as having historic significance, and therefore has staff support.

To address the existing brick façade, the applicant has chosen to retain the existing brick façade and sandblast it to remove worn paint, thereby bringing out the red coloring of the underlying brick. Since the existing brick is an unoriginal façade element, sandblasting is an acceptable measure to remove the paint. In the case worst-case scenario, the sandblasting would have a negative aesthetic effect and the applicant will need to repaint the façade.

2. Consistency with the General Plan

The City of Benicia General Plan Goal 3.1 is to "Maintain and enhance Benicia's historic character." By removing existing neon signage and improving the aesthetic appeal of the building, without threatening its historic integrity, the project is consistent with General Plan Goal 3.1.

General Plan Policy 2.12.3 (p. 49) provides general support for the applicant's proposed uses in the Downtown area. Specifically, it states, "Seek to make Downtown a thriving and vigorous community center offering a variety of activities and attractions for residents and visitors." General Plan Program

2.12.B (p. 48) states, "Work to attract economically viable businesses that will create night-life Downtown such as restaurants, cafes, movie theaters, and other entertainment uses." Providing an upscale bar and dining establishment is consistent with the General Plan, in that it would attract both local and visitor business. Providing entertainment would further encourage nightlife in the downtown area.

C. Conclusion

Staff recommends that the Historic Preservation Review Commission approve the request for exterior façade improvements and a rear screened porch structure at 726 First Street, based on the findings and subject to the conditions listed in the attached resolution.

FURTHER ACTION

Pursuant to the Use Permit Conditions of Approval, the Historic Preservation Review Commission's action will be forwarded to the Planning Commission for final consideration of the screened rear patio.

Attachments:

- Checklist for the Secretary of the Interior's *Standards for Rehabilitation*
- Draft Resolution
- Project Plans (date stamped January 8, 2009)
- Planning Commission Use Permit Resolution 08-13
- Photographs
- Exterior Paint Color
- Door Specifications

**CHECKLIST FOR THE SECRETARY OF THE
INTERIOR'S STANDARDS FOR
REHABILITATION**

**Secretary of Interior's Standards for Rehabilitation
Design Review (08PLN-0058)
726 First Street, Benicia, CA**

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

An assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials.

The bold text is the applicable Secretary of Interior's Standard for Rehabilitation guideline. The regular text is staff's response about how the particular guideline or policy relates to the proposed project.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
The existing use as an alcoholic beverage establishment will remain the same.
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
This project does not propose the removal of any distinctive materials. The neon sign that is proposed for removal was not identified in the 2004 historic survey conducted by Carol Roland as having historic integrity. Furthermore, the windows and door openings on the located on the primary, west-facing First Street façade will not be altered.
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**
There are no proposed additions or changes that will create a false sense of historical development. The changes to the primary façade are cosmetic and do not include any substantial alterations. The screen structure encapsulating the non-historic deck will be constructed as to follow the Secretary's *Standards*.
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
This project does not propose changes to any features that have acquired historic significance (please refer to explanation of neon sign removal under Standard #2)

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
The rehabilitation work plan included in the design review application and draft contract would preserve the distinctive materials, features, finishes and construction techniques of the property. The sandblasting of paint on the non-historic brick façade will not impact historic materials.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**
The proposed project does not involve the disturbance or alteration of any of the historic elements of the building.
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**
Since the sandblasting of paint will occur on the non-historic brick façade, the treatment will not affect historic materials.
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**
None of the proposed work is expected to disturb archeological resources.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**
The addition of the screen structure on the rear porch will not destroy historic materials, features or spatial relationships. The new construction will be clearly differentiated from the old, while being compatible with historic materials, features, size, scale and proportion and massing.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**
The rear porch screen structure will be constructed such that it can be removed in the future with no impact on the essential form and integrity of the historic property.

DRAFT RESOLUTION

RESOLUTION NO. 09-__ (HPRC)

**A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW
COMMISSION OF THE CITY OF BENICIA APPROVING EXTERIOR
FAÇADE IMPROVEMENTS AND A REAR PORCH ENCLOSURE AT THE
RELLIK TAVERN (formerly PASTIME) ON A BUILDING LOCATED AT
726 FIRST STREET**

WHEREAS, Delando and Zoe Pegan of DiZy Enterprises, have requested Design Review approval for exterior façade improvements and a rear porch screen structure at 726 First Street; and

WHEREAS, the Historic Preservation Review Commission at a regular meeting on January 22, 2009 conducted a public hearing and reviewed the proposed project;

NOW, THEREFORE, BE IT RESOLVED THAT the Historic Preservation Review Commission of the City of Benicia hereby approves exterior façade improvements and a rear porch screen structure at 726 First Street; and

BE IT FURTHER RESOLVED THAT the Historic Preservation Review Commission finds that:

- a) The proposed development is consistent with the objectives and the applicable provisions of Title 17 of the Benicia Municipal Code, the Downtown Historic Conservation Plan and the Secretary of the Interior's *Standards*;
- b) By removing non-historic, nonconforming signage, painting the façade and retaining door and window proportions, the proposed improvements retain traditional façade elements, proportions and architectural details which give historic buildings their special character;
- c) The architectural design of the rear patio screening structure employs the same materials, and similar opening proportions and clearly distinguishes old from new;
- d) The proposed façade modifications and the proposed conditions of approval are consistent with the Downtown Historic Conservation Plan and Title 17 of the Benicia Municipal Code and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of the proposed project, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city;

BE IT FURTHER RESOLVED THAT the Benicia Historic Preservation Review Commission hereby approves the proposed project subject to the following conditions:

1. The plans submitted for the building permit, development and construction shall substantially comply with the submitted elevations date stamped January 8, 2009 prepared by Steve McKee, Architect, consisting of 3 sheets marked, attached to this resolution, on file with the Community Development Department, except as modified by the following conditions.
2. The plans submitted for the building permit, development and construction shall substantially comply with the color and material board, including door specifications for the Antigua 540-K model, date stamped January 7, 2009, prepared by Steve McKee, Architect.
3. The project shall adhere to all applicable ordinances, standard plans, and specifications of the City of Benicia.
4. Any alteration of the approved plans, including substitution of materials or colors, shall be requested in writing and approved by the Community Development Director or designee prior to changes being made in the field.
5. Construction activities shall meet all municipal code requirements for hours of operation. Construction equipment shall be adequately muffled and controlled. These requirements shall be made a condition of all related contracts for the project.
6. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Historic Preservation Review Commission, Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

* * * *

On motion of _____, seconded by Commissioner _____, the above Resolution was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on January 22, 2009 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

Chuck Mang
Historic Preservation Review Commission Chair

PROJECT PLANS

RELLIK TAVERN

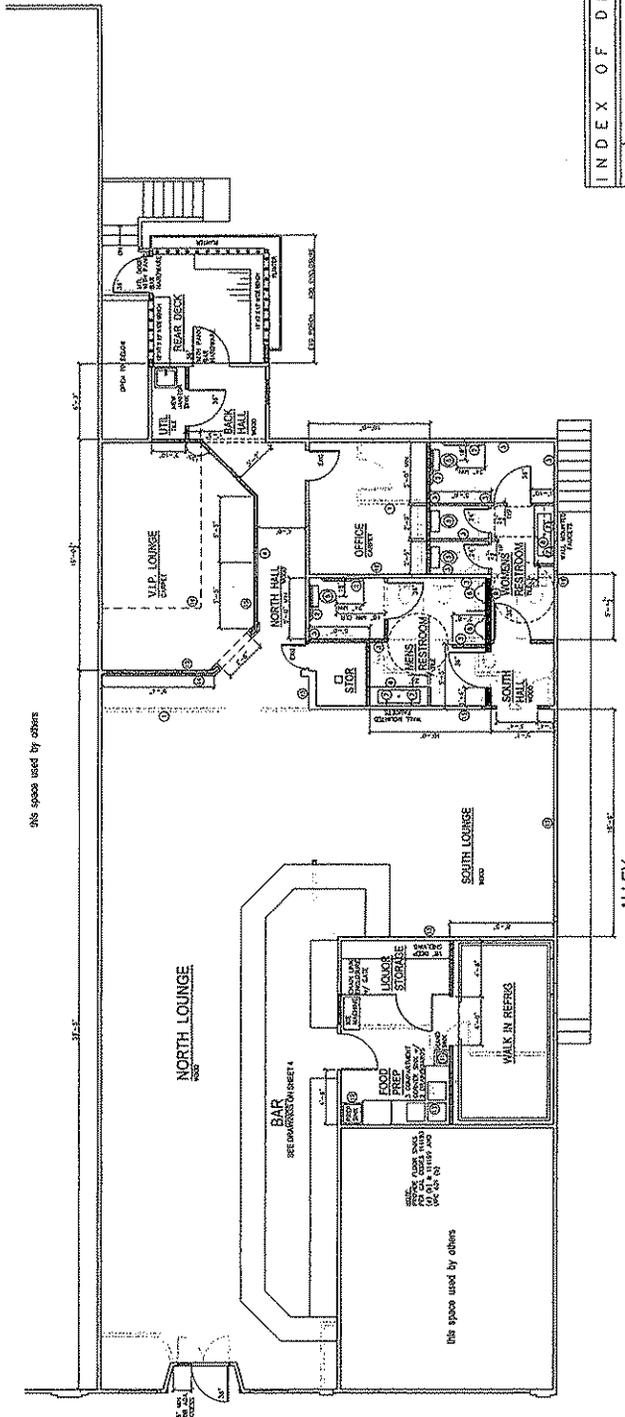
PROJECT INFO

PROJECT DESCRIPTION:
 REMODEL EXISTING BAR SPACE, ADD FOOD PREP AREA
 AND HANDICAPPED ACCESSIBLE RESTROOMS.
 OCCUPANCY GROUP: A-2
 CONST TYPE: V- NO HR (1-HR AT WALLS THAT ABOUT
 OTHER TENANTS) (NON-SPRINKLERED)

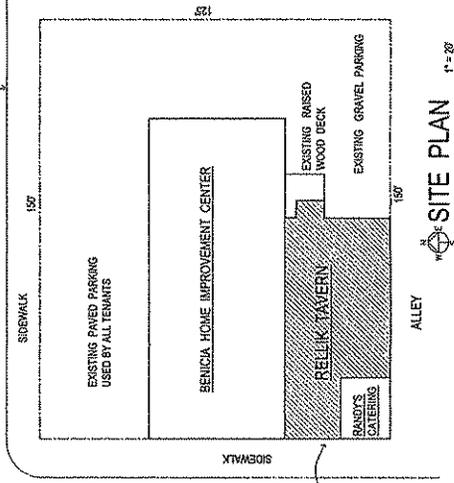
NORTH LOUNGE	1,133 S.F.
SOUTH LOUNGE	331 S.F.
BAR/LOUNGE	106 S.F.
OFFICE	106 S.F.
FOOD PREP AND REFRIGERATION	284 S.F.
RESTROOMS	267 S.F.
HALLS/ STORAGE	208 S.F.
TOTAL	2,520 S.F.

INDEX OF DRAWINGS

1	SITE PLAN	FLOOR PLAN	NOTES
2	FRONT ELEVATION		
3	SIDE ELEVATION		



FLOOR PLAN
2574 sq ft
1/4"



SITE PLAN
1" = 20'

RECEIVED
 JAN 08 2009
 CITY OF BENICIA
 COMMUNITY DEVELOPMENT

**PLANNING COMMISSION USE PERMIT
RESOLUTION #08-13**

RESOLUTION NO. 08-13 (PC)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BENICIA APPROVING A USE PERMIT FOR A BAR ESTABLISHMENT WITH LIVE ENTERTAINMENT AT 726 FIRST STREET

WHEREAS, Mr. Delando Pegan of DiZy Enterprises, has requested Use Permit approval for a bar establishment with live entertainment at 726 First Street; and

WHEREAS, the Planning Commission at a regular meeting on December 11, 2008 conducted a public hearing and reviewed the proposed project.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Benicia hereby approves the bar establishment with live entertainment at 726 First Street.

BE IT FURTHER RESOLVED THAT the Planning Commission finds that:

- a. The proposed use is categorically exempt from California Environmental Quality Act review under Guidelines Section 15301, which applies to interior and exterior alterations of existing facilities.
- b. The proposed uses are consistent with the objectives and other provisions of Title 17 of the Benicia Municipal Code and with the Downtown Mixed Use Master Plan, which allows for bar establishments and live entertainment in the Town Core zoning district, subject to the conditions listed below.
- c. The proposed conditional use is required to comply with the provisions of the Noise Ordinance (BMC Chapter 8.20), as well as with all other City ordinances, as discussed in the staff report.
- d. The proposed bar and restaurant are consistent with the goals, policies, programs, and maps of the General Plan. Specifically, the proposal is consistent with General Plan Goal 2.12 B (p. 48), "Work to attract economically viable businesses that will create night-life Downtown such as restaurants, cafes, movie theaters, and other entertainment uses."

BE IT FURTHER RESOLVED THAT the Benicia Planning Commission hereby approves the proposed project subject to the following conditions:

1. The plans submitted for approval and development of the site shall be in substantial compliance with the plans date stamped "October 20, 2008" prepared by Steve McKee, attached as an exhibit and on file with the Community Development Department.

2. The project shall adhere to all applicable ordinances, standard plans, and specifications of the City of Benicia.
3. Hours shall not exceed 6:00 a.m. to 2:00 a.m., seven days per week.
4. Pursuant to the City Attorney's legal opinion regarding the State of California Labor Code, the smoking lounge portion of this proposal shall not be allowed.
5. Exterior alterations shall obtain necessary design review approvals from the Historic Preservation Review Commission (HPRC). Following HPRC design review approval, the applicant shall submit the final design of the enclosed outdoor patio to the Planning Commission for final review and consideration.
6. No alcohol service/table service shall be permitted in the enclosed patio area.
7. Outdoor enclosed patio design shall address noise attenuation, create a buffer between the commercial bar use and neighboring residential uses, provide a secure environment that can be monitored by Rellik staff, and maintain all legal exiting requirements. Rear door from establishment to patio shall have a self-closing mechanism.
8. Indoor live entertainment shall be limited to the following hours:
 - Monday - Thursday: 6 p.m. to 10:00 p.m.
 - Friday: 5 p.m. to 1:00 a.m.
 - Saturday: 12:00 p.m. to 1:00 a.m.
 - Sunday: 12:00 p.m. to 10 p.m.
9. Solo acoustical musicians/instrumentalists requiring amplification shall be exempt from Condition #8.
10. Amplified music shall be permitted to occur twelve (12) times per calendar year. The applicant shall provide the Community Development Department and the Police Department with seventy-two (72) hours of notice prior to each event.
11. On a case-by-case basis, the permittee may request exemption from the hours of operation of indoor live entertainment (Condition #8) for any city-wide event. The request shall be made in writing to the Community Development Department at least seventy-two (72) hours prior to event. Such events shall not count towards the permittee's allotted twelve (12) live entertainment events per calendar year.
12. Noise levels from the site shall comply with the standards contained in the Noise Ordinance, BMC Chapter 8.20. Pursuant to BMC 8.20.080(C), sound

sound levels emanating from sound-amplifying equipment shall be limited to seventy-five (75) decibels, as measured from the property line.

13. Live entertainment shall not take place in any exterior area at any time. Music from interior performances shall not be transmitted to outdoor areas; doors and windows shall remain closed during all live entertainment performances.
14. The total number of occupants present at live entertainment events shall not exceed the total allowed occupant capacity of the bar, which shall be posted in compliance with the Uniform Building Code.
15. In the case of a private event, Licensee(s) shall provide written notification to the Investigation Commander of the Benicia Police Department at least two (2) weeks prior, concerning all contracted events occurring on the premises. Notification shall include the date of the event, the start and end time, and estimated number in attendance. If the contracted event is agreed upon prior to the two (2) week period of the occurrence, the licensee(s) shall notify the Investigation Commander of the Benicia Police Department in writing within 24 hours of the contracted event.
16. Current contact information for all business owners shall be on file with the Police Department and the Community Development Department; any changes shall be reported to both departments within 15-calendar days.
17. The operator of the establishment shall be responsible for monitoring clients' behavior both inside and outside the building to avoid excessive noise or disturbance to the neighborhood.
18. No alcohol shall be consumed outside of the business establishment, other than in the enclosed outdoor patio area.
19. All employees shall attend the Responsible Beverage Service training; certificates must be renewed and kept current in the time frame established by the program, and certificates must be kept at the establishment and available upon request.
20. Owner / Manager shall attend all restaurant and / or bar owner meetings called by the Chief of Police.
21. The applicant shall obtain all proper permits required by the Solano County Health and Social Services Department for light food service prior to food service operation. The applicant shall obey all Health Department general conditions, laws, and regulations relative to their food service operation.
22. This establishment is subject to all requirements of the Fire and Life Safety Division, in relation to enforcement of Uniform Building Code and Fire Code

23. The applicant shall obey all subsequent ABC general conditions, laws, and regulations relative to their liquor license.
24. Use Permit conditions of approval shall be reviewed on an as needed basis by the Community Development Department and Police Department.
25. In the event of violations of the conditions of this permit, the Community Development Director and the Police Department may refer the Use Permit to the Planning Commission for subsequent review, potential modifications to conditions of approval, or potential revocation of the Use Permit, pursuant to BMC Chapter 17.104.090 and Chapter 17.128.060.
26. All exterior modifications will require Design Review approval from the Historic Preservation Review Commission.
27. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

* * * *

On motion of Commissioner Ernst, seconded by Commissioner Syracuse, the above Resolution was adopted by the Planning Commission of the City of Benicia at a regular meeting of said Commission held on December 11, 2008 by the following vote:

Ayes: Commissioners Ernst, Syracuse, Thomas
Noes: Vice Chair Healy
Absent: Chair Railsback
Abstain: Commissioners Bortolazzo and Sherry

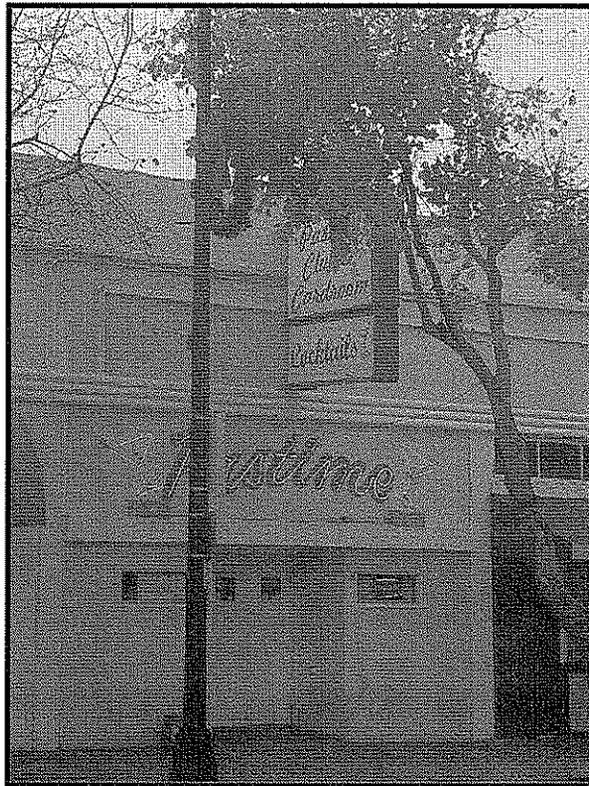


Dan Healy
Planning Commission Vice Chair

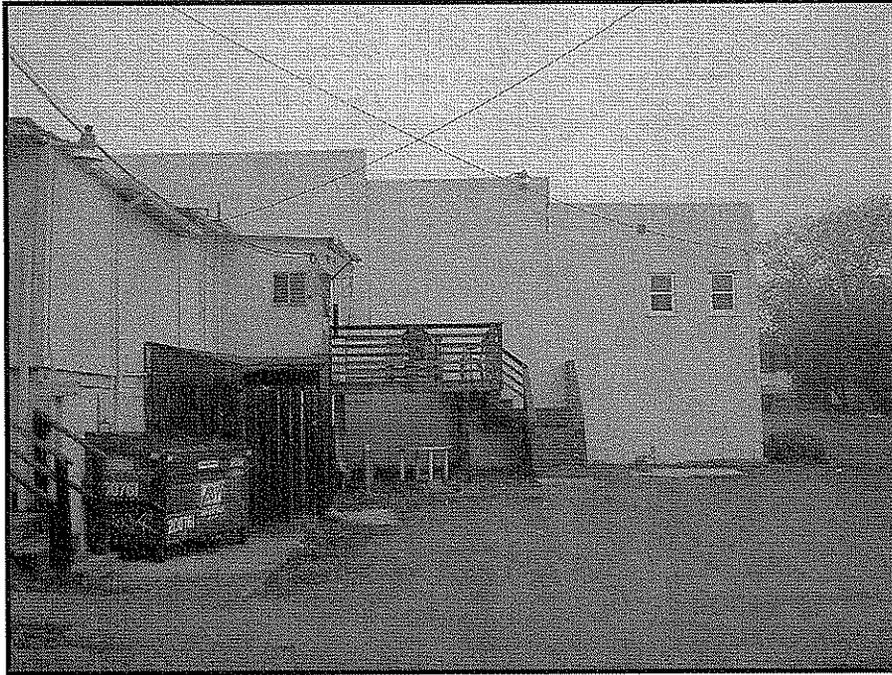
PHOTOGRAPHS



Photograph 1: Existing building façade



Photograph 2: Existing storefront



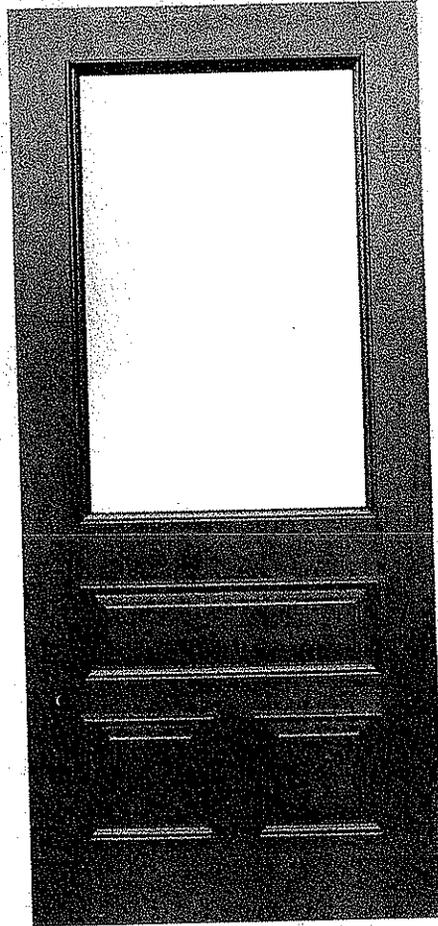
Photograph 3: Rear of existing structure



Photograph 4: Rear deck; location of proposed outdoor enclosed patio

EXTERIOR PAINT COLORS

DOOR SPECIFICATIONS



540-K

Genuine mahogany, single light,
four-panel with raised moulding
and merlot stain with satin finish.

nineteen

© 1917
L. C. Letterman
New York, N. Y.



Community Development Department
MEMORANDUM

Date: January 13, 2009
To: Historic Preservation Review Commission
From: Gina Eleccion, Management Analyst *(Signature)*
Re: Commissioner Taagepera's Memo – Downtown Historic Building Survey

Prior to the November 20th meeting, Commissioner Taagepera submitted a memo related to historic preservation and the historic resource inventory. The Commission requested this be agendaized for discussion. This had been on the December 18, 2008 agenda, but was continued to January 22, 2009.

Attachments:

- Commissioner Taagepera's memo dated November 20, 2008
- Minutes of September 25, 2008
- Resolution No. 08-8 (HPRC)



BENICIA HISTORIC PRESERVATION REVIEW COMMISSION

BENICIA UNIFIED SCHOOL DISTRICT – 350 EAST K STREET

****SPECIAL LOCATION****

Meeting will be televised on Cable Channel 28

REGULAR MEETING MINUTES

Thursday, September 25, 2008

6:30 P.M.

I. CALL TO ORDER

A. Pledge of Allegiance

B. Roll Call of Commissioners

Present: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, White
and Chair Mang

Absent: None

Staff Present:

Charlie Knox, Community Development Director

Gina Eleccion, Management Analyst

Guests: Bonnie Silveria, Benicia Historical Society

Carol Roland, Consultant

- C. 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.

II. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN

B. PUBLIC COMMENT

A citizen spoke regarding non-historic design review. He would like to know what guidelines will be followed regarding the non-historic properties. He recommended that fees be waived for non-optional building and repair.

III. CONSENT CALENDAR

On motion of Commissioner White, seconded by Commissioner Donaghue, the Consent Calendar was approved by the following vote:

Ayes: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, White and
Chair Mang
Noes: None
Absent: None
Abstain: None

A. Approval of Agenda

IV. REGULAR AGENDA ITEMS

A. DRAFT HISTORIC RESOURCE INVENTORY UPDATE

City of Benicia
Downtown Historic Conservation District

PROPOSAL:

The City of Benicia is in the process of updating the Downtown Historic Conservation Plan. A current survey of historic properties has been completed and reviewed by an ad hoc committee of volunteers from the Historic Preservation Review Commission and the Benicia Historic Society. A draft of the survey results is being presented to the Commission and public for their review, comment and recommendation to the City Council.

Recommendation: Planning Commission and City Council amend the Downtown Historic Conservation Plan (DHCP) based on the findings, and subject to the conditions listed in the proposed resolution.

Charlie Knox introduced the project. He thanked the committee for their time and effort on this project.

Gina Eleccion gave an overview of the project. She introduced Bonnie Silveria, as a member of the committee.

Bonnie Silveria gave an overview of the project. She discussed the issue regarding the Portuguese community. She recommends we move forward with the survey and deal with the Portuguese homes issue once a context is developed.

Carol Roland noted that the context we have primarily addresses architecture under National Register Criterion C. That was the focus of the survey update.

Kerry Carney, Benicia Historical Society – She owns a property on the 100 block of East H Street and had questions as to the recommendations on that block. She commented on existing properties and their designation status. She commented on her experience with her own historic property.

Linda Lewis, 282 West I Street – She thanked the Commission for their work. She submitted a letter for review. She does not want her residences at 282 West I and 401 West J included as contributors.

Doug Robertson, 532 East J Street – Spoke requesting 405 East H Street be added to the district as a resource.

Larry Miller, Benicia Historical Society – He thanked everyone for their work on this project. He believes the integrity exists in the properties the committee is recommending as contributing buildings. He commented on the continued need to review homes that are over 50 years old for possible inclusion.

Kathleen Olson, 920 First Street – She thanked the committee and staff for their work on this project. She believes there was some subjectivity in the process. She read letters into the record regarding 130 West E and 251 West G. She commented on the construction date as prior to 1942. Carol Roland noted that there is a 1913-1942 Sanborn map. She noted that in that period of time, Sanborn began revising their old maps, and this property was on the 1913-1942 map, which notes construction within that time period.

Property owner 156 West F– He stated there is incorrect information on the form. He commented on work that has been done to the property. He does not think the design review fee is fair.

Donnell Rubay – She thanked the Committee for their work and noted her husband could not be here to make his comments. She is pleased with what has been done. She believes we need to look at design guidelines for non-historic properties to be compatible with the historic properties.

Marleen Deane, 1121 West 2nd Street – She questioned if there will be additional time to discuss this. She believes there should be consideration for individual properties and how they are used. She commented on materials and conditions of properties.

Steve Stark 396 East H – He commented on context. He does not see how it affects the structure.

Robert Reichert, 710 First Street – He would like his property to remain as a contributor, not be elevated to a landmark.

The public hearing was closed. A recess was called at 8:05 p.m. The meeting was reconvened at 8:15 p.m.

Chair Mang requested that Carol Roland and Bonnie Silveria comment on the specific properties brought up under public comment. Staff noted that Commissioners will need to recuse themselves on specific properties they have a conflict of interest on.

155/157 East H Street – no additional discussion needed.

138 East H – address will be added to DPR form and designation spreadsheet.

130 West E (Donaghue recused) – Carol Roland noted the date of construction was based on the 1913-1942 Sanborn map. In terms of historic appearance, additional information would need to be found should a proposal be made for restoration. Regarding Criterion C, this is one of the few industrial type buildings in the downtown. The form notes some issues with integrity, but it is still representative of its industrial building type. Charlie Knox noted that if this building was not designated as historic, as it's a commercial structure, it would still need full design review approval. Bonnie Silveria commented on the lack of industrial buildings and believes this structure should be retained. Commissioners discussed the architecture of 130 West E. There is concern that this building could be demolished. There are ways to adaptively reuse the building. Charlie Knox noted that no demolition ordinance has been drafted, which means no historic properties currently can be demolished per the Downtown Master Plan Negative Declaration.

251 West G (Haughey/Taagepera recused) – Commissioners commented on the integrity of the property. Bonnie Silveria noted that it has not changed in its footprint, but the window and porch have been changed. Carol Roland recommends removal of this property. Commissioner McKee commented on the properties that are “marginal,” and that they would still be subject to design review. Charlie Knox noted that this home is much smaller than its neighbors.

165 West F – No additional comments from Commission. Carol Roland stated that the description is based on looking at the house from the street. Additional documentation can be provided and the form modified as necessary.

710 First – Property owner would like this to be a contributor, not a designated landmark. Carol Roland noted this property might be considered a landmark, but there are issues with integrity. Consensus was to designate as a contributor.

282 West I (Haughey/Taagepera recused) – no questions.

401 West J (Haughey/Donaghue recused) – no questions.

405 East H – Commission determined not to amend the district boundary to include. Home recently was remodeled, including major addition.

110 East E – (Donaghue recused). There was discussion about the integrity, and the association with Robert Arneson is appropriate for 402 West J, not this structure, according to the property owner. Commission agreed to delist.

811 East 6th – No questions.

Properties outside current boundary:

385 West K – (Donaghue recused) Commissioners discussed this property. Carol Roland noted that she was asked to see if there were any additional districts or boundaries that should be designated. Commissioners commented on what the original features were.

327 Gull Point Court – (Taagepera recused) – Commissioners agree.

470 West J – no questions.

690 West K – no questions.

602 West K – The committee discussed this. Carol Roland noted that either a property contributes to a district or does not. This is based on the California Register criteria. Commissioner Taagepera noted there could be “properties of merit,” as a property outside the district.

It was clarified that the Fire Museum on East 2nd Street should be removed from the designation list.

Commissioners discussed the removal of properties and the impact on the district. Carol Roland noted that based on the high number of historic properties, the district is still substantial in its historic integrity.

Questions were asked about changing the district boundaries and whether intervening non-historic properties should also be added to due concern that there is no design review for the non-historic properties adjacent to the district boundaries. Carol Roland noted that by adding non-contributing structures, you lower the percentage of designated structures.

Commissioner Donaghue asked if he would have the opportunity to speak on 141 East E Street. Charlie Knox noted that there would be opportunity in the future.

Commissioners did not reach a consensus on the following two properties, and these were voted on individually as noted below:

130 West E

On motion of Commissioner Crompton, seconded by Commissioner Haughey, the property is recommended to remain as a contributing structure in the Downtown Historic Overlay District by the following vote:

Ayes: Commissioners Crompton, Haughey, Taagepera
Noes: Commissioner McKee, White and Chair Mang
Absent: None
Abstain: Commissioner Donaghue

251 West G

On motion of Commissioner White, seconded by Commissioner Donaghue, the property is recommended to be removed as a contributing structure in the Downtown Historic Overlay District by the following vote:

Ayes: Commissioners Donaghue, McKee, White and Mang
Noes: Commissioner Crompton
Absent: None
Abstain: Commissioners Haughey and Taagepera

Commissioner Donaghue asked to recuse himself to speak on his property at 141 East E Street. Chair Mang and Staff advised him that the public hearing was closed. Staff clarified that they were referring to Planning Commission and City Council when responding that Commissioner Donaghue would have an opportunity to speak on this item in the future.

Modifications to below resolution:

1. Change 710 First Street to “contributor”
2. 385 West K not recommended for designation or inclusion in the district
3. Change 110 East E Street to “remove”
4. Regarding Portuguese-influenced properties (as noted in Ad Hoc Committee report), support Roland-Nawi recommendation for removal. Issue of Portuguese will be addressed with the development of a historic context. All properties within the Downtown Historic Overlay District, excluding those in the Eastern Residential Area (shown on page 8 of the DHCP) and any other future exclave of the Central Historic Area (shown on page 7 of the DHCP) are now subject to non-historic design review.

RESOLUTION NO. 08-8 (HPRC) - A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA TO THE CITY COUNCIL REGARDING THE DOWNTOWN HISTORIC DISTRICT SURVEY AND THE UPDATE TO THE DOWNTOWN HISTORIC CONSERVATION PLAN

On motion of Commissioner White, seconded by Commissioner Haughey, the above Resolution was adopted, with exceptions as noted and abstentions shown in Exhibit A attached to the Resolution, by the following vote:

Ayes: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, White
and Chair Mang
Noes: None
Absent: None
Abstain: None

V. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Haughey acknowledged Gina Eleccion for her work on this project.

VI. COMMUNICATIONS FROM STAFF

Gina Eleccion noted that there will be a Housing Expo on October 3rd and 4th at the Veterans' Memorial building. Flyers are available for the Commission and public.

In addition, there will be a presentation of the Climate Action Plan at the October 9th Planning Commission meeting, and a Climate Action workshop at the November 13th Planning Commission meeting.

VII. ADJOURNMENT

Chair Mang adjourned the meeting at 10:45 p.m.

RESOLUTION NO. 08-8 (HPRC)

A RESOLUTION OF THE HISTORIC PRESERVATION REVIEW COMMISSION OF THE CITY OF BENICIA TO THE CITY COUNCIL REGARDING THE DOWNTOWN HISTORIC DISTRICT SURVEY AND THE UPDATE TO THE DOWNTOWN HISTORIC CONSERVATION PLAN

WHEREAS, the purpose of the Historic Preservation Review Commission is to:

- advise and assist the City Council in implementing the goals, policies and programs set forth in the city's General Plan relating to preservation and enhancement of the city's historic character;
- identify, register, designate, preserve, protect, enhance and perpetuate those historic structures, districts and neighborhoods which contribute to the cultural and aesthetic heritage of Benicia; and
- maintain a program to compile, record and update an inventory of cultural resources within the city, which shall be based on comprehensive surveys conducted in conformance with state survey standards and procedures.

WHEREAS, the Historic Preservation Review Commission has reviewed recommended updates to survey documentation and historic resource designations for properties within the Downtown Historic Overlay District; and

WHEREAS, the Historic Preservation Review Commission has reviewed recommended updates to the Downtown Historic Conservation Plan text and maps; and

WHEREAS, the Historic Preservation Review Commission has considered modifications to the boundaries of the Downtown Historic Overlay District.

NOW, THEREFORE, BE IT RESOLVED that the Historic Preservation Review Commission of the City of Benicia hereby recommends that the City Council amend the Downtown Historic Conservation Plan (DHCP) to:

1. Categorize all historic resources as either landmark or contributor to the historic district;
2. Utilize the standard federal historic designation forms (DPR 523) prepared by Roland-Nawi Associates, and the Historic Survey Ad Hoc Committee's recommendation, to determine historic designation status;
3. Expand the district boundary to include the portion of East K Street Between East Third and East Fourth Streets; and include 470 West J Street and 327 Gull Point Court;
4. Update the DHCP maps (Figures 1 and 2) to reflect changes 1-3 above;
5. Identify and list all historic Resources by address, assessor parcel number and designation status; and
6. Amend the DHCP text to reflect changes 1-5 above and correct minor internal consistencies.

BE IT FURTHER RESOLVED that the Historic Preservation Review Commission of the City of Benicia hereby recommends that the Planning Commission recommend to the City Council that the Zoning Map be amended to expand the boundary of the Downtown Historic Overlay District to include the portion of East K Street Between East Third and East Fourth Streets; include 470 West J Street and 327 Gull Point Court.

BE IT FURTHER RESOLVED that the Historic Preservation Review Commission of the City of Benicia hereby formally acknowledges the importance of developing a formal historic context, and recommends City Council consideration of this project during the upcoming 2009/2011 budget cycle.

* * * * *

On motion of Commissioner White, seconded by Commissioner Haughey, the above Resolution, with abstentions as noted in Exhibit A of the final Resolution and specifically noted below, was adopted by the Historic Preservation Review Commission of the City of Benicia at a regular meeting of said Commission held on September 25, 2008 by the following vote:

Ayes: Commissioners Crompton, Donaghue, Haughey, McKee, Taagepera, White and Chair Mang
Noes: None
Absent: None
Abstain: None

130 West E

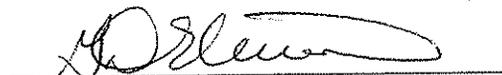
On motion of Commissioner Crompton, seconded by Commissioner Haughey, the property is recommended to remain as a contributing structure in the Downtown Historic Overlay District by the following vote:

Ayes: Commissioners Crompton, Haughey, Taagepera
Noes: Commissioners White and Chair Mang
Absent: None
Abstain: Commissioners Donaghue and McKee

251 West G

On motion of Commissioner White, seconded by Commissioner Donaghue, the property is recommended to be removed as a contributing structure in the Downtown Historic Overlay District by the following vote:

Ayes: Commissioners Donaghue, McKee, White and Mang
Noes: Commissioner Crompton
Absent: None
Abstain: Commissioners Haughey and Taagepera



Gina Eleccion
Historic Preservation Review Commission Secretary



Community Development Department
MEMORANDUM

Date: January 13, 2009
To: Historic Preservation Review Commission
From: Gina Eleccion, Management Analyst *GE*
Re: Certified Local Government (CLG) Annual Report

As a Certified Local Government, the City is required to submit an annual report by December 31st of each calendar year. The 2007-2008 report is attached for Commission review and discussion. In addition, note that this is on the Commission's "Priority List of Discussion Items" and will be forwarded to the Commission annually.

Attachment:

- 2007-2008 CLG Annual Report (w/o attachments)

Certified Local Government Program – 2007-2008 Annual Report
(Reporting period is from October 1, 2007 through September 30, 2008)

City of Benicia

Minimum Requirements for Certification

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

What amendments/revisions have you made to the certified ordinance? (OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.) Attach a copy of your current historic preservation ordinance or those sections of your municipal code that address preservation. Are amendments being considered or proposed? If so, please summarize.

The City adopted single-family design review for non-historic properties located in the Downtown Historic (H Overlay) District. Amendments have been made to Chapter 17.54 (H Historic Overlay District).

B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance)

What properties/districts have been locally designated (or de-designated) this past year? Include the date of designation (or de-designated) and date recorded by County Recorder.

Property Name/Address	Type of Designation	Date Designated/Removed	Date Recorded
Not applicable			

C. Design Review Responsibilities

Who takes responsibility for design review? Do all projects subject to design review go to the commission? Are some reviewed at the staff level, without commission review? What is the threshold between staff-only review and full- commission review?

Staff-level Design Review

The Community Development Director reviews the following projects:

- All projects involving less than 2,500 sq. ft. of floor area (other than single-family homes) in the CG, CC, CW, CO, RM, RH, IP, OS, and PD districts.
- All projects of any size in the IG, IL and IW districts.
- All paint color changes in the above categories, as well as in the Downtown Historic Overlay District.
- All non-historic single-family homes in the Arsenal Historic Conservation District (see information sheet on "Design Review of Non-Historic Single-Family Homes in the Arsenal Historic District").

Certified Local Government Program – 2007-2008 Annual Report
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- All routine maintenance of non-historic single-family and duplex residences in the central area of the Downtown Historic Overlay District.

Commission-level Design Review

The Historic Preservation Review Commission reviews the following projects:

- All projects involving 2,500 sq. ft. or more of floor area (other than single-family homes) in the CG, CN, CW, CO, RM, RH, IL, IP, OS, AND PD districts.
- All projects in the H overlay districts, including demolitions of buildings. Major and minor design review of non-historic single-family and duplex residences now require review by the Commission.

D. Environmental Review Responsibilities

To what extent do staff and/or commission provide input to and review of CEQA and Section 106 documents? What is the process your local government follows? Be specific; include examples.

The City of Benicia has established, in its General Plan, specific goals and policies to protect the environment, and the Zoning Ordinance implements those policies through the discretionary permit review process. The City's Environmental Review Guidelines state that all projects requiring discretionary permit approval, that are not specifically exempt from CEQA, are subject to environmental review.

Planning staff then reviews the application package and determines the level of review needed. If an Initial Study is required, either the Planning staff will prepare the study, or an outside consultant will be retained to prepare the study. The Initial Study will result in one of the following determinations;

1. That the proposed project does not have the potential for a significant impact on the environment, and a negative declaration will be prepared; or,
2. That although the proposed project could have the potential for a significant impact on the environment, there will not be a significant impact due to the mitigation measures incorporated into the project. The applicant must agree in writing to incorporate all identified mitigation measures into the project design or operation. In that case, a mitigated negative declaration will be prepared; or
3. That the proposed project has the potential for a significant impact on the environment, and an EIR is required.

If a Negative Declaration is appropriate, a draft Negative Declaration will be prepared for the project review by the decision-making body. The decision-making body must review and approve the Negative Declaration following a public hearing prior to any action on the project itself. Normally, the review of the Negative Declaration takes place concurrently with the project review. The Negative Declaration process takes a maximum of 105 days from the date the application is accepted as complete.

Certified Local Government Program – 2007-2008 Annual Report

(Reporting period is from October 1, 2007 through September 30, 2008)

If an EIR is needed, all concurrent permit processing is postponed until the EIR process is completed. The decision-making body must certify the EIR prior to considering and taking action on the project itself. Once the EIR is certified, the environmental review process is completed.

This process is applicable to projects affecting historical resources, because historic resources are subject to discretionary permits and reviews, which are typically subject to CEQA.

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. What is the formal name of your board or commission?

Historic Preservation Review Commission

B. Commission Membership

Who are the current members (and alternates, if applicable), the discipline or public member role filled, their date of appointment, and date their appointment expires? Include resumes and appropriate Qualifications Review forms for all members. If you do not have two qualified professionals on your commission, why have the professional qualifications not been met and how is professional expertise being provided? If all positions are not currently filled, why is there a vacancy, and when will the position will be filled?

Name	Discipline	Date Appointed	Date Appt. Expires	Email Address
Steve McKee	Architect	March 4, 2008	March 2009	blyther@aol.com
Toni Haughey	Realtor/Historic Property owner	March 1, 2005	March 2009	tonihaughey@hotmail.com
Patrick Donaghue	General Contractor/Historic Property owner	March 1, 2005 January 17, 2006	March 2010	patrick@donaghue.com
Michael White	Landscape Contractor	February 21, 2006	March 2011	mwbencia@comcast.net
Chuck Mang	Construction Superintendent	May 1, 2007	March 2011	chuckmang@sbcglobal.net
David Crompton	Principal Planner	March 4, 2008	March 2012	dcrompton@ci.darville.ca.us
Leann Taagepera	Environmental Planner/Historic Property owner	March 4, 2008	March 2012	lktoride@sbcglobal.net

We currently have one qualified professional on the Commission. As a relatively small City, it has become increasingly difficult to attract qualified professionals to apply. We have a number of Commissioners with professional Planning and Building expertise, and with an interest in historic preservation. All commissioners' applications have been attached for review.

Certified Local Government Program – 2007-2008 Annual Report
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C. Commission Staff

Who are your current commission/CLG staff, their discipline, and their date of appointment/assignment? Is the staff to your commission the same as your CLG coordinator? Include resumes and appropriate Qualifications Review forms for all new staff. If the position(s) is not currently filled, why is there a vacancy?

Name/Title	Discipline	Dept. Affiliation	Email Address
Charlie Knox/Director		Director	cknox@ci.benicia.ca.us
Gina Eleccion/Mgmt. Analyst		CLG Coordinator	geleccion@ci.benicia.ca.us

D. Attendance Record

Please attach in chart form for each commissioner and staff member, the attendance records for meetings.

See attached.

E. Training Received

What training has each commissioner and staff member received, including descriptions and dates of training? (Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one approved training program per year.)

Commissioner/Staff Name	Training Title and Description	Date
Toni Haughey, Commissioner	CPF Mills Act Workshop (Martinez, CA)	November 2007
Mike Marcus, Assistant Planner	Mills Act Program and CEQA for Historic Resources	January/March 2008
City Council, Planning Commission and Historic Preservation Review Commission	Secretary of the Interior Standards	April 2008
Planning Staff	CPF Annual Conference	September 2008
Leann Taagepera, Commissioner	The Use and Application of the California Historical Building Code (Sacramento)	
Mike Marcus, Assistant Planner		
Steve McKee, Commissioner		

III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts

Have you initiated, researched, or developed any historical contexts? If you have, list and describe in several sentences each historical context, how it is being used, and the date submitted to OHP (if you haven't done this, submit with this report).

Context Name	Description	How it is Being Used	Date
Not applicable			

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We applied for a CLG Grant to develop an historical context. We will continue to apply for grant funds to develop this context. In addition, we will partner with the Benicia Historical Society to use volunteers to begin the research for this context.

B New Surveys (excluding those funded by OHP)

Have you carried out any surveys or re-surveys? If you have, list the areas surveyed, level (reconnaissance or intensive), acreage, number of properties surveyed, and the date when the survey was submitted to OHP (if you haven't done this, submit with this report).

Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date
Downtown Historic Overlay District	No	Intensive		304	2004-Current

Preliminary draft of updated historic survey was submitted to the Historic Preservation Review Commission in July 2007. Additional review/information was requested and an Ad Hoc Committee was formed to continue working on this project. A final draft of updated historic survey was sent to the Historic Preservation Review Commission in September 2008. The City has addressed many of the issues raised as a result of a July 2007 review of the draft surveys, particularly the need for an Historic Context. At the September 2008 meeting, the Historic Preservation Review Commission recommended adoption of the updated survey. This is pending City Council approval in early 2009.

C. Changes to Existing Surveys/Inventories

Have you made corrections to any surveys/inventories, or have you identified any corrections that need to be made? If you have, what are the reasons for the changes (new information, alteration [approved/not approved], demolition [approved/not approved], etc.)? Submit those changes with this report.

Property Name/Address	Correction Made/Required	Reason	Date
Not applicable			

Pending City Council adoption of the updated survey, there will be changes to our historic resource inventory.

IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications program have you undertaken? Please provide copy of all publications or other products not previously provided to OHP.

Item or Event	Description	Date
SHPO Workshops	Mills Act Program and CEQA for Historic Resources	January 2008
	Secretary of the Interior Standards	March 2008

Certified Local Government Program – 2007-2008 Annual Report
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All current publications/handouts have been previously submitted.

V. State Procedures for Certification

A. Preservation Plan

Have you made any updates to your historic preservation plan or historic preservation element to your community's general plan? If you have, please include a narrative summary and a copy of the updated document.

No updates have been done. The City of Benicia will be undertaking an update to the Downtown Historic Conservation Plan. This will require City Council funding.

B. Local Incentives

Do you have projects that have taken advantage of local incentives for historic preservation, such as loan or grant programs, Mills Act tax reductions, etc.? For each project/property, list name of program, property name (if applicable) and address, and date approved by local government. For properties taking advantage of Mills Act tax incentives, enclose a copy of contract (if newly entered into during the reporting period for this annual report) for each property.

Type of Incentive Program	Property Name/Address	Date
Mills Act Program	Various	

The City of Benicia participates in the Mills Act Program. In reporting periods 2007-2008, the City had 25 contracts with property owners. The City has 3 contracts entered into in December 2008 that will be included in the 2008- 2009 Annual CLG Report.

VI. In addition to the minimum CLG requirements, OHP is interested in a Summary of Local Preservation Programs

What is the current status of preservation in your community? What are the most critical preservation planning issues?

The City is in the process of updating the historic resource inventory. Concurrent with that update is the need to create an Historic Context and to update the Downtown Historic Conservation Plan. The completion of these projects will simplify the process for both property owners and staff. City staff has worked to develop productive relationships with the local preservation community.

What is the single accomplishment of your local government this year that has done the most to further preservation in your community?

City staff has worked very hard to develop productive relationships with the local preservation community, emphasizing the City's commitment to preservation. Our biggest accomplishment was bringing forward our draft historic resource inventory, which the Historic Preservation Review Commission unanimously recommended approval of.

How did you meet or not meet the goals identified in your annual report for last year?

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1. The historic resource inventory is pending City Council approval
2. We applied for a CLG Grant, but did not receive the funds. We intend to apply for a grant in 2009
3. We have identified areas of the Downtown Historic Conservation Plan that need updating. A major amendment to the Conservation Plan will require City Council funding

What are our local historic preservation goals for 2008-2009?

1. City Council adoption of the updated Historic Resource Inventory
2. CLG grant to create an Historic Context
3. Begin update to the Downtown Historic Conservation Plan

So that we may better serve you in the future, are there areas and/or issues with which you could use technical assistance from OHP? In what subject areas would you like to see training provided by the OHP? How would you like to see the training conducted (workshops, online, technical assistance bulletins, etc.)?

Benicia partnered with SHPO in 2008 to facilitate workshops. SHPO's continued support to facilitate additional workshops would be beneficial, particularly with the budgetary constraints of the City.

What incentives are you providing for historic preservation in your community? What programs are you offering, what is the public utilizing, and how successful are the programs in promoting historic preservation?

Mills Act Program – Benicia currently has 28 properties under contract. The program has been well-received and continues to promote the City's commitment to historic preservation.

XII Attachments

Resumes and appropriate Qualifications Review Forms for all commission members
Minutes from commission meetings
Attendance records of commissioners and staff
Current historic preservation ordinance (Title 17.54)
Public-outreach-publications (previously submitted)
Revised-or-amended-preservations-plans/elements- (not applicable)