

**BENICIA HISTORIC PRESERVATION REVIEW COMMISSION  
CITY HALL COUNCIL CHAMBERS  
(Note location change)**

**REGULAR MEETING AGENDA**

**Thursday, January 25, 2007  
6:30 P.M.**

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

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

- OPENING OF MEETING
  - Pledge of Allegiance
  - Roll Call of Commissioners
  - 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.
- CONSENT CALENDAR
  - Approval of Agenda
  - Minutes of December 21, 2006
- PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA
- PRESENTATION
  - HISTORIC PRESERVATION AWARDS  
Benicia Main Street and the Benicia Historical Society will present awards to selected property owners in the community.
  - HISTORIC PRESERVATION INCENTIVES AND ASSISTANCE  
Guest Speaker: Mark Huck, AIA, Restoration Architect, State Office of Historic Preservation  
Mark Huck, representing the Office of Historic Preservation, will give a presentation on the Federal Rehabilitation Tax Credit and other incentive programs that are available to historic property owners to assist them in repairing and rehabilitating their structures rather than turning to demolition and new construction. The information provided will be beneficial to all owners of historic properties; however, the information provided will be primarily directed towards the owners of historic commercial properties.
- REGULAR AGENDA ITEMS
  - LEARY RESIDENCE-NEW ADDITION  
06PLN-79 Design Review  
140 East G Street, APNs: 0089-342-040  
  
**PROPOSAL:**  
The applicant has requested design review approval for the demolition of the existing 880 square foot 1.5 story rear addition. In its place the applicant is proposing to construct a 1240 square foot single story addition. The proposed addition will accommodate the master bedroom, kitchen, dining and family room for the main two-story dwelling.
  - INFORMATION TO HISTORIC PROPERTY OWNERS AND REALTORS  
Discussion on implementation plan to notify property owners and realtors of historic property designation and eligibility for Mills Act incentive.
  - STRATEGIC PLAN UPDATE & 2007-2009 BUDGET PROCESS  
Discussion on the budget process and Commission recommendation regarding work program items for the next two years.
- COMMUNICATIONS FROM COMMISSIONERS

- STAFF COMMUNICATIONS  
COMMISSION RULES AND PROCEDURES
  - STATUS OF PRIORITY DISCUSSION ITEMS
  - WRITTEN COMMUNICATIONS
  - ADJOURNMENT
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### **Public Participation**

The Benicia Planning Commission welcomes public participation. Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter jurisdiction of the agency and which is not on the agency's agenda for that meeting. The Planning Commission allows speakers to speak on agendized and non-agendized matters under public comment. Comments are limited to no more than 5 minutes per speaker. By law, no action may be taken on any item raised during the public comment period although informational answers to questions may be given and matters may be referred to staff for placement on a future agenda of the Planning Commission.

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

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### **Disabled Access**

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

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### **Meeting Procedures**

All items listed on this agenda are for Commission discussion and/or action. In accordance with the Brown Act, each item is listed and includes, where appropriate, further description of the item and/or a recommended action. The posting of a recommended action does not limit, or necessarily indicate, what action may be taken by the Commission.

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

Pursuant to Government Code Section 65009; if you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing. You may also be limited by the ninety (90) day statute of limitations in which to file and serve a petition for administrative writ of mandate challenging any final City decisions regarding planning or zoning.

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