



**BENICIA HISTORIC PRESERVATION REVIEW COMMISSION
SPECIAL MEETING AGENDA**

**SITE VISIT
963 JEFFERSON STREET**

**Wednesday, March 2, 2011
3:30 P.M.**

The Historic Preservation Review Commission will hold a site visit to review the following proposal. The site visit will include a tour of the property and review of the proposed rehabilitation. The public is encouraged to attend.

**REHABILITATION OF OFFICERS QUARTERS DUPLEX AT BENICIA ARSENAL – 963
JEFFERSON STREET**

08PLN-28 Design Review
APNS 80-150-020-01 AND 80-150-030-01

PROPOSAL:

The applicant requests design review approval to make the following exterior changes to the building for future use as a bed and breakfast facility: 1) Demolish the existing brick moat retaining wall, expand the moat area and construct a new moat with a concrete-masonry unit retaining wall; 2) Reconstruct the east-facing veranda, replacement of porch elements including the Corinthian columns and balustrades; 3) Reconstruct and enlarge the south entry porch; and 4) Construct a new sunken courtyard at the northwest corner of the building.

The building is designated as a Contributing Property to the Local Historic Arsenal District, which makes it subject to the Arsenal Historic Conservation Plan design guidelines for Historic Buildings. The building is also listed as a contributor to the Benicia Arsenal National Register Historic District and the

Arsenal is listed as California State Landmark No. 176. The California Environmental Quality Act (CEQA) compels historic projects to be consistent with the Secretary of Interior Standards for the Treatment of Historic Properties.

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 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 Public Works & 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 City Clerk's Office, the Benicia Public Library and the Public Works & Community Development Department 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 open session agenda item that are distributed after the agenda packet is prepared are available before the meeting at the Public Works & Community Development Department's office located at 250 East L Street, Benicia, or at the meeting held in the City Hall Commission Room. If you wish to submit written information on an agenda item, please submit to Gina Eleccion, Management Analyst, as soon as possible so that it may be distributed to the Historic Preservation Review Commission.