

**BENICIA HISTORIC PRESERVATION REVIEW COMMISSION
CITY HALL COMMISSION ROOM**

REGULAR MEETING AGENDA

**Thursday, March 22, 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.

- CALL TO ORDER
 - 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
 - Approval of Minutes of February 22, 2007
 - SAFEWAY PAINT CHANGE REQUEST
06PLN-77 Design Review
50 Solano Square, APN: 0087-200-060

PROPOSAL:

The applicant has requested design review approval for "exterior alterations" to the existing Safeway building located in Solano Square Shopping Center which includes "new paint, up-lights, and stone veneer." The applicant is not proposing to apply the proposed exterior improvements to the rest of the Solano Square Shopping Center.

- OPPORTUNITY FOR PUBLIC
 - COMMENT
 - WRITTEN
- PUBLIC COMMENT
- REGULAR AGENDA ITEMS
 - 1208 EAST FIFTH STREET
06PLN-74 APN: 88-132-180

PROPOSAL:

The applicant requests approval to construct a three story 6,081 square foot medical building with related site improvements for an in-office and outpatient surgery center for chronic pain treatment. Parking would be provided on a portion of the ground floor of the proposed structure and along the north and eastern sides of the project site. Landscape material would be planted along the front of the lot as well as within the adjacent public right of way. The existing bus stop may need to be relocated at the applicant's expense to accommodate development of the site, however, a bus stop would continue to be located in front of the project site.

Recommendation: Historic Preservation Review Commission hold a public hearing, consider public testimony and other relevant documents and approve the construction of a three story 6,081 square foot medical building with related site improvements for a proposed medical building at 1208 East 5th Street, based on the findings, and subject to the conditions listed in the proposed resolution and as discussed during the public hearing.

- COMMUNICATIONS FROM COMMISSIONERS

- COMMUNICATIONS FROM STAFF
 - ADJOURNMENT
-

Public Participation

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

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

Disabled Access

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

Meeting Procedures

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

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

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

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