



**COMMUNITY WORKSHOP:  
LOWER ARSENAL MIXED-USE SPECIFIC PLAN**

**Monday, April 6, 2009**  
6:00 p.m. – 9:00 p.m.  
Dona Benicia Room – Benicia Library  
150 East L Street  
Benicia, CA 94510

SORRY  
HAD TO GO  
TERIBBLE  
STOMACH  
PAINS!  
EVZ

**COMMENT CARD**

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---

**A. Historical and Cultural Resources**

- i. Identify critical resources to protect

VIEW CORRIDORS, HISTORIC DESIGNATION OF DISTRICT

- ii. Identify strategies for preservation

(TURN THIS IN)



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#### A. Historical and Cultural Resources

i. Identify critical resources to protect

ii. Identify strategies for preservation

Create a National Heritage Area through the National Park Service. - a group is currently reviewing this option:  
(strait)  
Carquinez Preservation Trust (CSPT)

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**B. Residential / Industrial Compatibility**

i. Identify Pros and Cons of Incorporating Residential Uses in the Plan

ii. Identify the Conditions Under Which Residential Use Would be Appropriate

work/Live preference

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**C. Other Issues . . .**

---

Thank you!

Marilyn Bardet



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**A. Historical and Cultural Resources**

i. Identify critical resources to protect

*See my letter*

ii. Identify strategies for preservation

*The FEIR needs to be revisited — AB32 — SB375 not considered & must be*

~~Comment~~

*Hazards section <sup>page 1</sup> does not fully address cumulative impacts.*

---

**B. Residential / Industrial Compatibility**

i. Identify Pros and Cons of Incorporating Residential Uses in the Plan

RICK ERNST  
707-816-6227

ii. Identify the Conditions Under Which Residential Use Would be Appropriate

I THINK THIS SHOULD  
BE OF ~~THE~~ KEY  
CONSIDERATION!

---

**C. Other Issues...**

WE DID NOT DISCUSS, OR POINT OUT,  
THAT OPTICOS COMPLETED A TREMENDOUS AMOUNT  
OF WORK TO PUT TOGETHER THE SPECIFIC  
PLAN FOR THE LOWER ARSENAL! AFTER  
MANY, MANY HOURS OF DISCUSSION, THE

---

<sup>Thank you!</sup> SPECIFIC PLAN STATES ON PAGE 24

THAT THE "KEY OPPORTUNITIES" ARE:

- 1) A THRIVING ARTIST COMMUNITY
- 2) HISTORIC BUILDINGS OF NAT'L SIGNIF<sup>ICANCE</sup>
- 3) THE BAY TRAIL



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---

#### A. Historical and Cultural Resources

- i. Identify critical resources to protect

*The National Register Districts & properties on those -*

- ii. Identify strategies for preservation

*new evaluation of properties  
50 years old not on Nat. Register -  
evaluate the cultural landscapes.*

---

**B. Residential / Industrial Compatibility**

- i. Identify Pros and Cons of Incorporating Residential Uses in the Plan

Safety -  
noise  
pollution

- ii. Identify the Conditions Under Which Residential Use Would be Appropriate

More reasonable  
work-life construction-

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**C. Other Issues . . .**

---

Thank you!



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---

#### A. Historical and Cultural Resources

- i. Identify critical resources to protect

*all 4 historic sub-sections -  
Prevent further or new destruction &  
negative revisions of existing historic  
bdgs.*

- ii. Identify strategies for preservation

*Zones - remediation for  
lack of care -*

**B. Residential / Industrial Compatibility**

i. Identify Pros and Cons of Incorporating Residential Uses in the Plan

the worthwhile life style

"work/life" and green business emphasis. no gargantuan buildings - no overcrowded construction

ii. Identify the Conditions Under Which Residential Use Would be Appropriate

considering lifestyle changes and space needs

? buffer zones? limited to light or green industrial

**C. Other Issues ...**

- conserving & preserving the approaches and landscape  
- figure out the problems w/ access - safety routes -  
the oak trees - maple - new corridors  
in & out & through the area

Thank you!



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---

#### A. Historical and Cultural Resources

- i. Identify critical resources to protect

Whole District to preserve listing

- ii. Identify strategies for preservation

Set up trust

---

**B. Residential / Industrial Compatibility**

i. Identify Pros and Cons of Incorporating Residential Uses in the Plan

Tendency overtime to impact existing industrial uses that drive the economic engine of town

↳ Allowing Residential fails to meet GP goals related to Port, Industry, & BDCs

ii. Identify the Conditions Under Which Residential Use Would be Appropriate

Allow for Work/Live only  
with Nuisance Easement or  
Other similar protections

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**C. Other Issues . . .**

---

Thank you!



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---

#### A. Historical and Cultural Resources

- i. Identify critical resources to protect

SENSE OF HISTORIC PLACE @ SPACE  
SETTING OF BUILDINGS TO LAND  
HISTORIC DISTRICT C

- ii. Identify strategies for preservation

EVENTS  
SHOPS  
ARTISTS WORK / LIVE

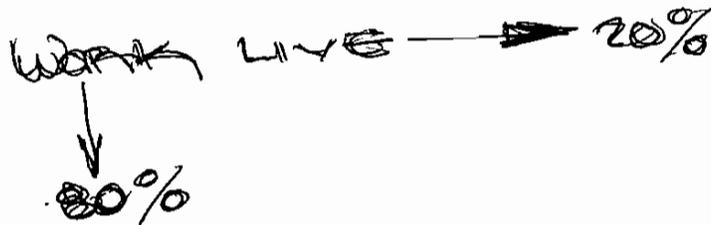
**B. Residential / Industrial Compatibility**

i. Identify Pros and Cons of Incorporating Residential Uses in the Plan

NOISE  
POLLUTION / EMISSIONS / TOXICS  
TRAFFIC  
REFINORY !!!  
PORT OPERATIONS !!!  
UNEXPLORED MILITARY ORDINANCE

ii. Identify the Conditions Under Which Residential Use Would be Appropriate

~~WORK LIVE~~



**C. Other Issues ...**

WE BUSINESSES MOVED TO ARSENAL TO ESCAPE RESIDENTIAL NEIGHBORHOODS. MY LAST BUSINESS WAS SHUT DOWN FROM COMPLAINTS BY NEIGHBORS → RESIDENTIAL, HOW MANY BUSINESSES MUST BE SHUT DOWN BEFORE CITY OFFICIALS UNDERSTAND THESE COMPATIBILITY ISSUES. BUSINESSES ⊕ RESIDENTIAL DO NOT WORK!

Thank you!





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---

#### A. Historical and Cultural Resources

i. Identify critical resources to protect

*Work with existing resources and bring forward sustainable development practices. Mixed use, inclusive of undeveloped areas supportive of a healthy community.*

ii. Identify strategies for preservation

*- New development, ~~preservation~~ affecting the historical aspects of the arsenal are critical for a successful mixed use project.*



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#### A. Historical and Cultural Resources

- i. Identify critical resources to protect

THE AMBIANCE, CHARACTER & SCALE OF JEFFERSON RIDGE. EMOTIONALLY, I'D SAY NO DEVELOPMENT, BUT THAT'S NOT NECESSARY. YOU CAN PRESERVE THE INTEGRITY OF THE AREA WITH DEVELOPMENT THAT IS MEASURED IN IMPACT AND VIABLE ECONOMICALLY.

- ii. Identify strategies for preservation

- ① WRITE A BEST-SELLER NOVEL "THE ARSENAL" TO BRING IN TOURISTS.
- ② BUILD A CAROLINEZ STANTON AQUARIUM (OR SOME OTHER TOURIST-ECONOMIC ENGINE) ON THE FRINGE OF THE HISTORIC AREA

SECRET -  
I PROBABLY  
PUT THIS STATEMENT  
IN THE WRONG  
SECTION.  
BETTER FITS  
A I

## B. Residential / Industrial Compatibility

### i. Identify Pros and Cons of Incorporating Residential Uses in the Plan

CON: I TRAVEL EXTENSIVELY & WHEN VISITING HISTORIC "MONUMENTS", THE MOST IMPACTFUL ASPECT OF SEEING THINGS YOU KNOW FROM PICTURES IS THE SURROUNDING AREA. THE ACROPOLIS IN ATHENS STILL STANDS OUT, RISING COMPLETELY OUT OF THE CITY. IT HAS THE SAME IMPACT TODAY AS YOU MIGHT IMAGINE IT ALWAYS HAD. CONTRAST THAT TO THE SPITAK IN CAIRO. ITS UNBLINKING EYES NOW STARE INTO THE WINDOWS OF A PIZZA-HUT. THE POINT OF THIS IS THAT THE SURROUNDINGS OF HISTORIC STRUCTURES HELP DEFINE THEM, IN-SCALE, IN-SITU. I WOULD

### ii. Identify the Conditions Under Which Residential Use Would be Appropriate

LIKE TO SEE  
THE ORIGINAL  
PLANNED  
SCALE OF  
JEFFERSON  
RIDGE  
PRESERVED.  
ONCE YOU  
LOSE THAT  
SCALE, IT IS  
GONE FOREVER.

## C. Other Issues ...

Thank you!



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---

#### A. Historical and Cultural Resources

- i. Identify critical resources to protect

• Scale of place  
• Air Quality Studies

- ii. Identify strategies for preservation

- Land swap: Lower level for  
Upper to protect  
the hillside nature  
- Grants purchase

---

## B. Residential / Industrial Compatibility

### i. Identify Pros and Cons of Incorporating Residential Uses in the Plan

Pro: people living in a historic area bring life into the area. Combining w/ a historic tour/district and providing food/commercial provides mixed used benefit for visitors.

Con: Be careful of the look and feel & watch out for too many roads.

### ii. Identify the Conditions Under Which Residential Use Would be Appropriate

- Residents wear 1880 style clothes on weekends.

- Buildings are low profile w/ appropriate placement, for a military base.

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## C. Other Issues ...

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Thank you!



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#### A. Historical and Cultural Resources

i. Identify critical resources to protect ~~the~~ adopt the Opticos plan. Lots of \$\$\$ spent already, not to mention time. Protect the personal right of people to live where they want & property owners to be able to develop their private property.

ii. Identify strategies for preservation

Need development to preserve the history.  
~~Enough~~ Enough blight! Bring some economic resources via new residents & viable commercial projects

---

**B. Residential / Industrial Compatibility**

- i. Identify Pros and Cons of Incorporating Residential Uses in the Plan

Live/work currently exists and should stay

- ii. Identify the Conditions Under Which Residential Use Would be Appropriate

work/live  
Pure Residential (Family) is not suitable.

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**C. Other Issues . . .**

---

Thank you!



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---

#### A. Historical and Cultural Resources

- i. Identify critical resources to protect

NATIONAL REGISTER BUILDINGS.

- ii. Identify strategies for preservation

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**B. Residential / Industrial Compatibility**

- i. Identify Pros and Cons of Incorporating Residential Uses in the Plan

PROPERTY IS DETERIORATING, NEW RESIDENTS  
WILL BE STEWARDS OF THE AREA.

- ii. Identify the Conditions Under Which Residential Use Would be Appropriate

RESIDENTS SHOULD HAVE A CHOICE. A VARIETY  
OF HOUSING PRODUCTS SHOULD BE AVAILABLE.

---

**C. Other Issues . . .**

---

Thank you!



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---

#### A. Historical and Cultural Resources

- i. Identify critical resources to protect

*arsenal land should be made useful for the whole city population i.e. development.*

- ii. Identify strategies for preservation

*Bring more people into the area - they will keep the historical buildings in good repair.*

---

**B. Residential / Industrial Compatibility**

i. Identify Pros and Cons of Incorporating Residential Uses in the Plan

*Fills a need to make the area viable for people to see and appreciate the Historical Buildings*

ii. Identify the Conditions Under Which Residential Use Would be Appropriate

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**C. Other Issues . . .**

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Thank you!

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**B. Residential / Industrial Compatibility**

- i. Identify Pros and Cons of Incorporating Residential Uses in the Plan

The General plan provides for Residential and A use in the lower Amend.

The Housing element includes the Jefferson Street Ridge Property ~~As~~ IN ITS properties suitable for HOUSING.

- ii. Identify the Conditions Under Which Residential Use Would be Appropriate

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**C. Other Issues . . .**

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Thank you!

# COMMENT

## Public Participation

The City of Benicia 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 City of Benicia 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.

## 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

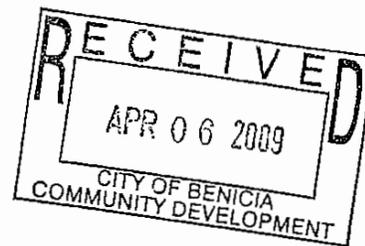
All items listed on this agenda are for discussion and/or action. In accordance with the Brown Act, each item is listed and includes, where appropriate, further description of the item and/or a recommended action. The posting of a recommended action does not limit, or necessarily indicate, what action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

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Comment:

There is currently a vibrant community and we love the industrial environment, rust & native plants (described as weeds by some). The rest of Benicia is unconventional & family oriented.  
- Brian Northway

**Belinda T. Smith**  
347 Goldenslopes Court  
Benicia, CA 94510



April 6, 2009

Mr. Charlie Knox, Planning Director  
City of Benicia  
250 East L Street  
Benicia, CA 94510

Dear Mr. Knox:

Re: Community Workshop – Lower Arsenal Mixed-Use Specific Plan

Regretfully I will not be able to attend the April 6, Community Workshop – Lower Arsenal Mixed-Use Specific Plan. Instead I am providing some written comments. It is hoped that these comments will be taken into consideration despite my absence.

While I have the agenda for the meeting it is unfortunate that no summary on the Background and Planning Context as listed on the agenda was available. While I know much of the background, it is the planning context that would have been helpful in writing my comments. I apologize if they are somewhat out of context. The comments are in response to agenda items III A. Historical and Cultural Resources. Due to time constraints I am unable to respond to other agenda items.

*Historical and Cultural Resources*

*Identify critical resources to protect*

**The most critical historic resource to protect is the Benicia Arsenal Historic District, especially Sub-District C and D.** The Lower Arsenal Mixed-Use Specific Plan project area includes two of the four Sub-Districts, sub-districts C and D, of the Benicia Arsenal Historic District. The District was listed on the on the National Register of Historic Places November 7, 1976.

A district is a concentration of historic buildings, structures, sites, landscapes, etc that contribute to the character of the district and maintain its sense of time and place and historical development. Sub-District C has been altered little since 1877. Sub-District C was more intensively used through the life of the Arsenal and some infill may be appropriate.

The proposed project would allow for the infill of noncontributing buildings in Sub-District C and through the sheer number and scale of infill would overwhelm the Sub-District's sense of time and place and historical development. The proposed project would severely impact the historic integrity of the sub-district. These sub-districts are

dependent on one another to tell the story of the Arsenal's significance in our nation's, California's, and Benicia's past. Loss of integrity in one sub-district results in a loss of integrity in all sub-districts.

The draft Environmental Impact Report finds that the project's effect on Sub-District C is "less than significant" due to a lack of historic integrity. The basis for this conclusion is three sentences in a letter dated 8-27-76 from Dr. Knox Mellon State Office of Historic Preservation to the Keeper of the National Register. The letter, in response to questions from the Keeper regarding clarification of district boundaries, went on to state that the State was resubmitting the National Register Nomination as a non-contiguous District (separate sub-districts). In November of 1976 the Benicia Arsenal was listed on the National Register. The Arsenal would not have been listed on the Register if it did not have historic integrity. A copy of the 8-27-76 letter is attached.

The importance of maintaining the historic integrity of the Arsenal is not only important for its cultural value, or sense of place, it is also important to the economy of Benicia. The City of Benicia has prepared a Strategic Tourism Marketing Plan, which includes as a long term priority the Arsenal as a community and regional resource. Historic tourism is a growing economic development tool and is an objective of the Tourism Marketing Plan. There is growing opportunity to market the Arsenal as a historic destination. The Bay Trail and proposed plans for seeking a National Heritage Area along the Carquinez Strait and Delta would be a boost to tourism.

*Identify Strategies for preservation*

It is unclear if strategies mean financing or some other tools. I am focusing on possible financing. Financing strategies could include; purchase of property in Districts C and D at market value, preservation easements or transfer of development rights. Potential sources of funds could be bonds, grants, loans, or private donations. Restoration of structures or infrastructure could occur through the use of bonds, Mills Act or Federal Tax Credits, and Building Improvement Districts.

Sincerely,

Belinda Smith

OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION  
POST OFFICE BOX 2390  
SACRAMENTO, CALIFORNIA 95811  
916) 445-8006



August 17, 1976

Dr. William J. Murtagh  
Keeper of the National Register  
U. S. Department of the Interior  
18th and C Streets, N. W.  
Washington, D. C. 20240

Attention Mr. Charles Herrington

Dear Dr. Murtagh:

We submit the National Register of Historic Places nomination for the Benicia Arsenal located in Solano County, California. This nomination was submitted for your consideration in 1975 and was subsequently returned to this office for clarification of boundaries and additional information regarding intrusions in the district. Because Benicia Arsenal has been converted as an industrial park, it has suffered a severe loss of overall integrity of setting. Many buildings have been demolished while others have been extensively altered for conversion to modern industrial purposes. Only three areas remain within the arsenal which are unified by integrity of setting. A number of significant additional sites exist individually within the boundaries of the former arsenal but have been isolated from their historic environment by modern construction or demolition of associated structures. After discussing this problem with members of your staff, it was recommended that the Benicia Arsenal nomination be resubmitted as a non-contiguous district with intrusions documented in detail. After several on-site visits by our staff, we have drawn what we feel are appropriate boundaries which enclosed those areas possessing the integrity of setting which have a strong historic district feeling. There are three sub-districts which appear on the enclosed sketch map. All additional historic features have been located and described individually. You will also find extensive photo documentation showing the buildings, their settings and intrusions.

We hope the enclosed material will allow you to complete your review of this pending nomination. As the original sponsors of the Benicia Arsenal application have requested grant funding under the National Historic Preservation Act, we would appreciate your expeditious review of this nomination.

Sincerely,

Dr. Knox Mellon  
Historic Preservation Coordinator

R-1a/2



Dear Mrs. Eleccion-

Unfortunately, I am not able to make the meeting tonight. I did want to make some comments based on our development of Live/Work space on Tyler and Jackson Streets.

Relative to Agenda item

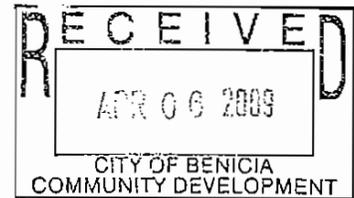
**i. Identify pros and cons of incorporating residential uses in the Plan.**

Our rehabilitation of the old buildings to live/work seems to have been a big success. We have had almost zero vacancy for years. The artists have provided much to the general Benicia community and help attract tourism to Benicia.

The best way to preserve historic buildings is to find an economic use for them. These old buildings were functionally obsolete as warehouses. They now provided low-cost space and housing for an important part of Benicia's community.

Thank you for your work on the Plan.

Sincerely,  
Andrew Allen (415) 435-2439



---

Feeling the pinch at the grocery store? Make dinner for \$10 or less.

**Subject:** Comment From Kitty Griffin

**From:** "Charlie Knox" <Charlie.Knox@ci.benicia.ca.us>

**Date:** Tue, 07 Apr 2009 13:26:29 -0700

**To:** "Daniel Iacofano" <danieli@migcom.com>

**CC:** "Vikrant Sood" <vikrants@migcom.com>

1. Much was said about adding people and energy and "life" to the Arsenal, and I don't think I was the only one who said work-live would add economic texture to the Arsenal that would attract tourists. Well, this will happen only if the work-live folks are open to the public at least two or three days a week. Maybe Tuesdays, Thursdays, and Saturdays for everyone, so that residents of Benicia and tourists can count on being able to see what's going on and talk to the artists or entrepreneurs in the work-live units, and shop there. If they JUST live and work there, but nobody can see them, talk to them, or buy their goods and services, it won't do anyone much good except the work-live residents themselves. Can work-live be defined in part as a business that is open to the public at least on Tuesdays, Thursdays, and Saturdays?

2. Another point about work-live is that it surely qualifies as affordable housing, especially at 35 cents a square foot. I can't remember if the City is allowed to count those units as low-income housing against our quota? Would there be money from any affordable housing income sources to fix those sandstone foundation "mistakes" that were mentioned, and otherwise spiff up buildings intended for work/live/low-income purposes?

3. Another point about work-live is that it adapts well to new small-scale infill as well as to use of existing buildings.

Kitty Griffin