

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

SPECIAL MEETING AGENDA

**Thursday, May 3, 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.
- OPPORTUNITY FOR PUBLIC
 - COMMENT
 - WRITTEN
- PUBLIC COMMENT
- ELECTION OF OFFICERS
- CONSENT CALENDAR
 - Approval of Agenda
 - Approval of Minutes of March 22, 2007
- REGULAR AGENDA ITEMS
 - BLANKENHORN WINDOW CHANGE
660 & 670 East N Street
04PLN-61 & 04PLN-62 Design Review
APN: 0088-133-014

PROPOSAL:

The applicant has requested a minor revision to a previously approved Design Review application. The applicant is requesting that condition number 18 contained in both resolutions approving the project be changed to allow for the use of internal or external window grids. Condition number 18 currently prohibits the use of window grids.

Recommendation: Historic Preservation Review Commission hold a public hearing, consider public testimony and other relevant documents and accept a change to condition number 18 of the previous approval for a project at 660/660 East N Street, based on the findings, and subject to the conditions listed in the proposed resolution and as discussed during the public hearing.

- 140 EAST G STREET
06PLN-79 Design Review
140 East G Street; APN: 89-342-040

PROPOSAL:

The applicant is proposing demolition of an existing 880 square foot, 1 1/2 story rear residential addition. In replacement, a 1,240 square foot single story addition would be constructed. The proposed addition would contain a master bedroom, kitchen, dining room and a family room. A new redwood deck located on the northwest side of the new addition is also proposed.

Recommendation: Historic Preservation Review Commission hold a public hearing, consider public testimony and other relevant documents, certify the Initial Study and Mitigated Negative Declaration as adequate, and approve the applicant's request for design review for the demolition of the existing 880 square foot rear addition, and construction of an approximately 1,240 square foot addition in its place, based on the findings, and subject to the conditions of approval contained in the proposed resolution.

- 126 EAST E STREET
06PLN-52 Design Review
126 East E Street; APN: 89-372-050

PROPOSAL:

The applicant is proposing demolition of a designated Potential Contributing Building to the Historic District, relocation of a historic structure, which will be lifted and a new first floor constructed, from the City of Napa to the site; and an addition of a third floor deck to the structure.

Recommendation: Historic Preservation Review Commission open the public hearing, receive public testimony and other relevant documents, and continue the hearing to May 24, 2007.

- 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 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.

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.