



BENICIA PLANNING COMMISSION REGULAR MEETING AGENDA

**City Hall Council Chambers
Thursday, April 9, 2015
7:00 P.M.**

I. OPENING OF MEETING

- A. Pledge of Allegiance**
- B. Roll Call of Commissioners**
- C. 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.

II. ADOPTION OF AGENDA

III. OPPORTUNITY FOR PUBLIC COMMENT

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda that is within the subject jurisdiction of the Planning Commission. State law prohibits the Commission from responding to or acting upon matters not listed on the agenda.

Each speaker has a maximum of five minutes for public comment. If others have already expressed your position, you may simply indicate that you agree with a previous speaker. If appropriate, a spokesperson may present the views of your entire group. Speakers may not make personal attacks on commission members, staff or members of the public, or make comments which are slanderous or which may invade an individual's personal privacy.

A. WRITTEN

B. PUBLIC COMMENT

IV. PRESENTATION:

A. OPEN GOVERNMENT PRINCIPLES

The City Attorney will make a presentation on the Open Government

ordinance. The Open Government ordinance requires that all public officials and some employees read the Open Government Ordinance and attend an annual training on the ordinance. This training will also include a review of the Brown Act, the City's Code of Conduct and other related documents.

V. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker slip for that item.

*Any Item identified as a Public Hearing has been placed on the Consent Calendar because it has not generated any public interest or dissent. However, if any member of the public wishes to comment on a Public Hearing item, or would like the item placed on the regular agenda, please notify the Community Development Staff either prior to, or at the Planning Commission meeting, prior to the reading of the Consent Calendar.

A. APPROVAL OF MINUTES OF MARCH 12, 2015 REGULAR MEETING

B. AMENDMENT TO THE ZONING ORDINANCE FOR MINOR CLEAN-UPS TO CLARIFY TEXT AND ELIMINATE DISCREPANCIES; AFTER A DETERMINATION THAT THE TEXT AMENDMENT IS EXEMPT FROM CEQA

PROPOSAL:

The proposed amendments to Title 17 of the Benicia Municipal Code (Zoning Ordinance) are intended to clarify applicability, correct notations, and eliminate discrepancies that have occurred over time as the Zoning Ordinance was amended. The amendments are minor and limited in scope and will not change the substance of the regulations. Planning Commission's decision will be in the form of a recommendation to the City Council.

Recommendation: Review the draft ordinance and adopt a resolution recommending the City Council introduce and adopt a draft ordinance for minor clean-up amendments to the Benicia Municipal Code Title 17, after the determination that the text amendment is exempt from CEQA.

VI. REGULAR AGENDA ITEMS

A. AMENDMENT TO SECTION 6.32.030 OF THE BENICIA MUNICIPAL CODE TO PERMIT URBAN BEEKEEPING WITHIN THE CITY, AFTER DETERMINING THAT THE PROJECT IS EXEMPT FROM CEQA

PROPOSAL:

At the City Council meeting of January 20, 2015 the Council directed staff

to draft a proposed ordinance allowing urban beekeeping. In response, staff has drafted two ordinances, one without the requirement of a permit, the other with such a requirement. The draft ordinances propose to amend Section 6.32.030 (Beekeeping) of the Benicia Municipal Code which is administered by the Benicia Police Department. To ensure sufficient community input, staff has provided a draft to Benicia Community Gardens, as representative stakeholders, and also determined that the Planning Commission should also review and make its recommendation to the City Council on the draft ordinance(s).

Recommendation: Review the two draft ordinances and adopt a resolution recommending that the City Council introduce and adopt draft ordinance 15-Without Permit after determining that the ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061 (b)(3).

VII. ELECTION OF OFFICERS (CHAIR AND VICE CHAIR)

The Commission will elect a Chair and Vice Chair to take effect at the Commission's next regularly scheduled meeting on May 14, 2015.

VIII. COMMUNICATIONS FROM STAFF

IX. COMMUNICATIONS FROM COMMISSIONERS

X. 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 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 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 that 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 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 Community Development Department during regular working hours. The Community Development Department is open Monday through Friday (except legal holidays), 8:30 a.m. to 5 p.m. (closed from noon to 1 p.m.). Technical staff is available from 8:30 - 9:30 a.m. and 1:00 - 2:00 p.m. only. If you have questions/comments outside of those hours, please call 746-4280 to make an appointment. 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 Community Development Department's office located at 250 East L Street, Benicia, or at the meeting held in the City Hall Council Chambers. If you wish to submit written information on an agenda item, please submit to Amy Million, Commission Secretary, as soon as possible so that it may be distributed to the Planning Commission.