



## **BENICIA PLANNING COMMISSION REGULAR MEETING MINUTES**

**City Hall Council Chambers  
Thursday September 10, 2015  
7:00 P.M.**

### **I. OPENING OF MEETING**

#### **A. Pledge of Allegiance**

#### **B. Roll Call of Commissioners**

Present: Commissioners Birdseye, Cohen-Grossman, Oakes,  
Radtke, Sherry, Young and Chair Dean

Absent: None

Staff Present: Christina Ratcliffe, Community Development Director  
Graham Wadsworth, Public Works Director  
Amy Million, Principal Planner  
Dorothy Dickson-Dodds, Recording Secretary  
Kat Wellman, Contract Attorney

#### **C. Reference to Fundamental Rights of Public**

### **II. ADOPTION OF AGENDA**

On motion of Commissioner Young, seconded by Commissioner Cohen-Grossman the agenda was adopted as amended moving agenda item VIA to be heard after item VIB and item VII – Staff Communication, by the following vote:

Ayes: Commissioners, Birdseye, Cohen-Grossman, Radtke, Young and Chair  
Dean

Noes: None

Absent: None

Abstain: None

### **III. OPPORTUNITY FOR PUBLIC COMMENT**

#### **A. WRITTEN**

None.

**B. PUBLIC COMMENT**

Mr. Greg Yuhas, 790 West J. Street, expressed his support of the Crude by Rail Revised DEIR.

**IV. PRESENTATION**

**A. SOLANO TRANSPORTATION AUTHORITY PRESENTATION ON SOLANO COUNTY'S COMPREHENSIVE TRANSPORTATION PLAN**

Ms. Million introduced the item and Bob Macaulay, Planning Director, Solano Transportation Authority (STA), gave a brief presentation on the Comprehensive Transportation Plan (CTP).

Mr. Wadsworth identified specific projects that benefit the City of Benicia and projects that are in progress.

The Commission asked various questions of Mr. Macaulay and staff.

Public comment was opened.

Kathy Kerridge asked STA and the Commission to consider separate bike lanes between Benicia and the Vallejo Ferry.

Public comment was closed.

The Commission made a few recommendations on potential projects as part of the CTP.

**V. CONSENT CALENDAR**

On motion of Commissioner Birdseye, seconded by Commissioner Young, the consent calendar was approved by the following vote:

Ayes: Commissioners Birdseye, Cohen-Grossman, Radtke, Young, and Chair Dean

Noes: None

Absent: None

Abstain: Commissioners Oakes and Sherry

**A. APPROVAL OF MINUTES OF JULY 9, 2015 REGULAR MEETING**

**VI. REGULAR AGENDA ITEMS**

**A. PLANNING COMMISSION RULES AND PROCEDURES**

Ms. Million provided a brief overview of the changes to the rules and procedures.

Public comment was opened.

Dana Dean, 283 East H Street, commented on the procedures for public hearings and appeals, spokespersons and motion to reconsider.

Kathy Kerridge commented on the procedures for public comments.

Public comment was closed.

The Commission discussed conflict of interest, procedures for appeals, time allowance for public comment for groups with representatives and for individuals, meeting time, ending public hearings at 11pm, and voting to continue the meeting or continuing the item to the next regular meeting.

Ms. Wellman, Contract Attorney, suggested edits that the Commission shall determine not to hear public hearing items after 11:00 p.m. that the Commission may continue items to another meeting or you may continue the meeting for a specific amount of time by a Commission majority vote.

Ms. Wellman advised the Commission to follow the City Council procedures.

**RESOLUTION NO. 15-8 OF THE PLANNING COMMISSION OF THE CITY OF BENICIA AMENDING THE FORMAL RULES AND PROCEDURES BY WHICH THE COMMISSION WILL OPERATE**

On a motion of Commissioner Young, seconded by Commissioner Radtke, the above resolution was approved, with two modifications to the rules and procedures in subsections 1) C. MEETINGS 4. Adjournment and 2) F. RULES OF ORDER 3. Public Discussion c. Time Limits, by the following vote:

Ayes:	Commissioners Birdseye, Cohen-Grossman, Oakes, Radtke, Sherry, Young and Chair Dean
Noes:	None
Absent:	None
Abstain:	None

**VII. COMMUNICATIONS FROM STAFF**

Ms. Million reported that the Valero Crude by Rail Revised DEIR was released on August 31, and is available on the City's website. The comment period ends October 16, 2015. The Planning Commission will hold a public hearing September 29, at 6:30 p.m. to take public comment on the RDEIR with three additional meetings to be held as needed.

Ms. Million provided an updated on the Solano County Regional Park system efforts.

Ms. Million announced that the application to close the mobile home park at 501 East N Street was withdrawn and that the applicant announced at City Council that he has pledged to donate \$10,000 a year to the Community Action Council for the next 10 years.

**VIII. COMMUNICATIONS FROM COMMISSIONERS**

Commissioner Oakes asked staff if a list of current building permits could be emailed to the Planning Commission.

**IX. REGULAR AGENDA ITEMS**

**B. PROPOSED 5-LOT SUBDIVISION OF A 37,500 SQUARE FOOT PARCEL, AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA**

15PLN-00032 Tentative Parcel Map  
NWC of West 10<sup>th</sup> and West L Streets  
APN: 0086-062-060

Commissioner Young recused himself noting that he owns property within 500 feet of project site.

Ms. Million provided a presentation on the project and recommended adding a new condition of approval regarding the undergrounding of utilities.

Public Comment was opened.

Kathy Kerridge stated that affordable housing or an assisted living facility should be built on the property instead of single-family homes. She also noted that second dwelling units would be helpful in providing housing affordable housing.

Public Comment was closed.

The Commission discussed the improvements, the size and accessibility of the alley, and the undergrounding of the existing overhead utilities along West L Street, and the potential for second dwelling units.

The Commission concurred to include the additional condition of approval to not underground the utilities at this time, but recommended a deed restriction for new owners to pay a pro rata share for undergrounding the utilities in the future if a large undergrounding project were to commence.

**RESOLUTION NO. 15-9 OF THE PLANNING COMMISSION OF THE CITY OF BENICIA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A TENTATIVE PARCEL MAP LOCATED ON THE NORTHWEST CORNER OF WEST 10<sup>TH</sup> AND WEST L STREETS (15PLN-00032)**

On a motion of Commissioner Sherry, seconded by Commissioner Oakes, the above resolution was adopted by the following vote:

Ayes:	Commissioners Birdseye, Cohen-Grossman, Oakes, Radtke, Sherry, Chair Dean
Noes:	None
Absent:	None
Abstain:	Commissioner Young

**X. ADJOURNMENT**

Chair Dean adjourned the meeting at 9:44pm.