September 11, 2008

BENICIA PLANNING COMMISSION

CITY COUNCIL CHAMBERS

REGULAR MEETING AGENDA

Thursday, September 11, 2008

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. AGENDA CHANGES AND DISCUSSION

III. OPPORTUNITY FOR PUBLIC COMMENT

- **A. WRITTEN**
- **B. PUBLIC COMMENT**

IV. 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 Agenda**
- **B. Approval of Minutes of August 14, 2008**

V. REGULAR AGENDA ITEMS

A. 1280 WEST 11th STREET – KING SOLOMON CHURCH EXPANSION

08PLN-36 Use Permit & 08PLN-45 Variance

1280 West 11th Street, APN: 86-062-010

PROPOSAL:

The applicant requests approval of a Use Permit and Variance to expand a pre-existing church from 3,949 to 8,943 square feet. The applicant proposes to construct an additional 4,994 square feet to enlarge an existing sanctuary, kitchen, restrooms, and social hall and to add new classroom and office space. Improvements to the site also call for development of an at-grade parking area and site landscaping throughout.

To carry out the applicant's request, three permits are required: Use Permit (church expansion), Variance (setbacks and landscaping), and Design Review. The permitting process involves two-steps: (1) Use Permit and Variance approval subject to the discretion of the Planning Commission, and (2) Design Review approval subject to the discretion of the Historic Preservation Review Commission.

Recommendation: Approve a Use Permit and Variance request to expand the existing King Solomon Church located at 1280 West 11th Street, based on the findings and subject to the conditions in the proposed resolution.

VI. COMMUNICATIONS FROM STAFF

VII. COMMUNICATIONS FROM COMMISSIONERS

VIII. 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 non-agendized matters under public comments, and on agendized items at the time the agenda item is addressed at the meeting. Comments are limited to no more than five 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 Dan Pincetich, 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 Planning 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 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. To the extent feasible, the packet is also available on the City's web page at www.ci.benicia.ca.usunder 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 Gina Eleccion, Management Analyst, as soon as possible so that it may be distributed to the Planning Commission.

August 14, 2008 minutes (pdf)
King Solomon Report (pdf)

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BENICIA PLANNING COMMISSION
CITY COUNCIL CHAMBERS

REGULAR MEETING MINUTES

Thursday, August 14, 2008

7:00 P.M.

I. OPENING OF MEETING

A. Pledge of Allegiance
B. Roll Call of Commissioners

Present: Commissioners Rick Ernst, Dan Healy, Rod Sherry, Lee Syracuse, Brad Thomas and Chair Fred Railsback
Absent: Commissioner Richard Bortolazzo (excused)

Staff Present: Charlie Knox, Community Development Director
Gina Eleccion, Management Analyst
Kat Wellman, Contract Attorney

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. AGENDA CHANGES AND DISCUSSION

None.

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN
None.

B. PUBLIC COMMENT
A citizen stated that on Sunday, September 7th, the Benicia Bicycle Club is sponsoring a race.

IV. CONSENT CALENDAR

On motion of Commissioner Ernst, seconded by Commissioner Syracuse, the Consent Calendar was approved by the following vote:

Ayes: Commissioners Ernst, Healy, Sherry, Syracuse, Thomas and Chair Railsback
Noes: None
Absent: Commissioners Bortolazzo
Abstain: Commissioner Sherry (Item IV-C only)

A. Approval of Agenda
B. Approval of Minutes of June 12, 2008
C. Approval of Minutes of July 10, 2008

V. REGULAR AGENDA ITEMS

A. USE PERMIT FOR BODY ART AS AN ANCILLARY USE

08PLN-34 Bombshell Hair and Ink
120 East G Street; APN: 89-342-030

PROPOSAL:
In accordance with Downtown Mixed Use Master Plan Town Core (TC) development regulations, the applicant requests approval of a Use Permit for the establishment of an ancillary body art business as part of an existing hair salon.

Recommendation: Adopt a resolution approving application 08PLN-34 to establish an ancillary body art use at 120 East G Street, with the condition that body art other than only facial aesthetic treatments customarily incidental to salon use not be allowed.

Charlie Knox, Community Development Director, gave an overview of the project.

Commissioners questioned the timing of the application in relation to the Downtown Mixed Use Master Plan. Charlie Knox noted that this was originally applied for at the time the Plan was recommended for adoption. The Plan requires a Use Permit for this type of use. He noted that this use is limited to certain zoning designations, and is allowed in other areas without a Use Permit.

Commissioners commented on the General Plan conformance difference between permanent makeup vs. tattooing. Charlie Knox noted that this is the Commission's determination to make. He noted that whatever conditions are applied to this applicant must be applied fairly in the future.

Commissioners commented on the definition of "body art." Charlie Knox noted that this has not been clearly defined by the City Council. Kat Wellman, Contract Attorney, noted that the purpose of a conditional Use Permit is to allow consideration of certain uses, and under specific conditions. She noted that each Use Permit is considered independent of previously approved uses.

The definition of ancillary was discussed. Charlie Knox noted that it is considered "secondary."

Quality of life was discussed in relation to this project. Charlie Knox noted that he does not question the quality surrounding this particular business, however, there is the potential for an impact on the quality of life in the downtown.

Kat Wellman noted that it is typical to adopt a Resolution approving a Use Permit, which makes specific findings and places specific conditions on the allowable use.

The public hearing was opened.

Cheri Graf, Applicant – She noted that she has been working on this for some time. She had originally looked at her current location, and at the time, met the requirements for that location. Subsequently, she looked at a location at 636 First Street, which was not allowed. She commented on other communities that allow tattooing. She provided information that tattooing is a fast growing industry, and has become mainstream. She noted that there are strict regulations for cleanliness and safety. In addition, she noted that she is not a permanent makeup artist, so that use would not assist her business. She cares about the quality of work and the quality of her employees. She commented on letters of support she has received, including a letter from Studio 41. She read a letter into the record from Susan Phillips. A list of supporters was read.

The applicant was questioned about what licensing is required for tattooing. Cheri Graf noted that there is no professional licensing, however individuals register themselves as professional tattoo artists. In contract, a permanent makeup artist requires a state license.

The applicant was questioned about the use of needles and any potential health risks. She noted that there is a sharps container for disposal.

A citizen spoke in support of the business. She received her first tattoo in Vallejo and would prefer to have this done in a reputable salon in Benicia.

A citizen noted that tattooing is now an art form. She supports the project.

A citizen spoke in favor of the project.

Carla Jewell, Business Owner – She supports the project and does not believe this business will attract a negative element.

Owner of 321 First Street – She supports the project and believes this business has extremely high standards.

Robert Whitehead, landlord – He stated his support of the project.

David Archer, resident – He supports the project. He believes the downtown was established to have businesses succeed.

Earl Miller, 903 West 3rd – He supports the project.

Manny Pereira, resident – He stated that he has numerous friends with tattoos. He supports the project.

Jim Strebig, 450 East D – He commented on the variety of people he knows with tattoos. He supports the project.

Lisa Filangeri, resident – She supports the project.

A customer of the salon commented that she does not believe this will negatively affect the downtown character. She supports the project.

Mark Hancock, resident – He commented on the growth of Benicia and the diversity of First Street. He commented on the history of tattooing. He supports the project.

A stylist at the shop commented on the professionalism of the salon. She fully supports the project and noted the owner's support of other businesses in town.

Alex Pines, resident – He commented on this as an ancillary use and also how this will affect the small town character of Benicia. He stated that this business owner exemplifies the character of Benicia and enhances the small town atmosphere.

Linda Jones noted that this is Cheri Graf's dream. She disagrees with any conflict with the City's General Plan policies.

John Sheppard spoke in support of Cheri Graf. He noted that Ms. Graf truly wants to have a quality business that does not retract from the downtown character.

The public hearing was closed.

Commissioners thanked the applicant.

Charlie Knox noted that this Use Permit goes with this particular use at this particular location.

Commissioners commented on what the easiest way to define ancillary is. There was a suggestion to define ancillary as less than 50% of the square footage.

The motion included the following modified conditions:

1. Strike 120 East G (re: limitation of body art), add "based on the following conditions"
2. Add ancillary body art use at this particular business would not detract from the small town character.
3. Strike condition 3
4. Condition #4 – at no time shall approval of this construe approval of tattooing without appropriate use permit approval
5. Add condition that ancillary use is limited to less than half of the overall square footage of the primary use.
6. Condition #2 – Include definition of body art.

Commissioner Ernst stated he had a conversation in September 2007 with the applicant. Chair Railsback and Commissioner Sherry stated they had ex-parte communication with the applicant.

RESOLUTION NO. 08-6 (PC) - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BENICIA APPROVING A USE PERMIT (08PLN-34) FOR AN ANCILLARY BODY ART USE AT 120 EAST G STREET

On motion of Commissioner Healy, seconded by Commissioner Sherry, the above Resolution was adopted by the following vote:

Ayes:	Commissioners Ernst, Healy, Sherry, Syracuse, Thomas and Chair Railsback
Noes:	None
Absent:	None
Abstain:	Commissioner Bortolazzo

A recess was called at 8:15. The meeting was reconvened at 8:23.

B. RECOMMENDATION TO CITY COUNCIL ON THE LOWER ARSENAL MIXED USE SPECIFIC PLAN AND EIR

The project site consists of approximately 50 acres in southeastern Benicia, and is a portion of Benicia's former Arsenal known as the Lower Arsenal. The site is generally bounded by lands adjoining I-780 on the north, lands adjoining I-680 on the east, Port of Benicia land and the Carquinez Strait on the south, and residential neighborhoods extending into downtown Benicia on the west.

PROPOSAL:

The proposal is implementation of a Specific Plan for the Lower Arsenal site, which is designated for mixed uses in the Benicia General Plan. The Specific Plan covers four distinct zones, each of which exhibits a unique physical character. The Specific Plan would implement a form-based code to shape future development on the project site, with primary emphasis on the physical form and character of new development. After build-out of the Specific Plan, the area would contain approximately 741,865 square feet of mixed uses, 22 residential units, and 6.39 acres of open space. The Specific Plan area currently contains approximately 525,000 square feet of mixed uses.

Recommendation: Recommend City Council certification of the Environmental Impact Report and adoption of the Lower Arsenal Mixed Use Specific Plan, with modification of Action 4.6.2 to prohibit granting of City permit for alteration of any structure in the Plan area more than 50 years old until the Lower Arsenal historic resource inventory has been updated.

Commissioner Sherry stated a conflict of interest on this item due to business interests and recused himself.

Charlie Knox introduced this item. He noted that the recommendation on the content of the Plan was forwarded to the City Council last year. The City Council directed staff to prepare the environmental documents. Charlie Knox noted that there would need to be an update of the Arsenal Historic Resource Inventory. He noted that the Arsenal Historic Conservation Plan protects the integrity of the historic structures in the Arsenal Historic District. He commented on the 1025 Grant Street project and the property owners' involvement in the public charrette process. A number of comments have been submitted in relation to this project being included in the Plan. The Jefferson Ridge is the only parcel subject to EIR alternatives. The senior housing alternative was highlighted. The General Plan allows consideration of live/work uses.

Adam Weinstein, LSA, gave a brief presentation. He introduced David Clore and Theresa Bravo, colleagues from LSA. An overview of the CEQA process was given. He highlighted Mitigation Measure HAZ-1. He noted that LSA met with City staff, the Army Corps of Engineers, and the Department of Toxic Substances Control. EIR adequacy was highlighted.

The public hearing was opened.

Robert Whitehead, property owner – He stated his support of the senior housing project. He commented on the different options proposed. He believes it is time to develop in the Arsenal.

Dennis McCray, SAHF – He submitted a letter to the Commission. He would like the senior housing option to be labeled as the "preferred alternative." He stated his disagreement with Opticos' recommendations in the Plan.

Marilyn Bardet – She does not believe the Plan should be adopted at this time. She disagrees with staff's recommendation of approval. She highlighted disagreements that have not been resolved. There are contradictions in the Response to Comments. She is concerned with safety and health issues. The City has a responsibility to investigate and clean up the area.

Claudia Keppelyuhas, resident – She commented on the eclectic nature of the community. She has been waiting for the Arsenal to be restored. The General Plan intends mixed use and residential living has been happening. She commented on the 22-unit project at 1025 Grant Street and their contribution to the tax base. She referenced the tax contribution of Amports.

Dana Dean, representing Amports – She alleged missteps in the process. There was not sufficient time to review this Plan. She referred to page 291 of the Response to Comments and the City's communication with DTSC and the Army Corps of Engineers. She alleged that DTSC was not involved in developing mitigation measures. In addition, she believes the Plan is complicated for property owners to follow.

Belinda Smith, resident – She referenced the cultural resources. She commented on a letter from Knox Mellon, State Office of Historic Preservation, and believes that the Arsenal was designated as a historic district after this letter was written. She commented

on potential substantial adverse impacts. She stated the importance of the setting. There are issues regarding the Secretary of the Interior Standards. She believes the hearing should be continued.

Donald Dean, 257 West I Street – He commented on the cultural resources section of the EIR. He questioned how this plan would affect the historic integrity of the district as a whole. He does not believe this question was sufficiently answered. There needs to be a balance in developing the Arsenal and retaining its historic integrity. He would like this item continued.

Bill Simpkins, Simpkins Auto – Spoke on behalf of the owner of Star Motors and himself. He doesn't believe residential is a compatible use. There are hazards in commercial and industrial uses.

Mark Hajjar, property owner – He commented on his project at 1025 Grant Street. He submitted design items related to his project. He noted that the General Plan calls for mixed use.

A resident at 940 Grant Street – She stated that the Arsenal has a sense of community. There is a thriving artist community. She supports development, but thinks work/live is the solution. She would like development compatible with existing uses. She would like to see this move forward.

Kathleen Olson, 920 First Street – She noted that the General Plan drives this process. She reminded the Commission that there are over 190 acres in the Lower Arsenal. There are very few undeveloped properties. Individual property owners assume risk of developing. The property owner met with Amports, who stated they would be neutral on this project with proper deed notification.

Norm Koerner, 1150 West 7th Street – He commented that other residents are not here. He supports the Plan.

The public hearing was closed.

Commissioner Ernst stated he had ex-parte communications with a number of the speakers. Commissioner Healy stated he had ex-parte communications with Dana Dean and Kathleen Olson. Chair Railsback stated he had ex-parte communications with many of the speakers, as did Commissioner Thomas.

Commissioners discussed the EIR. There should be more certainty in the process. There are questions that need to be answered. The difference because Phase 1 and Phase 2 analysis was discussed. There is a risk that developers take, but they are aware of that risk.

Commissioners commented on the need to protect the historic integrity of the Arsenal. The Commandant's restoration has cost a significant amount of money.

Charlie Knox noted that Option 3 is now referred to as Option 1.5. In addition, he noted that any applicant coming forward would be required to perform environmental analysis of their site. The City would like to see the Army Corps continue its cleanup, but has no confidence that will happen.

Charlie Knox noted that if the Plan is not adopted, developers can come forward with proposals.

Charlie Knox noted that there had been a lot of agreement at the end of the charrette process, some of which has now been lost. Opticos prepared the Plan based on the feedback from the charrette. In addition, he noted that the 1025 Grant Street project came before the Commission and was received favorably prior to the Specific Plan process.

Charlie Knox noted that the hazards section of the EIR addresses those hazards that are known. There is no mechanism to have the environmental information available to property owners prior to purchase. The Army Corps has identified some areas of contamination.

Charlie Knox noted that the Commission can recommend certification of the EIR without an option recommended. A recommendation would be forwarded to the City Council no earlier than September 16th.

There is a discussion on the small percentage of developable land. The senior housing proposal was discussed. The cork oak grove is important to preserve.

Kat Wellman reminded the Commission that a Specific Plan can be amended as many times as needed. In addition, projects proposed will come before the Commission for review and environmental analysis.

Commissioner Thomas moved to recommend approval of both EIR and Plan. The motion died for lack of a second.

RESOLUTION NO. 08-7 (PC) - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BENICIA RECOMMENDING CITY COUNCIL CERTIFICATION THE ENVIRONMENTAL IMPACT REPORT FOR THE LOWER ARSENAL MIXED USE SPECIFIC PLAN

On motion of Commissioner Thomas, seconded by Chair Railsback, the above Resolution (DEIR) was adopted by the following vote:

Ayes:	Commissioners Ernst, Syracuse, Thomas and Chair Railsback
Noes:	Commissioner Healy
Absent:	None
Abstain:	Commissioners Bortolazzo and Sherry

RESOLUTION NO. 08-8 (PC) - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BENICIA RECOMMENDING CITY COUNCIL ADOPTION OF THE LOWER ARSENAL MIXED USE SPECIFIC PLAN

On motion of Commissioner Thomas, seconded by Commissioner Syracuse, the above Resolution (LAMUSP), with City Council determination of appropriate option, was adopted by the following vote:

Ayes:	Commissioners Syracuse, Thomas and Chair Railsback
Noes:	Commissioner Ernst
Absent:	Commissioner Bortolazzo
Abstain:	Commissioner Healy

VI. COMMUNICATIONS FROM STAFF

Charlie Knox noted that the Climate Action Plan will be coming before the Commission in October. In addition, he noted that the Housing Element update will begin with public workshops on October 3rd and 4th.

VII. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Ernst stated his concern with potential future tattoo issues. He would like City Council to place a moratorium on this use until an ordinance can be drafted. Kat Wellman stated that a request of staff can be made. Charlie Knox noted that City Council members can be petitioned to request this item be agendized.

VIII. ADJOURNMENT

Chair Railsback adjourned the meeting at 10:50 p.m.

AGENDA ITEM
PLANNING COMMISSION MEETING: SEPTEMBER 11, 2008
REGULAR AGENDA ITEMS

DATE : September 3, 2008

TO : Planning Commission

FROM : Lisa Porras, Senior Planner

SUBJECT : **USE PERMIT AND VARIANCE TO EXPAND KING SOLOMON CHURCH**

PROJECT : 08PLN-36 (Use Permit)
08PLN-45 (Variance)
1280 West 11th Street
APN: 086-062-010

RECOMMENDATION:

Approve a Use Permit and Variance request to expand the existing King Solomon Church located at 1280 West 11th Street, based on the findings and subject to the conditions in the attached resolution.

EXECUTIVE SUMMARY:

The applicant requests approval of a Use Permit and Variance to expand the existing church from 3,949 to 8,943 square feet. The applicant proposes to construct an additional 4,994 square feet to enlarge the sanctuary, kitchen, restrooms, and social hall, and to add new classroom and office space. Proposed improvements to the site also include an at-grade parking area and landscaping.

To carry out the applicant's request, three permits are required: Use Permit (church expansion), Variance (setbacks and landscaping), and Design Review. The permitting process involves two-steps: (1) Use Permit and Variance approval subject to the discretion of the Planning Commission, and (2) Design Review approval subject to the discretion of the Historic Preservation Review Commission.

BUDGET INFORMATION:

Project approval would not result in any impacts to the city budget.

ENVIRONMENTAL ANALYSIS:

This project is Categorically Exempt under Section 15332 of the State CEQA Guidelines, which applies to in-fill development projects.

BACKGROUND:

Applicant/Owner:	ACK Engineering / James Judkins
General Plan designation/Zoning:	Residential Low Density / Single Family Residential
Existing use:	3,949 sq. ft. church
Proposed use:	same, but expanded to 8,943 sq. ft.
Adjacent zoning and uses:	
North:	Single Family (RS); Military West right-of-way, residential, and Benicia High School
East:	Planned Development (PD), Single Family (RS); apartments
South:	Single Family (RS); vacant land and mixed single family detached and duplexes
West:	Single Family (RS); single family detached residences

SUMMARY:

A. Project Description

Location/Photos

The project site is located along Military West, and encompasses the northern part of the block between West 11th and West 10th Streets as shown in Figure 1 below.

Figure 1. Project Location

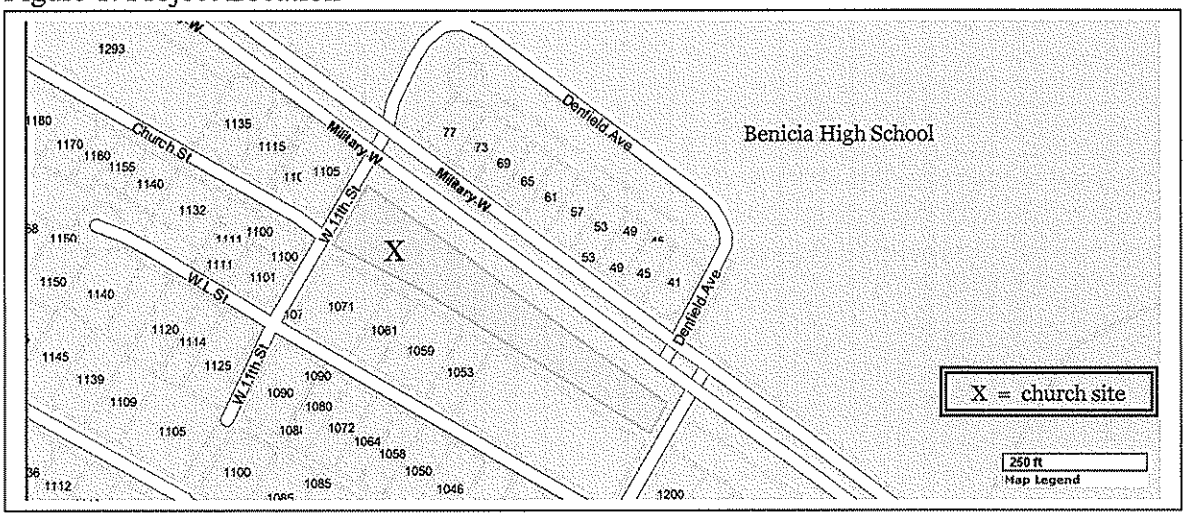
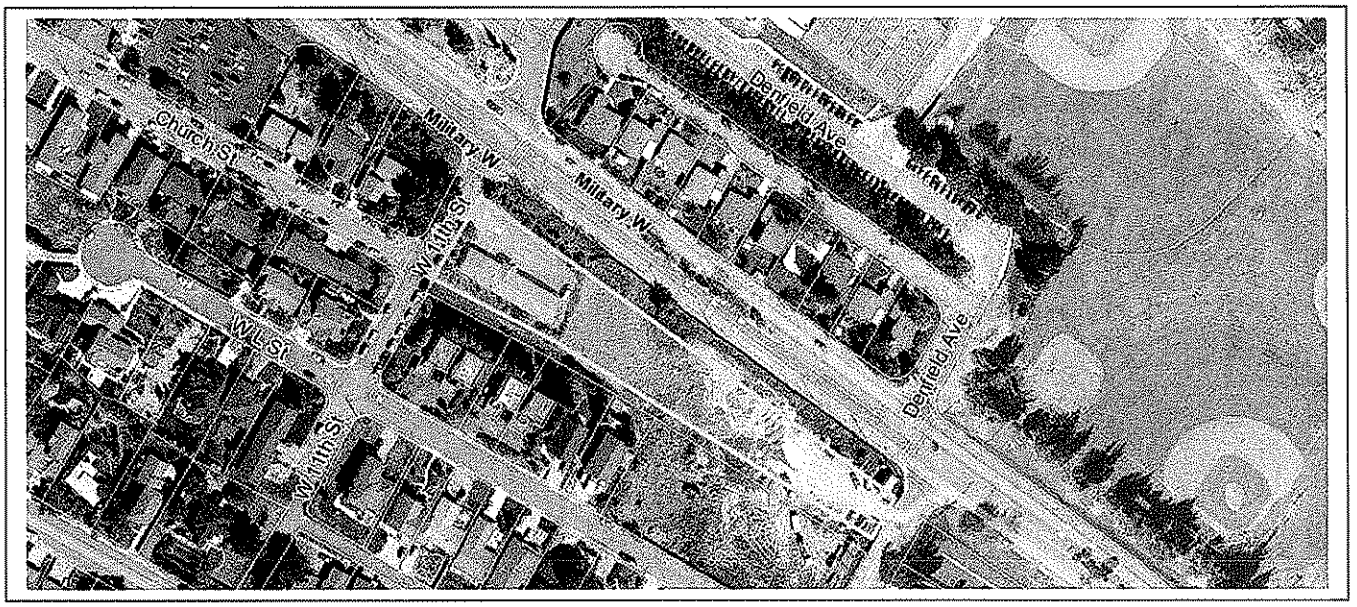


Figure 2 illustrates the existing church as it presently sits on the southwest corner of the parcel.

Figure 2. Air Photo



Existing Conditions

The church property encompasses one lot totaling 43,566 square feet, or approximately one acre. The site is bordered on all sides by city right-of-ways; West 11th Street along the west, Military West along the north, West 10th Street along the east, and an unpaved alley along the south. The parcel spans the entire 500 ft. long block between West 11th and West 10th Streets.

There is a 10-foot drop in elevation from the east side of the building to the center of the site. The center is the lowest point on the property, which drains south towards the alley and the adjacent property.

Existing landscaping is found mostly along the City rights-of-way. On Military West there are three 18 – 20 ft. tall trees, each with a canopy approximately 12 – 18 ft. wide. A single Palm tree near the center of the block is proposed for removal. Parks and Community Services Department is currently reviewing that application.

The existing single-story church is 3,949 sq. ft., seats 108, and is approximately 15 feet tall. As shown in Figure 1 above, the church is located on the southwest part of the site and is accessed from West 11th Street. The primary façade and church entrance faces Military West and is separated from the street by 21 parking spaces. The rest of the site is undeveloped.

Church Operations

The church currently holds its services and related activities at Benicia High School on a temporary basis. The existing facility at 1280 West 11th Street is undergoing repairs independent of this expansion proposal. Typical weekly activities include Sunday morning worship, with

occasional evening services on Friday, Saturday, and Sunday. Other activities take place during the evening on Tuesday, Wednesday, and Thursday (see Table 1 below).

Table 1. King Solomon Weekly Activities - Existing

Day	Frequency	Activity	Time
Sunday	every	Sunday School	9:45 am – 10: 55 am
Sunday	every	Morning Worship	11:00 am – 1:30 pm
Sunday	occasional	Evening Worship	3:30 pm – 6:00 pm
Tuesday	every	Choir Rehearsal	7:00 pm – 9:00 pm
Wednesday	every	Prayer/Bible Study	7:00 pm – 9:00 pm
Thursday	every	Usher's Meeting	7:00 pm – 9:00 pm
Friday	occasional	Special Service	7:00 pm – 9:00 pm
Saturday	occasional	Special service	7:00 pm – 9:00 pm

The proposed expansion would add to this schedule (see Table 2 below). Generally, activities proposed include a variety of small meetings on weekday evenings from 7 p.m. to 9:30 p.m., including Bible study, choir rehearsals, and business meetings, with up to 5 to 50 attendees. Weekend days involve some meetings during the daytime, but services on Sunday mornings will remain the predominant activity with approximately 125 - 180 parishioners attending. In addition, occasional evening services will be held Sunday (3:30 pm – 6:30 pm) and Saturday (6:00 pm – 9:00 pm) with roughly 60 – 100 parishioners attending each service.

Table 2. King Solomon Weekly Activities - Proposed

Day	Frequency	Activity	Time	Attendance
Sunday	every	Sunday School	9:30 am – 10:45 am	10-30
Sunday	every	Morning Service	11:00 am – 1:30 pm	125 - 180
Sunday	occasional	Evening Service	3:30 pm – 6:30 pm	60 -100
Monday	every	New Member Training	7:00 pm – 8:30 pm	5-10
Tuesday	every	Choir Rehearsal	7:30 pm – 9:30 pm	30-50
Tuesday	2nd and 4th	Youth Meeting	7:30 pm – 9:00 pm	10-15
Wednesday	every	Prayer/Bible Study	7:30 pm – 9:00 pm	25-30
Thursday	2nd and 4th	Usher's Meeting	7:00 pm – 8:30 pm	8-10
Thursday	3rd	Christian Education	7:00 pm – 8:30 pm	5-8
Thursday	2nd	Pastor's Aid	7:30 pm – 9:00 pm	5-8
Friday	2nd and 4th	Mission Department	7:15 pm – 9:00 pm	10-12
Saturday	1st and 4th	Male chorus	4:00 pm – 5:30 pm	6-10
Saturday	2nd	Brotherhood	9:30 am – 11:30 am	10-12
Saturday	3rd	Deacons and Deaconess	10:30 am – 12:00 pm	6-12
Saturday	4th	Building Fund	4:00 pm – 6:00 pm	6-8
Saturday	every	Solomon Brothers Choir	6:00 pm - 8:30 pm	7-10
Saturday	occasional	Evening Service	6:00 pm – 9:00 pm	60 -100

Site Design and Improvements

The proposed expansion maintains the building's present orientation, but enlarges the building footprint by extending the north-facing elevation towards Military West, and extending the east-facing elevation towards West 10th Street. The primary façade and building entrances (one primary entrance and two secondary entrances) will continue to front Military West. The site

will be graded to level the center of the parcel and redirect drainage flows towards the northern half of the site and into the city storm drain along Military West.

Architecture

The existing building will undergo partial demolition; parts for removal include the north and east facing elevations and roof. New construction will enlarge the existing building's rectilinear shape by extending the north and east facing walls approximately 26 feet to the north and 30 feet to the east. New building dimensions will be 156 by 57 feet (currently 126 by 31 ft).

The remodeled church will remain single story, and increase its square footage by 4,994 square feet for a total of 8,943 square feet. Total lot coverage would be ≈ 21% of the site. Building entrances and exits are primarily located on the north facing elevation and project outward from the building wall. The roof ridgeline running above the sanctuary and the primary side-gable of the building measures just less than 20 feet in height, which is about 4 feet taller than the existing structure. Two lower side-gables on the opposites sides of the primary side gable would be 13 feet tall.

The existing sanctuary, social hall, kitchen, storage area, and restrooms will remain but undergo expansion; new offices, classrooms, and a dressing room area will be added to the floor plan. The expanded sanctuary will include fixed seating for up to 162 parishioners (with 30 extra seats for the choir), an altar and baptistery area.

Landscape Design and Material

The landscape plan proposes 7,410 square feet of new plantings along the north, south, and east sides of the building and within the parking lot. This equates to 17% of the lot area devoted to landscaping, which is below the 35% required in the RS zone. As such, the applicant is requesting a variance from the 35% landscaping development standard. To compensate for the reduced amount of landscaping, the applicant is proposing to landscape an additional 18,653 square feet of the City's Military West right of way, and on the corners of the West 10th and West 11th Street rights-of-way (see sheet L-1 on project plans). This increases the total landscaped area to approximately 42% of the total land involved (subject site plus abutting medians).

Circulation and Parking

Vehicular access to the church will remain from West 11th Street, but through a one-way entrance with a one-way exit onto West 10th Street. All 50 parking spaces (including 2 ADA) would be relocated east of the building with landscaping between parking aisles. Fifteen light fixtures mounted on 10-foot high poles would be distributed in the entrance driveway and the parking lot. Parking spaces would be oriented 90 degrees with 5 angled spaces toward the exit. A 6 ft. tall solid wood fence is proposed along the south property line as required by the zoning ordinance. In addition, a 7-space bicycle rack is provided to help encourage alternate modes of travel to and from the church.

B. Project Analysis

The following section evaluates project consistency with applicable City goals, policies, and regulations. Staff analysis is shown in *italics*.

General Plan Consistency

One of the City's goals is to "provide for churches to locate where conflicts with adjacent land uses will be minimized" (Goal 2.29). Policy 2.29.1 supports allowing churches as a conditional use in the RS zone, and Policy 2.29.2 encourages "the location and design of church facilities to be compatible with neighboring properties." *This project is consistent with General Plan Goal 2.29 and Policies 2.29.1 and 2.29.2 because the location and site design minimizes conflict with adjacent residential land uses by being situated on a major thoroughfare, which minimizes traffic through residential neighborhoods, and by providing a new parking lot that significantly reduces the parking load on nearby residential streets.*

General Plan Goal 2.21 encourages Benicia residents and employees to use alternatives to the single-occupant automobile. Policy 2.21.1 calls for the provision of a range of travel alternatives to the use of the private automobile, and Policy 2.21.2 encourages new development patterns that facilitate bicycling, walking, and transit for commute, shopping, recreation, and school trips. *There are three Benicia Breeze bus routes (Lines 15, 17, and 21) that run along Military West that offer another mode of travel to and from the church site. The project would also provide bicycle parking facilities that can help encourage alternatives to the passenger vehicle. Together, these demonstrate consistency with this city goal and supporting policies.*

Zoning Ordinance Consistency (Benicia Municipal Code, Title 17)

In all residential zones (17.24.020), a use permit is required for religious facilities subject to review and approval by the Planning Commission. Use permits allow flexibility for land uses with uncommon operating characteristics. These types of uses need special consideration to ensure they can be located and operated compatibly with surrounding sites.

King Solomon church originally received a use permit in 1968 for the existing church building. Since then two applications (one in 1997 and another in 2003) that requested similar variances to rebuild the church have been submitted and approved by the Planning Commission. The project is back for the Planning Commission's review because the building permits have since expired. The existing use permit must be reestablished because the existing church is being expanded. In order to approve the use permit, three findings must be made pursuant to BMC 17.104.060:

a. That the proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located;

   Religious assembly uses are allowed in the RS district.

b. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the general plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city;

   Religious assembly uses are generally compatible with residential uses. The church has been at this location since 1968. The location and site design minimizes conflict with adjacent residential land uses by being situated on a major thoroughfare, which reduces traffic

through residential neighborhoods, and by providing a new parking lot that significantly reduces the parking load on nearby residential streets. In addition, the project is consistent with General Plan Goals 2.21 and 2.29, as well as Policies 2.21.1, 2.21.2, 2.29.1, and 2.29.2.

c. That the proposed conditional use will comply with the provisions of this title, including any specific condition required for the proposed conditional use in the district in which it would be located.

   The proposed building meets the regulations in the Zoning Ordinance for minimum lot width, minimum lot area, and lot coverage. If the requested variances are approved, the site improvements would be consistent with intent of the Zoning Ordinance, which is to buffer the church from the adjacent residential neighborhood.

Table 3 on the following page lists the applicable development regulations for the Single Family Residential (RS) zone designation, and additional regulations for religious assembly yard requirements under BMC 17.70.040. This project meets all of the applicable development regulations, with the exception of three (3) that are the subject of variance requests.

Table 3. Development Standards for the RS Zone

DEVELOPMENT REGULATIONS	BMC 17.24.030 BMC 17.70.040 BMC 17.74.030	PROPOSED CHURCH
Minimum Lot Area (sq. ft.)	6,000	43,566
Minimum Lot Width (ft.)	60	104 – 40 (west to east)
Minimum Front Yard (ft.) *[West 11th]*	20	**0***
Minimum Side Yard (ft.) *[Alley]*	5 (Religious Assembly needs 15 on the interior side)	***7** (from property line) 25 (if alley is included)
Minimum Corner Side (ft.) *[Military West]*	10	27
Minimum Rear Yard (ft.) *[West 10th]*	15 (Religious Assembly needs 25)	425
Maximum Height (ft.)	30	19 ft. ¼ inch
Maximum Lot Coverage	40%	20.76%
Maximum FAR	0.4	0.21
Outdoor Living Area	N/A	N/A
Minimum Site Landscaping	35%	15,248 sq. ft. needed. ***7,410** sq. ft. proposed. An additional 18,653 sq. ft. proposed in the city's right of way. (7,410 + 18,653 = 26,063)
Fences and Walls (ft.)	6	A 6 ft. tall wood fence is proposed along the southern property line (alley side); begins at east end of building extending east to the end of the property.
Off-Street Parking Spaces Loading Spaces	1 space for every 4 seats 0-30,000 sf. ft. building = 1	192 seats require 48 spaces. 50 spaces proposed (incl. 2 ADA); Passenger drop off area doubles as loading space.
Signs	As regulated by Title 18	Pre-existing sign located on Military West will remain.
Refuse Storage Areas	Screened on all sides by a 6 ft. tall solid wood/masonry wall	A 100 sq. ft. trash area is enclosed on all 4 sides by a 6 ft. tall stucco wall; covered by a gabled roof.
Performance Standards (Outdoor Lighting)	Parking lot lighting shall not exceed 0.5 footcandles; confine direct light rays to the site; cone of direct illumination no greater than 60 degrees; light poles no greater than 12 ft. tall.	15 light poles are proposed throughout the parking lot. Poles are 10 ft. tall.

* Denotes variance request.

C. Analysis of Variance Request

As noted above, the applicant is requesting variances for a reduction in the required setbacks for both the front yard (on West 11th) and side yard (on the alley), and for the percentage of

landscaping required on the lot. Variances are intended to resolve practical difficulties that arise due to context and characteristics of a site or due to circumstances in the immediate vicinity.

Pursuant to the zoning ordinance, the Planning Commission must be able to make the following findings in order to grant these variance requests:

a. That because of special circumstances or conditions applicable to the development site, including size, shape, topography, location or surroundings, strict application of the requirements of this title deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classification;

b. That granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare; and

c. That granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district

Findings to Support Variances:

The specific findings to support the church's request for variances to reduce the front and side yard setbacks and the amount of landscaping are outlined below (with staff analysis in *italics*):

a. Special circumstances or conditions applicable to the development site, including size, shape, topography, location or surroundings, which deprive it of privileges enjoyed by other property in the vicinity and under identical zoning classification unless the variance is granted

Variance	Discussion
Request: zero setback from the front property line (West 11th Street) Zoning requirement: 20 feet from the property line	*The combination of setback and onsite parking and circulation requirements limits the building depth. The existing building wall was built on this front property line probably as a result of the odd configuration of the lot. Consequently, it would be difficult to expand the building northward without creating design problems and wasted space unless a variance is granted to expand the building's footprint along this lot line. However, because this property line lies 24 feet behind the existing curb on West 11th Street, the entire west facing building wall would be located 24 feet from the face of the existing curb, making it appear as though the building is setback 20 feet from the street. In addition, the building is oriented toward Military West, approximately 60-70 feet away. This gives the visual impression that the property's front yard faces Military West and that the right-of-way along West 11th Street is a side yard.*

Variance	Discussion
Request: 7 ft. side yard setback from the interior side property line (south side) Zoning requirement: 15-feet from the interior side property line	*The rationale for this variance request is the same as above due to the shape of the site and current building configuration. The proposed expansion would extend the existing wall (setback 7 feet from the property line) 30 feet to the east. This side of the parcel abuts an existing 20 foot wide unimproved alley. No entryways, except for two emergency exit doors, are proposed along the south side of the building. Assuming the houses to the south have the minimum 15-foot rear yard setback, the church would be at least 42 feet from, and roughly five to ten feet below, the adjacent residences.*
Request: 11% of the parcel devoted to onsite landscaping. Zoning requirement: 35% site landscaping	*The complex nature of the site, due to its length and increasing narrowest point at its eastern edge, leaves few options for creative site design while meeting the City's setback, parking, and landscape requirements. After adhering to parking area and parking lot landscape requirements, there are no additional areas onsite available to devote to additional landscaping. Granting the variance is acceptable because the entire site is surrounded by City rights-of-way that buffer the church from nearby residential areas. Further, the applicant has proposed to landscape 18,653 square feet of unused, abutting City medians on Military West, and the corners of West 11th and West 10th Streets.*

b) That granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety of general welfare;

Granting the setback variances would be consistent with the purposes of the Zoning Ordinance, and not detrimental or injurious to property or improvements in the vicinity of the project. The visual appearance of the proposed building from West 11th Street and the orientation of the building towards Military West increase the separation of the site from adjacent properties. The existing unimproved alley provides adequate separation between the south side of the proposed sanctuary and adjacent residences.

c) That granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district;

The site's unique characteristics and surrounding rights-of-way help buffer the use from nearby homes. Granting requested variances would not set a precedent that otherwise could not be supported.

Conclusion

Staff recommends approval of the requested use permits and variances based on the conditions of approval set forth in the resolution. The expansion of the existing religious assembly use is not anticipated to cause significant impacts to the neighborhood and is adequately buffered from nearby residences.

FURTHER ACTION:

The Planning Commission's action will be final unless appealed to the City Council within ten (10) business days.

Attachments:

- Draft Resolution
- Project Plans **
- Photographs

*** If viewing online, these attachments are available to view in the Community Development Department or in the Benicia Public Library in the September 11, 2008 Planning Commission packet.*

DRAFT RESOLUTION

RESOLUTION NO. 08-_ (PC)

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BENICIA APPROVING A USE PERMIT AND VARIANCE RELATED TO THE EXPANSION OF KING SOLOMON CHURCH LOCATED AT 1280 WEST 11TH STREET

WHEREAS, ACK Engineering on behalf of James Judkins has requested Use Permit and Variance approval to expand King Solomon Church at 1280 West 11th Street; and

WHEREAS, the Planning Commission at a regular meeting on September 11, 2008, conducted a public hearing and reviewed the proposed project;

NOW, THEREFORE, BE IT RESOLVED THAT the Planning Commission of the City of Benicia hereby approves King Solomon church expansion; and

BE IT FURTHER RESOLVED THAT the Planning Commission finds that:

Use Permit:

a) The proposed location of the use is in accord with the objectives of this title and the purposes of the district in which the site is located; *Religious assembly uses are allowed in the RS district.*
b) The proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the general plan and will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use, nor detrimental to properties or improvements in the vicinity or to the general welfare of the city; *Religious assembly uses are generally compatible with residential uses. The church has been at this location since 1968. The location and site design minimizes conflict with adjacent residential land uses by being situated on a major thoroughfare, which reduces traffic through residential neighborhoods, and by providing a new parking lot that significantly reduces the parking load on nearby residential streets. In addition, the project is consistent with General Plan Goals 2.21 and 2.29, as well as Policies 2.21.1, 2.21.2, 2.29.1, and 2.29.2.*
c) The proposed conditional use will comply with the provisions of this title, including any specific condition required for the proposed conditional use in the district in which it would be located. *The proposed building meets the regulations in the Zoning Ordinance for minimum lot width, minimum lot area, and lot coverage. If the requested variances are approved, the site improvements would be consistent with intent of the Zoning Ordinance, which is to buffer the church from the adjacent residential neighborhood.*

Variance:

a) Because of special circumstances or conditions applicable to the development site, including size, shape, topography, location or surroundings, strict application of the requirements of this title deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classification;

Variance	Discussion
Request: zero setback from the front property line (West 11th Street) Zoning requirement: 20 feet from the property line	*The combination of setback and onsite parking and circulation requirements limits the building depth. The existing building wall was built on this front property line probably as a result of the odd configuration of the lot. Consequently, it would be difficult to expand the building northward without creating design problems and wasted space unless a variance is granted to expand the building's footprint along this lot line. However, because this property line lies 24 feet behind the existing curb on West 11th Street, the entire west facing building wall would be located 24 feet from the face of the existing curb, making it appear as though the building is setback 20 feet from the street. In addition, the building is oriented toward Military West, approximately 60-70 feet away. This gives the visual impression that the property's front yard faces Military West and that the right-of-way along West 11th Street is a side yard.*
Request: 7 ft. side yard setback from the interior side property line (south side) Zoning requirement: 15-feet from the interior side property line	*The rationale for this variance request is the same as above due to the shape of the site and current building configuration. The proposed expansion would extend the existing wall (setback 7 feet from the property line) 30 feet to the east. This side of the parcel abuts an existing 20 foot wide unimproved alley. No entryways, except for two emergency exit doors, are proposed along the south side of the building. Assuming the houses to the south have the minimum 15-foot rear yard setback, the church would be at least 42 feet from, and roughly five to ten feet below, the adjacent residences.*
Request: 11% of the parcel devoted to onsite landscaping. Zoning requirement: 35% site landscaping	*The complex nature of the site, due to its length and increasing narrowest point at its eastern edge, leaves few options for creative site design while meeting the City's setback, parking, and landscape requirements. After adhering to parking area and parking lot landscape requirements, there are no additional areas onsite available to devote to additional landscaping. Granting the variance is acceptable because the entire site is surrounded by City rights-of-way that buffer the church from nearby residential areas. Further, the applicant has proposed to landscape 18,653 square feet of unused, abutting City medians on Military West, and the corners of West 11th and West 10th Streets.*

b) Granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare; *Granting the setback variances would be consistent with the purposes of the Zoning Ordinance, and not detrimental or injurious to property or improvements in the vicinity of the project. The visual appearance of the proposed building from West 11th Street and the orientation of the building towards Military West increase the separation of the site*

from adjacent properties. The existing unimproved alley provides adequate separation between the south side of the proposed sanctuary and adjacent residences.

c) Granting the application is consistent with the purposes of this title and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district; *The site's unique characteristics and surrounding rights-of-way help buffer the use from nearby homes. Granting requested variances would not set a precedent that otherwise could not be supported*

BE IT FURTHER RESOLVED THAT the Benicia Planning Commission hereby approves the proposed project subject to the following conditions:

1. The religious assembly use, for which this permit was applied, shall substantially comply with the plans and accompanying documents submitted by ACK Engineering and received by the Community Development Department on August 8, 2008, consisting of 17 sheets marked "Exhibit A", and replacement sheets marked C-1.1, C-1.2, and C-3 received on September 03, 2008 and on file with the Community Development Department, subject to the following conditions.

2. This approval shall be effective upon the close of the appeal period. This approval shall expire two years from the date of approval, unless: a building permit has been issued and construction diligently pursued; an occupancy permit has been issued; or the approval is renewed prior to expiration.

3. Any change from the approved plans, including substitution of materials, shall be requested in writing and reviewed by the Community Development Director, or designee, prior to changes being made in the field.

4. Prior to issuance of a building permit, the applicant shall obtain a tree removal permit to remove the existing Palm Tree along the Military West right-of-way. Should the city arborist find the tree to be in good health, the tree shall remain and appropriate street trees consistent with the Benicia Traffic Calming Program shall be incorporated into the landscape design for the Military West right-of-way. A revised landscape plan showing integration of additional street trees shall be approved by the Community Development Director, or designee, prior to issuing building permit.

5. Prior to issuance of a building permit, the applicant, or designee, shall obtain grading and encroachment permits from the Public Works Department.

6. This project shall adhere to all applicable ordinances, plans, and specifications of the City of Benicia.

7. Prior to issuance of a building permit the applicant shall obtain an encroachment permit to install the public improvements necessary to accommodate this project. These improvements shall be designed by a Registered Civil Engineer in accordance with the City's Engineering Design Standards and include the following:

a. The West 11th Street driveway entrance shall be marked "Entrance Only" and shall be kept as far south as possible. The West 10th Street exit shall be signed and marked "Exit Only". A "Stop" sign and stop bar shall be installed at the West 10th Street exit.
b. The repair and or replacement of any missing or damaged curb, gutter, and sidewalk along the West 10th Street, West 11th Street, and Military West frontages.
c. Upgrade or otherwise improve the sewer and water service laterals if they do not meet current standards.
d. The trash enclosure shall be covered and drain to the sanitary sewer.
e. These improvements shall be in compliance with the City's Engineering Design Standards, Standard Plans and all applicable City Ordinances including 15.28, Grading, and 15.64, Stormwater Management.

8. Appropriate care and maintenance of all required landscaping, including landscaping used to treat stormwater, on-site and in the adjacent right-of-way shall be the responsibility of the property owner to maintain in perpetuity. These required landscape improvements are a condition of project approval and shall be installed by the developer.

9. The property owner shall enter into a Maintenance and Operation Agreement with the City for the landscape improvements in the city right-of-way.

10. The applicant shall ensure that all proposed improvements comply with all provisions of City of Benicia Stormwater Management and Discharge Control Ordinance. The applicant shall use Best Management Practices (BMPs) to prevent sediments or pollutants from entering the storm drain system or watercourses. The impact of the proposed improvements on the public storm drain system and watercourses shall be mitigated to the maximum extent practicable. Maintenance responsibility of Post Construction BMPs is the responsibility of the property owner and a signed Operation and Maintenance agreement must be submitted to the City.

11. The applicant shall design the project to minimize and treat surface runoff, as required by the Community Development Director or designee, and as described in Start at the Source, the Bay Area Stormwater Management Agencies Association's Design Guidance Manual for Stormwater Quality Protection.

12. This approval supersedes the previous use permit approval on this site, referred to as King Solomon Church (68-U-11), which shall become null and void with the approval and construction of this project.

13. Outdoor parking and loading area lighting shall not employ a light pole higher than 12 feet. No light source shall create a cone of direct illumination greater than 60 degrees from a light source higher than six feet, and shall not directly shine onto an adjacent street or an adjacent lot. Minimum illumination at ground level shall be 0.5 footcandles, and shall not exceed 0.5 footcandles in an R district. No light source within a parking

structure in an R district shall be visible from a public right-of-way adjoining an R district. (BMC 17.74.070)

14. The religious assembly use, for which this permit was applied, shall substantially comply with the schedule of weekly activities as proposed by Deacon James Judkins on May 1, 2008, and as listed below:

Day	Frequency	Activity	Time	Attendance
Sunday	every	Sunday School	9:30 am – 10:45 am	10-30
Sunday	every	Morning Service	11:00 am – 1:30 pm	125 - 180
Sunday	occasional	Evening Service	3:30 pm – 6:30 pm	60 -100
Monday	every	New Member Training	7:00 pm – 8:30 pm	5-10
Tuesday	every	Choir Rehearsal	7:30 pm – 9:30 pm	30-50
Tuesday	2nd and 4th	Youth Meeting	7:30 pm – 9:00 pm	10-15
Wednesday	every	Prayer/Bible Study	7:30 pm – 9:00 pm	25-30
Thursday	2nd and 4th	Usher's Meeting	7:00 pm – 8:30 pm	8-10
Thursday	3rd	Christian Education	7:00 pm – 8:30 pm	5-8
Thursday	2nd	Pastor's Aid	7:30 pm – 9:00 pm	5-8
Friday	2nd and 4th	Mission Department	7:15 pm – 9:00 pm	10-12
Saturday	1st and 4th	Male chorus	4:00 pm – 5:30 pm	6-10
Saturday	2nd	Brotherhood	9:30 am – 11:30 am	10-12
Saturday	3rd	Deacons and Deaconess	10:30 am – 12:00 pm	6-12
Saturday	4th	Building Fund	4:00 pm – 6:00 pm	6-8
Saturday	every	Solomon Brothers Choir	6:00 pm - 8:30 pm	7-10
Saturday	occasional	Evening Service	6:00 pm – 9:00 pm	60 -100

15. Any special events, such as fairs, outdoor sales, and Christmas tree sales as generally described in Section 17.16.090 needs a temporary use permit as stipulated in Section 17.104.110 of Benicia's Municipal Code.

16. Under Benicia Municipal Code Section 8.20 (Noise Regulations) the religious assembly, for which this permit was applied, may operate sound amplifying equipment on all days, but only between the hours of 9:00 am through 9:00 pm. This noise shall not exceed 15 decibels above the ambient base noise level in the RS zone; ambient noise levels in the RS zone are: (1) from 10:00 pm – 7:00 am: 40 – 50 decibels; (2) from 7:00 pm – 10:00 pm: 45 – 55 decibels; (3) from 7:00 am – 7:00 pm: 50 – 60 decibels.

17. The applicant or permittee shall defend, indemnify, and hold harmless the City of Benicia or its agents, officers, and employees from any claim, action, or proceeding against the City of Benicia or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit or land use approval which action is brought within the time period provided for in any applicable statute; provided, however, that the applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the applicant or permittee of any said claim, action, or proceeding and

the City's full cooperation in the applicant's or permittee's defense of said claims, actions, or proceedings.

* * * * *

On motion of Commissioner_____, seconded by Commissioner_____, the above Resolution was adopted by the Planning Commission of the City of Benicia at a regular meeting of said Commission held on September 11, 2008 by the following vote:

Ayes:
Noes:
Absent:

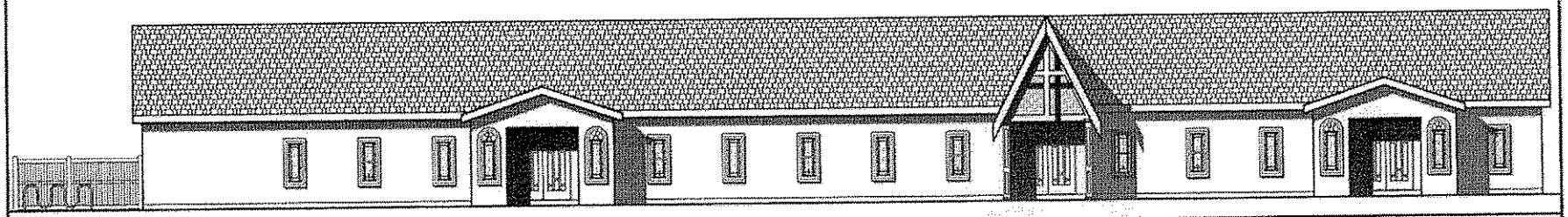
_____
Dan Healy
Planning Commission Vice Chair

PROJECT PLANS

(If viewing online, these attachments are available to view in the Community Development Department or in the Benicia Public Library in the September 11, 2008 Planning Commission packet)

KING SOLOMON BAPTIST CHURCH
1280 WEST 11TH STREET
BENICIA, CA

NORTH ELEVATION



ABBREVIATIONS

@	AT
AB	AGGREGATE BASE
AB	ANCHOR BOLT
AC	ASPHALTIC CONCRETE
ARCHT.	ARCHITECTURAL
BLKG	BLOCKING
BM	BEAM
BOTT	BOTTOM
BTWN	BETWEEN
℄	CENTER LINE
CB	CARRIAGE BOLT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
⌀	DIAMETER
DBL	DOUBLE
DET	DETAIL
D.F.	DOUGLAS FIR
DH	DOUBLE HUNG
DIM	DIMENSION
DS	DOWNSPOUT
DWGS	DRAWINGS
(E)	EXISTING
EA	EACH
EF	EACH FACE
ELEV	ELEVATION
EQ	EQUAL
ES	EACH SIDE
EW	EACH WAY
EXISTG	EXISTING
EXT	EXTERIOR
FDN	FOUNDATION
FLR	FLOOR
FN	FACE NAIL
FTG	FOOTING
FURN	FURNACE
G	GAS
GA	GAUGE
GLB	GLUE LAMINATED BEAM
GSM	GALVANIZED SHEET METAL
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HC	HOLLOW CORE
HD	HOLDOWN
HDR	HEADER
HORIZ	HORIZONTAL
MAX	MAXIMUM
MIN	MINIMUM
MTL	METAL
(N)	NEW
NTS	NOT TO SCALE
NO.	NUMBER
O/	OVER
O.C.	ON CENTER
P.A.	POST ABOVE
P.B.	POST BELOW
PDN	PLYWOOD EDGE NAIL
PL	PLATE
PLYWD	PLYWOOD
PT	PRESSURE TREATED
PSI	POUNDS PER SQUARE INCH
R	RADIUS
R	RISER
REQ'D	REQUIRED
REDWD	REDWOOD
RO	ROUGH OPENING
S4S	SURFACE FOUR SIDES
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SB	SOLID BLOCKING
SC	SOLID CORE
SIM	SIMILAR
SW	SHEAR WALL
T	TREAD
T&G	TONGUE AND GROOVE
TEMP	TEMPERED
TN	TOE NAIL
TG	TOP OF CURB
TS	TUBE STEEL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	WASHER
WD	WITH
W.O.	WHERE OCCURS
WP	WATERPROOF

SHEET INDEX

CS-1	COVER SHEET
C-1.1	SITE PLAN
C-1.2	SITE PLAN
C-2	PARKING PLAN
C-3	DETAILS
L-1	LANDSCAPE PLAN
E-1	LIGHTING / PHOTOMETRIC PLAN
A-0	SCHEDULES AND NOTES
A-1	(E) FLOOR PLAN /DEMO PLAN
A-2	PROPOSED FLOOR PLAN
A-3	PROPOSED ROOF PLAN
A-4.1	PROPOSED ELEVATIONS
A-4.2	PROPOSED ELEVATIONS AND TRASH ENCLOSURE
A-5	WINDOW DETAILS
PH-1	PHOTOGRAPHS
PH-2	PHOTOGRAPHS

BUILDING INFORMATION

BUILDING TYPE	V-A, SPRINKLED
OCCUPANCY	A-3
A.P.N. #	0086-062-010

CODES & STANDARDS

2007 CALIFORNIA BUILDING CODE
2007 CALIFORNIA PLUMBING CODE
2007 CALIFORNIA MECHANICAL CODE
2007 CALIFORNIA ELECTRICAL CODE
2007 CALIFORNIA FIRE CODE
2007 CA ENERGY CODE

PROJECT DESCRIPTION

4454 S.F. ADDITION TO (E) 5444 S.F. CHURCH

AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE REQUIRED FOR THE ENTIRE FACILITY. SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH NFPA 13.

A MANUAL AND AUTOMATIC FIRE ALARM SYSTEM SHALL BE REQUIRED FOR THIS OCCUPANCY.

A KNOX BOX KEY LOCKING SYSTEM SHALL BE INSTALLED ON THE EXTERIOR WALL OF THE MAIN BUILDING AND A SET OF KEYS PROVIDED TO THE FIRE DEPARTMENT.

ADDRESS SHALL HAVE MINIMUM 6" NUMERALS, HIGH CONTRAST TO THE BACKGROUND.

LOT AREA	=43,586 S.F.	
(E) LOT COVERAGE	=3,449 S.F.	= 9.06%
PROPOSED LOT COVERAGE	=8,045 S.F.	= 20.78%
FLOOR AREA RATIO	=0.21	
LANDSCAPE PROPOSED		
• INSIDE PROPERTY	=7,410 S.F.	= 17.00%
• ALONG MILITARY WEST	=10,655 S.F.	
TOTAL LANDSCAPE PROPOSED	=26,065 S.F.	

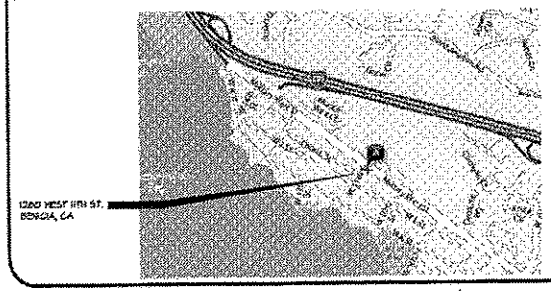
PARKING CALCULATION

PROPOSED	TYPE OF SPACE	WIDTH & LENGTH
12 SPACES	NONPARALLEL	8.0'x16.0'
35 SPACES	NONPARALLEL	9.0'x18.0'
3 SPACES	PARALLEL	8.0'x22.0'
1 SPACE	A.D.A. STANDARD	9.0'x18.0'
1 SPACE	A.D.A. VAN ACCESSIBLE	9.0'x18.0'

REQUIRED PARKING SPACES: (SANCTUARY) 182 SEATS + CHOIR 50 SEATS = 232 SEATS / 4 = 58 PARKING SPACES

PROPOSED PARKING SPACES: 48 TOTAL + A.D.A. ACCESSIBLE

VICINITY MAP



PROJECT OWNER:	SOLOMON MISSIONARY BAPTIST CHURCH CONTACT: JAMES JUDKINS 1280 WEST 11th STREET BENICIA, CA 94510 PHONE: (707) 642-2859
PROJECT MANAGER:	MARVIN L. KINNEY ACK ENGINEERING AND SURVEYING 800 MARIN ST., SUITE #5 VALLEJO, CA 94590 PHONE: (707) 646-8818

RECEIVED
SEP 9 2008
CITY OF BENICIA
COMMUNITY DEVELOPMENT

REVISIONS	BY
1 CITY COMMENTS	

A.C.K. Engineering & Surveying
800 Marin St. #5
Vallejo, CA 94590
Ph. 707.646.8818
Fax 707.646.9243

COVER SHEET
KING SOLOMON MISSIONARY BAPTIST CHURCH
1280 WEST 11th STREET
BENICIA, CA

REGISTERED PROFESSIONAL ENGINEER
MARVIN L. KINNEY
CIVIL
No. 18863
Exp. 12/31/08
STATE OF CALIFORNIA

DRAWN: MK
CHECKED: MK
DATE: 08/08/07
SCALE: NONE
JOB NO. 0706

SHEET
CS-1
OF ∞ SHEET

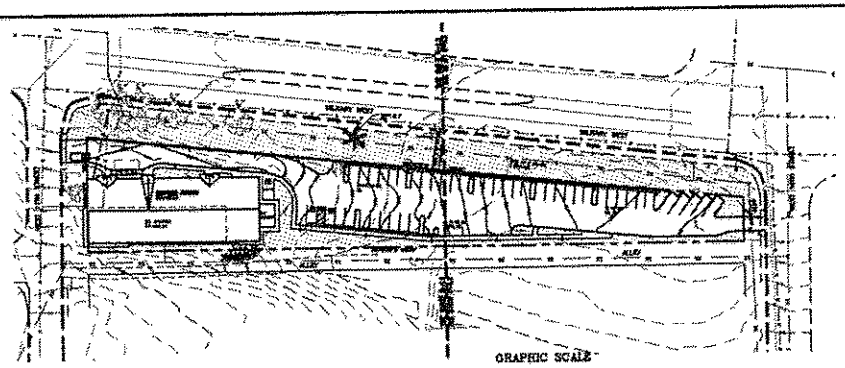
LEGEND:

P.P. = POWER POLL
C.&G. = CURB & GUTTER
G.B. = GRADE BREAK
T.W. = TOP OF WALL
B.W. = BOTTOM OF WALL
TC = TOP OF CURB
R.O.W. = RIGHT OF WAY
BEW = BACK EDGE OF WALK
LP = LIGHT POST
F.G. = FINISH GRADE
F.F. = FINISH FLOOR
F.P. = FINISH PAVEMENT
INV. EL. = INVERT ELEVATION
P.U.E. = PRIVATE UTILITY EASEMENT

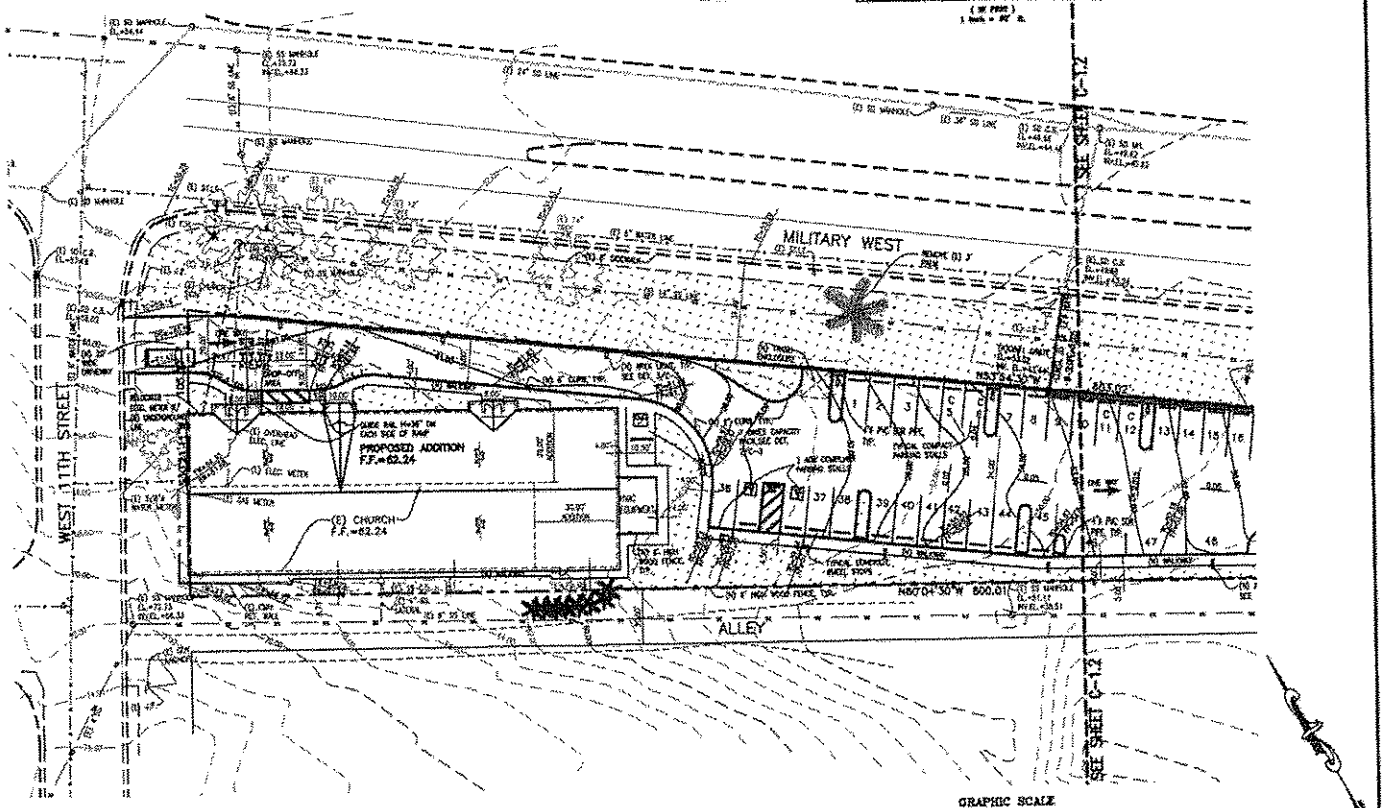
(E)CONTOUR LINE
(H)CONTOUR LINE
(E) PROPERTY LINE TO REMAIN
TELEPHONE LINE/CONDUIT
CABLE TV LINE/CONDUIT
GAS LINE
WATER LINE
ELECTRICAL LINE/CONDUIT
STORM DRAIN LINE
SANITARY SEWER LINE
FIBER ROLL

S.S. MANHOLE (N) (E)
S.S. CLEANOUT C.O.
(E) CATCH BASIN
(N) CATCH BASIN
WATER METER
JUNCTION BOX
ELECTRICAL METER
STREET LIGHT S/L
GAS VALVE
WATER VALVE
FIRE HYDRANT
SPRINKLER CONTROL
FOUND MONUMENT
PAC BELL MANHOLE P.B.
STREET SIGN
NEW CONCRETE RETAINING WALL
NEW LANDSCAPE
TELEPHONE
GAS METER
CABLE TV
POLE BOX
AREA LIGHT
(E) TREE
(N) TREE
DETAIL SYMBOL
SLOPE
STREET LIGHT (ST.LT.) (N) (E)

LOT AREA	=43,346 S.F.	
(E) LOT COVERAGE	=8,144 S.F.	= 9.0%
PROPOSED LOT COVERAGE	=9,045 S.F.	= 20.78%
FLOOR AREA RATIO	=0.2	
LANDSCAPE PROPOSED:		
- INSIDE PROPERTY	=7,410 S.F. = 17.00%	
- ALONG MILITARY WEST	=18,655 S.F.	
TOTAL LANDSCAPE PROPOSED	=26,065 S.F.	



KEY PLAN



SITE PLAN

REVISIONS	BY
1 07/08/08	HP

A.C.K. Engineering & Surveying
600 Morris St. #5
Benicia, CA 94510
Ph (707) 746-8616
Fax (707) 746-7345

SITE PLAN
KING SOLOMON MISSIONARY BAPTIST CHURCH
1280 WEST 11th STREET
BENICIA, CA

DRAWN HP
CHECKED HLK
DATE 06/04/07
SCALE
JOB NO. 07001

SHEET C-1.1
OF 1 SHEET

LEGEND:

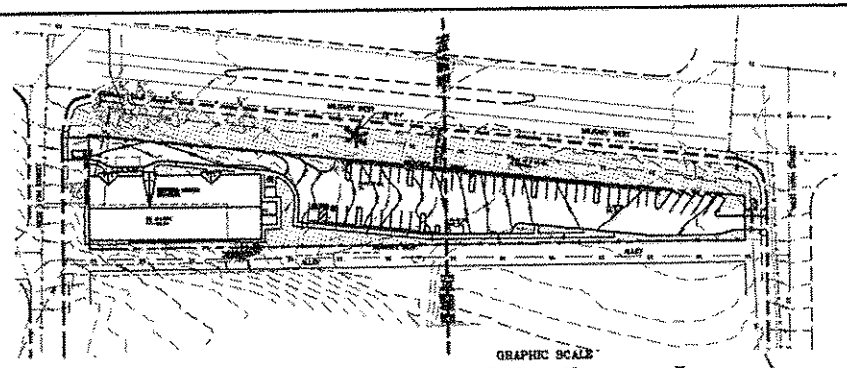
P.P. = POWER POLL
C.&G. = CURB & GUTTER
G.B. = GRADE BREAK
T.W. = TOP OF WALL
B.W. = BOTTOM OF WALL
TC = TOP OF CURB
R.O.W. = RIGHT OF WAY
BEW = BACK EDGE OF WALK
LP = LIGHT POST
F.G. = FINISH GRADE
F.F. = FINISH FLOOR
F.P. = FINISH PAVEMENT
INV. EL. = INVERT ELEVATION
P.U.E. = PRIVATE UTILITY EASEMENT

(E)CONTOUR LINE
(N)CONTOUR LINE
(E) PROPERTY LINE TO REMAIN
TELEPHONE LINE/CONDUIT
CABLE TV LINE/CONDUIT
GAS LINE
WATER LINE
ELECTRICAL LINE/CONDUIT
STORM DRAIN LINE
SANITARY SEWER LINE
FIBER ROLL

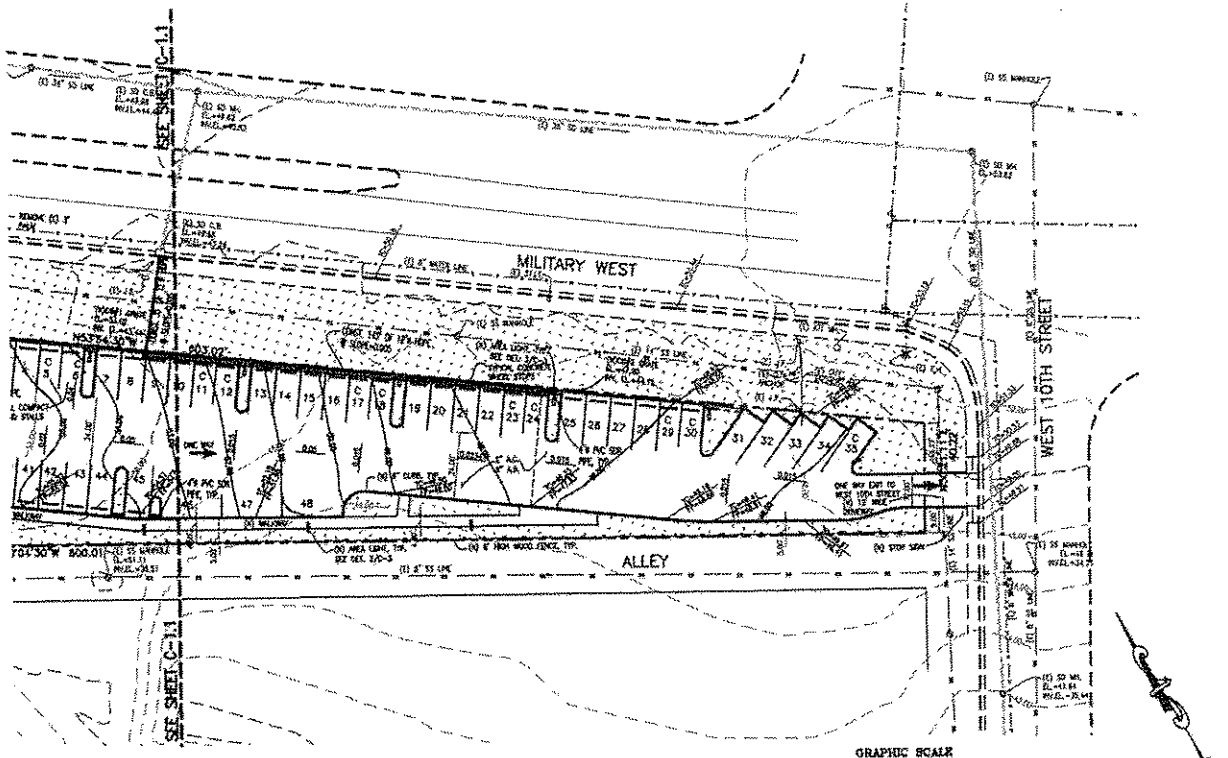
S.S. MANHOLE (N) (E) S.S. CLEANOUT C.O.
(E) CATCH BASIN (N) CATCH BASIN

WATER METER — TELEPHONE
JUNCTION BOX — GAS METER
ELECTRICAL METER — CABLE TV
STREET LIGHT S/L — PG&E BOX
GAS VALVE — AREA LIGHT
WATER VALVE — (E) TREE
FIRE HYDRANT — (N) TREE
SPRINKLER CONTROL — DETAIL SYMBOL
FOUND MONUMENT ⊗ORB — SLOPE
PAC BELL MANHOLE P.B.O — STREET LIGHT (ST.LT.) (N) (E)
STREET SIGN
NEW CONCRETE RETAINING WALL
NEW LANDSCAPE

LOT AREA	=43,596 S.F.	
(E) LOT COVERAGE	=5,444 S.F.	= 12.5%
PROPOSED LOT COVERAGE	=9,049 S.F.	= 20.76%
FLOOR AREA RATIO	=0.21	
LANDSCAPE PROPOSED		
- INSIDE PROPERTY	=7,410 S.F.	= 17.00%
- ALONG MILITARY WEST	=18,655 S.F.	
TOTAL LANDSCAPE PROPOSED	=26,065 S.F.	



KEY PLAN



SITE PLAN

REVISIONS	BY
1 PLANNING	

A.C.K. Engineering & Surveying
609 Main St #5
Benicia, CA 94510
Phone (707) 746-7600
Fax (707) 746-7601

SITE PLAN
KING SOLOMON MISSIONARY BAPTIST CHURCH
1280 WEST 11th STREET
BENICIA, CA

DRAWN BY
CHECKED
DATE
SCALE
JOB NO.

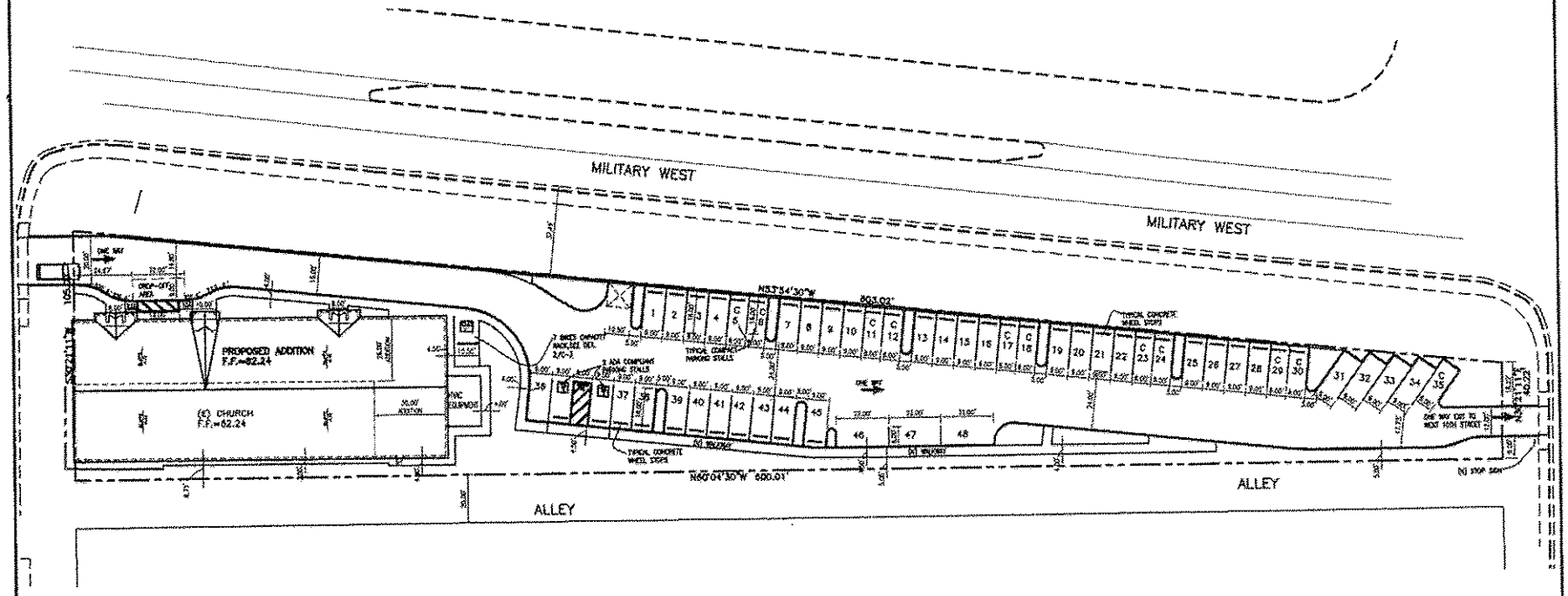
SHEET C-1.2
OF SHEET

PARKING CALCULATION

PROPOSED	TYPE OF SPACE	WIDTH X LENGTH
12 SPACES	NONPARALLEL	9.0'x18.0'
35 SPACES	NONPARALLEL	9.0'x18.0'
5 SPACES	PARALLEL	9.0'x22.0'
1 SPACE	A.D.A STANDARD	9.0'x18.0'
1 SPACE	A.D.A. VAN ACCESSIBLE	9.0'x18.0'

REQUIRED PARKING SPACES: (SANCTUARY) 162 SEATS + CHOIR 50 SEATS = 212 SEATS / 4 = 48 PARKING SPACES

PROPOSED PARKING SPACES: 48 TOTAL + A.D.A. ACCESSIBLE



PARKING PLAN

GRAPHIC SCALE

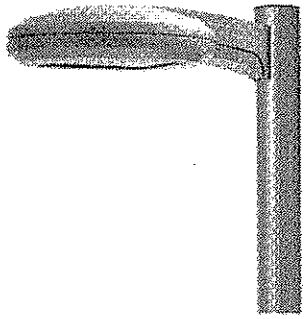
REVISIONS	BY
1 07/06/05	KP

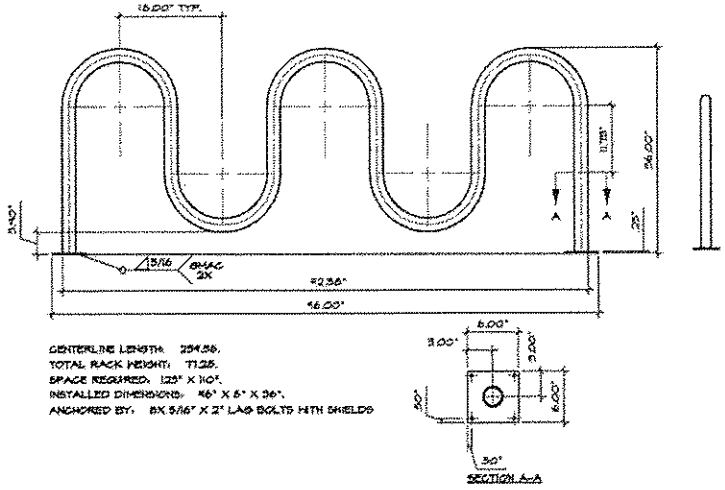
A.C.K. Engineering & Surveying
600 Main St. #5
Vallejo, CA 94590
707-644-3633
Fax 707-644-3643

PARKING PLAN
KING SOLOMON MISSIONARY BAPTIST CHURCH
1280 WEST 11th STREET
BENICIA, CA

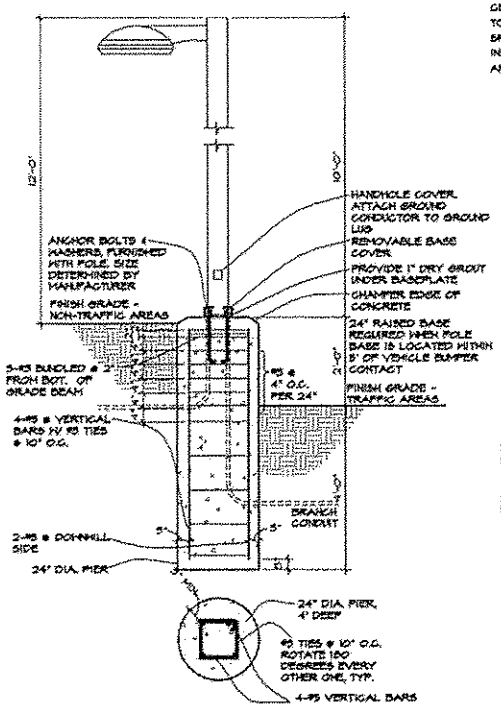
DRAWN KP
CHECKED M.K.
DATE 06/06/05
SCALE
JOB NO. 0706

SHEET
C-2
OF 4 SHEET

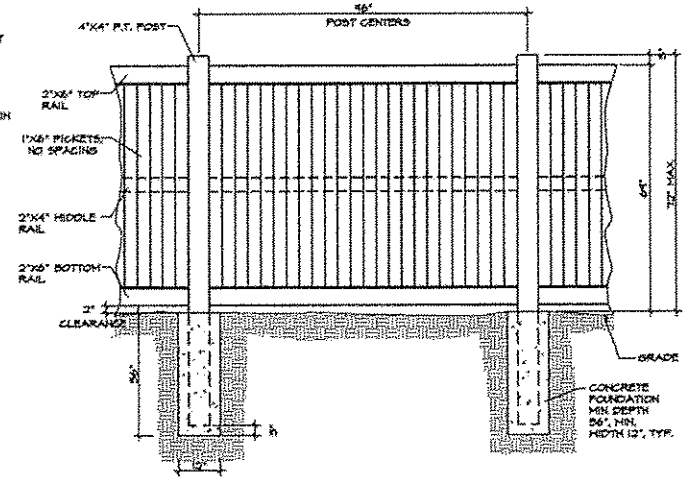




2 C-3 7 BIKE CAPACITY WAVE RACK, TYP.
SCALE: NTS



3 C-3 AREA LIGHT DETAIL
SCALE: NTS



1 C-3 WOOD FENCE DETAIL, TYP.
SCALE: 3/4"=1'-0"

REVISIONS	BY
1	

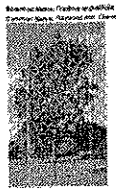
A.C.K. Engineering & Surveying
620 Main St. #5
Benicia, CA 94510
(707) 746-8300
(707) 746-8315
(707) 644-2943

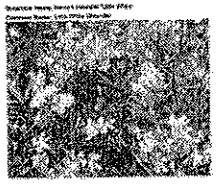
DETAILS
KING SOLOMON MISSIONARY BAPTIST CHURCH
1280 WEST 11th STREET
BENICIA, CA

NATIONAL PROFESSIONAL ENGINEER
MICHAEL L. KOSTER
CIVIL
No. 18883
STATE OF CALIFORNIA

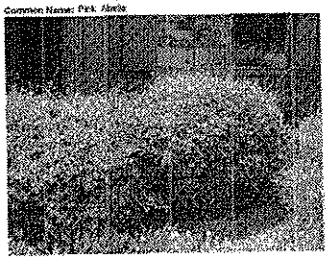
DRAWN BY
CHECKED: MLK
DATE: 09/01/07
SCALE: AS SHOWN
JOB NO. 0708

SHEET
C-3
OF # SHEET

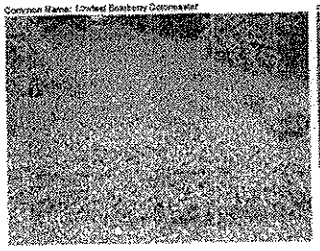


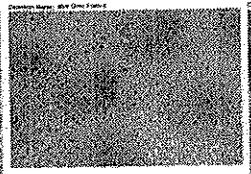


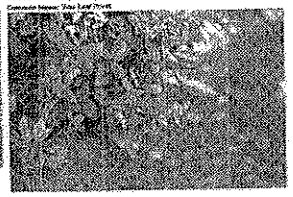
Botanical Name: Abelia X grandiflora 'Edward Goucher'
Common Name: Pink Abelia

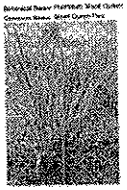


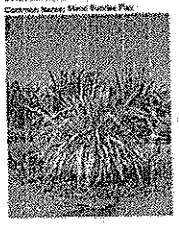
Botanical Name: Cotoneaster dammeri 'Lowfast'
Common Name: Lowfast Bearberry Cotoneaster

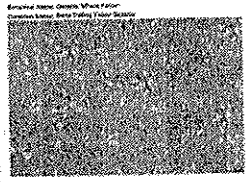


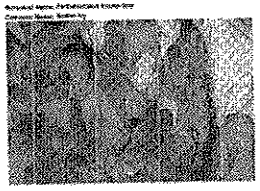


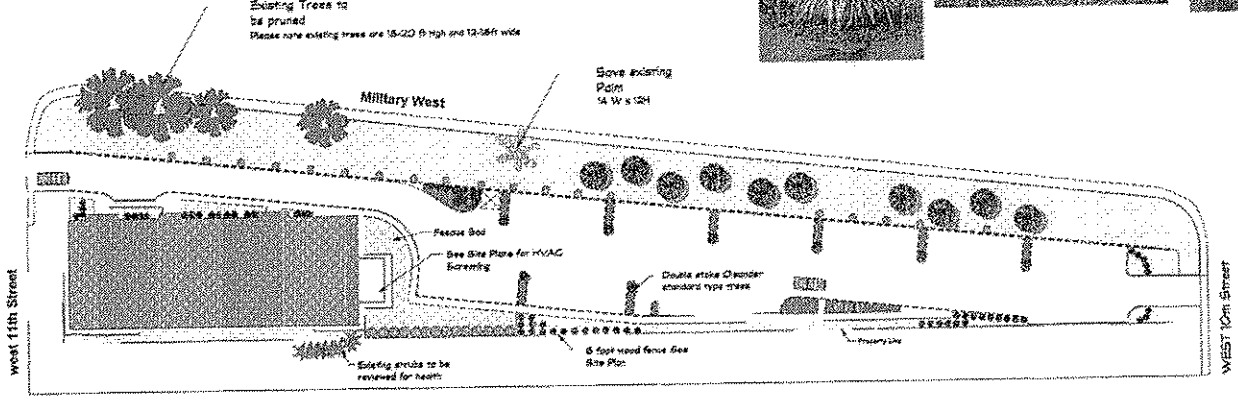












Plant Legend

- Fraxinus o 'Raywood' 15gal 25Hx25w
- Nerium oleander standard color varies 15gal 8Hx4W
- Abelia g 'Edward Goucher' 5gal 4Hx4W
- Ligustrum j 'Texanum' 5gal 4Hx4W
- Pittosporum t. 1gal 12Wx5H
- Phormium 'Maori Queen' 5 gal 4Hx4W
- Phormium 'Maori Queen' 5 gal 4Hx4W
- Gazania rotting yellow from fare
- Cotoneaster d. 'Lowfast' 1gal 8Hx 10W plant 6-8ft O.C.
- Festuca o. 'Sierra Blue' 1gal 12in. x12in. plant at 12in o.c.
- Fescue sod lawn

Planting Data

Lot area = 43,566 S.F.
Landscape Proposed
- Inside property = 6,939 s.f. = 15.93%
- Along Military West = 18,553 s.f.
Total Landscape Proposed = 25,800 s.f.

Irrigation Notes

All areas to receive automatic irrigation. With the exception of the lawn all systems to be drip type.

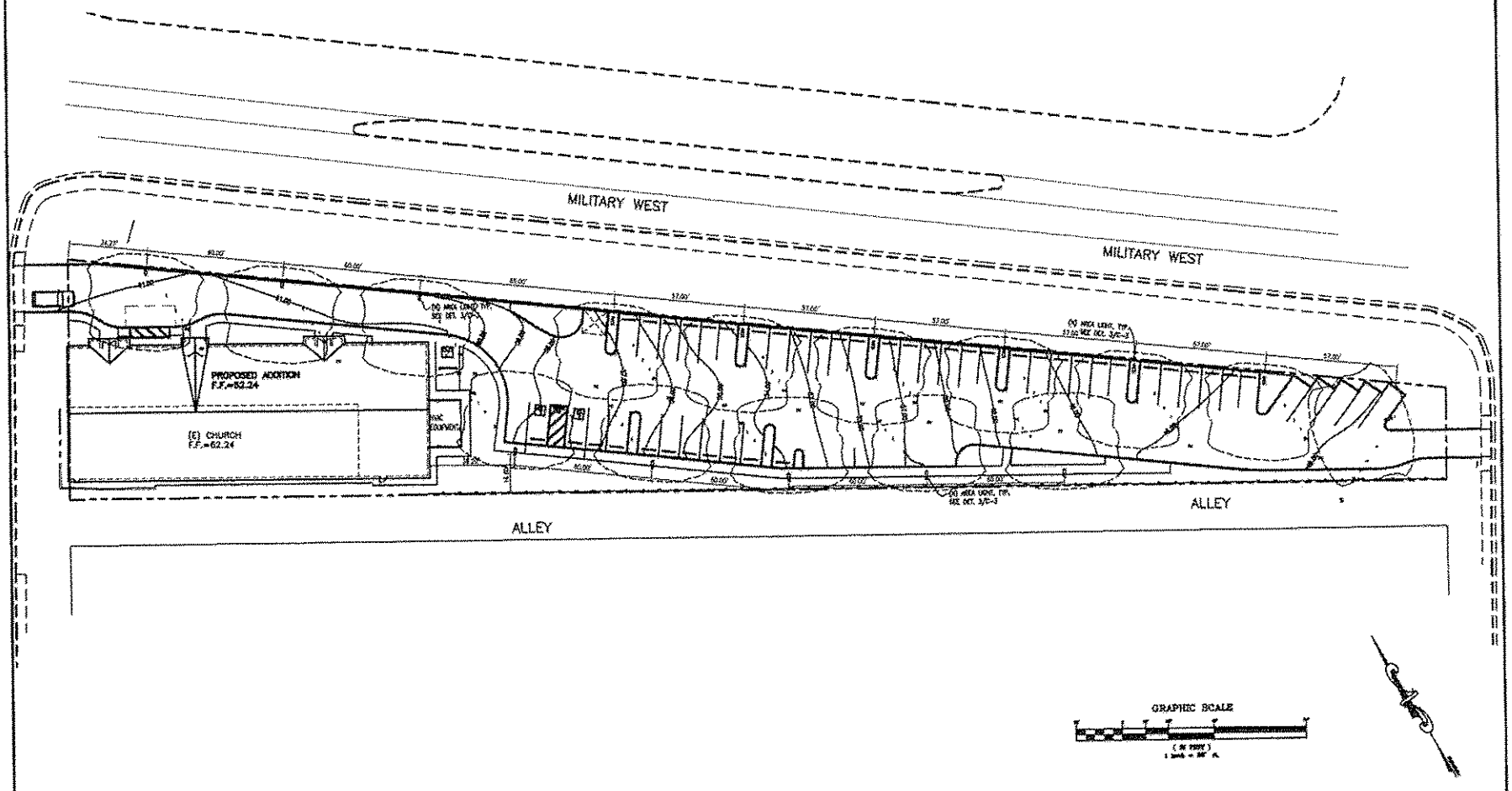
King Solomon Missionary Baptist Church
1260 West 11th Street
Benicia, Ca.

michael w. moore Landscape
1316 Roleen Dr - Vallejo California
Phone 707-642 8690
State license #1678

Rev #:
Date: 5-28-08
Scale= 1" = 30'

L- 1

LIGHTING FIXTURE SCHEDULE							
SYMBOL	MANUFACTURER	DESCRIPTION	LAMPS	WATTS	VOLTAGE	MOUNTING	QUANTITY
	LITHONIA LIGHTING MRI-400M-SR4SC	ARCHITECTURAL ARM-MOUNTED CUTOFF LUMINAIRE WITH SR4SC	400W CLEAR METAL HALIDE	100	240	ROUND POLE, H=10' TOTAL H=12'	15



REVISIONS	BY
1	

A.C.K. Engineering & Surveying

LIGHTING / PHOTOMETRIC PLAN
KING SOLOMON MISSIONARY BAPTIST CHURCH
1280 WEST 11th STREET
BENICIA, CA

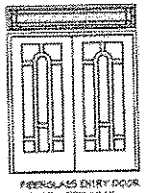
DRAWN
CHECKED
DATE
SCALE
JOB NO.

SHEET
E-1
OF SHEET

DOOR SCHEDULE

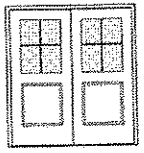
MARK	SIZE	FRAME	FIRE RATING	HARDWARE	STYLE	NOTES
1	DBL. 3'-0"x6'-8"	WOOD	20 MIN.	PANIC	D1 W/ 14" TRANSOME	EXTERIOR
2	DBL. 3'-0"x6'-8"	WOOD	20 MIN.	PANIC	D1 W/ 14" TRANSOME	EXTERIOR
3	DBL. 3'-0"x6'-8"	WOOD		PANIC	D2	EXTERIOR
4	3'-0"x6'-8"	WOOD		PANIC	D2	EXTERIOR
5	DBL. 3'-0"x6'-8"	WOOD		PANIC	D1 W/ 14" TRANSOME	EXTERIOR
6	DBL. 2'-8"x6'-8"	WOOD	20 MIN.	PANIC	D3 - W/ 3/4HR. RATED VISION PANEL	INTERIOR
7	2'-8"x6'-8"	WOOD			D2	INTERIOR
8	3'-0"x6'-8"	WOOD	20 MIN.		D2	INTERIOR
9	2'-8"x6'-8"	WOOD	20 MIN.		D2	INTERIOR
10	2'-8"x6'-8"	WOOD	20 MIN.		D2	INTERIOR
11	3'-0"x6'-8"	WOOD	20 MIN.		D2	INTERIOR
12	3'-0"x6'-8"	WOOD	20 MIN.		D2	INTERIOR
13	3'-0"x6'-8"	WOOD	20 MIN.		D3 - W/ 3/4HR. RATED VISION PANEL	INTERIOR
14	3'-0"x6'-8"	WOOD	20 MIN.		D4 - W/ 3/4HR. RATED VISION PANEL	INTERIOR
15	3'-0"x6'-8"	WOOD	20 MIN.		D4	INTERIOR
16	DBL. 2'-8"x6'-8"	WOOD	20 MIN.	PANIC	D3 - W/ 3/4HR. RATED VISION PANEL	INTERIOR
17	3'-0"x6'-8"	WOOD	20 MIN.		D2	INTERIOR
18	3'-0"x6'-8"	WOOD	20 MIN.		D2	INTERIOR
19	3'-0"x6'-8"	WOOD	20 MIN.		D2	INTERIOR
20	3'-0"x6'-8"	WOOD	20 MIN.		D2	INTERIOR
21	3'-0"x6'-8"	WOOD			D2	INTERIOR
22	3'-0"x6'-8"	WOOD			D2	INTERIOR
23	3'-0"x6'-8"	WOOD			D4 - W/ VISION PANEL	INTERIOR
24	2'-8"x6'-8"	WOOD			D2	INTERIOR
25	DBL. 2'-8"x6'-8"	WOOD	20 MIN.	PANIC	D3 - W/ 3/4HR. RATED VISION PANEL	INTERIOR
26	2'-8"x6'-8"	WOOD	20 MIN.		D2	INTERIOR

DOOR TYPES

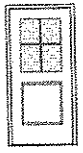


FIBERGLASS ENTRY DOOR
COLOR: WESTERN OAK
STYLE - D1

STYLE - D2



STYLE - D3 W/ SAFETY GLAZING



STYLE - D4 W/ SAFETY GLAZING

OCCUPANCY CALCULATIONS

NUMBER	LOCATION	AREA (S.F.)	MIN. FLOOR AREA PER OCCUPANT	OCCUPANT LOAD
100	FOYER	311	0	0
101	SANCTUARY	3218	18.2 SEATS + 3 ADA	166
102	ALTER	296	15	20
103	CHOIR	455	3.5 SEATS	30
104	BAPTISTERY	270	100	3
105	CLOSET	20	0	0
106	STORAGE	49	0	0
107	OFFICE	227	100	3
108	WOMEN R.ROOM	175	100	2
109	MEN R.ROOM	175	100	2
110	CLASSROOM	524	20	16
111	CLASSROOM	324	20	16
112	HALL	629	0	0
113	DRESSING ROOM	184	50	4
114	MEN R.ROOM	175	100	2
115	WOMEN R.ROOM	175	100	2
116	STORAGE	28	0	0
117	PANTRY	55	0	0
118	KITCHEN	524	100	5
119	SOCIAL HALL	1315	15	88
120	OFFICE	206	100	3
121	STORAGE	77	0	0
122	JANITOR	65	100	1

EXITING CALCULATION

MAIN EXIT K
#101 - 84 OCC.
#102 - 20 OCC.
#103 - 54 OCC.
#104 - 3 OCC.
TOTAL = 161 OCC.x0.2"
=32" REQUIRED
PROVIDED - 72"

EXIT M
#105 - 3 OCC.
#106 - 81 OCC.
TOTAL = 84 OCC.x0.2"
=17" REQUIRED
PROVIDED - 72"

EXIT N
#115 - 3 OCC.
TOTAL = 3 OCC.x0.2"
=1" REQUIRED
PROVIDED - 36"

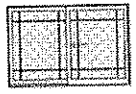
EXIT P
#101 - 84 OCC.
#108 - 4 OCC.
#109 - 2 OCC.
#114 - 2 OCC.
#115 - 2 OCC.
#120 - 3 OCC.
#122 - 1 OCC.
TOTAL = 98 OCC.x0.2"
=19" REQUIRED
PROVIDED - 72"

EXIT R
#107 - 2 OCC.
#108 - 2 OCC.
#109 - 2 OCC.
#110 - 16 OCC.
#111 - 16 OCC.
TOTAL = 38 OCC.x0.2"
=8" REQUIRED
PROVIDED - 36"

WINDOW SCHEDULE - WHITE VINYL

MARK	WIDTH	HEIGHT	SILL HT.	STYLE	NOTES
1	2'-0"	4'-10"	3'-0"	W8-FIXED	
2	2'-0"	5'-10"	2'-0"	W-FIXED WITH 2" SINGLE ROUND TOP	
3	2'-0"	5'-10"	2'-0"	W-FIXED WITH 2" SINGLE ROUND TOP	
4	2'-0"	4'-10"	3'-0"	W8-FIXED	
5	2'-0"	4'-10"	2'-0"	W2- SINGLE HUNG	
6	2'-0"	4'-10"	2'-0"	W2- SINGLE HUNG	
7	2'-0"	4'-10"	2'-0"	W2- SINGLE HUNG	
8	2'-0"	4'-10"	3'-0"	W8-FIXED	
9	2'-0"	4'-10"	2'-0"	W2- SINGLE HUNG	
10	2'-0"	4'-10"	2'-0"	W8-FIXED	
11	2'-0"	4'-10"	2'-0"	W2- SINGLE HUNG	
12	2'-0"	5'-10"	2'-0"	W-FIXED WITH 2" SINGLE ROUND TOP	
13	2'-0"	5'-10"	2'-0"	W-FIXED WITH 2" SINGLE ROUND TOP	
14	2'-0"	4'-10"	2'-0"	W8-FIXED	
15	2'-0"	4'-10"	1'-8"	W2- SINGLE HUNG	
16	2'-0"	4'-10"	1'-8"	W8-FIXED	
17	2'-0"	5'-10"	3'-0"	W-CASEMENT WITH 2" SINGLE ROUND TOP	
18	2'-0"	5'-10"	3'-0"	W-FIXED WITH 2" SINGLE ROUND TOP	SAFETY GLAZING
19	2'-0"	6'-10"	3'-0"	W-FIXED WITH 2" SINGLE ROUND TOP	SAFETY GLAZING
20	3'-0"	5'-10"	3'-0"	W-FIXED WITH 2" SINGLE ROUND TOP	SAFETY GLAZING
21	2'-0"	5'-10"	3'-0"	W-CASEMENT WITH 2" SINGLE ROUND TOP	
22	2'-0"	4'-10"	3'-0"	W8-FIXED	
23	2'-0"	4'-10"	3'-0"	W2- SINGLE HUNG	
24	2'-0"	4'-10"	3'-0"	W8-FIXED	
25	6'-0"	4'-0"	3'-0"	W1-SLIDER	
26	2'-0"	5'-10"	3'-0"	W2- SINGLE HUNG	
27	2'-0"	5'-10"	3'-0"	W2- SINGLE HUNG	
28	6'-0"	4'-0"	3'-0"	W1-SLIDER	
29	6'-0"	4'-0"	3'-0"	W1-SLIDER	
30	6'-0"	4'-0"	3'-0"	W1-SLIDER	
31	6'-0"	4'-0"	3'-0"	W1-SLIDER	
32	6'-0"	4'-0"	3'-0"	W1-SLIDER	
33	2'-0"	5'-10"	3'-0"	W2- SINGLE HUNG	
34	2'-0"	5'-10"	3'-0"	W2- SINGLE HUNG	
35	6'-0"	4'-0"	3'-0"	W1-SLIDER	
36	6'-0"	4'-0"	3'-0"	W1-SLIDER	
37	6'-0"	4'-0"	3'-0"	W1-SLIDER	
38	4'-0"	3'-0"	3'-0"	W1-SLIDER	3/4HR. RATED GLAZING

WINDOW TYPES



STYLE - W8

STYLE - W2

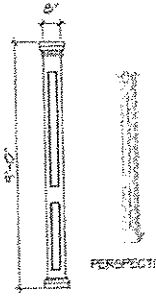
STYLE - W8

STYLE - W1

STYLE - W3

STYLE - W6

STYLE - W7



PERSPECTIVE

ELEVATION

COLUMNS AT MAIN ETRANCE

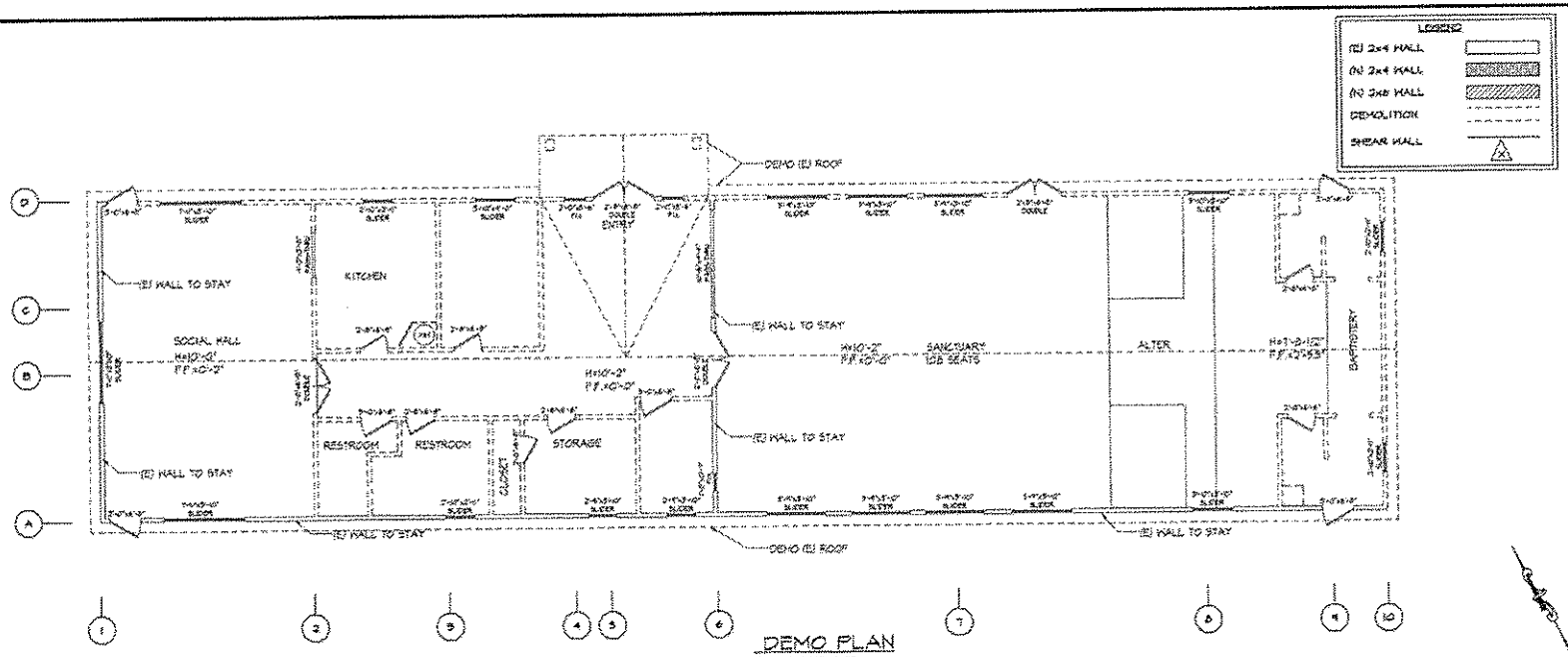
REVISIONS BY
1 STORAGE HP

A. C. K. Engineering & Surveying
405 Main St #5
Vacaville, CA 95690
(707) 447-1337
Fax (707) 447-2443

SCHEDULES AND NOTES
KING SOLOMON MISSIONARY BAPTIST CHURCH
1280 WEST 11th STREET
BENICIA, CA

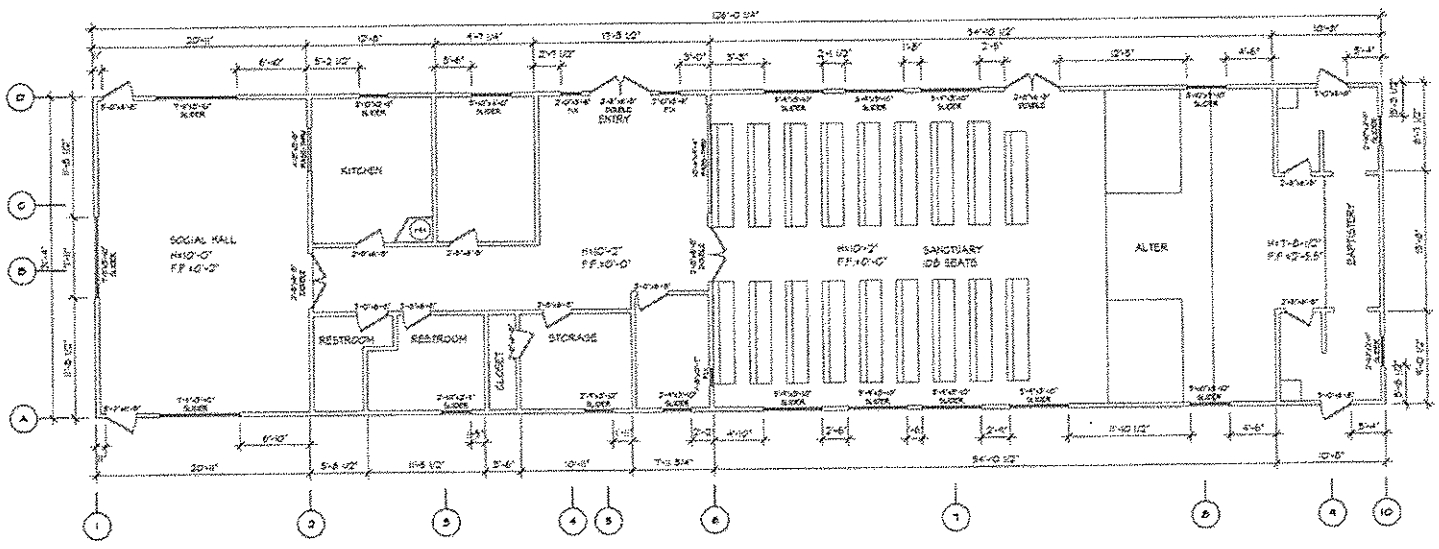
DRAWN BY
CHECKED MJK
DATE 12/09/07
SCALE N.A.S.
JOB NO. 07-09

SHEET
A-0
OF SHEET



DEMO PLAN

SCALE: 3/16"=1'-0"



(E) FLOOR PLAN

SCALE: 3/16"=1'-0"

REVISIONS	BY
1 01/04/08	AK

A.C.K. Engineering & Surveying

(E) FLOOR / DEMO PLAN

KING SOLOMON MISSIONARY BAPTIST CHURCH

1280 WEST 11th STREET

BENICIA, CA

DRAWN BY

CHECKED AK

DATE 12/04/07

SCALE AS NOTED

JOB NO. 07-08

SHEET

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OF 4 SHEET

GENERAL NOTES:

THE FOLLOWING NOTES REQUIRE MANDATORY COMPLIANCE BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS WORKING ON THIS PROJECT.

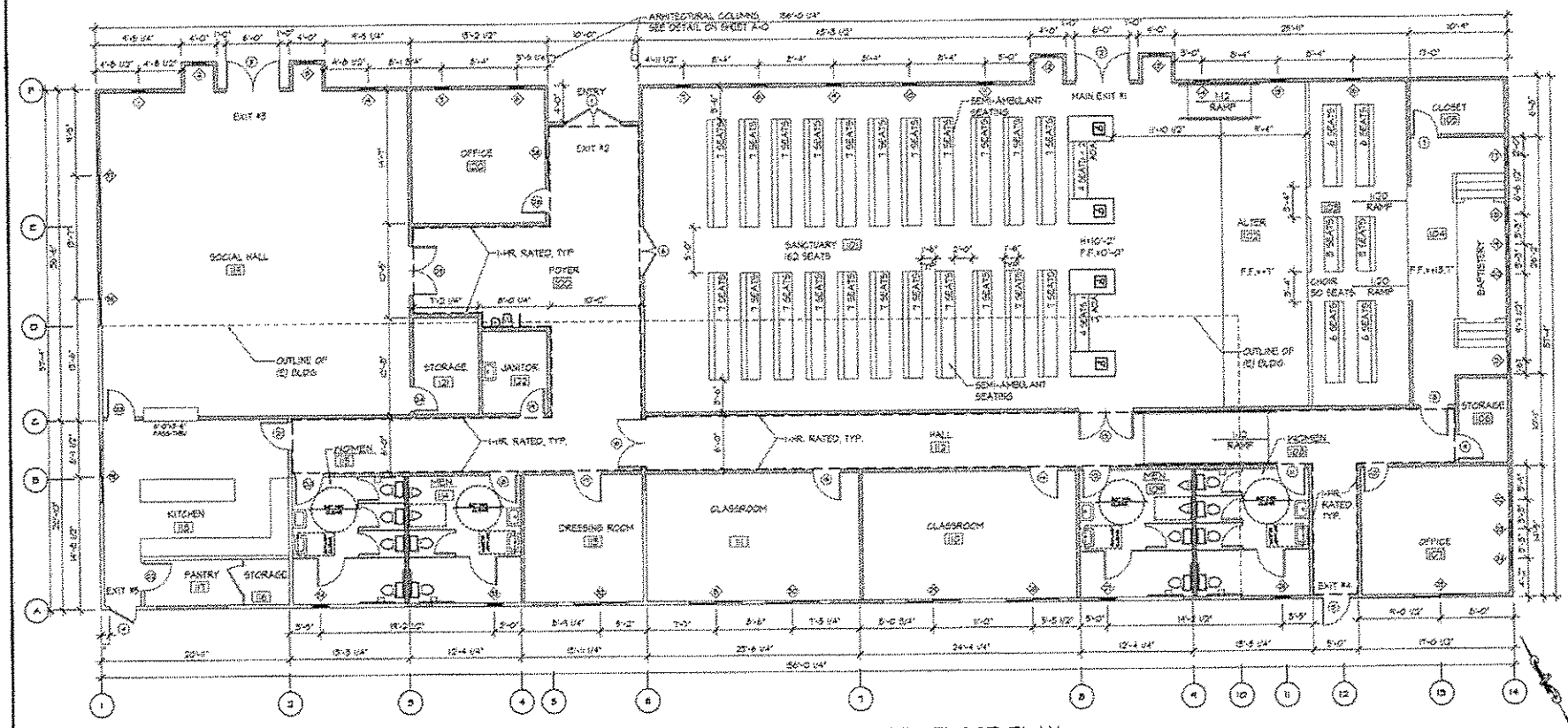
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2001 CALIFORNIA BUILDING, ELECTRICAL, PLUMBING, ENERGY AND MECHANICAL CODES AND CITY OF BENICIA BUILDING & HEALTH CODE AND TO INDUSTRY STANDARDS.
2. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 1 GRADE WITH A MINIMUM OF 1600 PSI IN BENDING. UNLESS OTHERWISE NOTED.
3. PROVIDE FIRE BLOCKING AS CALLED FOR IN CBC SECTION 708 AS FOLLOWS:
   A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT CEILING AND AT FLOOR LEVELS AND AT 10-FOOT INTERVALS ALONG THE LENGTH OF WALL.
   B. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AND AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIR IF THE WALL UNDER THE STAIR IS UNFINISHED.
   C. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS, WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
4. PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS
5. PROVIDE PRESSURE RELIEF VALVES AT HOT WATER HEATERS AND DRAIN TO THE OUTSIDE.
6. WATER CLOSET SHALL HAVE A MAXIMUM OF 1.6 GALLONS PER FLUSH
7. VENTING OF WASTE LINES SHALL BE CAST IRON OR COPPER U.O.N.
8. ALL WORK, MATERIAL AND CONSTRUCTION SHALL BE DONE IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF BENICIA SANITATION AND FLOOD CONTROL DISTRICT. CONTRACTOR SHALL HAVE A COPY AVAILABLE AT THE JOB SITE AT ALL TIMES.
9. EXISTING UTILITIES MUST NOT BE INTERRUPTED UNTIL THE UTILITY COMPANY HAS PROVIDED ALTERNATE SERVICE FACILITIES. THE CONTRACTOR SHALL COOPERATE AND COORDINATE HIS WORK WITH THE APPROPRIATE AGENCIES AND UTILITY COMPANIES.
10. APPROVAL OF THESE PLANS DOES NOT RELEASE THE DEVELOPER AND CONTRACTOR OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION OF THESE IMPROVEMENTS, PUBLIC INTEREST REQUIRES A MODIFICATION OF OR A DEPARTURE FROM THE SPECIFICATIONS AND DETAILS OF THE CITY OF BENICIA OR THOSE PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

ARCHITECTURAL NOTES:

1. ALL WINDOWS WITHIN 18 IN. OF THE FLOOR, AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE), ARE TO HAVE TEMPERED GLAZING.
2. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR GLASS DOORS SHOULD HAVE TEMPERED GLAZING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE.
3. LANDINGS & EXTERIOR DOORS SHALL NOT BE MORE THAN 1" LOWER THAN THE FLOOR LEVEL AT DOORS SWINGING AWAY FROM LANDING, OTHERWISE MAXIMUM OF 1 INCH THRESHOLD IS REQUIRED.
4. LANDINGS AT DOORS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44 INCHES.
5. INTERIOR STAIRS OF SIX (6) STEPS OR MORE SHALL HAVE THE REQUIRED LIGHTING IN THE IMMEDIATE VICINITY OF THE TOP AND BOTTOM OF THE STAIRS. LIGHTING SHALL BE CONTROLLED FROM TOP & BOTTOM OF EACH STAIR WITHOUT TRAVERSING ANY STEPS OF THE STAIRS.
6. WALLS AND CEILING OF ENCLOSED USABLE SPACE UNDER STAIRWAY SHALL BE OF 1-HR. FIRE-RESISTIVE CONSTRUCTION ON ENCLOSED SIDE.
7. CONTRACTOR TO CONSULT OWNER FOR COLOR & STYLE OF FLOORING AND WALL FINISHES.

LEGEND

(E) 2x4 WALL	
(N) 2x4 WALL	
(N) 2x6 WALL	
DEMOLITION	
SHEAR WALL	



PROPOSED FLOOR PLAN

SCALE: 3/8"=1'-0"

REVISIONS

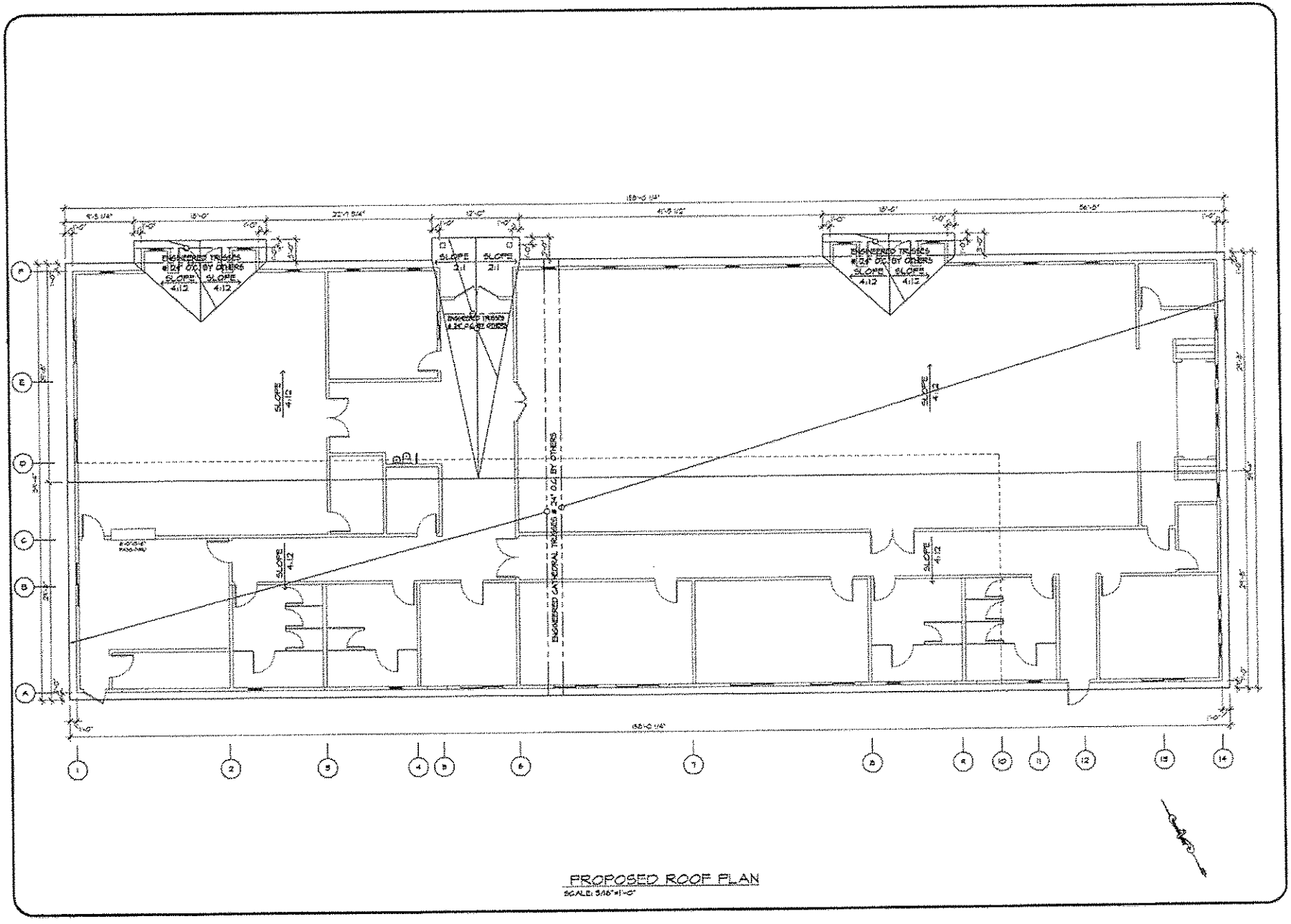
1	07/08/08	TF

A.C.K. Engineering & Surveying

PROPOSED FLOOR PLAN
KING SOLOMON MISSIONARY BAPTIST CHURCH
1280 WEST 11th STREET
BENICIA, CA

DRAWN TF
CHECKED HJC
DATE 12/18/07
SCALE 3/8"=1'
JOB NO. 0707

SHEET
A-2
OF 14 SHEET



REVISIONS	BY
1 07/08/08	MK

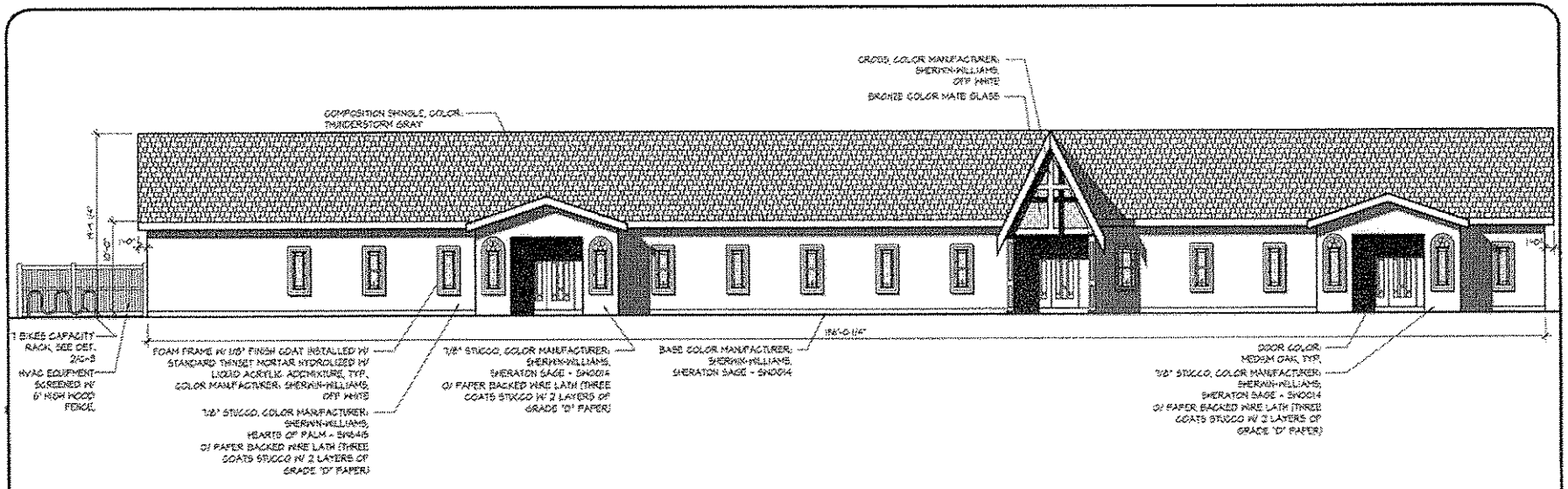
A.C.K. Drafting & Scanning
6100 Marin St. #5
Vallejo, CA 94591
Ph 707.644.5555
Fax 707.644.5443

PROPOSED ROOF PLAN
KING SOLOMON MISSIONARY BAPTIST CHURCH
1280 WEST 11th STREET
BENICIA, CA

REGISTERED PROFESSIONAL ENGINEER
MARTIN C. KOHLER
CIVIL
No. 17283
Exp. 6/30/08
STATE OF CALIFORNIA

DRAWN BY
CHECKED MCK
DATE 10/08/07
SCALE SCALE
JOB NO. 07-101

SHEET
A-3
OF ## SHEET



NORTH ELEVATION

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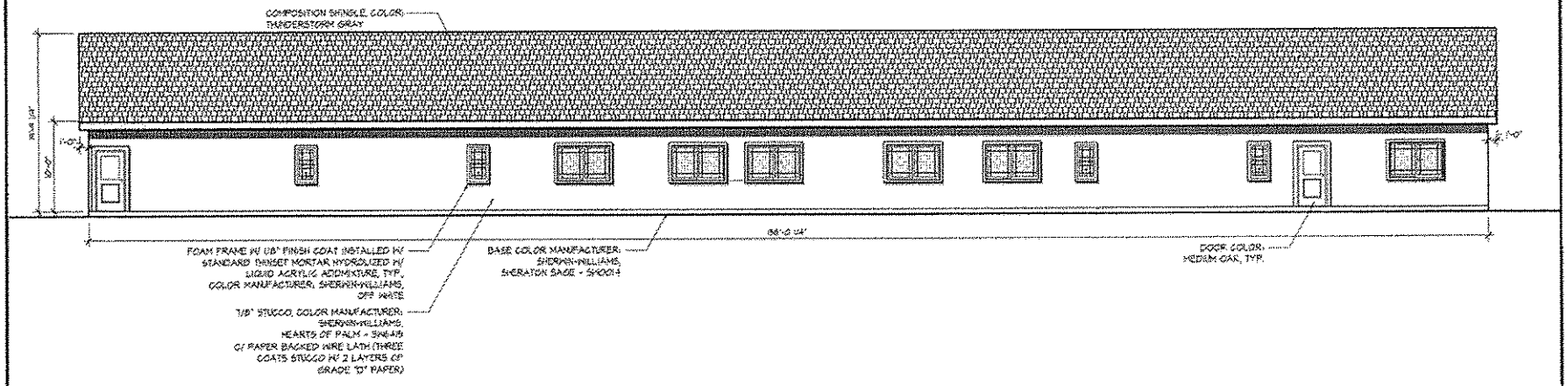

SOUTH ELEVATION

SCALE: 3/16"=1'-0"

REVISIONS	BY
1 07/08/08	RP

A.C.K. Engineering & Surveying
840 Morse St. #6
San Jose, CA 95126
ph.(408)-948-8218
fax(408)-944-9443

PROPOSED ELEVATIONS
KING SOLOMON MISSIONARY BAPTIST CHURCH
1280 WEST 11th STREET
BENICIA, CA

REGISTERED PROFESSIONAL ENGINEER
MARVIN L. KOMATSU
CIVIL
No. 18863
Exp. 12/31/09
STATE OF CALIFORNIA

DRAWN: RP
CHECKED: MLK
DATE: 12/18/07
SCALE: AS NOTED
JOB NO: 0708

SHEET
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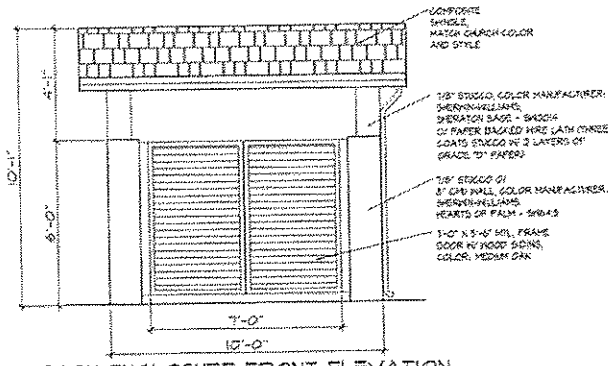
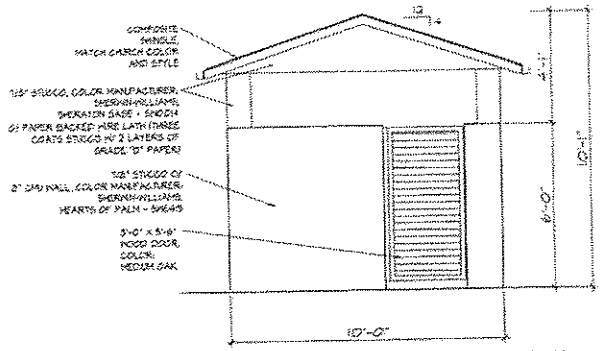
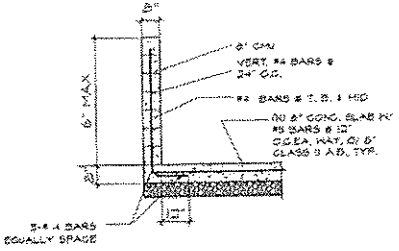
OF 14 SHEET



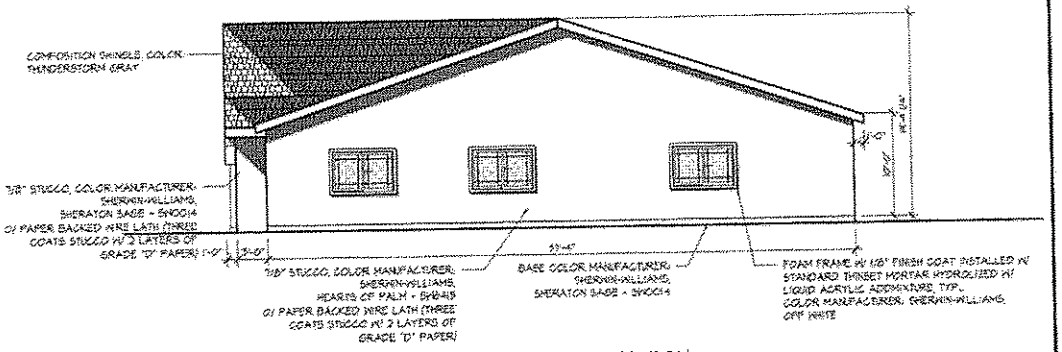
TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/2"=1'-0"



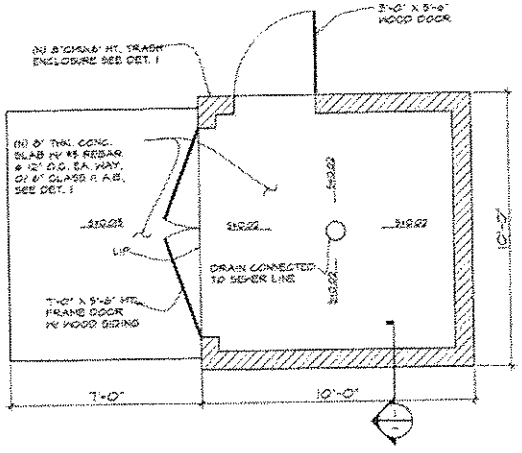
TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/2"=1'-0"



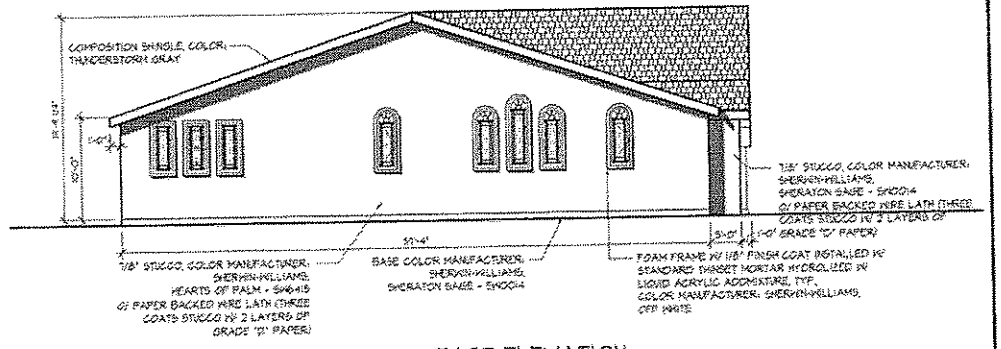
1 TRASH ENCLOSURE DETAIL
SCALE: NTS



WEST ELEVATION
SCALE: 3/16"=1'-0"



TRASH ENCLOSURE - PLAN VIEW
SCALE: 1/2"=1'-0"



EAST ELEVATION
SCALE: 3/16"=1'-0"

REVISIONS	BY
1 STUCCO/CLR	HT

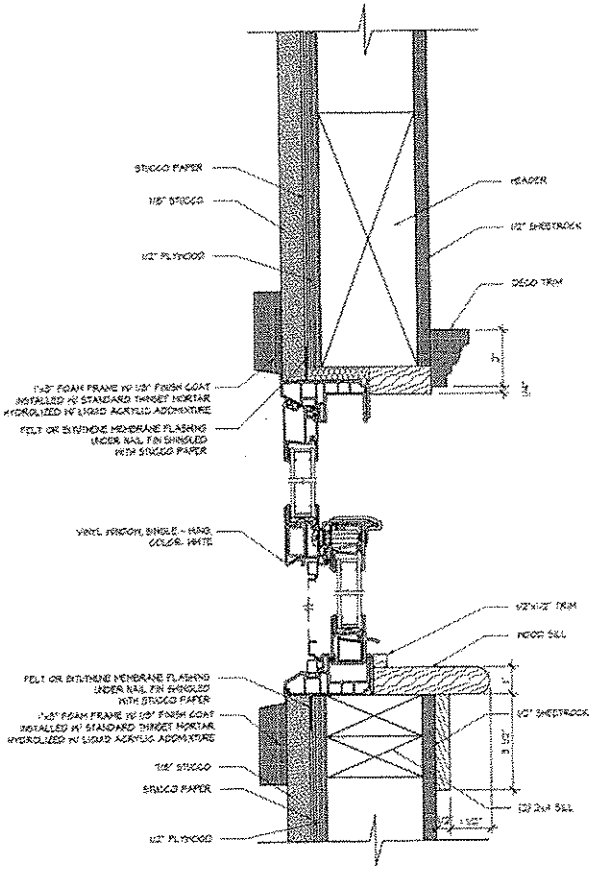
A. C. K. Engineering & Surveying
905 Main St. #5
Vallejo, CA 94590
Phone: 707-644-8615
Fax: 707-644-2443

PROPOSED ELEVATIONS & TRASH ENCLOSURE
KING SOLOMON MISSIONARY BAPTIST CHURCH
1280 WEST 11th STREET
BENICIA, CA

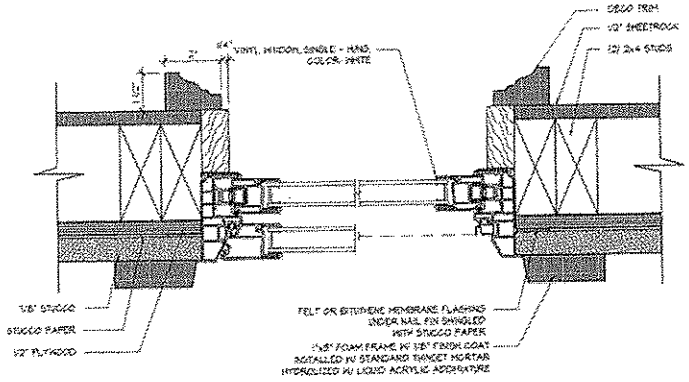
REGISTERED PROFESSIONAL ENGINEER — MICHAEL L. KOSTER — CIVIL — No. 13883 — STATE OF CALIFORNIA

DRAWN BY	
CHECKED	M.K.
DATE	12/06/07
SCALE	NOTED
JOB NO.	07006

SHEET
A-4.2
OF 10 SHEET



2 VINYL WINDOW HEAD AND SILL TYPICAL DETAIL
SCALE: 6"=1'-0"



1 VINYL WINDOW JAMB TYPICAL DETAIL
SCALE: 6"=1'-0"

REVISIONS	BY
1 4/18/08	MP

A.C.K. Engineering & Surveying
409 Main St. #3
Vallejo, CA 94590
(707) 644-5000
Fax (707) 644-5043

WINDOW DETAILS
KING SOLOMON MISSIONARY BAPTIST CHURCH
1280 WEST 11th STREET
BENICIA, CA

REGISTERED PROFESSIONAL ENGINEER
MARVIN L. KIRKPATRICK
CIVIL
No. 18892
Exp. 12/31/08
STATE OF CALIFORNIA

DRAWN BY
CHECKED MLK
DATE 10/30/07
SCALE SHAN
JOB NO. 0706

SHEET
A-5
OF 14 SHEET

PHOTO #6

PHOTO #3

PHOTO #2

PHOTO #5

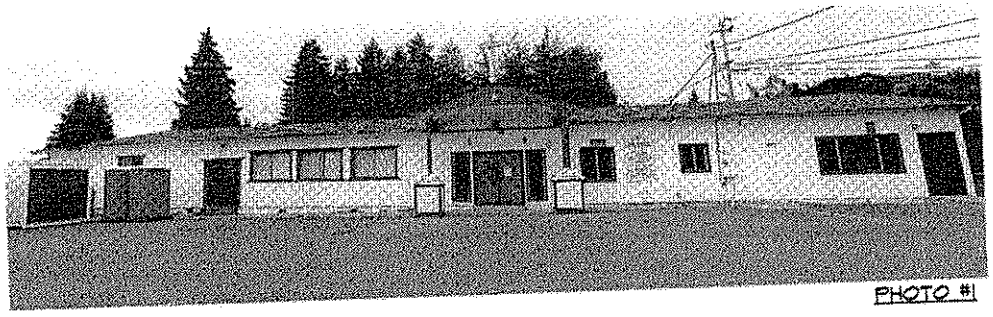


PHOTO #1

PHOTO #4

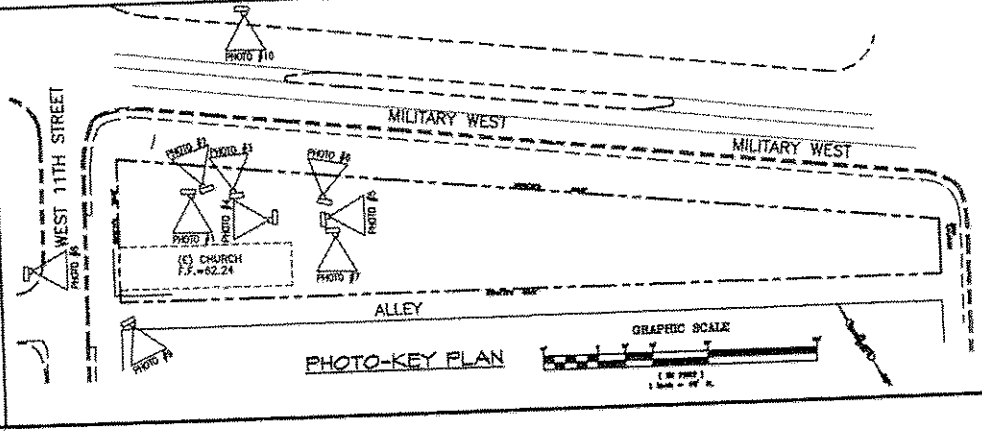


PHOTO-KEY PLAN

REVISIONS	
1	CHANGE

A.C.K. Engineering & Surveying
893 Main St #3
Vallejo, CA 94590
ph: 707-644-2311
fax: 707-644-2313

PHOTOGRAPHS
KING SOLOMON MISSIONARY BAPTIST CHURCH
1280 WEST 11th STREET
BENICIA, CA

DRAWN BY
CHECKED BY
DATE
SCALE
JOB NO.

SHEET
PH-1
OF 6 SHEET

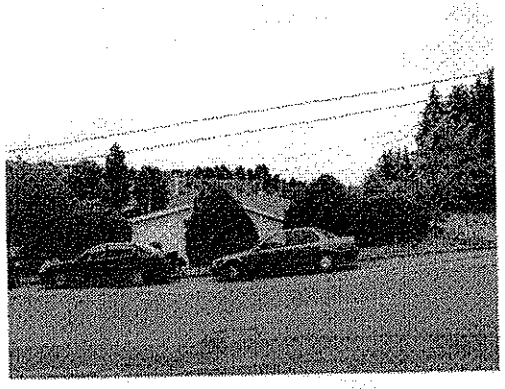


PHOTO #8

PHOTO #10

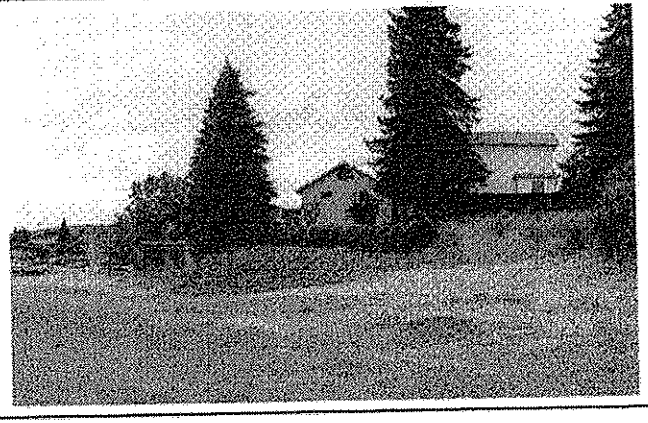


PHOTO #7

PHOTO #9

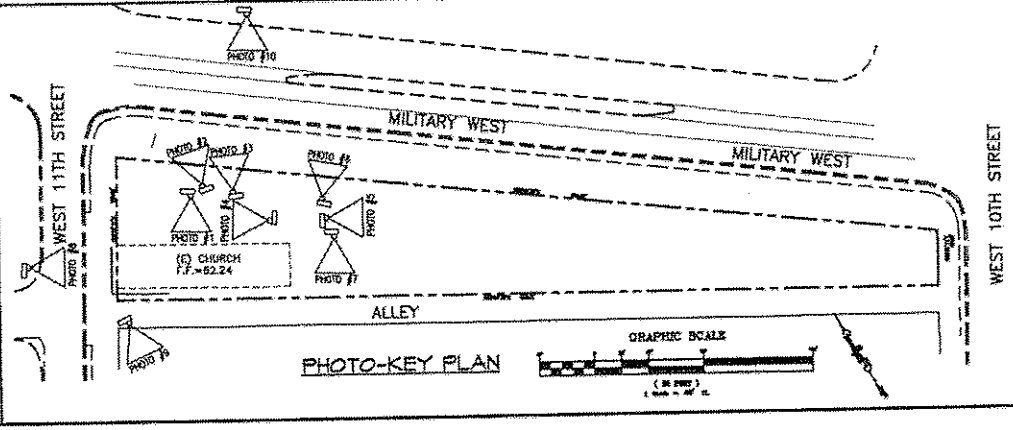


PHOTO-KEY PLAN

REVISIONS	BY
1 CITY REVIEW	AF

A.C.K. Engineering & Surveying
600 Main St #5
Vallejo, CA 94590
ph 707-644-3433
fax 707-644-3435

PHOTOGRAPHS
KING SOLOMON MISSIONARY BAPTIST CHURCH
1280 WEST 11th STREET
BENICIA, CA

DRAWN BY
CHECKED MJK
DATE
SCALE
JOB NO.

SHEET
PH-2
OF SHEET

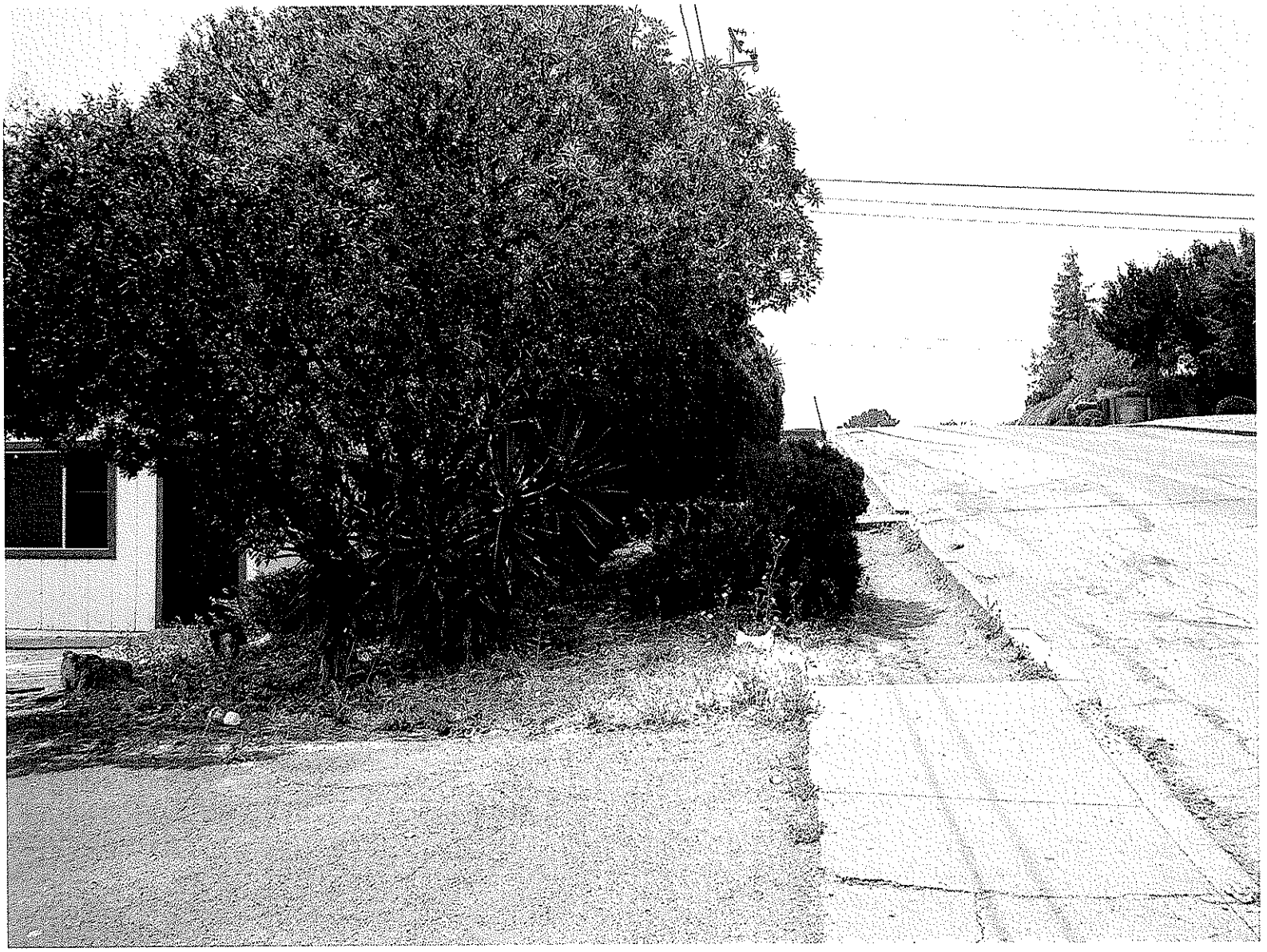
PHOTOGRAPHS

(If viewing online, these attachments are available to view in the Community Development Department or in the Benicia Public Library in the September 11, 2008 Planning Commission packet)

Existing city right-of-way along Military West; proposed for landscaping

Existing parking area
with entrance / exit
on to West 11th Street

Military West
right of way



West 11th Street
facing south;
and front
yard area