



BENICIA PLANNING COMMISSION REGULAR MEETING MINUTES

**City Hall Council Chambers
Thursday, November 12, 2015
7:00 P.M.**

I. OPENING OF MEETING:

A. Pledge of Allegiance

B. Roll Call of Commissioner

Present: Commissioners Birdseye, Cohen-Grossman (arrived at 7:06 p.m.), Oakes, Radtke, Sherry, Young and Chair Dean

Absent: None

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

C. Reference to Fundamental Rights of Public

II. ADOPTION OF AGENDA

On motion of Commissioner Young, seconded by Commissioner Sherry, the agenda was adopted by the following vote:

Ayes: Commissioners Birdseye, Oakes, Sherry, Radtke, Young and Chair Dean

Noes: None

Absent: Commissioner Cohen-Grossman

Abstain: None

III. OPPORTUNITY FOR PUBLIC COMMENT

A. WRITTEN – None.

B. PUBLIC COMMENT – None.

IV. CONSENT CALENDAR

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

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

A. APPROVAL OF MINUTES OF OCTOBER 8, 2015 REGULAR MEETING

B. PLANNING COMMISSION HEARING CALENDAR FOR 2016

V. REGULAR AGENDA ITEMS

A. DISCUSSION ITEM – PERSONAL SERVICES IN THE BENICIA INDUSTRIAL PARK

Ms. Million provided a brief presentation.

The Commission inquired about the time of selecting an Ad Hoc committee.

Public comment was opened.

Jasmine Powell, president of Benicia Industrial Association expressed her interest in supporting the Planning Commission in their efforts.

Public comment was closed.

The Commission discussed the Ad Hoc committee, safety, compatibility, spot zoning as well as preserving the integrity of the industrial park.

On a motion of Commissioner Young, seconded by Commissioner Sherry, the Commission verbally approved the establishment of an Ad Hoc committee of Commissioners Oakes and Radtke who will work with the Benicia Industrial Park Association and commercial real estate stakeholders and bring the item back to the Commission for further discussion and potential direction

Commissioner Cohen-Grossman left a 7:17 p.m. and returned at 7:50 p.m.

B. DISCUSSION ITEM – ZONING ORDINANCE UPDATE

Ms. Million provided a brief presentation.

Public comment was opened.

Elizabeth Warnimont, Benicia Herald reporter, introduced herself to the Commission.

Public comment was closed.

The Commission discussed the amendments identified by Staff included in the staff report. The Commission and staff recognized that the Historic Preservation Review Commission (HPRC) included on their work plan a discussion of the Downtown Mixed Use Master Plan (DMUMP).

On a motion of Commissioner Birdseye, seconded by Commissioner Cohen-Grossman, the Commission directed staff to proceed with the following amendments recognizing that approval from the City Council may be necessary:

1. All amendments identified for the DMUMP, which includes first obtaining input from the HPRC;
2. Level 1 amendments to be completed as staff has the time;
3. Level 2 and Level 3 amendments to be completed after staff identifies the additional resources (staff time, cost, etc.)

VI. COMMUNICATIONS FROM STAFF

Ms. Wellman stated that Commissioner Young had requested that Staff provide an update to the Commission on a conversation that City Staff had with Commissioner Young and Chair Dean regarding the next steps on the Valero Crude by Rail project. Ms. Wellman included a brief overview of the Brown Act in regards to discussing items that are not agendaized.

VII. COMMUNICATIONS FROM COMMISSIONERS

Commissioner Oakes requested clarification on the Valero Crude by Rail Revised DEIR comments the Commission received from Benicians for a Safe and Healthy Community (BSHC). Staff clarified they were the same comments submitted on October 31, 2015; however, they were bound and tabbed for each Commissioner by BSHC.

Chair Dean inquired about the timing of the Final EIR for the Valero Crude by Rail project. Staff stated it may be released before the end of the year.

Commissioner Oakes commented on the City's sewer lateral ordinance and commended staff on their good work.

VIII. ADJOURNMENT

Chair Dean adjourned the meeting at 8:48 p.m.