



BENICIA PLANNING COMMISSION REGULAR MEETING AGENDA

**City Hall Council Chambers
Thursday December 11, 2014
7:00 P.M.**

I. OPENING OF MEETING

- A. Pledge of Allegiance**
- B. Roll Call of Commissioners**
- C. Reference to Fundamental Rights of Public** - A plaque stating the Fundamental Rights of each member of the public is posted at the entrance to this meeting room per Section 4.04.030 of the City of Benicia's Open Government Ordinance.

II. ADOPTION OF AGENDA

III. OPPORTUNITY FOR PUBLIC COMMENT

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

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

A. WRITTEN

B. PUBLIC COMMENT

IV. CONSENT CALENDAR

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

speaker slip for that item.

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

A. [APPROVAL OF MINUTES OF OCTOBER 9, 2014 REGULAR MEETING](#)

B. [PLANNING COMMISSION HEARING CALENDAR FOR 2015](#)

V. REGULAR AGENDA ITEMS

A. [REQUEST FOR A USE PERMIT TO ESTABLISH A DAY CARE AT 1305 WEST SECOND STREET IN THE SINGLE FAMILY RESIDENTIAL \(RS\) DISTRICT, AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA](#)

14PLN-00064 Use Permit

Address: 1305 West Second Street; APN: 0087-121-23

PROPOSAL:

The applicant requests approval of a Use Permit for a day care at 1305 West Second Street. The site is presently improved with a 4,000 square foot church and a 4,000 square foot classroom building with outdoor play area. The proposed day care would take over occupancy of the classroom building and play area presently occupied by Happy Hearts Preschool. The requested Use Permit will expand the hours of operation and total enrollment to accommodate the operations of the new business. The proposed enrollment is 40-60 children (infant through age 5) and the proposed hours of operation are 6:30 a.m. to 6:00 p.m., Monday through Friday.

Recommendation: Approve the Use Permit for a day care at 1305 West Second Street based on the findings and conditions of approval set forth in the draft Resolution, after a determination that the project is exempt from CEQA.

B. [APPEAL OF TENTATIVE PARCEL MAP AT 1035 WEST K STREET, AFTER A DETERMINATION THAT THE PROJECT IS EXEMPT FROM CEQA](#)

14PLN-00072 Appeal

Address: 1035 West K Street; APN: 0086-101-040

PROPOSAL:

On November 18, 2014, Ricki Steele, D.M. Steele and Richard Runquist appealed the Community Development Director's approval of a parcel map to subdivide a 0.86 acre (37,500 square feet) parcel into four parcels

for single family homes. The appeal was filed in accordance with Chapter 1.44 of the Benicia Municipal Code. The appellant has expressed concerns about the adequacy of soil analysis of suspected contamination on the site associated with the previously existing single family home.

Recommendation: Deny the appeal and uphold the Community Development Director's approval of the Tentative Parcel Map for 1035 West K Street (Decision of Record No. 14-18), after a determination that the project is exempt from CEQA.

C. NORTHGATE CHRISTIAN FELLOWSHIP CHURCH, AFTER DETERMINATION THAT ADDITIONAL ENVIRONMENTAL REVIEW IS NOT REQUIRED

14PLN-00007 Use Permit
2201 Lake Herman Road
APN: 0181-26-0090

PROPOSAL:

The applicant requests approval of a Use Permit to modify the existing Use Permit approved in 2004 (PLN2004-37) for Northgate Christian Fellowship. The proposed modifications are to the site plan, phasing, and building design, and to add modular facilities and outdoor storage facilities to the campus. The site is presently improved with a 6,740 square foot multi-purpose building and 7,775 square feet of modular facilities. The application maintains the overall intent, square footage, parking lot and footprint of the 2004 approval at final build-out, but shifts the location of the sanctuary building, reallocates floor area between phases and adds modular and outdoor storage facilities.

Recommendation: Approve the Use Permit for Northgate Christian Fellowship based on the findings and conditions of approval set forth in the draft Resolution, after a determination that additional environmental review is not required.

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 agendized and non-agendized matters under public comment. Comments are limited to no more than 5 minutes per speaker. By law, no action may be taken on any item raised during the public comment period although informational answers to questions may be given and matters may be referred to staff for placement on a future agenda of the Planning Commission.

Should you have material you wish to enter into the record, please submit it to the Commission Secretary.

Disabled Access

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the ADA Coordinator, at (707) 746-4211. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Meeting Procedures

All items listed on this agenda are for Commission discussion and/or action. In accordance with the Brown Act, each item is listed and includes, where appropriate, further description of the item and/or a recommended action. The posting of a recommended action does not limit, or necessarily indicate, what action the Commission may take.

The Planning Commission may not begin new public hearing items after 11 p.m. Public hearing items, which remain on the agenda, may be continued to the next regular meeting of the Commission, or to a special meeting.

Pursuant to Government Code Section 65009; if you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing. You may also be limited by the ninety (90) day statute of limitations in which to file and serve a petition for administrative writ of mandate challenging any final City decisions regarding planning or zoning.

Appeals of Planning Commission decisions that are final actions, not recommendations, are considered by the City Council. Appeals must be filed in the Community Development Department in writing, stating the basis of appeal with the appeal fee within 10 business days of the date of action.

Public Records

The agenda packet for this meeting is available at the City Clerk's Office, the Benicia Public Library and the Community Development Department during regular working hours. The Community Development Department is open Monday through Friday (except legal holidays), 8:30 a.m. to 5 p.m. (closed from noon to 1 p.m.). Technical staff is available from 8:30 - 9:30 a.m. and 1:00 - 2:00 p.m. only. If you have questions/comments outside of those hours, please call 746-4280 to make an appointment. To the extent feasible, the packet is also available on the City's web page at www.ci.benicia.ca.us under the heading "Agendas and Minutes." Public records related to an open session agenda item that are distributed after the agenda packet is prepared are available before the meeting at the

Community Development Department's office located at 250 East L Street, Benicia, or at the meeting held in the City Hall Council Chambers. If you wish to submit written information on an agenda item, please submit to Amy Million, Commission Secretary, as soon as possible so that it may be distributed to the Planning Commission.