

Lighthouse Church

Use Permit for Religious Assembly Use

Planning Commission

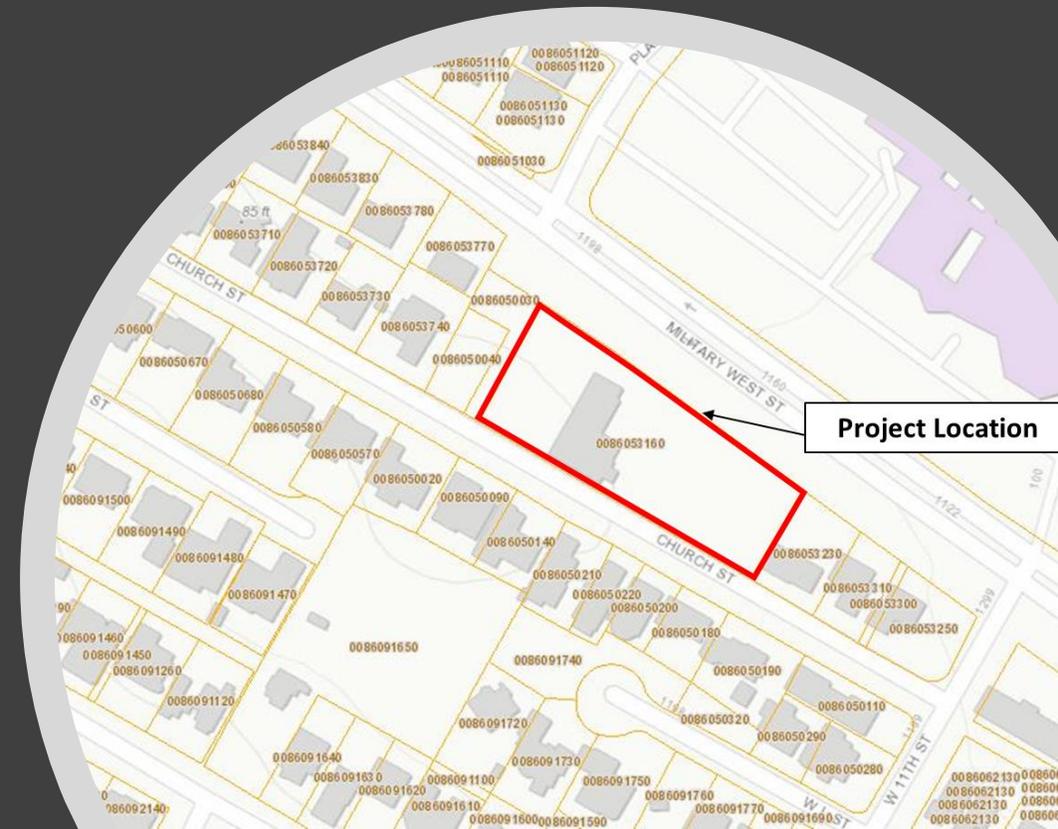
October 8, 2020



THE CITY OF
BENICIA
CALIFORNIA

Project Location

- **Location:** North side of Church Street between West 11th and West 13th Streets, abutting Military West to the north
- **Zoned:** Single Family Residential (RS)
- **Surrounding Uses:** Teen Center (east), Vacant Residential (west), Single-Family (south), Benicia High School (north)



Current Use

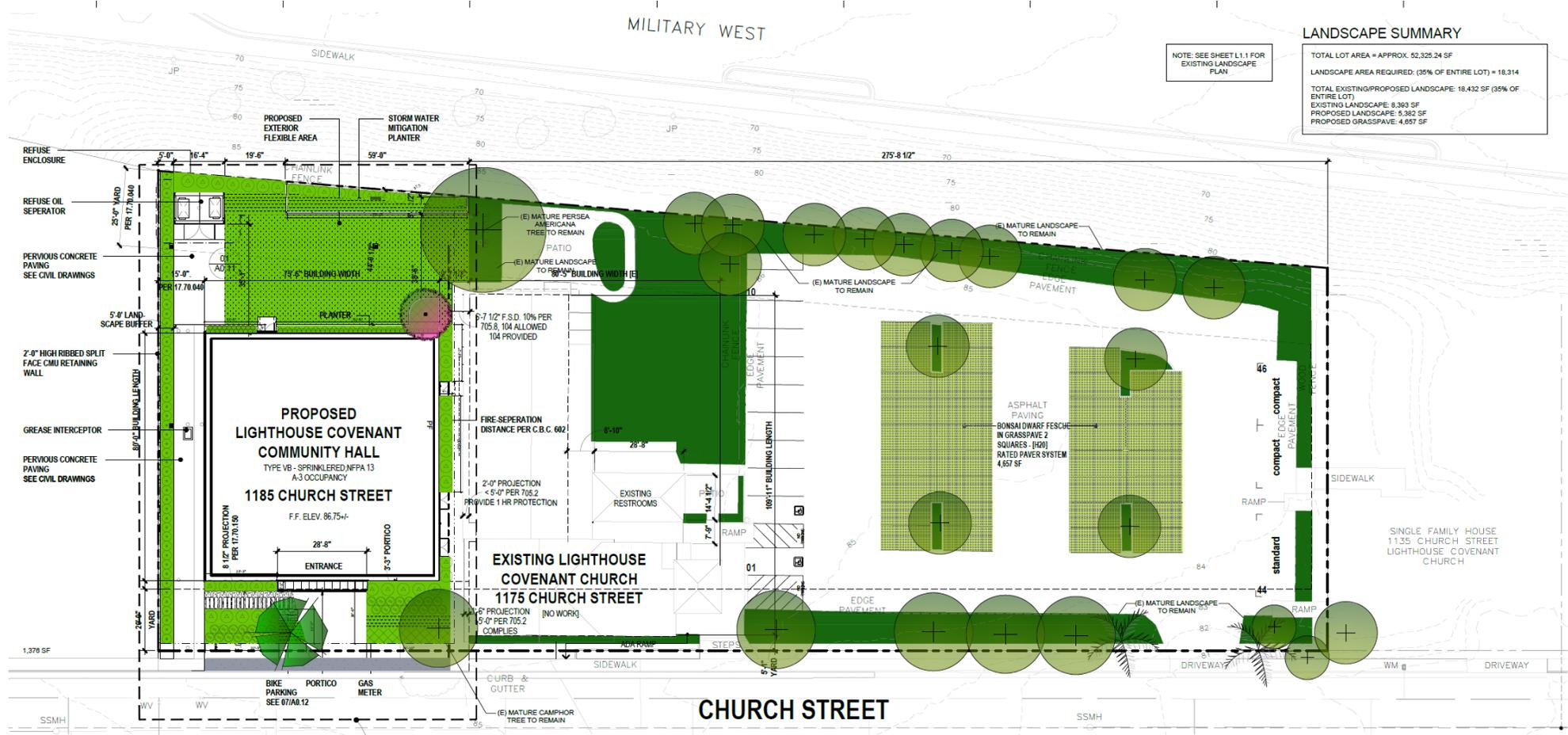
- Existing 5,168 square foot church (Lighthouse Covenant Fellowship)
- Daycare (Happy Hearts Preschool)





Proposed Community Hall

- Community Hall is a component of Religious Assembly for Lighthouse Church
- Proposed building complies with development standards (e.g., setback, height)



Proposed Community Hall

- Site landscaping would comply with zoning
- Existing mature trees would be preserved.
- Design review by HPRC (hearing date TBD)

Off-Street Parking

- No new off-street vehicle parking is proposed.
- Existing parking (46 stalls) is adequate to meet the requirements for either building when in use, but not both.
- Use Permit conditions of approval address parking:
 - Both buildings shall not be used concurrently.
 - Off-street parking shall be adequate to meet parking need.
 - Applicant shall document attendance and take action if parking demand exceeds supply including:
 - Parking Study and Management Plan
 - Restriping Parking Lot
 - Shared Parking Agreement



Additional Conditions of Approval

- Refuse containers shall be wheeled to the street. Site refuse management shall not require a waste collection vehicle to access the refuse enclosure located near the north (rear) property line.
- Plans submitted for building permit approval shall modify the location of the refuse enclosure to comply with the five-foot side and rear setback requirements of BMC Section 17.70.050.
- Additional conditions to satisfy Code requirements for Building, Fire and Engineering Divisions.

Recommended Findings

- **General Plan:** Project is consistent with General Plan, including Goal 2.1: Preserve Benicia as a small-sized city.
- **CEQA:** Project is exempt per Section 15332 (Class 32), applicable to infill projects consistent with General Plan and Zoning. The project is on a site less than five acres in size, which does not have habitat value for special status species and can be served by required utilities and public services.

Use Permit:

- Project meets objectives and purposes of Zoning Ordinance and RS District because it is a permitted semipublic use that complies with zoning standards, as conditioned.
- The proposed use, as conditioned, would be operated or maintained in a manner consistent with the general plan and would not be detrimental to the public health, safety, or welfare.

Staff Recommendation

Adopt the resolution approving the use permit for a religious assembly use (“community hall”) at Lighthouse Covenant Fellowship, 1175 Church Street, based on the findings and subject to the conditions listed in the proposed resolution, after a public hearing and determination that the project is exempt from CEQA.