



THE CITY OF
BENICIA
CALIFORNIA

1451 Park Road 14-Unit Apartment Complex PLN-21-52

Benicia Planning Commission
September 9, 2021

Project Location

- 0.56 Acre Vacant Parcel
- Zoning: Planned Development
- General Plan: Lower Arsenal Mixed Use
- Arsenal Historic District
- Subdistrict: The Ridge/Officers' Row
- Adjoins Jefferson Street, Park Road, and Madison Street (private)



Purpose of Oversight Meeting

Although qualifying SB 35 projects are processed ministerially and no discretionary review is allowed, a community oversight meeting is allowed for such projects for the purposes of assessing compliance with criteria required for streamlined projects and adopted standards.

Public comment and input from the Commission will be accepted on the proposed project as to its compliance with eligibility criteria and objective standards, but no action will be taken by the Planning Commission.

Today's Presentation

- Overview of Proposed Project
- Overview of SB 35 Eligibility Requirements & Consistency

Site Plan

- Site access via Madison Street
- 16 Parking Spaces
- 14 Total Units
 - Twelve 2-bedrooms
 - Two 3-bedrooms
- 7 First Floor Units & 7 Second Floor Units
- Three 2-bedroom units deed restricted affordable to the “low income” level (80% or less of Area Median Income [AMI])



Exterior Rendering



Building & Site Design

Proposed Materials

- Black composite shingle roofing
- Black hardie smooth lap horizontal siding
- Grey stone accent
- Flatbar metal railings

New Landscaping

- Nine new trees
- 4-foot-tall retaining wall on North side of property
- Ground floor, street-facing entrances on Jefferson Street



State Density Bonus Law

- The applicant does not propose to exceed the maximum allowed floor area on the site, but may be eligible for incentives/concessions based on percentage of affordable units and the level of proposed affordability.
- Applicant must show that requested incentives/concessions would result in actual cost reductions for the development.
- The project could be eligible for up to two incentives/concessions based on proposed affordability (21% Low Income)

SB 35 Process

- Application Submittal
- Public Oversight Meeting (optional)
- Staff provides feedback on missing application materials and conflicts with adopted standards (<60 days)
- Plans are revised as necessary
- Staff makes determination to approve or deny

Compliance with Objective Standards

- Draft summary of compliance included as Attachment 2
- Review included all applicable adopted objective standards from:
 - Benicia General Plan (GP)
 - Benicia Municipal Code (BMC), including the Zoning Ordinance
 - Objective Planning and Design Standards (OPDS)
 - Arsenal Historic Conservation Plan (AHCP)
- The project is deemed inconsistent with standards when:
 - Additional information is needed in order to confirm compliance
 - The proposal conflicted with an adopted standard

Next Steps

- Staff provides final list of inconsistencies between the project and adopted objective standards to the applicant.
- Applicant has opportunity to revise the project and provide additional information about the project to demonstrate consistency.

Public Notification & Comment

August 26, 2021 – Notice of public meeting was mailed to property owners within 500 feet, posted at the property and City Hall.

Project information is also available on the City's website:

<https://www.ci.benicia.ca.us/1451Park>

Public Comment received by 3pm on August 9, 2021 was included as an attachment to the staff report or posted online and provided to commissioners in advance of the meeting. Any comment received after this time will be read into the record.

Public Oversight Meeting Guidance

- Government Code section 65913.4(c) specifically provides that the design review or public oversight cannot in any way inhibit, chill, or preclude the ministerial approval provided by SB 35 or its effect
- Review of the project must be objective
- Strictly focused on assessing compliance with:
 - Criteria required for streamlined projects; and
 - Reasonable objective design standards