

**REVISED Draft Evaluation of Consistency with Applicable Adopted Objective Standards (see tracked change for General Plan Policy No. 2.20.1)**

**Project:** Jefferson Ridge

**Application:** HD-1

**Location:** Vicinity of Park Road, Adams Street and Jefferson Street

**APN:** 0080-150-050, -380, -390, -400, and -410

<b>APPLICATION SUBMITTAL</b>	<b>Yes / No</b>
This section only verifies that the required documents were submitted and not whether the information is sufficient for compliance. Some submittals must be updated to demonstrate compliance with objective standards.	
SB35 Development Application	Yes - Submitted
Certification for Compliance with Eligibility Requirements	Yes - Submitted
Title Report	Yes - Submitted
Statement of Consistency with Objective Standards	Yes - Submitted
Written Statement – Describe the proposed project including: <ol style="list-style-type: none"> <li>1. Interior and exterior uses (including but not limited to work area, residential uses, common or recreation spaces, interior and exterior storage, etc.)</li> <li>2. Hours of operation</li> <li>3. Description and documentation of the previous land uses</li> <li>4. Anticipated number of employees, clients, customers, etc.</li> <li>5. Potential for special events (such as meetings or assembly uses)</li> <li>6. Type of vehicle traffic anticipated</li> <li>7. Delivery schedules and location of loading activities for restaurant, retail, or similar use</li> <li>8. Any source of odors, noise, dust or glare associated with the proposed use or proposed construction activities. The expected frequency and duration of such effects shall be described</li> <li>9. Any hazardous materials, as defined in the California Fire Code. List the quantities and storage methods of such materials and provide copies of their Safety Data Sheets</li> <li>10. The nature and duration of temporary equipment or storage (if applicable)</li> <li>11. Description of any lease controls or management programs that will ensure that the use will not be detrimental to surrounding uses in the area of the City in general (if applicable)</li> <li>12. Known or potential permit requirements of Federal, State, and regional agencies (e.g. BCDC, BAAWMD, ACOE, etc.)</li> <li>13. If funded by public funds, identify the source of funds and provide a copy of the funding agreement or NOFA for reference</li> </ol>	Yes - Submitted
Site Plan, include all detailed specified in the SB 35 Development Application including but not limited to:	-
1. Vicinity Map	Yes - Submitted
2. Property lines, dedications, easements of record, and lot area	No – Easements indicated in Title Report are missing from site plan. Have easements on a site plan with all proposed improvements and building footprints.
3. Location of buildings and structures (existing and proposed) with	Yes - Submitted

Planning Commission Supplemental Materials  
Replaces Attachment 2 of Agenda Item No. 10.A for January 13, 2022 Meeting

distance measurements to all property lines, and nearby structures	
4. Location of all outdoor activities including but not limited to common areas, dining and entertainment areas, and storage.	Yes - Submitted
5. Location of walls, fences, open spaces, driveways, parking areas.	No – Submitted, but incomplete.
6. Site accessibility improvements (as required by the California Building Code and Americans with Disabilities Act).	COA – Plans submitted for permitting must comply with CBC Chapter 11.
7. Location of all entrances, exits, and walkways.	Yes - Submitted
8. Exterior ground-mounted mechanical equipment and utilities including transformer boxes, valves, air conditioners, fire department connections, backflow prevention assemblies, standpipes, etc.	No
9. Location of all exterior lighting.	No
10. All planted areas and areas to be planted (include location of existing trees).	No – Include on the Landscape Plans.
11. Summary of project statistics including zoning, square footage, lot coverage, floor area ratio (as applicable), site landscaping, and parking requirements.	No – Provide site landscape %, FAR calculations, the total number of units, the location of the units on the plan, total number of units to be affordable housing (include low and very low income units), total number of units to be accessible, total number of units to be adaptable, residential and commercial units types (number of bedrooms, location on plans, number of BMR units, square footage).
12. Parking and Circulation to include: a. Parking spaces, individually numbered and labeled by type: standard, compact, handicap, motorcycle, bike, etc. b. Designated loading areas c. Circulation areas, including drive aisles and pedestrian pathways. d. Table with building floor area and use, required parking ratio, and number of required and proposed parking spaces per requirements of BMC Chapter 17.74. e. If off-site parking will be utilized, include a diagram demonstrating compliance with the standards of BMC Chapter 17.74.	No – Plans Incomplete.
<b>PRELIMINARY GRADING AND DRAINAGE PLAN</b>	
1. Grades and slopes for all accessible paths of travel (as required by the California Building Code).	No
2. Accurate contours and/or elevations of existing and finished grade within forty feet (40') of project property line.	No – Only existing contours are depicted.
3. Location and elevations of proposed retaining walls.	No – Provide top of wall and bottom of wall for proposed retaining walls.
4. Grading quantities (excavation, fill, and site balance). If any quantity of grading will occur, complete and submit a Grading Plans	No

Planning Commission Supplemental Materials  
Replaces Attachment 2 of Agenda Item No. 10.A for January 13, 2022 Meeting

Checklist.	
5. Best management practices for erosion and sediment control shown on plan. Complete an Erosion and Sediment Control Checklist.	No – Submit an Erosion and Sediment Control Plan prepared by a California licensed civil engineer.
6. Location of berms, swales, ridges, brow ditches, down drains, and other surface and subsurface drainage facilities on plans	Yes - Submitted
7. A water and sewer plan indicating the point of connection to the City's system and a preliminary design of the pipe locations and sizes.	<p>No</p> <p>Each residential unit shall have a separate, private water lateral and water meter that connects directly to the public water mains.</p> <p>Each residential unit shall have a separate, private sanitary sewer lateral that connects directly to the public sanitary sewer main.</p> <p>Was the water and sanitary sewer supply and demand calculations run through a model to determine if the existing infrastructure can support the subdivision? The report is subject to the review and acceptance of the City's consulting civil engineer. The cost of review will be borne by the applicant.</p>
8. Any natural features including: wetlands, streams, slopes, etc. For streams, the centerline and top of bank shall be indicated.	Yes - Submitted
9. All existing trees with a trunk diameter of four inches or more, as measured 24 inches above existing grade. Include elevations and protected zones, and number of trees to correspond with the Arborist Report.	No – Trees do not correspond to Arborist Report.
10. Stormwater control plan based upon the Bay Area Stormwater Management Agencies Association (BASMAA) Post Construction Manual: Design Guidance for Stormwater Treatment and Control for Projects in Marin, Sonoma, Napa, and Solano Counties, available at City of Benicia Public Works Department, or online at <a href="https://www.ci.benicia.ca.us/stormwater">https://www.ci.benicia.ca.us/stormwater</a>	No
LANDSCAPE PLAN	Landscape plans seem to not match the project boundaries, revise accordingly.
1. Location of all required landscaping pursuant to BMC Section 17.70.190	No
2. Total area of existing and proposed landscaping, expressed in	No

square feet.	
3. Location of all existing and proposed trees.	No - Existing trees to be saved on the site plan and trees on the landscape plan do not correspond to each other.
4. A Plant Legend in table form for all trees, shrubs, and ground cover. Include the following information in the Plant Legend: a. Botanical & common name b. Quantity c. Size d. Water usage (L, M, H). e. Total landscape coverage (square feet), and compliance with all landscape coverage, perimeter, and parking lot landscaping requirements.	No – Need to add quantity, total landscape coverage, compliance with all landscape coverage, perimeter, and parking lot coverage landscaping requirements.
5. Location of proposed turf (grass) areas.	No – Unclear if turf area is natural or synthetic.
6. Height and spread of ultimate growth. Replace height & width with typical spacing for ground cover.	No
7. Shading calculations for parking areas.	No
8. All hardscape and screening features (perimeter fencing, enhanced paving, trash enclosures, etc.). Provide details for all features if not shown on site plan.	No – Provide a cut sheet for the Children’s Play Area.
9. Indicate whether site landscaping will be irrigated. Irrigation plans delineating coverage must be submitted with plans for building permits.	Yes – Submitted
<b>ELEVATIONS</b>	
1. Front, side, and rear elevations of all buildings and structures, drawn to scale with labeled dimensions. a. Indicate the direction of each façade (e.g., north, south, east, west). b. Detail the height of all structures, as measured per BMC 17.70.170. c. Label all buildings and materials.	No – Provide fully dimensioned elevations for each building, including the rear of the buildings/units. Some of the elevations provided do not correspond to the site plan.
2. Description and details of all exterior building materials, treatment, and colors. a. In a Historic District: Details, including cut sheets and/or section diagrams, shall be provided for proposed doors and windows, trim, sills, railings, stairways, handicap ramps, fascia, soffits, columns, all other exterior features.	No – Provide details on all exterior building materials, treatments, and colors.
3. Construction type (e.g., masonry, tilt-up, etc.) shall be specified	No
4. Roof plan inclusive of ridgelines, valleys, and eave projections.	No – Provide roof plans.
5. Proposed screening of all exterior equipment and mechanical equipment including rooftop and ground-mounted equipment, standpipes, and backflow prevention devices.	No – Provide details on screening.
6. All building accoutrements, including wall-mounted lights, access ladders, etc. These must be labeled on plans.	No
7. Building material samples may be submitted on 8.5 x 11 board or sheet (label manufacturer, type of material and color name).	No
8. For historic buildings, include photographs and details of all existing features and materials that may be removed or replaced.	N/A

SITE PHOTOGRAPHS	
1. Photographs of existing building(s), adjacent buildings, and any building across the street from the subject property.	No – Provide photos of buildings to the south of the project.
2. Identify the date, location, and aspect of the photograph.	No – Provide date and aspect of the photograph.
3. Where possible, take wide-angle shots showing project site and adjacent buildings together.	Yes – submitted
4. Photographs may be submitted in .jpg or .png format only	Yes – Submitted as .pdf
FLOOR PLAN	
	There is a discrepancy in the building elevations shown and the unit foot prints. It appears that there are at least 2 additional floor plans that need to be provided.
1. Label floor area of each floor/structure, including attics, mezzanines, basements, garages, and accessory structures	Yes - Submitted
2. Include a small sized schematic diagram of the floor plan to indicate which areas were included in the floor area calculation.	No
3. Label each room by use and indicate the location of exterior wall openings.	Yes - Submitted
4. Identify locations of existing and proposed fire protection equipment as applicable for the occupancy or use.	N/A
5. Identify the storage and use locations of any hazardous materials.	N/A
6. Demonstrate compliance with egress and accessibility requirements as applicable based upon the California Building Code. As feasible, identify the structure type classification (VB, IIB, etc.) and occupant load.	COA  Statement of consistency with Objective Standards indicate a roof deck being proposed. Exit plans will be required.  Clarify if buildings will be considered as a single building per CBC section 503.1.2. If considered to be separate buildings, the exterior walls at the interface between Units will need to comply with code requirements based on their fire separation distances from an imaginary line between the two buildings.
7. For any existing structure to remain, provide existing (“as built”) and proposed floor plans.	N/A
ARBORIST REPORT	
	The Arborist Report was based on an old site plan and should be revised to reflect the current site plan, current conditions on site, and tree protection

	requirements of the objective planning standards.
1. Botanical and common name of tree(s) by tree number.	No – Provide Botanical Name.
2. Diameter at Breast Height (DBH, 24 inches above grade) by tree number.	Yes - Submitted
3. Dripline radius (measure longest radius) by tree number.	No
4. Condition of tree-by-tree number (e.g., health, vigor and structure).	Yes - Submitted
5. Care recommendations of arborist by tree number (e.g., fertilizing, cabling, pruning, watering, etc.)	No
6. Specific and general tree preservation measures recommended by arborist, by tree number for construction and post-construction activities	Yes - Submitted
<b>PHOTOMETRIC PLAN</b>	
1. Location and type of fixed exterior lighting, both fixed to the building and free standing, for circulation, security, landscaping/building accent purposes.	No – Provide photometric plan.
2. Photometric plan prepared by a qualified professional that indicates light levels (expressed in footcandles) on-site, on adjoining right-of-way and on adjoining properties.	No – Provide photometric plan.
3. Lighting (pole and fixture) cut sheets with specifications.	No – Provide photometric plan.
<b>VISUAL AID</b>	
1. A rendered streetscape elevation diagram is required for any new primary structure proposed in the Downtown Mixed Use Master Plan Area. A rendered streetscape must show all buildings on the block, including the proposed new building, with accurate proportions of building scale, massing, and setbacks	Yes - Submitted
2. In the Arsenal Historic District, a photosimulation shall be provided as required by the Objective Planning and Development Standards for Mixed Use Residential and Multi-Family Development.	No – Provide photosimulation.
3. At minimum, the proposed project shall be shown as an overlay over the subject property, showing the relation of the project to adjacent and confronting properties.	No – Indicate the relationship to COQ, buildings on Adams Street.
5. Visual aids shall provide a clear representation of the project as viewed from eye level (appx.5 feet above grade) from public vantage point.	Yes - Submitted
6. Demonstrate the massing of the proposed building in relation to existing conditions as well as the color, materials, eave lines, and wall articulation of the proposed building elevations.	No – Indicate the relationship to COQ, buildings on Adams Street.
7. Where the building will be located within a view corridor identified in an adopted conservation plan or the Benicia General Plan, the visual aid shall illustrate the proposed building from the vantage point indicated in the applicable plan.	No – Provide photosimulation.
8. Landscaping shall be represented, including mature trees and proposed site landscaping at no more than five (5) years growth, unless plant maturity is indicated in various stages on separate overlays.	Yes - Submitted
9. Include a map or plan showing the locations, direction, and angle of the visual aid (e.g., with an arrow) keyed to the image.	No
10. Visual aids must be accompanied with a statement from a licensed	No

architect or surveyor verifying that the image accurately depicts existing and proposed conditions,	
<b>HOUSING ADDENDUM</b>	
<p>1. Submit a draft resale control agreement or affordable rental restriction agreement and a written statement describing the manner in which the project complies with the Inclusionary Housing Ordinance, BMC Section 17.70.320, including but not limited to:</p> <p>a. Number, income category, and location of any affordable units provided; and/or request for in lieu fee in accordance with the provisions of the Benicia Municipal Code and applicable State law.</p> <p>b. Size and amenities (bedrooms, bathrooms, parking facilities) of any affordable units.</p>	No – Revise to include number of units, location of units, the units have to be accessible to both Low Income and Very-Low Income households.
<p>2. For a project requesting a density bonus, submit plans showing a “base project” that complies with all applicable Zoning Ordinance requirements and a Density Bonus Eligibility Statement describing the manner in which the project complies with the Affordable Housing Density Bonus and Other Incentives Ordinance, BMC Section 17.70.270, including but not limited to:</p> <p>a. Number of “base project” units.</p> <p>b. Number and percent of affordable units and income category.</p> <p>c. Percent density bonus requested and allowed pursuant to Government Code Section 65915.</p> <p>d. Waivers or modifications of development standards necessary to physically accommodate “density bonus” units (e.g., increased height or FAR, reduced setbacks or parking, etc.).</p> <p>e. Explanation of why each waiver or modification is needed to accommodate “density bonus” units.</p> <p>f. If the project is requesting an incentive or concession, describe each incentive or concession being requested in addition to (or instead of) waivers or modifications necessary to accommodate density bonus.</p>	N/A
<b>TENTATIVE SUBDIVISION OR PARCEL MAP</b>	
1. A title including the subdivision number, name, and type of subdivision	Yes - Submitted
2. The name and address of the legal owner, subdivider, and person preparing the map, including registration or license number.	No
3. Sufficient legal description to define the boundary of the proposed subdivision.	Yes - Submitted
4. The names and numbers of adjacent subdivisions, and the names of owners of adjacent unplotted land.	No
5. The date, north arrow, scale, contour interval, and source and date of existing contours.	Yes - Submitted
6. A statement of the present zoning on the site, and the existing and proposed uses of the property, as well as any proposed zoning changes, either now or in the future.	Yes - Submitted
7. A vicinity map showing roads, adjoining subdivisions, and other data sufficient to locate the proposed subdivision in relation to the community.	Yes - Submitted
8. The existing topography of the proposed site and at least 100 feet beyond its boundary. The contours shall be shown at intervals of not more than five (5) feet, and, if the slope of the land is less than ten	No

Planning Commission Supplemental Materials  
Replaces Attachment 2 of Agenda Item No. 10.A for January 13, 2022 Meeting

(10) percent, at intervals of not more than two (2) feet.	
9. All natural features including wetlands and streams. Indicate the centerline and top of bank for streams.	Yes - Submitted
10. All existing trees with a trunk diameter of four inches or more, measured 24 inches above existing grade. Elevations shall be provided and trees shall be numbered; trees to be removed shall be designed with an "X". An Arborist Report may be required.	No – Trees to be removed on slope have not been identified or marked.
11. The location and outline of existing structures, identified by type. Structures to be removed shall be noted on the map.	Yes – Submitted
12. The approximate location of all areas subject to inundation or storm water overflow, and the location, width, and direction of flow of each watercourse.	No
13. The location, pavement, and right-of-way width, grade, and name of existing streets, alleys, or highways.	Yes – Submitted
14. The widths, location, and identity of all existing easements.	No
15. The location and size of existing sanitary sewers, fire hydrants, water mains, and storm drains. The approximate slope of existing sewers and storm drains. The approximate slope of existing sewers and storm drains shall be indicated.	No
16. The location of existing overhead utility lines on peripheral streets.	No
17. If the site will be developed in phases, the proposed units and the sequence of construction shall be shown.	No
18. All proposed improvements shall be shown including, but not limited to: a. The location, grade, centerline radius, and arc length of curves, pavement, right-of-way width, and name of all streets. Typical sections of all streets shall be shown and proposed private streets shall be clearly indicated. b. The location and radius of all curb returns and cul-de-sacs. c. The location, width, and purpose of all easements. d. The angle of intersecting streets, if the angle deviates from a right angle by more than four degrees. e. The proposed use of each lot, approximate lot layout, and the approximate dimensions of each lot and each building site. f. Post project elevations shown as contours & spot elevations both on site and on adjacent property. g. Engineering data showing the approximate finished grading of each lot, the preliminary design of all grading, the elevation of proposed building pads, the top and toe of cut and fill slopes to scale, grading quantities (excavation, fill and site balance), and the number of each lot. h. A water and sewer plan indicating the proposed location, size, slope, and approximate elevations of sanitary sewers, water mains, and storm drains, and location of fire hydrants. i. Any proposed recreation sites, trails, and parks for private or public use. j. Any proposed common areas and areas to be dedicated to public open space. k. A planting plan for slopes, erosion control, street trees, any other landscaping, and fencing. l. A list of potential street names for any unnamed streets in the	No



subdivision.	
<b>PHASE 1 ENVIRONMENTAL SITE ASSESSMENT (FOR ANY SITE WITH A HISTORY OF SOIL AND/OR GROUNDWATER CONTAMINATION)</b>	
1. The Phase I ESA shall be prepared by a qualified professional and shall comply with all applicable standards established by the US EPA.	Yes – Submitted
<b>SOILS OR GEOTECHNICAL REPORT</b>	
1. Prepared in accordance with generally accepted geotechnical practices and stamped by a professional engineer licensed in the State of California, which shall include the following: a. Soils and slope stability analysis. b. An evaluation of the nature and severity of seismic hazards. c. Boring and test pit logs. d. Recommendations on slope setbacks. e. Foundation design, retaining wall design, material selection, and all other pertinent elements.	No – Draft report was submitted. Submit final report.
2. If the evaluation involves geologic evaluations or interpretations, the report shall be reviewed and approved by a geologist	No – Draft report was submitted. Submit final report.
3. Further recommendations, additions or exceptions to the original report based on the plans, site conditions, or other supporting data must be signed and sealed by the geotechnical engineer.	No – Draft report was submitted. Submit final report.
<b>STORMWATER CONTROL PLAN</b>	
Stormwater control plan shall comply with the Bay Area Stormwater Management Agencies Association (BASMAA) Post Construction Manual: Design Guidance for Stormwater Treatment and Control for Projects in Marin, Sonoma, Napa, and Solano Counties, available at City of Benicia Public Works Department, or online at <a href="https://www.ci.benicia.ca.us/stormwater">https://www.ci.benicia.ca.us/stormwater</a>	No – Submit Stormwater Control Plan.
<b>STANDARD</b>	<b>Yes (consistent)/ No (inconsistent)/ Condition of Approval (COA)</b>
<b>Source – Benicia General Plan</b>	
Lower Arsenal Mixed Use: This category includes residential, live/work, office, retail, public and quasi-public, and limited industrial uses. The purpose of this category is to continue to encourage a mix of compatible uses in areas of the Lower Arsenal; to promote the upgrading of existing buildings, and the preservation and adaptive reuse of historic buildings; and to allow new, compatible buildings to house mixed use. The Lower Arsenal Mixed Use category permits a maximum FAR of 2.0.	Yes
Program 2.3.A: Ensure adequate funding is available for the long-term maintenance of undeveloped areas preserved when approving land divisions	No – The applicant shall create a Homeowners Association (HOA) that shall be responsible for the ownership and maintenance of private improvements, including the trails and park areas.  The applicant shall create

	<p>Covenants, Conditions and Restrictions (CC&amp;Rs) that govern the ownership and maintenance responsibilities of the development that will record sequentially with the final map.</p> <p>The proposed public trail shall be located within private property owned by and maintained by the HOA. The applicant shall dedicate a public access easement coterminous with the public trail.</p>
<p>Program 2.14.F: Where feasible, provide pedestrian sidewalks in all residential areas along both sides of the street.</p>	<p>No – No pedestrian sidewalk provided along the north side of Adams Street or along Cleveland Street, extending to Adams Street.</p>
<p>Program 2.15.A: Construct public improvements that accommodate and enhance pedestrian and bicycle access.</p>	<p>No – No pedestrian sidewalk provided along the north side of Adams Street or along Cleveland Street, extending to Adams Street.</p>
<p>Policy 2.20.1: Maintain at least Level of Service D on all city roads, street segments, and intersections.</p>	<p>No – <del>Provide a traffic study indicating that the project will maintain at least a LOS of D or greater on city streets segments and intersections.</del>  <u>Traffic study indicates that the level of service at the intersections of at East 5th St./East O St. and WB I-780 Off Ramp/WB I-780 On-Ramp will be below the D LOS threshold.</u></p> <p><u>The City may require a Condition of Approval requiring the project pay their fair share of future improvements for these intersections.</u></p>
<p>Policy 2.36.1: Approve development only when a dependable and adequate water supply to serve the development is assured.</p>	<p>No – The City will need to confirm that water and sanitary sewer supply and demand calculations were</p>

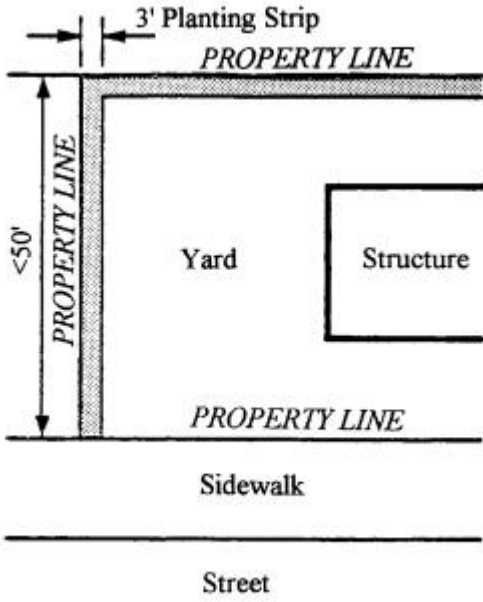
	<p>run through a model to determine whether existing infrastructure can support the subdivision. Water and sanitary sewer supply and demand calculations are subject to review and acceptance by City consulting engineer. Cost of review to be borne by applicant.</p>
<p>Policy 2.38.1: Continue to require the use of feasible and practical BMPs to protect receiving waters from adverse effects of construction and urban runoff.</p>	<p>Yes – Will be met through SWCP, Erosion/Sediment Control and SWPPP</p>
<p>Goal 2.40: Ensure adequate wastewater treatment capacity to serve all development shown in the General Plan</p>	<p>No – The City will need to confirm that sanitary sewer supply and demand calculations were run through a model to determine whether existing infrastructure can support the subdivision. Water and sanitary sewer supply and demand calculations are subject to review and acceptance by City consulting engineer. Cost of review to be borne by applicant.</p>
<p>Policy 2.40.1: Approve changes in land use designations for new development only if adequate wastewater treatment capacity is assured.</p>	<p>No – The City will need to confirm that sanitary sewer supply and demand calculations were run through a model to determine whether existing infrastructure can support the subdivision. Water and sanitary sewer supply and demand calculations are subject to review and acceptance by City consulting engineer. Cost of review to be borne by applicant.</p>
<p>Policy 3.1.3: Preserve historic trees and landscapes (Refer to the AHCP, November 1993, for guidance on historic trees and landscaping).</p>	<p>No – Will need additional information on the impact on the cork oaks to be preserved next to stormwater line, grading, and storm grates (sheet UP5.0) No work is permitted within the drip line of the trees.</p>

Goal 3.2: Protect archaeological (including underwater) sites and resources.	COA
Policy 3.2.1: Ensure the protection and preservation of artifacts in known, and as yet unidentified areas.	COA
Program 3.2.D: Require that all sites with archaeological resources likely to be disturbed by a proposed project be analyzed by a qualified archaeologist and that an appropriate program be developed to mitigate any impacts from the project.	Yes / COA
Policy 3.9.1: Preserve vistas along I-780 and I-680 (“Preservation” means maintaining identified sight lines and minimizing visible development on any land that would block public views.” See Figure 3-2, p. 112 of General Plan).	No – Provide photo simulations indicating that this view will be preserved.
Program 3.20.C: Require native and compatible non-native plant species, especially drought-resistant species, to the extent possible in landscaping new development and public areas.	Yes
Program 4.11.A: Require geotechnical engineering reports to address site stability and building foundation integrity for projects involving substantial grading.	No – Report is dated Aug 8, 2014. Submit a letter from a MPE or Geotech Engineer stating that the report is still valid.
Policy 4.12.1: Regulate runoff from new development so that post-development site peak flow rates are no greater than pre-development levels.	No – A drainage plan, hydraulic and hydrology report, Stormwater Pollution Prevention Plan (SWPPP), Erosion and Sediment Control checklist, and Erosion and Sediment Control Plan is required.
Program 4.21.A: Continue to implement existing adopted policies governing development near pipelines.	Yes
Policy 4.23.4: Control development of noise-sensitive land uses in areas exposed to existing or projected noise which exceed the levels specified in Tables 4-3 and 4-4 unless the project includes specific, effective mitigation measures to reduce interior and exterior noise levels to those specified in Tables 4-3 and 4-4. (See Appendix I for requirements for an acoustical analysis).	No – Provide an acoustical analysis demonstrating compliance.
Policy 4.32.1: Evaluate the compatibility of proposed projects with respect to existing and future transportation noise levels by utilizing Tables 4-3 and 4-4.	No – Provide an acoustical analysis demonstrating compliance.
<b>Source – Benicia Municipal Code</b>	
8.20.120 Noise sensitive land uses, including outdoor living spaces, shall be located, designed, and constructed to meet the noise standards in the following table:	No – Provide an acoustical analysis demonstrating compliance.

Land Use	Exterior (L <sub>eq</sub> dBA) <sup>2,3</sup>		Interior (L <sub>eq</sub> dBA) <sup>2,3</sup>	
	7 a.m. - 10 p.m.	10 p.m. - 7 a.m.	7 a.m. - 10 p.m.	10 p.m. - 7 a.m.
Residential	55	50	40	35
Transient Lodging	55	50	40	35
Hospitals	-	-	40	35
Nursing Homes	55	50	40	35
Theaters, Auditoriums	-	-	35	35
Churches	55	50	40	40
Schools	55	50	45	45
Libraries	55	50	45	45

8.28.050.W. Section 507.5.1 – Where Required. Section 507.5.1 of Chapter 5 is amended to read:  507.5.1 Where Required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 300 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the Fire Code Official.  Fire hydrants shall be placed as approved by the Fire Code Official within fifty (50') feet of fire department connections on new construction.	No – Indicate the location of any proposed fire hydrants or demonstrate why a hydrant would not be required.
17.12.030 “Coverage, lot or site” means the percentage of a site covered by roofs, soffits, or overhangs extending more than two and one-half feet from a wall and by decks more than 30 inches in height.	No – Provide calculations.
17.28.020 Residential: Multifamily Residential Not permitted on ground level.	No – Unit type B has living space on the first floor.
17.24.030 – RS, RM and RH districts – Property development regulations	Yes
17.24.030(N). Planting Areas. (1) Yards Adjoining Streets. All visible portions of a required yard adjoining a street shall be planting area or hard scape that includes parking areas, driveways, and walks, as well as areas covered by ornamental gravel, crushed rock or similar materials. (2) Interior Yards. In the RM and RH districts, at least 50 percent of each required interior side yard and rear yard shall be planting areas having a minimum width of five feet adjoining a side or rear property line; provided, that the width of a required planting area may be reduced to two feet in one side or rear yard adjoining a driveway and an accessory structure may occupy a portion of the planting area in a rear yard. (3) Notwithstanding subsection (N)(2) of this section, a continuous planting area having a minimum width of five feet shall adjoin an RS district.	No – Provide a detailed landscape plan indicating the location of all landscape.
17.28.030 – Maximum Non Residential FAR: 0.8	No – Provide calculations for FAR.
17.28.030 - Maximum Lot Coverage: 50%	No – Provide Lot Coverage Calculations.
17.28.030 – Minimum Lot Area: 10,000 sq. ft.	Yes

17.28.030 – Minimum Lot Width: 70 ft.	Yes
17.28.030 – Maximum Height of Structures: 40 ft	Yes
17.28.030 – CC, CO, CG, and CW districts – Property development regulations	No – Provide a table indicating whether the project meets the setback requirements spelled out for the CO zoning district.
17.28.030 – Minimum Front Yard: 15 feet.	Yes
17.28.030 – Minimum Site Landscaping: 20%.	No – Provide calculations on landscape plan.
17.28.030(D) Double-frontage lots shall provide front yards on each frontage.	No – Project does not meet the front yard setback requirements for lots with two front yards.
<p>17.28.030(F) – Visible yards not used for parking shall have a three-foot planting strip adjoining an interior property line within 50 feet of a street property line, providing that such a planting strip is not required for a lot with a single-family dwelling.</p>  <p>The diagram illustrates a property lot with a 'Yard' and a 'Structure'. A 'PROPERTY LINE' runs along the top and right sides. A '3' Planting Strip' is shown as a shaded area between the top 'PROPERTY LINE' and a lower 'PROPERTY LINE' that is within 50 feet of the 'Street'. A 'Sidewalk' is located between the lower 'PROPERTY LINE' and the 'Street'. A vertical dimension line on the left indicates a distance of '&lt;50'' between the two 'PROPERTY LINE' lines.</p>	No – Provide Landscape Plans that include the required planting strip along interior property lines.
17.28.030 (I) Sites in the CO and CW districts shall comply with the planting area requirements of BMC 17.24.030(N), Multifamily Residential.	No – Provide detailed landscape plan.
17.28.030(K): An average 60 square feet (with a minimum horizontal dimension of six feet) of private open space is required for each dwelling unit.	No – Provide fully dimensioned Unit Plans to confirm that this is provided.
17.28.030(L): Courts shall be required opposite windows in dwelling units. The minimum width shall be 20 feet opposite a living room window and 14 feet opposite the window of any other habitable room, and the court shall extend horizontally 10 feet in both directions from the vertical centerline of the window. Where no interior side yard is required, the width of the court perpendicular to the property line need not exceed 10 feet. A required court	Yes

shall be open to the sky above the sill of a window requiring the court; provided, that eaves may project up to two feet from a wall adjoining a court. Exceptions: Courts are not required for live/work quarters or for residential units in mixed-use projects.	
17.28.030(N): A six-foot solid masonry, wood or concrete wall shall adjoin the property line of the site of a new ground-floor residential use abutting an existing nonresidential use or the property line of a new nonresidential use abutting the site of an existing ground-floor residential use. However, no wall shall be required where the portion of the site within 10 feet of the property line is occupied by planting area or by a building having no openings except openings opposite a street property line. A wall within 15 feet of a street property line shall not exceed three feet in height.	N/A – No ground floor residential uses are permitted.
17.28.030(S) – In the Arsenal Historic District, multifamily, mixed use residential, transitional housing, and supportive housing projects shall have a maximum FAR of 2.0, consistent with the lower arsenal mixed use general plan land use category.	No – Provide the calculations for the overall FAR for the project.
17.28.030(O): A triangular yard adjoining both sides of a driveway crossing a street property line shall have a depth of five feet at the edge of the driveway and a width measured on both sides of the driveway of 50 feet, or the distance to the intercepting property line, whichever is less. At least 50 percent of each yard shall be planting area. Visible yards shall have a three-foot planting strip along interior property lines within 50 feet of a street property line; this strip shall be counted in determining compliance with the 50 percent planting strip requirement.	No – Indicate the on the plans.
17.70.150 Building projections into yards and courts. Projections into required yards shall be permitted as follows:	-
A. Fireplaces or chimneys: 18 inches.	Yes
B. Uncovered porches, terraces, platforms, decks, subterranean garages, and patios not more than 30 inches in height: four feet in a corner side yard and six feet in a front yard. There is no minimum setback requirement for these structures in the rear or interior side yards.	No – Applicant must provide fully dimensioned building elevation to determine whether these standards are being met.
C. Cornices, eaves, and ornamental features: two feet.	No – Applicant must provide fully dimensioned building elevation to determine whether these standards are being met.
D. Stairs, canopies, awnings, sunrooms, and covered porches: six feet into a front or rear yard, three feet into a corner side yard, and two feet into an interior side yard.	No – Applicant must provide distance between covered porches/stairs and property line.
E. Balconies and bay windows: two and one-half feet into a front or rear yard, two feet into a corner side yard, and 18 inches into an interior side yard.	No – Applicant must provide distance between balconies and property line. No bay windows are currently proposed in the project.
17.70.170 Measurement of height. Height shall be measured from finished grade at all points on the site to a warped plane an equal height above all points on the site.	No – Provide fully dimensioned elevations/plans with height measured from finished grade at all points

	on the site to a warped plain.
<p>17.70.180. Exceptions to height limits. Towers, spires, cupolas, chimneys, elevator penthouses, water tanks, flagpoles, monuments, theater scenery lofts, radio and television antennas, transmission towers, fire towers, and similar structures and necessary mechanical appurtenances, covering not more than 10 percent of the ground area covered by the structure to which they are accessory, may exceed the maximum permitted height in the district in which the site is located if the site is outside the shoreline area defined in BMC 17.24.030(K), subject to the following regulations:</p> <p>A. * * *</p> <p>B. * * *</p> <p>C. In a C, I, PS, or OS district, a structure may exceed the district height limit by 10 feet, and a use permit may be approved for features extending more than 10 feet above the district height limit.</p> <p>D. For projects to be acted on by the planning commission, requests for approval of height use permits shall be acted on by the planning commission. For projects which require action by the historic preservation review commission only, requests for approval of height use permits shall be acted on by the historic preservation review commission. For projects to be acted on by the community development director only, the historic preservation review commission shall act on the height use permit application. Applications for higher light poles in the I districts shall be acted on by the community development director.</p>	Yes
<p>17.70.190.A.1: Landscape plans shall be prepared by a landscape designer, a licensed landscape architect or other qualified person.</p>	Yes
<p>17.70.190.B.2. Landscape materials shall not be located such that, at maturity:</p> <p>a. They interfere with safe sight distances for vehicular, bicycle or pedestrian traffic;</p> <p>b. They conflict with overhead utility lines, overhead lights, or walkway lights; or</p> <p>c. They block pedestrian or bicycle ways.</p>	No – It is not clear that the proposed landscape material would not interfere with safe sight distance standards/pedestrian traffic. Please provide additional information regarding compliance.
<p>17.70.190.C Landscaping Plans Required. Each application for a zoning permit shall include plans and written material describing all existing trees, including species, height, diameter, and condition, and showing how any applicable site landscaping or planting area requirements are to be met. The degree of specificity of such plans and written material shall relate to the type of permit or request for approval being sought.</p>	No – Provide additional information on the trees on the north side of parcel 3 & 5 that were not included in the arborist report.
<p>17.70.190.D Materials. Landscape plans shall demonstrate a recognizable pattern or theme for the overall development by choice and location of materials. To accomplish this, landscape plans shall conform to the following:</p>	-



Planning Commission Supplemental Materials  
Replaces Attachment 2 of Agenda Item No. 10.A for January 13, 2022 Meeting

<p>1. Plant materials shall be selected for: energy efficiency and drought tolerance; adaptability and relationship to Benicia environment; color, form, and pattern; ability to provide shade; soil retention, fire resistiveness, etc. The overall landscape plan shall be integrated with all elements of the project, such as buildings, parking lots and streets, to achieve desirable microclimate and minimize energy demand.</p>	<p>Yes</p>
<p>2. Plant materials shall be sized and spaced to achieve an immediate effect and shall normally not be less than a 15-gallon container for trees, five-gallon container for specimen shrubs, and a one-gallon container for mass planting.</p>	<p>No – Specify the container sizes of proposed landscaping, location of plantings on the site, provide a detailed landscape plan for the entire site, with plant locations and quantities.</p>
<p>3. The use of crushed rock or gravel for large area coverage shall be avoided (except for walks and equestrian paths).</p>	<p>Yes</p>
<p>4. Nonturf areas, such as shrub beds, shall be top dressed with a bark chip mulch or approved alternative.</p>	<p>No – Provide a detail for plantings indicating what is proposed.</p>
<p>5. Where shrubs or low-level vegetation are used, vegetative matter at maturity shall cover at least 75 percent of actual planted area.</p>	<p>No – Provide a detail for plantings indicating what is proposed.</p>
<p>6. Street trees shall be included, conforming to the street tree regulations prescribed in BMC Title 12.</p>	<p>No – Provide detail indicating conformity to street tree regulations.</p>
<p>17.70.190.E. Design Standards. Parking lots shall have perimeter planting areas as prescribed by the following schedule and, in addition, shall have five percent of the area, excluding the perimeter planting strips, devoted to planting distributed throughout the parking lot.</p>	<p>No – Provide calculation of planting area in parking lot area to demonstrate compliance.</p>
<p>1. Where landscaped areas are provided, they shall be a minimum of three feet in width, except window/wall planter boxes. Landscaped areas containing trees shall be a minimum of four feet in their narrowest dimension.</p>	<p>No – Label the width of the planting beds and other landscape areas.</p>
<p>2. The end of each row of parking stalls shall be separated from driveways by a landscaped planter, sidewalk, or other means. Concrete curbs shall separate landscaped areas from parking areas.</p>	<p>No – Include proposed curbs in landscape plan or other elsewhere in plan set.</p>
<p>3. A minimum of one tree per six spaces shall be distributed throughout a parking lot.</p>	<p>Yes</p>
<p>4. Where autos will extend over landscaping, the required planting area shall be increased two feet in depth by decreasing the length of the parking stall by two feet. Where autos will overhang into both sides of an interior landscaped strip or well, the minimum inside curb-to-curb interior planter dimension shall be seven feet.</p>	<p>No – Update site and landscape plan should be updated to demonstrate compliance.</p>
<p>17.70.190.F. Irrigation Plans. Irrigation plans shall be submitted with applications for building permits and for approval of improvement plans required for BMC Title 16, Subdivisions, and shall contain all construction details for an automatic system including, but not limited to, the following: 1. Location, type and size of lines;</p>	<p>No</p>

Planning Commission Supplemental Materials  
Replaces Attachment 2 of Agenda Item No. 10.A for January 13, 2022 Meeting

<p>2. Locations, type and gallonage output of heads and/or emitters; 3. Location and sizes of valves; 4. Location and type of controller; 5. Installation details; 6. Location and type of backflow prevention device (as per health code); 7. Available water pressure and water meter outlet size; 8. Irrigation application schedule and flow rates.</p>	
<p>17.70.190.G. Hydroseeding. Plans indicating location and type of hydroseeding shall be submitted with applications for building permits and for approval of improvement plans required by BMC Title 16, Subdivisions, when such planting is to be utilized for permanent landscape treatment or for natural area restoration. Hydroseeding plans shall contain installation specifications including, but not limited to:</p> <ol style="list-style-type: none"> <li>1. Seed mix and application rate. A native seed mix containing a minimum of 10 percent shrub and perennial seeds shall be utilized in areas where permanent landscape restoration is required. Species selected shall include plant materials native to the area.</li> <li>2. Fertilizer, mulch materials, soil preparation and watering specifications.</li> </ol>	<p>No – Update landscape plan should be updated to demonstrate compliance.</p>
<p>17.70.190.I. All required landscape, parking lot, and street trees shall be replaced in accordance with the city’s tree preservation guidelines.</p>	<p>No – Update landscape plan to add note demonstrating compliance.</p>
<p>17.70.210: Screening of mechanical equipment.</p>	<p>-</p>
<p>A. General Requirement. Except as provided in subsection (B) of this section, all exterior mechanical equipment shall be screened from view on all sides. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork, and transformers. Satellite receiving antennas shall be screened as prescribed by BMC 17.70.250.</p>	<p>No – Indicate the location of all exterior mechanical equipment and, as applicable, proposed screening method.</p>
<p>B. Utility Meters. Utility meters shall be screened from view from public rights-of-way, but need not be screened on top. Meters in a required front yard or in a side yard adjoining a street shall be enclosed in subsurface vaults.</p>	
<p>C. Screening Specifications. Screening materials may have evenly distributed openings or perforations not exceeding 50 percent of the surface area and shall effectively screen mechanical equipment so that it is not visible from a street or adjoining lot. (Ord. 87-4 N.S., 1987).</p>	
<p>17.70.220: Refuse storage areas. A refuse storage area screened on all sides by a six-foot solid wood or masonry wall, or located within a building, shall be provided prior to occupancy for all uses other than one-family or two-family dwellings.</p>	<p>No – Provide elevation of proposed refuse storage area, identify proposed materials.</p>
<p>17.70.230: Underground utilities. All electrical, telephone, CATV, and similar distribution lines providing direct service to a development site shall be installed underground within the site. Off-site utilities along a project frontage for all new commercial, multifamily, or industrial development shall be undergrounded.</p>	<p>No – Include all existing and proposed utility lines in the plan set.</p>
<p>17.70.240.C. Performance Standards, Noise. All uses and activities shall comply with the provisions of the Benicia noise regulations (Chapter 8.20 BMC).</p>	<p>COA</p>

<p>17.70.320(D)(1) Inclusionary Housing – The applicant must provide 10% of the market rates units at the Very-Low and Low-Income levels for 30 years.</p>	<p>No – Adequate affordable units have been provided, but only at the 80% AMI (low income) level. This number may change if the unit count for the project changes.</p>
<p>17.70.320(D)(2) Inclusionary Housing – Written Agreement between City and Developer assuring compliance with Section 17.70.320.</p>	<p>COA – A written agreement acceptable to the City Attorney will have to be approved prior to issuance of Building Permits.</p>
<p>17.70.320(D)(3) Inclusionary Housing – Except as otherwise permitted in this section, all inclusionary units shall be reasonably dispersed within the development and shall be comparable to the design of market rate units in terms of numbers of bedrooms, appearance, materials, and finished quality. The number of bedrooms for the inclusionary units shall be considered comparable if the following minimum requirements are achieved:</p> <ol style="list-style-type: none"> <li>a. Five percent of the inclusionary units, with the exception of accessory units referred to in subsection (J) of this section, must be four-bedroom units;</li> <li>b. Twenty-five percent of the inclusionary units, including accessory units, must be three-bedroom units;</li> <li>c. Forty percent of the inclusionary units, including accessory units, must be two-bedroom units;</li> <li>d. Twenty percent of the remaining inclusionary units must be at least one-bedroom units;</li> <li>e. The remaining inclusionary units may be any bedroom size categories.</li> </ol>	<p>No – Identify the units that will be affordable units on the site plan and indicate which models they will be. Provide a table indicating compliance with this code section.</p>
<p>17.70.320(F) Inclusionary Unit Requirements for Ownership Developments.</p>	<p>COA – Applicant meet the requirements of section 17.70.320(F).</p>
<p>17.70.320(G) Eligibility Requirement</p> <ol style="list-style-type: none"> <li>1. In establishing eligibility for the rental inclusionary units and ownership inclusionary units, the city or its designee(s) shall consider the assets and income of the household pursuant to HCD standards as set forth in the definition of “income eligibility” in this section.</li> <li>2. Every purchaser of an inclusionary unit shall certify that the unit is being purchased for the purchaser’s primary place of residence. Every renter of a rental inclusionary unit shall certify that the unit shall be or is being occupied by those renting the unit.</li> </ol>	<p>COA – Applicant meet the requirements of section 17.70.320(G).</p>
<p>17.70.320(H) Control of Resale</p> <ol style="list-style-type: none"> <li>1. For Sale Units. <ol style="list-style-type: none"> <li>a. A resale control agreement setting forth the applicable terms of this section shall be recorded with the Solano County recorder’s office for each for-sale inclusionary unit. In order to maintain the availability of the for-sale dwelling units to be constructed pursuant to the requirements of this section, the city shall impose the following resale conditions for a period of 45 years from recordation of each resale control agreement, which 45-</li> </ol> </li> </ol>	<p>COA – Applicant meet the requirements of section 17.70.320(H).</p>

year period shall start over with each resale. The price received by the seller of an inclusionary unit shall be limited to his or her initial purchase price, plus a percentage increase based on any increase in the Consumer Price Index from the date of the property purchase to the date the property is sold, plus an amount to cover capital improvements. The seller shall not levy or charge any additional fees nor shall any "finder's fee" or other monetary consideration be allowed other than customary real estate commissions and closing costs.

- b. The seller of an inclusionary unit shall sell said unit to a household in the same or lower income category as the unit was originally designated. The seller of the unit shall immediately notify the city and the Benicia housing authority upon the listing of the seller's property for sale. Within 10 days of notification that the property has been listed, the city and the Benicia housing authority shall provide the seller or seller's agent a list of any qualified and eligible potential purchasers known to the city or the Benicia housing authority.

The city shall have 90 days from the date the property is listed by the seller either to purchase the property and reserve the unit for a household within the same or lower income category as the unit was originally designated; or to find an eligible buyer. The income of the new household shall be certified by the city or its designee(s).

If the city decides not to exercise its purchase option, and the seller is unable to find any eligible buyers after both listing the property and marketing and advertising the sale of the property to buyers in the appropriate income category for a minimum of 90 days, the seller may rent the property to a household within the same or lower income category as the unit was originally designated. The seller shall provide the annual reports required by subsection €(3) of this section for as long as the dwelling unit remains rented.

- c. The owner of any inclusionary unit shall attach and legally reference in the grant deed conveying title of any such inclusionary unit a declaration of restrictions stating the restrictions imposed pursuant to this section. The city shall provide a form declaration of restrictions, but failure to provide the form does not abrogate the owner's obligation to record the declaration.

The declaration of restrictions shall include all applicable resale controls, occupancy restrictions, and prohibitions as required by this section.

- d. The resale control agreement shall provide that if the unit is no longer owner-occupied the unit shall be occupied by and provided at an affordable rent to a household in the same

income category for which the unit was designated. If the unit is rented, the homeowner's annual report shall include information required by the annual report for rental units, as appropriate.				
17.74.030 Off-Street Parking and Loading Required.				No – Provide the location of the commercial parking. Provide the location of parking for any units that are on the site plan, but not reflected in the unit count.
17.74.080. Bicycle parking (B) Number required. (3) All other commercial use classifications: five percent of the requirement for automobile parking spaces, except for the following classifications, which are exempt: a. Ambulance services; b. Animal boarding; c. Animal grooming; d. Catering services; e. Commercial filming; f. Horticulture, limited; g. Funeral and interment services; h. Swap meets, recurring; i. Vehicle/equipment sales and services (all classifications).				No – indicate the number or bike parking spaces provided equal to 5% of commercial vehicle parking required spaces.
17.74.080I. Design Requirements. For each bicycle parking space required, a stationary object shall be provided to which a user can secure both wheels and the frame of a bicycle with a user-provided six-foot cable and lock. The stationary object may be either a freestanding bicycle rack or a wall-mounted bracket.				Yes
17.74.090 Parking space dimensions. Required parking spaces shall have the following minimum dimensions				No – Provide dimensioned parking spaces on unit plans to ensure that parking spaces are adequately sized to meet requirements.
Use	Type of Space	Large Car (ft.)	Small Car (ft.)	
Residential	In separate garage or carport housing 6 or fewer cars, or with door at rear of each space	9 x 19	n/a	
Residential	In garage or carport housing more than 6 cars with access via aisle, for multifamily residential, or for accessory dwelling unit	9 x 18	7.5 x 15	
All	Parallel spaces	8 x 22	n/a	
17.74.100 Application of dimensional requirements.				-
A. By Use Type.				-

1. Residential. For multifamily residential uses, all reserved resident spaces shall be large-car spaces. Up to 30 percent of nonreserved resident spaces may be small-car spaces. The community development director may approve an exception to criteria authorizing up to half of the required resident spaces to be small-car spaces if such spaces are not assigned.		Yes
a. Visitor accommodations: 90 percent;		
17.74.100.B. Relation to Aisles.		-
1. Each parking space adjoining a wall, column, or other obstruction higher than 0.5 feet shall be increased by one foot on each obstructed side; provided, that the increase may be reduced by 0.25 feet for each one foot of unobstructed distance from the edge of a required aisle, measured parallel to the depth of the parking space.		No – Provide fully dimensioned garage plans that indicate obstructions and parking space size in Building A.
2. An aisle providing access to a parking space perpendicular to the aisle shall extend two feet beyond the required width of the parking space.		N – Label this dimension on the plans and confirm that it is two feet.
17.74.100.C. Vertical Clearance. Vertical clearance for parking spaces shall be seven feet, except that an entrance may be 6.67 feet and the front five feet of a parking space servicing a residential use may be 4.5 feet.		No – Unable to determine. Provide a cross section of the buildings indicating the vertical height for the parking spaces and entrances.
17.74.100.D. Wheel Stops. All spaces shall have centerline wheel stops 2.5 feet from a fence or wall. When a parking space abuts a landscaped planter, the front two feet of the required length for a parking space may overhang the planter. When a parking space abuts a walkway, the front two feet of the required length of a parking space may overhang the walkway if the walkway is at least seven feet wide; otherwise the full length shall be provided, and a wheel stop shall be installed two feet from the walkway.		-o - Indicate the location of wheel stops on site plan.
17.74.110 Aisle dimensions. Aisle widths adjoining large-car spaces shall be as follows;		No – Provide aisle dimensions for all parking lots internal and external to buildings.
Increase in Parking Space Width (ft.)	Minimum Aisle Width for Specified Parking Angle (ft.)	
	90°	
0	24	
0.25	23	
0.5	22	
0.75	21	
1.00 or more	20	
Aisle widths adjoining small car spaces having a base width of 7.5 feet, except where increased by adjoining obstructions, shall be as follows: 20 feet width for 90 degree spaces		
17.74.130 Parking access from street. Access to parking spaces, other than four or fewer spaces serving a residential use in an R district, shall not require backing across a street property line. An alley may be used as maneuvering space for access to off-street parking. All spaces in a parking facility shall be accessible without reentering a public right-of-way unless it is physically impossible to provide for such access.		No

17.74.140. Driveway widths and clearances. Driveways shall have the following widths plus a minimum of one foot additional clearance on each side of a vertical obstruction exceeding 0.5 foot in height. For residential uses of 7 to 25 spaces, 12 ft. driveway is required	Yes
In addition, all driveways shall comply with the fire department's standards for access roads and fire lanes.	No
17.74.150 Driveways and intersections- visibility. Visibility of a driveway crossing a street property line shall not be blocked between a height of three and one-half feet and seven feet for a depth of five feet from the street property line as viewed from the edge of the right-of-way on either side of the driveway at a distance of 50 feet or at the nearest property line intersecting the street property line, whichever is less (see Diagram 17.74.150). For intersections, no structure, including but not limited to fences and gates, shall be maintained higher than three feet above grade within a triangular area bounded by the right-of-way lines and a diagonal line joining points on the right-of-way lines 25 feet back from the point of their intersections.	No – Include the described visibility triangles on either side of the driveway entrances to demonstrate compliance and include the visibility triangle required at the intersection of Park Road & Adams, Cleveland & Jefferson, and Jefferson & Adams Streets. If structures are proposed in these areas, they must be relocated.
17.74.200 Additional design standards for parking lots and structures. Parking stalls shall be paved; parking lots shall have paving, drainage, concrete curbs, lighting, space marking, directional signs, litter collection containers, and queuing space for drive-in facilities or ticket-dispensing booths or machines. Maximum driveway grades shall be 16 percent. Wheel stops shall only be permitted where parking spaces directly abut a wall or fence, with no intervening walkway or planter, or along a property line where no perimeter landscaping strip is required.	–o - Provide curb, wheel stop, and lighting details.
17.74.170 Lighting. Outdoor parking and loading area lighting shall not employ a light pole higher than 12 feet in non industrial districts; except as provided for in BMC 17.70.190. 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 – Provide lighting plan.
17.100.020 (C) Grading work within commercial zoned property in accordance with all of the following requirements: a. Grading of less than 5,000 cubic yards b. Grading with cuts and/or fills of less than four feet c. Grading on property where 80 percent or more of area to be graded has existing slopes of less than 10 percent.	No – Grading exceeds 5,000 CY. Provide information in accordance with 17.100.020.
BMC Title 18. Refer to Sign Regulations, BMC Title 18.	No – Provide a signage plan.
18.12.060: Height limitation: No part of a sign affixed to a building may extend above the roof line or ridge line of the building to which it is attached	No – Signage plan has not been provided.
<b>Sour-e - Objective Planning Standards (effective at date of preliminary application, May 2021)</b>	
Front Build-to-Line/Setback: A building shall not be set back more than five (5) feet from the minimum front yard line (e.g., if the required front yard is 20', then the building shall be located within 20' to 25' of the front property line).	No – There are several buildings that exceed the 15-foot to 20-foot setback requirements.

Planning Commission Supplemental Materials  
Replaces Attachment 2 of Agenda Item No. 10.A for January 13, 2022 Meeting

Side Yard: Minimum 10'; Maximum 15'.	No – Project does not meet the setback requirements exceeding the maximum setback requirements in a number of locations.
Corner Side Yard: Minimum 10'; Maximum 15'.	No – Project does not meet the setback requirements exceeding the maximum setback requirements in a number of locations.
Rear Yard: Minimum 15'.	Yes
Lot Coverage: 50% maximum	No – Provide calculation of total lot coverage.
Floor Area: 2.0 maximum	No – The written description of the project indicates that the project does not exceed the maximum FAR the calculations and provide a calculation indicating that the project does not exceed the 2.0 FAR maximum.
Density: Residential housing development shall be provided at the density identified within the adopted Housing Element.	Yes
Inclusionary Housing: Inclusionary units provided pursuant to BMC Section 17.70.320 shall be reasonably dispersed within the development and shall be comparable to the design of market rate units in terms of numbers of bedrooms, appearance, materials, and finished quality, as defined and specified in BMC Section 17.70.320.	No – Indicate the location of Inclusionary Units.
Outdoor Living Area: When a private outdoor living area is provided for a unit it shall have the following minimum dimensions: Minimum Width: 10', Minimum Depth: 6'	No – Provide fully dimensioned unit plans indicating the dimension of the private open space.
Outdoor living areas shall be provided in addition to any required yard or setback.	No – Outdoor living areas, including balconies, must be relocated outside of any setback. This still applies to optional (non-required) outdoor living areas.



Planning Commission Supplemental Materials  
Replaces Attachment 2 of Agenda Item No. 10.A for January 13, 2022 Meeting

<p>On a site having three or more dwelling units, at least 200 square feet of private outdoor living area shall be provided for each dwelling unit.</p>	<p>No – The units that are indicated on the Unit Plans sheet include the proper amount of private open space; however, there are additional units on the site plan without corresponding unit plans and the private open space cannot be determined for these units.</p>
<p>Site Landscaping: 30% minimum</p>	<p>No – Provide a table indicating the amount of landscaping area provided.</p>
<p>Grading: Refer to thresholds Specified in BMC Chapter 17.100.020. Exemption: The thresholds in this section may be exceeded for excavations (cuts) below finished grade for the purposes of basements and crawl spaces, below grade parking, retaining walls and building footings, and piers.</p>	<p>No – Grading exceeds 10,247 CY. 700 CY for the pads, comes out to 9,547 CY.</p>
<p>Parking Lot Landscaping. In addition to the requirements of BMC 17.70.190, parking lots shall be screened on all sides by a minimum 3’6” evergreen hedge, planter box, wall, or wood privacy fence (not more than 30% transparent) to avoid headlight impacts to adjoining properties.</p>	<p>No</p>
<p>Archaeological Resources. In the event archaeological resources are uncovered during grading or construction activities, all work within 50 feet of the discovery shall be halted until a qualified archaeologist can be contacted to evaluate the situation and determine if the deposit qualifies as an archaeological resource. If the deposit does not qualify as an archaeological resource, then no further protection or study is necessary. If the deposit does qualify as an archaeological resource the archaeologist shall complete and prepare an assessment report documenting the methods, findings, and recommendations. The report shall be submitted to the City, the applicant, and the Northwest Information Center (NWIC). The archaeologist shall be selected by the City and the applicant shall pay for all required work by the archaeologist.</p>	<p>COA</p>
<p>Paleontological Resources. In the event paleontological resources are encountered during grading or construction, excavations within 50 feet of the find shall be halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards [SVP 1995, 1996]). The qualified paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find.</p>	<p>COA</p>
<p>Fences shall not exceed six (6) feet in height along any side or rear property line; nor shall they exceed three (3) feet in height within 15 feet of the front property line. Fences shall comply with the driveway visibility requirements of BMC Section 17.74.150.</p>	<p>Yes</p>
<p>Approved fence materials are solid wood and masonry.</p>	<p>COA – No fences proposed as part of plans, but will be a condition of approval if requested ion the future.</p>

Planning Commission Supplemental Materials  
Replaces Attachment 2 of Agenda Item No. 10.A for January 13, 2022 Meeting

Retaining walls shall be constructed of masonry material such as brick, concrete, or paver block.	Yes
Parking dimensions shall conform to Zoning Standard or Downtown Mixed-Use Master Plan with exception that no loading berth shall be required.	<i>These standards have been included separately for evaluation.</i>
Non-residential uses shall provide additional off-street parking per Zoning Standards or Downtown Mixed-Use Master Plan.	Yes – No required parking per SB 35 due to the site being in a historic district.
On a corner lot, the main parking lot access shall be from a secondary roadway.	Yes
Except in the Town Core Zone, the main parking lot access shall be provided from a public street when the property adjoins single-family residential homes along an alley.	Yes
A parking lot driveway shall be located at least six (6) feet from an alley and shall maintain a minimum twenty (20) foot distance from all curb returns.	Yes
Parking lots shall provide adequate space for vehicle backing movement and shall not require backing across a street property line.	No – Provide an exhibit indicating that the parking lots have adequate space for vehicle movements. Parking along Jefferson St. cannot back into traffic lanes.
Covered parking or garages that are attached to the structure shall be recessed a minimum of eighteen (18) inches from the wall plane.	No – The unit plans indicate that the garages are not recessed.
Parking Lot Lighting. All exterior lights shall use cut-off shields and be downward directed. Sag, convex and drop lenses are prohibited.	No – Provide lighting plan
Parking Lot Lighting. Wall-mounted lights shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts.	No – Provide lighting plan
Parking Lot Landscaping. All parking lots shall provide a minimum landscape buffer of two feet between the required parking screening and parking spaces.	No – Provide distance measurement between parking spaces and landscape buffer on west side of parking area.
Refuse management shall be provided, and site development plans shall indicate the manner and location of refuse storage. Individual refuse collection is permitted for individual units where bins will be stored within a garage or enclosure; all other development types shall provide an on-site shared refuse facility.	No – Provide a refuse management plan and indicate the location of the trash cans on the building/unit plans. Provide the location of the refuse container for the commercial/ retail use.
Refuse and service areas shall be located to the rear or side of the property and shall not be about the property line of an adjacent single-family residence.	No – Unknown at this time.
Refuse containers shall be located in a building or screened by a solid masonry enclosure.	No – Provide elevation of trash enclosure and provide material specifications, if any.

Planning Commission Supplemental Materials  
Replaces Attachment 2 of Agenda Item No. 10.A for January 13, 2022 Meeting

Mechanical equipment, including vents and stacks, shall be fully screened by an architectural feature, such as a parapet wall, in addition to the requirements of BMC 17.70.210.	No – Include location of any mechanical equipment and associated screening.
Ground-mounted mechanical equipment shall be placed at a rear or secondary façade and at least ten (10) feet from a side or rear property line.	
No mechanical equipment shall be permitted in the front or corner side yard.	
Backflow prevention devices may be located within the front half of the lot, when located between the side building plane extending to the front property line and the side yard property line. Backflow prevention devices shall not be placed directly in front of the building but may be located in a side location of the front yard. This equipment shall be screened to its full height by a combination of fencing and perennial landscaping to 70% opacity.	No – Provide location of backflow prevention device and associated screening.
Group or cluster mailboxes may be located within a required front or corner side yard.	No – Revise location of mailboxes (mailboxes cannot be located in City owned right-of-way if right of way is being dedicated) and provide details on the associated screening.
Such mailboxes shall be screened on three sides by a wall or trellis feature and shall be situated in a landscape bed with at least two (2) feet of planting area on three sides of the mailbox. Approved plant materials include annual and perennial flowers, low growing groundcover, and shrubs not exceeding three (3) feet in height at time of maturity.	
Utility meters shall not be placed on a front or corner side façade.	No – Provide location of utility meters.
On and off-site utilities shall be placed underground as provided in BMC 17.70.230.	No – Indicate the location of all utilities on the site plan.
Public improvements (alley, sidewalk, curb and/or gutters) shall be required for the portions of right-of-way directly abutting the development site.	Yes
Pitched roof forms (e.g., hip, gable, etc..) shall have a minimum 4:12 pitch. Roof pitches concealed from the public right-of-way by parapet shall not be subject to a minimum roof pitch.	No – Provide fully dimensioned unit plans and/or building elevations plans that include the roof pitch.
Balconies: 6’ min. clear depth, 10’ min. clear width.	No – Provide fully dimensioned unit plans and/or building elevations plans that include the dimensions for balconies.
The building shall have a base, middle, and cap; these elements shall be distinguished as prescribed herein:	No – Provide fully dimensioned building elevations plans that includes the building materials. The buildings do not have stone/masonry along the base of the building.
<i>Base:</i> Use stone, concrete masonry materials along the base of the building to “ground” the structure.	
<i>Middle:</i> This element establishes the vertical proportion and will be constructed of the primary building material.	
<i>Cap:</i> This is the roof or parapet of the building. Cornice or fascia trim shall be incorporated along the roofline.	

Planning Commission Supplemental Materials  
Replaces Attachment 2 of Agenda Item No. 10.A for January 13, 2022 Meeting

Building entrances must be provided on the primary frontage. A pedestrian walkway, minimum five (5) foot width, shall provide a connection between the public street and building entrance.	-o - Pedestrian access it not provided to several units. Typical dimensions of pedestrian walkway is 4-feet.
Low-voltage, shielded pedestrian walkway lights shall be provided from the sidewalk to the front entrance(s).	No – Provide lighting plan and cut sheets for proposed walkway lighting.
Windows, cornices, copings, and moldings shall be aligned horizontally on the building front.	Yes
A minimum eighteen (18) inches building face offset is required for any wall plane that exceeds thirty (30) feet in length.	No – Provide fully dimensioned building elevations plans that includes the building off-set.
Façade Transparency: Residential, Minimum 35% façade transparency Façade Transparency: Retail/Commercial portion of mixed use, minimum 50% façade transparency.	No – Provide calculation of transparency.
Stucco control joints shall not be spaced more than 30 feet apart.	No – Provide detail for any buildings that have stucco indicating control joints.
Primary Permitted materials: Painted horizontal siding (wood or smooth fiber cement i.e., “Hardie board”), Smooth concrete, Brick, Stucco.	Yes
Primary Disallowed materials: Faux stone (e.g., “painted concrete applications that simulate the appearance of stone), Heavy timbers, Rough hewn wood beams, Stucco textured foam, synthetic stucco (EIFS or DryVit), vinyl or vinyl clad materials, Aluminum siding, Formliner or painted concrete applications that simulate the appearance of brick.	No – Provide additional information on windows and doors.
Modular construction or tilt up concrete panels and seams allowed when all exterior surfaces are covered by permitted primary/secondary materials.	COA
Secondary and Accent Permitted materials: All permitted primary exterior wall materials, Smooth or split face concrete block, Natural stone, Cast stone, Tile that is not reflective, iridescent, or metallic, Brick, Terra cotta, Vertical Siding	Yes
Secondary and Accent Disallowed materials: All disallowed primary materials are also disallowed as secondary and accent materials.	No – Provide additional information on windows and doors.
Roofing Permitted: Architectural composition shingles, Clay tile, Slate, Non-reflective standing seam metal roofs in shades of brown or black.	Yes
Parapet façade shall match primary wall material.	No – Provide additional information on parapet materials.
Gutters and downspouts prohibited: Plastic, PVC, Unfinished galvanized steel.	No – Provide additional materials information on gutters & downspout.
Windows and door frames shall be composed of painted wood or fiber cement (i.e., hardie board) or non-reflective metal with a factory applied finish.	No – Provide additional information on windows and doors.

Planning Commission Supplemental Materials  
Replaces Attachment 2 of Agenda Item No. 10.A for January 13, 2022 Meeting

Windows and Doors Permitted Materials: Wood, Composite, Pre-finished, metal (e.g., anodized aluminum) with a non-reflective finish.	
Windows and Doors Material selection and style shall be consistent on all sides of the building.	
Where pane divisions are provided on a window, they shall be true or simulated divided lites (muntins applied to both the interior and exterior of the glass). Snap in grilles or grilles between glass panes are not permitted.	No – provide cut sheet of proposed windows.
Flush door styles are not permitted for front entrances.	No – Provide cut sheet of proposed front entrance doors to units.
Railings shall be constructed of wood, wrought iron, non-reflective metal, or fiber cement/composite material.	No – Provide cut sheet and detail of railings.
Not more than four colors shall be applied to the building façade: 1 primary color and 2-3 trim or accent colors.	Yes
Wall signs are permitted for buildings with a mixed-use commercial component. Sign area shall conform to the requirements of the Sign Ordinance (BMC Title 18) and applicable guidelines but shall not exceed 45 square feet on any frontage.	No – Signage plan not submitted.
Wall Signs: Box/cabinet signs are not permitted nor any form of internally illuminated vinyl signage.	
Wall Signs: Sign lettering and logos shall be individual channel or pin-mounted characters.	
Other Signs: Not Permitted.	
Monument Signs: One monument sign permitted with maximum height of four (4) feet and maximum sign area of 20 square feet, unless otherwise restricted by the Sign Ordinance (BMC Title 18).	Yes – No monument sign is proposed for the project.
Monument Signs: Sign shall be constructed of wood or stucco on a masonry base.	
Monument Signs: Internally illuminated vinyl signs are not permitted.	
Monument Signs: Sign lettering and logos shall be individual channel or pin-mounted characters.	
Replacement Trees. If the removal of a protected tree is allowed, replacement tree(s) must be planted onsite at a 2:1 ratio. Such replacement tree(s) shall be provided in addition to all other required landscaping pursuant to adopted objective standards and regulations and shall be installed prior to final occupancy of the proposed development. The replacement tree(s) shall be minimum 24” box container size at time of planting, shall be listed on the City of Benicia Tree Palette list, and be of the same size or a greater size at maturity as the tree(s) being removed.	No – Arborist Report needs to be updated to reflect how the proposed grading, trenching, and drainage grates will affect the nearby Cork Oaks.
Replacement trees shall be sited and planted such that the minimum planter radius for the chosen tree species (listed under “Planter Size” on the City of Benicia Tree Palette list) is maintained. No impervious cover, structures, or unpaved walkways may be located within this planter radius.	
For mixed use development, the height of a storefront shall be a minimum of 9 feet and a maximum of 11.5 feet, including any clerestory.	No – Provide fully detailed building elevations that indicate building height.

<p>A-1: Proximity Disclosure. Prior to occupancy for any new residential development within ¼ mile of an Industrial District, a disclosure shall be provided to, and acknowledged by, prospective purchasers or tenants regarding the presence of transportation infrastructure and industrial uses and the potential nuisances foreseeable with such uses, including noise, vibration, dust, indoor air quality, odors, light/glare, and other impacts.</p>	<p>COA</p>
<p>B-1: Replacement Trees. If the removal of a protected tree is allowed, replacement tree(s) must be planted onsite at a 2:1 ratio.</p> <p>Such replacement tree(s) shall be provided in addition to all other required landscaping pursuant to adopted objective standards and regulations and shall be installed prior to final occupancy of the proposed development. The replacement tree(s) shall be minimum 24” box container size at time of planting, shall be listed on the City of Benicia Tree Palette list, and be of the same size or a greater size at maturity as the tree(s) being removed.</p> <p>Replacement trees shall be sited and planted such that the minimum planter radius for the chosen tree species (listed under “Planter Size” on the City of Benicia Tree Palette list) is maintained. No impervious cover, structures, or unpaved walkways may be located within this planter radius.</p>	<p>No – Provide a table calculating the number of replacement trees required and update the site/landscape plans to incorporate these required trees.</p>
<p>B-2: Tree Protection During Construction.</p> <p>Any protected tree that is not removed to accommodate new development shall be marked with a metal tag identifying such tree as a protected trees and shall be protected during construction in accordance with the requirements of the Benicia Municipal Code (Chapter 12.24) at the expense of the owner/applicant.</p> <p>Prior to issuance of a grading or building permit, whichever comes first, the applicant shall submit a performance bond guaranteeing the health of designated protected tree(s). The performance bond shall be in the amount of \$550 per tree (adjusted on the basis of consumer price index for each year following the year 2021) and shall remain in place for three years following the final occupancy of the project.</p>	<p>COA</p>

<p>C-1: Arsenal View Protection Applicability. View protection standards in this section apply to development on property extending into a view corridor cone of vision or sight line shown in Figure 1.</p> <p>View Types. This section distinguishes between two types of views: view corridors and sight lines.</p> <p><u>View Corridor.</u> A view corridor is defined by a cone of vision originating from a specific point along a roadway.</p> <p><u>Sight Line.</u> A sight line is a narrow corridor defined by a straight line originating from a specific point and terminating at a given feature or building.</p> <p><u>Views Designated.</u> Views designated for protection as shown in Figure 1 originate from Arsenal Historic Conservation Plan (AHCP) Figure 6. Figure 1 designates for protection only those views shown in AHCP Figure 6 that may be impacted by proposed multifamily and mixed-use residential development, notwithstanding standards for other uses or development types as specified in the AHCP.</p> <p><u>Existing Site Vegetation.</u> The following applies to both designated view corridors and sight lines:</p> <p>If existing vegetation on the proposed development site obstructs views of a designated landmark building, the vegetation shall be removed. Trees protected under BMC 12.24.030 are exempt from this requirement.</p>	<p>No - Provide Photosimulation.</p>
<p>C-2: Project Photosimulation. When required.</p> <p>An applicant shall prepare a photosimulation of the proposed project if any portion of the subject property is located within a view corridor cone of vision or sight line shown in Figure 1.</p> <p>The Director may waive this requirement if project plans demonstrate that proposed structures are clearly located outside of designated view corridors/sight lines with no potential to conflict with view protection standards (C-1).</p> <p>Project Photosimulation. Methodology. Photosimulation shall be prepared using the following methodology.</p> <p><u>Baseline Photograph.</u> If a new photograph is used, the photograph shall be taken from the precise vantage point shown in Figure 1 using the coordinates shown in Table 1. The camera must be positioned and oriented so that the field of view in the new photograph is identical to field of view of the photograph in Appendix A.</p> <p>New photographs must be taken using a minimum 10-megapixel digital single lens reflex camera or better, equipped with a 50-millimeter equivalent focal length lens.</p> <p><u>Modeling.</u></p>	<p>No - Provide Photosimulation.</p>

<p>An applicant shall use AutoCAD or other equivalent computer software to create a 3D model of proposed structures.</p> <p>The 3D model may show proposed structures as articulated massings; complete architectural details are permitted but not required. Modeled structures must be consistent with proposed project plans and accurate in regard to position, elevation, and topography.</p> <p><u>View Alignment and Simulation Generation.</u> The photosimulation generated with the 3D model must be accurately aligned with the baseline photograph. Proposed structures must be placed and scaled accurately in the context of existing conditions.</p> <p>The photosimulation must show new trees and other landscaping with a height of four feet (4') or more at maturity. Existing vegetation that will be removed from the site must be removed from the photosimulation.</p>	
<p>C-3: Pedestrian Ways: Where pedestrian access is indicated on Figure 8 of the Arsenal Historic Conservation Plan, a pedestrian access easement and walkway shall be provided in the location shown.</p>	<p>No – Provide access and a dedicated easement as indicated on Figure 8.</p>
<p>C-4: Jefferson Street Alignment: Retain and extend the existing Jefferson Street alignment. Provide pedestrian cross-access to the city-owned property containing the Commanding Officers Quarters (APN: 0080-140-090).</p>	<p>Yes</p>
<p><b>Source - Arsenal Historic Conservation Plan</b></p>	
<p>View Corridors and Sight Lines: 1. Maintain designated sight lines to landmark buildings. (pg. 36)</p>	<p>No – Provide Project Photo Simulations.</p>
<p>View Corridors and Sight Lines: 2. Where view corridors are indicated, it is important to maintain a direct sight line to all landmark structures and important natural features which fall within the view angle mapped in Figure 6. New development within a designated view corridor is permitted but should be of a scale that will not overpower or dominate views of landmarks. (pg. 36)</p>	
<p>Designation and Improvement of Pedestrian Ways (p.44). If appropriate, public access easements should be sought as a condition of approval of new permits. These should be considered on a case by case basis, taking into consideration the uses which will occur on site and the adequacy of nearby public sidewalks.</p>	<p>COA</p>
<p>Designation and Improvement of Pedestrian Ways (p.44). Walkways or stairways could be provided to connect Jefferson and Adams Streets as part of any future development plan for the sites between them. This need for pedestrian circulation is particularly critical as the roadway connecting the streets has no sidewalks.</p>	<p>No - Provide connections between Jefferson &amp; Adams Streets.</p>
<p>Subdistrict 2, Future Development: 1. Retain designated major views and view corridors noted in Figure 6 especially to landmark buildings and the water or waterfront areas and comply with the view preservation policies of Chapter 4. (pg. 58)</p>	<p>No – Provide Project Photo Simulations.</p>



Planning Commission Supplemental Materials  
Replaces Attachment 2 of Agenda Item No. 10.A for January 13, 2022 Meeting

<p>Subdistrict 2, Future Development: 2. Retain significant tree plantings on private sites and along streets, as shown in Figure 5. Permit removal of large trees only if a property is unduly constrained from development by their retention, and they are replaced at a higher ratio elsewhere on-site. (pg. 58)</p>	<p>Yes</p>
<p>Subdistrict 2, Future Development: 3. Maintain the general topography which defines this subarea as a ridge, especially the embankment north of Adams Street and the promontory landform of the Clocktower Site. (pg. 58)</p>	<p>Yes</p>
<p>Subdistrict 2, Future Development: 4. Avoid development, grading or parking on steep slopes which would necessitate the use of tall retaining walls to create level building sites.</p>	<p>No – Provide details on the height of retaining walls and grading.</p>
<p>Subdistrict 2, Site and Landscape Treatment: 1. Locate parking lots to the side or rear of the buildings -wherever they will be least visible and obtrusive. (pg. 58)</p>	<p>No – Parking lot provided backing on to Jefferson Street.</p>
<p>2. For sites south of Jefferson Street, permit vehicular access from Jefferson, not Adams Street, to minimize cuts and grading operations.</p>	<p>Yes</p>
<p>Subdistrict 2, Site and Landscape Treatment: 3. Retaining walls should not exceed four feet in height for any one vertical wall segment and should allow for a minimum planting strip of three feet both above and below them. (pg. 58)</p>	<p>No – Provide a cross-section or grading plan that indicates the top of wall / bottom of wall for each retaining wall.</p>
<p>Subdistrict 2, Site and Landscape Treatment: 4. Provide residential type landscaping consisting of a front lawn with accent planting around the building. (pg. 58)</p>	<p>No – Provide detailed landscaping plan around building footprints.</p>
<p>5. Require landscaped setbacks from the street for buildings, parking and loading areas consistent with the pattern of historic buildings on Jefferson Street.</p>	<p>Yes</p>
<p>Subdistrict 2, Site and Landscape Treatment: 5. Maintain existing street trees. Provide infill planting along the north side of Jefferson Street with the same species where trees are missing. Street trees along the south side should be chosen and planted so that the views will remain open. (pg. 58)</p>	<p>No – Install street trees between the proposed sidewalk and Jefferson Street that are consistent with the tree type and spacing on the rest of the blockface on the north side of Jefferson Street. There needs to provide photo simulations to determine whether the views remain open.</p>
<p>Subdistrict 2, Site and Landscape Treatment: 6. Continue the pedestrian sidewalk on the north side of Jefferson Street where missing and secure public access easements over private street segments to allow for pedestrian access. Maintain the current linear alignment of the sidewalk and trees and provide a planting strip between the curb and sidewalk. (pg. 58)</p>	<p>No – Connections provided, but need public access easement.</p>
<p>Siting and Setbacks: Guideline 1.2. Provide side and rear yard setbacks as specified for the zoning district in which the property lies.</p>	<p>No – Setback exceeds setback requirements.</p>
<p>Scale, Form and Massing: 2.3 Use projecting bays, porches, individual balconies, upper floor setbacks, bay windows and/or variations within the floor plan to provide variation in the building's volume and form. (pg. 60)</p>	<p>Yes</p>

Planning Commission Supplemental Materials  
Replaces Attachment 2 of Agenda Item No. 10.A for January 13, 2022 Meeting

Scale, Form and Massing: 2.4 To minimize the height and bulk of larger buildings, third floor spaces should be partially concealed beneath the building's roof by the use of gables, dormers, and the like. (pg. 60)	Yes
Scale, Form and Massing: Guideline 2.5. Access to upper floor units should be by interior, not exterior, stairs. (pg. 60)	Yes
Architectural Style and Character: Guideline 3.4. Provide a covered entry or entry porch which does not obscure the detail or composition of the façade beyond. (pg. 60)	Yes
Architectural Style and Character: Guideline 3.5 Use pitched roof forms with overhanging eaves. (pg. 60)	No – Label the depth of roof overhang/eaves. If no overhang is proposed, revise plans to include overhang.
Materials and Color: Guideline 5.3: Plywood, aluminum or other panel siding products and composition shingles (on walls) are inappropriate building materials. (pg. 61)	Yes
Guideline 5.5: Metal or metallic finishes are generally inappropriate including handrails, porch railings, decorative iron work and aluminum canopies or awnings. (pg. 61)	No – Handrail materials on buildings elevations are not specified. Provide an exhibit or cutsheet.
Guideline 5.6: Chimneys should generally be of brick. Where zero-clearance or prefab units are used, avoid the use of plywood or wood sheathing. Stucco or a dark painted metal flue are preferable finishes.	No – Provide the location of any chimneys on the roof plan and/or elevations.
Materials and Color: Guideline 5.7: Set in or “nail on” aluminum windows with thin frames set close to the exterior wall surface are not appropriate. (pg. 61)	No – Specify window material and profile.
Guideline 5.8: Window frames should be painted or factory finished. Metallic finishes such as silver or bronze anodized aluminum are inappropriate. (pg. 61)	
Materials and Color: Guideline 5.9: Colors which are neon bright, shiny, metallic iridescent or otherwise attention grabbing are inappropriate for paint or any other finish. (pg. 62)	Yes
Guideline 5.10: Rustic, rough-hewn or heavily textured materials, such as wood shakes, rough-sawn timber or siding are inappropriate. (pg. 62)	Yes
Materials and Color: Guideline 5.11: Composition shingles in a similar or darker tone than the building walls should generally be used for roofing. White and black colors which contrast strongly should generally be avoided. Mission style clay tiles or other decorative roofing materials are inappropriate as they are inconsistent with the architectural style of most residential buildings in the Arsenal. (pg. 62)	No – The plans do not indicate a color for the shingles to verify compliance.
Planting & Paving Material: Guideline 1.1. Landscaping with live plant material shall be the principal treatment of front and exterior side yard areas. (pg. 62)	No – Provide landscape plans that indicate the plantings on the site.

Planning Commission Supplemental Materials  
Replaces Attachment 2 of Agenda Item No. 10.A for January 13, 2022 Meeting

<p>Planting &amp; Paving Material: Guideline 1.2. Mature trees, especially those which have historic associations with the building or the city's development, shall be retained unless diseased, hazardous, or located such that the development of the property is unduly constrained. "Volunteer" trees, whether mature or not, may be removed, subject to required approvals, if crowding or overgrown conditions exist. (pg. 62)</p>	<p>No – There is a conflict between proposed grading and storm sewer lines/catch basin and cork oak grove and the tress on the north side of Parcel 4 and 5.</p>
<p>Planting &amp; Paving Material: Guideline 1.3: Paving in front and exterior side yards shall be kept to the minimum area necessary for circulation and maintenance of plant material. (pg. 62)</p>	<p>Yes</p>
<p>Planting &amp; Paving Material: Guideline 1.4: Decorative rock or gravel as the predominant ground plane treatment is inappropriate. (pg. 62)</p>	<p>Yes</p>
<p>Planting &amp; Paving Material: Guideline 1.5: Crushed rock may be used for walkways only if it is of a fine consistency and is contained at the edge by recessed headerboards or brick edging. (pg. 62)</p>	<p>Yes</p>
<p>Planting &amp; Paving Material: Guideline 1.6: Artificial turf or indoor/outdoor carpeting is inappropriate. (pg. 63)</p>	<p>No – It is unclear whether the 'turf area' is artificial or natural.</p>
<p>Guideline 1.7: Planting within the public right-of-way shall be subject to approval of the city. Only approved plant material – designated street trees, lawn, or other approved walkable ground cover – shall be used. (pg. 63)</p>	<p>No – Plantings within the ROW need to be depicted on the landscape plan.</p>
<p>Planting &amp; Paving Material: Guideline 1.8: Property owners shall be responsible for the maintenance and replanting, if necessary, of lawn or ground cover in the curbside planter strip for the full frontage of the property. Street tree planting may be required in conjunction with new development. (pg. 63)</p>	<p>No – This standard reiterates that it is the applicant's responsibility to provide the required street trees to comply with Subdistrict 2, Site and Landscape Treatment, Standard 5.</p>
<p>Lighting: Guideline 2.3: Freestanding light fixtures should not exceed 8 feet in height, except in commercial parking lot areas or for larger-scaled institutional buildings. (pg. 63)</p>	<p>No – Provide lighting plan and details for proposed light fixtures.</p>
<p>Fences, Walls, Site Features: Guideline 3.2 New fences in front yards should not exceed three feet in height and should generally be constructed of wood slats in an open work pattern. (pg. 63)</p>	<p>Yes</p>
<p>Fences, Walls, Site Features: Guideline 3.3 Chainlink, chicken wire or other prefab metal fencing materials are inappropriate in front and exterior side yard areas. (pg. 63)</p>	<p>Yes</p>
<p>Fences, Walls, Site Features: Guideline 3.4 Prefab or flimsy wood trellis should not be used as the principal material for fence construction but may be appropriate as a decorative element for higher fences. (pg. 64)</p>	<p>Yes</p>
<p>Fences, Walls, Site Features: Guideline 3.5: Retaining walls should be constructed of dressed stone, field stone or textured or split faced concrete block or poured concrete designed to resemble stone. Plain or rough textured poured concrete walls higher than 12 inches or plain cinderblock masonry unit walls are inappropriate. (pg. 64)</p>	<p>No – Provide elevation and proposed material/make of proposed retaining wall.</p>
<p>For commercial wall, fence and pedestrian path standards, refer to p. 73 of the AHCP.</p>	<p>-</p>

Planning Commission Supplemental Materials  
Replaces Attachment 2 of Agenda Item No. 10.A for January 13, 2022 Meeting

Signage Types: Guideline 3.1 Three types of signs are permitted for this building type: freestanding, hanging, and wall signs. Except for wall mounted directories or name plates, only one such sign shall be permitted for each building. (pg. 64)	No – No signage plan provided.
Commercial signs: Refer to AHCP pp. 70-72	-
Commercial Guideline 1.1: New buildings should be set back from the property line at the street a minimum of 10 to 15 feet as required under the zoning. A greater setback may be required if necessary to match or approximate that of existing buildings along the block, or to ensure that major view corridors remain open.	No – Provide setback measurements for the commercial building.
Commercial Guideline 1.3: Provide adequate distance between structure to avoid the impression of overcrowding and to allow for views to and from landmark buildings and/or the water. A minimum separation shall be required equal to the height, measured of its perimeter walls, of the existing historic building or the proposed structure, whichever is greater.	No – Provide Project Photo Simulations.
Commercial Guideline 2.1: Buildings should be simply composed of rectilinear forms and moderately pitched roofs with gable or hipped shapes. Terraced or split-level buildings are inappropriate.	Yes
Commercial Guideline 2.2: Roof overhangs should be shallow with finished fascias or cornices, rather than exposed eaves. Low parapets, either continuous or located only at gable ends, may be used in conjunction with a cornice in lieu of projecting overhangs.	Yes
Commercial Guideline 2.3: Provide a projecting covered entry or entry porch for the building’s primary entry or entries.	Yes
Commercial Guideline 2.4: To minimize the apparent height and bulk of larger buildings, third floor spaces should be set back from the street façade(s) and others as necessary to reduce the mass of the building.	N/A
Commercial Guideline 2.5: Two story porches, verandas, second floor balconies and exterior stairs used for building egress and circulation are inappropriate unless located within an enclosed courtyard which is not visible to passersby.	N/A
Commercial Guideline 2.6: Smaller buildings should generally adhere to simple square or rectangular shapes and volumes. For larger buildings it may be desirable to vary the building form to reduce its apparent scale by using simple combinations of rectilinear shapes and plans such as “L”, “H”, “E” or “C” footprints.	Yes
Commercial Guideline 3.1: Avoid excessive use of glazing in facades. The area of window openings should generally not exceed that of solid wall in any given plane of the façade, with the exception of bay windows. Bay windows should only be used in areas where residential building types predominate, such as the ridgetop area of Subdistrict 2.	Yes
Commercial Guideline 3.2: For buildings located in the ridgetop area of Subdistrict 2, use individually framed window and door openings which are vertically oriented with true divided window lights or double-hung configurations. Individual window frames may be paired or grouped to provide additional window area for ground floor retail or restaurant uses.	Yes
Commercial Guideline 3.4: Window frames should be set in recessed openings to provide depth and shadow. “Nail on” aluminum windows or others with thin frames set close to the exterior wall surface are not appropriate.	No – Please provide detailed elevations including a window detail.

<p>Commercial Guideline 3.5: Avoid the use of styles with strong regional ties, such as Spanish Mediterranean Revival and Monterey, which were commonly used on other military installations but not for buildings in the Arsenal.</p>	<p>Yes</p>
<p>Commercial Guideline 3.8: Avoid the use of fabric awnings except in limited areas with retail uses.</p>	<p>No – Provide detailed elevations including awning materials.</p>
<p>Commercial Guideline 4.1: Smooth or lightly textured stucco is the preferred principal building material for commercial buildings. Smooth finish concrete, poured in place or precast, may also be appropriate. Concrete should be painted if the integral finish does not provide a smooth, even color or if the final color is inappropriate.</p>	<p>No - Provide elevations with materials for the commercial building.</p>
<p>Commercial Guideline 4.3: Examples of inappropriate principal materials and finishes for wall surfaces include the following:</p> <ul style="list-style-type: none"> <li>- Imitation or processed materials, used brick, lava rock, Permastone, grooved plywood, and so on.</li> <li>- Rustic or rough hewn materials – rough-sawn wood siding, textured-finish plywood, shakes, field stone, cobblestone, and similar materials.</li> </ul> <p>Utilitarian or industrial-type materials – corrugated or ribbed metal siding, plastic panels, plywood siding, concrete block or slump stone, rough or ribbed concrete and the like.</p>	<p>No - Provide elevations with materials for the commercial building.</p>
<p>Commercial Guideline 5.1: Appropriate secondary or accent façade materials include the following:</p> <ul style="list-style-type: none"> <li>- Concrete, dressed stone, or split-faced concrete masonry units for building bases, windowsills and heads, quoins and other detail or accent elements.</li> <li>- Wood moldings and millwork, stamped or rolled sheet metal (painted finishes only), copper or lead architectural details – cornices, brackets, coping, gutters.</li> <li>- Milled wood or steel pipe (painted) for railings.</li> </ul> <p>Tile, terra cotta or stone accents.</p>	<p>No - Provide elevations with materials for the commercial building.</p>
<p>Commercial Guideline 5.2: Examples of inappropriate secondary or accent materials are as follows:</p> <ul style="list-style-type: none"> <li>- Wrought iron – ornate or spindly-looking</li> <li>- Heavy timber</li> <li>- Shakes – wood, concrete, or composition.</li> </ul> <p>Clay tile for mini roofs, parapet coping or other accent applications.</p>	<p>No - Provide elevations with materials for the commercial building.</p>
<p>Commercial Guideline 5.3: Use clear or lightly tinted glass in painted or clad wood frames or factory finished aluminum frames in matte finishes. Shiny metallic finishes such as anodized silver or bronze are inappropriate.</p>	<p>No - Provide elevations with materials for the commercial building.</p>
<p>Commercial Guideline 5.4: Composition shingles in neutral colors should be used for roofs. Heavily textured, rustic, or metallic materials which would give the roof more visual prominence are inappropriate.</p>	<p>No - Provide elevations with materials and paint colors for the commercial building.</p>

<p>Commercial Guideline 6.2: With few exceptions (i.e., stain-grade milled wood doors), wood should always be painted.</p>	<p>No - Provide elevations with materials for the commercial building.</p>
<p>Commercial Guideline 6.3: Architectural elements, materials, or design compositions which are meant to suggest traditional masonry construction (i.e., quoins, engaged columns, pilasters, etc.) should be painted in colors which naturally occur in stone or masonry materials.</p>	<p>No - Provide elevations with materials for the commercial building.</p>
<p>Commercial Guideline 6.4: Where building facades are painted, the wall color should be light to medium dark, ranging from off-whites and pale neutral pastels to earth-toned neutral colors. Avoid bright whites and deep, dark colors.</p>	<p>No - Provide elevations with paint color for the commercial building.</p>
<p>Commercial Guideline 6.5: On stucco or painted concrete buildings, architectural trim and detailing may be painted in the same color as the façade or highlighted with lighter or darker colors which complement that of the façade.</p>	<p>No - Provide elevations with paint color for the commercial building.</p>
<p>Commercial Guideline 6.6: On unpainted masonry or concrete buildings, trim colors may contrast with or closely match the color value of the masonry as long as the trim color is earth-toned or neutral.</p>	<p>No - Provide elevations with materials for the commercial building.</p>
<p><b>SUBDIVISION STANDARDS (Refer to all of Title 16 Subdivision Ordinance)</b></p>	
	<p>No – Update plans to reflect installation of frontage improvements, storm and sanitary sewers.</p> <p>A note should be added to plans for F and G.</p>
<p>16.32.010 Dedication of streets, alleys and other public rights-of-way or easements. As a condition of approval of a tentative map, the subdivider shall dedicate, or make an irrevocable offer to dedicate, all parcels of land within the subdivision that are needed for improvements required by Chapter 16 BMC, including streets, alleys, other public rights-of-way, access rights and abutters’ rights. In addition, the subdivider shall construct or agree to construct all required improvements in accord with Chapter <a href="#">16.36</a> BMC.</p>	<p>No – Indicate what properties and easements will be dedicated to the City.</p>
<p>16.32.030 Dedications. All dedications of property to the city for public purposes shall be made in fee title, except that, at the city’s discretion, the grant of an easement may be taken for the following purposes: open space easements, emergency access easements, scenic easements, or public utility easements. All dedications in fee and grants of easements shall be free of liens and encumbrances except for those which the city, in its discretion, determines would not conflict with the intended ownership and use. The city may elect to accept an irrevocable offer of dedication in lieu of dedication of fee title.</p>	<p>No – All dedications should be reflected on the tentative map.</p> <p>The City would like Jefferson Street to remain a private street. Access easements will need to be recorded to allow access to adjoining properties.</p> <p>All proposed private and public easements should be indicated on the tentative map</p>

<p>16.32.040 Quimby Act Parkland Dedication Requirements</p>	<p>No – Provide calculations indicating compliance with parkland dedication requirements.</p>
<p>16.36.010 General.</p> <p>A. The subdivider shall construct all required improvements, on-site and off-site, in accordance with standard engineering specifications and other approved standards as provided by this title.</p> <p>B. No final map shall be presented to the council, or parcel map to the city engineer, for approval until the subdivider either completes the required improvements or enters into an agreement with the city agreeing to do the work.</p>	<p>COA</p> <p><a href="#">Off-Site Improvement Submittal Requirements</a></p> <p><a href="#">City of Benicia Standard Plans and Specifications</a></p> <p><a href="#">Benicia Public Works Engineering Design Standards and Standard Plans</a></p>
<p>16.36.020 Improvements required.</p> <p>A. General. All improvements as may be required as conditions of approval of the tentative map or by city ordinance or resolution, together with, but not limited to, the required improvements set forth below shall be required of all subdivisions. Requirements for construction of on-site and off-site improvements for subdivisions of four or fewer parcels shall be noted on the parcel map, waiver of parcel map, or the subdivision improvement agreement recorded prior to or concurrent with the parcel map.</p> <p>B. Frontage Improvements. The frontage of each lot shall be improved to its ultimate adopted geometric section, including street structural section, curbs, sidewalks, driveway approaches and transitions.</p> <p>C. Storm Drainage. Storm water runoff from the subdivision shall be collected and conveyed by an approved storm drain system. The storm drain system shall be designed for ultimate development of the watershed. The storm drain system shall provide for the protection of abutting and off-site properties that would be adversely affected by any increase in runoff attributed to the development. Off-site storm drain improvements may be required to satisfy this requirement.</p> <p>D. Sanitary Sewers. Each unit or lot within the subdivision shall be served by an approved sanitary sewer system.</p> <p>E. Water Supply. Each unit or lot within the subdivision shall be served by an approved domestic water system.</p> <p>F. Utilities. Each unit or lot within the subdivision shall be served by gas (if required), electric, telephone and cablevision facilities.</p> <p>G. Underground Utilities.</p> <p>1. For subdivisions of five or more parcels, all existing and proposed utilities within the subdivision, and along frontage streets, shall be placed underground, except those facilities exempted by Public Utilities Commission regulations. Undergrounding shall be completed as part of the construction of the subdivision improvements. Undergrounding shall be required for any overhead lines located on the subdivision side of the street</p>	<p>No – Update plans to reflect installation of frontage improvements, storm and sanitary sewers.</p> <p>A note should be added to plans to address requirement F and G.</p>

<p>for all peripheral streets.</p> <p>2. For all subdivisions of four or fewer parcels, undergrounding of utilities along the subdivision side of all frontage streets shall be required in accordance with subsection (G)(1) of this section; however, the subdivider may request, and the city engineer may recommend the grant of a deferral based upon the following criteria:</p> <ul style="list-style-type: none"> <li>a. The absence of similar improvements in the surrounding area;</li> <li>b. The likelihood of future development within the surrounding area;</li> <li>c. The presence of physical constraints which make undergrounding impractical; or</li> <li>d. The significance of the visual impact of overhead utilities within the surrounding area.</li> </ul> <p>The city engineer shall include a recommendation for deferral within the conditions of approval recommended to the planning commission. If a deferral is granted, the subdivider shall enter into a deferred improvement agreement to complete the undergrounding at a later date, as recommended by the city engineer and confirmed by the planning commission or shall enter into a consent agreement for the formation of an assessment district to complete the undergrounding requirement. The deferred improvement agreement and/or consent agreement shall be made conditions of approval of the tentative map.</p> <p>H. Other Improvements. Other improvements such as street lights, fire hydrants, signs, street trees and shrubs, monuments, and smoke detectors, or fees in lieu of any of the foregoing, shall also be required as determined by the city engineer in accord with this code and city standards and specifications.</p> <p>I. Off-Site Improvements. If the subdivider is required to construct off-site improvements on land in which neither the subdivider nor the city has sufficient title or interest to allow construction, the city shall, within 120 days of recording the final map, acquire by negotiation or commence condemnation of the land. If the city fails to meet the 120-day time limit, the condition for the construction shall be waived. Prior to approval of the final map, the city may require the subdivider to enter into an agreement to complete the off-site improvements at the time the city acquires title or an interest in the land. The subdivider shall pay the cost of acquiring off-site land or an interest in the land required to construct the off-site improvements.</p>	
<p>16.36.040 Design.</p> <p>A. General. The design and layout of all required improvements, both on-site and off-site, private and public, shall conform to generally accepted engineering standards, standard engineering specifications, the Subdivision Map Act and applicable provisions of this code.</p> <p>B. Energy Conservation.</p> <p>1. The design of a subdivision for which a tentative map is required, excluding conversions, shall provide to the extent feasible for future passive or natural heating or cooling opportunities in the subdivision.</p>	<p>No</p> <p><a href="#">Off-Site Improvement Submittal Requirements</a></p> <p><a href="#">City of Benicia Standard Plans and Specifications</a></p> <p><a href="#">Benicia Public Works Engineering Design Standards and Standard</a></p>



<p>2. For the purpose of this subsection, “feasible” means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.</p> <p>3. Compliance with this provision shall not result in reducing allowable densities, or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in force at the time the tentative map is filed.</p> <p>C. Cable Television Service. A subdivider for a residential project, excluding conversions, is required to provide one or more franchised or licensed operators serving the area an opportunity to construct, install and maintain, on land dedicated or to be dedicated to public utility use, any equipment necessary to extend cable television services to each residential parcel in the subdivision.</p> <p>D. Water Conservation. All applicable requirements of the city water conservation plan adopted by the city shall be incorporated into the design of a subdivision for which a tentative map is required, excluding conversions.</p>	<p><a href="#">Plans</a></p>
<p>16.36.050 Access.</p> <p>A. All lots or parcels created shall have access to a public street improved to city standards. Private streets shall not normally be permitted. However, if the city council, in the case of subdivisions of five or more parcels, or the planning commission, in the case of subdivisions of four or fewer parcels, determines that the most logical development of the land requires that lots be created with access to private streets, such a development may be approved. The subdivider shall submit a development plan showing the alignment, width, grade, and material specifications of any proposed private street, the topography and means of access to each lot, and the drainage and sewage of the lots served by such private street. Construction of the private street, as approved by the city engineer, shall be completed prior to the completion of the construction and/or occupancy of the lots. The subdivider shall be required to provide a feasible method for the maintenance of such private streets.</p> <p>B. Reserve strips or nonaccess at the end of streets or at the boundaries of subdivisions shall be dedicated unconditionally to the city when required by the city.</p>	<p>No</p> <p>Additional information will need to be provided to ensure that the project meets access requirements, aerial access requirements, and turning radii for fire apparatus.</p>