



BENICIA PLANNING COMMISSION PLANNING COMMISSION AGENDA

November 13, 2025
6:00 PM

Benicia City Hall, 250 East L Street
Council Chamber
Benicia, CA 94510

COURTESY ZOOM PARTICIPATION

<https://us02web.zoom.us/j/86100071423?pwd=MmFueGROMEJjMmExTlp3VzJsZ294dz09>

Meeting ID: 861 0007 1423

Password: 942044

Phone: 1 669 900 9128

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PLEDGE OF ALLEGIANCE**

4. **REFERENCE TO FUNDAMENTAL RIGHTS OF PUBLIC**

The fundamental rights of each member of the public can be found in the municipal code posted on the City's website and on a plaque that is posted at the entrance to this meeting per section 4.04.030 of the City of Benicia's Open Government Ordinance.

5. **PRESENTATIONS**

6. **ADOPTION OF AGENDA**

7. **OPPORTUNITIES FOR PUBLIC COMMENTS**

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

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

8. **WRITTEN COMMENT**

9. **PUBLIC COMMENT**

10. **CONSENT CALENDAR**

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for discussion or explanation is received from the

Planning Commission or a member of the public by submitting a speaker slip for that item.

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

10.A APPROVAL OF MINUTES FROM OCTOBER 9, 2025
[10-09-25 DRAFT MINUTES](#)

11. BUSINESS ITEMS

11.A MUNICIPAL CODE AND DMUMP AMENDMENTS FOR HOUSING ELEMENT IMPLEMENTATION AND STATE LAW COMPLIANCE

RECOMMENDED ACTION: Consider proposed amendments to Benicia Municipal Code (BMC) Title 16 (Subdivisions), Title 17 (Zoning) and the Downtown Mixed-Use Master Plan (DMUMP) to implement Housing Element (HE) programs, establish a small-lot subdivision ordinance, relocate all housing-related provisions to one chapter, and update cross-references as described below. Amend BMC Section 17.70.360 to establish objective standards to protect scenic views and vistas (HE program 1.06); amend BMC Section 17.90.020 to update local ADU ordinance to comply with recent changes to state ADU law (HE program 1.12), amend BMC Section 17.90.150 to increase permitted density to 15 du/ac on sites adjacent to minor arterials in Southampton and establishes objective standards to facilitate maximum densities (HE program 2.06), and amend BMC Section 17.90.140 to permit reconstruction of non-conforming multi-family housing if units are destroyed by natural hazards (HE program 4.08). Amendments to ADU provisions also require an amendment to the DMUMP. Proposed new Section 17.90.130 (Small lot subdivisions and development) in BMC Title 17 (Zoning) would allow ministerial approval of subdivisions creating 10 or fewer parcels and dwelling units pursuant to Government Code Sections 65852.28, 65913.4.5, and 66499.41. Proposed new Chapter 17.90 (Housing) in BMC Title 17 (Zoning) would locate all Zoning Ordinance provisions that implement state housing law in one chapter. Clean-up amendments are also required to sections in this new chapter. Updates cross references in BMC Title 17 (Zoning) consistent with reorganized content. RECOMMENDATION Conduct a public hearing and move to adopt the resolution (Attachment 1) recommending that the City Council of the City of Benicia adopt amendments to Title 17 (Zoning) of the Benicia Municipal Code (BMC) and the Downtown Mixed Use Master Plan (DMUMP) to implement the General Plan Housing Element and comply with state housing law after finding the project is covered by the Housing Element EIR and additionally is exempt from CEQA pursuant to Guidelines Sections 15061(b)(3) and 15282(h).

[Staff Report - Proposed Changes to Title 16, Title 17, and the DMUMP](#)

[1. Draft Resolution with Exhibits](#)

[2. Redline Version of Proposed Chapter 17.90 \(Housing\)](#)

11.B USE PERMIT TO ESTABLISH WASTE TIRE PROCESSING FACILITY AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM THE CALIFORNIA

ENVIRONMENTAL QUALITY ACT (CEQA)

RECOMMENDED ACTION: The requested Use Permit approval would allow for the operation of a waste tire processing facility at 3130 Bayshore Road.

RECOMMENDATION: Adopt the resolution approving the Use Permit application for operation of a waste tire processing facility based on the findings and subject to the conditions listed in the proposed resolution, after a public hearing and determination that the project is exempt from CEQA.

[Staff Report - 3130 Bayshore Road](#)

[1. Draft Resolution with Exhibits](#)

12. COMMUNICATION FROM STAFF AND MEMBERS

13. ADJOURNMENT

Public Participation

The City of Benicia welcomes your interest and involvement in the City's legislative process. Persons wishing to address the Council, Board, Commission or Committee (CBCC) are asked to voluntarily complete a speaker request form, available at the entrance of Council Chambers, and submit it to the meeting Secretary/City Clerk. Speakers, addressing the CBCC at the time the item is considered, are requested to restrict their comments to the item as it appears on the agenda and stay within the three-minute time limit. The Brown Act does not permit the CBCC to take action on items brought up during the Public Comment period.

As a courtesy, and technology permitting, members of the public may participate remotely. Please be advised that those participating in the meeting remotely via Zoom do so at their own risk. Meetings will not be cancelled due to technical difficulties. The meeting can also be observed on Cable T.V. Broadcast - Check with your cable provider for your local government broadcast channel, or livestream online at www.ci.benicia.ca.us/agendas.

Americans with Disabilities Acts

The City of Benicia is committed to providing meeting facilities that are accessible to persons with disabilities. Meeting materials in alternative formats, a sign language interpreter, real-time captioning, assistive listening devices or other accommodations can be requested by calling (707) 746-4200 or by emailing ADACoordinator@ci.benicia.ca.us, at least four working days prior to a meeting. Assistive listening devices may be obtained at the meeting.

Meeting Procedures

Pursuant to Government Code Section 65009, if you challenge a decision of the CBCC in court, you may be limited to the issues raised during the meeting or in written correspondence delivered to the CBCC by the meeting. You may also be limited to a ninety (90) day statute of limitations when challenging certain administrative decisions, including any final decisions regarding planning or zoning.

The decision of the CBCC is final as of the date of its decision unless judicial review is initiated pursuant to Code of Civil Procedure Section 1094.5. Any such petition for judicial review is subject to the provisions of Code of Civil Procedure Section 1094.6

Public Records and Writings Received After Agenda Posting

A printed version of the agenda packet for this meeting is available at the Benicia Public Library during regular working hours. To the extent feasible, the agenda packet and any writing or documents related to an agenda item for this meeting provided to the CBCC, will be made available for public inspection on the City's web page at www.ci.benicia.ca.us under the heading "Agendas and Minutes." A complete recording of each meeting is available online at www.ci.benicia.ca.us/agendas.

Contact Your Council Members

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