



**BENICIA PLANNING COMMISSION
PLANNING COMMISSION SPECIAL MEETING AGENDA**

**June 26, 2025
6:00 PM**

**Benicia Community Center Multipurpose Room
370 East L Street, 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. REFERENCE TO THE 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.

4. ADOPTION OF THE AGENDA

5. OPPORTUNITY FOR PUBLIC COMMENT

This portion of the meeting is reserved for persons wishing to address the Commission on any matter not on the agenda that is within the subject jurisdiction of the Planning Commission. State law prohibits the Planning 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 commission members, staff or members of the public or make comments which are slanderous or which may invade an individual's personal privacy.

A. Public Comment

B. Written

6. INFORMATION AND PRESENTATIONS

7. CONSENT CALENDAR

7.A APPROVAL OF MINUTES FROM FEBRUARY 13, 2025
02-13-25 DRAFT MINUTES

7.B APPROVAL OF MINUTES FROM MARCH 27, 2025
03-27-25 DRAFT MINUTES

8. **BUSINESS ITEMS**

8.A 2025 HOUSING ELEMENT IMPLEMENTATION UPDATE

RECOMMENDED ACTION: This agenda item outlines the City's approach and timeline for implementation of key Housing Element programs in 2025.

RECOMMENDATION: Accept the report and public comment. No action is requested.

[Staff Report - Housing Element Update](#)

8.B STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT PROHOUSING DESIGNATION APPLICATION

RECOMMENDED ACTION: HCD operates a Prohousing Designation certification program. The City is sharing the application with the Planning Commission and will provide an opportunity for public comments prior to submission to HCD. Receiving a Prohousing Designation documents a jurisdiction's commitment to implementing local policies that remove obstacles to new housing and recognizes the work that has already been done by a jurisdiction to address California's severe housing shortage and affordability crisis. The designation also benefits applicants seeking to build affordable housing projects, within the Prohousing jurisdiction, when applying for funding. HCD began accepting applications on March 2, 2024.

RECOMMENDATION: Accept public comments on the City's draft Prohousing Designation application to the State Department of Housing and Community Development (HCD). No formal action is required.

[Staff Report - Prohousing Designation Application](#)

[Attachment 1 - City of Benicia HCD PHD Comprehensive Application Draft 5.30.25](#)

8.C COMMERCIAL USE REGULATIONS STREAMLINING AMENDMENTS

RECOMMENDED ACTION: Consideration of amendments to Title 17 (Zoning) of the Benicia Municipal Code (BMC): Definitions (Chapter 17.12), Use Classifications (Chapter 17.16), Residential Districts (Chapter 17.24), Mixed Use Districts (Chapter 17.26), Commercial Districts (Chapter 17.28), Industrial Districts (Chapter 17.32), Open Space District (Chapter 17.36), Public and Semipublic District (Chapter 17.40) and General Regulations (Chapter 17.70) including Home Occupations (Section 17.70.070), Eating and Drinking Establishments with Take-Out Service (Section 17.70.090), Live Entertainment (Section 17.70.100), Game Centers (Section 17.70.290), Formula Businesses (Section 17.70.350), and Mobile Food Vendors (Section 17.70.380). Consideration of amendments Chapter 4 (Form-Based Code) of the Downtown Mixed Use Master Plan (DMUMP) including the Town Core, Town Core-Open, Neighborhood General and Neighborhood General-Open zones and Glossary. Consideration of an amendment to Chapter 2.32 and corresponding amendments throughout the BMC and DMUMP to change the name of the "Planning Department", "Community Development Department", and "Community Development Director" to "Development Services Department" and "Development Services Director". 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 the Benicia Municipal Code (BMC) and the Downtown Mixed Use Master Plan (DMUMP) for commercial uses streamlining, clarification, consistency and formatting after finding the project is exempt from CEQA pursuant to Guidelines Sections 15301 and 15305 which apply to existing facilities and minor alterations to land use limitations.

[Staff Report- Commercial Uses Streamlining](#)

[Attachment 1 - Draft Resolution with Exhibits A and B](#)

[Exhibit A - Draft Ordinance amending the Benicia Municipal Code](#)

[Exhibit B - Draft Resolution amending the Downtown Mixed Use Master Plan](#)

[Attachment 2 - Zoning Map](#)

9. COMMUNICATIONS FROM STAFF AND MEMBERS

10. ADJOURNMENT

11. NEXT MEETING

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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