



**BENICIA PLANNING COMMISSION  
PLANNING COMMISSION/ECONOMIC DEVELOPMENT BOARD JOINT SPECIAL  
MEETING AGENDA**

**March 27, 2025  
6:00 PM**

**Benicia City Hall, Council Chambers  
250 East L Street, Benicia, CA 94510**

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. PLEDGE OF ALLEGIANCE**

**4. REFERENCE TO THE FUNDAMENTAL RIGHTS OF THE 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. ADOPTION OF THE AGENDA**

**6. OPPORTUNITY FOR PUBLIC COMMENT**

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

- A. Public Comments
- B. Written

**7. BUSINESS ITEMS**

**7.A ZONING REQUIREMENTS - COMMERCIAL USE REGULATIONS  
STREAMLINING**

RECOMMENDED ACTION: Review the report, receive the staff presentation and accept public comment. Provide feedback and consensus recommendations on the proposed approach to streamlining zoning requirements for commercial uses as outlined in this agenda item.

[Staff Report- Commercial Uses Streamlining](#)

[Attachment 1 - Excerpt from Benicia Municipal Code](#)

8. **COMMUNICATION FROM STAFF AND MEMBERS**
9. **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](http://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](mailto: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](http://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](http://www.ci.benicia.ca.us/agendas).

### **Contact Your Council Members**

Voicemail for Mayor and Council Members: (707) 746-4213

Mayor Steve Young: [SYoung@ci.benicia.ca.us](mailto:SYoung@ci.benicia.ca.us)

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