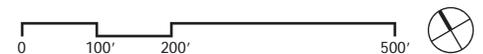


Context

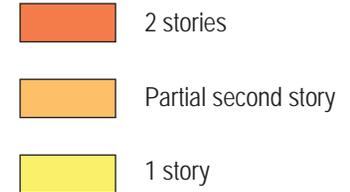
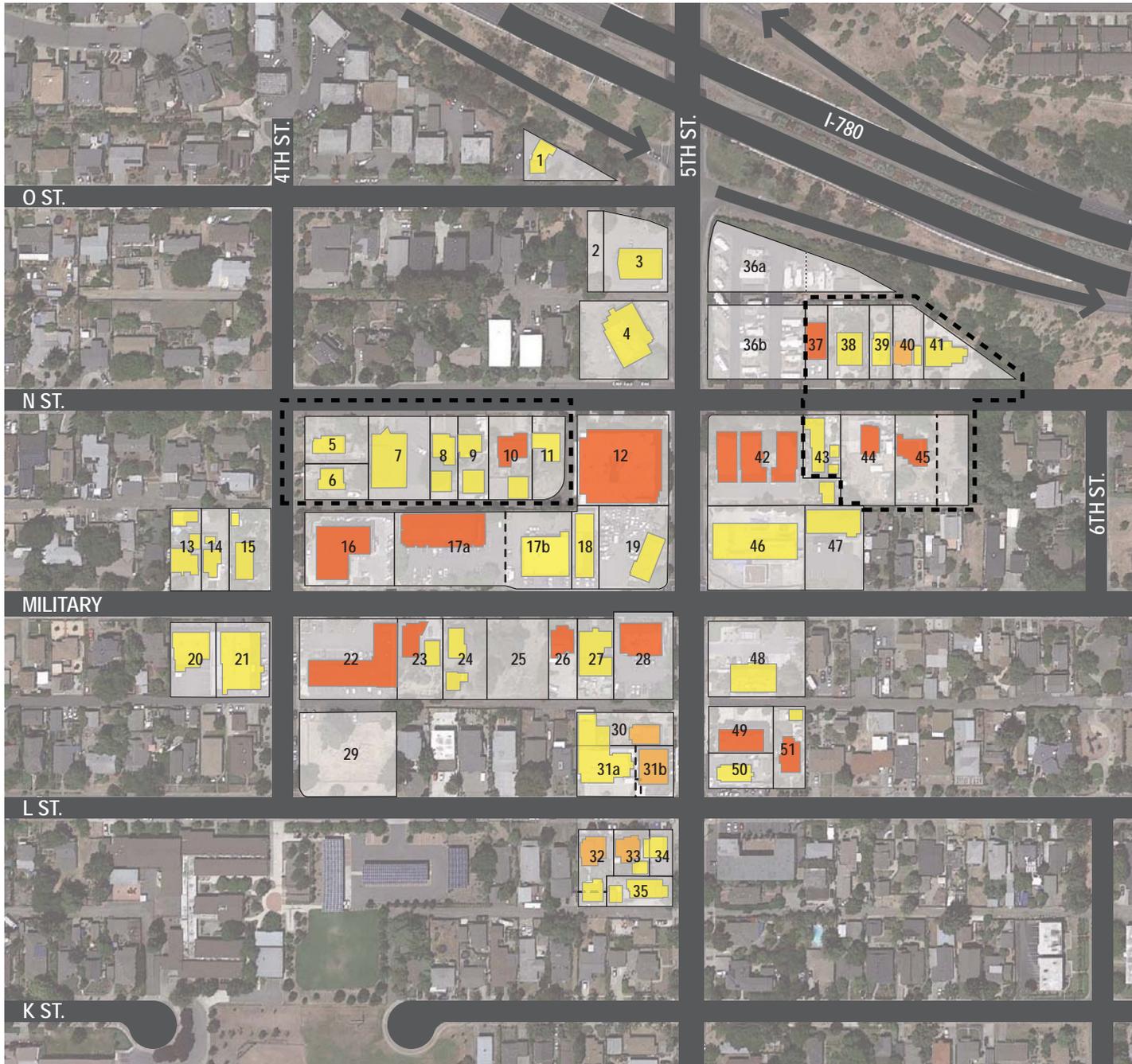


1. Seven Flags Self-Service Car Wash
2. Vacant lot
3. SP Automotive Supply
4. Vacant building
- 5-6. Single-family residential
7. Church of Christ
- 8-11. Single-family residential
12. Holiday Inn Express
13. Fred's Barber Shop
14. Mixed Use Residential/Office
15. Single-family residential
16. Big O Tires
- 17a. Harvey Plaza
- 17b. Liquor Warehouse
18. F&P Engraving & Awards
19. Preferred Smog & Benecia Auto Care
20. Multi-tenant commercial building
21. Multi-tenant commercial building
22. Sun Shine Plaza
- 23-24. Single-family residential
25. Vacant lot
26. Multifamily residential
27. Benecia Community Action Council
28. Bottom of the Fifth Sports Bar
29. Vacant lot
30. Multi-Family Residential
- 31a. Reed's Body & Fender
- 31b. Multifamily residential
32. Single-family residential
33. Single family residential
34. Southampton Pet Hospital & Sue's Scissors Hair Design
35. State Farm
36. RV and trailer park
37. Multifamily residential
- 38-41. Single-family residential
42. Multifamily residential
43. Multifamily residential
- 44-45. Single-family residential
46. 76 Station/Autopia (under construction)
47. Church of Christ
48. 7-Eleven
49. Medical offices
50. Featherer Pet Grooming
51. Single-family residential

- - - - - Secondary Study Area
 - - - - - Parcels under same ownership



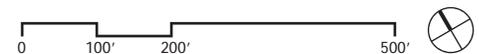
Parcels



#	FAR*	#	FAR*
1.	N/A	27.	0.6
2.	0	28.	0.6
3.	0.3	29.	0
4.	0.3	30.	0.2
5.	0.3	31a.	0.6
6.	0.2	31b.	0.6
7.	0.5	32.	0.3
8.	0.3	33.	0.5
9.	0.2	34.	0.5
10.	0.3	35.	0.3
11.	0.2	36.	N/A
12.	1.7	37.	0.6
13.	0.3	38.	0.3
14.	0.1	39.	0.3
15.	0.3	40.	0.3
16.	0.4	41.	0.2
17a.	0.7	42.	0.6
17b.	0.3	43.	0.4
18.	0.5	44.	0.2
19.	0	45.	0.3
20.	0.3	46.	0.2
21.	0.6	47.	0.3
22.	0.7	48.	0.2
23.	0.3	49.	0.8
24.	0.1	50.	0.3
25.	0	51.	0.4
26.	0.5		

* Floor Area Ratio (FAR) is the total building floor area divided by the lot area

----- Secondary Study Area
 Parcels under same ownership



Building Height and Floor-Area Ratio (FAR)

MILITARY EAST STREET



1. Fred's Barber Shop



2. Multi-tenant commercial - 1251 E 4th St.



3. Big O Tires



4. Sun Shine Plaza



5. Harvey Plaza



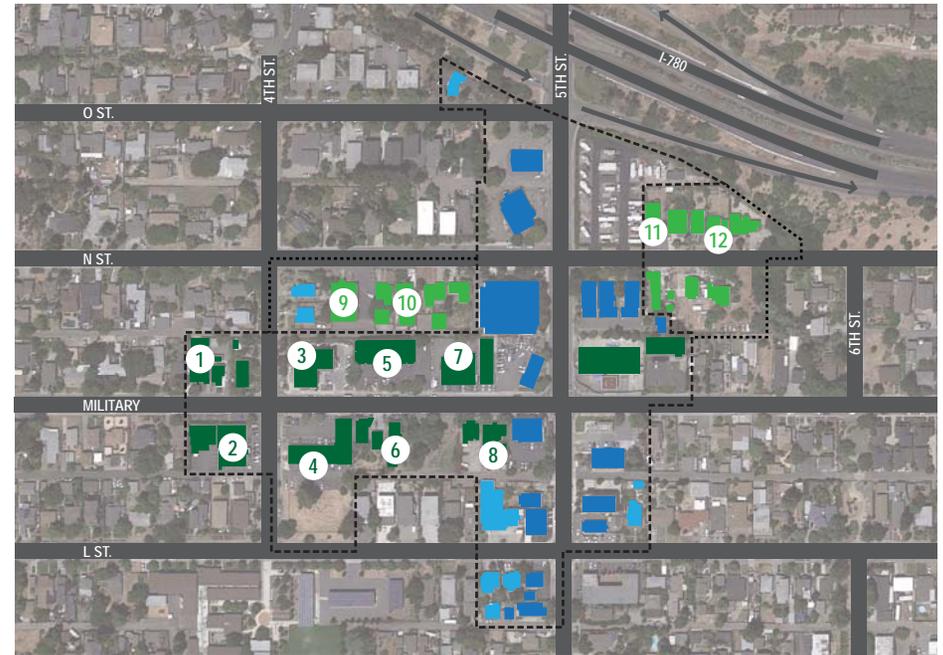
6. Single-family residential - 444 E Military



7. Liquor Warehouse



8. Benicia Community Action Council



N STREET



9. Church of Christ



10. Single-family residential - 470 E N St.



11. Multifamily residential - 521 E N St.



12. Single-family residential - 545 E N St.

Study Area Development (1)

EAST 5TH STREET



13. SP Automotive



14. Holiday Inn Express



15. Driftwood Apartments



16. Bottom of the Fifth



17. 7-Eleven



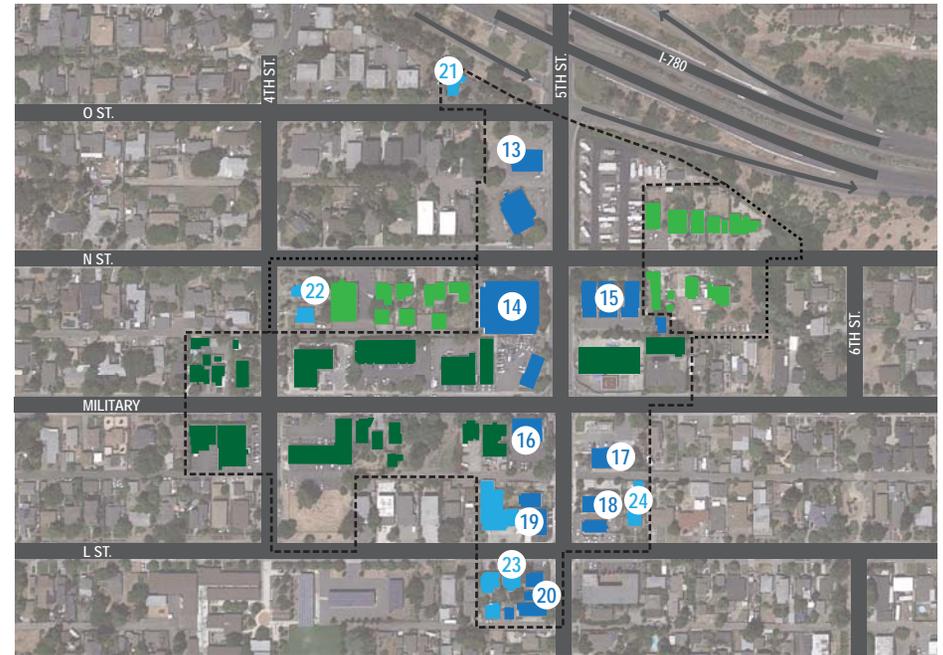
18. Medical Offices



19. Multifamily Housing - 1201 E 5th St.



20. Sue's Scissors Hair Design



EAST 4TH STREET, O STREET, AND L STREET



21. Jack Anthony's 7 Flags Car Wash



22. Single-family residential - 400 E N St.

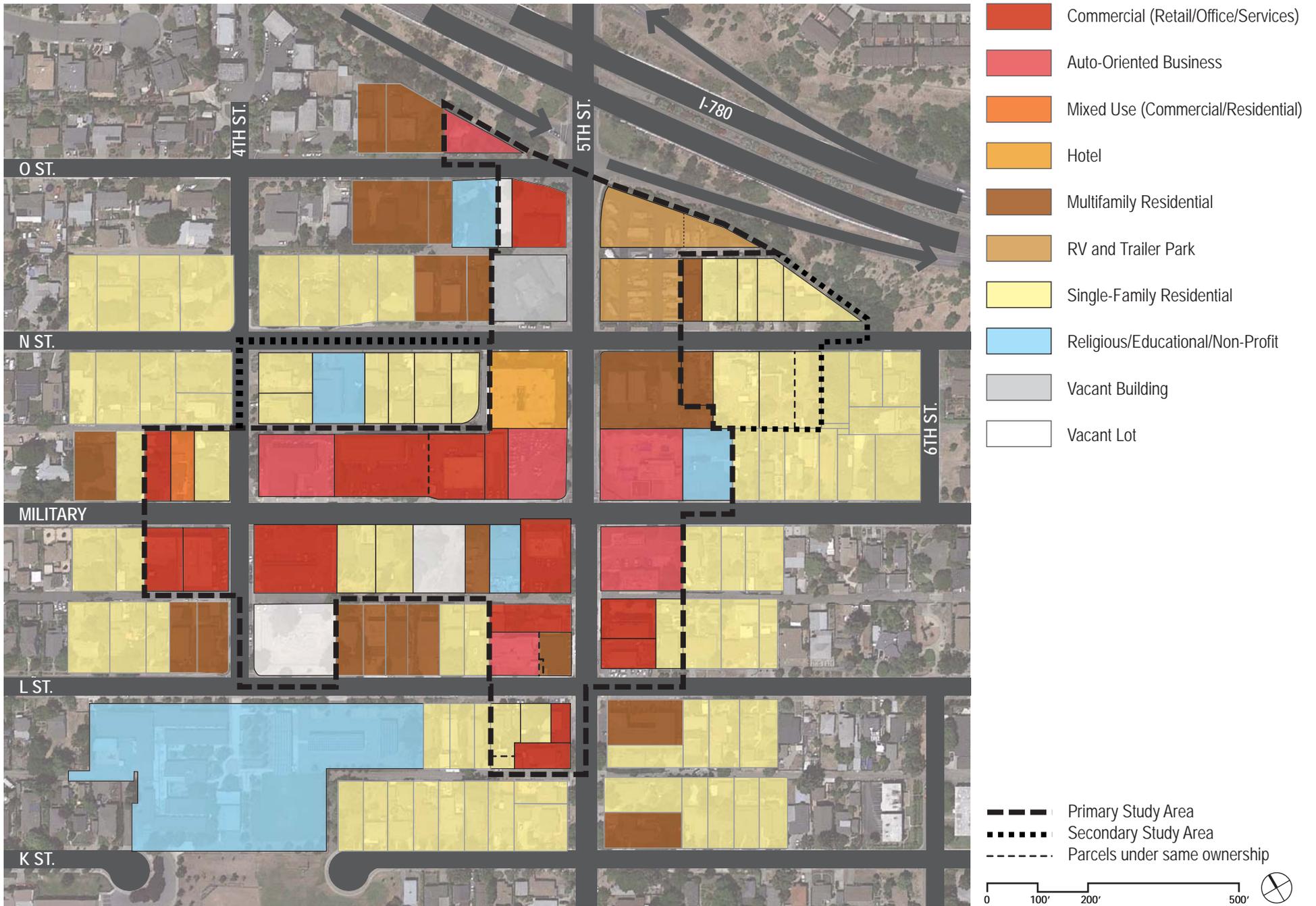


23. Multifamily residential - 482 E L St.

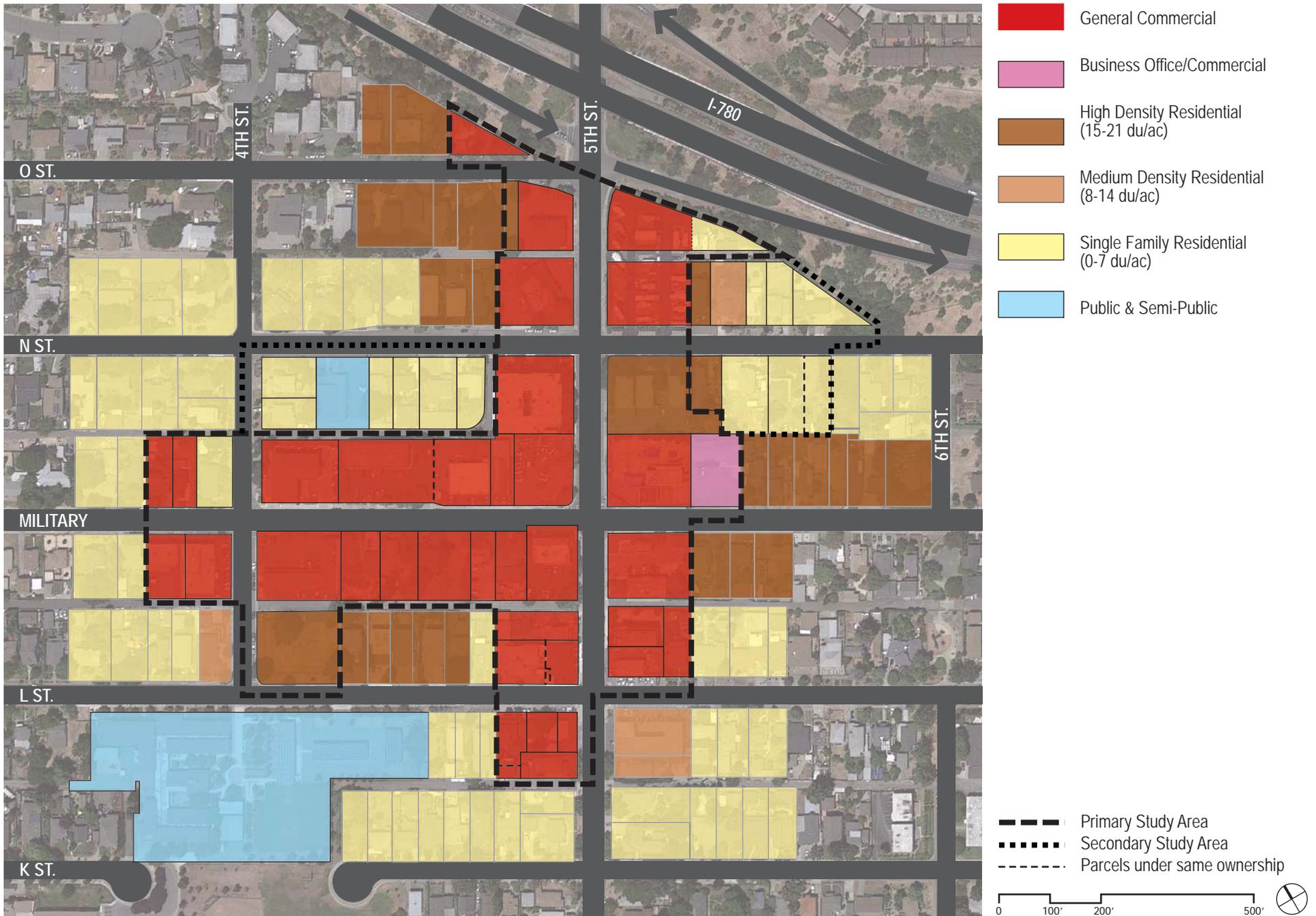


24. Single-family residential - 515 E L St.

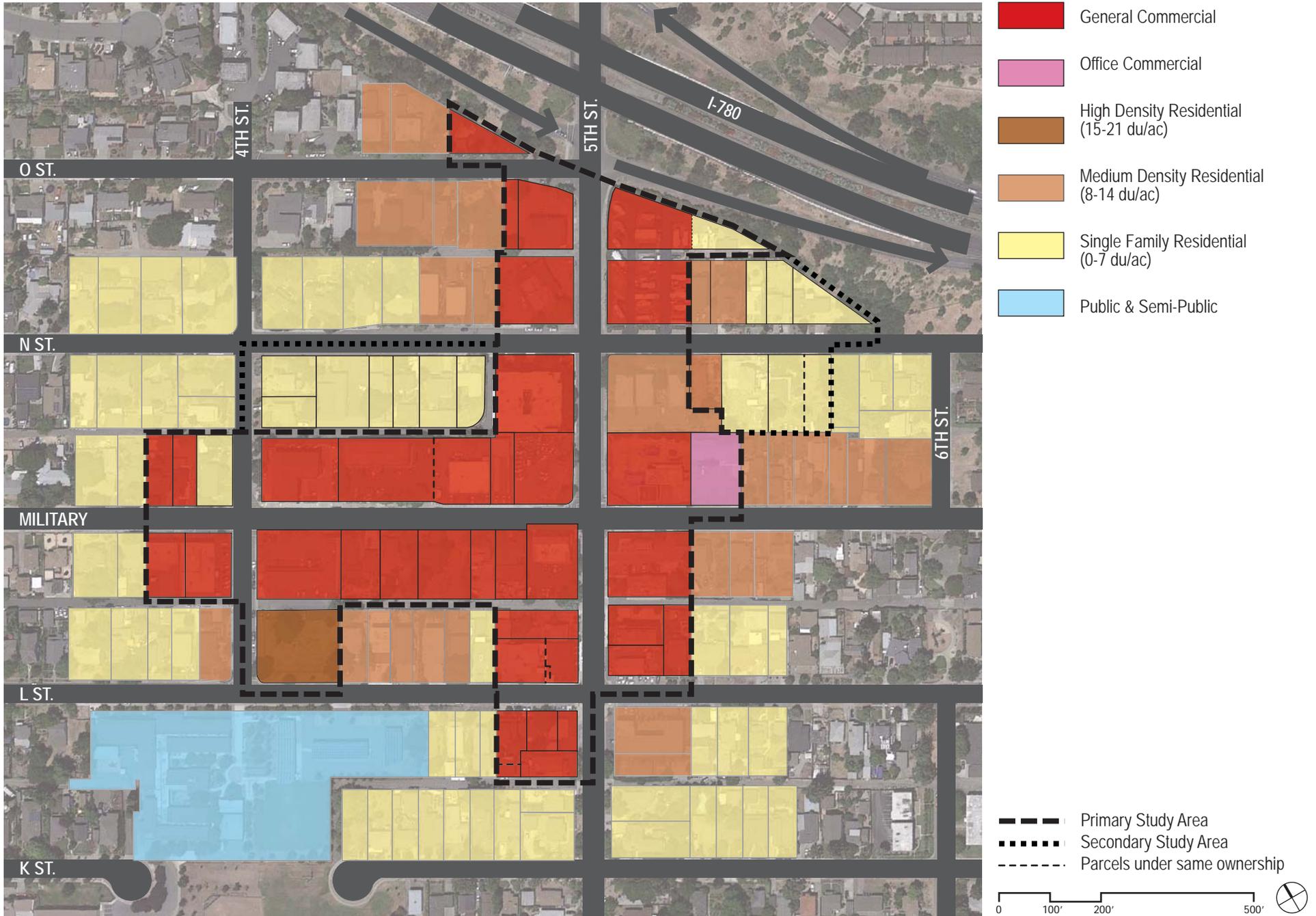
Study Area Development (2)



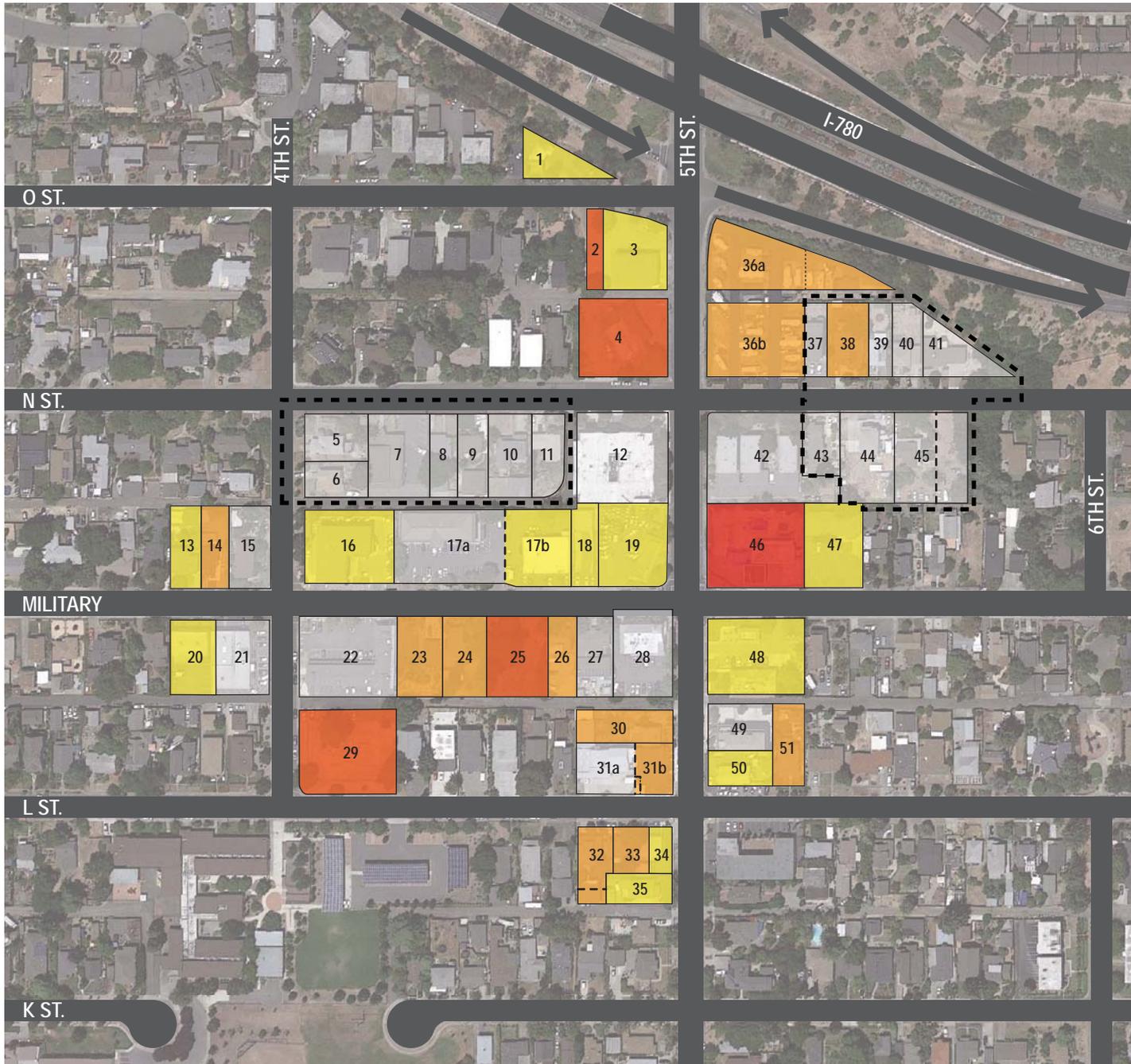
Existing Land Use



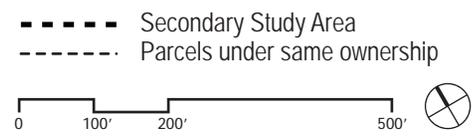
Existing General Plan Designations



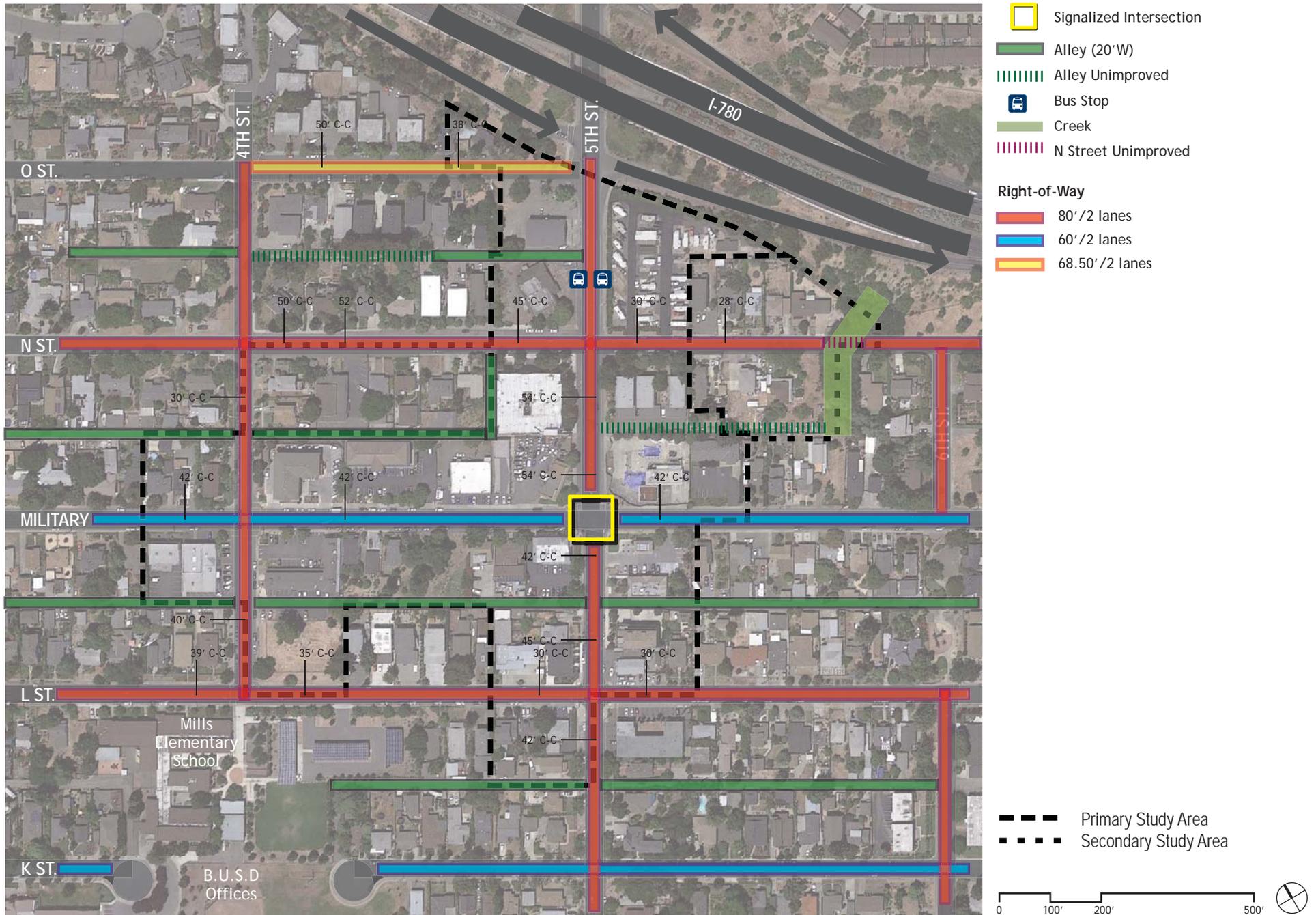
Existing Zoning



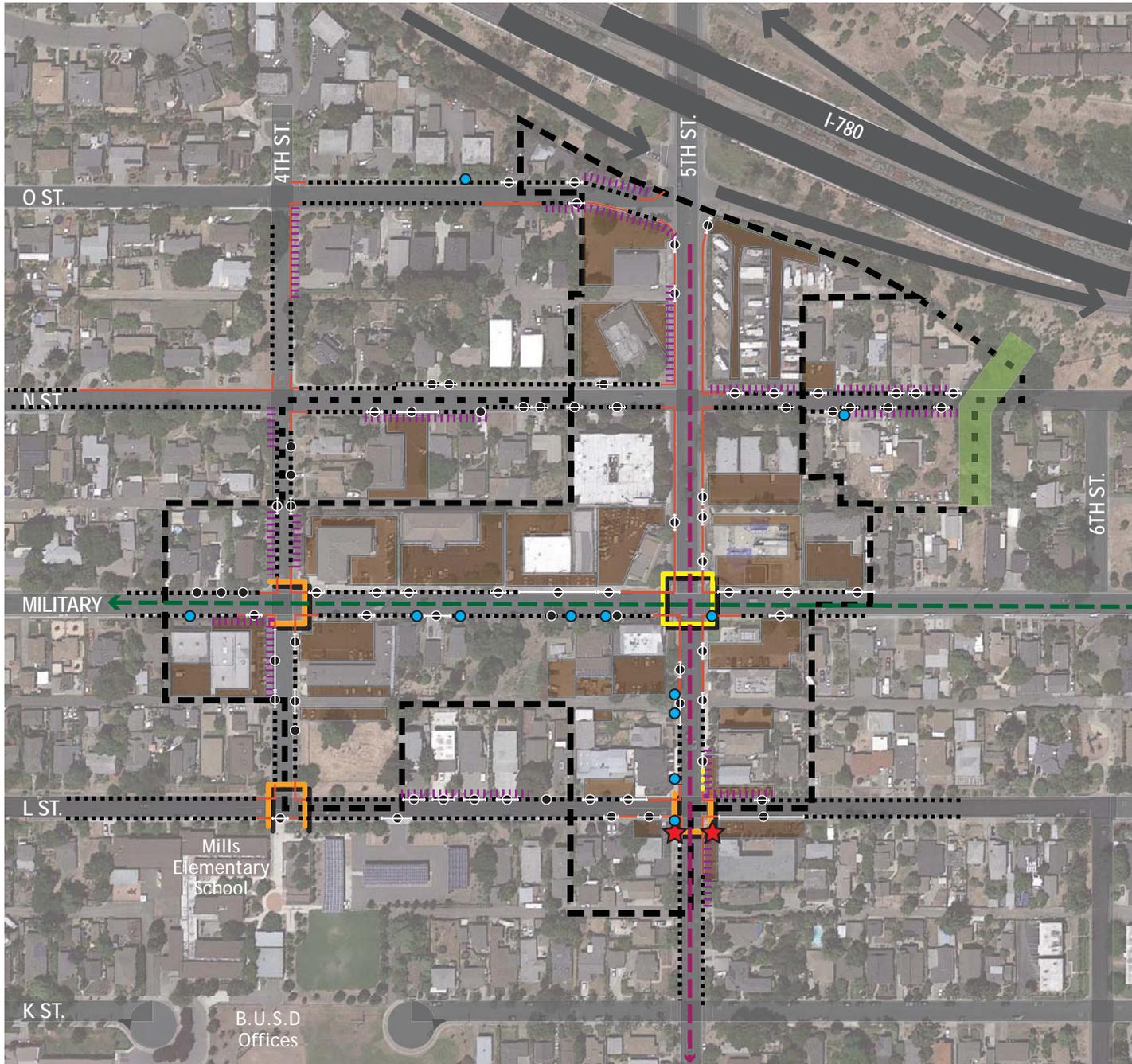
- Planned / undergoing redevelopment
- Vacant lot / building
- Zoned for denser use
- Commercial with FAR < 0.5



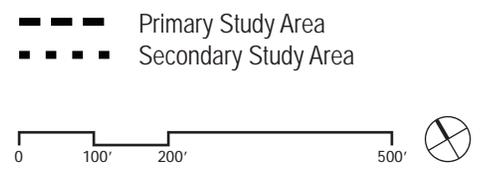
Potential for Change



Street Conditions



-  Signalized Intersection
 -  Pedestrian Crossings
 -  Driveway/Curb Cuts
 -  Street Corner Bulb-Outs
 -  Electric Pole on Sidewalk
 -  Creek
 -  No Sidewalks
 -  Curbside Parking
 -  Curbside Parking Not Allowed
 -  Commercial Loading Zone
 -  On-site Auto Surface (Parking/Driveway)
- Bikeway**
-  Class II Bikeway - Bike Lane
 -  Class III Bikeway - Shared Lane



Pedestrian and Bicycle Conditions