



**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.



**MIXED USE INFILL**

This category includes residential, retail, office, public and quasi-public uses. Its purpose is to encourage the production of new multifamily housing; accommodate a diversity of neighborhood-serving businesses; encourage a mixed-use development pattern that supports walking, biking and transit; and ensure that the design of infill development is sensitive to its surrounding context. The Mixed Use Infill category permits a maximum FAR of 2.0 for residential projects (included mixed-use) and 1.2 for non-residential projects. Maximum density is 44 units per gross acre, with additional density allowed for projects providing community benefits.



**MIXED USE LIMITED**

This category includes residential, limited neighborhood-serving commercial, public and quasi-public uses. Its purpose is to provide locations for smaller-scale multifamily housing types and limited commercial uses in close proximity to stores, services, and public transportation. The Mixed Use Limited category permits a maximum FAR of 1.0 and 1.5 for 4-story projects as allowed by the Zoning Ordinance. Maximum density is 30 units per acre with up to four multifamily dwelling units allowed on an existing parcel regardless of the parcel size.

**4. INDUSTRIAL LAND**

Before 1987, industrial land was designated either Heavy Industrial or Light Industrial. Since 1987, Benicia’s industrial land has been divided into three General Plan Land Use categories: (1) General Industrial; (2) Limited Industrial; and (3) Water-related Industrial. Table 2-4 shows how the industrial land is divided among these categories.

*Table 2-4. Industrial Land (in acres) within City Limits, as of 1995*

CATEGORY	FAR	DEVELOPED LAND	VACANT LAND
General Industrial	0.7	1,006	714
Limited Industrial	0.7	29	559
Water-related	0.7	178	92
<b>INDUSTRIAL TOTAL</b>		<b>1,213</b>	<b>1,365</b>

Source: City of Benicia; Knox & Associates

includes stores or services that are meant to serve the entire community plus the public traveling through the area. Areas designated for general commercial include a section in the lower Arsenal, an area around East Fifth Street and Military East, Solano Square, and Southampton Road. The other major commercially developed area is the 19 acre Downtown, which was discussed in the previous section.

Only three acres are developed for “neighborhood commercial” uses in the entire city. The remaining developed commercial acreage is used for office (nine acres) and waterfront commercial (four acres). In general, the city’s existing commercial uses are limited in size, acreage, intensity, and sales volume.



**GOAL 2.13: Support the economic viability of existing commercial centers.**

**POLICY 2.13.1:** Direct new commercial ventures first, towards Downtown, and second, to other existing economic centers (instead of dispersing resources to new areas).

*Program 2.13.A:* As part of the Business Attraction, Expansion, and Retention Program, maintain an available commercial space and site database with information on size, lease rates, tenant improvements, etc., and make it readily available to prospective businesses.

**POLICY 2.13.2:** Preclude extension of the existing commercial development east along Military East and south along East Fifth Street.

**EASTERN GATEWAY PRIORITY DEVELOPMENT AREA**

*Note: This section on the Eastern Gateway Area, including policies and programs, are new.*

The Eastern Gateway Area includes approximately 13.5-acres around the intersection of Military East and East Fifth Street (Figure 2-3A), which is located within one-half mile of First Street and the Benicia Civic Center and is served by an existing commuter bus route. It was designated a Priority Development Area (PDA) in 2020, and in 2021 the City completed the Eastern Gateway Study. The Eastern Gateway Study was funded by a State grant to streamline housing approvals and accelerated housing production in California. The intent of the following goals and policies is to encourage the production of new multifamily housing within the Eastern Gateway Area, maintain and enhance neighborhood-serving uses, and enhance Benicia’s unique identity and quality of life.

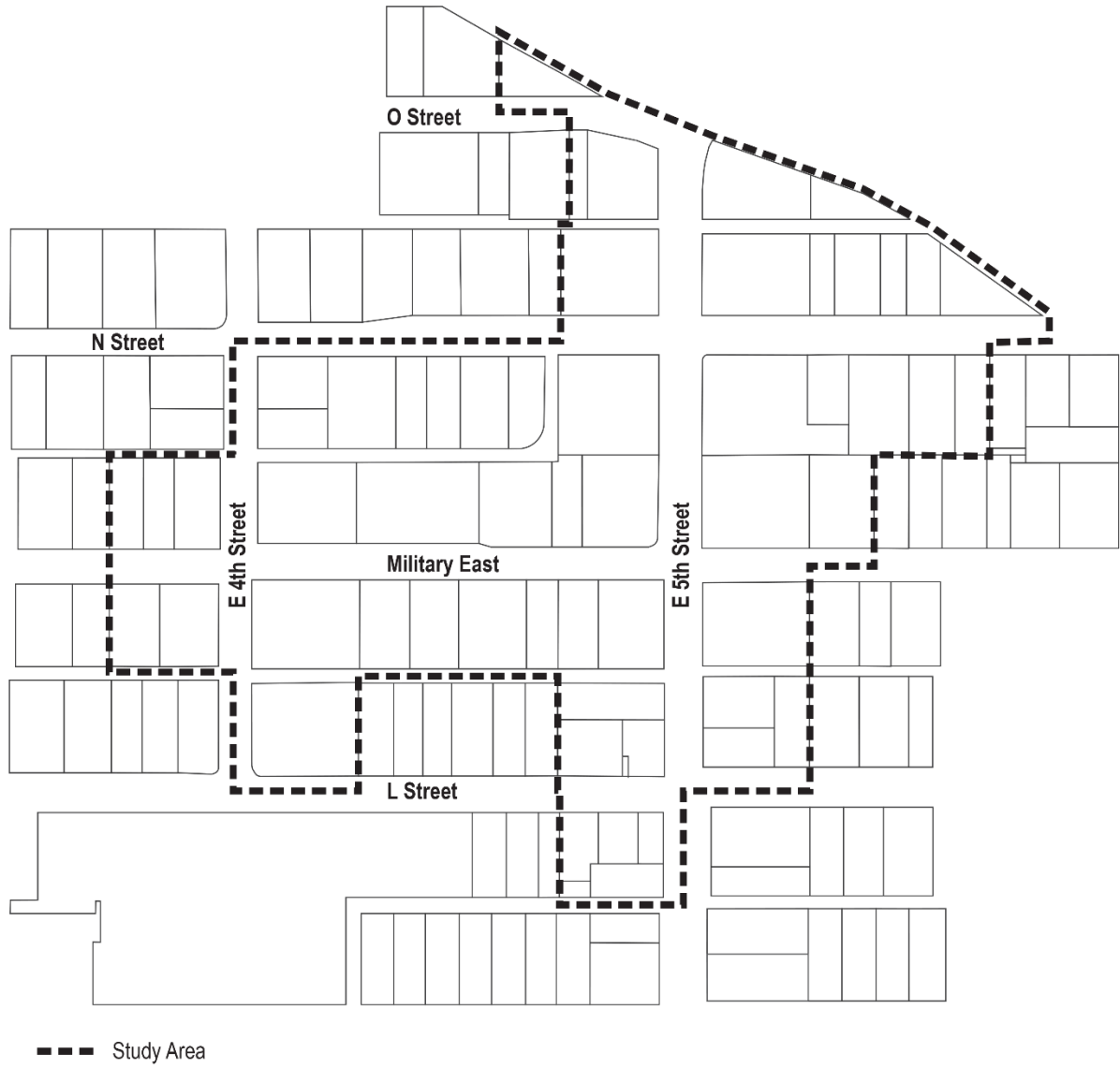


Figure 2-3A: Eastern Gateway Area



**GOAL 2.14:**            **Establish a mixed-use activity center with new multifamily housing and commercial uses in the Eastern Gateway Area.**

**POLICY 2.14.1:**        Maintain and enhance a mix of housing, shops, and service businesses that support a diverse and thriving community.

**Program 2.14.A:**        On Military East and East Fifth Street, encourage the development of new mixed-use projects with multifamily units above neighborhood-serving ground floor commercial uses.

**Program 2.14.B:**        Monitor land use in the Eastern Gateway Area as existing uses change and properties are developed. Amend the Zoning Ordinance as needed to ensure that the desired mix of commercial and residential uses is maintained.

**POLICY 2.14.2:**        Provide for a variety of housing types, affordable to a range of household incomes, including workforce housing, older-adult housing, artist housing and a mix of rental and owner-occupied units.

**Program 2.14.C:**        Establish a citywide policy or program to ensure the availability of deed-restricted below-market-rate dwelling units to qualifying households.

**POLICY 2.14.3:**        Ensure that infill development is carefully designed to fit into and complement its surrounding context.

**Program 2.14.D:**        Encourage applicants to incorporate a variety of building heights, sizes, and architectural details into proposed projects to create visual interest and provide a diversity of building forms.

**POLICY 2.14.4:**        Increase outdoor amenities and open space in the Eastern Gateway Area

**Program 2.14.E:**        Identify opportunities to increase access to parks and recreational amenities within the immediate vicinity of the Eastern Gateway Area

**Program 2.14.F:**        Explore options to enhance public access to and enjoyment of the East N. Street Creek.

**Program 2.14.G:**        Encourage applicants to incorporate enhanced landscaping, courtyards, outdoor seating, and green infrastructure features into proposed projects.

- POLICY 2.14.5** Allow increased intensity for development projects that incorporate community benefits beyond minimum requirements. Ensure community benefits are provided within or near to the Eastern Gateway Area.
- Program 2.14.H:** Periodically review the community benefit program in the Zoning Ordinance and assess if revisions are needed to improve program effectiveness.
- Program 2.14.I:** Consider if the Community Benefit Program should be expanded to other areas and types of projects in the city.
- POLICY 2.14.6** Invest in public infrastructure needed to accommodate the development envisioned for the Eastern Gateway Area.
- Program 2.14.J:** By 2025, adopt an Infrastructure Master Plan with specific infrastructure improvements and funding mechanisms identified to address public realm needs and serve the uses envisioned for the Eastern Gateway Area. Under this Plan, the City will assume a leadership role to provide an integrated and coordinated system of infrastructure improvements. The City will consider ways to optimize available funds, including public and matching fund sources, to provide the needed public infrastructure.
- POLICY 2.14.7** Safely accommodate all modes of travel, including private vehicles, bus transit, bicyclists, and pedestrians.
- Program 2.14.K:** By 2025, adopt an Infrastructure Master Plan with specific facilities, improvements, and funding mechanisms identified for high-quality bicycle and pedestrian infrastructure within the Eastern Gateway Area and connecting it to other areas, such as downtown and the civic center campus.
- Program 2.14.L:** Explore new funding sources to improve sidewalk conditions, enhance pedestrian safety, install street trees, provide public art, and make other public realm improvement in the study area.
- Program 2.14.M:** Participate in regional planning to finalize the preferred alignment of the Carquinez Strait Scenic Loop Trail in Benicia and through the Eastern Gateway Area. Ensure that new development and infrastructure improvements in the Eastern Gateway Area are consistent with and do not interfere with this alignment. Construct improvements to connect trails and bikeways in the Eastern Gateway Area with regional trails and other destinations in Benicia.
- Program 2.14.N:** Consider traffic calming features, as warranted and

feasible, to reduce vehicle speeds and enhance public safety.

***Program 2.14.O:*** Encourage creative parking solutions that allow for desired forms of development, support transportation alternatives, and minimize adverse impacts on neighboring properties.

***Program 2.14.P:*** Explore options for establishing a transportation demand management program to reduce vehicle trips and parking demand.

***Program 2.14.Q:*** As part of the Infrastructure Master Plan, study possible new uses for excess right-of-way, including for bicycle and pedestrian facilities, landscaping and open space, and public parking.