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City of Benicia, Community Development
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Benicia, CA 94510
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Rose Estates Mixed-Use Development – Written Statement

The SB330 Preliminary Application for the Rose Estates Mixed-Use Development (a master-planned community that qualifies as a housing development project) was submitted on 9/15/2023. The full application is being submitted as of the date of this Written Statement.

The Project is located on the parcels formerly known as the Benicia Business Park (limited industrial per General Plan), which given the commercial and residential utilization trends, is now better suited for a mixed-use development. The site is approximately 527± acres and the proposed uses, as indicated on the SB330 Preliminary application, are residential and commercial/flex.

Highlights of the Project include:

- 1080 new homes (not including SDBL units)
- 20% lower-income units (including transitional and supportive housing)
- A variety of products for first-time and move-up buyers, renters, small land large families, etc.
- Parks, open space, and trails.
- 250,000 sf of commercial/flex for retail, offices, light industrial, etc.

California is facing a serious housing crisis. As a result, the State has passed numerous housing laws to remedy this crisis. Per HCD website, the City did not meet its housing allocation in any of the income categories (5th Cycle RHNA). Consequently, the City is subject to the most stringent provisions of various housing laws including HAA (as amended by SB330), SB35, SDBL, etc., which greatly limits local control over housing. To make matters even worse, the City is facing an over two-fold increase in its housing allocations from 5th Cycle to 6th Cycle. The Project, if approved expeditiously, could by itself meet over half of the City's housing allocations by the close of the 6th Cycle RHNA, thereby relieving the City from the most stringent provisions of various housing laws, and restoring local control.