



THE CITY OF
BENICIA
CALIFORNIA

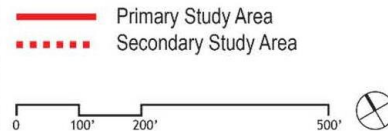
City of Benicia
Planning Commission
October 8, 2020

Eastern Gateway Study
Update

Background



- In November 2019, the City submitted a grant application to the State under Senate Bill 2 (SB2).
- This grant was for planning activities that would streamline and increase housing production in Benicia.
- The City's proposal was to create a new mixed use zone district around the intersection of Military East and East Fifth Street that would allow by-right multi-family development subject to objective standards.



Progress Update

- ✓ City was awarded \$160,000 in SB2 grant funds
- ✓ Selected project consultant, Ben Noble
- ✓ Hosted First Stakeholder Group Meeting
- ✓ Hosted First Community Workshop – Self-guided Walking Tour
- ✓ Created project webpage and email listserv, which can be found at www.ci.benicia.ca.us/easterngateway

Walking Tour Workshop & Survey



- Provided an opportunity for members of the public to pick up a self-guided walking tour brochure and ask questions of staff and consultants in person.
- Posted informational videos, walking tour brochure, and survey online so that anyone could participate and provide feedback by October 9th.
- Survey questions focused on the location of housing, design of new development, and public improvements in the area.

Next Steps

- ✓ Task 1: Project Initiation
- Task 2: Issues and Options (February 2021)
- Task 3: Draft Zoning and General Plan Text Amendments (June 2021)
- Task 4: Environmental Review (July 2021)
- Task 5: Adoption Hearings (January 2022)

Questions?