



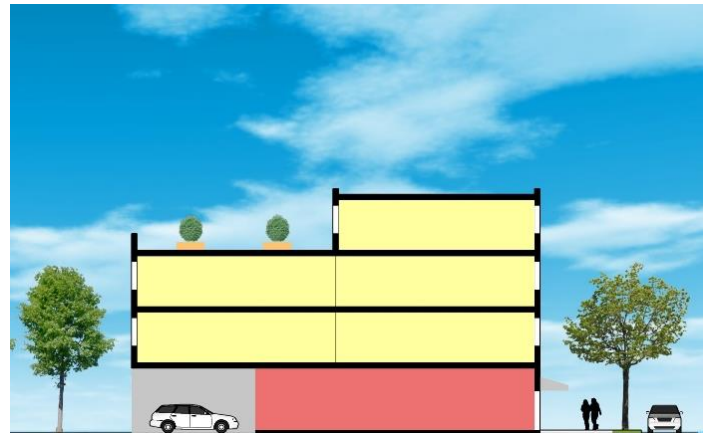
February 11, 2021

**THE REGULAR MEETING OF THE BENICIA
PLANNING COMMISSION IS BEING CONDUCTED VIA ZOOM**

- OPPORTUNITY FOR PUBLIC COMMENT
 - DIAL (669) 900-9128
- ENTER THE FOLLOWING WHEN PROMPTED:
 - MEETING ID: 824 1490 2590
 - PASSWORD: 754090
- Press *9 on your phone to “raise your hand” during public comment for the item you wish to speak on.

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City Of Benicia EASTERN GATEWAY STUDY



Vision and Approach Study Session
February 11, 2021

Study Session Purpose

- Share public input on:
 - Study area vision
 - New zoning district approach
- Receive Planning Commission feedback/recommendation for City Council consideration



Study Session Format

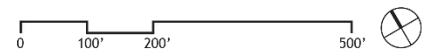
- Project Background Presentation
- Study Area Vision
 - Presentation
 - Public Comment
 - Commission Discussion
- Zoning District Approach
 - Presentation on First Topic
 - Public Comment on First Topic
 - Commission Discussion on First Topic
 - Repeat for Other Three Topics

Project Purpose and Origins

- City received SB2 Grant for planning to streamline housing approvals and accelerate housing production
- Benicia is using its SB2 funds for the Eastern Gateway Study, which focuses on approximately 13.5 acres near the intersection of Military East and East Fifth Street
- The Eastern Gateway Study will create a new mixed-use zone district to allow by-right housing when consistent with new objective zoning and design standards



—— Primary Study Area
- - - - Secondary Study Area



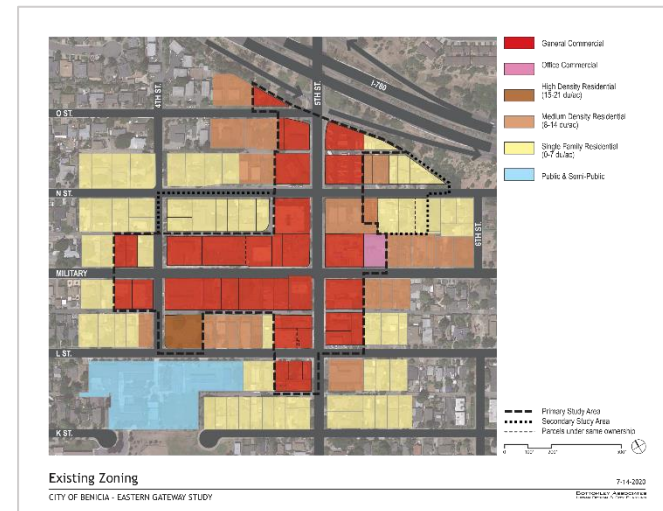
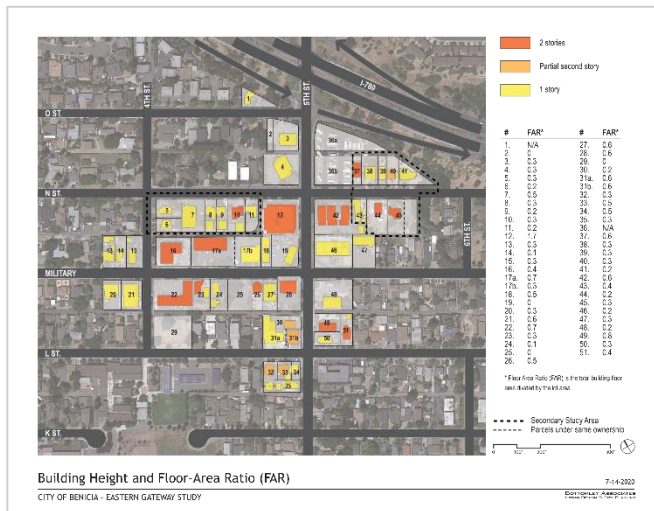
Study Area

Project Process and Schedule

- Task 1: Project Initiation (September 2020)
- Task 2: Issues and Options (February 2021)
- Task 3: Draft Amendments (June 2021)
- Task 4: Environmental Review (July 2021)
- Task 5: Final Amendments (January 2022)

Existing Conditions Maps

- Set of 10 maps to illustrate existing conditions within study area relevant to project goals
- Maps provide shared fact base and illuminate key issues and options



Stakeholder Meetings

- Help ensure the project reflects community goals, needs, and priorities
- Three meetings :
 - August 2020: Existing conditions maps and preliminary issues list
 - November 2020: Issues and options
 - April 2021: Draft General Plan and Zoning Code amendments
- Summary notes on project website

Walking Tour

- September 23, 2020
- Public Input
 - Completed Walking Tour Brochures
 - Open Town Hall Comments
 - Emails to City Staff



Walking Tour

Public Input:

- General support for additional housing
- Different opinions on intensity
- Desire for neighborhood-serving commercial uses
- Preference for more traditional architectural styles
- Desire for outdoor seating and dining with landscaping; outdoor amenities

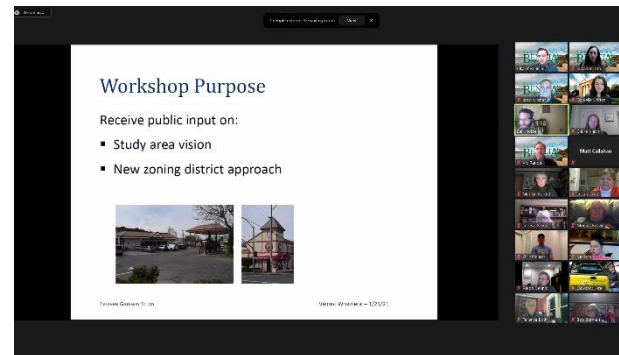
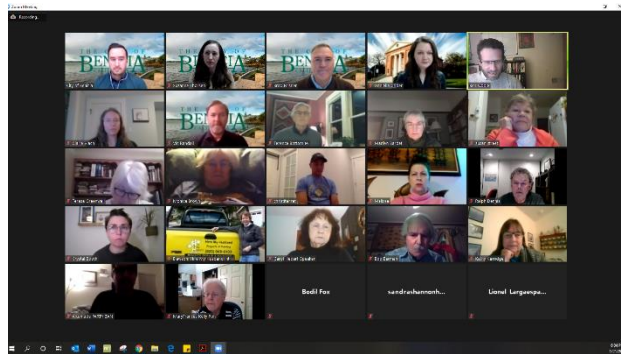
Walking Tour

Public Input:

- Some interest in increasing allowable densities in secondary study area
- Parking is a topic of considerable interest
- Concerns about existing parking supply, amount of on-site parking for new development, and design of new on-site parking facilities
- Desire for bicycle, pedestrian, and transit improvements

Virtual Workshop

- January 21, 2021
- 41 participants
- Breakout room discussions
- Feedback on vision and zoning district approach



Study Area Vision

- Reflects public input from walking tour and stakeholder meetings
- Photographs illustrate the general vision and are not specific development proposals or recommendations
- Describes desired outcomes of the new mixed-use zoning district

Study Area Vision

The Eastern Gateway Study Area contains a **mix of housing, shops, and service businesses** that support a diverse and thriving community.



Study Area Vision

It contains a **variety of housing types**, which are **affordable** to a range of household incomes and include workforce housing, senior housing, and a mix of renter- and owner-occupied units.



Study Area Vision

Mixed-use development with multifamily units above neighborhood-serving ground floor commercial uses on Military East and East Fifth Streets encourages **community activity** and promotes a **strong sense of neighborhood**.



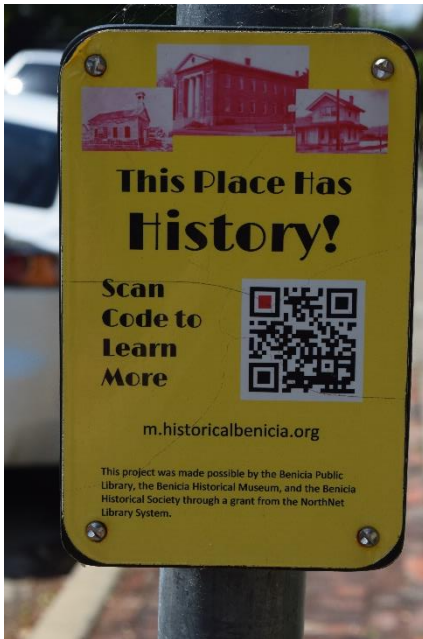
Study Area Vision

New affordable housing development would not be solely located in the study area, as it is the City's goal to **distribute affordable housing** throughout Benicia and not to concentrate it in one part of the City.



Study Area Vision

The study area accommodates additional housing in a way that enhances Benicia's **unique community identity**.



Study Area Vision

Higher-intensity development is carefully **designed to fit** into and complement its surrounding context.



Study Area Vision

There is a variety of building heights, building sizes, and architectural details that create **visual interest** and provide a **diversity of building forms**.



Study Area Vision

Architectural styles are varied yet consistent with Benicia's historic identify.



Study Area Vision

New development includes **landscaping, courtyards, outdoor seating,** and other amenities for the use and enjoyment of residents.



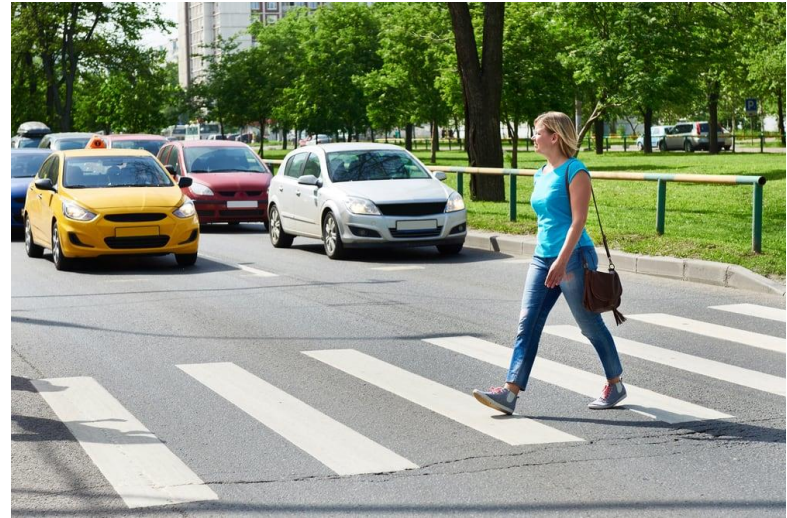
Study Area Vision

The study area is an **attractive and welcoming gateway** into Benicia



Study Area Vision

The area safely accommodates **all modes of travel**, including private vehicles, bus transit, bicyclists, and pedestrians.



Study Area Vision

High quality bicycle and pedestrian improvements increase **transportation choices** and support **healthy lifestyles**.



Study Area Vision

Area residents can **easily walk, bike, or take transit** to nearby jobs, services and activities.



Study Area Vision

Street trees, wide sidewalks, lighting and other **public realm improvements enhance livability** for residents and encourage long-term and sustained private investment in buildings and properties



Study Area Vision

- Public Comment
- Planning Commission Discussion





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Study Area Vision

Requested Planning Commission Feedback

- General comments on vision statement
- Specific language to add, remove or change



Zoning District Approach

- A new mixed-use zoning district will implement the study area vision
- The zoning district will contain new rules for allowed land uses, development/design standards, and required permits
- The new zoning district could also be applied to other areas in the city

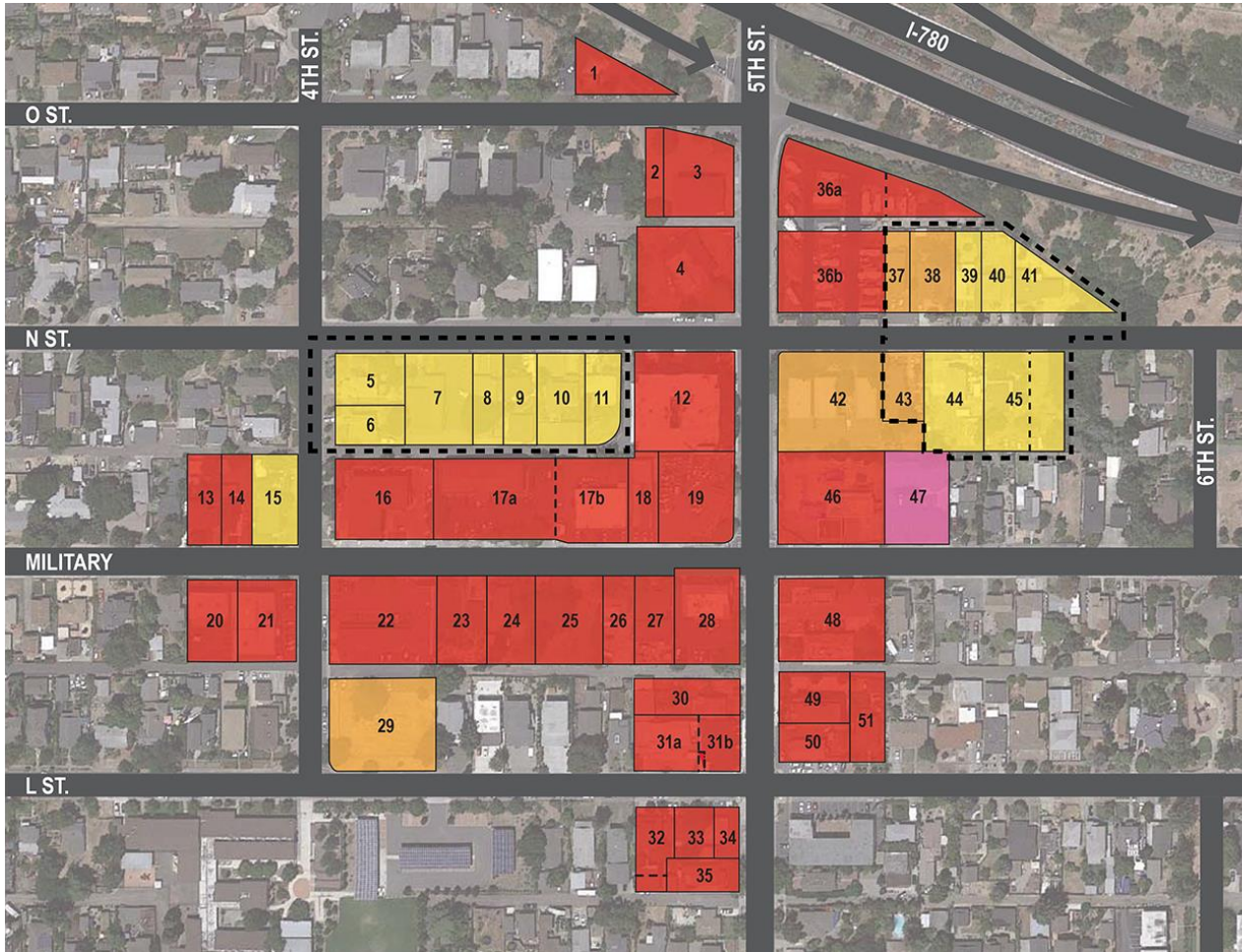
Zoning District Approach

Workshop Recommendations:



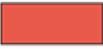

- Allowed Land Uses
- Building Height
- Project Approvals
- Parking



1. Allowed Land Use



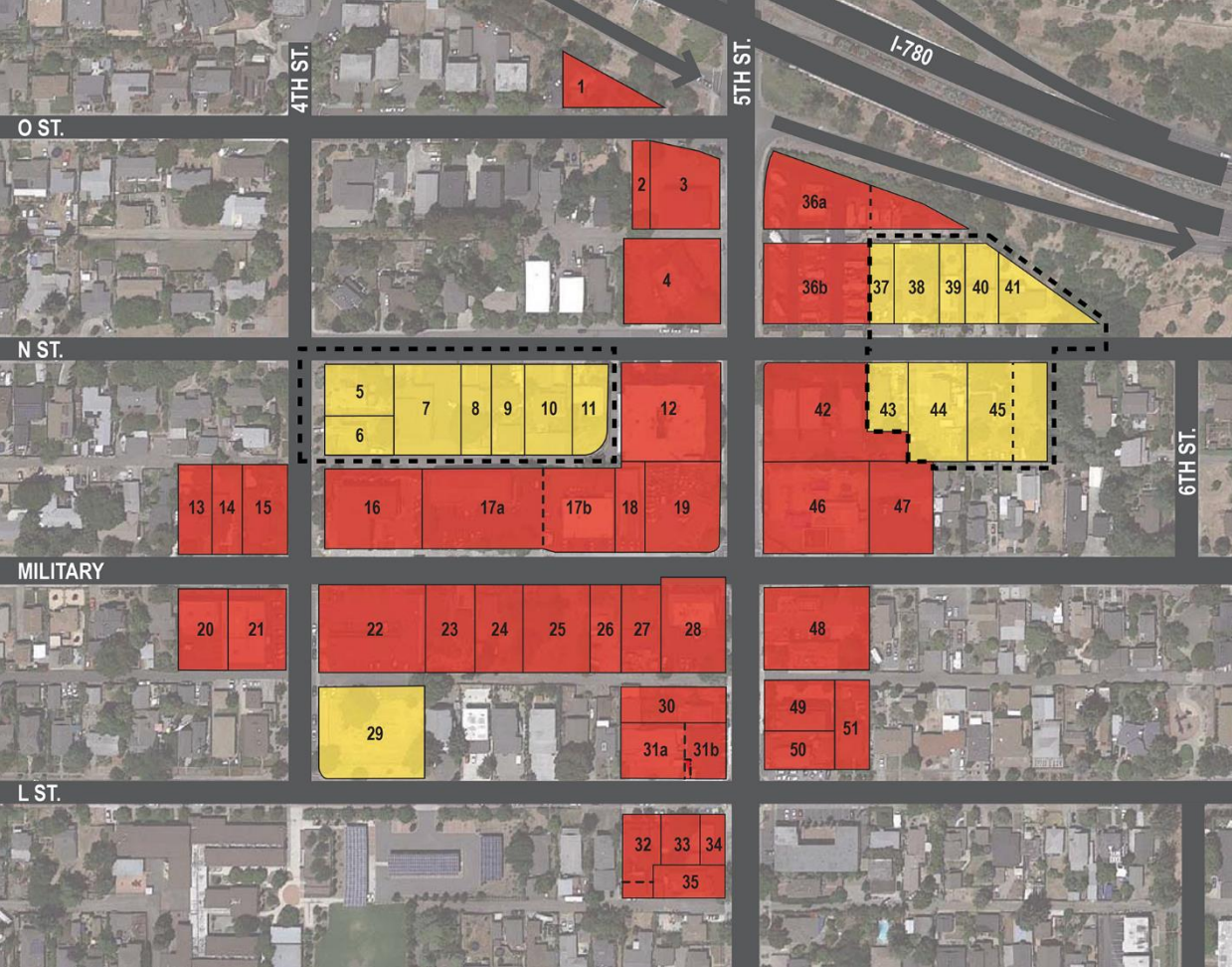
Existing Allowed Multifamily Uses

-  Multifamily including ground floor (single use)
-  Multifamily over ground floor commercial (mixed use)
-  Residential allowed only as Group Residential or Work/Live
-  Multifamily not allowed

1. Allowed Land Use

Workshop Recommendation:

- Add multifamily housing as an allowed use in both primary and secondary study area
- Residential-only projects allowed in all locations in the study area
- Mixed-use development encouraged but not required



Allowed Land Use Workshop Recommendation

- Area A: Multifamily, Mixed Use, and Commercial allowed
- Area B: Single-Family, Multifamily allowed

	Area A	Area B
New Single-family Homes	Not allowed	Allowed
Multifamily (no commercial on lot)	Allowed	Allowed
Mixed Use (residential above commercial)	Allowed	Not allowed
Commercial (no residential on lot)	Allowed	Not allowed

1. Allowed Land Use

Workshop Feedback:

- Support for multifamily and mixed-use residential uses in study area
- Other ideas:
 - Identify required locations for ground-floor commercial uses
 - Limit new residential-only development in primary study area
 - Limit new multifamily uses in secondary study area to smaller-scale multifamily housing types

1. Allowed Land Use

Other Options:

- 1-A:** Require ground floor commercial in certain locations
- 1-B:** Require that a certain amount or percentage of commercial floor area remains in the study area
- 1-C:** Limit allowed multifamily uses in secondary study area to smaller-scale multifamily housing types

1. Allowed Land Use

- Public Comment
- Planning Commission Discussion





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1. Allowed Land Use

Requested Planning Commission Feedback:

- Comments on options
- Other options to consider
- Preferred option to recommend to City Council

2. Building Height

Existing Rules

- Military East and Fifth Street: 40 ft. max.
- Secondary Study Area: 30/35 ft. max.



Medical Office Building: 3 stories (38-40 ft.)

EASTERN GATEWAY STUDY



Holiday Inn: 2/3 stories (39 ft. at corner element and 32 ft. adjacent building wall)

VIRTUAL WORKSHOP - 1/21/21

2. Building Height

Workshop Recommendation

- Allow taller buildings for multifamily and mixed-use development to incentivize housing production
- Up to 4 stories for mixed-use and multifamily
- Require compliance with design standards to promote human-scale development compatible with surrounding neighborhood

2. Building Height

Example Standards

- Adjacent residential transitions
- Maximum facade length
- Building height variation
- Facade articulation
- Street trees and landscaping





Long building divided into multiple narrow facade styles.



Variation in building heights, facade articulation, landscaped setback, and street trees



Street-facing building articulation with material and color changes, wall modulations, and awnings



Landscaped setback and street trees



Development Summary

6,000 sf lot

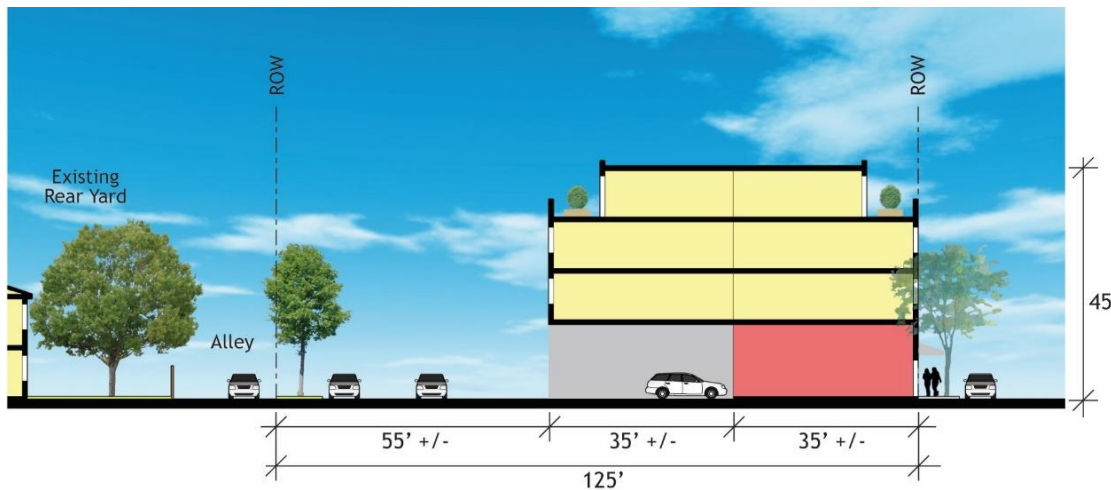
10 units (920 sf average)

1,700 sf commercial

1.8 FAR

11 parking spaces (1.1/du)

Commercial parking on street





Development Summary

18,750 sf lot

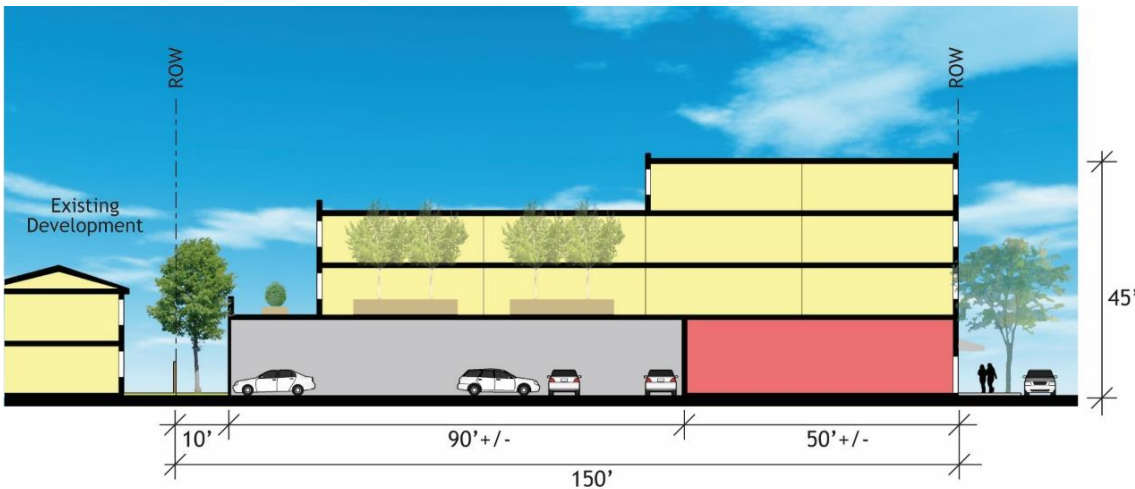
30 units (925 sf average)

6,000 sf commercial

1.8 FAR

34 parking spaces (1.1/du)

Commercial parking on street



2. Building Height

Workshop Feedback: Range of opinions:

- Three stories or less to maintain small-town feel.
- Limited number of four-story buildings in certain locations might be acceptable.
- More than four stories to maximize new housing development

2. Building Height

Other Options:

2-A: Maintain existing allowed heights

2-B: Limit four-story buildings to certain areas or allow only through a discretionary process

2-C: Allow an additional story for projects with a defined community benefit

2-D: Allow five or more stories in some locations

2. Building Height

- Public Comment
- Planning Commission Discussion





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2. Building Height

Requested Planning Commission Feedback:

- Comments on options
- Other options to consider
- Preferred option to recommend to City Council

3. Project Approvals

Existing Rules

- Design Review by the Historic Preservation Review Commission (HPRC) for all new construction (except single-family homes)
- Noticed public hearing
- Discretionary action: HPRC uses personal judgement when acting on a proposed project

3. Project Approvals

Workshop Recommendation:

- Allow by-right all multifamily and mixed-use projects that comply with objective standards
- No public hearing or Commission approval
- Ministerial action: City decision involves little or no personal judgement

3. Project Approvals

Workshop Feedback:

- A lot of concern with by-right approvals
- Concerns included loss of public hearings, neighbors unaware of pending development, impact of new development, type of allowed development
- The meaning of by-right approvals unclear to some participants

3. Project Approvals

Other Options:

3-A: By-right only for certain types of projects

3-B: Enhanced public notice and neighborhood outreach for by-right approval

3-C: Continue Design Review with timeframe for action if project conforms to objective standards

3. Project Approvals

- Public Comment
- Planning Commission Discussion





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3. Project Approvals

Requested Planning Commission Feedback:

- Comments on options
- Other options to consider
- Preferred option to recommend to City Council

4. Parking

- Topic of considerable community interest
- Concerns about existing parking shortages, the amount of on-site parking for new development, design of new on-site parking facilities
- Study area vision could be difficult to achieve with existing parking requirements

4. Parking

Existing Requirement: Residential Uses

	Required Spaces
Multifamily Residential	
Studio	1.2 per unit
One or two bedrooms	1.5 per unit
Three or more bedrooms	2.0 per unit
Single-Family Residential	2 including
Senior Housing	0.5 per unit

4. Parking

Existing Requirement: Commercial Uses

	Required Spaces
Eating and Drinking Establishments	
With Fixed Seats	1 per 4 fixed seats
No Fixed Seats	1 per 50 sq. ft.
Offices, Business and Professional	1 per 300 sq. ft.
Offices, Medical and Dental	1 per 250 sq. ft.
Personal Services	1 per 250 sq. ft.
Retail Sales	
Less than 5,000 sq. ft.	1 per 200 sq. ft.;
Over 5,000 sq. ft.	1 per 250 sq. ft.

4. Parking

Workshop Recommendation:

Explore parking regulations and tools that support the study area vision while minimizing adverse parking impacts on neighborhood residents



4. Parking

Maintain and increase the supply of public parking:

- New street parking in excess right-of-way widths
- Limits on new driveway entrances and curb cuts

Utilize available parking more efficiently:

- Encourage tandem parking spaces, parking lifts, and structured parking
- Encourage shared and joint use of existing off-street parking

4. Parking

Workshop Feedback:

- Concerns about existing parking problems and potential for new development to exacerbate these problems
- Some desire to reduce on-site parking requirements to facilitate infill development

4. Parking

Other Options:

4-A: Maintain existing off-street parking requirements

4-B: Reduce off-street parking requirements

4-C: Accommodate angled and parallel parking in excess right-of-way

4. Parking

- Public Comment
- Planning Commission Discussion





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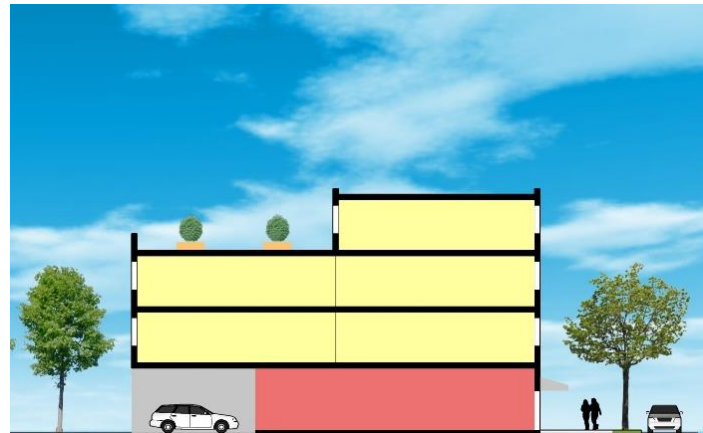
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4. Parking

Requested Planning Commission Feedback:

- Comments on options
- Other options to consider
- Preferred option to recommend to City Council

City Of Benicia EASTERN GATEWAY STUDY



Vision and Approach Study Session
February 11, 2021

1. Allowed Land Use

Workshop Recommendation: Add multifamily housing as an allowed use in both primary and secondary study area

Other Options:

1-A: Require ground floor commercial in certain locations

1-B: Require a certain amount of commercial remains in study area

1-C: Limit allowed multifamily uses in secondary study area to smaller-scale multifamily housing types

2. Building Height

- **Workshop Recommendation:** Four stories (multifamily and mixed-use) with new compatibility standards
- **Other Options:**
 - 2-A:** Maintain existing allowed heights
 - 2-B:** Limited four-story opportunities
 - 2-C:** Four stories only with community benefit
 - 2-D:** Five or more stories in some locations

3. Project Approvals

- **Workshop Recommendation:** Allow by-right all multifamily and mixed-use projects that comply with objective standards
- **Other Options:**
 - 3-A:** By-right only for certain types of projects
 - 3-B:** Enhanced public notice and neighborhood outreach for by-right approval
 - 3-C:** Continue Design Review with timeframe for action if project conforms to objective standards

4. Parking

Workshop Recommendation: Explore parking regulations and tools that support the study area vision while minimizing adverse parking impacts on neighborhood residents

Other Options:

- 4-A:** Maintain existing off-street parking requirements
- 4-B:** Reduce off-street parking requirements
- 4-C:** Accommodate angled and parallel parking in excess right-of-way





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