



VALLEJO PLANNING COMMISSION REGULAR MEETING 7:00 PM

MARCH 17, 2025

HYBRID MEETING
www.Cityofvallejo.net

**Council Chambers
555 Santa Clara Street
Vallejo, CA 94590**

COMMISSIONERS

Eric Blind, (Chair)
Anthony Taylor, (Vice-Chair)
Donald Douglass
Wanda Madeiros
Tara Beasley-Stansberry
Phillip Balbuena
Craig Standafer

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom	City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.
PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (https://ZoomRegular.Cityofvallejo.net), or via phone, by dialing (669) 900-6833.	For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment
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Hybrid Options are available for members of the public to participate. To participate remotely	
<u>Option to Join by Computer</u> From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313	<u>Option to Join by Phone</u> Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute
Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the City Council less than 72 hours before the meeting will be posted concurrently on the City's website at www.cityofvallejo.net/agendas Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the City Clerk	
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AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

Consent Calendar items appear below, with the Secretary's or City Attorney's designation as such. Members of the public wishing to address the Commission on Consent Calendar items are asked to address the Secretary and submit a completed speaker card prior to the approval of the agenda. Such requests shall be granted, and items will be addressed in the order in which they appear in the agenda. After making any changes to the agenda, the agenda shall be approved. All matters are approved under one motion unless requested to be removed for discussion by a commissioner or any member of the public.

- A. APPROVAL OF THE AGENDA
- B. **APPROVAL OF THE MINUTES**
Recommendation: By Motion, Approve March 3, 2025 - Regular Meeting Minutes.
- C. APPROVAL OF THE CONSENT CALENDAR

- 5. REPORT OF THE CITY COUNCIL LIAISON**
- 6. COMMUNITY FORUM**

Anyone wishing to address the Commission on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Commission to resolve, is requested to submit a completed speaker card to the Secretary. When called upon, each speaker should step to the podium, state his/her name and address for the record. The conduct of the community forum shall follow those as the City Council and shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300. The Commission may take information but may not take action on any item not on the agenda.

- 7. PUBLIC HEARING**

- A. **ADOPT A RESOLUTION ACCEPTING, AND RECOMMENDING CITY COUNCIL APPROVAL OF, THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE CALENDAR YEAR 2024**

State law requires that all cities, including charter cities like Vallejo, submit an annual progress report (APR) on the implementation status of their general plans and housing elements. The City will comply with this requirement by submitting the attached APR to the Governor's Office of Planning and Research, recently renamed to the Office of Land Use and Climate Innovation (LCI), and the Department of Housing and Community Development (HCD).

- B. ADOPT A RESOLUTION APPROVING A MAJOR USE PERMIT (MJP24-0006) TO ALLOW ALCOHOL SALES OF BEER AND WINE FOR OFFSITE CONSUMPTION AT THE QUARTERS COFFEE HOUSE LOCATED AT 1015 WALNUT AVENUE (APN:0066-050-170) AFTER FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301

Project Name: Quarters Coffee House – Alcohol Sales
Project Summary: The project consists of a request to allow the retail sale of beer and wine for off-site consumption (Type 20 ABC License) within the existing Quarters Coffee House tenant space.
Project Number(s): Major Use Permit (MJP24-0006)
Location: 1015 Walnut Avenue/ APN: 0066-050-170
Applicant: Keith Seabury
Owner: Mare Island Company
General Plan Land Use Designation: District - Mare Island
Zoning District: SP-4 (Mare Island Specific Plan)
CEQA: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1 "Existing Facilities).

8. **WRITTEN COMMUNICATIONS**

9. **REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION**

A. **SECRETARY'S REPORT**

B. **CITY ATTORNEY'S REPORT**

C. **REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION**

D. **REPORT OF THE ADHOC SUBCOMMITTEES**

10. **ADJOURNMENT**

ADDITIONAL CITY INFORMATION

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- Like us on Facebook and Instagram ([@cityofvallejo](#))
- Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)
- Sign up for emergency alerts at: alertsolano.com

I, Dalia Vidor, Staff Secretary do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to

Eric Blind, (Chair)
Anthony Taylor, (Vice-Chair)
Donald Douglass
Wanda Madeiros
Tara Beasley-Stansberry
Phillip Balbuena
Craig Standafer,

at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at
, 3/13/2025.

Dated: 3/13/2025

Dalia Vidor

Dalia Vidor, Staff Secretary

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
February 3, 2025**

1. CALL TO ORDER

The meeting was called to order at 7:03 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Blind, Vice-Chair Taylor, Commissioners Madeiros, Standafer, and Douglass and Balbuena

Absent: Commissioners Beasley-Stansberry

Staff present: Assistant City Attorney Zagaroli, Planning and Development Services Director Pollot, and Planning Manager Orozco – Current Development, Principal Planner Thacker

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF AGENDA

B. APPROVAL OF MINUTES

a. January 22, 2025 – Regular Meeting

C. OTHER CONSENT ITEMS – None

Action: Commissioner Madeiros, seconded by Commissioner Douglass and carried unanimously (Absent – Beasley-Stansberry) to approve the agenda and approval of the January 22, 2025 - regular meeting minutes.

5. REPORT OF THE CITY COUNCIL LIASION

Council Member Matulac reminded the commissioners about their budget that can be used for potential trainings and provided an overview of the appeal of the Planning Commissioner's action that went before City Council.

6. COMMUNITY FORUM - None

7. PUBLIC HEARING

A. PROJECT TITLE:

Sky Zone – Entertainment Facility

PROJECT NUMBER:

Major Use Permit (MJP24-0004)

RECOMMENDATION:

Find the project meets the requirements of CEQA Guidelines Sections 15301, and approve Major Use Permit (MJP24-0004), based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the resolution.

Principal Planner Thacker presented the item.

The applicant provided a statement and was available to answer questions.

The commission asked questions and staff and the applicant responded.

Chair Blind opened the public hearing.

Speakers: None

Chair Blind closed the public hearing.

Commissioners deliberated, made comments and asked questions.

Staff presented the item

Action: Moved by Vice-Chair Taylor, seconded by Commissioner Maderios, and carried unanimously (Absent – Beasley-Stansberry) to find the project to meet the requirements of CEQA guidelines Section 15301 and Major Use Permit (MJP24-0004), based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the resolution.

8. WRITTEN COMMUNICATIONS - NONE

9. REGULAR REPORTS

A. SECRETARY'S REPORT

Planning Manager Orozco provided an update on the upcoming League of California Cities training and about future training opportunities, provided an update on future items coming before the commission.

B. CITY ATTORNEY'S REPORT

Council Member Matulac added additional information regarding the appeal that went before the City Council and the additional conditions of approval that were added to the project.

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION

Chair Blind commented on what the process is for complaints the City receives regarding uses that have been approved by planning commission.

Commissioner Douglas commented on an article that he found online regarding the role of a planning commissioner.

Commissioner Maderios commented on additional information that is available on the League of all Cities website regarding the role of a planning commissioner.

D. REPORT OF THE SUBCOMMITTEES – None

10. OTHER AGENDA ITEMS

A. INFORMATIONAL ITEM - None

B. DISSCUSION OF FUTURE AGENDA ITEMS - None

11.ADJOURNMENT

The meeting was adjourned at 7:42 p.m.

ATTEST:

ERIC BLIND, CHAIR

ATTEST:

Cesar Orozco
SECRETARY



STAFF REPORT – PLANNING CITY OF VALLEJO PLANNING COMMISSION

DATE: March 17, 2025
TO: Planning Commission
FROM: Hector Rojas, Long-Range Planning Manager
Laura Solomon, Associate Planner
SUBJECT: ADOPT A RESOLUTION ACCEPTING, AND RECOMMENDING CITY COUNCIL APPROVAL OF, THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE CALENDAR YEAR 2024

PROJECT INFORMATION

State law requires that all cities, including charter cities like Vallejo, submit an annual progress report (APR) on the implementation status of their general plans and housing elements. The City will comply with this requirement by submitting the attached APR to the Governor's Office of Planning and Research, recently renamed to the Office of Land Use and Climate Innovation (LCI), and the Department of Housing and Community Development (HCD).

RECOMMENDATION

Staff recommends that the Planning Commission accept the 2024 APR and recommend the City Council accept the report and direct its submittal to LCI and HCD as required under state law.

BACKGROUND AND DISCUSSION

California Government Code Section 65400 mandates that cities and counties must adopt a general plan for development within their boundaries, which includes a housing element among other components. The housing element is a comprehensive statement of the jurisdiction's housing needs and proposed actions to address those needs across all income levels. The City Council adopted the current 6th Cycle Housing Element for the 2023-2031 period on December 30, 2024. On December 31, 2024, HCD certified that the City's Housing Element complies with state requirements.

State law requires planning agencies to submit an annual report by April 1st to their legislative body, LCI, and HCD, detailing the jurisdiction's progress in meeting its general plan objectives and housing needs. Staff have prepared the APR covering the period from January 1, 2024, to December 31, 2024, for Planning Commission and City Council review, in compliance with state requirements.

ENVIRONMENTAL REVIEW

The recommended action is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

NOTICE AND COMMENTS

The public notice provisions in Vallejo Municipal Code (VMC) Section 16.602.08 do not apply to this item because it does not require a planning entitlement, development permit, or public hearing.

CONCLUSION

Staff recommends that the Planning Commission adopt the attached Resolution, accepting the 2024 APR provided as an Exhibit to the Resolution, and recommending that the City Council accept the report and direct its submittal to

Subject: ADOPT A RESOLUTION ACCEPTING, AND RECOMMENDING CITY COUNCIL APPROVAL OF,
THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE
CALENDAR YEAR 2024

LCI and HCD.

EXPIRATION

Not applicable. The expiration provisions in VMC Section 16.602.12 do not apply to this item because it does not involve a planning entitlement or development permit.

APPEAL PROCEDURE

Not applicable. This item is a request for the Planning Commission's recommendation to the City Council and is not subject to appeal procedures, as it is advisory in nature and does not constitute a final decision on the item.

ATTACHMENTS

1.	Proposed Resolution
2.	Exhibit A - 2024 General Plan APR

CONTACT

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Laura Solomon, Associate Planner
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CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 25-03

A RESOLUTION OF THE PLANNING COMMISSION ACCEPTING THE 2024 GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT AND RECOMMENDING THE CITY COUNCIL ACCEPT THE REPORT AND DIRECT ITS SUBMITTAL TO THE GOVERNOR’S OFFICE OF LAND USE AND CLIMATE INNOVATION (LCI) AND TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

WHEREAS, Government Code Section 65400(a)(2)(B) requires local planning agencies to provide by April 1st of each year an Annual Progress Report (APR) on the status of the General Plan and Housing Element to the legislative body, the Governor’s Office of Land Use and Climate Innovation (LCI), and the California Department of Housing and Community Development (HCD); and

WHEREAS, Government Code Section 65400(a)(2)(B)(i) requires the APR to include the agency’s progress in meeting its share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing; and

WHEREAS, on March 17, 2025, the Planning Commission received and reviewed the 2024 APR.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission hereby accepts the 2024 APR attached hereto as Exhibit A and incorporated herein by reference.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends that the City Council accept the 2024 APR and direct the City Manager or his designee to submit the 2024 APR to LCI and HCD, as required under state law.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 17th day of March 2025, by the following vote, to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ERIC BLIND, CHAIRPERSON

City of Vallejo Planning Commission

Attest:

KRISTIN POLLIT, AICP, SECRETARY

City of Vallejo Planning Commission

Attachments:

- Exhibit A: 2024 General Plan and Housing Element Annual Progress Report



General Plan Annual Progress Report (APR) for Calendar Year 2024

City of Vallejo
Planning and Development Services
555 Santa Clara Street
Vallejo, CA 94590

<u>Table of Contents</u>	<u>Page Number</u>
1. INTRODUCTION	2
2. BACKGROUND	2
3. DATE OF ACCEPTANCE BY LOCAL LEGISLATION BODY	2
4. GENERAL PLAN IMPLEMENTATION	3
5. HOUSING ELEMENT ANNUAL PROGRESS REPORT	11
6. GENERAL PLAN AMENDMENTS	13
7. LOCAL GOVERNMENT PLANNING SUPPORT GRANTS	13

1. INTRODUCTION

As required by Government Code Section 65400, the Planning Commission must submit an Annual Progress Report (APR) to the legislative body, the Governor's Office of Land Use and Climate Innovation (LCI), and the Department of Housing and Community Development (HCD) on the implementation status of the City's General Plan. The APR must also include the city's progress in providing its required share of affordable housing pursuant to California Government Code Section 65584 and its efforts to remove governmental constraints for the maintenance, improvement, and development of affordable housing.

This General Plan APR covers the period from January 1, 2024, to December 31, 2024.

The purpose of the APR is to: (i) assess how the General Plan is being implemented in accordance with adopted goals, policies and implementation measures; (ii) identify any necessary adjustments or modifications to the General Plan as a means to improve local implementation; (iii) provide a clear correlation between land use decisions that have been made during the 12-month reporting period and the goals, policies and implementation measures contained in the General Plan; and (iv) provide information regarding the City's progress in meeting its share of regional housing needs.

2. BACKGROUND

On August 29, 2017, Vallejo's City Council adopted the City's current General Plan. The General Plan has 10 elements contained within four separate chapters: Community and People, Nature and the Built Environment, Economy, Education and Training and Mobility, Transportation and Connectivity. The General Plan contains the seven state-required elements including land use, circulation, housing¹, conservation, open space, safety, and noise and three optional elements are healthy community, arts and culture, historic preservation, and economic development.

The General Plan sets forth the City's policies regarding the types and locations of future land uses and activities. It describes the desired character and quality of development as well as the process for how development should proceed. Thus, in creating the current General Plan, the City of Vallejo went through a process that ascertained the community's values for future land uses and activities, and balanced these values with market factors, city revenues, environmental constraints, and private property rights.

The City of Vallejo General Plan reflects the aspirations and values of Vallejo's residents and their elected representatives. The City Council and Planning Commission use the General Plan in consideration of land use and planning-related decisions. City staff uses the General Plan on a day-to-day basis to administer and regulate land use and development activity. Citizens can use the General Plan to understand the City's approach to regulating development, protecting resources, and upholding community values.

3. DATE OF ACCEPTANCE BY LOCAL LEGISLATION BODY

The 2024 APR was taken before the Planning Commission for a recommendation to City Council on March 17, 2025. City Council directed staff to submit the 2024 APR to LCI and HCD on March 25, 2025.

4. GENERAL PLAN IMPLEMENTATION

This section represents the progress the City has made towards implementing the Policies and Actions in its General Plan during the 2024 reporting period.

Community and People (CP) Policies/Actions:

Policy CP-1.1: Retail Food Sources. Strive to ensure that all households in Vallejo have easy access to retail sources of affordable healthy food, including organic options, such as full-service grocery stores, ethnic food markets, produce markets and convenience stores.

Implementation Status: Proposed improvements at an existing grocery store, called Walmart Neighborhood Market, including interior remodel and pavement replacement and restriping in the existing parking lot (BP24-00690) has Building Permits in progress. As a healthy food choice, the Zoning Code (ZC) added Community Gardens as a new land use type, provides use standards, and permits this use in mixed use and commercial zoning districts. To provide healthy food alternatives that may be more easily accessible, the ZC added Farmers Market as a new land use type, and permits this use in mixed use and commercial zoning districts. To encourage markets that provide fresh produce, the ZC added Produce Markets as a new land use type and permits this use mixed use and commercial zoning districts.

Action CP-1.1B: Update City regulations and explore incentives to attract a full-service grocery store to South Vallejo and to any other identified “food deserts.”

Implementation Status: The Sonoma Boulevard corridor from Magazine to Lemon Streets is zoned as Neighborhood Mixed Use (NMX), which allows full-service grocery stores in the South Vallejo area.

Action CP-1.1D: Consider updating City regulations to limit the number of fast-food outlets and mobile vendors serving primarily unhealthy food near schools and parks and in areas with existing fast-food outlets.

Implementation Status: Commercial quotas and formula business regulations are difficult to administer and are not included in the ZC. However, the requirement for a Major Use Permit (which requires a public hearing before the Planning Commission) for drive-through quick service/fast-food restaurants is retained to ensure that the location of a new establishment is appropriate.

Policy CP-1.2: Locally Grown Food. Collaborate with community partners to support and expand Vallejo’s community gardens, Community Supported Agriculture (CSA) programs, and urban agriculture.

Implementation Status: Vallejo People’s Garden on Mare Island was completed by Community members in 2023 and continued to be maintained in 2024.

Action CP-1.2A: Work with community garden programs, Vallejo City Unified School District (VCUSD), Solano Community College, residents, and other local advocates, to establish a network of community gardens as sources of fresh produce, education, and social cohesion.

Implementation Status: See response to Policy CP-1.2 above.

Action CP-1.2B: Work with GVRD, residents, colleges and universities, Solano Public Health, and other community partners to identify community garden opportunities in parks or appropriate properties and on City-owned property.

Implementation Status: *The ZC supports this policy based on the response to Policy CP-1.1 above.*

Action CP-1.2C: Consider leasing publicly owned, non-contaminated vacant land for agricultural use, and work with partners such as colleges and universities to identify potential sites.

Implementation Status: *The ZC supports this policy based on the response to Policy CP-1.1 above.*

Action CP-1.2D: Develop City regulations that encourage urban agriculture and farm stands, as appropriate.

Implementation Status: *See response to Policy CP-1.1 above.*

Action CP-1.2E: Publicize and promote the availability of food grown in Vallejo.

Implementation Status: *The ZC supports this policy based on the response to Policy CP-1.1 above. Also, see response to Policy CP-1.2 above.*

Policy CP-1.6: Action CP-1.4C: Explore opportunities for providing access to safe places for recreational in-water activities, such as boating, kayaking, paddle boarding, and swimming.

Implementation Status: *The ZC added a requirement that any development within 100 feet of a waterway provide public access along the shoreline consistent with State and Bay Conservation and Development Commission (BCDC) requirements.*

Policy CP-1.6: Active Transportation Network. Promote the health benefits of walking and bicycling by providing a convenient and safe network of bicycle paths and routes, sidewalks, pedestrian paths, and trails, including connections with major destinations such as civic facilities, educational institutions, employment centers, shopping, and recreation areas.

Implementation Status: *The ZC retained the potential for granting a density bonus for projects within a Planned Development that provide interior pedestrian trails or bicycle paths connecting with designated city trails and paths. In 2024, a new waiting shelter and ADA ramp were approved at the Ferry Terminal (DVR24-0011). The City is currently updating the Mare Island, Downtown, and Waterfront specific plans. The updated plans will foster complete communities, ensuring that essential amenities such as transit, parks, retail, and other services are within walking and biking distance.*

Action CP-1.6D: Develop guidelines for public and private projects that promote safe, convenient, and attractive bike and pedestrian facilities, including amenities to enhance bike and pedestrian activity, such as bicycle racks, lockers, street trees, public art, and street furniture.

Implementation Status: *The ZC added the potential for granting a density bonus for projects providing a pedestrian and bicycle path that is a safe and convenient access to the transit centers. The ZC added a*

new section on bicycle storage requirements that promotes safe, convenient, and attractive bicycle facilities.

Policy CP-1.7: Green Space. Promote community physical and mental health through provision and preservation of the urban forest, natural areas, and “green” infrastructure (i.e. best practices water management).

Implementation Status: *Approved and finalized City projects include the rehabilitation and continued connection of the Vine Trail and Bay Area Regional Trail for bicyclists and pedestrians. (Project ID: PW23-00653).*

Policy CP-1.10: Tobacco Sales and Children. Protect children by restricting the location of tobacco sales.

Implementation Status: *The ZC was amended to add a new ordinance requiring existing tobacco retailers to obtain a tobacco retail license. This will allow the City to regulate the operation of lawful businesses to discourage violations of federal, state, and local control and youth tobacco access laws.*

Action CP-1.10A: Amend City regulations to require use permit review to consider the potential negative impacts of uses proposing to sell tobacco in proximity to schools and other youth-serving facilities, and in areas with existing tobacco retailers.

Implementation Status: *The ZC retained the provision that a new tobacco retailer requires a Major Use Permit and may not be established within 1,000 square feet of a childcare center, school, or an existing tobacco retailer.*

Policy CP-1.13: Clean Water. Provide a safe, adequate water supply City Wide.

Implementation Status: *Proposals to replace and upgrade of the sedimentation and flocculation facilities at the Fleming Hill Water Treatment, replace water meters and meter reading technology, annual transfer to Finance Department to support new Enterprise Resource Planning Project, annual replacement of pipes, and rehab and/or replace the Gordon Valley Water Main (Project ID: WT7104, WT7105, WT7106, WT7107, WT7108, WT7109, WT7110, WT7111).*

Policy CP-2.1: Police Services. Provide responsive, efficient, and effective police services that promote a high level of public safety. Action CP-2.1A: Maintain community engagement initiatives and strengthen partnerships with community members and neighborhood groups to combat crime, improve public safety, and facilitate communication regarding law enforcement needs.

Implementation Status: *Hosted and participated in community events and outreach: National Night Out, iHart Town Hall, Operation PEACE, and CARE Center.*

Policy CP-3.1: High Quality Education. Foster high quality schools that enhance civic pride.

Implementation Status: *Grew youth opportunities by increasing hourly wage for police cadets for competitiveness in local market and added significant updates to the cadet program in preparation for the police academy and participate in the Youth Intern program at the City during the summer and winter.*

Policy CP-5.2: Action CP-5.2B: Continue to support local community service agencies and organizations in the provision of social services to Vallejoans in need, including special needs services that foster independence for older adults, people with disabilities, and those facing physical or mental challenges.

Implementation Status: *The ZC supports this action by establishing Social Service Center as a land use type that is permitted in mixed use and commercial zoning districts.*

Policy CP-5.4: Workforce Diversity. Promote diversity in the workplace, including equal opportunities for economically, physically, and socially disadvantaged people.

Implementation Status: *Secured SAFER grant for 12-Firefighters. In 2024, the Permanent Police Chief was selected and new recruits were hired to add additional police officers on the force.*

Nature and Built Environment (NBE) Policies/Actions:

Policy NBE-1.1: Natural Resources. Protect and enhance hillsides, waterways, wetlands, occurrences of special-status species and sensitive natural communities, and aquatic and important wildlife habitat through land use decisions that avoid and mitigate potential environmental impacts on these resources to the extent feasible.

Implementation Status: *The ZC retains and augments the Hillside Development Standards to protect and enhance Vallejo's hillsides. The ZC retains the Resource Conservation (RCN) zoning district and protects and enhances the wetlands, sensitive natural communities, and important wildlife habitat by minimizing the development intensity allowed in RCN areas.*

Action NBE-1.1E: Protect the remaining woodlands and native tree resources and require replacement plantings where native trees must be removed.

Implementation Status: *The ZC supports this action by establishing requirements for tree replacement if protected trees are removed.*

Action NBE-1.1F: Require a biological assessment for new development proposed on sites that are determined to have some potential to contain sensitive biological and wetland resources. The assessment should be conducted by a qualified professional to determine the presence or absence of any sensitive resources, should evaluate potential adverse effects, and should define measures for protecting the resources in compliance with State and federal laws. Detailed surveys are not necessary in locations where past and existing development have eliminated natural habitat and the potential for presence of sensitive biological resources.

Implementation Status: *The ZC retains the requirement that projects must comply with the California Environmental Quality Act (CEQA) and includes the CEQA process procedures. Conducting biological assessments for new development will be required as deemed appropriate based a project-specific environmental review checklist.*

Action NBE-1.1G: Avoid potential impacts on jurisdictional wetlands and other waters as part of new development to the maximum extent feasible. This should include streams and associated riparian habitat and coastal salt marsh habitat along the Vallejo shoreline. Where complete avoidance is not possible, require that appropriate authorizations be secured from State and federal jurisdictional agencies and that adequate replacement mitigation be provided to ensure there is no net loss in habitat acreage or values.

Implementation Status: *Avoidance of potential impacts on jurisdictional wetlands and other waters, as well as compliance with State and federal requirements will be determined based on the project-specific environmental analysis.*

Policy NBE-1.2: Sensitive Resources. Ensure that adverse impacts on sensitive biological resources, including special-status species, sensitive natural communities, and wetlands are avoided and mitigated to the greatest extent feasible as development takes place.

Implementation Status: *The ZC retains the requirement that projects must comply with the California Environmental Quality Act (CEQA) and includes the CEQA process procedures. Conducting biological assessments for new development will be required as deemed appropriate based on a project-specific environmental review checklist and mitigations will be imposed as needed.*

Action NBE-1.2D: Continue to require environmental review of development applications pursuant to CEQA to assess the potential impacts on native species and habitat diversity. Require adequate mitigation measures for ensuring the protection of sensitive resources and achieving “no net loss” of sensitive habitat acreage, values, and functions and encourage early consultation with all trustee agencies and agencies with review authority pursuant to CEQA for projects in areas supporting special-status species, sensitive natural communities, or wetland that may be adversely affected by new development.

Implementation Status: *The ZC retains the requirement that projects must comply with the California Environmental Quality Act (CEQA). Conducting assessments on the potential impact for new development will be required as deemed appropriate based on a project-specific environmental review.*

Policy NBE-1.5: Scenic Vistas. Protect and improve scenic vistas, including views from Interstate 80 and State Route 37 in Vallejo.

Implementation Status: *The ZC supports this policy by establishing the Regional Commercial (RC) zoning district, which is mapped along the freeway. Development and Design standards for this zoning district improve the overall appearance of the freeway corridor.*

Action NBE-1.5B: Update City regulations for development within view of freeways in Vallejo.

Implementation Status: *The ZC includes the establishment of the Regional Commercial (RC) zoning district that is mapped along the freeway and includes development and design standards that improve the overall appearance of the freeway corridor.*

Action NBE-1.5C: Continue to administer the residential view district regulations intended to preserve panoramic views of the surrounding natural and human-made environment from residential neighborhoods located on hills.

Implementation Status: *The ZC retains the Residential View District and includes the district on the updated Zoning Map.*

Policy NBE-1.7: Green Infrastructure. Encourage the installation of green infrastructure, including tools such as permeable pavement, rain gardens, constructed wetlands, grassy swales, rain barrels and cisterns, and green roofs, to treat stormwater, attenuate floods, increase groundwater recharge, and reduce urban heat islands.

Implementation Status: *Glenn Cove Parkway and Hiddenbrooke Parkway Landscape Improvements (Project ID PWL002 and PWL0001) were completed in 2024. Capitol Street Stairs Irrigation Project (Project ID PWAR01) was completed in 2024.*

Policy NBE-1.13: Community Preservation. Encourage high standards of property maintained and rapid abatement of conditions contributing to blight.

Implementation Status: *Safe Routes to School Crosswalk and Radar Feedback Sign (Project ID PW9432) was completed in 2024. Citywide Sidewalk Improvements (Project ID PW9432 and PW9711) were completed in 2024. Sacramento Street Road Diet Phase 1 (Project ID PW9729) was started in 2024. Sideshow Deterrent Project (PW9430) was started in 2024.*

Policy NBE-2.5: Regional Retail and Entertainment. Support a thriving mix of regional retail and entertainment uses near Interstate 80.

Implementation Status: *The ZC includes the establishment of the Regional Commercial (RC) zoning district that is mapped along the freeway that permits a mix of retail entertainment uses.*

Action NBE-2.5A: Work with property owners in the Northgate Area to retain and attract businesses that cater both to residents and regional shoppers, including through circulation and wayfinding improvements.

Implementation Status: *The ZC includes the establishment of the Regional Commercial (RC) zoning district that is mapped in the Northgate Area and permits a mix of uses for local and regional shoppers.*

Policy NBE-3.1: Action NBE-3.1B: Continue the use of residential density bonuses to incentivize or fund the construction of public benefits, such as plazas, open space, and public art.

Implementation Status: *The ZC adds a density bonus incentive that includes providing public plazas, parks, and public art as public benefits.*

Policy NBE-3.4: Local Art Scene. Promote arts and culture and integrates public art and performance spaces into public and private development.

Implementation Status: The ZC supports this policy by adding a density bonus incentive that includes providing public plazas, parks, and public art as public benefits.

Policy NBE-3.12: Sonoma-Broadway District. Foster a mixed-use employment district well-served by transit in the area surrounding Kaiser Permanente and Soltrans properties.

Implementation Status: The ZC supports this policy by adding a new Transit Oriented Development Chapter that identifies the nearby Sereno Transit Facility as a transit center where a mix of uses are permitted, and development incentives are included to encourage mixed use development in the area. In 2024, Building Permits to support for new charging equipment for SolTrans EV buses at 1850 Broadway were issued (BP23-00582).

Action NBE-3.12A: Explore opportunities for transit-oriented development (i.e., Urban Village) near the Sereno Transit Center in collaboration with Soltrans and adjacent property owners.

Implementation Status: See response to Policy NBE-3.12 above.

Policy NBE-5.2: Community Preparedness. Increase public awareness of City emergency preparedness programs and resources.

Implementation Status: The Fire Department published two emergency preparedness booklets that are available to the public.

Policy NBE-5.3: Health and Safety Codes. Enforce development regulations and building code requirements to protect residents, businesses, and employees from flooding, liquefaction, earthquakes, fires, and other hazards.

Implementation Status: The ZC retains the requirement that projects must comply with CEQA. CEQA compliance may require an assessment of environmental impacts of a proposed development project on residents, businesses, and employees.

Policy NBE-5.11: Risk Reduction. Reduce the risk of hazardous materials accidents, spills, and vapor releases, and minimize the effects of such incidents if they occur.

Implementation Status: The ZC adds a new Hazardous Materials Handling and Storage Chapter for facilities involved in the handling or storage of hazardous materials and that includes measures to reduce the risks of accidents, spills, and other related incidents.

Action NBE-5.11E: Continue to require that all facilities where hazardous materials are used, handled, or stored are designed and constructed to minimize the possibility of environmental contamination and off-site impacts.

Implementation Status: See response to Policy NBE-5.11 above.

Action NBE-5.11F: Collaborate with county, State, and federal agencies to ensure that facilities where hazardous materials are used, handled, or stored are regularly inspected and that applicable regulations are enforced.

Implementation Status: The ZC adds a new Hazardous Materials Handling and Storage Chapter for facilities involved in the handling or storage of hazardous materials and requires compliance with all applicable federal and state regulations.

Policy NBE-5.14: Vibration Control. Ensure that vibration does not affect quality of life in the community.

Implementation Status: The ZC retains the requirement that no use shall be operated that produces vibrations that impact adjacent uses.

Policy NBE-5.15: Noise Compatibility Standards. Apply the General Plan noise and land use compatibility standards to all new residential, commercial, and mixed-use development and redevelopment.

Implementation Status: The ZC includes the General Plan noise and land use compatibility standards for all new development.

Action NBE-5.15A: For new single-family residential projects, use a standard of 60 dBA for exterior noise in private use areas, and require appropriate impact mitigation.

Implementation Status: The ZC retains the requirement that a new single-unit project that includes residential use has a noise limit of 65 dBA for exterior noise in private areas.

Action NBE-5.15B: For new multi-family residential projects, use a standard of 65 dBA in outdoor areas, excluding balconies, and require appropriate impact mitigation.

Implementation Status: The ZC adds a new requirement that new multiple-unit projects have a noise limit of 65 dBA in outdoor areas.

Action NBE-5.15C: For new mixed-use projects that include a residential component, use a standard of 65 dBA in outdoor areas, excluding balconies, and require the design to minimize commercial noise intrusion into residential areas, including by separating residential areas from noise-generating sources such as mechanical equipment, entertainment facilities, gathering places, loading bays, parking lots, driveways, and trash enclosures to the extent reasonably feasible.

Implementation Status: The ZC adds a new requirement that requires mixed-use projects that include a residential component and has a noise limit of 65 dBA.

Action NBE-5.15F: Require acoustical studies with appropriate mitigation measures for projects that are likely to be exposed to noise levels that exceed the 'normally acceptable' standard and for any other projects that are likely to generate noise in excess of these standards.

Implementation Status: The ZC adds a new requirement that the Planning and Development Services Director may require an acoustic study to assess noise levels for a project.

Economy, Education and Training (EET) Policies/Actions:

Policy EET-1.3: Visitor Destination: Make Vallejo an important visitor destination in the Bay Area.

Implementation Status: Lake Dalwigk Park Improvements were approved and are in progress (Project ID PW9433). Ferry Terminal Mobility Hubs (Project ID PW9437) was started in 2024. JFK Library Elevator Rehabilitation (PW9405) was started in 2024. Vallejo Marina Restroom ADA Improvements (PWC111) was started in 2024. In addition, the City Council adopted a new Economic Development Strategic Plan in December 2024, which includes strategies to increase tourism.

Policy EET-1.9: Municipal Services. Provide robust, high-quality municipal services and build revenue to achieve a self-sustaining model of funding.

Implementation Status: Navigation Center is in progress (Project ID PW9433). Mare Island Causeway Bridge Maintenance is in progress (Project ID PW9762).

Policy EET-1.13: Data and Information Systems. Invest in data and mapping capabilities to realize sustainable economic development and evaluate potential environmental impacts.

Implementation Status: *The City continues to use its Geographic Information System (GIS) to share mapping data with internal staff and the general public.*

Policy EET-2.3: Customer Service. Maintain a customer-and-business friendly environment in Vallejo.

Implementation Status: *City Hall is open for visitors Monday through Thursday from 9-3. In addition, new permitting software has been implemented to help streamline planning, building and public works permits. A weekly publication, Vallejo Weekly, highlights departmental program and project updates, recruitments, announcements, personnel updates, community news and events.*

Mobility, Transportation and Connectivity (MTC) Policies/Actions:

Policy MTC-1.5: Regional Trail Network. Continue to participate in efforts to complete the regional trail networks through Vallejo.

Implementation Status: *Proposed Class 1, 2 and 3 Bicycle and Pedestrian Trail, would close gap in three major regional trails (San Francisco Bay Trail, The Bay Area Ridge Trail, and Napa Vallejo Vine Trail) (Project ID PW23-00653) is near completion in 2024.*

Policy MTC-2.1: Safety First. Prioritize pedestrian, bicycle, and automobile safety over traffic flow, and Policy MTC- 2. 4: Citywide Mobility. Maintain a transportation network that provides for all ages and abilities and for all areas of the community, Policy MTC-2.6: Pavement Condition. Improve street pavement condition in Vallejo, prioritizing neighborhood corridors and arterials,

Policy MTC-2.7: Complete Street. Increase accessibility for and use of streets by pedestrians, bicyclists, and transit riders.

Implementation Status: *Proposed Sacramento Street Rode Diet Phase II reduces the number of travel lanes on Sacramento Street between Tennessee Street and Frisbee Street, from four lanes down to two lanes. Turning lanes and loop detectors at the traffic signals will also be rearranged and was started in 2024. (PW9728). Sacramento Street Road Diet Phase I was completed in 2024. (PW9729). Sacramento Street Bridge Replacement Project constructed above the existing railroad was started in 2024. (PW9798). Springs Road Pavement Rehab started in 2024. (PW9703).*

5. HOUSING ELEMENT ANNUAL PROGRESS REPORT

California Government Code Section 65400 requires cities and counties to adopt a General Plan for development within their boundaries that includes, among other things, a Housing Element. The Housing Element is a comprehensive statement of the jurisdiction's housing needs and proposed actions to meet those needs at all income levels.

The City Council adopted the current Sixth Cycle Housing Element for the 2023-2031 period on December 30, 2024, and HCD subsequently certified compliance of the Housing Element with State requirements. The Housing Element demonstrates how the city is addressing regional housing needs based on an allocation (RHNA). While the Housing Element must address specific statutory requirements, it is also intended to reflect local community values and priorities via community input.

Following is a summary of key information of the HCD Annual Progress Report:

1. Table A documents the number of housing units for which entitlement applications were submitted in 2024. The City received 67 housing applications in the calendar year. The total number of proposed dwelling units in these applications was 684, and 52 of these new dwelling units were entitled during the calendar year.
2. Table A2 documents the number of units receiving land use entitlements, building permits and certificates of occupancy during the calendar year. The City entitled 166 units, issued building permits for 68 units, and issued 183 Certificates of Occupancy. All the units were single-family dwellings, multi-family, or accessory dwelling units.
3. Table B documents the City's progress toward meeting its RHNA goals. During the calendar year, the City added 68 units (2.34 percent) toward its total RHNA of 2,900 units. Of the 68 units permitted, ten were qualified as very-low income, ten as low-income, seven as moderate income, and 41 as above moderate income. None of the affordable units were deed-restricted.
4. Table C documents sites identified or rezoned to accommodate shortfall housing need. There were no such sites in 2024.
5. Table D describes the progress of the various programs and activities identified in the Housing Element.
6. Table E documents projects receiving a commercial development bonus pursuant to Government Code Section 65915.7. There were no such projects in 2024.

7. Table F documents units rehabilitated, preserved, and acquired for alternative adequate sites pursuant to Government Code section 65583.1(C)(2). There were no such sites in 2024.
8. Table F2 is a new table that documents above moderate-income units converted to moderate income pursuant to Government Code Section 65400.2. There were no such projects in 2024.
9. Table G documents locally owned lands included in the Housing Element sites inventory that have been sold, leased, or otherwise disposed of. There were no such sites in 2024.
10. Table H documents Locally Owned Surplus Sites. The City of Vallejo identified 4 locally owned property surplus sites. These sites total 292.33 acres.
11. Table J documents Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915. There were no such projects in 2024.

6. GENERAL PLAN AMENDMENTS

Under State law, charter cities, like general law cities, are typically allowed to amend their general plans up to four times in a calendar year. This limitation is established to ensure that changes to the general plan are considered thoughtfully and to discourage frequent changes, providing stability and predictability in land use planning. Each amendment may encompass multiple changes, if the changes are considered by the legislative body at the same time. Exceptions can be made for specific circumstances defined by law, such as urgent measures needed to comply with state laws or court orders. During the 2024 calendar year, the adoption of the 6th Cycle Housing Element was the only amendment made to the general plan (City Council Resolution No. 24-210 N.C.).

7. LOCAL GOVERNMENT PLANNING SUPPORT GRANTS

- In 2020, the City of Vallejo was awarded LEAP grants totaling \$500,000 for the Housing Element, CEQA/Vehicle Miles Travelled (VMT) Guidelines, and Climate Adaptation Plan. Of the total amount awarded, \$290,667.04 has been requested for tasks that are still in progress.
- In 2023, the City of Vallejo was awarded \$2.2 million under the One Bay Area Grant (OBAG) 3 program to update its downtown and waterfront specific plans. The OBAG 3 funds will be distributed over a four-year period, from FY 2022-23 to FY 2025-26. The OBAG program, managed by the Metropolitan Transportation Commission, is a regional funding initiative supporting transportation and land use planning aligned with the Bay Area's sustainable development and climate action goals. It funds projects that reduce greenhouse gas emissions, improve mobility, and promote housing near transit hubs. The specific plan updates will initiate in Summer 2025.

ATTACHMENTS

Housing Element Annual Report for Calendar Year 2024

Jurisdiction	Vallejo	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	10
Low	Deed Restricted	0
	Non-Deed Restricted	10
Moderate	Deed Restricted	0
	Non-Deed Restricted	7
Above Moderate		41
Total Units		68

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	2
Single-family Detached	5	38	26
2 to 4 units per structure	4	0	0
5+ units per structure	116	0	132
Accessory Dwelling Unit	41	30	23
Mobile/Manufactured Home	0	0	0
Total	166	68	183

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	68	68

Housing Applications Summary	
Total Housing Applications Submitted:	67
Number of Proposed Units in All Applications Received:	684
Total Housing Units Approved:	52
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	53	53
Discretionary	14	631

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	2
Number of Units in Applications Submitted Requesting a Density Bonus	107
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	91
Sites Rezoned to Accommodate the RHNA	0

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes	
1					2	3	4	5								6	7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SPA,SFD,2 to 4.5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below																								
	74161200	201 Alhambra Ave	Detached 749 SF ADU	ZC24-0003	ADU	R	1/23/2024								1	1	1	NONE	No	No	Approved	Ministerial		
	59054020	1428 Farrell St	Garage Conversion	ZC24-0004	ADU	R	1/17/2024								1	1	1	NONE	No	No	Approved	Ministerial		
	56143030	921 Kentucky St	Garage Conversion	ZC24-0006	ADU	R	1/17/2024								1	1	1	NONE	No	No	Approved	Ministerial		
	57122060	838 Springs Rd	Detached 835 SF ADU	ZC24-0007	ADU	R	1/18/2024								1	1	1	NONE	No	No	Approved	Ministerial		
	68061020	601 Falcon Dr	Conversion to 479 SF JADU	ZC24-0008	ADU	R	1/23/2024								1	1	1	NONE	No	No	Approved	Ministerial		
	59046180	1333 Ryder St	Detached 364 SF ADU	ZC24-0009	ADU	R	2/1/2024								1	1	1	NONE	No	No	Approved	Ministerial		
	52263020	1745 Sereno Dr	Garage Conversion	ZC24-0010	ADU	R	2/1/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	81483020	1259 Hale St	Garage Conversion to JADU	ZC24-0011	ADU	R	2/1/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	62051020	1005 Sheridan St	Legalize Detached ADU	ZC24-0012	ADU	R	2/6/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	81463220	620 Skyline Dr	JADU Conversion	ZC24-0014	ADU	R	2/7/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	54203500	150 Lois Lane	390 SF Detached ADU	ZC24-0015	ADU	R	2/13/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	71204030	437 Annette Ave	ADU Garage Conversion	ZC24-0016	ADU	R	2/13/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	67122060	1134 Roleen Dr	ADU Garage Conversion	ZC24-0017	ADU	R	2/14/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	55104180	316 Florida St	ADU above detached Garage	ZC24-0018	ADU	R	2/21/2024							1	1	1	1	NONE	No	No	Pending	Ministerial		
	53243030	627 La Cadena	JADU Garage Conversion	ZC24-0024	ADU	R	3/12/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	55126330	302 Capitol St	ADU Garage Conversion	ZC24-0026	ADU	R	3/25/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	67113040	227 Melba Dr	ADU Garage Conversion	ZC24-0027	ADU	R	3/20/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	51231030	118 Mississippi St	325 SF JADU	ZC24-0028	ADU	R	3/20/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	56031070	633 Pierce St	ADU Conversion	ZC24-0030	ADU	R	3/27/2024							1	1	1	1	NONE	No	No	Pending	Ministerial		
	71131200	657 Russell St	Detached 800 SF ADU	ZC24-0031	ADU	R	4/3/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	68231060	300 Linfield Dr	ADU Conversion	ZC24-0034	ADU	R	4/17/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	82174100	30 Brunswick Ct	Detached ADU	ZC24-0035	ADU	R	4/18/2024							1	1	1	1	NONE	No	No	Approved	Ministerial		
	57102180	352 Springs Rd	ADU Conversion	ZC24-0036	ADU	R	4/22/2024				1				1	1	1	NONE	No	No	Approved	Ministerial		
	56105140	730 Ohio St	ADU Conversion	ZC24-0038	ADU	R	4/30/2024				1				1	1	1	NONE	No	No	Pending	Ministerial		
	57135060	310 Glenn St	Detached 700 SF ADU	ZC24-0042	ADU	R	5/29/2024				1				1	1	1	NONE	No	No	Approved	Ministerial		
	57113230	527 Springs Rd	Detached ADU	ZC24-0043	ADU	R	6/3/2024				1				1	1	1	NONE	No	No	Approved	Ministerial		
	81335020	379 Locust Dr	865 SF Detached ADU	ZC24-0044	ADU	R	6/7/2024				1				1	1	1	NONE	No	No	Approved	Ministerial		
	81222200	1212 Locust Dr	563 SF Detached ADU	ZC24-0045	ADU	R	6/10/2024				1				1	1	1	NONE	No	No	Approved	Ministerial		
	54033500	436 Washington St	1000 SF ADU	ZC24-0046	ADU	R	6/17/2024				1				1	1	1	NONE	No	No	Pending	Ministerial		
	54033500	436 Washington St	500 SF JADU	ZC24-0047	ADU	R	6/17/2024				1				1	1	1	NONE	No	No	Pending	Ministerial		
	81722210	5500 Bordeaux Ct	ADU above detached garage	ZC24-0049	ADU	R	6/18/2024				1				1	1	1	NONE	No	No	Pending	Ministerial		
	68381180	418 Arrowhead Ct	ADU above detached garage	ZC24-0051	ADU	R	7/1/2024				1				1	1	1	NONE	No	No	Approved	Ministerial		
	55054090	28 Wilson Ave	ADU Garage conversion	ZC24-0055	ADU	R	7/16/2024				1				1	1	1	NONE	No	No	Approved	Ministerial		
	59055110	508 Central Ave	Detached 838 SF ADU	ZC24-0056	ADU	R	7/17/2024				1				1	1	1	NONE	No	No	Approved	Ministerial		
	54151120	193 Fairmont Ave	Detached ADU	ZC24-0058	ADU	R	7/24/2024				1				1	1	1	NONE	No	No	Approved	Ministerial		
	56041010	115 Illinois St	ADU Garage Conversion	ZC24-0059	ADU	R	8/1/2024				1				1	1	1	SB 9 (2021) - Duplex in SF Zone	No	No	Approved	Ministerial		
	54103120	312 Hampshire	Detached ADU	ZC24-0064	ADU	R	8/15/2024				1				1	1	1	NONE	No	No	Approved	Ministerial		
	68162150	600 Mark Ave	ADU Garage Conversion	ZC24-0065	ADU	R	8/19/2024				1				1	1	1	NONE	No	No	Approved	Ministerial		
	57111050	1527 Louisiana St	Legalize Existing Detached ADU	ZC24-0066	ADU	R	8/28/2024				1				1	1	1	NONE	No	No	Approved	Ministerial		
	55085140	432 Louisiana St	JADU Basement Conversion	ZC24-0068	ADU	R	9/11/2024				1				1	1	1	NONE	No	No	Pending	Ministerial		

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes	
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								14	16	47	15	46	16	530	684	52	0						
	55085140	432 Louisiana St	ADU Workshop Conversion	ZC24-0069	ADU	R	9/11/2024		1						1			NONE	No	No	Pending	Ministerial	
	52455100	109 Riverview Dr	248 SF JADU	ZC24-0070	ADU	R	9/24/2024		1						1	1		NONE	No	No	Approved	Ministerial	
	67232060	140 Mari Court	ADU Garage Conversion	ZC24-0071	ADU	R	9/24/2024		1						1	1		NONE	No	No	Approved	Ministerial	
	52461080	128 Mitchell Ct	Detached ADU	ZC24-0072	ADU	R	9/26/2024		1						1			NONE	No	No	Pending	Ministerial	
	59092190	112 Buss Ave	Legalize JADU	ZC24-0073	ADU	R	9/26/2024		1						1	1		NONE	No	No	Approved	Ministerial	
	72022100	112 Muirwood Place	ADU Garage Conversion	ZC24-0075	ADU	R	10/18/2024		1						1	1		NONE	No	No	Approved	Ministerial	
	71091150	36 Balboa Ave	Detached ADU	ZC24-0076	ADU	R	10/28/2024		1						1	1		NONE	No	No	Approved	Ministerial	
	74010170	261 Reis Ave	Detached ADU	ZC24-0078	ADU	R	11/13/2024		1						1			NONE	No	No	Pending	Ministerial	
	74010180	285 Reis Ave	Detached ADU	ZC24-0079	ADU	R	11/13/2024		1						1			NONE	No	No	Pending	Ministerial	
	55063040	1223 Santa Clara St	1090 SF Attached ADU	ZC24-0081	ADU	R	12/9/2024		1						1	1		NONE	No	No	Approved	Ministerial	
	53200080	703 Del Mar Ave	Detached ADU	ZC24-0082	ADU	R	12/10/2024		1						1	1		NONE	No	No	Approved	Ministerial	
	68172060	1962 Griffin Dr	Legalized JADU Garage Conversion	ZC24-0083	ADU	R	12/16/2024		1						1	1		NONE	No	No	Approved	Ministerial	
	51171120	101 Harrier Ave	Detached ADU	ZC24-0084	ADU	R	12/18/2024		1						1			NONE	No	No	Pending	Ministerial	
	68191200	V-Jot Griffin St	2101 SF, 2-Story	DVR24-0002	SFD	O	2/1/2024							1	1	1		NONE	No	No	Approved	Discretionary	
	55104180	316 Florida St	3247 SF, 2-Story	DVR24-0004	SFD	O	2/21/2024							1	1	1		NONE	No	No	Approved	Discretionary	
	182440030	0 Broadleigh Pl	5991 SF, 2-Story	DVR24-0005	SFD	O	2/21/2024							1	1			NONE	No	No	Pending	Discretionary	
	56134140	0 Carolina St	5-unit, 3-Story	DVR24-0008	5+	O	3/25/2024							5	5	5		NONE	No	No	Approved	Discretionary	
	56063150	1017 Indiana St	1131 SF SFD	DVR24-0010	SFD	O	3/28/2024							1	1	1		NONE	No	No	Approved	Discretionary	
	69410030	0 Tennessee St	New HUD	DVR24-0016	SFD	O	4/24/2024							1	1	1		NONE	No	No	Approved	Discretionary	
	182020010	Columbus Pkwy	264-Unit Mixed-Use	DVR24-0019	5+	O	5/22/2024							264	264			NONE	No	No	Pending	Discretionary	
	81490010	0 Admiral Callaghan	SB330 245 Units	DVR24-0021	5+	O	6/5/2024							245	245			NONE	No	No	Pending	Discretionary	SB 330
	54033530	0 Washington	1380 SF SFD	DVR24-0022	SFD	O	6/17/2024							1	1			NONE	No	No	Pending	Discretionary	
	55123080	729 Santa Clara St	New SFD	DVR24-0030	SFD	O	10/2/2024							1	1			NONE	No	No	Pending	Discretionary	
	52330080	2261 Tuolumne	Conversion of Senior Housing to Affordable	DVR32-0031	5+	O	10/17/2024			47		46			93			AB 2011 (2022)	Yes	N/A	Pending	Discretionary	
	55126260	334 Capitol St	Duplex, each 4-Bed	DVR24-0034	2 to 4	O	11/19/2024							2	2	2		NONE	No	No	Approved	Discretionary	
	62070090	1140 Fifth St	14-unit SB35/DB	DVR24-0035/ BP24-01620	5+	O	11/25/2024	14							14			AB 2011 (2022)	Yes	No	Pending	Discretionary	Density Bonus
	54183080	1903 El Dorado	New SFD	DVR24-0037/ BP24-01095	SFD	O	11/25/2024							1	1			NONE	No	No	Pending	Discretionary	

Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
1					2	3	4								5	6
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements	
Summary Row: Start Data Entry Below							0	12	0	12	0	12	130		166	
	56063140	1015 INDIANA STREET	Construct a detached 835 square-foot ADU	ZC21-0034	ADU	R		1						5/23/2024	1	
	56215060	1120 GEORGIA STREET	New 749 square foot ADU above an attached garage	ZC23-0067	ADU	R		1						1/4/2024	1	
	51122160	100 SCENIC WAY	800 square-foot detached ADU	ZC23-0113	ADU	R		1						1/18/2024	1	
	74181200	201 ALHAMBRA AVENUE	Detached 749 square-foot ADU	ZC24-0003	ADU	R		1						3/14/2024	1	
	59054020	1428 FARRELL STREET	Conversion of existing garage to ADU	ZC24-0004	ADU	R		1						2/15/2024	1	
	56143030	921 KENTUCKY STREET	Garage Addition ADU	ZC24-0006	ADU	R		1						3/5/2024	1	
	57122060	838 SPRINGS ROAD	835 square-foot ADU	ZC24-0007	ADU	R		1						2/8/2024	1	
	68061020	601 FALCON DRIVE	Conversion of non-conforming living space to 479 sq ft JADU	ZC24-0008/ BP24-00058	ADU	R		1						2/2/2024	1	
	59046180	1333 RYDER STREET	Detached 364 square-foot ADU	ZC24-0009/ BP24-00427	ADU	R		1						2/22/2024	1	
	52263060	1745 SERENO DRIVE	Convert Garage into an ADU	ZC24-0010	ADU	R		1						2/13/2024	1	
	81483020	1259 HALE STREET	Convert Garage into a JADU and do a 51 square-foot addition	ZC24-0011/ BP24-00081	ADU	R		1						2/12/2024	1	
	81463220	620 SKYLINE DRIVE	JADU - Livingroom conversion	ZC24-0014/ BP24-00100	ADU	R		1						3/1/2024	1	
54203500	54203500	152 LOIS LANE	New 390 SF Detached ADU	ZC24-0015/ BP23-01773	ADU	R				1				2/27/2024	1	
	71204030	437 ANNETTE AVENUE	Convert Existing Garage to 334 SF ADU	ZC24-0016	ADU	R				1				3/11/2024	1	
	67122060	1134 ROLEEN DRIVE	Garage Conversion to ADU	ZC24-0017	ADU	R				1				4/16/2024	1	
	53243030	627 LA CADENA	GARAGE CONVERSION TO JADU	ZC24-0024	ADU	R				1				3/15/2024	1	
	55126330	302 CAPITOL STREET	Garage Conversion to ADU	ZC24-0026/ BP24-00257	ADU	R				1				6/28/2024	1	
	67113040	227 MELBA DRIVE	Garage Conversion to ADU	ZC24-0027/ BP24-0166	ADU	R				1				3/29/2024	1	
	71131200	657 RUSSELL STREET	New 800 SF Detached ADU	ZC24-0031	ADU	R				1				4/26/2024	1	
	67140080	5201 SONOMA BOULEVARD	Sign	ZC24-0033	ADU	R				1				4/29/2024	1	
	68231060	300 LINFIELD DRIVE	Garage Conversion to 440 SF JADU	ZC24-0034/ BP24-00327	ADU	R				1				4/26/2024	1	
	57102180	352 SPRINGS ROAD	basement and garage conversion into an ADU	ZC24-0036	ADU	R				1				5/16/2024	1	
	57135060	310 GLENN STREET	700 SF detached ADU	ZC24-0042	ADU	R				1				6/13/2024	1	

Table A2															
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units															
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4								5
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements
Summary Row: Start Data Entry Below							0	12	0	12	0	12	130		166
	57191260	306 MAYO AVENUE	914 SQ FT 1 BEDROOM/ 1 BATHROOM	BP20-1152	ADU	R									0
	59063300	132 PERKINS AVENUE	CONVERT EXISTING SINGLE CAR GARAGE INTO STUDIO ADU 320 SQ FT	BP20-1259	ADU	R									0
	57092010	1801 ALABAMA STREET UNIT A	Attached 450 sqft JADU BP-2022-0362	BP22-00112	ADU	R									0
	57092010	1803 ALABAMA STREET	Detached Garage Conversion to ADU 816 SQFT BP-2022-0363	BP22-00359	ADU	R									0
	59054050	1416 FARRELL STREET	345 sqft detached ADU	BP22-00436	ADU	R									0
	53173050	37 WINSLOW AVENUE UNIT A	536 ADU 1 BEDROOM/ 1 BATH BP-2021-1171	BP22-00453	ADU	R									0
	56236030	719 MAINE STREET	688 sq ft detached adu	BP22-00570	ADU	R									0
	51232250	1806 SACRAMENTO STREET	891sq ft ADU LEGALIZATION #IN22-0097	BP22-00745	ADU	R									0
	79291140	771 TOPSAIL DRIVE	NEW ADU 498 SQ. FT. IN BACK YARD	BP22-01580	ADU	R									0
	71083040	2943 WEBB STREET	Detached garage conversion to ADU (405 sqft)	BP22-01596	ADU	R									0
	57102080	1447 OHIO STREET	338 SQFT ADU (BP 2021-1486)	BP22-0345	ADU	R									0
	56202090	617 A NAPA STREET	legalize existing basement level ADU, 998sf	BP23-00343	ADU	R									0
	71171010	3604 HAZELWOOD STREET	CONVERT EXISTING ART STUDIO TO 360 SQ. FT. ADU.	BP23-00506	ADU	R									0
	57092050	1829 ALABAMA STREET	Detached 399 sqft ADU	BP23-00521	ADU	R									0
	57136220	315 GLENN STREET	Convert existing garage & storage to ADU & storage 869sq ft	BP23-00541	ADU	R									0
	68521230	161 RODEO COURT UNIT A	Garage conversion to ADU	BP23-00900	ADU	R									0
	68231060	302 LINFIELD DR	974 SQ FT NEW ADU	BP23-00997	ADU	R									0
	55105260	920 SANTA CLARA STREET	Basement conversion to a 507 SF JADU.	BP23-01020	ADU	R									0
	56063140	1015 INDIANA STREET	Construct a 2,115 square-foot single-family residence	DVR21-0013	SFD	O							1	5/23/2024	1

Table A2	
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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units									
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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

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Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

[illegible]

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Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units									
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[illegible]

Table A2																
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
1					2	3	4									
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	
Summary Row: Start Data Entry Below							0	12	0	12	0	12	130		166	
	82493140	8053 BORDONI DR	NEW SINGLE FAMILY RESIDENCE 3,021SQ FT 2STORY 5BED/3-1/2BATH	BP23-01743	SFD										0	
	82493130	8049 BORDONI DR	NEW SINGLE FAMILY RESIDENCE 3,037SQ FT 2STORY 4BED/3BATH	BP23-01744	SFD										0	
	82493120	8045 BORDONI DR	NEW SINGLE FAMILY RESIDENCE 3,021SQ FT 2STORY 5BED/3-1/2BATH	BP23-01745	SFD										0	
	82493110	8041 BORDONI DR	NEW SINGLE FAMILY RESIDENCE 2,305SQ FY 2STORY 4BED/3BATH	BP23-01746	SFD										0	
	82493090	8033 BORDONI DR	NEW SINGLE FAMILY RESIDENCE 3,037SQ FT 2STORY 4BED/3BATH	BP23-01748	SFD										0	
	82505030	8112 GRANITE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 2,634SQFT 4BED/3BATH	BP24-00284	SFD										0	
	82504080	8107 GRANITE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 2,362SQFT 3BED/2.5BATH	BP24-00289	SFD										0	
	82504090	8103 GRANITE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 3,021SQFT 5BED/3.5BATH	BP24-00290	SFD										0	
	82505050	8104 GRANITE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 2,634SQFT 4BED/3BATH	BP24-00291	SFD										0	
	82505040	8108 GRANITE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 3,037SQFT 4BED/3BATH	BP24-00292	SFD										0	

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

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Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name*	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	10	0	10	0	7	41		68
68162150	600 MARK AVENUE	GARAGE CONVERSION FOR (N) ADU 413 SQ. FT.									0
57111050	1527 LOUISIANA STREET	Legalize existing detached ADU									0
52455100	109 RIVERVIEW DRIVE	Creation of a 248 square-foot JADU									0
67232060	140 MARI COURT	CONVERT EXISTING GARAGE TO 472									0
59092190	112 BUSS AVENUE	Legalize 417 square-foot JADU									0
72022100	122 MUIRWOOD PLACE	380 sf. GARAGE CONVERSION TO ADU									0
71091150	36 BALBOA AVENUE	435 square-foot detached ADU									0
55063040	1223 SANTA CLARA STREET	1090 sq. ft. ADU built within the existing footprint.									0
53200080	703 DEL MAR AVENUE	New detached 749 square-foot ADU									0
57155140	2012 FLORIDA STREET	LEGALIZE 500 SQ. FT. JADU ON THE GROUND FLOOR							1	12/19/2024	1
67065590	160 LITCHFIELD COURT	GARAGE INTO AN ADU. 432 SQ FT.							1	8/17/2024	1
53171040	2447 ALAMEDA STREET	749 sqft garage conversion to ADU							1	2/21/2024	1
68032020	351 SWAN WAY UNIT A	434 SQ FT -JADU						1		3/7/2024	1
57113230	1830 L. ELLENBURG STREET	New Detached ADU with 722 sq ft . 2 Bedrooms 1 BP- 2021-1829						1		7/30/2024	1
71151060	709 OAKWOOD AVENUE	Converting garage into a 509 sqft Adu						1		4/15/2024	1
52102280	508 ALMOND AVENUE	Garage conversion to 426 sqft ADU						1		4/29/2024	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name*	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	10	0	10	0	7	41		68
54141110	130 BAYVIEW AVENUE	Converting back of existing garage into a JADU 291sq ft						1		1/10/2024	1
69163380	125 ROSS STREET UNIT A	Conversion of existing room into JADU-311sq ft						1		3/15/2024	1
69163380	125 ROSS STREET UNIT B	Garage conversion to ADU 565 sqft				1				3/15/2024	1
68314030	160 PAMELA STREET	860 SQ. FT. ADU NEW BUILD				1				4/8/2024	1
55073050	120 OHIO STREET	KIT/BA REMODEL ADD 2ND BATH IN LOWER UNIT				1				1/23/2024	1
182232040	1336 MISAWA COURT	New Construction ADU 557sq ft				1				3/7/2024	1
71245150	420 MAPLE AVENUE	DETACHED ADU 748 SQ. FT.				1				10/23/2024	1
51231030	118 MISSISSIPPI STREET	New Detached ADU 494SQFT				1				4/15/2024	1
71281070	1047 MAPLE AVENUE	Garage conversion & upper level to new 767 sq. ft. ADU		1						8/5/2024	1
79162060	348 ROBLES WAY	New 660 sf 1 bedroom 1 bathroom ADU		1						9/18/2024	1
67437100	141 DOLPHIN COURT	440 sq. ft. GARAGE CONVERSION TO ADU		1						8/20/2024	1
68243060	300 FORDHAM CIRCLE	418 SQ. FT. GARAGE CONVERSION TO JADU		1						7/5/2024	1
57094010	1901 ALABAMA STREET	Convert existing detached garage into ADU 672 sq ft		1						8/14/2024	1
54151120	195 FAIRMONT AVENUE	748 SF Detached ADU		1						12/2/2024	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

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Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name*	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	10	0	10	0	7	41		68
68191200	0 GRIFFIN DRIVE	New two-story home, with five bedrooms and three baths									0
56134140	0 CAROLINA STREET	5-unit residential development; three story building									0
56063150	1017 INDIANA STREET	1,131 square-foot SFR with an attached 339 sq.t garage									0
69410030	0 TENNESSEE STREET	New HUD SFD, 3 bedroom, 2 bathroom									0
182232040	1336 MISAWA COURT	New Construction Main residence 2,571 SQ FT							1	2/8/2024	1
82492040	8074 BORDONI CT	NEW SINGLE FAMILY RESIDENCE 1-STORY 2,305SQ FT 3BED/2BATH							1	1/8/2024	1
82492050	8078 BORDONI CT	NEW SINGLE FAMILY RESIDENCE 3,408SQFT 2-STORY 6BED/4-1/2BATH							1	1/8/2024	1
82492060	8082 BORDONI CT	NEW SINGLE FAMILY 1-STORY 2,305SQ FT 3BED/2BATH							1	1/8/2024	1
82492070	8086 BORDONI CT	NEW SINGLE FAMILY RESIDENCE 3,037 SQFT 2-STORY 4BED/3BATH							1	1/8/2024	1

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Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name*	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	10	0	10	0	7	41		68
82493230	8089 BORDONI CT	NEW SINGLE FAMILY RESIDENCE 3,037SQ FT 2-STORY 4BED/3BATH							1	1/8/2024	1
82493220	8085 BORDONI CT	NEW SINGLE FAMILY RESIDENCE 3,426SQ FT 5BED/4-1/2BATH							1	1/8/2024	1
82493210	8081 BORDONI CT	NEW SINGLE FAMILY RESIDENCE 3,037SQ FT 2-STORY 4BED/3BATH							1	1/8/2024	1
82493190	8073 BORDONI CT	NEW SINGLE FAMILY RESIDENCE 1-STORY 2,305SQ FT 3BED/2BATH							1	1/8/2024	1
82493180	8069 BORDONI CT	NEW SINGLE FAMILY RESIDENCE 3,037 2-STORY 4BED/3BATH							1	1/9/2024	1
82493170	8065 BORDONI CT	NEW SINGLE FAMILY RESIDENCE 3,408SQFT 2-STORY 6BED/4-1/2BATH							1	3/27/2024	1
82493100	8037 BORDONI DR	NEW SINGLE FAMILY RESIDENCE 2,634SQ FT 3-STORY 4BED/4BATH							1	3/26/2024	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name*	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	10	0	10	0	7	41		68
82505010	8115 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2-STORY 3,037SQFT 4BED/3BATH							1	4/24/2024	1
82505020	8119 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2-STORY 3,039SQFT 5BED/3.5BATH							1	4/24/2024	1
82511060	8123 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2-STORY 2,634SQFT 4BED/3BATH							1	4/24/2024	1
82511050	8127 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2-STORY 2,362SQFT 4BED/3BATH							1	4/24/2024	1
82512050	8128 SANDPEBBLE CT	NEW SINGLE FAMILY RESIDENCE 1-STORY 2,305 SQ FT 3BED/2BATH							1	5/8/2024	1
82512060	8124 SANDPEBBLE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 3,426 SQ FT 5BED/3.5BATH							1	5/8/2024	1
82512070	8120 SANDPEBBLE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 3,037 SQ FT 4BED/3BATH							1	5/8/2024	1
82512080	8116 SANDPEBBLE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 2,206 SQ FT 3BED/2.5BATH							1	5/8/2024	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name*	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	10	0	10	0	7	41		68
82512010	8143 SANDPEBBLE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 2,362 SQ FT 3BED/2.5BATH							1	5/8/2024	1
82512020	8139 SANDPEBBLE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 3,037 SQ FT 4BED/3BATH							1	5/8/2024	1
82512030	8136 SANDPEBBLE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 3,244 SQ FT 5BED/3.5BATH							1	5/8/2024	1
82512040	8132 SANDPEBBLE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 2,634 SQ FT 4BED/3BATH							1	5/8/2024	1
82504010	8087 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 1STORY-2,305 SQ FT							1	7/8/2024	1
82504020	8091 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2STORY-2,206 SQ FT 4BED/3BATH							1	7/8/2024	1
82504030	8095 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2STORY-3,037 SQ FT							1	7/8/2024	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
			7								
Current APN	Street Address	Project Name*	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits
			0	10	0	10	0	7	41		68
82504040	8099 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2STORY-2,634 SQ FT 4BED/3BATH							1	7/8/2024	1
82504050	8103 WATERFALL LN	FAMILY RESIDENCE 2STORY-3,408SQ FT 5BED/3-							1	6/24/2024	1
82503010	8078 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 1STORY-2,305 SQ FT							1	7/8/2024	1
82503030	8082 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2STORY-2,634 SQ FT							1	7/8/2024	1
82503040	8086 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2STORY-3,037 SQ FT 4BED/3BATH							1	7/8/2024	1
82503050	8090 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2STORY-3,408SQ FT 5BED/3-1/2BATH							1	7/8/2024	1
82503060	8094 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2STORY-2,362 SQ FT 4BED/3BATH							1	7/8/2024	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

[illegible]

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

[illegible]

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

[illegible]

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy									
			10							11	12	
Current APN	Street Address	Project Name ⁺	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	
			0	6	0	8	0	6	163		183	
54151120	195 FAIRMONT AVENUE	748 SF Detached ADU									0	
57081040	1745 TENNESSEE STREET	LEGALIZE AS BUILT 750 SQ. FT. ADU (BP-2021-1062)							1	4/18/2024	1	
54195080	1235 TUOLUMNE STREET	532 sq ft. Convert garage to ADU. 1bed/1bath							1	8/16/2024	1	
59092180	118 BUSS AVENUE 2	1 BEDROOM/1BATH ROOM 748 SQ FT ADU							1	2/27/2024	1	
57191260	306 MAYO AVENUE	914 SQ FT 1 BEDROOM/ 1 BATHROOM						1		3/29/2024	1	
59063300	132 PERKINS AVENUE	CONVERT EXISTING SINGLE CAR GARAGE INTO STUDIO ADU 320 SQ FT						1		10/28/2024	1	
57092010	1801 ALABAMA STREET UNIT A	Attached 450 sqft JADU BP-2022-0362						1		8/21/2024	1	
57092010	1803 ALABAMA STREET	Detached Garage Conversion to ADU 816 SQFT BP-2022-0363						1		8/22/2024	1	
59054050	1416 FARRELL STREET	345 sqft detached ADU						1		6/27/2024	1	
53173050	37 WINSLOW AVENUE UNIT A	536 ADU 1 BEDROOM/ 1 BATH BP-2021-1171						1		9/11/2024	1	
56236030	719 MAINE STREET	688 sq ft detached adu				1				10/23/2024	1	
51232250	1806 SACRAMENTO STREET	891sq ft ADU LEGALIZATION #IN22-0097				1				4/10/2024	1	

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name*	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			0	6	0	8	0	6	163		183
82503060	8094 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2STORY-2,362 SQ FT 4BED/3BATH									0
82503070	8098 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2STORY-2,634 SQ FT									0
82503100	8110 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2STORY-2,634 SQ FT									0
82503110	8114 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2STORY-3,037 SQ FT									0
71062320	1035 CASTELWOOD	New 2-story duplex Unit A							1	6/7/2024	1
57194030	349 FOURTEENTH STREET	NEW SFR 1,492 SQ FT BP-2021-1166							1	2/1/2024	1
82513040	8199 RAINWATER DR	New SFD Home - Lot 32 - Plan 3A - 3037 sqft							1	1/24/2024	1
82514070	8138 RAINWATER DR	NEW SINGLE FAMILY RESIDENCE 2-STORY 3,037SQFT 4BED/3BATH							1	4/17/2024	1
82514050	8130 RAINWATER DR	NEW SINGLE FAMILY RESIDENCE 2-STORY 3,039SQFT 5BED/3-1/2BATH							1	5/8/2024	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name*	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
			0	6	0	8	0	6	163		183
82511040	8131 RAINWATER DR	NEW SINGLE FAMILY RESIDENCE 2-STORY 3,037SQFT 4BED/3BATH							1	5/3/2024	1
82010260	8127 RAINWATER DR	NEW SINGLE FAMILY RESIDENCE 2-STORY 3,031SQFT 6BED/4-1/2BATH							1	5/8/2024	1
82514090	8142 RAINWATER DR	NEW SINGLE FAMILY RESIDENCE 2-STORY 2,642SQ FT 4BED/3BATH							1	4/16/2024	1
82514030	8122 RAINWATER DR	NEW SINGLE FAMILY RESIDENCE 1-STORY 2,309SQFT 3BED/2BATH							1	6/14/2024	1
82514020	8118 RAINWATER DR	NEW SINGLE FAMILY RESIDENCE 3037SQ FT 2-STORY 4BED/3BATH							1	6/20/2024	1
82491040	8111 RAINWATER DR	NEW SINGLE FAMILY RESIDENCE 2-STORY 3,037SQFT 4BED/3BATH							1	5/29/2024	1
82493160	8061 BORDONI CT	NEW SINGLE FAMILY RESIDENCE 2,305SQFT 2-STORY 3BED/2BATH							1	9/5/2024	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name ⁺	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			0	6	0	8	0	6	163		183
82493150	8057 BORDONI DR	NEW SINGLE FAMILY RESIDENCE 2,634SQ FT 2- STORY 4BED/3BATH							1	9/9/2024	1
82493140	8053 BORDONI DR	NEW SINGLE FAMILY RESIDENCE 3,021SQ FT 2STORY 5BED/3- 1/2BATH							1	9/10/2024	1
82493130	8049 BORDONI DR	NEW SINGLE FAMILY RESIDENCE 3,037SQ FT 2STORY 4BED/3BATH							1	9/16/2024	1
82493120	8045 BORDONI DR	NEW SINGLE FAMILY RESIDENCE 3,021SQ FT 2STORY 5BED/3- 1/2BATH							1	9/23/2024	1
82493110	8041 BORDONI DR	NEW SINGLE FAMILY RESIDENCE 2,305SQ FY 2STORY 4BED/3BATH							1	9/24/2024	1
82493090	8033 BORDONI DR	NEW SINGLE FAMILY RESIDENCE 3,037SQ FT 2STORY 4BED/3BATH							1	10/2/2024	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name ⁺	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			0	6	0	8	0	6	163		183
82505030	8112 GRANITE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 2,634SQFT 4BED/3BATH							1	10/23/2024	1
82504080	8107 GRANITE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 2,362SQFT 3BED/2.5BATH							1	11/6/2024	1
82504090	8103 GRANITE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 3,021SQFT 5BED/3.5BATH							1	11/4/2024	1
82505050	8104 GRANITE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 2,634SQFT 4BED/3BATH							1	10/31/2024	1
82505040	8108 GRANITE CT	NEW SINGLE FAMILY RESIDENCE 2-STORY 3,037SQFT 4BED/3BATH							1	10/23/2024	1
82504060	8107 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2STORY-2,305 SQ FT 3BED/2BATH							1	12/18/2024	1
82504070	8111 WATERFALL LN	NEW SINGLE FAMILY RESIDENCE 2STORY-3,037 SQ FT 3BED/2BATH							1	12/18/2024	1

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

[illegible]

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
56063140	1015 INDIANA STREET	Construct a detached 835 square-foot ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
56215060	1120 GEORGIA STREET	New 749 square foot ADU above an attached garage		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
51122160	100 SCENIC WAY	800 square-foot detached ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
74181200	201 ALHAMBRA AVENUE	Detached 749 square-foot ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
59054020	1428 FARRELL STREET	Conversion of existing garage to ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
56143030	821 KENTUCKY STREET	Garage Addition ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
57122060	838 SPRINGS ROAD	835 square-foot ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
68061020	601 FALCON DRIVE	Conversion of non-conforming living space to 479 sq ft JADU	0	NONE	N			ABAG AFFORDABILITY METHODOLOGY								
59046180	1333 RYDER STREET	Detached 364 square-foot ADU	0	NONE	N			ABAG AFFORDABILITY METHODOLOGY								
52263060	1745 SERENO DRIVE	Convert Garage into an ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
81483020	1259 HALE STREET	Convert Garage into a JADU and do a 51 square-foot addition	0	NONE	N			ABAG AFFORDABILITY METHODOLOGY								
81463220	620 SKYLINE DRIVE	JADU - Livingroom conversion	0	NONE	N			ABAG AFFORDABILITY METHODOLOGY								
54203500	152 LOIS LANE	New 390 SF Detached ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
71204030	437 ANNETTE AVENUE	Convert Existing Garage to 334 SF ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
67122060	1134 ROLEEN DRIVE	Garage Conversion to ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
53243030	627 LA CADENA	GARAGE CONVERSION TO JADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
55126330	302 CAPITOL STREET	Garage Conversion to ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
67113040	227 MELBA DRIVE	Garage Conversion to ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
71131200	657 RUSSELL STREET	New 800 SF Detached ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
67140080	1501 SONOMA BOULEVARD	Sign		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
68231060	300 LINFIELD DRIVE	Garage Conversion to 440 SF JADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
57102180	352 SPRINGS ROAD	basement and garage conversion into an ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
57135060	310 GLENN STREET	700 SF detached ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
57113230	527 SPRINGS ROAD	(N)DETACHED ADU PLANS		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
81335020	379 LOCUST DRIVE	865 SF Detached ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
81222200	1212 LOCUST DRIVE	(N) detached ADU - 563 sf		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
68381180	418 ARROWHEAD COURT	Legalize existing 2-story rear structure ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
55054090	28 WILSON AVENUE	CONVERT EXISTING GARAGE TO 1195 SQ. FT. ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
59055110	508 CENTRAL AVENUE	New Detached 838 SF ADU in rear of property		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
54151120	183 FAIRMONT AVENUE	Detached ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
56041010	115 ILLINOIS STREET	Convert existing garage to ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
54103120	312 HAMPSHIRE STREET	New Detached 584 square foot ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
68162150	600 MARK AVENUE	GARAGE CONVERSION FOR (N) ADU 413 SQ. FT.		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
57111050	1527 LOUISIANA STREET	Legalize existing detached ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			
			13	14	15	16	17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the Incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)
			0							0						
52455100	109 RIVERVIEW DRIVE	Creation of a 248 square-foot JADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
67232060	140 MARI COURT	EXISTING GARAGE TO 472 SF ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
59092190	112 BUSS AVENUE	Legalize 417 square-foot JADU		NONE	N											
72022100	122 MUIRWOOD PLACE	380 sq. GARAGE CONVERSION TO ADU		NONE	N											
71091150	36 BALBOA AVENUE	435 square-foot detached ADU		NONE	N											
55063040	1223 SANTA CLARA STREET	1090 sq. ft. ADU built within the existing footprint.		NONE	N											
53200080	703 DEL MAR AVENUE	New detached 749 square-foot ADU		NONE	N											
57155140	2012 FLORIDA STREET	LEGALIZE 500 SQ. FT. JADU ON THE GROUND FLOOR		NONE	N											
67065590	160 LITCHFIELD COURT	GARAGE INTO AN ADU. 432 SQ. FT.		NONE	N											
53171040	2447 ALAMEDA STREET	749 sqft garage conversion to ADU		NONE	N											
68032020	351 SWAN WAY UNIT A	434 SQ. FT. -JADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
57113230	1830 L. ELLENBURG STREET	New Detached ADU with 722 sq. ft. 2 Bedrooms 1 BP- 2021-1829		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
71151060	705 OAKWOOD AVENUE	Converting garage into a 509 sqft Adu		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
52102280	508 ALMOND AVENUE	Garage conversion to 426 sqft ADU		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
54141110	130 BAYVIEW AVENUE	Converting back of existing garage into a JADU 291sq ft		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
69163380	125 ROSS STREET UNIT A	Conversion of existing room into JADU-311sq ft.		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
69163380	125 ROSS STREET UNIT B	Garage conversion to ADU 565 sqft		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
68314030	160 PAMELA STREET	860 SQ. FT. ADU NEW BUILD		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
55073050	120 OHIO STREET	KITCHEN REMODEL ADD 2ND BATH IN LOWER UNIT		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
182232040	1336 MISAWA COURT	New Construction ADU 557sq ft.		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
71245150	420 MAPLE AVENUE	DETACHED ADU 748 SQ. FT.		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
51231030	118 MISSISSIPPI STREET	New Detached ADU 494SQFT		NONE	N			ABAG AFFORDABILITY METHODOLOGY								
71281070	1047 MAPLE AVENUE	Garage conversion & upper level to new 767 sq. ft. ADU	0	NONE	N			ABAG AFFORDABILITY METHODOLOGY								
79162080	348 ROBLES WAY	New 660 sf 1 bedroom 1 bathroom ADU	0	NONE	N			ABAG AFFORDABILITY METHODOLOGY								
67437100	141 DOLPHIN COURT	440 sq. ft. GARAGE CONVERSION TO ADU	0	NONE	N			ABAG AFFORDABILITY METHODOLOGY								
68243060	300 FORDHAM CIRCLE	418 SQ. FT. GARAGE CONVERSION TO JADU	0	NONE	N			ABAG AFFORDABILITY METHODOLOGY								
57094010	1901 ALABAMA STREET	Convert existing detached garage into ADU 672 sq ft	0	NONE	N			ABAG AFFORDABILITY METHODOLOGY								
54151120	195 FAIRMONT AVENUE	748 SF Detached ADU	0	NONE	N			ABAG AFFORDABILITY METHODOLOGY								
57081040	1745 TENNESSEE STREET	LEGALIZE AS BUILT 750 SQ. FT. ADU (BP-2021-1062)		NONE	N											
54195080	1235 TUOLUMNE STREET	332 sq ft. Convert garage to ADU. 1bed/1bath		NONE	N											
59092180	118 BUSS AVENUE 2	1 BEDROOM/1BATH ROOM 748 SQ. FT. ADU		NONE	N											

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

[illegible]

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

[illegible]

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

[illegible]

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

[illegible]

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

[illegible]

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

[illegible]

Table B															
Regional Housing Needs Allocation Progress															
Permitted Units Issued by Affordability															
		1		2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	690	-	-	-	-	-	-	-	-	-	-	20	670	
	Non-Deed Restricted		4	6	10	-	-	-	-	-	-	-			
Low	Deed Restricted	369	-	-	-	-	-	-	-	-	-	-	22	347	
	Non-Deed Restricted		-	12	10	-	-	-	-	-	-	-			
Moderate	Deed Restricted	495	-	-	-	-	-	-	-	-	-	-	16	479	
	Non-Deed Restricted		-	9	7	-	-	-	-	-	-	-			
Above Moderate		1,346	144	94	41	-	-	-	-	-	-	-	279	1,067	
Total RHNA		2,900													
Total Units			148	121	68	-	-	-	-	-	-	-	337	2,563	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).															
		5												6	7
		Extremely low-income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		345		-	-	-	-	-	-	-	-	-	-	345	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted
LI Deed Restricted
LI Non Deed Restricted
MI Deed Restricted
MI Non Deed Restricted
Above Mod Income

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program A 1.1.1: Land Inventory and RHNA Monitoring	Continue to maintain the City's Housing Sites Inventory and monitor development to ensure there is no net loss during planning period. Publish the Housing Sites Inventory on the City's website to support development of new affordable housing opportunities.	Publish the Housing Sites Inventory by April 2025 and update the document as projects are approved by the Planning Division.	In Progress - The City published the Housing Sites Inventory to the Planning Division's website (https://www.cityofvallejo.net/our_city/departments_divisions/planning_development_services/planning_division/housing_development_resources) in February 2025. The inventory is being updated on a quarterly basis to reflect ongoing development activity.
Program A 1.1.2: Mixed Use Development	Incentivize development of residential units in mixed-use zones. Post list of possible incentives on the City's website. The quantified objective for this program is entitlement of 30 extremely low-income units, 50 very low-income units, and 50 low-income units in relatively higher resource and income areas.	Publish incentives by April 2025. Achieve quantified objectives by the end of the planning period.	In Progress - The City published a list of incentives to the Planning Division's website (https://www.cityofvallejo.net/our_city/departments_divisions/planning_development_services/planning_division/housing_development_resources) in February 2025. The information is being updated as additional incentives are added.
Program A 1.1.3: Disperse Sites Suitable for Lower Income Housing to Affirmatively Further Fair Housing	Identify and rezone sites in neighborhoods such as those east of Highway 80 with existing higher median income to accomdate lower-income housing at densities up to 30 du/ac. Amend development standards as appropriate to facilitate achieving maximum allowable densities.	Identify and rezone sites by December 31, 2028	Planned - The City anticipates starting implementation of this program in 2027.
Program A 1.1.4: Government-Owned Sites	In accordance with the Surplus Lands Act (SLA), offer City-owned sites that are declared surplus for development projects that include housing units affordable to lower income households. The Housing Element relies on six parcels that are owned by the City of Vallejo (Housing Sites 62, 63, and 86-89) to satisfy 346 units of its lower-income, 293 of its moderate-income and 209 of its above moderate-income RHNA allocation.	For Housing Inventory Sites #62 and #63: a) Continue to solicit developers for these sites; b) Facilitate entitlements by June 2027; Facilitate Building Permits by December 2028; and c) Target construction completion by June 2030. For Housing Inventory Sites #86 through #89: a) Evaluate environmental issues and pursue remediation (as appropriate) between 2025 and 2026; b) Consider disposition of these sites issue notices of availability starting in 2027; c) Facilitate entitlements by Q1 2028; b) Facilitate Building Permits by Q3 2029; and d) Target construction completion by 2030.	In Progress - The City is working with the Solano County REAP Collaborative to create a list of vacant publicly-owned sites to post on the City's website and market to developers in 2025. Additionally, the City will begin evaluating environmental issues for Housing Inventory Sites #86 through #89 in Q2 of 2025. See Table H for a list of Vallejo's Locally Owned Surplus Sites as of February 26, 2025.
Program A 1.1.5: Small Site Development	Actively work with property owners/developers to encourage development and assist, where appropriate, in the assembly of small privately-owned parcels for residential development, particularly Sites #74-#78. Meet with owners/developers to develop and check in on suitable incentives for affordable housing opportunities on consolidated lots. Based on these meetings, add incentives as appropriate. Pursue grant funding opportunities. If State legislation enables a tax-increment financing or similar programs that lead to funding for site assembly, provide support to developers where appropriate.	Continue meeting with the owner of Sites #74-#78 until a project application is submitted and processed. Meet with owners and developers annually starting in 2025. Add incentives within six months of these meetings, and again each year after every annual meeting occurs. Pursue grant and other funding opportunities during the planning period. Support at least three (3) development projects proposing a lot assembly and/or consolidation during the planning period.	In Progress - In 2024, Planning Division staff continued meetings with the owner of Sites #74-#78. The owner plans to submit a Senate Bill (SB) 330 preliminary application in March 2025, followed by an SB 35 application later that year. Staff is committed to supporting the owner in obtaining state funding for the proposed housing development.

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program A 1.1.6: Rezoning and Redesignations to Maintain Surplus Capacity for Lower-Income Units	Redesignate and rezone Housing Inventory Sites #41, #42, and #55 to ensure the City maintains a surplus capacity of at least 132 lower-income housing units as shown on Table 6 of the Housing Element. The zoning district applied to these sites will be RHD (and the General Plan land use designation applied will be R-MF) with a maximum of 40 dwelling units per acre, with a minimum density of 20 dwelling units per acre. All of these sites shall be designated for residential use only. Implementation will include meeting all the requirements per Government Code section 65583.2, subdivisions (h) and (i). Establish or modify development standards as needed, to facilitate development and achieve maximum density.	Complete redesignations and rezoning concurrently with adoption of the Housing Element. Complete additional zoning text amendments, including provisions for a minimum density of 20 du/ac and requirements for residential-only development by July 31, 2025.	In Progress - Redesignations and rezonings were completed concurrently with adoption of the Housing Element. The redesignations and rezonings took effect on 2/7/2025 (City Council Ordinance 1877 N.C.). The additional zoning text amendments required under this program are being prepared for City Council consideration by July 2025.
Program A 1.1.7: Sites Included in Previous Housing Elements	For the repeat site included in the Housing Sites Inventory (Housing Inventory Site #55), update all required Zoning Code and General Plan provisions to allow project-s that have at least 20 percent affordable units (extremely low, very low, or low) without discretionary review or “by right” pursuant to Government Code Section 65583.2 (i).	Complete the required update concurrently with adoption of the Housing Element.	Completed - The required update was completed concurrently with adoption of the Housing Element. The update took effect on 2/7/2025 (City Council Ordinance 1877 N.C.).
Program A 3.1.1: Removal of Governmental Constraints	Amend the Zoning Code to revise standards related to the following uses to comply with State law: a) residential care facilities; b) emergency shelters; c) low-barrier navigation centers; d) transitional and supportive housing; e) ADUs; f) employee housing; and g) SROs.	Amend the Zoning Code by December 2025 (and as needed thereafter for the ADU-related codes to comply with State law).	In Progress - The zoning text amendments required under this program have been drafted. City Council will consider adopting the amendments by the end of the year.
Program A 4.1.1: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)	Develop or adopt HCD's SB 330 preliminary application form. Develop an SB 35 streamlined approval process and implement as applications are received.	SB 330 Preliminary Application Form by December 2024. SB 35 approval process by June 2025.	Completed - The Planning Division began using HCD's Senate Bill (SB) 330 Preliminary Application Form in late 2024. The Planning Division also began using HCD's Updated Streamlined Ministerial Approval Process Guidelines as part of its development reviews.
Program B 1.1.1: Housing Choice Voucher (Section 8) Rental Assistance	Continue to apply to the US Department of Housing and Urban Development (HUD) for vouchers for extremely low-, very low-, and low-income households, making extremely low-income households a priority. Further, seek to expand housing mobility opportunities for voucher holders by continuing outreach and education efforts to landlords and voucher holders, continuing the Family Self-Sufficiency (FSS) Program, conducting property manager meetings, and making regular presentations to the Solano Board of Realtors. A symposium was planned for Summer 2024.	Continue Housing Choice Voucher Program. Distribute information on available Housing Authority programs annually to voucher holders. Conduct educational outreach to landlords and voucher holders annually. Hold symposium by Summer 2024.	In Progress - The City's Housing Authority continues to implement the Housing Choice Voucher (HCV) Program. The Vallejo Housing Authority conducted a Landlord Symposium on June 6, 2024, which provided a comprehensive overview of the HCV Program. The symposium provided an overview of the various voucher types available and the demographics of the families served. It clarified eligibility criteria along with specific income limits for different household sizes. Operational procedures of the program, including the application process, waiting lists, tenant selection, property inspections, and financial setups like tenant rent contributions and Housing Assistance Payments, were discussed. The symposium emphasized landlord obligations and benefits, dispelling common myths and highlighting the stability and support provided to landlords within the program. It also introduced the new NSPIRE standards, focusing on updated health and safety inspection priorities and the reclassification of deficiencies. Particular attention was devoted to the Veterans Affairs Supportive Housing (HUD-VASH) program, which integrates vouchers with VA services to assist homeless veterans. Moreover, the presentation included details on incentive programs for landlords, such as damage mitigation funds and bonuses for new participants, aimed at encouraging greater landlord participation and enhancing the program's impact.
Program B 2.1.1: Inclusionary Housing Ordinance	Prepare a nexus study, research an inclusionary housing ordinance, and seek developer input prior to drafting an ordinance. Identify acceptable methods to provide affordable housing such as: (a) construction of housing on-site, (b) construction of housing off-site, (c) dedication of land for housing, and (d) payment of an in-lieu fee.	Seek developer input, conduct nexus study, and seek Council adoption of an inclusionary ordinance by Q3 2025.	In Progress - The City hired Economic & Planning Systems, Inc. (EPS), to complete an Inclusionary Zoning & In-Lieu Fee Feasibility Analysis Report. The report, currently in progress, will contain key findings, a description of the technical analysis, recommendations for an inclusionary housing program, and a summary of research on inclusionary programs and in-lieu fees in comparable jurisdictions. The draft report will be presented by EPS to the Planning Commission and City Council for direction in Q2 2025.

Table D			
Program Implementation Status pursuant to GC Section 65583			
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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program B 2.1.2: Commercial Linkage Fee	Explore the feasibility of a Commercial Linkage Fee (as part of the study for the Inclusionary Housing Ordinance – Program B 2.1.1) that would provide an additional source of funding for affordable housing based on demand from construction of new commercial developments and the types of employment generated.	Evaluate and consider a Jobs/Housing Nexus Analysis by Q3 2025.	In Progress - EPS is also completing a Commercial Linkage Fee Nexus Study for the City. Currently in progress, the study will include key findings, a description of the technical analysis, recommendations for linkage fees, and a summary of research on linkage fee programs and fees in comparable jurisdictions. EPS will present the draft study to the Planning Commission and City Council for direction in Q2 2025.
Program B 2.1.3: Seek Funding to Support Affordable Development	Seek to leverage financial resources and work with qualified sponsors to support affordable housing through applying for Community Development Block Grant (CDBG) funds, Self-Help Housing (CalHome Program), HOME funding, and pursuing other financing resources, as appropriate. A particular emphasis will be placed on pursuing development programs and funds that meet extremely low-, very low-, and low- Maintain and update an affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months. Reach out to agencies interested in purchasing and/or managing at-risk units. Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.	Apply for applicable funding at least once a year and as opportunities arise. Provide an update to City Council at least once a year as part of the Housing Element APR process (Government Code Section 65400).	In Progress - The City's Housing and Community Development Department continues to apply for funding as it becomes available.
Program C 1.1.1: Preservation of At-Risk Housing Units		Monitor at-risk units annually and coordinate noticing as required per State law.	In Progress - Appendix 2 of the 6th Cycle Housing Element, Table 2-44, identifies 42 of Vallejo's 1,630 assisted housing units at risk of converting to market rates during the planning period. These units are located at Ascension Arms Apartments, 575 Sacramento Street, with affordability restrictions expiring in 2029. City staff will initiate discussions with the property management by the end of 2027 to preserve the affordability of these units.
Program C 1.1.2: Below-Market-Rate Financing Program (Preservation)	Seek funding, including using available CDBG, HOME funds, and other grant opportunities, to assist housing operators to acquire and preserve as affordable units at risk of converting to market rates.	Meet with potential housing operators at least one year prior to expiration of at-risk units to gauge interest. Seek funding within the same timeframe to prevent conversion of units.	Planned - The City will explore funding opportunities and engage with potential housing operators for Ascension Arms Apartments by the end of 2027, aiming to ensure the continued affordability of the units.
Program C 1.1.3: Replacement of Existing Affordable Units	In accordance with California Government Code Section 65583.2(g), require replacement housing units subject to the requirements of California Government Code Section 65915(c)(3) on sites identified in the Housing Sites Inventory when any new development occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years.	Ongoing throughout the planning period.	In Progress - The Planning Division reviews all development application submissions to determine if replacement units are mandated under the Government Code. During calendar year 2024, none of the submitted development applications necessitated replacement.

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Program D 1.1.1: Sweat-Equity Program for Homeownership	Consider implementing a program to provide financial subsidies to prospective homeowners in exchange for investing sweat equity in rehabilitating an existing home that needs significant repair.	Meet with a nonprofit organization, such as Habitat for Humanity, which specializes in sweat equity programs by March 2025 to develop a potential program. Seek funding for rehabilitation assistance at least annually. Develop criteria for a potential program by December 2025. Distribute informational materials on the program through printed flyers provided to community organizations and placed in public buildings and facilities.	Planned - The City's Housing and Community Development Department will initiate this program by the end of 2025.
Program E 1.1.1: Incentives for Special-Needs Housing	Expand opportunities for affordable lower-income housing for special-needs groups:	See timeframes below.	Not applicable
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	a) Support affordable housing for special-needs groups throughout the city, including in areas that are predominantly single-family residential. The target populations include seniors; persons with disabilities, including developmental disabilities; single-parent and female-headed households; and homeless persons.	Ongoing throughout the planning period.	In Progress - The Planning Division has begun advocating for inclusion of affordable housing for special needs populations whenever it meets with developers to discuss new projects.
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	b) Promote the use of the density bonus ordinance, application process streamlining, and fee deferrals to encourage affordable housing, with an emphasis on encouraging affordable housing in relatively higher resource and income areas and areas with limited rental opportunities currently.	Ongoing throughout the planning period.	In Progress - The Planning Division actively promotes the use of density bonuses, streamlining, and fee deferrals in discussions with developers about new projects. Additionally, staff has begun advocating for the placement of these projects in higher resource and income areas. The City is also collaborating with the Solano County Regional Early Action Planning (REAP) Collaborative to develop marketing materials that promote the use of density bonuses for lower-income units, which are expected to be available by Spring 2025.
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	c) Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or planned development zoning districts resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower income households where appropriate.	Ongoing throughout the planning period.	Planned - The Planning Division will begin identifying opportunities to facilitate the approval process for small-lot subdivisions in 2026. The Planning Division will also explore offering a fee deferral process for these projects.
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	d) Give priority to permit processing for projects providing affordable housing for special-needs groups.	Ongoing throughout the planning period.	Planned - The Building Division will identify ways to provide priority processing for special-needs affordable housing projects during calendar year 2026.
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	e) Work with public or private sponsors to identify candidate sites for new construction of housing for special needs and take all actions necessary to expedite processing of such projects. Meet with service providers as opportunities arise to discuss possibilities to expand supportive housing.	Ongoing throughout the planning period.	In Progress - Ongoing cooperation with a variety of stakeholders has facilitated the construction of three new facilities in Vallejo, aimed at providing shelter and essential support services. These projects include Blue Oak Landing at 2118 Sacramento Street, the Homekey Project at 2441 Broadway Street, and the Vallejo Homeless Navigation Center at 1937 Broadway Street. Additionally, the City is currently engaged in discussions with the group Enough Housing to explore the conversion of an existing motel into special-needs housing. While the City currently lacks the funding to directly support this project, it is assisting the group with valuable information on zoning, development
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	f) Incentivize housing with multiple bedrooms affordable to lower- and moderate-income households to meet the needs of female-headed households of all income levels. Potential incentives could include reduced setbacks, reduced parking requirements, and technical assistance with funding applications. Aim for construction of at least 20 units meeting the needs of female-headed households.	Ongoing throughout the planning period.	Planned - The Planning Division will begin identifying opportunities to incentivize housing with multiple bedrooms affordable to lower- and moderate-income households in 2026.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	g) Encourage residential development near parks, open space, transit routes, civic uses, social services, and other health resources.	Ongoing throughout the planning period.	In Progress - The Planning Division is updating its Mare Island, downtown, and waterfront specific plans during the planning period. The updated plans will include policies and development standards that will promote residential near parks, open space, transit routes, civic uses, social services, and other health resources. Vallejo Municipal Code (VMC) Chapter 16.215 currently incentivizes residential development around transit centers and major transit routes to increase ridership and promote alternative modes of transportation. These incentives include a 25% increase in allowable maximum density and floor area ratio (FAR), along with exemptions from parking space requirements.
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	h) Work with nonprofit and for-profit affordable housing developers, including farmworker housing developers, to support their financing applications for state and federal grant programs, tax-exempt bonds, and other programs that become available.	Ongoing throughout the planning period.	In Progress - The Planning and Development Services Department is available to assist with financing applications for affordable housing developers upon request. During Calendar Year 2024, the department did not receive any requests for such assistance.
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	i) Pursue federal, state, and private funding for low- and moderate-income housing by applying for state and federal monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.	Ongoing throughout the planning period.	In Progress - The City Manager's Office monitors funding opportunities on a monthly basis.
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	j) Pursue partnerships with the North Bay Regional Center or other entities to identify funding opportunities and promote housing for persons with disabilities.	Ongoing throughout the planning period.	In Progress - The City Manager's Office monitors funding opportunities on a monthly basis. The Office will pursue partnerships with the North Bay Regional Center and other entities to strengthen its funding applications.
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	k) Provide technical support and offer incentives to housing developers in the application of funds for farmworkers housing, including HCD or USDA Rural Development loans and grants. Continue to offer incentives such as density bonuses, streamlined process, and the minor deviation process to facilitate development of farmworker housing.	At least twice during the planning period, identify opportunities for farmworker housing development and conduct outreach to developers about these opportunities.	In Progress - The Planning and Development Services Department is available to assist with financing applications for farmworker housing upon request. During Calendar Year 2024, the department did not receive any requests for such assistance. The Planning Division actively promotes the use of density bonuses, streamlining, and fee deferrals in discussions with developers about all new development projects.
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	l) Monitor the status of farmworker housing as part of the annual report to HCD and evaluate if City incentives are effective in facilitating the provision of farmworker housing. Make necessary changes to enhance opportunities and incentives for farmworker housing development as needed.	Monitor status annually.	In Progress: In 2023, Vallejo had only two structures dedicated to farmworker housing, located at 501 Fairhaven Way and 101 Heather Court. These single-family residential structures collectively offered housing for 40 farmworkers. The permits for these facilities expired in December 2023 and December 2024, respectively.
Program E 1.1.1: Incentives for Special-Needs Housing (continued)	m) Identify opportunities for farmworker housing development and conduct outreach to developers about these opportunities.	At least twice during the planning period.	Planned - The Planning Division will conduct two rounds of identification and outreach initiatives. The first round is planned for 2027, with a follow-up round in 2029.
Program E 1.1.2: Senior Housing Needs	Develop a survey to understand the needs of senior residents and distribute it to senior housing facilities.	Develop the survey by June 2026.	Planned - The Planning Division and Housing and Community Development Department will begin collaborating on the survey's development by December 2025.
Program E 1.1.2: Senior Housing Needs (continued)	a) Based on the results of the survey and discussions, consider identifying incentives to provide housing, care choices, and age-in-place options for seniors of all income levels. Possible incentives may include reduced setbacks, reduced parking requirements, and technical assistance with applications for funding.	Identify incentives by December 2026.	Planned - Planning Division staff anticipates reviewing survey results in August 2026 and identifying potential incentives in September 2026.
Program E 1.1.2: Senior Housing Needs (continued)	b) Meet with affordable housing/senior housing developers, senior stakeholder groups, and other senior housing advocates to assess whether the incentives are helping to meet senior housing needs or develop additional strategies.	Meet with advocates, stakeholders, and housing providers annually beginning in 2027 to assess effectiveness of incentives.	Planned - Planning Division staff anticipates adoption of the recommended incentives in late 2026 or early 2027. Staff would begin annual meetings with advocates, stakeholders, and housing providers following adoption of the incentives.
Program E 1.1.2: Senior Housing Needs (continued)	c) Meet with affordable housing/senior housing developers, senior stakeholder groups, and other senior housing advocates (such as Legal Services of Northern California) to discuss available sites and senior needs in the community.	Meet at least once during the planning period.	Planned - Planning Division staff will schedule meeting(s) prior to developing the senior housing survey required under Program E 1.1.2 (a).

Table D			
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1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program E 1.1.3: Homeless/Unhoused Needs	a) Cooperate with neighboring cities, the County, and other agencies in the development of programs aimed at providing homeless shelters and related services.	Meet with neighboring cities and the County annually to discuss homeless issues and identify actions to address homelessness.	In Progress - Ongoing cooperation with neighboring cities, Solano County, and other agencies has resulted in the construction of three new facilities in Vallejo that will provide shelter and related services. These projects include Blue Oak Landing at 2118 Sacramento Street, fully leased and offering 74 permanent supportive housing units for individuals, couples, and families currently experiencing homelessness or at risk of homelessness; the Homekey Project at 2441 Broadway Street, opening this summer with 47 permanent supportive housing units and wrap around services for individuals or families experiencing chronic homelessness; and the Vallejo Homeless Navigation Center at 1937 Broadway Street, set to open this Spring. The Navigation Center will provide 125 shelter beds for unhoused individuals to exit the streets and offer case management, social and medical services, as well as job training.
Program E 1.1.3: Homeless/Unhoused Needs (continued)	b) Monitor the demographic composition of the unhoused population to identify needs for targeted resources.	Throughout the planning period.	In Progress - The 2024 Point-in-Time (PIT) Count identified 1,725 people experiencing homelessness on a single night in January across the county, representing a 46.3% increase (546 individuals) from 2022. Vallejo reported the highest count with 682 individuals, followed by Fairfield with 615 and Vacaville with 233. Among those experiencing homelessness, 46.0% reported at least one disability that hindered their ability to obtain employment or maintain permanent housing. Additionally, 28.5% reported sleeping in a car, 19.9% in an RV, and 14.5% in a tent. Emergency shelters operated at 90.4% capacity (169 of 187 beds), while transitional housing beds were nearly fully utilized at 99.2%.
Program E 1.1.3: Homeless/Unhoused Needs (continued)	c) Continue to be an active member on the Community Action Partnership of Solano to coordinate homeless services and develop a regional response to homeless needs.	Throughout the planning period.	In Progress - The Community Action Partnership of Solano (CAP Solano) is a joint powers authority (JPA) that coordinates a network of services and agencies to support low-income and homeless individuals and families in Solano County. As the community action agency for the county, CAP Solano receives and administers funds from programs like the Community Services Block Grant (CSBG) and the federal Continuum of Care Homeless Assistance Program. Its primary roles include overseeing homeless services, distributing grants to nonprofit entities, and serving as a collaborative applicant for Continuum of Care funding. Vallejo City Council Members Tonia Lediju and Charles Palmares serve on the CAP Solano JPA Board of Directors, which meets monthly. Council Member Hellen-Marie Gordon sits on the Tripartite Advisory Board as the Public Representative. Additionally, Vallejo City staff support the Board by participating on CAP Solano's technical advisory committee and as members of the Housing First Solano Vallejo/Solano Continuum of Care, which is an advisory board to CAP Solano.
Program E 1.1.3: Homeless/Unhoused Needs (continued)	d) Partner with local homeless service providers, agencies, and other community organizations to pursue funding. Apply for grants where appropriate or encourage and work with local and regional nonprofit organizations that wish to apply for such grants.	Meet with organizations that support the unhoused population of Vallejo every other year. Apply for funding or assist these groups in applying for funding for homeless services as needed.	In Progress - The City met with several organizations during 2024 that support the needs of the unhoused population. This includes service providers, nonprofits, and faith-based organizations that provided needed services to the unhoused. The City did not apply for funding for these organizations, but did provide technical support or data for organizations that were looking to apply for grant funding. The City continues to monitor grants from local to federal levels that will support the unhoused in our community.
Program E 1.1.4: Reasonable Accommodations and Universal Design	a) Pursuant to Government Code Section 65583(c)(3), the City will continue to provide a Universal Design Checklist for developers to inform them of design features that can be incorporated into new houses, condominiums, and townhomes to facilitate accessibility for occupants and visitors.	Provide the checklist on an ongoing basis.	In-Progress - The checklist is provided by the Building Division at the permit counter and in the Building Division's online document library (https://www.cityofvallejo.net/cms/One.aspx?portalId=16925451&pageId=17872510) in the folder "Checklists_2022 Code Cycle_2020-2022 Permits."
Program E 1.1.4: Reasonable Accommodations and Universal Design (continued)	b) Revise exemptions to reasonable accommodation requests and findings for reasonable accommodation requests, to ensure they do not pose any barriers to housing for persons with disabilities.	Review and revise exemptions and findings by December 2026.	In Progress - The zoning text amendments required under this program have been drafted. City Council will consider adopting the amendments by the end of the year.
Program E 1.1.5: Support for Persons with Developmental Disabilities	Encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities. Implement an outreach program that informs families about housing and services available for persons with developmental disabilities.	Encourage developers to incorporate housing for persons with disabilities on an ongoing basis. Develop an outreach plan by June 2025. Develop a brochure and/or post information on the City's website by October 2025.	In Progress - The Planning Division has begun advocating for inclusion of affordable housing for special needs populations whenever it meets with developers to discuss new projects. Planning Division staff will develop and publish a brochure designed to inform families about housing and services available for persons with developmental disabilities by October 2025.

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program E 1.1.6: Extremely Low-Income Development	Encourage additional housing resources for extremely low-income residents, particularly seniors, farmworkers, and persons with physical or developmental disabilities, through a variety of actions.	By December 2025 and annually thereafter, conduct outreach to organizations supporting extremely low-income residents to understand funding needs. Pursue funding and support expediting affordable housing applications. Submit/support submission of at least 9 funding applications for development, preservation, maintenance, rehabilitation, and/or homebuyer assistance during the planning period. Submit/support at least 3 applications by 2026; an additional 3 by 2029; and an additional 3 by 2031. Establish incentives encouraging additional housing resources by December	In Progress - The City met with several organizations during 2024 that support the needs of the extremely low-income population. This includes service providers, nonprofits, and faith-based organizations that provided needed services to the unhoused. The City did not apply for funding for these organizations, but did provide technical support or data for organizations that were looking to apply for grant funding. The City continues to monitor grants from local to federal levels that will support the unhoused in our community.
Program F 1.1.1: Housing Discrimination Monitoring and Referral Program	Continue to contract with Fair Housing Napa Valley (FHNV) or other entity to assist households alleging discrimination through tenant/landlord mediation, provide referrals to appropriate agencies, such as HUD or the California Civil Rights Department for further investigation and resolution of complaints when needed, and to conduct trainings for landlords and housing providers on fair housing laws, rights, and responsibilities. Continue to contract with Fair Housing Advocates of Northern California (FHANC) for fair housing training/audits and other	Contract with FHNV and FHANC annually. Offer landlord and housing provider fair housing trainings at least annually. Offer translation services for all public resources and meetings.	In Progress - The City continues to contract with FHNV and FHANC for these services. The Vallejo Housing Authority conducted a Landlord Symposium on June 6, 2024, which provided a comprehensive overview of the HCV Program.
Program F 1.1.2: Improve Access to Resources	Take the following actions to improve access to resources and opportunities citywide, with a particular emphasis on neighborhoods with a concentration of lower-income residents:	See timeframes below.	Not applicable.
Program F 1.1.2: Improve Access to Resources (continued)	a) Evaluate higher-density residential projects to determine if project-serving retail/services can be incorporated into the project or developed adjacent to the project.	Evaluate projects on an ongoing basis. Work with developers to ensure project-serving retail or services are included in at least two higher-density mixed-use projects during the planning period.	In Progress - The Planning Division advocates for inclusion of project-serving retail/services whenever it meets with developers to discuss new higher-density residential projects.
Program F 1.1.2: Improve Access to Resources (continued)	b) Meet with the school district to analyze whether housing security poses a barrier to student achievement or teacher recruitment/retention.	Meet with the school district by December 2025	In Progress - City Manager's Office staff will coordinate a school district meeting to discuss housing security barriers to student achievement and teacher recruitment/retention by December 2025.
Program F 1.1.2: Improve Access to Resources (continued)	c) Evaluate transitional buffers between residential and industrial uses and highways, and work with developers to mitigate impacts associated with traffic and industrial emissions.	Evaluate projects on an ongoing basis. Work with developers to implement at least three pilot projects that will mitigate impacts associated with traffic and traffic emissions, such as	In Progress - The Planning Division has begun identifying opportunities to include air quality buffers whenever it meets with developers to discuss new residential and industrial projects. For 2024, there were no projects that required such buffers.
Program F 1.1.2: Improve Access to Resources (continued)	d) Pursue funding for urban greening projects that aim to increase the city's tree canopy.	Pursue funding annually.	In Progress - In 2020, the State Department of Forestry & Fire Protection (CAL FIRE) awarded the City of Vallejo a \$650,000 grant aimed at enhancing urban forestry. This grant facilitated several initiatives: the planting of 249 new trees in priority areas; the drafting of an Urban Forest Management Plan (UFMP), which is scheduled for City Council consideration later this year; and c) the development of an online citywide tree inventory. This inventory has been integrated into a web-based application, which will be made publicly accessible following the UFMP's adoption by the City Council.

Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program F 1.1.2: Improve Access to Resources (continued)	e) Pursue funding for rehabilitation, parks, transit, and active transportation investments in low-opportunity areas.	Pursue funding annually.	In Progress - In January 2024, the City applied for a \$164,650 grant from the Department of Energy under their Energy Efficiency Block Grant Allocation Program to install solar street lights along Curtola Parkway. This grant was successfully awarded. In October 2024, the City sought \$8.3 million from the Metropolitan Transportation Commission (MTC) under Regional Measure 3 (RM3) to construct the Vallejo Bluff Trail Project. This proposed 1.97-mile trail would connect the San Francisco Bay Trail, Bay Area Ridge Trail, and California Delta Trail near the north landing of the Carquinez Bridge. Although this particular project did not receive funding, the City is scheduled to meet with MTC to review the application and obtain feedback to enhance future RM3 submissions.
Program F 1.1.2: Improve Access to Resources (continued)	f) Enhance access to parks and community centers so that all residents are within a 10-minute walk of these amenities.	Throughout the planning period.	In Progress - Vallejo's parks are managed by Greater Vallejo Recreation District (GVRD). According to GVRD's 10-Year Comprehensive Parks and Recreation Master Plan, 65% of Vallejo residents live within walking distance of some outdoor recreation. The City is currently updating its Mare Island Specific Plan (MISP), Downtown Vallejo Specific Plan, and Waterfront Planned Development & Desig Guidelines. These updated plans will foster complete communities, ensuring that future parks and other essential amenities are within walking and biking distance of residential development.
Program F 1.1.2: Improve Access to Resources (continued)	g) Prioritize development of new community facilities, pocket parks, and public green spaces in high-need areas, and renovate existing parks to improve accessibilty and usability.	Throughout the planning period.	For Fiscal Year (FY) 2024-2025, the City has several Capital Improvement Program (CIP) projects underway in its 'Low Resource' areas (as defined in the 2025 AFFH Mapping Tool). One of these projects is the Homeless Navigation Center Shelter (\$11,975,757), which will provide 125 beds at 1937 Broadway Street and offer case management, social and medical services, as well as job training. Other projects include the Bay Trail/Vine Trail Gap Closure Project (\$5,950,000); Lake Dalwigk Park Improvements Project (\$4,767,980); and Waterfront Revival Improvements Project (\$1,734,070). The Bay Trail/Vine Trail Gap Closure Project will construct Class I and II bike lanes between the two trails. The Dalwigk Park Improvements Project will enhance the existing park with 3.8 acres of drought-tolerant landscaping, ADA-compliant pathways, low voltage LED lighting, beautified crosswalks, an upgraded non-ADA compliant bridge and sidewalk, and new amenities like picnic tables, monument signs, trash receptacles, and dog waste stations. The Waterfront Revival Improvements Project will upgrade the Barbara Kondylis Waterfront Green by regrading and re-sodding the great lawn, installing water-smart irrigation systems, and adding additional green spaces.
Program F 1.1.2: Improve Access to Resources (continued)	h) To improve economic conditions and reduce the risk of displacement in areas of high segregation and poverty, conduct targeted outreach to identify the economic development resources and programs that best address community needs. Based on community feedback, collaborate with the Economic Development Commission, Solano Community College, the Workforce Development Board of Solano County, and other organizations to host job fairs and information sessions about job training opportunities.	Complete targeted outreach by December 2026. Aim to host at least one job fair and one job training information session per year.	In Progress - Near the end of 2024, the City of Vallejo adopted its 2024-2030 Economic Development Strategic Plan. During the plan's preparation, the City and its consultants gathered feedback from a diverse group of approximately 200 stakeholders, including leaders from local businesses, nonprofits, residents, workforce and economic development partners, and elected officials, ensuring a wide range of perspectives. Based on this feedback, the Strategic Plan recommends specific actions to be taken by the City and its Economic Development Department, contingent on available funding. The plan outlines three actions that would benefit businesses in the City's high-segregation and poverty area: establishing a revolving loan fund or grants for small businesses, developing a marketing plan to promote Vallejo as a prime business location, and supporting a shop-local campaign. These actions are designed to stimulate local economic growth, enhance community development, and reduce economic disparities in underserved areas. City staff will provide updates on the progress of these actions in future Housing Element Annual Progress Reports (APRs).
Program F 1.1.2: Improve Access to Resources (continued)	i) Identify resources available for residents during extreme weather events, such as cooling centers and clean air centers, and develop an informational guide.	Publish the guide in English, Spanish, and Tagalog on the City's website, social media platforms, and in public buildings by December 2025.	In Progress - The City currently publishes extreme weather resource information on its myvallejo.com site. It also provides information in its Vallejo Weekly newsletter (vallejoweekley.com).
Program F 1.1.2: Improve Access to Resources (continued)	j) Continue advancing planning efforts to promote sustainable transportation options and improve road safety, particularly in lower-income and high-poverty areas.	Complete a vision zero Plan and Corridor Study by June 2026. Update the 2013 Traffic Calming Toolbox Program by June 2026. Conduct the Passenger Rail Feasibility Study for connecting Vallejo to the Sonoma Marin Area Rail Transit (SMART) system by June 2026.	In Progress - The City's Vision Zero Plan is currently on hold until additional funding is secured. The 2013 Traffic Calming Toolbox Program was updated in 2022. The feasibility study for connecting Vallejo to the Sonoma Marin Area Rail Transit (SMART) system was completed in 2024.

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Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program F 1.1.2: Improve Access to Resources (continued)	k) Continue partnering with and funding the City's participation in the Solano Sustainable Transportation Equity Project (solSTEP).	Ongoing throughout the planning period.	In Progress - The City continued its participation in the Solano Sustainable Transportation Equity Project (solSTEP) in 2024. SolSTEP is a collaborative initiative involving Solano Transportation Authority (STA), Club Stride, the City of Vallejo, SolTrans, and the California Air Resources Board (CARB), aimed at developing a Community Based Transportation Plan (CBTP) tailored to the needs of local youth. In 2024, SolSTEP hosted its inaugural community meeting at Vallejo High School, drawing participation from 15 young residents. This event marked the official launch of the CBTP, focusing on gathering firsthand insights into the transportation and mobility challenges faced by youth in Vallejo. The feedback collected will guide the planning and implementation of targeted improvements to enhance local transportation services.
Program F 1.1.2: Improve Access to Resources (continued)	l) Continue implementing infrastructure projects from the Capital Improvement Plan (CIP) that serve areas of high segregation and poverty (key projects include Clean CA Georgia Street Beautification and Cleanup, Lake Dalwigk Park Improvements, and Roadway and Crossing Improvements).	Complete at least five infrastructure projects in areas of high segregation and poverty during the planning period.	In Progress - In Fiscal Year (FY) 2023-2024, the City successfully completed several Capital Improvement Program (CIP) projects aimed at serving residents of an area characterized by 'high segregation and poverty', which is bounded by the Mare Island Strait, Curtola Parkway, Sutter Street, and Florida Street. The completed projects include the JFK Library Elevator Rehabilitation (\$352,408); Capitol Street Stairs Irrigation Project (\$321,073); Vallejo Marina Restroom ADA Improvements (\$543,549). For FY 2024-2025, the following CIP projects are underway for the same area: Ferry Terminal Mobility Hub Improvements (\$226,000); Lake Dalwigk Park Improvements (\$4,767,980); Sacramento Street Road Diet - Phase 2 (\$1,125,000); Sideshow Deterrent Project (\$700,000); Georgia Street Beautification and Cleanup (\$352,000); and Waterfront Revival Improvements (\$1,724,070).
Program F 1.1.2: Improve Access to Resources (continued)	m) Work with Solano Mobility to develop a fact sheet, or similar informational materials to be posted on the City's website, social media, and in public buildings to help connect seniors, low-income individuals, and other residents to services.	Post the fact sheet or similar informational materials by January 2026. Update the information at least annually thereafter as needed. Provide the Solano Mobility fact sheet to at least 1,000 residents during the planning period.	In Progress - Through the Solano County REAP Collaborative, the City drafted a factsheet on Solano mobility programs. The City will post the factsheet on its website, social media, and public buildings in the Spring of 2025.
Program F 1.1.3: Renter Protection and Housing Stability Program	To further protect tenants from displacement, increase household stability, and preserve housing that is affordable to lower-income-earning households, the City Council will consider proposed ordinances to establish regulations for rent stabilization, just cause for eviction protections, tenant anti-harassment protections, and a tenant's right to counsel. Evaluate the effectiveness of programs in promoting renter protections and tenant stability and establish additional measures.	Initial actions (rent stabilization and just cause for eviction protections ordinances) for consideration by September 2025, additional actions (anti-harassment protections and tenant's right to counsel ordinances) by June 2026, and subsequent actions if necessary, by January 2028	In Progress - The City was awarded two One Bay Area Grants (OBAG 3) totaling \$2.4 Million to update existing specific plans for its downtown and waterfront areas. The City will incorporate anti-displacement policies, including rent stability and just cause for eviction, as part of the updates. The City is preparing to release a request for proposals (RFP) for each update in May 2025.
Program G 2.1.1: Housing Rehabilitation Program	Continue to facilitate place-based revitalization and housing preservation by doing the following:	See timeframes below.	Not applicable.
Program G 2.1.1: Housing Rehabilitation Program (continued)	a) Continue, as available, to provide funds to assist very low-, low-, and moderate-income households to undertake repairs to their homes.	Throughout the planning period. As funding permits, support rehabilitation of 15 housing units, 8 of these in areas of concentrated poverty or areas with an older housing stock	In Progress - Through the Solano County REAP Collaborative, the City is currently exploring a collaboration with other jurisdictions in the county that, amongst other programs, would assist first-time homebuyers with down payments, existing homeowners with housing rehabilitation, and provide other forms of assistance.
Program G 2.1.1: Housing Rehabilitation Program (continued)	b) Give priority for participation in the above program to very low-, low-, and moderate-income homeowners who are subject to code enforcement actions that could otherwise lead to displacement of residents.	Ongoing throughout the planning period.	In Progress - Through the Solano County REAP Collaborative, the City is currently exploring a collaboration with other jurisdictions in the county that, among other programs, would assist first-time homebuyers with down payments, existing homeowners with housing rehabilitation, and provide other forms of assistance.
Program G 2.1.1: Housing Rehabilitation Program (continued)	c) Continue to implement the Neighborhood Law Program to collaborate with City departments, outside governmental agencies, and Vallejo residents to address and eliminate blight and nuisance conditions throughout the city	Ongoing throughout the planning period.	In Progress - The City Attorney's Office continues to implement the City's Neighborhood Law Program (NLP). The (NLP) puts attorneys on the streets of Vallejo to tackle blight and nuisance conditions. In addition to meeting with residents and community organizations, the NLP lawyers work with the Vallejo Police Department, Code Enforcement Division, and other departments to abate the City's most unfavorable nuisances and improve the quality of life in Vallejo.

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Program G 2.1.1: Housing Rehabilitation Program (continued)	d) Make informational materials about rehabilitation assistance programs available in English, Spanish, and Tagalog on the City's website, provide printed materials in City buildings, and distribute materials to community organizations.	Post informational materials on the City's website by December 2026. Distribute the information to community organizations by June 2026. Distribute materials at local events (i.e., farmers' markets) and in local buildings (i.e., libraries) at least annually.	Planned - The City's Housing and Community Development Department initiate this program by the end of 2025.
Program G 2.1.1: Housing Rehabilitation Program (continued)	e) Target outreach in neighborhoods with the greatest rehabilitation need and lower incomes including the neighborhoods between Florida Street and Curtola Parkway, as well as the communities around Washington Park and Gibson Park, and areas of high segregation and poverty, as shown on the Regional TCAC/HCD Opportunity Areas Map (Appendix 3, Figure 3-1).	Ongoing throughout the planning period.	Planned - The City's Housing and Community Development Department initiate this program by the end of 2025.
Program G 2.1.1: Housing Rehabilitation Program (continued)	f) Promote the use of Mills Act contracts to ensure the rehabilitation, maintenance, and preservation of historic resources through information on the City's website.	Ongoing throughout the planning period.	In Progress - City Council directed Planning Division staff to stop accepting applications for Mills Act contracts until the City establishes a procedure for confirming whether tax incentive recipients are implementing the rehabilitation, maintenance, and preservation commitments stipulated in their contracts. Staff anticipates adopting the procedure and providing Mills Act information on the City's website by the end of 2025.
Program G 2.1.1: Housing Rehabilitation Program (continued)	g) Continue the use of the State Historical Building Code to maintain and preserve historic buildings and their character-defining features.	Ongoing throughout the planning period.	In Progress - The City allows building permit applicants to utilize the California Historical Building Code for qualified historic structures, in accordance with Vallejo Municipal Code Chapter 12.44.
Program G 3.1.1: Code Enforcement Program	a) Develop a proactive code enforcement policy for ensuring compliance with building and property maintenance codes, which will include property maintenance, abandoned vehicles, housing conditions, overall blight, and health and safety concerns. Continue to ensure compliance with building and property maintenance codes.	Conduct code enforcement throughout the planning period.	In Progress - The City's Code Enforcement Division is currently developing Standard Operating Procedures (SOPs) that will address proactive enforcement of building and property maintenance codes. Additionally, the City has vacant property registration programs that have been inactive due to staffing shortages. As new enforcement staff are added, the Code Enforcement Division is beginning to reinstate these programs.
Program G 3.1.1: Code Enforcement Program (continued)	b) Seek funding to complete a Housing Conditions Survey in older neighborhoods and neighborhoods with lower incomes, to evaluate rehabilitation need.	Seek funding for the Housing Conditions Survey by December 31, 2025	In Progress - The Code Enforcement Division, in collaboration with the City Manager's Office, is working to identify and secure funding for a Housing Conditions Survey by December 31, 2025. Once funding is available, the division will develop a program based on the results of the Housing Conditions Survey.
Program G 3.1.1: Code Enforcement Program (continued)	c) Based on findings of the Housing Conditions Survey, identify measures to encourage housing preservation, conservation, acquisition, and rehabilitation, and mitigate potential costs, displacement, and relocation impacts on residents.	Develop a program to reduce displacement risk as a result of code enforcement by December 31, 2025. The goal is to conserve 100 housing units to prevent displacement	Planned - The Code Enforcement Division will develop a program following the completion of the Housing Conditions Survey, which is subject to available funding.
Program G 4.1.1: Vallejo Community Public Safety Program	Continue the Vallejo Community Public Safety Program (VCPS) to work on and help rehabilitate existing and new multi-family complexes. As part of the program, collaborate with the Police Department to recommend and implement Crime Prevention Through Environmental Design (CPTED) measures at multi-family complexes to enhance safety and address crime concerns. Target outreach in areas of high segregation and poverty as shown on the Regional TCAC/HCD Opportunity Areas Map (Appendix 3, Figure 3-1).	Work on at least one complex annually.	Planned - The Planning & Development Services (PDS) staff will provide Crime Prevention through Environmental Design (CPTED) training to its planning staff by the end of 2025. Once trained, the planning staff will work with applicants to incorporate CPTED principles into new development projects. Starting in 2026, PDS will identify existing multifamily complexes as candidates to participate in the Community Public Safety Program (VCPS).

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Program G 5.1.1: Rental Property Inspection Program	Establish a program to regularly inspect multi-family rental housing units for code compliance, structural integrity, safety, and habitability. Conduct outreach to property owners, tenants, and neighborhood groups to ensure transparency and gather feedback on program design and implementation.	Adopt the program by December 2027.	Planned - The Planning & Development Services Department (PDS) will initiate this program in early 2026.
Program H 1.1.1: Neighborhood Park Access Program	Based on the need for parks identified in the General Plan, encourage the development of public neighborhood or pocket parks for new subdivisions and incorporate the goals of this program into new open space requirements as part of the City-wide Zoning Ordinance update. Through conditions of approval, development agreements, and or mitigation measures identified in environmental review, require that developers proposing to build parks and park facilities do so concurrently with residential construction to ensure these amenities are available to existing and new residents within a reasonable amount of time from project approval.	Ongoing as development projects are reviewed and approved.	In Progress - The City has adopted a standard of 4.25 acres of parkland per 1,000 residents for planning purposes and requires developers to provide parkland or pay impact fees of equivalent value when new homes are approved. General Plan Table CP-2 shows an inventory of Vallejo parks, together with existing acreage. With 921.17 acres of parks and open space within the city limit, Vallejo is currently meeting its parkland standard.
Program H 2.1.1: Transit-Oriented Development	Implement the goals of the Mare Island Specific Plan, and the Sonoma Boulevard Specific Plan to implement transit-oriented development (TOD). Continue to implement Chapter 16.215 of the Vallejo Municipal Code to actively support TOD by offering up to a 25 percent increase in density and 25 percent increase in floor-area ratio for eligible projects.	Ongoing as development projects are reviewed and approved.	In Progress: The City continues to implement Chapter 16.215 (Transit-Oriented Development) which offers increased densities, increased floor-to-area ratio, and parking exemptions to incentivize development within a 2,500-foot radius of the Curtola Park & Ride, Sereno Transit Center, Downtown Vallejo Transit Center, and Vallejo Waterfront Ferry Terminal. The City also continues to implement the Sonoma Boulevard Specific Plan on a project-by-project basis and is currently updating the Mare Island Specific Plan (MISP). The updated MISP will foster complete communities, ensuring that essential amenities such as transit, parks, retail, and other services are within walking and biking distance.
Program H 2.1.2: Downtown Vallejo Specific Plan and Sonoma Boulevard Specific Plan	a) Continue to implement the Downtown Vallejo and Sonoma Boulevard Specific Plans to introduce high-density mixed-use housing while revitalizing existing retail and commercial areas. Encourage the development of affordable housing units, as well as community amenities (such as streetscape improvements, greenspaces, active transportation infrastructure), and transit infrastructure (such as shaded waiting areas with benches).	Ongoing as development projects are reviewed and approved.	In Progress - The Planning Division continues to implement its Downtown Vallejo and Sonoma Boulevard Specific Plans through the City's development review process. Planning Division staff advocates for inclusion of affordable housing and community amenities whenever it meets with developers to discuss new projects.
Program H 2.1.2: Downtown Vallejo Specific Plan and Sonoma Boulevard Specific Plan (continued)	b) Update the Downtown Specific Plan. Where possible, prioritize higher-density residential uses in portions of the specific plan areas that have more CalEnviroScreen or TCAC Environmental Domain scores that indicate a more positive environmental outcome	Complete the Downtown Specific Plan update by 2026.	In Progress - In 2022, the City was awarded a \$1.2 Million One Bay Area Grant (OBAG 3) to update the Vallejo Downtown Specific Plan. The City will initiate the update in May 2025 by releasing a request for proposals (RFP) to consultants interested in preparing the specific plan.
Program H 3.1.1: Objective Standards	Update the required findings for housing projects for minor and major use permits (particularly findings 4 and 5) to be objective. Review findings for development and design review for housing projects (particularly findings 5 and 6 of the development review findings and finding 4 of the design review findings) to ensure they are objective.	Review and revise findings by December 2025.	In Progress - The zoning text amendments required under this program have been drafted. City Council will consider adopting the amendments by the end of the year.

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Program H 4.1.1: Regulate for Housing Variety	Encourage a variety of housing types (including duplexes, townhomes, apartment buildings, and condominiums) in neighborhoods and new subdivisions. Identify innovative and alternative housing options that provide greater flexibility and affordability in the housing stock while promoting mixed-income development.	Identify innovative and alternative housing options to help further housing production by December 2025. Amend the Zoning Code as needed.	In Progress - The City will facilitate 'missing middle housing' in its upcoming updates to the existing specific plans for downtown and waterfront areas. This category includes duplexes, triplexes, fourplexes, townhouses, courtyard apartments, and smaller apartment buildings. These housing types are often absent from many neighborhoods due to regulatory constraints and zoning laws but offer more affordable, sustainable, and inclusive options, especially in areas with high housing costs. The City is set to release a request for proposals (RFP) for updating each specific plan in May 2025.
Program H 4.1.2: Accessory Dwelling Units	Encourage the construction of ADUs throughout the city through the following actions, which are aimed at providing an increased supply of affordable units and therefore to help reduce displacement risk for low-income households resulting from overpayment and facilitating mixed-income neighborhoods.	See timeframes below.	Not applicable.
Program H 4.1.2: Accessory Dwelling Units (continued)	a) Provide guidance and educational materials for building ADUs on the City's website, including permitting procedures and construction resources. Additionally, present homeowner associations with information about the benefits of ADUs, and inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law.	Make ADU materials available by December 2024.	In Progress - The Solano County REAP Collaborative is developing a "Can You Build It?" tool, funded through REAP 2.0, which integrates zoning and ADU regulations to identify permissible ADU types on eligible lots within the City. This resource will be accessible on our website starting Spring 2025.
Program H 4.1.2: Accessory Dwelling Units (continued)	b) Proactively advertise the benefits of ADUs by distributing multilingual informational materials in areas of high opportunity and limited rental opportunities. Posting flyers at the planning counter, library, and online.	Post multilingual materials at least annually.	In Progress - The City, as part of the Solano County REAP Collaborative, is preparing materials to market available ADU incentives and technical assistance to promote ADU development. Marketing materials will be available in Spring 2025.
Program H 4.1.2: Accessory Dwelling Units (continued)	c) Monitor ADU production and affordability and adjust or expand the focus of the education and outreach efforts. If needed, identify additional sites to accommodate the unmet portion of the lower-income RHNA.	Evaluate the effectiveness of ADU approvals every other year, starting in April 2025.	In Progress - Over the past seven years, the issuance of Accessory Dwelling Unit (ADU) permits in Vallejo has shown an upward trend. Starting with 20 permits issued in 2018, the City observed a steady increase, reaching 23 by 2020. The year 2021 marked a considerable jump, with 36 permits issued, demonstrating heightened interest and investment in ADUs. Although there was a temporary dip to 21 in 2022, permit issuances rebounded to 35 in 2023 and remained robust at 30 in 2024. In April 2025, the Planning & Development Services Department began tracking ADU affordability by requiring that permit applicants complete an affordability survey prior to issuance of an ADU building permit. The survey is hosted by the Association of Bay Area Governments (ABAG). ABAG will collect the information throughout the calendar year and provide the data so that it can be used in the 2026 annual progress report (APR).
Program H 4.1.2: Accessory Dwelling Units (continued)	d) Apply for funding to provide incentives for homeowners to construct ADUs.	Apply annually, or as grants are available.	Planned - ADU incentive funding programs were not available during 2024. In 2025, staff will look for opportunities to fund the preparation of standard ADU building permit plan sets. Once developed, these plan sets could be available free of charge to Vallejo residents, further streamlining the ADU construction process.
Program H 4.1.2: Accessory Dwelling Units (continued)	e) Provide information to ADU applicants about the Housing Choice Voucher program to promote the use of ADUs as rental housing for HCV holders. Target additional information and outreach to homes with ADUs in higher-income areas on the east side of the city to promote housing mobility for lower-income households.	Provide HCV information to ADU applicants starting December 2024.	In Progress - By Summer 2025, the Planning Division and Housing Authority will develop and distribute a brochure to educate residents about the City's Housing Choice Voucher (HCV) program and to encourage the use of Accessory Dwelling Units (ADUs) as rental housing.
Program H 5.1.1: City-Led Workshops for Ongoing Community Engagement	Coordinate regular public workshops on various topics to promote public education and engagement on ongoing housing issues and to create a regular opportunity to receive input from the community. Target additional outreach to lower-income areas and areas of High Segregation and Poverty. Workshop topics may include, but are not limited to, ADUs, requesting reasonable accommodation, tenants' rights and legal aid resources to help prevent displacement, and universal design.	Host at least one workshop each year, starting in 2025. Hold at least 8 public workshops during the planning period to reach an average of 40 residents per workshop. Prioritize workshops in the R/ECAP census tract.	In Progress - The City is scheduling a meeting with Legal Services of Northern California (LSNC) to discuss code enforcement topics relevant to the city's lower-income areas and areas of high segregation and poverty. The City will discuss opportunities to hold a workshop to promote public education and engagement on housing issues in 2025 and beyond.

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Program I 1.1.1: Promote Energy and Water Conservation	Promote energy efficiency in existing housing and new development:	See timeframes below.	Not applicable.
Program I 1.1.1: Promote Energy and Water Conservation (continued)	a) Continue and establish new partnerships with local utility providers and other organizations to promote participation in available energy-efficiency and home weatherization programs (e.g., BayREN, HERO and California First, PACE, Rising Sun's California Youth Energy Services [CYES]; PG&E Comfort Home Program; rebates for energy-efficient appliances).	Meet with utility providers at least every other year beginning in 2025. Educate at least 50 homeowners and tenants of multi-family housing annually about weatherization projects and the cost savings gained from energy efficient homes through training programs and other outreach efforts offered in English, Spanish, and Tagalog. Prioritize outreach in communities that are considered Disadvantaged under SB 535 as well as other low-resource areas of the City.	Planned - The City's Building Division will begin promoting participation in available energy-efficiency programs by distributing flyers to its customers at the permit counter starting in Summer 2025. Additionally, the division will identify outreach opportunities in disadvantaged communities beginning in 2026.
Program I 1.1.1: Promote Energy and Water Conservation (continued)	b) Provide information on the website and through printed materials at City Hall on the following programs: i) PG&E's Energy Savings Assistance Program; ii) the Low-Income Home Energy Assistance Program (LIHEAP); iii) California's Low-Income Weatherization Program; iv) Marin Clean Energy's (MCE) residential home energy assessment and electrification programs for single- and multi-family buildings, heat pump water heater contractor rebates, and Low Income Families & Tenants (LIFT) program; and v) rebate programs available through the Solano County Water Agency.	Make information available on the City website by June 2025 and print materials available by October 2025.	Planned - The City's Building Division will begin providing program information online and to its customers at the permit counter starting in Summer 2025.
Program I 1.1.1: Promote Energy and Water Conservation (continued)	c) Enforce the Green Building Code (Cal-Green) to facilitate the implementation of green building features in new housing units.	Ongoing throughout the planning period.	In Progress - The City's Building Division enforces Cal-Green, in accordance with Vallejo Municipal Code Chapter 12.50.
Program I 1.1.1: Promote Energy and Water Conservation (continued)	d) Develop a brochure to provide developers with a range of green building design features to choose from that will satisfy CalGreen.	Develop brochure by October 2025.	Planned - The City's Building Division will develop the brochure and start distributing it to building permit applicants online and at the permit counter starting in Fall 2025.
Program I 1.1.1: Promote Energy and Water Conservation (continued)	e) Provide incentives, such as project expediting, and conduct a study of fee reductions to encourage the implementation of features that exceed Cal-Green standards.	Ongoing throughout the planning period.	Planned - The Planning & Development Services Department (PDS) is currently completing a user fee study to update its fee schedule. As part of the user fee study, PDS will explore including fee reductions and/or waivers for projects that exceed Cal-Green Standards

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For Solano County jurisdictions, please format the APN's as follows:9999-999-999

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
0055-170-380	485 Santa Clara Street	Other		Surplus Land	2.03	Existing Parking Lot
0056-062-200	1457-1499 Alameda Street	Other		Surplus Land	0.35	Existing Parking Lot
0182-020-130	Open Space off Columbus Parkway	Other		Surplus Land	264.49	Project Pending
0182-040-050	1 St. Johns Mine Road	Other		Surplus Land	25.46	Park

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

[illegible]

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	12
Low	Deed Restricted	0
	Non-Deed Restricted	12
Moderate	Deed Restricted	0
	Non-Deed Restricted	12
Above Moderate		130
Total Units		166

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	6
Low	Deed Restricted	0
	Non-Deed Restricted	8
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		163
Total Units		183



STAFF REPORT – PLANNING CITY OF VALLEJO PLANNING COMMISSION

DATE: March 17, 2025
TO: Planning Commission
FROM: Robby Thacker, Principal Planner
SUBJECT: ADOPT A RESOLUTION APPROVING A MAJOR USE PERMIT (MJP24-0006) TO ALLOW ALCOHOL SALES OF BEER AND WINE FOR OFFSITE CONSUMPTION AT THE QUARTERS COFFEE HOUSE LOCATED AT 1015 WALNUT AVENUE (APN:0066-050-170) AFTER FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301

PROJECT INFORMATION

Project Name:	Quarters Coffee House – Alcohol Sales
Project Summary:	The project consists of a request to allow the retail sale of beer and wine for off-site consumption (Type 20 ABC License) within the existing Quarters Coffee House tenant space.
Project Number(s):	Major Use Permit (MJP24-0006)
Location:	1015 Walnut Avenue/ APN: 0066-050-170
Applicant:	Keith Seabury
Owner:	Mare Island Company
General Plan Land Use Designation:	District - Mare Island
Zoning District:	SP-4 (Mare Island Specific Plan)
CEQA:	The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1 "Existing Facilities).

RECOMMENDATION

Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to CEQA guidelines Section 15301 and approve Major Use Permit (MJP24-0006) based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the resolution.

BACKGROUND AND DISCUSSION

LEVINE ACT:

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office, (City Officers) who have received a campaign contribution of more than \$250 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$250 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$250 made to the City Officers, such as the Mayor and/or Councilmembers, within 12 months prior to the date of the proceeding. City Officers are prohibited from accepting, soliciting, or directing a contribution of more than \$250 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

Subject: ADOPT A RESOLUTION APPROVING A MAJOR USE PERMIT (MJP24-0006) TO ALLOW ALCOHOL SALES OF BEER AND WINE FOR OFFSITE CONSUMPTION AT THE QUARTERS COFFEE HOUSE LOCATED AT 1015 WALNUT AVENUE (APN:0066-050-170) AFTER FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301

Project Background

The subject building and tenant space is currently occupied by Quarters Coffee House, which has been in operation since 2023. The subject building is a designated City Landmark within Captain's Row, a series of historic residences historically used to house naval officers assigned to the Mare Island Naval Shipyard and which have been repurposed for commercial and office uses.

On December 18, 2024, Keith Seabury, on behalf of the Mare Island Company, the applicant and property owner, filed an application for a Major Use Permit to allow the sale of beer and wine for off-site consumption. The applicant also filed an application for a Type 20 (Off-Sales beer and wine) alcohol license from the California Department of Alcohol Beverage Control (ABC), which authorizes the sale of beer and wine for off-site consumption. The Major Use Permit application was routed to the Vallejo Police Department for review and comment and the Police Department responded with a recommendation of approval of the proposed Major Use Permit. The project was deemed complete for processing on January 16, 2025.

Location and Land Use Context

The project site is located at 1015 Walnut Avenue, near the intersection of Walnut Avenue and Kansas Street. and is located within the Mare Island Specific Plan. The project site is within the Mare Island Historic District and is within the area designated as "Reuse Area 4 - Historic Core". The site is surrounded by repurposed office/commercial uses to the north, offices to the east, and repurposed office/commercial uses to the south and west.

The project site is located approximately 1.5 miles south of State Route 37 (SR-37) and approximately 0.73 miles southwest of the Mare Island Causeway bridge. SR-37 and the Mare Island Causeway provide regional access while Walnut Avenue provides direct access to the site. The immediate vicinity of the project site is characterized by existing commercial, and office uses. The site's General Plan 2040 Land Use Designation is District – Mare Island (D-MI) and is implemented by the SP-4 (Mare Island Specific Plan) Zoning District.

Project Description

The project consists of adding retail sales of beer and wine products to the existing Quarters Coffee House. The business is located within a three-story residential building that has been converted for commercial use. Of the three floors, the 2,270-square-foot ground floor is the only floor accessible to patrons and the second and third floors are not occupied. The existing business has been operating since 2023 and offers a variety of beverages such as coffee and tea for on- and off-site consumption. In addition to operating as a coffee shop, the applicant envisions the business to also operate as a small market where customers can pick up basic food and drink products to take home.

The existing coffee shop includes the main coffee bar inside the main entry with several rooms offering tables and seating for customers, and shelving and coolers offering various products for retail sale, such as non-alcoholic beverages, pre-packaged prepared meals, dairy products, sauces, and other items that customers can purchase in addition to coffee beverages. The applicant proposes utilizing a single shelf space, about 220 square feet (10 % of the sales floor area) within one of these rooms to display the beer and wine products. The hours of operation of the business will not change and will continue to be 7:00am – 3:00pm daily. However, alcohol sales will only be authorized beginning at 8:00am as required by Vallejo Municipal Code (VMC) Section 16.305.02 (B.3), which prohibits alcohol sales between the hours of 12:00am and 8:00am.

Subject: ADOPT A RESOLUTION APPROVING A MAJOR USE PERMIT (MJP24-0006) TO ALLOW ALCOHOL SALES OF BEER AND WINE FOR OFFSITE CONSUMPTION AT THE QUARTERS COFFEE HOUSE LOCATED AT 1015 WALNUT AVENUE (APN:0066-050-170) AFTER FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301

CODE COMPLIANCE

I. General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is District – Mare Island. The General Plan characterizes this designation as follows:

The D-MI designation applies only to the portion of Mare Island subject to the Development Agreement with Lennar Mare Island, LLC. This designation is intended to facilitate implementation of the Mare Island Specific Plan, which seeks to revitalize this historic area of Vallejo and foster a vibrant civilian employment center alongside a balanced new residential neighborhood. Land use density is set by the Specific Plan, with non-residential FAR determined on a project-specific basis.

The project is consistent with the D-MI designation in that it would provide more convenience for residents, employees, and visitors of Mare Island while not proposing to alter or modify the interior or exterior of the existing historic resource. The proposed project would support the continued economic growth and revitalization of Mare Island and is consistent with applicable General Plan 2040 policies and actions, such as Policy CP-1.11: Responsible Alcohol Sales, Policy EET-3.2: Local Business Retention, and CP-2.2: Safer Urban Design.

II. Mare Island Specific Plan Consistency

The project site is located within the Mare Island Specific Plan area. The Mare Island Specific Plan provides comprehensive policies and standards for the redevelopment and reuse of Mare Island including standards for historic preservation. The plan includes preservation goals and policies related to existing historic resources located within the plan and the vision for these resources into the future and with the long term build out of the plan. The specific plan aims to minimize significant impacts to buildings within the historic district, while encouraging adaptive reuse and preservation to enhance economic productivity, job creation, and other opportunities within the district. Additionally, the Mare Island Specific Plan has divided the island into “Areas.” each with separate and distinct visions.

The subject site is located within the “Reuse Area 4 – Historic Core.” This designation is proposed for a concentration of civic, retail and office commercial, light industrial and other job-related uses that reuse some of Mare Island’s most distinctive historic structures. The existing coffee shop and associated retail sales are permitted uses within the Mare Island Specific Plan. However, Section 3.2.11 “Uses Requiring Major Conditional Use Permits,” states that all off-site sales of alcoholic beverages require a Major Conditional Use Permit. The proposed alcohol sales within the existing coffee shop for off-site consumption would promote continued adaptive reuse and preservation, enhancing economic productivity within the plan area, and supporting the continued growth and revitalization of Mare Island.

III. Zoning Code Consistency

The project does not include any physical changes to the site and, as such, it would remain consistent with all applicable development standards of the SP-4 zoning district. The VMC includes special use regulations for alcoholic beverage sales which are outlined in VMC Section 16.305 – Alcoholic Beverage Sales.

Alcoholic Beverage Sales (VMC Chapter 16.305)

VMC Chapter 16.305, Alcoholic Beverage Sales, includes additional regulations established to implement the general plan's policy to promote responsible sale and service of alcoholic beverages, as well as reduce impacts

Subject: ADOPT A RESOLUTION APPROVING A MAJOR USE PERMIT (MJP24-0006) TO ALLOW ALCOHOL SALES OF BEER AND WINE FOR OFFSITE CONSUMPTION AT THE QUARTERS COFFEE HOUSE LOCATED AT 1015 WALNUT AVENUE (APN:0066-050-170) AFTER FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301

from the operation of businesses selling alcoholic beverages for on-site or off-site consumption. VMC Section 16.305.02(B) includes an extensive list of requirements related to alcoholic beverage sales, which would be carried forward as conditions on the project approval (as applicable). These requirements generally relate to ensuring the business operator prevents loitering on site, limits late-night sales of alcohol, keeps the property clean and free of litter/graffiti, displays proper signage related to regulations, allows for periodic inspections by City staff (including the Police Department) as needed, and follows proper requirements if/when the business is ever transferred to a new operator.

IV. Entitlements and Required Findings.

Major Use Permit: Section 3.2.11 of the Mare Island Specific Plan requires approval of a Major Use Permit approved by the Planning Commission prior to any new alcoholic beverage sales. The existing coffee shop and accessory retail grocery sales are permitted within the SP-4 Zone District and the Reuse Area 4 (Historic Core) designation of the site per the Mare Island Specific Plan.

VMC Section 16.606.03 sets forth the following required findings that must be made by the Planning Commission prior to granting a Major Use Permit:

1. The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code;
2. The proposed use is consistent with the general plan and any applicable specific plan or planned development and any other applicable plans;
3. The subject parcel is physically suitable for the type of land use being proposed;
4. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation;
5. The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood;
6. The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare; and
7. The project has been reviewed in compliance with the California Environmental Quality Act and the requirements of this chapter.

STAFF ANALYSIS

Staff believe all the applicable Major Use Permit findings listed above can be made for the proposed project. A summary analysis is included below, with specific analysis associated with each required finding, including the recommended statements of fact, incorporated in the attached Resolution (Attachment 1 of this report).

Land Use Compatibility

The project would allow the establishment of the retail sale of beer and wine products for off-site consumption within the existing Quarters Coffee House tenant space. The applicant proposes to utilize no more than 10% of existing shelving space within the retail sales area to stock beer and wine products for retail sales, to be consumed off-site after purchase. No alterations to the existing tenant space are proposed to accommodate the proposed addition of alcohol sales as part of this project. The proposal would not result in a change of occupancy of the building, nor require modifications to the space that would trigger the need for the applicant to obtain a building permit to

Subject: ADOPT A RESOLUTION APPROVING A MAJOR USE PERMIT (MJP24-0006) TO ALLOW ALCOHOL SALES OF BEER AND WINE FOR OFFSITE CONSUMPTION AT THE QUARTERS COFFEE HOUSE LOCATED AT 1015 WALNUT AVENUE (APN:0066-050-170) AFTER FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301

establish the alcoholic beverage sales as proposed.

The existing coffee shop offers coffee products as well as a variety of other prepared food products such as milk, eggs, cheese, sauces, and other products for retail sale as a convenience to customers. Given the geographic separation of Mare Island from other areas of the City, the Quarters Coffee House caters to those residents who live on Mare Island and the employees of the various existing businesses located throughout the area. The proposal would offer customers a wider variety of products as a one-stop shop that customers may find beneficial given the relatively isolated location of the business on Mare Island. All products offered for retail sales would be for off-site consumption only and would not be permitted to be consumed on-site. No alterations or changes to the existing site or building are proposed and, therefore, the project has been determined to be compatible with the surrounding uses.

Alcoholic Beverage Sales – Special Use Regulations

As mentioned above, the VMC includes additional special use regulations intended to mitigate potential impacts associated with the sale of alcoholic beverages. These regulations would ensure the operator of the business prevents loitering on-site, limits late-night sales of alcohol, keeps the property clean and free of litter/graffiti, displays proper signage related to regulations, allows for periodic inspections by City staff, and follows proper requirements if/when the business changes hands to a new operator. The existing hours of operation of the business are not proposed to change and would continue to be 7:00am – 3:00pm daily; however, alcohol sales would only be authorized beginning at 8:00am per VMC Section 16.305.02.B(3), which requires that alcohol sales do not occur between the hours of 12:00am – and 8:00am. These regulations are proposed to be included as conditions of approval as necessary, to ensure implementation of these operational standards.

ENVIRONMENTAL REVIEW

Under the California Environmental Quality Act (CEQA), the state has identified a list of classes of projects which have been determined to not have significant effect on the environment and are therefore exempt from the requirements of CEQA. The project is categorically exempt from the provisions of the CEQA (Public Resources Code §21000 et seq.; California Code of Regulations Title 14, Div. 6, Ch. 3, §§15000-15387 and appendices) pursuant to CEQA Guidelines Section 15301 (Class 1 Existing Facilities). The project involves the addition of retail sales of beer and wine for off-site consumption and would result in a negligible expansion of the existing use with no physical alteration to the subject property. Therefore, the project would not result in an environmental impact, and no further environmental analysis is required.

NOTICE AND COMMENTS

On February 24, 2025, pursuant to VMC Section 16.602.08 – Noticing, a 14-calendar day notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups and all property owners within 500 feet of the subject parcel, and any other local agency expected to provide water, wastewater treatment, or other essential facilities or services to the project, as well as to members of the Planning Commission, the applicant and property owner.

Staff have not received any comments as of writing this report.

CONCLUSION

Based on the analysis contained in this staff report, staff recommends that the Planning Commission: 1) find the project exempt from environmental review pursuant to CEQA guidelines Section 15301 (Class 1 Existing Facilities) and 2) adopt the attached Resolution approving Major Use Permit (MJP24-0006), as conditioned.

Subject: ADOPT A RESOLUTION APPROVING A MAJOR USE PERMIT (MJP24-0006) TO ALLOW ALCOHOL SALES OF BEER AND WINE FOR OFFSITE CONSUMPTION AT THE QUARTERS COFFEE HOUSE LOCATED AT 1015 WALNUT AVENUE (APN:0066-050-170) AFTER FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301

EXPIRATION

Pursuant to VMC Section 16.602.12(A.2), approval of a Major Use Permit (MJP24-0006) shall automatically expire 24 months after its approval unless the use has commenced prior to the expiration date (March 17, 2027; if approved at this meeting and not appealed).

APPEAL PROCEDURE

The applicant, or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendering of the decision of the Planning Commission appeal in writing to the City Council by filing a written appeal with a fee as prescribed in the Master Fee Schedule with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within five hundred feet of the project boundary. The Council may affirm, reverse, or modify any decision of the Planning Commission that is appealed.

ATTACHMENTS

1.	PC Resolution_ Quarters Coffee House
2.	Attachment - Exhibit A - Conditions of Approval
3.	Attachment - Supporting Information (Tables and Images)
4.	Attachment - Project Plans

CONTACT

Robby Thacker, Principal Planner
(707) 648-4506
Robby.Thacker@cityofvallejo.net

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 25-XX

**A RESOLUTION OF THE PLANNING COMMISSION APPROVING A MAJOR USE
PERMIT (MJP24-0006) TO ALLOW OFF-SITE ALCOHOL SALES FOR THE
QUARTERS COFFEE HOUSE AT 1015 WALNUT AVENUE
(APN: 0066-050-170)**

I. RECITALS

WHEREAS, on August 29, 2017, the City Council adopted the Vallejo General Plan 2040; and

WHEREAS, in March 1999, the City Council adopted the Mare Island Specific Plan (MISP), which was amended in December 2005, July 2007, June 2008, and in June and August 2013, resulting in the current version the MISP; and

WHEREAS, on June 22, 2021, the City Council adopted the new Zoning Code and Zoning Map; and

WHEREAS, on December 18, 2024, Keith Seabury, on behalf of Mare Island Company, the applicant and property owner, formally submitted an application for a Major Use Permit at 1015 Walnut Avenue (APN: 0066-050-170) (the “subject property”); and

WHEREAS, on January 16, 2025, the application for the project was determined to be complete for processing; and

WHEREAS, the subject property has a General Plan 2040 land use designation of District – Mare Island; and

WHEREAS, the subject property is located within the Mare Island Specific Plan (SP-4) Zoning District; and

WHEREAS, on February 24, 2025, pursuant to Vallejo Municipal Code (VMC) Section 16.602.08(A), notice of this hearing was published in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the subject property, any other local agency expected to provide water, wastewater treatment, or other essential facilities or services to the project, the applicant and property owner, and electronically mailed to the members of the City of Vallejo Planning Commission (Planning Commission); and

WHEREAS, on March 17, 2025, the Planning Commission, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing; and

WHEREAS, the Planning Commission considered testimony and evidence, both written and oral, provided at the public hearing, as well as other documents contained in the Record of Proceedings relating to the project, which are maintained in the offices of the City of Vallejo Planning Division; and

WHEREAS, based on evidence received in the staff report and at the public hearing, the Planning Commission makes the following factual findings:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

The project is categorically exempt from requirements of CEQA (Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15301 (Class 1 “Existing Facilities”) of the CEQA Guidelines. The project involves the addition of retail sales of beer and wine for off-site consumption and would result in a negligible expansion of the existing use with no physical alteration to the subject property. Therefore, the project will not result in an environmental impact, and no further environmental analysis is required.

III. FINDINGS RELEVANT TO THE APPROVAL OF THE MAJOR USE PERMIT (VMC SECTION 16.606.03)

- 1) The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code.**

The subject site is governed by the land use standards contained within the Mare Island Specific Plan (MISP). MISP Section 3.2.11 “Uses Requiring Major Conditional Use Permits,” states that all off-site sales of alcoholic beverages require a Major Conditional Use Permit.

The project does not include any physical changes to the site and as such, it will remain consistent with the applicable development standards of the associated SP-4 zoning district (MISP) and is conditioned to comply with the applicable special use regulations for alcoholic beverage sales as outlined in VMC Section 16.305 – Alcoholic Beverages Sales.

- 2) The proposed use is consistent with the general plan and any applicable specific plan or planned development and any other applicable plans;**

The project is consistent with the D-MI land use designation in that it will allow the existing coffee shop to allow the sale of beer and wine products for retail sale, serving neighborhood businesses, residents, employees, and visitors to Mare Island and does not proposed to alter or modify the existing historic resource. The proposed project will support the continued economic growth and revitalization of Mare Island and is consistent with applicable General Plan 2040 policies and actions, such as Policy CP-1.11: Responsible Alcohol Sales, Policy EET-3.2: Local Business Retention, and CP-2.2 – Safer Urban Design.

The site is designated Reuse Area 4 – Historic Core by the Mare Island Specific Plan. Reuse Area 4 (Historic Core) is proposed for a concentration of civic, retail and office commercial, light industrial and other job-related

uses that reuse some of Mare Island's most distinctive historic structures. The existing coffee shop and associated retail sales are permitted uses within the specific plan, however, per Section 3.2.11 – Uses Requiring Major Conditional Use Permits, all sales of alcoholic beverages for off-site consumption require a Major Conditional Use permit. As proposed, the proposed alcohol sales for off-site consumption promotes the continued adaptive reuse and preservation to enhance economic productivity within the plan area and support the continued growth and revitalization of Mare Island.

3) The subject parcel is physically suitable for the type of land use being proposed;

The subject parcel is physically suitable for the proposed retail sale of alcoholic beverages (beer and wine), as the proposed sales will be conducted within the existing building which already sells retail prepared food for off-site consumption. No expansion or alteration of the existing building is proposed as part of the project. The site's current operations and anticipated addition of alcohol sales are appropriate for the project location as the site has adequate access, parking, and utilities to serve the existing and proposed use of the site.

4) The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation;

The proposed project is compatible with existing and permissible land uses within the SP-4 zoning district. The proposed retail sale of beer and wine for off-site consumption will support the existing neighborhood serving coffee shop and ancillary retail sales and will offer an additional array of products for customers, employees, and visitors to Mare Island. There will be no expansion of the existing business and no change to the current hours of operation; however, the new use of alcohol sale will be conditioned to prohibit sales of alcohol before 8:00 am, and comply with on-going operational standards for businesses engaged in the sale of alcoholic beverages for off-site consumption.

5) The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood;

The proposed alcoholic beverage products are proposed to be displayed on shelving space within the food sales and dining area portion of the existing coffee shop, occupying no more than 10% of the floor area, and therefore will not have any material impact on the livability of abutting properties or the surrounding neighborhood.

6) The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient

conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare; and

The proposed use will be operated indoors and will not generate odors, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions. As proposed and conditioned, the use will not be detrimental to the public interest, health, safety, or general welfare.

7) The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

The project is categorically exempt from requirements of CEQA (Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15301 (Class 1 “Existing Facilities”) of the CEQA Guidelines. The project involves the addition of retail sales of beer and wine for off-site consumption within the existing tenant space and will not result in the expansion of the existing development or use beyond the existing use of the tenant space. Therefore, the project will not result in an environmental impact, and no further environmental analysis is required.

IV. RESOLUTION APPROVING THE PROJECT

NOW, THEREFORE, LET IT BE RESOLVED that the above recitals and findings are true and correct and incorporated herein by reference.

BE IT FURTHER RESOLVED that the Planning Commission hereby determines that the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Section 15301 (Class 1 Existing Facilities).

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Major Use Permit (MJP24-0006), based on the above findings and subject to the Conditions of Approval contained in Exhibit A of this Resolution.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 17th day of March 2025 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

City of Vallejo Planning Commission

Attest:

Kristin Pollot, AICP SECRETARY
City of Vallejo Planning Commission

CONDITIONS OF APPROVAL

**MAJOR USE PERMIT (MJP24-0006)
1015 WALNUT AVENUE
(APN: 0066-050-170)**

PERMIT DESCRIPTION: The project consists of a request for a Major Use Permit to allow the retail sale of beer and wine for off-site consumption (Type 20 ABC License) within the existing Quarters Coffee House tenant space.

Applicant:	Keith Seabury Mare Island Company 1195 Walnut Avenue Vallejo, CA 94595	Property Owner:	Mare Island Company 1195 Walnut Avenue Vallejo, CA 94592
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A. PLANNING DIVISION

*Staff contact: Robby Thacker, Principal Planner
Robby.thacker@cityofvallejo.net | 707.648.4506*

Operation

1. The maximum floor area dedicated to the display of alcoholic beverages for retail sale shall not exceed 10 percent of the total square footage of the tenant space.
2. The Operator of the use shall prevent loitering or other activity in the parking lot that would be a nuisance to adjacent uses and/or residential neighborhoods.
3. Hours of operation of the sale of alcoholic beverages shall be from 8:00am – 12:00am.
4. The site shall be maintained free of litter and graffiti at all times. Operator is responsible for daily removal of all trash, litter, and debris within 20 feet of the premises. One permanent trash receptacle shall be placed at all entrances and exits.
5. Notices shall be prominently displayed that prohibit loitering and littering and request patrons to not disturb neighbors or block driveways.
6. Employees of the establishment shall walk a 100-foot radius from the facility at some point prior to 30 minutes after closing and shall pick up and dispose of any discarded beverage containers and other trash left by patrons.
7. The following signs shall be prominently displayed in a readily visible manner:
 - a. "California State Law prohibits the sale of alcoholic beverages to persons under 21 years of age"; and
 - b. "No loitering or public drinking"; and
 - c. "It is illegal to possess an open container of alcohol in the vicinity of this establishment"

8. A copy of the conditions of approval and the ABC license shall be required to be kept on the premises and presented to any law enforcement officer or authorized City official upon request.
9. All businesses that engage in retail alcoholic beverage sales shall be subject to inspection by the City staff any time the Chief of Police, or their designee, finds that criminal or nuisance activities are occurring on or near the premises.

General Requirements

10. This project approval shall automatically expire within two years of the effective date (March 17, 2027; if approved), unless exercised or extended.
11. If a permit is granted in conjunction with approval of new construction, issuance of a building permit shall constitute exercise of rights; provided, however, that, unless otherwise specified as a condition of project approval, the permit shall expire if:
 - i. The Building Permit expires.
 - ii. Final inspection is not completed, or certificate of occupancy issued within the time specified as a condition of project approval.
 - iii. The rights granted under the permit are not exercised within one year following the earliest to occur of the following: issuance of a certificate of occupancy; or if no certificate of occupancy is required, the last required final inspection for the new construction. (VMC Section 16.602.11 (B))
12. The Director may approve a one-year extension of any permit or approval granted for a residential or non-residential project under the Zoning Code upon receipt of a written application and fees received fifteen calendar days before the expiration date with the required fee prior to expiration of the permit. (VMC Section 16.602.11 (C.1))
13. No change in the use or structure for which a permit or other approval has been issued is permitted unless the permit is modified as provided for in the Zoning Code. (VMC Section 16.602.11 (D))
14. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

Attachment 2 – Supporting Information (Tables and Images)

Key policies and actions relevant to the project are shown in **bold**, followed by staff's analysis in *italic* (See table 1):

Table 1 – General Plan 2040 Policies and Actions	
Policies and Actions	Staff's Analysis
Policy CP-1.11: Responsible Alcohol Sales. Promote responsible alcohol sales through regulation and education.	<i>The employees of the business will be provided with an ABC – Responsible Beverage Service Training Program for responsible sales of alcoholic beverages.</i>
Policy EET-3.2: Local Business Retention. Retain existing businesses and encourage their expansion within Vallejo.	<i>The project will add beer and wine sales for off-site consumption to the existing coffee shop, allowing the business to offer a greater variety of product offerings and increase profitability to support business retention and growth on Mare Island.</i>
Policy CP-2.2: Safer Urban Design. Improve public safety and reduce demand for police service through project design enhancements in new development and public spaces.	<i>The project was reviewed by the Vallejo Police Department, which supports the proposed alcohol sales within the existing business as conditioned.</i>

Attachment 2 – Supporting Information (Tables and Images)

Table 2 – Development Standards (Title-16 of VMC)			
Code Section	Development Standard	Proposal	Compliant
VMC Section 16.305.02.B(1): Alcoholic Beverages Sales Standards	Operator of the use shall prevent loitering or other activity in the parking lot that would be a nuisance to adjacent uses and/or residential neighborhoods;	Project has been conditioned to comply with this standard	Yes
VMC Section 16.305.02.B(2): Alcoholic Beverages Sales Standards	The project shall not create an overconcentration of off-premises alcohol licenses within the census tract or be located within a high crime area without finding of a Public Convenience or Necessity	Project will not create an over-concentration of licenses and is not within a high crime area as determined by the Vallejo Police Department	Yes
VMC Section 16.305.02.B(3): Alcoholic Beverages Sales Standards	Hours of operation shall be limited from 8:00am – 12:00am	Project has been conditioned to comply with this standard	Yes
VMC Section 16.305.02.B(4): Alcoholic Beverages Sales Standards	The site shall be maintained free of litter and graffiti at all times. Operator is responsible for daily removal of all trash, litter, and debris within 20 feet of the premises. One permanent trash receptacle shall be placed at all entrances and exits.	Project has been conditioned to comply with this standard	Yes
VMC Section 16.305.02.B(5): Alcoholic Beverages Sales Standards	Notices shall be prominently displayed that prohibit loitering and littering and request patrons to not disturb neighbors or block driveways;	Project has been conditioned to comply with this standard	Yes
VMC Section 16.305.02.B(6): Alcoholic Beverages Sales Standards	Employees of the establishment shall walk a 100-foot radius from the facility at some point prior to 30 minutes after closing and	Project has been conditioned to comply with this standard	Yes

Attachment 2 – Supporting Information (Tables and Images)

	shall pick up and dispose of any discarded beverage containers and other trash left by patrons.		
VMC Section 16.305.02.B(7): Alcoholic Beverages Sales Standards	The following signs shall be prominently displayed in a readily visible manner: a. “California State Law prohibits the sale of alcoholic beverages to persons under 21 years of age”; b. “No loitering or public drinking”; and c. “It is illegal to possess an open container of alcohol in the vicinity of this establishment”	Project has been conditioned to comply with this standard	Yes
VMC Section 16.305.02.B(8): Alcoholic Beverages Sales Standards	A copy of the conditions of approval and the ABC license shall be required to be kept on the premises and presented to any law enforcement officer or authorized City official upon request.	Project has been conditioned to comply with this standard	Yes
VMC Section 16.305.02.B(9): Alcoholic Beverages Sales Standards	All businesses that engage in retail alcoholic beverage sales shall be subject to inspection by the City staff any time the Chief of Police, or their designee, finds that criminal or nuisance activities are occurring on or near the premises.	Project has been conditioned to comply with this standard	Yes
VMC Section 16.305.02.B(10): Alcoholic Beverages Sales Standards	A sound wall up to 6 feet in height shall be provided between the business and any abutting residential	Project is not located adjacent to residential zone or use	Yes

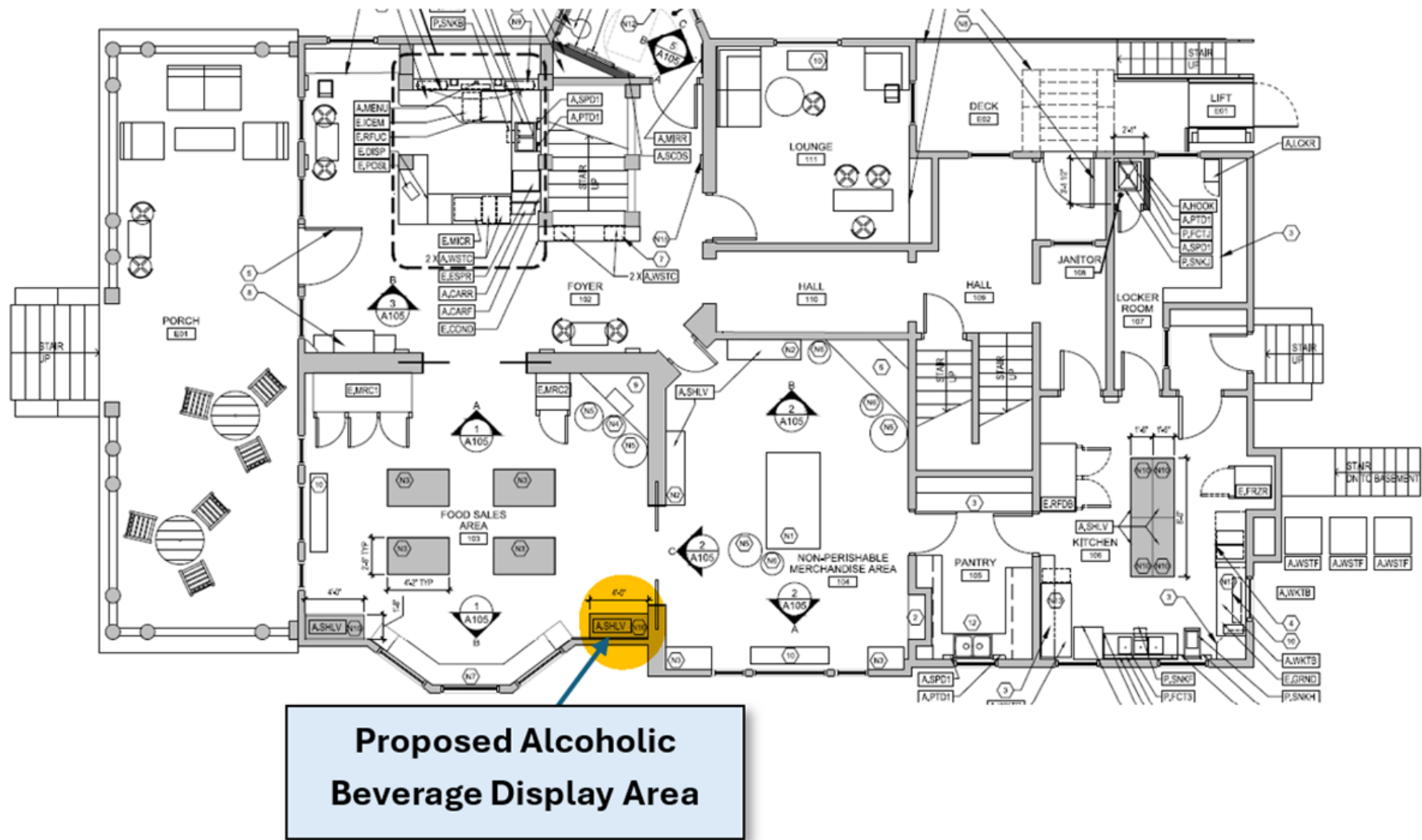
Attachment 2 – Supporting Information (Tables and Images)

	zoning district or use. Such wall may not obstruct the view of the building or parking areas from the street.		
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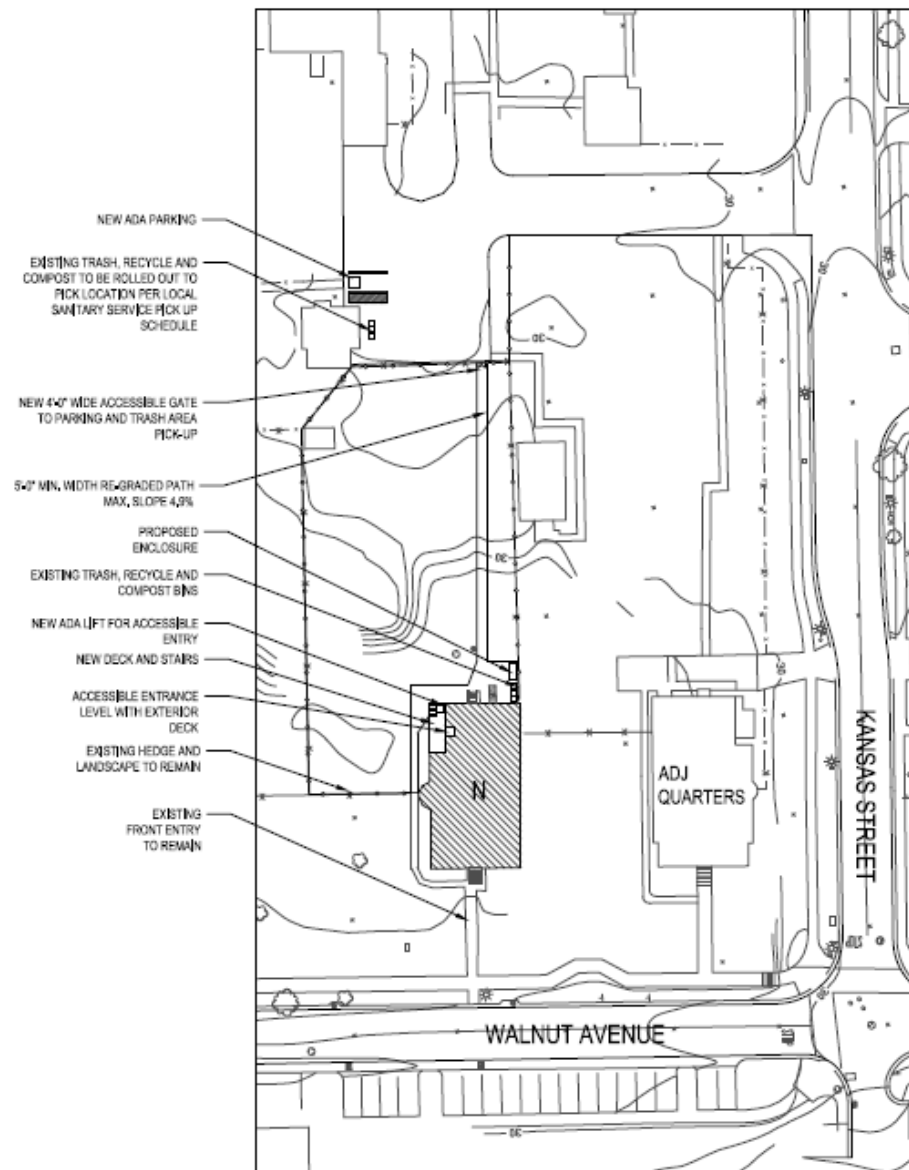
Figure 1 – Vicinity Map



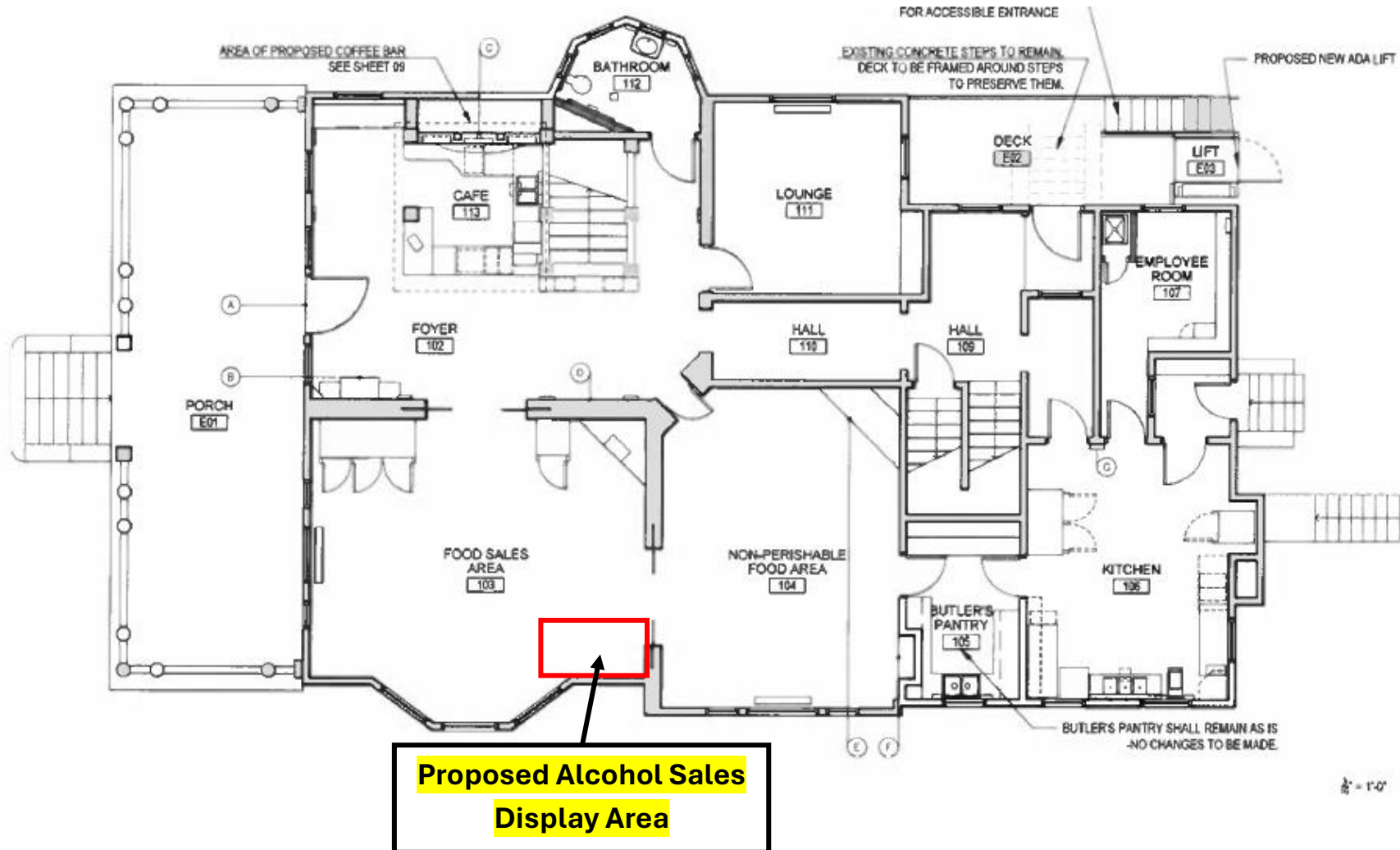
Figure 2 – Proposed Floor Plan



***Site Plan shown for reference only. No exterior site work proposed as part of the Use Permit request.**



***Floor Plan shown for reference only. No interior site work or alterations proposed as part of the Use Permit request.**





**MEMORANDUM
PLANNING DIVISION**

DATE: March 17, 2025
TO: **Members of the Planning Commission**
FROM: Cesar Orozco, Planning Manager – Current Development
SUBJECT: Upcoming Tentative Planning Commission Meeting items.

Hello Planning Commission,

Below is a list of projects that are tentatively scheduled to come before the Planning Commission soon:

- April 7, 2025
 - o General Plan and Zoning Map Amendment for 1235 Warren Street
 - Recommendation to City Council of a request for a General Plan Land Use Map Amendment from Primarily Single Family to Business/Limited Residential and a Zoning Map Amendment from Residential Low Density to Regional Commercial at 1235 Warren Street.
- April 21, 2025
 - o La Quinta Hotel
 - Action item for the development of a four-story, 49,741-square-foot hotel featuring 96 guest rooms and on-site amenities including gym, dining area, bar, and outdoor pool on the vacant site located at 5190 Sonoma Boulevard.

The following items are projects that are not yet scheduled but are expected to come before the Commission later this year:

- Vista Cove Residential Development (51 units)
- KB Rollingwood Residential Subdivision (130 units)
- Housing Element Program Implementation Zoning Amendments
- Fairview at Northgate Housing (Increase from 178 units to 245 units)