



AGENDA

VALLEJO PLANNING COMMISSION REGULAR MEETING – 7:00 P.M. VIA TELECONFERENCE

Diosdado "J.R." Matulac, Chair
Kathleen Diohep, Vice-Chair
Peggy Cohen-Thompson
Jamar Stamps
Charles Palmares
Melissa Bowman

VIA TELECONFERENCE

www.cityofvallejo.net

February 17, 2021

IMPORTANT NOTICE

Until further notice, meetings of the Planning Commission are being conducted using teleconference and electronic means, consistent with State of California Executive Order N-29-30 regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on television or online. Details may be found at www.cityofvallejo.net. In accordance with Executive Order N-29-30, the public may only view the meetings on television and/or online and not in the Council Chamber.

PUBLIC COMMENT: Members of the Public may provide public comments during the Planning Commission Meeting via ZOOM (<https://zoomregular.cityofvallejo.net>), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#

For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment

VIEW THE MEETING: There are three different ways you can view this public meeting:

- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar: <https://zoomregular.cityofvallejo.net>

Want more City information? Members of the public can:

- Like us on Facebook (www.facebook.com/cityofvallejo)
- Sign up to receive City Communications via e-mail (www.cityofvallejo.net/living/connect)
- Sign up to receive City updates and get connected with your neighbors on Nextdoor (www.nextdoor.com)

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Planning Commission without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Planning Commission will be available on the City of Vallejo website at www.cityofvallejo.net subject to staff's ability to post the documents prior to the meeting.

Disclosure Requirements: Government Code Section 84308 (d) sets forth disclosure requirements which apply to persons who actively support or oppose projects in which they have a "financial interest", as that term is defined by the Political Reform Act of 1974. If you fall within that category, and if you (or your agent) have made a contribution of \$250 or more to any commissioner within the last twelve months to be used in a federal, state or local election, you must disclose the fact of that contribution in a statement to the Commission.

Appeal Rights: The applicant or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendition of the decision of the Planning Commission, appeal in writing to the City Council by filing a written appeal 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 actually 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 two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

The Council may affirm, reverse or modify any decision of the Planning Commission which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.



The Council Chambers in City Hall is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.

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1. CALL TO ORDER
 2. PLEDGE OF ALLEGIANCE
 3. ROLL CALL
 4. APPROVAL OF MINUTES
 5. WRITTEN COMMUNICATIONS
 6. REPORT OF THE SECRETARY

A. January 20, 2021

A. Upcoming Meetings:

February 24, 2021

Zoning Code Study Session

March 1, 2021

Office of Planning and Research & Housing and Community Development – Annual Update

Oakwood Apartments

Northwest Corner of Sonoma Boulevard and Magazine Street
(APN: 0061-160-210)

Site Development Permit (SD) #20-0003

Major Use Permit (UP) #20-0005

Minor Exception (ME) #20-0003

Landscape Review (LR) #20-0002

Environmental Document (ED) #19-0002

Appeal of ReLeaf Alternative, Inc. Minor Use Permit Approval
128 Robles Way

(APN: 0079-141-160)

Appeal (APP) #21-0002

March 15, 2021

Zoning Code and Initial Study /Mitigated Negative Declaration
– Public Hearing (Tentative)

7. CITY ATTORNEY REPORT
8. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION
9. REPORT OF THE SUBCOMMITTEES
10. REPORT OF THE CITY COUNCIL LIAISON
11. COMMUNITY FORUM

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning Commission as part of the Community Forum may do so via ZOOM (<https://zoomregular.cityofvallejo.net>), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#

12. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning Commission as part of the Consent Calendar and Approval of the agenda may do so via ZOOM (<https://zoomregular.cityofvallejo.net>), or via phone, by dialing (669) 900-6833, enter meeting id: 9140075 0676#

13. PUBLIC HEARING

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning Commission as part of the Public Hearing may do so via ZOOM (<https://zoomregular.cityofvallejo.net>), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#

(Staff is recommending the public hearing for this project be continued to March 15, 2021.)

A. PROJECT TITLE: New Zoning Code

PROJECT APPLICANT: City of Vallejo

PROJECT DESCRIPTION: The City of Vallejo has conducted a comprehensive update to its Zoning Code (Vallejo Municipal Code Title 16) that includes both text and map amendments to reflect the goals, policies, and implementation measures expressed in General Plan 2040. The proposed New Zoning Code establishes new and modified land use regulations that will guide future development and design throughout the City. The proposed New Zoning Code includes, but is not limited to new and revised zoning districts, permitting procedures, permitted and conditionally permitted land uses and development standards (setbacks, height, minimum lot size, etc.) in each zoning district, city-wide development standards (fences, accessory structures, landscaping, parking, signs, etc.), and land use definitions that regulate city-wide development. The New Zoning Code is the first comprehensive update since 1980 and represents a complete redesign and modernization of the Zoning Code making it clear, approachable, flexible and easy to use.

PROPOSED

ENVIRONMENTAL

DETERMINATION:

Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study and Draft Mitigated Negative Declaration (MND) have been prepared for the proposed project tiering from the General Plan 2040/Sonoma Boulevard Specific Plan Environmental Impact Report (EIR)

certified by City Council in August 2017. It has been determined that with mitigations, the proposed project will not have a significant effect on the environment and a Mitigation Monitoring and Reporting Program has been prepared.

STAFF

RECOMMENDATION:

Staff recommends the public hearing for this project be continued to the March 15, 2021 Planning Commission meeting.

PROJECT MANAGER:

Michelle Hightower, Senior Planner
Michelle.hightower@cityofvallejo.net
(707) 648-4506

14. ACTION CALENDAR

NOTICE: Members of the public wishing to address the Planning Commission on Action Calendar Items may do so via ZOOM (<https://zoomregular.cityofvallejo.net>), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#. For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment.

15. OTHER

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning Commission as part of the Other item may do so via ZOOM (<https://zoomregular.cityofvallejo.net>), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#

A. Zoning Code Study Session

This is an informational only; no Planning Commission action taken. Discussion will include, but is not limited to: Objective Hillside Regulations, Exterior Maintenance Requirements for Tobacco and Cannabis Uses, Minimum Height Requirements for Non-residential Buildings in certain Commercial districts, and follow-up on Staff Responses to Commission Comments/Questions.

16. ADJOURNMENT

I, Narcissa Wilson, Planning Executive Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Planning Commission, 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 5:00 p.m. Friday, February 12, 2021.

Dated February 12, 2021



Narcissa Wilson, Planning Executive Secretary

Minutes

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
January 20, 2021**

1. CALL TO ORDER

The meeting was called to order by Chairman Matulac at 7:07 p.m.

2. PLEDGE OF ALLEGIANCE

3. OATH OF OFFICE OF NEWLY APPOINTED COMMISSIONER

4. ROLL CALL

Present: Chair Matulac, Vice-Chair Diohep, Commissioners Palmares, Cohen-Thompson, Stamps and Bowman

Absent: None

Staff present: Interim Deputy City Manager Hayes, Interim Planning and Development Services Director Ratcliffe, Deputy City Attorney Brady, Senior Planner Hightower

5. APPROVAL OF MINUTES

A. December 7, 2020

On a motion of Vice-Chair Diohep, second by Commissioner Cohen-Thompson, the commission approve the minutes with the following vote:

VOTE:

AYES: Chair Matulac, Vice-Chair Diohep, Commissioners Palmares, Cohen-Thompson

NOES: None

ABSENT: Commissioner Bowman and Stamps

ABSTAIN: None

6. WRITTEN COMMUNICATIONG – None

7. REPORT OF THE SECRETARY

A. Upcoming Meetings:

February 2, 2021	Joint City Council / Planning Commission Zoning Code Study Session (Tentative)
February 8, 2021	Zoning Code Study Session – Special Meeting (Tentative)
February 17, 2021	Zoning Code and Initial Study/ Mitigation Negative Declaration – Public Hearing (Tentative)

Planning and Development Services Director Ratcliffe commented on item A and provided an update on the new zoning code.

8. CITY ATTORNEY REPORT - None

9. REPORT OF THE PRESIDING OFFICE AND MEMBERS OF THE PLANNING COMMISSION AND LIAISON REPORTS

A. Report of the Presiding Office and Members of the Planning Commission –

Commissioner Bowman introduced herself to the rest of the commission.

B. Council Liaison to Planning Commission

Council Member Miessner introduce herself as the new Planning Commission Liaison.

10. COMMUNITY FORUM – Dr. Robert Schussel

11. CONSENT CALANDER AND APPROVAL OF THE AGENDA

Action: Moved by Vice-Chair Diohep, second by Commissioner Cohen-Thompson, to approve the consent calendar and agenda.

VOTE:

AYES: Chair Matulac, Vice-Chair Diohep, Commissioners Palmares, Cohen-Thompson, Stamps and Bowman

NOES: None

ABSENT: None

ABSTAIN: None

12. PUBLIC HEARING - None

13. ACTION CALENDAR - None

14. OTHER

A. Zoning Code Study Session

This is an informational only; no Planning Commission action item.

Interim Deputy City Manager Hayes and Interim Planning and Development Services Director Ratcliffe introduced the item and Senior Planner Hightower.

Senior Planner Hightower presented the item.

Commissioners asked questions and staff responded.

Chairman Matulac opened for public comment.

Speakers: None

Chairman Matulac closed for public comment.

Commissioners asked questions and staff responded.

15. ADJOURNMENT

Chair Matulac adjourned the meeting at 8:29 p.m.

DIOSDADO "J.R." MATULAC, CHAIRPERSON

ATTEST:

CESAR OROZCO
ASSOCIATE PLANNER

DRAFT

Memos



ITEM 13.A

MEMORANDUM PLANNING DIVISION

DATE: February 17, 2021
TO: Vallejo Planning Commission
FROM: Michelle Hightower, Senior Planner
SUBJECT: Continuance of Public Hearing 10. A, New Zoning Code

The New Zoning Code Project schedule has been extended to accommodate an adjustment in the City Council schedule and allow additional time for public review and comment. Staff is therefore recommending the public hearing for the New Zoning Code Project, Item 13.A on the agenda be **continued to the March 15, 2021** Planning Commission meeting. A new public notice will be circulated.

Other



MEMORANDUM
PLANNING DIVISION

DATE: February 17, 2021
TO: Planning Commission
FROM: Michelle Hightower, Senior Planner
Christina Ratcliffe, Interim Planning and Development Services Director
SUBJECT: New Zoning Code Project

BACKGROUND

Three Study Sessions have been held on the Draft New Zoning Code and Map since the release date on January 6, 2021. This included two Study Sessions with the Planning Commission (January 20, 2021 and February 8, 2021), and one joint Study Session with the Planning Commission and City Council (February 2, 2021). The Study Sessions are intended to provide the Planning Commission, City Council and public an overview of the New Zoning Code Project prior to formal consideration for adoption. The New Zoning Code Project represents a comprehensive update of Title 16, Zoning Code of the Vallejo Municipal Code (VMC). The Project includes a supporting environmental document, (Initial Study/Mitigated Negative Declaration) and proposed amendments to the General Plan Text and Land Use Map (see Attachment 2), as well as amendments to the Downtown Vallejo and White Slough Specific Plan.

Staff has received a number of comments from Planning Commissioners, City Councilmembers and members of the public during the Study Sessions and correspondence. The comments include a wide range of topics such as live/work uses in industrial districts, reducing the parking requirement throughout the City, late-night hours for businesses, and increased residential development in commercial areas.

During the most recent Study Session on February 8th, the Planning Commissioners provided input on the proposed Zoning Map, adult uses in the downtown, establishing a minimum height for non-residential structures within commercial zoning districts, and the threshold for Staff level, Design Review Board and Planning Commission review of residential projects.

Based on an adjustment in the City Council schedule and requests from the community for additional time to review the documents, Staff has revised the Project schedule by adding an additional Study Session and extending the public hearing dates, as follows:

February 17, 2021	Planning Commission Study Session 4
February 24, 2021	Planning Commission Study Session 5
March 15, 2021	Planning Commission Public Hearing (Tentative)
April 13, 2021	City Council Public Hearing

The subject Study Session will focus on the proposed Hillside Development Standards, additional requirements for massage, tobacco and cannabis uses, and a continued discussion on the proposed minimum height for buildings within four of the commercial districts. As a Study Session, no formal action or direction will take place; however, public comments are welcomed.

DISCUSSION

Hillside Development Standards: Objective Hillside Development Standards have been added to the New Zoning Code to address development on property with an average slope of 15 percent or greater. The current Code includes a chapter on Hillside Development Guidelines that references guidelines that are not codified. The current Code also states the guidelines shall be followed as closely as possible. The New Zoning Code requires projects to comply with the standards and provides a procedure for review that includes a Hillside Development Permit processed in the same manner as a Minor Use Permit. To ensure a more thorough analysis, additional language will be added to the chapter that requires compliance with Chapter 12.40 of the VMC, "Excavation, Grading and Filling", which is regulated by the Public Works Department.

Staff notes there was some concern regarding the potential need for Commissioners to recuse themselves if they owned property on a parcel or near parcels that contain a 15% slope or greater. However, according to the City Attorney, because over 25% of City parcels have such a slope, recusal is not required.

- What are the Commission's thoughts on the Hillside Development Standards regarding the Hillside Development Standards? Are there additional requirements that should be considered?

Maintenance Requirements for Tobacco and Cannabis Uses: Recommendations have been made to add additional standards for tobacco and cannabis operations consistent with the requirements for alcohol establishments as follows:

1. The site shall be maintained free of litter and graffiti at all times. The owner or operator is responsible for daily removal of trash, litter, and debris from premises and on all abutting sidewalks with 20 feet of the premises. One permanent, non-flammable trash receptacle shall be installed near all public entrances and exits to the establishment.
2. Employees of the establishment shall walk a 100-foot radius from the facility within 30 minutes after closing and shall remove and dispose of any discarded containers and other garbage left by patrons.

- What are the Commission's thoughts regarding this recommendation?

Minimum Height Requirements for Buildings in Certain Zoning Districts

As discussed during the February 8, 2021 Study Session, the New Zoning Code includes a minimum height of 40 feet for buildings within the NMX (Neighborhood Mixed Use), DMX (Downtown Mixed Use), CC (Central Corridor Commercial) and RC (Regional Commercial) zoning districts. The intent is to focus more intense development along the corridors and commercial areas, and encourage mixed-use projects that include housing over ground floor commercial offices or retail use. However, that this type of restriction may be a disincentive to developers who want to construct a smaller two-story structure. In addition, such a requirement would make existing one and two-story structures legal non-conforming, which could impede re-building after a fire or other disaster, constructing improvements or refinancing. In reviewing Fairfield, Vacaville, and Santa Rosa's Zoning Codes, none have a minimum building height in their general commercial districts.

While this issue was discussed during the Module-phase of the project, Staff believes it may be advisable to eliminate the minimum 40-foot requirement.

- What are the Commission's thoughts regarding this standard?

Commission Comments and Questions

Staff has responded to a number of questions and comments from the Planning Commission (See Attachment 1) and will continue to complete the responses by the February 24, 2021 Study Session.

- Does the Commission have follow-up questions on Staff's responses to the items in the attached Table?

NEXT STEPS

An Annotated Draft Zoning Code that provides general notes regarding the changes from the current Code, and an updated Zoning Map that includes the Specific Plan Areas have been posted on the City's website and on Propelvallejo.com. This Annotated Draft will be updated following this Study Session to include edits from the Planning Commission and Staff.

Study Session 5, February 24, 2021

Staff will review with the Commission all seven Parts of the Annotated Draft Zoning Code, highlighting the edits and changes from the Study Sessions.

Planning Commission Public Hearing March 15, 2021 (Tentative)

A clean copy of the Zoning Map and Code, as well as an updated annotated copy of the Zoning Code will be provided, as well as related General Plan amendments and the Initial Study/Mitigated Negative Declaration for the project. The revised document will include corrections, edits, and updates from the City Attorney's Office, and will re-incorporate the regulations regarding the Residential View District. It is anticipated that the Commission will consider and make a recommendation to the Council at this hearing.

RECOMMENDATION

Staff recommends the Planning Commission:

1. Receive the Staff presentation and public comments regarding the Outstanding Policy Issues
2. Provide verbal feedback to Staff on issues, as well as any follow-up questions on Staff's responses to previous Commission comments.

ATTACHMENTS

1. Responses to Planning Commission Questions and Comments, 2/12/2021
2. General Plan Text and Land Use Map Amendments
 - 2A - Updated Text Amendments Table
 - 2B - Updated Map Amendments Table
 - 2C - Updated Map Amendment Locations
3. Annotated Draft Zoning Code and Updated Zoning Map (See link below)

https://www.cityofvallejo.net/city_hall/departments_divisions/planning_and_development_services/planning_division/planning_division_document_library (New)

STAFF RESPONSES TO DRAFT ZONING CODE QUESTIONS AND COMMENTS

February 12, 2021

No.	Page, Section No.	Comment	Staff Response
1.		Document Format: Comment: - Right now, the PDF document only has bookmarks for the 7 sections. It will be much easier to navigate if there are bookmarks going down another level or two. - Defined terms, I'd suggest you capitalize them especially as some don't always have meanings that are the common language meaning. - I noted places where the order seems off in my comments or where procedures are shown in chapters other than chapter VI. - Do you have the ability to include in our approval resolution and that of the City Council that non-substantive, copy or editorial changes can be made?	Comments noted. For ordinances, it is general practice for Planning documents to include a statement in the resolution that non-substantive and editorial changes can be made following adoption.
PART I			
2.	P. 1, 16.101.02	INTRODUCTORY PROVISIONS States any Government Agency is exempt. Is the City of Vallejo exempt from these provisions for its buildings and projects?	Yes.
3.	P. 2, 16.101.02. J.5	INTRODUCTORY PROVISIONS Local Emergency The temporary deviation from the zoning should have some connection to the local emergency. For example, we have a local emergency about police now, but that should not mean we would permit a building without a hearing.	This section is based on the existing Code and would typically have some connection to Zoning, such as the Administrative Permit process adopted by City Council for outdoor dining in response to the COVID-19 pandemic.
4.	P. 5, 16.102.H	ZONING BOUNDARY INTERPRETATIONS District regulations for Schools, parks. Does this provision allow for uses, say residential, to be in those zones if the General Plan is open space?	No; this regulation applies to public uses.
5.	P. 7, 16.103.03	RULES FOR INTERPREATION Are these interpretations then kept as a record to be consistent in the future?	Yes; the Planning Division typically maintains a file for policy decisions such as a rule for interpretation.
6.	P. 105, 16.105	NON-CONFORMING USES	Will confirm.

		Sonoma Blvd Specific plan had language that allowed a site to move toward more conforming. Especially in reuse of older buildings, we don't want to forestall upgrades if they can't get totally to conforming.	
7.	P. 18,16.105.08	NON-CONFORMING RESIDENTIAL UNITS RESULTING FROM REDUCTIONS IN DENSITY If higher density use or residential units pre-date the establishment of the zoning code in Vallejo, are they lawful uses?	No; they are non-conforming uses that were legally established.
8.	P. 20, 16.105.13	BURDEN OF PROOF Should this include commercial use as well as industrial and light industrial?	Yes, the text is amended to state "nonresidential uses".
PART II			
9.	P. 3, Table 201-B	RESIDENTIAL STANDARDS - RMD AND RHD DISTRICTS What is the basis for a reduction to 60% of ground floor at 3rd floor? For example, you did not require that on the Eden building?	The intent is to reduce the building's massing. The regulation would only apply to projects submitted after the New Code is effective.
10.	P. 41, 50, 16.202, 16.203	DEVELOPMENT STANDARDS Minimum Building Height NM, DM, RC, CC Did you mean to have 40 foot minimum apply across all uses or just residential? Does this mean that we would not allow new one-story commercial in these areas? If you look at the typologies from the January 2019 analysis that went to the City Council for the resolution of intent to modify the General Plan densities, I'm not clear that they are 40-foot-high buildings. Please note the Eden Housing Sacramento Street project seems to be 45 foot, so would just barely meet this criterion. The commercial corridors now have mostly one and a few two-story buildings. This minimum height could have unintended consequences. One work around would be to allow for a lower height building subject to criteria, such as fit to neighborhood, addition of needed building types, or provisions for higher than required quality.	Yes, we intended to include a minimum building height to encourage mixed-use development along the corridors and in commercial areas, and focus more intense development outside of the residential neighborhoods. A 40-foot tall building is typically 3-stories and consistent with the typologies shown to City Council. However, this standard may impede development and Staff is seeking the Planning Commission's feedback on this issue.
11.	Table 16.2020-A	DEVELOPMENT STANDARDS Minimum heights – what's the rationale? Is this consistent with the development proto-types in the 2019 analysis of density? Those seemed to be less than 40'.	See response to No. 10 above.

		Perhaps there is language that allow shorter, for example 3 story row upgrade? Perhaps a way to get more quality or design by allowing shorter? How do these new standards impact expansions or renovations to existing one story buildings in these corridors? Is minimum height only for residential uses? Very few buildings in Vallejo are above 40 feet now. RC and CC should allow for lower heights. upgrade? Perhaps a way to get more quality or design by allowing shorter? How do these new standards impact expansions or renovations to existing one story buildings in these corridors? Is minimum height only for residential uses? Very few buildings in Vallejo are above 40 feet now. RC and CC should allow for lower heights.	
12.	P. 43, 16.203.03-A. A	ADDITIONAL REGULATIONS Is this much ground floor commercial warranted with so much vacant commercial in Vallejo? Medical uses should be allowed, move toward medical in commercial centers (eg. Carbon Health) Also offices with customer traffic.	Yes; the goal is to create active spaces at the pedestrian level. Medical clinics and offices would be considered.
13.	P. 53, 16.203 - E	ADDITIONAL REGULATIONS Street Preservation. Existing public right-of-way shall be preserved. Public right-of-way shall not be eliminated or abandoned, unless substantial public benefits are provided, such as a new park, a community garden or a trail on pedestrian passages. Comment: Should be re-worded in pedestrian-friendly terms and encourage the substantial public benefits. Right now, the wording encourages the automobile right-of-way. Vallejo needs to move away from this and improve its walkability score.	This reference is intended to address streets that accommodate automobiles. Requirements for pedestrian enhancements are provided in Section 16.203-C.
14.	P. 53, 16.203.03.d	ADDITIONAL REGULATIONS Additional Residential density is not well defined and is not an objective measure. Perhaps this waits until housing element? Was this from the Housing Strategy?	This regulation is objective; it allows a 25 percent increase in density if any item listed is provided.
15.	P. 53,P. 16.203.03.d.1	ADDITIONAL REGULATIONS	

ATTACHMENT 1

		I don't understand this calculation? Seems to be population of the units to drive the size (in enrollment?) of the child/senior care? Is it intended to be for residents only?	This calculation means the number of children or seniors the facility accommodates must equal 20 percent of the units. (20 units requires a center for 4 clients)
16.	P. 53, 16.203.03.d.3	Additional Residential Density. In-lieu fee and density bonus need a more comprehensive look.	Will evaluate further in Phase II.
17.	P. 58, 16.203-L	Public Access for Shoreline Development. ...shall provide public access to and long <u>along</u> the shoreline...	Comment noted; correction has been made.
18.	P. 53, 16.203.03.d4	On-site public art needs some specifications? How much? How big? I'm not sure Arts Commission can evaluate if X amount of art warrants 25% more density?	Will evaluate further in Phase II.
19.	P. 53, 16.204	Are we allowing bioscience labs/ r&d in the office areas? See jobs discussion above.	Yes, uses are permitted in the O district.
20.	P. 71, 16.204	SPECIFIC PLANS For the Downtown Plan, the use table says massage is not allowed on the Georgia corridor. Does that come from the Downtown Plan? If there is interest in encouraging nightlife in the downtown, we may want to consider something different than the 1,000 foot rule for separating uses. Clustering of late-night venues would work better than separating. Perhaps there is a limit to the number of such uses in the area? Do the downtown constituents want more nighttime uses? Do they want adult uses?	Land uses in the DMX zoning district are generally based on the Land use Table in the Downtown Vallejo Specific Plan. The 1,000 ft. distance for massage businesses was discussed during Module 3. Limiting the number of uses will require additional staff time and monitoring. Although the CCRC has not commented formally on the New Zoning Code, experience working with the group has shown a desire for more nightlife in the downtown. The preference for adult uses is unknown.
21.	P. 62, 16.205	INDUSTRIAL DISTRICTS Industrial seems thin ... are we restricting where distribution can locate? What does "distribution supporting industry in the city" mean. Are 'last mile' warehouse allowed? What about bioscience? See jobs discussion above	Yes; these uses are only allowed in the IL and IG industrial districts. Warehouses are allowed in the IL and IG industrial districts.
22.	P. 69, 16.208.G	Will this include Fairview? Was it a PD?	Yes; Fairview is approved as a PD; #3 in the list applies to Fairview.
23.	P. 71, 16.209	SPECIFIC PLAN AREAS Now you are repealing Northgate and White Slough Specific Plans. For Northgate, I scanned it over and it had designs standards specific for that area. Are the new standards	After further review of the Specific Plans, we determined that the Northgate area is generally built-out, with the exception of the parcels owned by Solano Community College, and per the General Plan, we will repeal the entire ordinance. Although the standards in

		reduction or increase? Have all the public streets in the development standards been built? You are allowing a wider range of uses, and I assume removing the limit on the amount of drive- thrus. While allowing housing is good, it is also appropriate to consider how much of the site can be housing. The plan already developed at a lower density than expected. Also, if there are development agreements for this area tied to this plan, please be sure that all obligations under those have been performed. I know that there was a special fee for Northgate that may also be tied to this plan. A similar review of White Slough.	the Plan are specific to that area, compatibility with existing buildings will be required for any new development. The market should determine if additional housing can be adequately accommodated in the area. The intent is to encourage mixed-use development that includes both commercial and residential use. The Landscape Maintenance District for the area has been established and should not be tied to the Specific Plan. Regarding White Slough, Staff determined that an amendment to Appendix A to repeal the land use table is needed to align with the General Plan and allow the Central Corridor Commercial (CC) zoning district to regulate land uses throughout the entire Sonoma Boulevard Corridor. For Hiddenbrooke, the General Plan calls for that Specific Plan to remain active. The Downtown Vallejo Specific Plan Land Use Tables and most development standards will be repealed to allow the Downtown Mixed Use (DMX) zoning district to regulate development in the area.
24.	P. 72, 16.211	HILLSIDE DEVELOPMENT STANDARDS Do the height limits and other restrictions of the LDR district apply as well as the hillside standards? Does this allow more height than the base district? Can you show us how much of the City is subject to this standard?	Yes, projects are also subject to the requirements in their base district. When buildings are constructed on a slope, they appear taller than when constructed on level ground. Staff has produced a map illustrating the topography of the City.
25.	P. 74, 16.212.04- B	AFFORDABLE HOUSING INCENTIVES Density Bonus for Land Donation, Childcare Facility, or Condominium Conversion. A housing development that contains a childcare facility as defined in California Government Code Section 65915 (h) may be eligible for an additional density bonus, concession, or incentive pursuant to the requirement set forth in California Government Code Section 65926 (h). Comment: Highlight and encourage this. Very important for parents, especially low-income. Also see 16.212.05 Calculation of Density Bonus, A.An applicant may propose and the Planning Commission, at its own discretion, may grant an additional density bonus as an incentive to a project eligible for such a benefit...	Comment noted.
26.	P. 75, 16.212.06.F	STATE MANDATED CONCESSIONS AND INCENTIVES	Comment noted.

		Part of your implementing documents for this should include specifications of rigor of a pro-forma and how the PC can make these findings.	
27.	P. 76, 16.212.06.F	STATE MANDATED CONCESSIONS AND INCENTIVES Is that fine the difference between the rents they collected and what the subsidized rents should have been? It should have some penalty above that amount. Perhaps this language should be that the agreement will provide for a fine equal to the overcharging AND extend the obligation for creation of subsidized units for the whole project on a day for day basis based on non compliance. As it reads now it seems like the city council would set a fine for all categories of noncompliance.	Will confer with Housing Staff.
28.	P.77, 16.212.09	Would we allow density bonus for ownership affordable housing or just rental? Ownership would be higher income levels.	Comment noted.
29.	P. 79, 16.212.12	FINDINGS FOR APPROVAL OF STATE-MANDATED DENSITY BONUS, CONCESSIONS, AND INCENTIVES A. The housing development is eligible for a density bonus and any concessions, incentives, waivers, or parking reductions requested. Comment: Highlight the Mills Act Economic Incentives for qualified historic properties.	Phase II will explore additional incentives to encourage ownership housing.
30.	P. 81, 16.212.14	STREAMLINED INFILL PROJECTS Do we need to write into our code state mandated programs? Why are we mandating Low Income housing tax credits for the financing? Or are you saying that LIHTC triggers prevailing wage (which it does). My memory is Solano may not need prevailing wage under SB35 b/c smaller county. We should not go above the State law on prevailing wage.	Similar to the State law regarding ADUs, affordable housing incentives are state mandated. The goal is to provide a comprehensive set of regulations for development in the Zoning Code. This chapter is intended to be consistent with State law.
31.	P. 82, 16.213	TRANSIT ORIENTED DEVELOPMENT TOD increase in density – does that also increase heights?	Yes; it allows an increase in FAR which may increase height.
32.	P. 82, 16.213.01	TRANSIT ORIENTED DEVELOPMENT	No; the Mare Island Specific Plan regulates land use on Mare Island, including density.

		Should Mare Island Ferry Terminal be included? Also transit center planned for Solano 360 project?	
33.	P. 82, 16.213.02.C.1.c	DEVELOPMENT STANDARDS Why only limited service restaurant? Why not any restaurant? Why 5,000 square feet?	The intent is to encourage cafes, coffee shops, smaller-scaled restaurants in a pedestrian serving area.
34.	P. 82, 16.213.03	DEVELOPMENT STANDARDS Having no minimum parking should not mean that developer cannot build the parking needed to meet his market.	Comment noted; a developer can construct parking to meet his market.
35.	P. 82, 16.213.01	TRANSIT-ORIENTED DEVELOPMENT G. encourage uses that allow round-the-clock activity around transit stations Comment: Use examples such as gyms, galleries, live music, and restaurants.	Comment noted; additional language has been included.
PART III			
36.	P. 87, Table 16.301-B	COMMERCIAL. Adult Business Adult Nightclubs and Adult Bookstores are allowed in the Downtown Mixed-Use area with a major use permit. This is also near the Vallejo Transit Station at Santa Clara and York streets. Is this meant to be part of the round-the-clock activity near transit stations? This transit station is the only one near an area that allows these activities.	No; there is not direct correlation between this use and the transit station.
37.	P. 101, 16.304	ADULT USE REGULATIONS See my email on adult use. Most of this seems to just be the existing code. Was this compared to other cities?	Yes; the regulations are based on the existing Code. The regulations are similar to other nearby cities.
38.	P. 109, 16.305.06	DEEMED APPROVED ALCOHOLIC BEVERAGE SALES ESTABLISHMENTS E. Performance Standards for Deemed Approved Alcoholic Beverage Sales Uses. 3. It does not result in repeated nuisance activities within the premises or in close proximity of the premises, including but not limited to disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passerby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night	This is enforced through coordinated efforts between Code Enforcement, Planning and the City Attorney's office. Planning Staff cannot determine a reasonable timeframe to receive support.

		or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests. Comment: How will this be enforced? What is a reasonable timeframe to receive support from peace officers when these circumstances arise?	
39.	P. 121, 16.312.02	CANNABIS PROCESSING, CULTIVATION, DISTRIBUTION, TESTING AND RETAIL REQUIREMENTS Should also include the similar requirements as alcohol sales described on p. 105, 16.305.02 B5 and B7. 5. The site shall be maintained free of litter and graffiti at all times. The owner or operator is responsible for daily removal of trash, litter, and debris from premises and on all abutting sidewalks with 20 feet of the premises. One permanent, non-flammable trash receptacle shall be installed near all public entrances and exits to the establishment. 7. 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.	This is a policy recommendation that can be discussed with the Planning Commission.
40.	P. 128, 16.317.02	EMERGENCY SHELTERS REQUIREMENTS C. The length of stay of an individual client shall not exceed 6 months within a 12-month period. <i>Comment:</i> Where do they go afterward? Length of stay should be determined by condition, not length of time. This is especially important for battered parents and children.	The length of stay is based on the California Health and Safety Code 50801 definition for emergency shelters. This definition was approved by City Council as part of the Emergency Shelters Ordinance adopted in 2015. The location of occupants after leaving the shelter is beyond the scope of the Zoning Code.
41.	P. 129, 16.318.02	PURPOSE AND APPLICABILITY Also include verbiage describing the walkability of Farmer's Markets, similar to what we have seen downtown on Saturday mornings. REQUIREMENTS D. Management Plan. 6. Traffic plan Pedestrian plan approved by the traffic engineer, and review by the Police Department for implementation.	Comment noted; the underlined text will be added to 5. Instead of 6. as suggested.: Parking <u>and pedestrian access</u> plan.

42.	P. 129, 16.319.02	GROUP RESIDENTIAL REQUIREMENTS D. Common Facilities. ...exclusive use of the residents including...Library... Encourage partnering with Solano County Libraries to keep collections fresh and relevant.	The list provides a range of uses one facility may include. Encouraging businesses to partner with Solano County Library is beyond the scope of the Zoning Code.
43.	P.134, 16.321.05	HOME BASED BUSINESS EXCLUSIONS E. On-site vehicle-related uses such as, but not limited to, storing of either operational or non-operational vehicles, cleaning, dismantling, embellishing, installing, manufacturing, repairing or servicing, selling, leasing or renting, and towing, driving schools, dispatching of vehicles, boat towing, scrap yards, parts sales or any storage of autos... <i>Comment:</i> Who regulates these activities?	The Planning Division responds to complaints regarding home-based businesses, as time allows. These are generally reported by neighboring residents.
44.	P. 142, 16.326.04	MASSAGE ESTABLISHMENTS FACILITY LOCATION AND OPERATING REQUIREMENTS C. Transparency required. Every massage establishment shall have windows facing the public right-of-way that are transparent to allow a clear view into the establishment and shall not be obscured with blinds, shades, drapes, or blocked by furniture. <i>Comment:</i> What about current establishments? Who will enforce?	The regulations apply to new businesses established after the effective date of the Zoning Code. Planning Division staff investigate complaints received from various sources and if needed will contact violators or mail letters regarding the complaint.
45.	P. 148, 16.330.02	OUTDOOR DINING AND SEATING REQUIREMENTS B. Other permits. Outdoor dining located on public sidewalks or within a parklet on a City street requires approval of an Encroachment Permit... The Encroachment Permit does not require a fee, is that correct? What is a reasonable timeframe to have the permit approved? We need to encourage outdoor dining in general, not just as a pandemic coping mechanism.	All fees for outdoor dining areas have been waived during the pandemic. Following the pandemic, an Encroachment Permit and fee will be required from the Public Works Department.
46.	P. 148, 16.330.02	OUTDOOR DINING AND SEATING REQUIREMENTS C. Development Standards. 4. c. Awnings. Retractable awnings and umbrellas may shall be used in an outdoor dining area, at a minimum	The Zoning Code cannot require the use of retractable awnings and umbrellas, but if used, the 8-foot clearance would be required.

		clearance of 8 feet on public sidewalks, and there shall be no permanent roof or shelter.	
47.	P. 152, 16.332	RECYCLING FACILITIES These are very similar to El Cerrito, which has an excellent recycling facility. Bravo!	Comment noted.
48.	P. 173, 16.340.04	WIRELESS TELECOMMUNICATIONS Location of Wireless Telecommunication Facilities 2. Historic Buildings, Landmarks, and Districts. Wireless telecommunication facilities are very strongly discouraged from locating within a site containing a historic building or landmark, or within a historic district... This makes sense for a residential property. However, building 115 on Mare Island was the Mare Island Naval Radio Station and the electrical school. Its location was strategic for sending and receiving telecommunications. This is within the Mare Island Naval Shipyard Historic District. Of course, the Secretary of Interior's Standards for Rehabilitation must be followed when reusing a historical building and it is appropriate to emphasize this here.	The regulation states "very strongly discourages", which implies that under some circumstances, historic buildings could accommodate a wireless telecommunication facility. Also, treatment of properties on Mare Island is subject to the Mare Island Specific Plan.
PART V USE STANDARDS			
49.	P. 204, 16.504.03	LANDSCAPING, LANDSCAPE STANDARDS A. Landscape Principles 2. Landscaping shall be designed to provide a safe and attractive pedestrian environment in high activity areas in the Downtown, along neighborhood and community Corridors and in the waterfront areas. 3. Artwork and other streetscape elements shall be incorporated into the landscape design to improve the appearance and appeal of the community. Comment: Yes, these are both essential for a pedestrian-friendly experience. Regarding "artwork and other streetscape elements" include performance art and musical performance space for small ensembles (1-5 people).	The requirements address physical improvements to a property.

50.	P. 210, 16.504.08	MAINTENANCE REQUIREMENTS A. Maintenance Required. All landscaping shall be permanently maintained in a healthy and thriving condition at all times, in compliance with the approved landscape plan. <i>Comment:</i> How is this enforced?	Due to limited staffing resources, active enforcement of landscaping requirements has not been undertaken. However, landscaping and general site conditions are assessed when a building permit for tenant or site improvements is requested by a property owner.
51.	P. 223, 16.505.02	FENCES, WALLS, AND SCREENING, GENERAL REGULATIONS A. Maintenance. ...Graffiti shall be removed within 48 hours. Who enforces this? Who removes this? Or does the city send a bill? What happens when a particular property has been targeted?	Same as above. The City also has an anti-graffiti program that is run by volunteers.
52.	P. 247, 16.508.07	OFF-STREET PARKING AND LOADING STANDARDS FOR OFF-STREET PARKING AREAS D. Surface Parking Lots. 1. Large Parking Lots. If on-site parking for more than 75 spaces is needed, such parking facilities shall be designed to have landscaping or design features...or shall be otherwise covered by a structure that serves a non-parking function, such as solar panels, recreational facilities, roof deck, or green roof. <i>Comment:</i> Wondering why Vallejo would need any more parking lots larger than 75 spaces! Recommend that all decision makers review <u>Happy City</u>, Charles Montgomery, Chapter 12, "Retrofitting Sprawl." Actually, read the whole book!	Hospitals, large-scale entertainment centers, and major industrial and office businesses may generate a demand for more than 75 spaces.
53.	P. 251 16.508.11	RECREATIONAL VEHICLE PARKING A. Recreational Vehicle Parking in Residential Zoning Districts. 1. No recreational vehicle, boat or trailer that exceeds 2.5 tons in dry weight, 36 feet in length or 14 feet in height, not including rooftop equipment, shall be parked, stored or loaded in a Residential Zoning Districts. <i>Comment:</i> Who enforces this? Will a citation be issued? And by whom?	

54.	P. 258, 16.509.01	SIGNS, PURPOSE AND APPLICABILITY ...The regulations are intended to implement General Plan policies to preserve and enhance the community's aesthetic quality by protecting it from excessive and inappropriate signage that creates visual clutter and has an adverse impact on overall visual appearance of a City affecting economic value. .07 PROHIBITED SIGNS D. Freeway Oriented Signs. Signs primarily oriented toward freeways and highways are prohibited unless approved through a Sign Program. Signs shall be oriented toward local streets and businesses entrances. Comment: Billboards are located at Tennessee and Eldorado, on Tennessee and Sonoma behind Nation's Burger, on Sonoma and Tennessee by Marathon Gas (2-sided billboard), Sonoma and Capital near Casa De Vallejo, Sonoma and Georgia south-east corner (very large), Sonoma and Jeffrey Alley. This does create visual clutter and has an adverse impact (translated...ugly...and why so many in such a small space?). Once the code is adopted, is there anything prohibiting their removal?	Billboards are privately owned signs and the Zoning Code prohibits construction of any new billboards in the City.
PART VI PROCEDURES AND PERMITS			
55.	P.280, 16.602	COMMON PROCEDURES C. Application Fees. 1. Schedule of Fees. The City Council shall approve by resolution a Master Fee Schedule... Comment: When will the Fee Schedule be completed? As of today, the link for that is dead.	The 2020-2021 Fee Schedule has been completed. Staff will confirm the operations of the link providing public access to the document.
56.	P. 287, 16.602	EXPIRATION AND EXTENSION C. Extensions. Comment: 1. First Time Extension. The The... (Un-bold the T.)	Comment noted; text has been corrected.
57.	P. 284,16.67.07	NOTICIING	Comment noted.

		Staff needs to more generally notice any proposed projects. I would suggest that the City include on its website a posting of all planning notices. This would allow the community, property owners, and prospective developers to see what is working through the process.	
58.	P. 284, 16.602.07	NOTICING B. I understand that staff did not intend change the current regulation that requires the Planning Commission to be noticed when any project is noticed, even if it is a staff level decision. That is an important noticing that allows the Planning Commissioners to be aware of projects coming through.	Comment noted; text has been changed to add Planning Commission to the notification list for Director decisions.
59.	P. 290, 16.604.01	DESIGN REVIEW, PURPOSE AND APPLICABILITY D. Ensure that future development should: 4. Avoid nostalgic misrepresentations that may confuse the relationships among structures over time. Comment: This cannot be emphasized enough. No pseudo-Victorian structures, please.	Comment noted.
60.	P. 16.610.07.B	PLANNED DEVELOPMENT PERMITS Should a PD amendment go to the PC before City Council?	Yes, a PD amendment is adopted by ordinance and should be recommended for adoption by the PC, which is the current process. The Glen Cove Marina is an example of a PD Amendment considered first by the PC and forwarded to City Council for adoption.
61.	P. 322, 16.615.06	GROUND FOR REVOCATION Current Code allowed to be revoked if there was fraud in the application. Why would we remove that? 16.82.110 - Grounds for revocation or suspension. The planning commission shall have the power to revoke or suspend a use permit in any case where the permit was obtained by fraud.	Fraud is a legal matter that is addressed by the City Attorney's Office.
62.	P. 322, 16.615.07	NOTICES TO PROPERTY OWNERS Notices, should this be with the other provisions regarding notice.	An abatement notice is intended for a different purpose and is mailed directly to a property owner who may be in violation of the Zoning Code. The noticing section in the Common Procedures chapter addresses the noticing process for common planning applications.

PART VII GENERAL TERMS			
63.	P. 333, 16.701	LAND USE TERMS AND DEFINITIONS There as a canopy definition that applied to marijuana cultivation. Probably should avoid using same term in different ways.	There is no distinct use for the term canopy for cannabis. The cannabis regulations provide the maximum size of the canopy for cultivation purposes.
64.	P. 335, 16.701	LAND USE TERMS AND DEFINITIONS Commercial Kitchen is entered twice. Which one is correct?	Comment noted; second definition has been deleted.
65.	P. 338	LAND USE TERMS AND DEFINITIONS Development - This definition is very public work focused, grading, etc. Places in the code use “development” to mean construction. I’d suggest a search and a review of if the terms align.	The definition of development is intended to be comprehensive.

NEW ZONING CODE UPDATED GENERAL PLAN TEXT AMENDMENTS

Underlined/Bold: New Text

Strike-out - Deleted TEXT

TOPIC		REASON FOR CHANGE	PAGE NO.	PROPOSED AMENDMENT
1.	Retail/Entertainment Land Use Designation Add multi-family residential as a permitted use and density range.	The inclusion of residential activity in this land use category supports General Plan Policy NBE-2.8 to target vacant and underutilized sites with compatible development, and Housing Element Programs A2.1.1 and H4.1.1 that encourage the expansion of opportunities for residential and mixed-use development as well as a variety of housing types.	2-21	The RE designation provides for general retail, services, and entertainment for local residents as well as consumers and visitors from the wider region. Permitted land uses include shopping centers, auto sales, amusement parks, hotels, restaurants, service stations, marine-related operations, offices, general retail, <u>mixed-use with housing, medium and high-density housing</u> personal and business services, and similar commercial uses. The maximum permitted FAR in the RE designation is 1.5, <u>with a residential density of 18 to 50 dwelling units per acre.</u>
2.	Business/Limited Industrial Land Use Designation Add live/work as a permitted use.	The addition of live/work uses supports the General Plan and Housing Element goal to achieve a jobs/housing balance throughout the City by allowing housing within walking distance of employment centers.	2-21	The B/LI designation is intended to facilitate light industrial activities, including light manufacturing, warehousing and logistics; assembly; automotive service and maintenance, including auto body and painting operations; research and development; and production, distribution and repair (PDR) uses. Some light industrial and similar uses may include exterior storage areas. Professional office <u>and live/work</u> uses can also be accommodated in this designation. Secondary and accessory uses such as banks, cafes, printers, and office supply stores to serve the needs of employees and businesses are also

				encouraged. The maximum permitted FAR in the BLI designation is 2.5.
3.	District – North Gateway (D-NG) Revise the density range.	The proposed change in the minimum residential density will: • Allow the City to respond to the current economic cycle and market demand for multi-family attached housing, such as townhouses and low-rise multi-family housing; • Provide flexibility for higher density mid-rise housing, with allowed maximum residential density unchanged, when market conditions warrant; and • Retain higher-density housing along the City’s mixed-use corridors in support of General Plan 2040 and Housing Element policies.	2-20	District – North Gateway (D-NG). The maximum permitted FAR in the D-NG designation is 2.0, with a minimum residential density of 18 16 dwelling units per acre up to 50 dwelling units per acre.
4.	Central Corridor (CC) Revise the density range.	Same as above.	2-20	Central Corridor (CC) The residential density permitted is between 18 16 and 50 dwelling units per acre.
5.	Neighborhood Corridor (NC) Revise the density range.	Same as above.	2-20	Neighborhood Corridor (NC) The maximum permitted FAR in the NC designation is 2.0, with minimum residential density of 18 16 dwelling units per acre up to 30 dwelling units per acre.
6.	Business/Limited Residential (B/LR) Revise the density range.	Same as above.	2-21	Business/Limited Residential (B/LR) The maximum permitted FAR in the B/LR designation is 2.0, with minimum residential density of 18 16 dwelling units per acre up to 50 dwelling units per acre.

NEW ZONING CODE UPDATED GENERAL PLAN MAP AMENDMENTS

	AREA IDENTIFIER	APPROXIMATE LOCATION	GENERAL PLAN 2040 DESIGNATION	PROPOSED GENERAL PLAN DESIGNATION	PROPOSED ZONING DISTRICT	NUMBER OF PARCELS AFFECTED	DENSITY ^a CHANGES ACRES PER UNIT EXISTING / NEW	POLICY (P) OR CORRECTION (C)
1.	Waterfront PDMP	Mare Island Way, Tennessee, Sonoma Blvd., Curtola Parkway	Mix of Housing Types, Retail/ Entertainment	District – Downtown/ Waterfront	WMX-Waterfront Mixed-Use	12 parcels (12.03 acres)	N/A	C
2.	Broadway South	Broadway, Tennessee Street, Florida Street	Primarily Single Family	Neighborhood Corridor	NMX-Neighborhood Mixed-Use	11 parcels (1.36 acres)	9/25 (Increase)	C
3.	Broadway South	Broadway, Tennessee Street, Florida Street	Mix of Housing Types	Neighborhood Corridor	NMX-Neighborhood Mixed-Use	18 parcels (3.31 acres)	25/16 to 50 (Increase)	C
4.	Sutter/ Tennessee	Sutter Street, Reo Alley	Neighborhood Corridor	Mix of Housing Types	RMD-Residential Medium Density	4 (0.31 acres)	16 to 50/25 (Reduction)	C
5.	I-80 Georgia West	Curry Street, Madigan, Georgia Street, I-80	Mix of Housing Types	Public Facilities	RMD-Residential Medium Density	13 parcels (0.97 acres)	16 to 50/25 (Reduction)	C
6.	Amador/ Solano	Amador Street, Solano Avenue, York Street	Neighborhood Corridor	Mix of Housing Types/Medium Density	RMD-Residential Medium Density	1 (0.37 acres)	16 to 50/25 (Reduction)	C
7.	Vallejo Mobile Home Park	Sonoma, Sharon Street, Broadway, Ifland Way	Business/ Limited Residential	Mix of Housing Types/Medium Density	RMD-Medium Density Residential	3 parcels (14.36 acres)	16 to 50/25 (Reduction)	C
8.	Sonoma South	Sonoma, Lemon Street, Magazine Street	Primarily Single Family	Neighborhood Corridor	NMX-Neighborhood Mixed-Use	43 parcels (7.87 acres)	9/16 to 50 (Increase)	P

Note:

a. Density change includes proposed revision in density range.

NEW ZONING CODE

UPDATED GENERAL PLAN MAP AMENDMENT LOCATIONS

