



Mare Island Conference Center  
375 G Street, Vallejo, CA 94592

# AGENDA

## GENERAL PLAN WORKING GROUP MEETING: 6:30 P.M

### February 22, 2016

### General Plan Working Group

Tony Adams, Chair  
Patricia Gatz, Vice Chair  
Jonathan Atkinson  
Peggy Cohen-Thompson  
Jimmy Genn  
Candace Holmes  
S.Bre Jackson  
Marv Kinney  
Patricia Kutza  
Sarah Nichols  
Brendan Ripley  
Cynthia Ripley  
Jim Scoggin  
Nathan Daniel Stout  
Marian Swanson

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 General Plan Working Group or Economic Vitality 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.

**Agenda Items:** Those wishing to address the group on a scheduled agenda item should fill out a speaker card and give it to the Secretary. Speaker time limits for scheduled agenda items are five minutes for designated spokespersons for a group and three minutes for individuals.

**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 General Plan Working Group will be available for public inspection at City Hall, 555 Santa Clara St., 2<sup>nd</sup> Floor, or the Vallejo Public Library, 505 Santa Clara St. at the same time that the public records are distributed or made available to the General Plan Working Group. Such documents may also be available on the City of Vallejo website at [www.ci.vallejo.ca.us](http://www.ci.vallejo.ca.us) 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 group member 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 group.

**Appeal Rights:** The applicant or any party adversely affected by the decision of the General Plan Working Group may, within ten days after the rendition of the decision of the General Plan Working Group, 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 General Plan Working Group. 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 General Plan Working Group. 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 General Plan Working Group which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

If any party challenges the General Plan Working Group's actions on any of the following items, they may be limited to raising only those issues they or someone else raised at the public hearing described in this agenda or in written correspondence delivered to the Secretary of the General Plan Working Group.

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

**AGENDA**  
**City of Vallejo General Plan Working Group**  
**February 22, 2016**

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**1. CALL TO ORDER [ 6:30 PM ]**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL OF THE MINUTES**

October 26<sup>th</sup>, 2015

November 9<sup>th</sup>, 2015

November 23<sup>rd</sup>, 2015

December 14<sup>th</sup>, 2015

January 11<sup>th</sup>, 2016

January 25<sup>th</sup>, 2016

February 8<sup>th</sup>, 2016

**5. REPORT OF THE SECRETARY**

Schedule of Upcoming Meetings

**6. REPORT OF THE PRESIDING OFFICER AND LIAISON REPORTS**

**7. 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 group 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 group member or any member of the public.*

**8. PUBLIC HEARING**

A. Preliminary Draft General Plan Goals, Policies, and Actions: Arts and Culture

a. Presentation

b. General Plan Working Group (GPWG) Comments

c. Public Comment

d. GPWG Acceptance, with Revisions, of Preliminary Draft Goals, Policies, and Actions

**RECOMMENDATION:** GPWG acceptance, with revisions, of the preliminary draft General Plan Goals, Policies, and Actions

**9. COMMUNITY FORUM**

**10. ADJOURNMENT**

# Minutes

**CITY OF VALLEJO  
GENERAL PLAN WORKING GROUP (GPWG)  
MEETING MINUTES  
MARE ISLAND CONFERENCE ROOM  
October 26<sup>th</sup>, 2015**

**1. CALL TO ORDER**

The meeting was called to order by GPWG Vice-Chair Gatz at 6:30 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**Present:** Vice-Chair Gatz, GPWG Members Atkinson, Cohen-Thompson, Genn, Kinney, Kutza, Nichols, Riley, Ripley, Scoggin, Stout, Swanson, and Torres

**Absent:** Chair Adams and GPWG Member Holmes

**Staff present:** Community & Economic Development Director Ouse and Senior Planner Hoffheimer

**Consultants present:** Tom Jacobson, Director, Center for Sustainable Communities (CSC), Sonoma State University; Alex Hinds, Managing Consultant, CSC; and Beth Armentano, MPH, Solano County Public Health

**4. APPROVAL OF THE MINUTES**

A. April 27<sup>th</sup> GPWG/EVC Joint Study Session

Senior Planner Hoffheimer will send the GPWG a summary of GPWG/EVC comments regarding the Draft Future Scenarios.

**Action:** Moved by Vice-Chair Gatz and carried to adopt the minutes of the April 27<sup>th</sup> meeting. (Aye: Vice-Chair Gatz, GPWG Members Atkinson, Cohen-Thompson, Genn, Kutza, Nichols, Riley, Ripley, Scoggin, and Stout; Abstain: GPWG Members Kinney, Swanson, and Torres; Absent: Chair Adams and GPWG Member Holmes).

**5. REPORT OF THE SECRETARY**

Senior Planner Hoffheimer presented a calendar of upcoming GPWG meetings, noting that the December GPWG meeting will be held on Monday, December 14 rather than Monday, December 7.

**6. REPORT OF THE PRESIDING OFFICER AND LIAISON REPORTS**

None.

**7. CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

**Action:** Moved by GPWG Member Cohen-Thompson and carried to approve the consent calendar and agenda. (Aye: Vice-Chair Gatz, GPWG Members Atkinson, Cohen-Thompson, Genn, Kinney, Kutza, Nichols, Riley, Ripley, Scoggin, Stout, Swanson, and Torres; Absent: Chair Adams and GPWG Member Holmes).

**8. PUBLIC HEARING**

A. Presentation and Discussion: Healthy Community Element Topics

Jacobson of CSC, with Armentano of Solano County Public Health, summarized existing health conditions and resources in Vallejo based on data review and interview with community stakeholders and health officials. Jacobson also described the results of an analysis of community health elements from other cities and counties, and he made recommendations regarding which topics to address in Vallejo’s Healthy Community Element.

Jacobson, with assistance from Hinds, solicited questions and comments from GPWG members and the general public on health concerns in Vallejo and the recommended Healthy Community topics.

Public Comment (speaker cards submitted): Kemper Stone, Anzell Loufas, Paul Zarkas, and Erin Bakke.

**Action:** Moved by Vice-Chair Gatz and carried unanimously to approve the recommended topics to be addressed in Vallejo’s Healthy Community Element, including the suggested revisions by the GPWG and a friendly amendment proposed by GPWG Member Riley to forward the healthy community topics and suggested revisions to the Planning Commission and City Council for their information. (Aye: Vice-Chair Gatz, GPWG Members Atkinson, Cohen-Thompson, Genn, Kinney, Kutza, Nichols, Riley, Ripley, Scoggin, Stout, Swanson, and Torres; Absent: Chair Adams and GPWG Member Holmes). *(See Attachment for GPWG recommended topics).*

**9. COMMUNITY FORUM**

Public Comment: None

**10. ADJOURNMENT**

The meeting adjourned at 8:50 p.m.

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PATRICIA GATZ, GPWG VICE CHAIR

ATTEST:

MARK HOFFHEIMER, SENIOR PLANNER

**City of Vallejo**  
**Summary of General Plan Working Group Meeting:**  
**Topics for General Plan Healthy Community Element**

**Prepared by**  
**Center for Sustainable Communities**  
**Sonoma State University**  
**November 2015**

**Thomas Jacobson, FAICP, Director**  
**Center for Sustainable Communities**  
**Alex Hinds, CSC Managing Consultant**  
**CSC Student Research Assistants:**  
**Tyler LeSage**  
**Valerie Valentyne**  
**Ramon Meraz**

**INTRODUCTION**

On October 26, 2015, Sonoma State University’s Center for Sustainable Communities (“CSC”) presented its work to date on the Healthy Community Element for Vallejo’s updated General Plan, to the City’s General Plan Working Group (“GPWG”). That work is summarized in the “Healthy Community Element Topics Report” [“Topics Report”], which was presented to the GPWG.

At the October 26 meeting, the CSC provided background on the “Planning for Healthy Communities” field, described its outreach efforts to identify community health concerns in Vallejo, summarized its review of healthy community elements in other general plans, and reported on its identification of existing community health resources in Vallejo. In addition, Beth Armentano, MPH, from the Solano County Department of Public Health summarized existing health conditions in Vallejo, including rates of diabetes, heart disease, asthma, motor vehicle and pedestrian accidents, etc.

The CSC then presented a list of proposed topics for the Healthy Community Element and related components of the Vallejo General Plan, based on its research. The GPWG and the public provided a range of comments on the Topics Report and, in particular, the CSC’s proposed topics. The GPWG’s review and discussion of the Topics Report resulted in a set of Recommended Topics for the Healthy Community Element and related components of the General Plan, provided below.

## **GPWG DISCUSSION RESULTING IN RECOMMENDED TOPICS**

As described above, the CSC presented a set of proposed healthy community topics for the Healthy Community Element and related components of the Vallejo General Plan and received a wide range of questions and comments from the GPWG and public.

### **Why Include a Healthy Community Element in the General Plan?**

Among the initial questions from the GPWG was a fundamental query regarding the function of a Healthy Community Element. Since such elements are not required by California's Planning and Zoning Law, why prepare one and what can be expected from its inclusion in a general plan? Tom Jacobson, CSC Director and Professor of Environmental Studies and Planning at Sonoma State University, referred back to a discussion with the GPWG in October 2014, during which the role of land use planning in addressing chronic health issues (heart disease, stroke, cancer, diabetes, etc.) was described. Professor Jacobson went on to point out that, in specific, general plans have become a significant tool for addressing community health. This relationship was recognized by the California Strategic Growth Council when it funded major components of the Propel Vallejo planning effort, including development of a Healthy Community Element.

### **Proposed Topics**

Proposed topics for Vallejo's Healthy Community Element were presented in two categories. The first category included topics recommended for treatment primarily in the Healthy Community Element:

- Access to healthy food
- Active recreation facilities (parks, etc.), access, and programs
- Safety of recreation facilities and access to them (crime and perceptions of safety)
- Active transportation network (facilities for walking/bicycling) and programs
- Safety of the active transportation network
  - Pedestrians/bicycles and autos
  - Crime and perceptions of safety
- Health concerns related to tobacco and exposure to tobacco smoke
- Urban greening and mental health

The second category included topics that are expected to get a relatively brief discussion in the Healthy Community Element, with reference to discussions in other elements of general plan. Examples include:

- Employment and vocational training
- Access, in terms of:
  - physical distribution of facilities and programs



- transportation to health care in its various forms (health education, culturally appropriate health care, preventative health care, follow-up treatment and specialty care, substance abuse treatment and rehabilitation, dental care, medication and prescription drugs)
- Appropriate housing
- Climate change
- Social cohesion – promoting connection among community members and civic engagement

## **RECOMMENDED TOPICS**

The GPWG's review of the CSC's Topics Report and its input regarding that report's proposed topics resulted in these Recommended Topics for the Healthy Communities Element and related components of the Vallejo General Plan:

1. Access to healthy food
2. Active living
3. Urban greening and community health
4. Healthy development
5. Social determinants of health
6. Arts, culture, and a healthy community

**CITY OF VALLEJO  
GENERAL PLAN WORKING GROUP (GPWG)  
MEETING MINUTES  
MARE ISLAND CONFERENCE ROOM  
November 9<sup>th</sup>, 2015**

**1. CALL TO ORDER**

The meeting was called to order by GPWG Chair Adams at 6:35 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**Present:** Chair Adams, Vice-Chair Gatz, GPWG Members Atkinson, Kinney, Kutza, Nichols, Riley, Ripley, Scoggin, Stout, and Swanson

**Absent:** GPWG Member Cohen-Thompson, Genn, Holmes, and Torres

**Staff present:** Community & Economic Development Director Ouse and Senior Planner Hoffheimer

**Consultants present:** Charlie Knox, Principal, and Andrew Hill, Senior Associate, PlaceWorks; Alex Hinds, Managing Consultant, Center of Sustainable Communities (CSC), Sonoma State University; and Ellen Polling, Senior Planner, Fehr & Peers

**4. APPROVAL OF THE MINUTES**

A. October 26<sup>th</sup> GPWG Meeting

The minutes of October 26<sup>th</sup> should include the suggested revisions by the GPWG to the Healthy Community topics before approval by the GPWG.

**Action:** Moved by Vice-Chair Gatz and carried to include the suggested revisions by the GPWG before approval of minutes by the GPWG. (Aye: Chair Adams, Vice-Chair Gatz, GPWG Members Atkinson, Kutza, Nichols, Riley, Ripley, Scoggin, Stout, and Swanson; Nay: GPWG Member Kinney; Absent: GPWG Member Cohen-Thompson, Genn, Holmes, and Torres).

**5. REPORT OF THE SECRETARY**

None.

**6. REPORT OF THE PRESIDING OFFICER AND LIAISON REPORTS**

Chair Adams announced the concept of creating a group comprised of GPWG members and others to prepare an Arts and Culture Element for the General Plan.

**7. CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

**Action:** Moved by GPWG Member Riley and carried to approve the consent calendar and agenda. (Aye: Chair Adams, Vice-Chair Gatz, GPWG Members Atkinson, Kinney, Kutza, Nichols, Riley, Ripley, Scoggin, Stout, and Swanson; Absent: GPWG Member Cohen-Thompson, Genn, Holmes, and Torres)

**8. PUBLIC HEARING**

- A. Presentation and Discussion: Preliminary Draft General Plan Goals, Policies, and Actions for: Nature and the Built Environment – and – Mobility, Transportation and Connectivity

Andrew Hill of PlaceWorks presented an overview of the Preliminary Draft Goals, Policies, and Actions for two chapters of the General Plan Update: Nature and the Built Environment, and Mobility, Transportation and Connectivity. Hill and Chair Adams solicited comments from GPWG members and the general public on the Draft Goals, Policies, and Actions.

Public comment (speaker card submitted): Stone

**Action:** Moved by GPWG Member Swanson and carried unanimously to accept the Preliminary Draft Goals, Policies, and Actions, including suggested revisions by the GPWG. (Aye: Chair Adams, Vice-Chair Gatz, GPWG Members Atkinson, Kutza, Nichols, Riley, Ripley, Scoggin, Stout, and Swanson; Absent: GPWG Member Cohen-Thompson, Genn, Holmes, Kinney, and Torres). (See *Attachment for suggested revisions by the GPWG*).

**9. COMMUNITY FORUM**

Public Comment (speaker card submitted): None

**10. ADJOURNMENT**

The meeting adjourned at 9:15 p.m.

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TONY ADAMS, GPWG CHAIR

ATTEST:

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MARK HOFFHEIMER, SENIOR PLANNER

# Summary of GPWG Comments on Preliminary Draft Goals, Policies, & Actions (Meeting #1 Notes)

## Nature & Built Environment Chapter

### 1. NBE-1

- a. **Action 1.1.5** Suggested edit: "Update the Tree ~~Protection~~ Ordinance to preserve significant native trees of a minimum size." Also consider adding provisions to define and identify heritage trees.
- b. Suggestion to add an historic resources "element" or topic area that draws applicable concepts from the Napa General Plan. Example policy: "Support apprenticeship programs that teach restoration techniques."
- c. **Action 1.1.2** Suggested edit: "Cooperate with water quality and wildlife protection agencies to protect waterways, wetlands, and watershed ~~areas from impacts related to new and existing development and infrastructure.~~"
- d. **Action 1.1.3** Suggested edit: "Update the Municipal Code to require that new development ~~utilize low water use landscaping.~~ include continuous high quality landscape maintenance standards and enforcement of code with routine inspections of commercial properties."
- e. **Policy 1.2 Open space and trails.** Suggested edit: "~~Cooperate with federal, State, and local agencies and non-profit organizations to~~ Promote and enhance natural open space in and adjacent to Vallejo and it's waterfront."
- f. **Action 1.4.3** Suggested edit: "Assess the need for ~~Consider~~ adding an energy audit requirement to the City's review processes."
- g. **Action 1.5.1** Suggestion that State historical building code should be referenced here for rehabilitation of buildings. Also, suggestion that language should also reference expansion, not just updates.
- h. Suggestion to add policy for enhancing the urban forest and recognizing the stormwater run-off mitigation properties of trees
- i. Consider adding an action develop citywide design guidelines and policies to address design
- j. Suggestion to add a New Action into the Mobility, transportation & Connectivity framework: Provide for continued development and enhancement of the Bay Trail in Vallejo

- k. Suggestion to consider historic and cultural resources together as appropriate in the General Plan. Ensure the policy framework protects and enhances cultural resources as well as historic resources.

## 2. NBE-2

- a. **Action 2.1.2** Suggest this action could include funding mechanisms to achieve its objective.
- b. **Action 2.2.2** Suggested edit: "Continue to require that new noise-producing uses are either located sufficiently far away from noise-sensitive uses and/or include adequate noise mitigation, such as screening, soundproofing, and limits on operating hours."
- c. Suggest adding a new policy to promote and provide parks and recreational opportunities throughout the city in the appropriate location in the General Plan.
- d. **Suggested New Action:** Consider developing an arts and culture strategic plan
- e. Suggest adding actions involving the beautification of gateways to the city and ways to make them more pedestrian friendly
- f. Suggest adding actions or policies that address bus noise abatement and alternatives to diesel buses (i.e. less noise intensive bus fleet)
- g. **Note:** Suggest reference "arts and culture" wherever arts are mentioned
- h. Suggestions for additional policy action concepts to include: evaluate the municipal code and assess the need for additional noise control. In addition, check what the State standards are to see if we're meeting them already. [Note: evaluations will be done as part of the EIR and may result in additional policies and actions for noise abatement and control].

## 3. NBE-3

- a. **Action 3.1.2** Suggested edit: "Seek funding for infrastructure improvements, landscaping, and new outdoor amenities to increase pedestrian, bike, and transit access, and linkage to Downtown."
- b. **Action 3.1.3** Suggested edit: "Assess the need to update the Zoning Ordinance to facilitate near-term location of high tech business near the Waterfront, ~~in a mixed use environment.~~"
- c. **Suggested New Action:** Consider developing a master plan for the whole of the waterfront from the Mare Island Causeway to where the Mare Island Strait enters San Pablo Bay.
- d. Suggestion to add policies and actions around performance space on the waterfront

## 4. NBE-4

- a. **Action 4.1.3** Recognize the role and jurisdiction of VSFC and reword this policy as needed..

## Mobility, Transportation &amp; Connectivity Chapter

## 5. MTC-1

- a. **Action 1.1.1** Suggest adding more active language to give tourism a boost and not just support it.
- b. **Action 1.1.2** Suggest modifying language to seek partnership and funding for use of water transportation as a mechanism to promote tourism.
- c. **Action 1.1.4:** Suggested edit: ~~“Request that regional transportation agencies provide~~ Vigorously pursue regional connections between the City’s bicycle and pedestrian network and regional facilities and destinations.”
- d. **Action 1.1.8** Suggest this action could be reworded to specifically reference wayfinding off the freeway gateways
- e. **Action 1.3.1** Suggest strengthening the wording of this policy. Not just request, but work to achieve results.
- f. **Policy 1.4** Suggest this needs additional actions to accommodate these activities while ensuring local resident health and safety
- g. **Action 1.1.6** Suggested edit: “Prioritize planning and seek funding to complete the San Francisco Bay Trail through Vallejo from the Zampa bridge in the South to the Napa Valley Vine Trail in the north. Pursue off-road alignment options.”
- h. Suggestion that air connections in regional connectivity actions or policies

## 6. MTC - 2

- a. **Action 2.1.7** Suggested edit: “Allow use of sidewalk space by adjacent businesses in locations with sufficient width for pedestrians and landscaping, street furniture, café tables, and displays as appropriate.”
- b. **Action 2.1.3** Suggested edit: “Update the Zoning Ordinance to require all transportation and/or development projects to demonstrate access and connectivity for all travel modes, including through features such as building facade design, shade tree planting, pedestrian scaled lighting, wayfinding, signage, transit shelters, safe and visible bicycle parking, functional bicycle racks, lockers, showers, and other amenities.”
- c. **Action 2.2.1** Suggested edit: “Coordinate with land and water based transit providers to maintain and expand services that are timely, cost-effective, and responsive to community travel patterns and needs.”

- d. **Action 2.2.2** Suggested edit: "Seek funding and partnerships to develop bus rapid transit, para-transit, neighborhood shuttle, pedi-cab, water transit, and other services."
  - e. **Action 2.3.4** Suggested edit: "Implement a "park once" strategy downtown and along the waterfront that encourages people to walk or use transit, shuttles, or other non-motorized modes of transportation between destinations in the downtown and central waterfront areas."
  - f. **Suggest adding new actions to:**
    - Provide new and expanded bicycle facilities on existing roadways
    - Explore opportunities for road diets and complete streets
    - Assess the need for calming traffic or managing traffic in the most appropriate way for individual intersections
    - Develop a bicycle and pedestrian master plan
    - Update the municipal code to limit or control a-frame signs
    - Prioritize roadway maintenance as a way to promote and improve cycling
    - Disseminate schedules and way finding to facilitate and promote the use of transit
7. MTC-3
- a. **Action 3.1.1** Suggested edit: "Plan and seek funding to close gaps in the sidewalk network and improve sidewalk conditions, including widening of substandard sidewalks and introduction of streets trees and lighting.:"
  - b. **Action 3.1.4** Suggested edit: "~~As resources allow, install improvements that~~ Close gaps in the bicycle and pedestrian networks between neighborhoods."
  - c. **New Action:** add action to promote safety and improve landscaping around pedestrian freeway crossing bridges
8. MTC-4
- a. **General comment:** Be more specific about which parts of the waterfront we are referring to with policies actions
  - b. **Action 4.1.2** Suggested edit: "Seek ~~private efforts~~ support to improve existing facilities and encourage private development to expand and maintain ~~construct and~~ provide public access to watercraft launch facilities."
  - c. **Suggestions for additional comments to include:**
    - Bicycle access to open space on the west side of mare island south of the causeway
    - Waterfront connections to Cal Maritime Academy
    - Public art plan and performance/exhibition spaces on the waterfront. Reiterate links to tourism.

9. General/Overall Comments

- a. Incorporate cross references and a glossary of terms into the Draft General Plan.
- b. Incorporate policies and actions that consider new technologies such as drone delivery and self-driving cars
- c. Collaborate with online services on Improving way-finding options in apps like Google maps (explore further)



**CITY OF VALLEJO  
GENERAL PLAN WORKING GROUP (GPWG), ECONOMIC VITALITY COMMISSION  
(EVC), AND PLANNING COMMISSION (PC)  
JOINT MEETING MINUTES  
MARE ISLAND CONFERENCE ROOM  
November 23<sup>rd</sup>, 2015**

**1. CALL TO ORDER**

The meeting was called to order by GPWG Chair Adams at 6:45 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**GPWG Present:** Chair Adams, Vice-Chair Gatz, GPWG Members Atkinson, Cohen-Thompson, Genn, Holmes, Kinney, Kutza, Nichols, Riley, Ripley, Scoggin, Stout, Swanson, and Torres

**EVC Present:** Commissioners Abee, Dowling, Jackson, Jagdip, Salanga III, and Torres (also member of GPWG)

**Absent:** Commissioner Amador

**Planning Commission Present:** Commissioners Adams (also member of GPWG), Cortez, Kinney (also member of GPWG), Matulac, Schussel, and Scoggin (also member of GPWG)

**Absent:** Chair Graden

**Staff present:** Community & Economic Development Director Ouse, Senior Planner Hoffheimer, and Economic Development Project Manager Gage

**Consultants present:** Charlie Knox, Principal, and Andrew Hill, Senior Associate, PlaceWorks; and Alex Hinds, Managing Consultant, Center of Sustainable Communities (CSC), Sonoma State University

**4. APPROVAL OF THE MINUTES**

None

**5. REPORT OF THE SECRETARY**

Senior Planner Hoffheimer announced that the Draft Sonoma Boulevard Specific Plan is scheduled to be released for public review in early December 2015.

**6. REPORT OF THE PRESIDING OFFICER AND LIAISON REPORTS**

Chair Adams announced the concept of creating an ad hoc committee to prepare an Arts and Culture Element (Goals, Policies, and Actions) for the General Plan Update and

facilitated the volunteering of GPWG members (four members) and others (five residents) to serve in that capacity.

## 7. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

**Action:** Moved by GPWG Member Nichols and carried to approve the consent calendar and agenda. (GPWG Aye: Chair Adams, Vice-Chair Gatz, GPWG Members Atkinson, Cohen-Thompson, Genn, Holmes, Kinney, Kutza, Nichols, Riley, Ripley, Scoggin, Stout, Swanson, and Torres) (EVC Aye: Commissioners Abee, Dowling, Jackson, Jagdip, Salanga III, and Torres (also member of GPWG); EVC Absent: Commissioner Amador) (PC Aye: Commissioners Adams (also member of GPWG), Cortez, Kinney (also member of GPWG), Matulac, Schussel, and Scoggin (also member of GPWG); PC Absent: Chair Graden)

## 8. PUBLIC HEARING

### A. Presentation and Discussion: General Plan Draft Preferred Future Scenario

Charlie Knox of PlaceWorks presented an overview of the General Plan Draft Preferred Future Scenario. Knox and Chair Adams solicited comments from GPWG members and the general public on the Draft Preferred Future Scenario.

Public comment (speaker card submitted): Mathew Fettig, Vallejo Marine Terminal and Boudicca Todi, Fresh Air Vallejo

**Action:** Moved by GPWG Member Swanson and carried unanimously to accept the General Plan Draft Preferred Future Scenario, inclusive of suggested revisions by the GPWG, EVC, and PC. (GPWG Aye: Chair Adams, Vice-Chair Gatz, GPWG Members Atkinson, Cohen-Thompson, Genn, Holmes, Kinney, Kutza, Nichols, Riley, Ripley, Scoggin, Stout, Swanson, and Torres) (EVC Aye: Commissioners Abee, Dowling, Jackson, Jagdip, Salanga III, and Torres (also member of GPWG); EVC Absent: Commissioner Amador) (PC Aye: Commissioners Adams (also member of GPWG), Cortez, Kinney (also member of GPWG), Matulac, Schussel, and Scoggin (also member of GPWG); PC Absent: Chair Graden). *(See Attachment for suggested revisions by the GPWG, EVC, and PC).*

## 9. COMMUNITY FORUM

Public Comment (speaker card submitted): None

**10. ADJOURNMENT**

The meeting adjourned at 9:35 p.m.

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TONY ADAMS, GPWG CHAIR

ATTEST:

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MARK HOFFHEIMER, SENIOR PLANNER

ATTEST:

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ALEA GAGE, PROJECT MANAGER

**Joint Meeting of the Vallejo Planning Commission,  
Economic Vitality Commission, and  
General Plan Working Group  
November 23, 2015**

Summary of Recommended Modifications and Clarifications to the  
Draft Preferred Scenario

**Planning Commission**

- The narrative should specifically reference closing gaps in the San Francisco Bay Trail as it runs through Vallejo, which would help better connect California State University Maritime Academy with other destinations in the city.

**EVC Comments**

- Recommend combining the three gateways near the intersection of I-80 and Hwy 37 into a single gateway, as this gives equal treatment with gateways in South and North Vallejo.

**GPWG Comments**

- In the narrative about Mare Island, clarify that that markets and restaurants in the historic core will contribute the quality of life of island residents.
- In the narrative, clarify that the Preferred Scenario includes a continuous green band of open space along the waterfront from the Zampa Bridge to the Mare Island Causeway.
- The narrative should emphasize access to and use of the water by boaters and swimmers along the length of the waterfront.
- The narrative should emphasize that livability extends to all neighborhoods in Vallejo, and it should reference enhanced connections between Mare Island and the mainland by ferry and water taxi.

**CITY OF VALLEJO  
GENERAL PLAN WORKING GROUP (GPWG), ECONOMIC VITALITY COMMISSION  
(EVC), AND PLANNING COMMISSION (PC)  
JOINT MEETING MINUTES  
MARE ISLAND CONFERENCE ROOM  
December 14<sup>th</sup>, 2015**

**1. CALL TO ORDER**

The meeting was called to order by GPWG Chair Adams at 6:35 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**GPWG Present:** Chair Adams, Vice-Chair Gatz, GPWG Members Atkinson, Cohen-Thompson, Genn, Jackson, Kinney, Kutza, Nichols, Riley, Ripley, Scoggin, Stout, and Swanson

**Absent:** GPWG Member Holmes

**EVC Present:** Commissioners Dowling, Jackson (also member of GPWG), Jagdip, Salanga III, and Torres

**Absent:** Commissioners Abee and Amador

**Planning Commission Present:** Commissioners Adams (also member of GPWG), Graden, Kinney (also member of GPWG), Matulac, Schussel, and Scoggin (also member of GPWG)

**Absent:** Commissioner Cortez

**Staff present:** Community & Economic Development Director Ouse, Senior Planner Hoffheimer, City Attorney Quintana, and Economic Development Project Manager Gage

**4. APPROVAL OF THE MINUTES**

None.

**5. REPORT OF THE SECRETARY**

None.

**6. REPORT OF THE PRESIDING OFFICER AND LIAISON REPORTS**

GPWG Chair provided an update on the Arts and Culture Element effort underway. GPWG Member Stout recited the goals established by the Arts and Culture Element ad hoc committee.

## 7. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

No vote taken.

## 8. PUBLIC HEARING

Planning Commissioners Graden, Kinney, and Schussel recused themselves from the meeting.

### A. Presentation and Discussion: General Plan Draft Preferred Future Scenario incorporating Staff Recommendations

Senior Planner Hoffheimer presented an overview of the General Plan Draft Preferred Future Scenario, incorporating Staff recommended revisions related to site constraints (primarily pending development applications and long-term leases), and compared it to the General Plan Draft Preferred Scenario accepted by the GPWG, EVC, and Planning Commission at their joint meeting on November 23, 2015. As part of the presentation, City Attorney Quintana presented an overview of the legal framework related to site constraints. Hoffheimer, Quintana, Director Ouse, and Chair Adams solicited comments from GPWG, EVC, and Planning Commission members and the general public on the Draft Preferred Future Scenario.

Public comment (speaker card submitted): Peter Brooks, Thia Markson, Kay Flavell, Liat Meitzenheimer, Paul Blumberg, Brenda J. Crawford, and Dalia Vidor.

**Action:** Moved by GPWG Member Riley and carried to affirm the General Plan Draft Preferred Future Scenario, inclusive of suggested revisions by the GPWG, EVC, and PC, as accepted by the GPWG, EVC, and PC at their joint meeting on November 23, 2015.

(GPWG Aye: Vice-Chair Gatz, Members Atkinson, Genn, Kutza, Nichols, Riley, Ripley, Scoggin, Stout, and Swanson; GPWG Nay: Members Cohen-Thompson and Jackson; GPWG Abstain: Chair Adams; GPWG Absent: Members Holmes and Kinney); (EVC Aye: Commissioners Dowling, Jagdip, Salanga III, and Torres; EVC Nay: Commissioner Jackson (also member of GPWG); EVC Absent: Commissioners Abee and Amador); (PC Aye: Commissioner Scoggin (also member of GPWG); PC Abstain: Commissioner Adams (also member of GPWG); PC Absent: Commissioners Cortez, Graden, Kinney (also member of GPWG), Matulac, and Schussel).

**9. COMMUNITY FORUM**

Public Comment: Richard T. Loewke, AICP, Loewke Planning Associates

**10. ADJOURNMENT**

The meeting adjourned at 9:35 p.m.

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TONY ADAMS, GPWG CHAIR

ATTEST:

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MARK HOFFHEIMER, SENIOR PLANNER

ATTEST:

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ALEA GAGE, PROJECT MANAGER

**CITY OF VALLEJO  
GENERAL PLAN WORKING GROUP (GPWG) and  
ECONOMIC VITALITY COMMISSION (EVC)  
JOINT MEETING MINUTES  
MARE ISLAND CONFERENCE ROOM  
January 11<sup>th</sup>, 2016**

**1. CALL TO ORDER**

The meeting was called to order by GPWG Chair Adams at 6:40 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**GPWG Present:** Chair Adams, Vice-Chair Gatz, GPWG Members Atkinson, Cohen-Thompson (arrived late), Jackson, Kinney, Kutza, Nichols, Riley, Ripley, and Stout

**Absent:** GPWG Member Genn, Holmes, Scoggin, and Swanson

**EVC Present:** Commissioners Abee, Amador, Dowling, Jackson (also member of GPWG), Jagdip, Salanga III, and Torres

**Staff present:** Community & Economic Development Director Ouse; Planning Manager Tasini; Senior Planner Hoffheimer; and Economic Development Project Manager Gage

**Consultants present:** Charlie Knox, Principal, and Andrew Hill, Senior Associate, PlaceWorks; Tom Jacobson and Alex Hinds, Center of Sustainable Communities (CSC), Sonoma State University; and David Shiver, Bay Area Economics (BAE)

**4. APPROVAL OF THE MINUTES**

None.

**5. REPORT OF THE SECRETARY**

Senior Planner Hoffheimer reported on the GPWG Meeting Schedule for 2016.

Senior Planner Hoffheimer reported on the status of the Draft Sonoma Blvd Specific Plan, which is available for public review and comment. GPWG Member Nichols, as a member of the ad hoc Sonoma Blvd Specific Plan Working Group (SPWG), reported on her impression of the report.

Director Ouse reported on the status of the City Council meeting for review of the Draft Preferred Future Scenario, which is planned to be held sometime in February, most likely as a special meeting. Chair Adams requested that a special GPWG meeting be held on January 25<sup>th</sup> to discuss the presentation of the GPWG Draft Preferred Future Scenario to the City Council in February (vote taken: 6 out of 11 present, a majority,



approved the meeting). The EVC decided against joining such a special GPWG meeting (vote taken: 3 out of 7 present, a minority, approved the meeting).

## 6. REPORT OF THE PRESIDING OFFICER AND LIAISON REPORTS

GPWG Member Stout provided an update on the Arts and Culture Element effort currently underway by the Arts and Culture Element ad hoc committee.

## 7. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

**Action:** Moved by GPWG Vice-Chair Gatz and carried to approve the consent calendar and agenda. (GPWG Aye: Chair Adams, Vice-Chair Gatz, GPWG Members Atkinson, Cohen-Thompson, Jackson, Kinney, Kutza, Nichols, Riley, Ripley, and Stout; GPWG Absent: Genn, Holmes, Scoggin, and Swanson); (EVC Aye: Commissioners Abee, Amador, Dowling, Jackson (also member of GPWG), Jagdip, Salanga III, and Torres)

## 8. PUBLIC HEARING

- A. Presentation and Discussion: Preliminary Draft General Plan Goals, Policies, and Actions for: Community and People – and – Economy, Education, and Training

Andrew Hill of PlaceWorks presented an overview of the Preliminary Draft Goals, Policies, and Actions for two chapters of the General Plan Update: Community and People – and – Economy, Education, and Training. Hill and Chair Adams solicited comments from GPWG members and the general public on the Draft Goals, Policies, and Actions.

Public comment (speaker card submitted): None

**Action:** Moved by GPWG Member Kinney and carried unanimously to accept the Preliminary Draft Goals, Policies, and Actions, including suggested revisions by the GPWG and EVC. (Aye: Chair Adams, Vice-Chair Gatz, GPWG Members Atkinson, Cohen-Thompson, Jackson, Kinney, Kutza, Nichols, Ripley, and Stout; Absent: GPWG Member Cohen-Thompson, Genn, Holmes, Kinney, Riley, and Torres). *(See Attachment for suggested revisions by the GPWG and EVC).*

**Action:** Moved by EVC Member Jackson and carried unanimously to accept the Preliminary Draft Goals, Policies, and Actions, including suggested revisions by the GPWG and EVC. (EVC Aye: Commissioners Abee, Amador, Dowling, Jackson (also member of GPWG), Jagdip, Salanga III, and Torres). *(See Attachment for suggested revisions by the GPWG and EVC).*

## 9. COMMUNITY FORUM

Item not called.

**10. ADJOURNMENT**

The meeting adjourned at 9:40 p.m.

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TONY ADAMS, GPWG CHAIR

ATTEST:

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MARK HOFFHEIMER, SENIOR PLANNER

ATTEST:

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ALEA GAGE, PROJECT MANAGER

## GPWG & EVC Joint Meeting 01/11/16 - SUMMARY OF COMMENTS

### COMMUNITY AND PEOPLE: Goals, Policies, and Actions

#### Goal CP-1

EVC	Action CP-1.16.2	Comment to make sure there is material to address urban greening in the GP and cross reference where to look for more material on urban greening.
GPWG	Policy CP-1.1 and/or Policy CP-1.2	Suggestion to include "access to organic foods and produce" in the actions. Suggested edit: Identify areas of Vallejo that are underserved by retail sources of <u>affordable</u> healthy food.
EVC	Action CP-1.1.1	
Public	General	Suggestion that Goal CP 1 also address concentration of tobacco and alcohol sales in the city. Comment to address healthy lifestyles holistically (not just eating and nutrition), i.e. preventative health programs.
EVC	Action CP-1.1.3	Suggestion to add a new action to assess Vallejo's water supply and explore alternative water supply options.
EVC	Policy CP-1.23 (New Action)	Suggestion to add a new action that considers water efficient landscaping guidelines for new development and existing homes.
EVC	Policy CP-1.23 (New Action)	
GPWG	Action CP-1.14.1	Suggested edit: Explore increasing police presence in and around bike and walking paths, pedestrian areas, etc., by, for example, reintroducing bike patrols by the Vallejo Police Department, and reestablishing a police substation to South Vallejo, <u>North Vallejo, and East Vallejo.</u>
GPWG	Policy CP-1.23 (New Action)	Suggestion to add a new action that investigates the use of recycled water for landscaping.
GPWG	Goal CP-3	Comment to implement the River Park master plan
EVC	General	Comment to ensure that policies and actions apply citywide and avoid over focus on South Vallejo.
EVC	Policy CP-1.3	Suggestion coordinate with the Vallejo City Unified School District on healthy school lunches. Suggested edit: Develop guidelines for public and private projects to <u>repair and</u> promote safe, convenient, and attractive pedestrian facilities.
EVC	Action CP-1.13.1	Suggestion to add new a action for providing crosswalks for seniors in areas where senior centers and facilities are located [timing of crosswalks and lighting appropriate for seniors]. NOTE: See <i>Street Smart Sebastopol</i> for potential example.
EVC	Policy CP-1.15 (New Action)	Suggestion to add new a action that encourages maximum public access to the waterfront including disabled access.
GPWG	Policy CP-1.6 (New Action)	

EVC Public	General Policy CP-1.6	Comment to look at the ideas generated during the PB process for potential new policy and action concepts. Suggestion to incorporate "watershed and inland waterways" under Policy CP-1.6 cluster.
GPWG GPWG	General General	Comment to ensure there is an action for litter abatement in Nature and Built Environment. Suggestion to consider a citywide ban on plastic bags.
<b>Goal CP-2</b>		
EVC	Policy CP-2.1 (New Action)	Suggestion to add a new action that ensures the city has guidelines for effective community policing and humane responses.
EVC EVC	Policy CP-2.1 (New Action) Action CP-2.1.4	Suggestion to add a new action to investigate incentives for funding security cameras in neighborhoods. Suggestion to develop metrics to monitor the development of crime hot spots.
EVC GPWG	General General	Suggestion to incorporate increased police presence (including bikes) as a crime deterrent into Goal CP-2. Suggestion to coordinate with mental health professionals on crime prevention.
GPWG GPWG	Policy CP-2.2 General	Comment to look at lighting technologies as a crime prevention strategy. NOTE: Look at SMUD as an example. Comment to support continuing and expanding community policing programs in Vallejo.
EVC	Policy CP-2.2 (New action)	Suggestion to add a new action to engage the arts community on strategies to activate spaces and reduce crime.
EVC	General	Suggestion to consider the establishment of a safety ombudsman and publicize that the service exists.
GPWG	General	Comment to reference community groups that work to reduce graffiti in the GP narratives.
Public Public	Action CP-2.2.2 Policy CP-2.1 (New Action)	Comment to coordinate with social and safety services regarding homelessness and safety in parks. Suggestion to add a new action to publicize and promote ombudsman services.
EVC	General	Suggestion to look for opportunities to partner and collaborate with outside agencies and groups on youth centers in Vallejo. Consider collaborating with other jurisdictions including the county and other cities like Vacaville and pursue funding and support.

**Goal CP-3**

EVC	Action CP-3.3.1	Suggestion to develop indicators for success in building community bonds.
EVC	Policy CP-3.3	Suggestion to add youth center initiatives.
GPWG	Policy CP-3.1 (New Action)	Suggestion to add a new action to consider establishing a permanent events coordinator position with the city.
EVC	General	Suggestion to seek community input for the development of community events and monitoring success (annual needs assessment).
GPWG	Policy CP-3.2 (New Action)	Suggestion to add a new action that addresses maintenance and blight in recreational facilities.
Public	General	Suggestion to add senior engagement to Goal CP-3.

**Goal CP-4**

Public	Action CP-4.1.1	Suggestion to encourage community participation in the council goal setting process.
Public	Action CP-4.1.1	Suggestion to continue the Participatory Budgeting process.
Public	General	Suggestion to ensure that city initiatives are publicized, fully disclosed to the community, and that there is transparency in city government.
GPWG	Policy CP-4.3	Suggested edit: Support the formation and operation of neighborhood and civic organizations <u>as well as city boards and commissions.</u>
EVC	Policy CP-4.4	Suggestion to encourage local businesses to contribute to the healthy community and adhere to the spirit of city policy.
Public	Policy CP-4.4	Additional suggestion to attract companies with a "B Corps Rating".
Public	Action CP-4.1.4	Suggested edit: Hold City meetings at <del>neighborhood gathering places when feasible</del> <u>places and times convenient for the public to participate.</u>
GPWG	Policy CP-4.1	Suggested edit: Encourage inclusive, participatory City processes that emphasize the collaborative exchange of ideas by all segments of the community <u>with the goal of building trust.</u>
GPWG	General	Suggestion to consider going beyond the Brown Act and providing packets sooner than 72 hours.

## Goal CP-5

Public	Action CP-5.2.2	Suggested edit: Encourage government and non-profit organizations to provide information about efforts to promote recognition, value, and inclusion of racial, cultural, <u>gender, gender identity, sexual orientation</u> , and linguistic diversity.
GPWG	New Action	Suggestion to establish a coordinated homeless strategy.
Public	Note to include in NBE-4	Comment on public information for emergency public preparedness
Public	Action CP- 5.2.1 and Action CP-5.2.2	Suggestion to reference the Unruh Civil Rights Act as a means to shorten sentence
GPWG	Action CP-5.3.2	Suggested edit: Encourage and promote local and State regulatory agencies, non-profit service providers and area senior centers to offer nutritional and health care, legal services, shelter, transportation and other senior <u>and homeless</u> services.
GPWG	Action CP-5.2.1	Suggested edit: Work with local advocacy groups to provide information about programs that promote compassion, value, and inclusion of persons of all races, ethnicities, sexual orientations, <del>and</del> gender identities, <u>and religious groups</u> .
EVC	Action CP-5.3.1	Suggested edit: Encourage the provision of child care services at and in proximity to work sites <u>and commuter hubs</u> , and work with regulators and service providers and employers to ensure the provision of safe, affordable, high-quality childcare services.
Public	General	Suggestion to coordinate with county on fair share funding social services including the homeless and for parolees.
EVC	New Policy and Action	Suggestion to add policy and actions around health and social services for seniors.

**GPWG & EVC Joint Meeting 01/11/16 - SUMMARY OF COMMENTS**  
**ECONOMY, EDUCATION, AND TRAINING: Goals, Policies, and Actions**

**Goal EET-1**

EVC	Policy EET-1.2	Suggestion to consider specialization of healthcare and life sciences to strengthen and expand.
GPWG	Policy EET-1.2	Suggestion to support state of the art facilities in Vallejo including cancer treatment.
Public	Action EET-1.3.1	Suggested edit: Collaborate with <u>visit Vallejo groups bringing tourism to Vallejo</u> to develop a Vallejo Tourism Mas development of Vallejo's tourism economy and to articulate a multi-faceted tourism strategy.
Public	Action EET-1.5.1	Suggested edit: In coordination with local and regional chambers of commerce, economic development organizat <del>Mare Island</del> <u>major stakeholders</u> , develop a..... [Comment to use more generic language and don't name specific
Public	New Policy and Actions	<b>Suggestion to also add as an appendix].</b> Suggestion to add a policy and actions for opportunities to develop film and television industries in Vallejo.
GPWG	General	Comment that historic preservation can be a driver of economic development. NOTE: Narratives can introduce th historic preservation can be a driver of economic development and cross reference location of historic preservati
GPWG	Policy EET-1.6 (New Action)	Suggestion to add an action that addresses working with the Solano Land Trust to promote recreation opportunit
EVC	Policy EET-1.3	under it's jurisdiction.
GPWG	Policy EET-1.5 (New Action)	Suggestion to increase visibility and attractiveness of businesses along freeways Suggestion to add a new action: "Initiate a visitor center at the former Badge and Pass site to meet the goal of em as a gateway to Napa Valley, Vallejo's naval heritage, and tourism."
GPWG	Policy 1.6 (New Action)	Suggestion to add a new action: "Coordinate with the San Francisco Bay Joint Venture, Costal Conservancy and Sa National Wildlife Refuge to incorporate River Park and other available areas along the Napa River as part of the Sa National Wildlife Refuge to protect wildlife habitat and tidal resources."
EVC	Policy EET-1.4 (New Action)	Suggestion to add a new action to coordinate with higher education institutions to market educational opportuni
EVC	Policy EET-1.4 (New Action)	Suggestion to add a new action to encourage 21st century industrial arts college or program
EVC	General	Comment to review the policies to make sure we're adequately covering the four key industry clusters
Public	Action EET-1.10.4	Suggested edit: Pursue development of North Mare Island that prioritizes job-generating uses. <del>and positions Vallejo manufacturing site.</del> [Comment to allow for a wider range of businesses]

**Goal EET-2**

EVC	Action EET-3.6.1	Supporting and encouraging home bases and peer to peer type businesses
GPWG	Action EET-2.3.5	Suggested edit: <u>Collaborate with Solano County probation department, the Department of Corrections and Reha Employment Development Department to</u> explore creating increased opportunities to re-enter the community ar including programs for the re-integration of the formerly incarcerated, drug and rehabilitation programs, etc.
EVC	Action EET-2.3.5	Additional suggested edit: <u>Collaborate with county organizations and faith based organizations to</u> explore creatin opportunities to re-enter the community and work force, including programs for the re-integration of the former drug and rehabilitation programs, etc.

Public	General	Suggestion to alphabetize businesses in the general plan (such as Action EET-2.2.2 ) so it can not be misconstrued favorite of one type of business over another type of business.
Public	Action EET-2.3.9	Suggested edit: Support the Vallejo City Unified School District's <del>Wall to Wall Academies</del> <u>efforts</u> , which help provide pipelines for the school-age population.
Public	Policy EET-2.1 (New Action)	Suggestion to add a new action to consider doing market studies and analysis periodically.
EVC	Action EET-2.3.7	Suggested edit: Work with businesses, nonprofits and the Solano County Workforce Investment Board to develop opportunities, internships, and apprenticeships <del>to introduce youth to professional mentors</del> , <u>and school to work r</u>
EVC	Action EET-2.2.3	Comment to look at ways to eliminate barriers to competitiveness including fees.
Public	Action EET-2.3.4	Suggested edit: Collaborate with the health care sector, <u>including alternative healthcare facilities</u> , of Vallejo's economic training and job opportunities, including addressing the health needs of the Bay Area's senior community.

### Goal EET-3

EVC	General	Suggestion to consider creating virtual innovation center. Suggested edit: Partner with <del>the Vallejo Convention, Visit Vallejo, the Chambers of Commerce,</del> <u>organizations that and business development in Vallejo</u> to market Vallejo shopping, dining, and lodging destinations in the city and the region. Partner with
Public	Action EET-3.1.2	
EVC	Policy EER- 3.5 (New Action)	Suggestion to add a new action that considers establishing community internet. Suggested edit: Support and assist in the coordination of regular arts <u>and cultural</u> events in the downtown <u>and w</u>
Public	Action EET-3.3.4	highlighting local talent and increasing foot traffic for downtown merchants.
Public	General	Suggestion to encourage worker owned coops.

### Goal EET-4

Public	Policy EET-4.1 (New Action)	Suggestion to add a new action that considers incentivizing businesses to go green.
Public	General	Comment to encourage the use of community trusts and credit unions instead of large retail banks Suggested edit: Collaborate with the <u>chambers</u> of <u>commerce</u> to promote East Bay SCORE mentoring and workshop support business planning and financing for small businesses.
GPWG	Action EET-4.5.2	
EVC	Policy 4.1 (New Action)	Suggestion to add a new action to establish indicators or metrics to monitor performance of city led sustainability Suggested edit: Identify <u>and promote</u> sources for start-up financing, including micro-loans, low interest loans, crowd financing, and angel investors.
EVC	Action EET-4.5.3	
GPWG	General	Suggestion to add a glossary and introduction of terms and organizations.
Public	General	Suggestion to consider promoting the plan with public service announcement videos in multiple languages spoken



**CITY OF VALLEJO  
GENERAL PLAN WORKING GROUP (GPWG) MEETING MINUTES  
MARE ISLAND CONFERENCE ROOM  
January 25<sup>th</sup>, 2016**

**1. CALL TO ORDER**

The meeting was called to order by GPWG Chair Adams at 6:37 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**Present:** Chair Adams, Vice-Chair Gatz, GPWG Members Cohen-Thompson, Genn, Jackson, Kinney, Nichols, Riley, Ripley, Scoggin, and Stout

**Absent:** GPWG Members Atkinson, Holmes, Kutza, and Swanson

**4. APPROVAL OF THE MINUTES**

None.

**5. REPORT OF THE SECRETARY**

Senior Planner Hoffheimer reported on the GPWG Meeting Schedule for 2016, emphasizing the next scheduled GPWG meeting on February 8<sup>th</sup> and the special City Council meeting focused on the Preferred Future Scenario on March 1<sup>st</sup>.

Senior Planner Hoffheimer also reported that the Draft Arts and Culture Element prepared by the Arts and Culture Element ad hoc committee is due to be delivered to City staff by the end of the day Monday January 25<sup>th</sup>, and that it will go before the GPWG for review and approval once staff has reviewed the document.

**6. REPORT OF THE PRESIDING OFFICER AND LIAISON REPORTS**

None.

**7. CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

**Action:** Moved by GPWG Member Cohen-Thompson and carried to approve the consent calendar and agenda. (Aye: Chair Adams, Vice-Chair Gatz, GPWG Members Cohen-Thompson, Genn, Jackson, Kinney, Nichols, Riley, Ripley, Scoggin, and Stout; Absent: Atkinson, Holmes, Kutza, and Swanson);

**8. PUBLIC HEARING**

None.

**9. INFORMATIONAL/DISCUSSION ITEM**

Chair Adams led a discussion on the presentation of the GPWG-recommended Draft Preferred Future Scenario to the City Council at a special City Council meeting on March 1<sup>st</sup>. The GPWG decided to have three GPWG members (Chair Adams and GPWG Members Nichols and Riley) meet with City staff to see if the GPWG and City staff can agree on one Draft Preferred Scenario to present to City Council.

**10. COMMUNITY FORUM**

Public Comments (speaker card submitted): None

**11. ADJOURNMENT**

The meeting adjourned at 8:36 p.m.

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TONY ADAMS, GPWG CHAIR

ATTEST:

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MARK HOFFHEIMER, SENIOR PLANNER

**CITY OF VALLEJO  
GENERAL PLAN WORKING GROUP (GPWG) MEETING MINUTES  
MARE ISLAND CONFERENCE ROOM  
February 8<sup>th</sup>, 2016**

**1. CALL TO ORDER**

The meeting was called to order by GPWG Chair Adams at 6:33 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**Present:** Chair Adams, Vice-Chair Gatz, GPWG Members Atkinson, Genn, Jackson, Kutza, Nichols, Riley, Ripley, Scoggin, Stout, and Swanson

**Absent:** GPWG Members Cohen-Thompson, Holmes, and Kinney

**4. APPROVAL OF THE MINUTES**

None.

**5. REPORT OF THE SECRETARY**

None.

**6. REPORT OF THE PRESIDING OFFICER AND LIAISON REPORTS**

None.

**7. CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

**Action:** Moved by GPWG Chair Adams and carried to approve the consent calendar and agenda. (Aye: GPWG Members Atkinson, Genn, Jackson, Kutza, Nichols, Riley, Ripley, Scoggin, Stout, and Swanson; Absent: Cohen-Thompson, Holmes, and Kinney).

**8. PUBLIC HEARING**

A. Presentation and Discussion: General Plan Draft Preferred Future Scenario, incorporating GPWG and Staff Recommendations

Senior Planner Hoffheimer presented proposed compromises for finalizing the General Plan Draft Preferred Future Scenario for presentation to the City Council on March 1<sup>st</sup>, based on discussions between a sub-group of the GPWG (Chair Adams and Members Nichols and Riley) and City staff on February 3<sup>rd</sup> and February 8<sup>th</sup>.

Public comment (speaker card submitted): None

**Action:** Moved by GPWG Member Atkinson and carried unanimously to accept the General Plan Draft Preferred Future Scenario, including suggested revisions by the GPWG. (Aye: GPWG Members Atkinson, Genn, Jackson, Kutza, Nichols, Riley, Ripley, Scoggin, Stout, and Swanson; Absent: Cohen-Thompson, Holmes, and Kinney). (See *Attachment for agreed-upon revisions*).

**9. INFORMATIONAL/DISCUSSION ITEM**

- A. No discussion.
- B. Director Ouse presented that status of the review by City Staff of the Draft Arts and Culture Element, as prepared the Arts and Culture Element ad hoc committee. Director Ouse suggested that staff meet with a sub-group of ad hoc committee later in the week to finalize the draft for review and acceptance by the GPWG at the next GPWG meeting on February 22<sup>nd</sup>. City staff to proceed accordingly.

**10. COMMUNITY FORUM**

Public Comments: None

**11. ADJOURNMENT**

The meeting adjourned at 8:26 p.m.

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TONY ADAMS, GPWG CHAIR

ATTEST:

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MARK HOFFHEIMER, SENIOR PLANNER

## EXHIBIT A: DESCRIPTION AND MAP OF THE DRAFT PREFERRED SCENARIO

The Draft Preferred Scenario outlines a citywide vision for Vallejo based on ideas contributed by community members at a series of workshops, online activities, and outreach events in 2015. It incorporates recommendations from the General Plan Working Group, Economic Vitality Commission, and Planning Commission from a joint meeting on November 23, 2015 and recommendations from the General Plan Working Group from a meeting on February 8, 2016. The Draft Preferred Scenario reflects existing site constraints, such as existing long-term leases, existing development agreements, and pending development applications.

The vision for Vallejo is anchored by a vibrant downtown and waterfront, which together are a focus of local life and a regional tourist attraction. Strong job centers south of downtown around Solano Avenue, on Mare Island, and along central Sonoma Boulevard north of Redwood Street provide good jobs for local residents and employees from the wider region. Thriving regional retail and entertainment attractions are located at the intersection of the Interstate-80 and Highway 37. A network of neighborhood corridors link these key destinations, supporting safe, livable residential neighborhoods. At some key intersections along these corridors and in residential areas, “village centers” with shops and services catering to the daily needs of residents act as neighborhood focal points

This memo describes the major points of the vision, focusing on key areas of the city. The memo outlines the vision for the core area of the city, the employment districts, the residential neighborhoods and corridors, and the gateways to Vallejo.

The Preferred Scenario Map at the end of the memo shows the proposed land use pattern.

### CORE AREA

#### *Downtown*

- A vibrant downtown Vallejo is a destination for locals and visitors alike.
- A variety of new housing contributes to the charming character of York Street, Georgia Street and Virginia Street, including market rate condominiums, live/work units for creative professionals and senior housing. Some surface parking lots on York and Virginia Streets are developed with mixed-use buildings, and there is redevelopment of existing buildings on Georgia Street.
- New development downtown preserves and enhances the area's historic character, with compatible and complementary design. Buildings are typically 3 to 5 stories high, with ground floor retail, restaurants, and professional offices. Housing units are located on the upper stories.

- Larger parcels on York or Virginia Streets could host a college campus or student union downtown.
- The historic Empress Theatre anchors a dynamic downtown arts and entertainment district, celebrating local arts and culture.
- Workers, residents, and students activate the downtown area seven days a week, providing the critical mass to support a "cafe culture" and technology access via enhanced fiber and broadband infrastructure, sparking innovation and entrepreneurship.
- The downtown is enhanced as an arts & entertainment district, anchored by the Empress Theater.

### *Waterfront*

- The waterfront is Vallejo's distinctive gem: a treasure for locals and tourists.
- A continuous pathway, along the waterfront or as close to the waterfront as feasible, extends from the Zampa Bridge in South Vallejo north to River Park and White Slough. The pathway offers connections to the waterfront and other open space amenities; opportunities for strolling, jogging, skating, and cycling; and pause points, with seating at scenic spots, affording views of the water and beyond. The pathway also provides access to places for in-water recreational activities and for commercial and recreational small craft, such as water taxis, canoes, and kayaks. As it continues through the Central Waterfront, the pathway connects a series of larger public green spaces with recreational amenities for families and children. The pathway is a part of a citywide comprehensive network of multi-use trails, as will be detailed in a future Bicycle and Pedestrian Master Plan.
- Independence Park, south of the Ferry Building, has open space for kite flying and other informal activities, as well as picnic spaces for families, playscapes for children, and public art or monuments and interpretive signage showcasing the City's proud military and maritime history.
- Service Club Area (the green north of the Ferry Building) continues as an open space available for festivals, events, and informal play.
- In the Northern Waterfront, open space areas along Harbor Way provide a setting for recreation and possible music and entertainment as well as a visual amenity with interpretive features for scenic recreation.
- A series of linkages connect the waterfront with the downtown area, including the Maine Street extension, the existing Vallejo Station Paseo, the Georgia Street extension and the anticipated Capital Street extension. Together with enhanced street furnishings (lighting, banners, etc.), these linkages facilitate pedestrian circulation and visual links between the waterfront and downtown. .
- Commercial development, such as office, retail and visitor serving uses, adjacent to the parking structure on Santa Clara Street and across from the bus terminal, bring commuters, tourists and business visitors to the area and help connect the Ferry Building with downtown Vallejo. Building

heights step down closer to the waterfront to ensure that waterfront open spaces remain sunny and open.

- Between Maine and Capital Streets, a cluster of mixed use residential and retail buildings help connect the waterfront with downtown Vallejo. Multi-family and condominium development grouped around public spaces, with retail and restaurant uses reinforce a waterfront and downtown area for live, work and play.
- The Southern Waterfront, west of Mare Island Way between Maine Street and Solano Street, retains the flexibility to have a mix of uses, including multi-family or student housing, a corporate campus, or an educational campus. Open space along the waterfront, including a boat launch, will be a hallmark of any development proposal.

## JOB CENTERS

### *South of Downtown around Solano Avenue*

- Important local employers like Meyer and Petrochem anchor this thriving employment district south of Curtola Parkway in the area adjacent to downtown Vallejo.
- Development with views of Lake Dalwigk and the surrounding open space build on the strengths already in place.
- New commercial and light industry uses in the area facilitate a transition to fewer heavy industrial uses over time and bring activities more compatible with residences to the north and south.
- A long-term lease by Kiewit Pacific Company on property north of the Vallejo Marine Terminal (VMT) site maintains that property as maritime-industrial use. However, subject to property changes prior to the expiration of the existing lease-hold, the site could become commercial/light industry, which could include a range of uses from R&D facilities and light manufacturing to hotels and tourist attractions, including a waterfront pathway.
- Pending development applications (as of December 2015), such as those at the Vallejo Marine Terminal (VMT) site, preclude consideration of other uses until the development review process is complete.

### *Mare Island*

- Mare Island is a multi-use community unified under a common design theme with a balance of industrial, office, commercial, residential, educational, recreation, cultural, and open space uses, meeting the needs of future generations. The Mare Island Specific Plan and the Mare Island Development Agreement govern land uses and improvements on Mare Island (major concepts summarized below), and they should be consulted for a complete description.

- North Mare Island north of G Street is a major employment center, with nearly 2 million square feet of industrial, light industrial, office/R&D, retail, and warehousing uses.
- Mare Island between North Mare Island and the Historic Core is a major employment center, with approximately 3 million square feet of office/R&D, light industrial, warehouse, retail commercial, educational/civic, and residential uses, including a compact, pedestrian-oriented Town Center and adaptive reuse of existing buildings.
- The Historic Core is a visitor-oriented mixed-use area that celebrates Mare Island's history through reuse of some of its most historic and attractive buildings. The presence of these buildings along the waterfront provides opportunity for public gatherings, festivals, museum and interpretive activities, historic ships, restaurants and other visitor-oriented uses in the setting of a working waterfront.
- Mare Island south of the Historic Core is a major employment center with approximately 1.8 million square feet of industrial, light industrial, warehouse, office/R&D, educational (Touro University), and retail commercial uses, including the largest buildings on Mare Island, dry docks, and maritime infrastructure.
- Two residential villages, with approximately 1,200 residential units, provide a range of housing types, including high-density townhomes and condominiums, medium-density detached homes, and low-density duplexes and detached homes, in addition to civic, park, and open space areas.
- A waterfront promenade extends from the Causeway north and south to the Historic Core Plaza and shipyard area). Southern and western portions of Mare Island offer an array of recreational opportunities, including a 188-acre Regional Park, a 26-acre Community Park, and an 18-hole golf course.

#### *Sonoma-Broadway*

- A mix of new commercial and office uses complement the existing retail uses along this section of Sonoma Boulevard, taking advantage of the regional connectivity provided by SR 29.
- Kaiser Permanente and Soltrans anchor a cluster of important employers along Broadway, and an enhanced Sereno Transit Center provides easy access for commuters to the area.



## RESIDENTIAL NEIGHBORHOODS AND CORRIDORS

### *Residential Neighborhoods*

- The basic land use pattern of Vallejo's residential neighborhoods remains and their livability enhanced.
- Primarily single-family neighborhoods, such as those found most often on the east side of town, continue to be characterized predominately by single-family detached homes.
- Central neighborhoods in the more historic parts of town remain largely characterized by single-family homes; however, the plan would acknowledge and support the current mix of housing types in these neighborhoods, which include some converted duplexes and fourplexes as well as some smaller scale apartment buildings compatible with traditional residential neighborhood character.

### *Network of Neighborhood Corridors*

- A network of mixed-use corridors connects Vallejo's neighborhoods with key destinations around town, including the downtown/waterfront area and key employment centers.
- The corridors act as neighborhood "main streets," with shops, services, and housing for local residents. As shown on the map, they run along: Central Sonoma Boulevard (from Curtola to Redwood), Springs Road, Solano Avenue, Tennessee Street (west of I-80), Tuolumne Street, Broadway Street, and Sacramento Street (near White Slough).
- The corridors run within a half mile of some of the most densely populated neighborhoods in the city, putting local residents within easy walking and bicycling distance. This development pattern would help create walkable, livable neighborhoods where people do not have to drive if they do not want to.
- Each of these neighborhood corridors is a "complete street," with wide sidewalks, street furniture and trees, bicycle lanes, crosswalks and bus turnouts to make it easy, safe and enjoyable to get around by any mode of transportation.
- The neighborhood corridors not only enhance connectivity within Vallejo but also serve as destinations in their own right. Neighbors meet on their local main street as they run their daily errands or on their way to and from school or work.

### *Village Centers*

- At key intersections along the Neighborhood Corridors – such as the intersection of Sereno Drive and Broadway Street or the intersection of Springs Road and Oakwood Avenue – village centers with shops and services catering to the daily needs of residents act as neighborhood focal points.
- Similarly, village centers at Mini Drive and Sonoma Boulevard; Lemon Street and Sonoma Boulevard; and Magazine Street and Sonoma Boulevard would serve the everyday needs of local residents.

### *White Slough Mixed Use District*

- Mixed-use development fronting the west side of Sonoma Boulevard and Redwood Street, south of White Slough complements existing development in the area and completes the neighborhood corridor connection along Sacramento Street and Redwood Street from the Terrace Park neighborhood to Sonoma Boulevard.
- Closer to White Slough, clustered townhomes provide residents with scenic views and open space for children to play.

## **GATEWAYS**

### *I-80/Highway 37 Gateway: Cooke Site and Fairgrounds Area*

- Development on the Cooke site north of Redwood Parkway on the east side of I-80, together with development on the west side of the freeway helps build a connection between several of Vallejo's key regional attractions - the retail center at Gateway Plaza and the existing and planned mixed-use entertainment attractions at the Fairgrounds (known as Solano 360) and Six Flags.
- Attractive commercial-office development on the western portion of the Cooke site is visible from the freeway, and together with other development on both sides of the freeway further north toward Highway 37, strengthens sense of place at this important regional gateway to Vallejo.
- On the eastern portion of the Cooke site, residential development acknowledges the site's natural wetland and topological features, allowing for a mix of housing types that transition to the surrounding single-family neighborhoods.
- On the western side of the freeway, attractive multi-family housing development on vacant and underutilized parcels also contributes to a sense of place.

- Together commercial-office and residential development in this area of the city brings more patrons to the planned restaurant, retail, and entertainment uses on the fairgrounds site, supporting the vision described in the Solano 360 Specific Plan.

#### *I-80/Highway 37 Gateway: Columbus/Callaghan Area*

- Land use designations to support and enhance this thriving area of the city amplify its importance as a regional retail and commercial destination.
- Commercial uses in Gateway Plaza encourage development of regional retail and hotel uses.
- A mix of uses on the east side support growth of Solano Community College and help transition from regional mall to the existing single-family neighborhoods.
- Continued growth in this area, including new mixed use development, helps support more frequent transit connections with downtown Vallejo and other areas of the city.
- The Lee site, on the north side of Columbus Parkway, could be the location of a low-rise, well-designed commercial development appropriate to the natural beauty of the surrounding hills. This could include retail, office or hotel development. However, a pending development proposal for a portion of the site precludes consideration of other uses for that portion of the site until the development review process is complete.

#### *Northern Gateway*

- Marquee development, attractive architecture and branded wayfinding signal entry into Vallejo at the border with American Canyon.
- Rancho Square Mall at Sonoma Boulevard and Mini Drive is transformed into a mixed-use retail-residential development accommodating a regional bus rapid transit station. Shops and restaurants here cater to local residents, transit users, and visitors passing through on the way to/from Napa.
- Existing retail development in the large triangular area between Sonoma Boulevard and Broadway Street north of Highway 37 is complemented with new commercial-office and/or residential development, such as a corporate campus, hotel, or higher-density residential development (consistent with the current Housing Element).

*Southern Gateway*

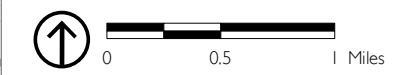
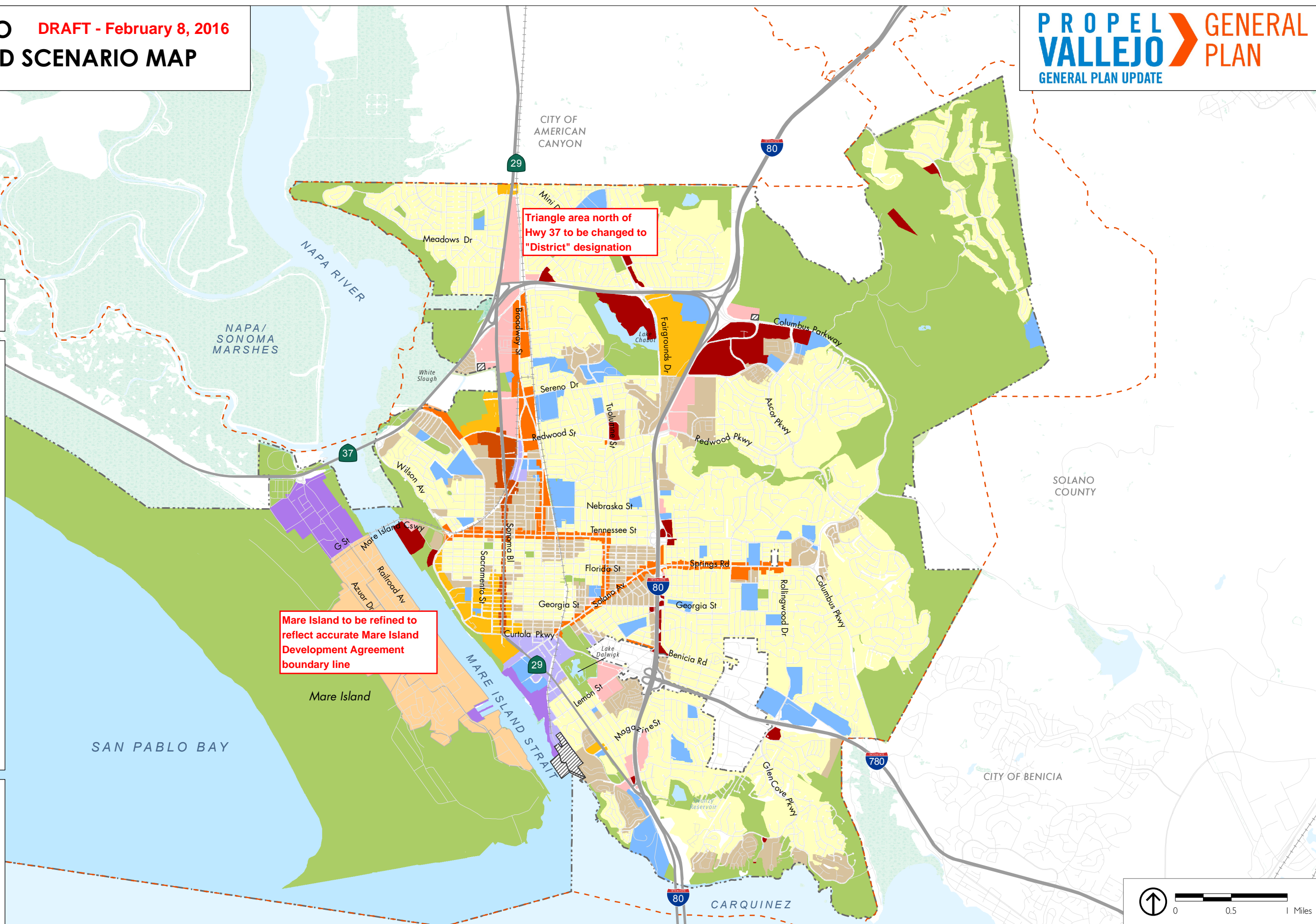
- The southern portion of Sonoma Boulevard from California State University Maritime Academy (Maritime Academy) to the employment district south of downtown (McLane Street) is a residential corridor, with commercial nodes (i.e. village centers) at Magazine and Lemon Streets to supply neighborhood-oriented retail and services. Gaps in the San Francisco Bay Trail have been closed, helping to connect the Maritime Academy and residents in this part of town with key destinations in Vallejo.
- The underlying zoning allows for community gardens and smaller-scale urban farms where local residents can grow fresh, healthy food for their families.
- A continuous multi-use pathway, along the waterfront or as close to the waterfront as feasible, connects Maritime Academy with the downtown/central waterfront area, River Park and White Slough, and Mare Island, via the Causeway. The pathway is a part of a citywide comprehensive network of multi-use trails, as detailed in a future Bicycle and Pedestrian Master Plan.

**CITY OF VALLEJO** DRAFT - February 8, 2016  
**DRAFT PREFERRED SCENARIO MAP**

\* Portion of Mare Island Specific Plan subject to "Mare Island Development Agreement"

- Residential**
- Primarily Single Family
  - Mix of Housing Types
- Mixed Use**
- Central Corridor
  - Neighborhood Corridor
  - Districts
  - \*Mare Island Mixed Use District
- Business and Industry**
- Commercial/Retail
  - Commercial/Office
  - Commercial/Light Industry
  - Industry
- Public Facilities and Open Spaces**
- Open Space
  - Public/Institutional

- Pending Development Application
- Vallejo Sphere of Influence
- Vallejo City Limit
- Railroad
- Wetland





**City of Vallejo: Draft Preferred Scenario Map - Description of Terms**  
**8 February 2016**

<b>Designation</b>	<b>General Description</b>
<b>Residential</b>	
<b>Primarily Single Family</b>	Predominately single family detached homes
	Some single family attached townhouses; duplexes; and fourplexes in some areas
	Some small-format stores (e.g. corner stores) in some areas
	Occur in a walkable urban or drivable suburban environment
<b>Mix of Housing Types</b>	Single family detached homes; single family attached townhouses; duplexes; and fourplexes
	Larger multi-unit buildings/developments
	Some small-format stores (e.g. corner stores) in some areas
	Occur in a walkable urban or drivable suburban environment
<b>Mixed Use</b>	
<b>District</b>	Buildings oriented to the street or a pedestrian network
	Cohesive/integrated mix of land uses – either vertical mixed-use and/or integrated with a pedestrian network
	Variety of land uses: retail, office, service, entertainment, residential (townhouses/multi-unit), hotel, educational, and public
	Active ground floors in some areas
	Generally occurs in a walkable urban environment
<b>Central Corridor</b>	Buildings oriented to the street
	Local- and regional-serving uses
	Variety of land uses: retail, service, office, residential (townhouses/multi-unit), hotel, educational, and public
	Active ground floors in some areas
	Generally occurs in a walkable urban environment
<b>Neighborhood Corridor</b>	Buildings oriented to the street
	Local-serving uses
	Variety of land uses: retail, service, office, residential (townhouses/multi-unit), hotel, educational, and public
	Active ground floors in some areas
	Generally occurs in a walkable urban environment
<b>District - Mare Island</b>	Multi-use community unified under a common design theme with a balance of industrial, office, commercial, residential, educational, recreation, cultural, and open space uses, consistent with the Mare Island Specific Plan and Mare Island Development Agreement

**City of Vallejo: Draft Preferred Scenario Map - Description of Terms**  
**8 February 2016**

<b>Designation</b>	<b>General Description</b>
<b>Business and Industry</b>	
<b>Commercial/Retail</b>	Retail, service, entertainment, and hotel, including mixed-use buildings Small- to large-format buildings Generally occurs in a drivable suburban environment
<b>Commercial/Office</b>	Retail, service, office, and hotel, including mixed-use buildings Some larger multi-unit residential buildings/developments (up to 25%) Small- to large-format buildings Generally occurs in a drivable suburban environment
<b>Commercial/Light Industry</b>	Retail, service, office, and hotel, including mixed-use buildings Light industrial uses, including research and development, warehouse and distribution, assembly, and light manufacturing, that are generally more compatible with more sensitive uses, such as residential Small- to large-format buildings Generally occurs in a drivable suburban environment
<b>Industry</b>	Range of heavy to light industrial uses Heavy industrial uses, such as manufacturing and ship repair, are uses that are generally most incompatible with other uses and require a greater amount of separation from residential areas. Such uses have the highest impact in terms of noise, smells, traffic and emission. Light industrial uses, including research and development, warehouse and distribution, assembly, and light manufacturing, are generally more compatible with more sensitive uses, such as residential. Some office, retail, and service, mostly oriented to industrial uses Occurs in a drivable suburban environment
<b>Public Facilities and Open Space</b>	
<b>Public/Institutional</b>	Public and institutional facilities, including schools, libraries, hospitals, community centers, public indoor sports and recreational facilities, and government offices (including police and fire stations)
<b>Open Space</b>	Parks, recreation, wetlands, and preservation areas, including privately-owned golf courses Some compatible visitor-servicing commercial uses May occur in a walkable urban or drivable suburban environment

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**GENERAL PLAN UPDATE/UPCOMING GPWG MEETINGS – 2016**  
*As of February 22, 2016 – Schedule Subject to Change*

**Tuesday, March 1**

Vallejo City Council – Special Meeting  
7:00 PM, City Council Chambers, City Hall  
Preferred Growth Scenario

**April, May, June – date to be determined**

GPWG and EVC Joint Meeting  
6:30 PM, Mare Island Conference Center, 375 G Street  
Draft Sonoma Boulevard Specific Plan

**June/July – date to be determined**

GPWG and EVC Joint Meeting  
6:30 PM, Mare Island Conference Center, 375 G Street  
Draft General Plan

**June/July – date to be determined**

GPWG Meeting  
6:30 PM, Mare Island Conference Center, 375 G Street  
Draft General Plan

**July/August – dates to be determined**

Planning Commission Meeting(s)  
7:00 PM, City Council Chambers, City Hall  
Draft Sonoma Boulevard Specific Plan  
Draft General Plan

**October – dates to be determined**

City Council Meeting(s)  
7:00 PM, City Council Chambers, City Hall  
Sonoma Boulevard Specific Plan Adoption  
General Plan Adoption





## ITEM 8.A

### MEMORANDUM

#### Planning Division

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**DATE:** February 22, 2016  
**TO:** General Plan Working Group  
**CC:**  
**FROM:** Andrea Ouse, Community and Economic Development Director  
Dina Tasini, Planning Manager  
Mark Hoffheimer, Senior Planner  
  
**SUBJECT:** Draft Arts and Culture Element – Goals, Policies, and Actions

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The attached Draft Arts and Culture Element is for consideration, review, and acceptance by the General Plan Working Group (GPWG) for incorporation into the City's Draft General Plan now under preparation.



#### **Arts and Culture Element, Ad Hoc Committee, and Draft Document**

On November 23, 2015, the General Plan Working Group (GPWG) voted to create an "Arts and Culture Element" ("Element") to the General Plan. The overall objective of the Element is to acknowledge and promote the importance of arts and culture in Vallejo. Arts and culture are an important part of Vallejo's legacy and future. The establishment of goals, policies and actions encompassing a broad range of people, activities, and levels of involvement will be critical in furthering Vallejo as a dynamic, diverse and vibrant community.

In order to provide a broad community perspective in the preparation of the Element, an Ad Hoc Committee of community and appointed GPWG members was formed in late 2015. After several meetings, the ad hoc committee provided City staff with a preliminary Draft Element on January 25, 2016. The draft was distributed to staff and the consultant team for review.

### **Review and Edits by City Staff**

After receiving the Draft Element, staff initiated a thorough review of it for comprehensiveness, inclusiveness, legal compliance, fiscal and economic implications, and other considerations. The document was then refined by staff for review by a subset of the Ad Hoc Committee (discussed below). As part of this effort, as summarized in a Memorandum incorporated into the February 8<sup>th</sup> GPWG Agenda Packet, staff considered the following:

- Strengthen reference to public art;
- Consolidate and streamline;
- Strengthen policies and actions related to performing arts and non-traditional creative professionals (such as those focused on innovation, technology, creative place-making) and cultural events;
- Broaden and strengthen policies related to arts education;
- Clarify and add actions related to funding and implementation; and
- Refine policies and actions relating to public funding and surplus property

### **Review with Subset of Ad Hoc Committee**

Based on direction from the GPWG at their February 8<sup>th</sup> meeting, staff met with a subset (four members) of the Ad Hoc Committee on February 11<sup>th</sup> and completed a review of the proposed Draft Element. The attached document, for review by the GPWG, incorporates those edits, as agreed to by the subset of the Ad Hoc Committee.

### **Overview of the February 22<sup>nd</sup> Meeting and Next Steps**

At the meeting, staff will give a brief presentation summarizing the effort and the Draft Element. Following this, the General Plan Working Group (GPWG) and the community will be invited to comment and ask questions of staff and the Ad Hoc Committee, particularly the subset of the Ad Hoc Committee. The goal of the meeting is to accept the Draft Arts and Culture Element.

Once accepted by the GPWG, the Draft Element will be forwarded to the City's consultant team for incorporation into the Draft General Plan. As part of this effort, the consultant team will further refine the Draft Element to ensure internally consistency, and avoid contradictions and repetition, with the whole of the Draft General Plan. The Draft General Plan will be available for public review in the summer of 2016.

### **Attachments**

- Attachment 1: Draft Arts and Culture Element – Goals, Policies, and Actions

<b>Goal AC 1:</b>	<b>GOAL 1: Encourage and support Vallejo's diverse culture and enhance the quality of life through a varied and vibrant range of art creation and forms of expression.</b>	<b>Notes / Comments</b>
<b>POLICIES</b>		
1.1	Monitor and address the needs of arts programs of all types and populations, including, but not limited to, the visual arts, theater, dance, music, multimedia and poetry.	
1.2	Encourage and promote regional, city-wide and neighborhood arts and cultural events, activities and educational endeavors.	
1.3	Incorporate all types of artistic expression in public places and create effective outreach for community programs, facilities and events.	
1.4	Support and promote affordable live-work cultural spaces in all neighborhoods, especially urban centers and villages where accessible to the arts community to help activate the public spaces.	
1.5	Facilitate coordination and collaboration within and among Vallejo's diverse cultural community and representative arts organizations.	
1.6	Encourage and promote a thriving performing arts community through programs, services and facilities.	
<b>ACTIONS</b>		
1.1.1	Encourage the establishment and sustainability of performing arts spaces and venues throughout the community.	
1.1.2	Develop plans to increase city support for organization and assist in the development of supporting institutions that reflect the diverse cultural traditions of Vallejo.	
1.1.3	Prepare an Arts and Culture Master Plan to: 1. Develop a vision, goals and strategies for implementing a robust arts and culture program within the City; 2. Identify opportunities for arts and culture, particularly in the public realm; 3. Develop procedures for securing, documenting, and maintaining City-owned public art; 4. Identify potential funding opportunities; and, 5. Develop an art and culture implementation plan.	

<b>Goal AC 1:</b>	<b>GOAL 1: Encourage and support Vallejo's diverse culture and enhance the quality of life through a varied and vibrant range of art creation and forms of expression.</b>	<b>Notes / Comments</b>
	<b>Education and School</b>	
<b><u>POLICIES</u></b>		
2.1	Improve access to arts education in all schools and outside the school setting.	
2.2	Provide arts and culture education offerings opportunities in the community and the schools to include art and artists from many cultures.	
<b><u>ACTIONS</u></b>		
2.1.1	Survey the school district to identify opportunities to implement art enrichment into the curriculum.	
2.1.2	Identify institutions, artists and other experts to participate in culturally diverse educational activities.	
2.1.3	Support and advocate for opportunities to expose youth to the arts, including arts education programs and access to cultural events and activities.	
2.1.4	Create and maintain a database of teaching artists and art instructors.	

<b>GOAL AC-2</b>	<b>Recognize and Promote the Arts and Cultural Activities as a Vital Component of the Local Economy.</b>	<b>Notes/Comments</b>
<b>POLICIES</b>		
Policy AC 2.1	Support and increase the role of arts and culture as a major economic benefit to community and economic revitalization.	
Policy AC 2.2	Encourage and promote the creative economy by providing opportunities for art-related enterprises artists and the arts to contribute to the economic development of Vallejo.	
Policy AC 2.3	Cultivate the arts and cultural assets of Vallejo to establish a positive image and business environment.	
Policy AC 2.4	Develop a funding strategy to ensure adequate funding to support arts and culture programs as part of the arts and culture Master Plan.	
Policy AC 2.5	Increase film production opportunities in Vallejo.	
<b>ACTIONS</b>		
2.1.1	Maintain and support the Commission on Culture and Arts	
2.1.2	Support, promote and coordinate artistic and cultural festivals, events and activities.	
2.1.3	Update and maintain a community arts resource database and calendar for businesses and developments to actively utilize the creative assets in Vallejo.	
2.1.4	Seek opportunities for increased performance and entertainment space in areas throughout Vallejo, either through new construction or through the rehabilitation of existing structures.	
2.1.5	Encourage and facilitate local artists and art organizations to be involved in community service projects that benefit the beautification of Vallejo.	
2.1.6	Explore dedicated funding sources for the arts, such as Percent- and Non-Percent-For-Art Programs.	
2.1.7	Coordinate with other stakeholders to develop a strategy to increase film production in Vallejo.	

<b>Goal AC-3:</b>	<b>Enhance tourism by promoting Vallejo's strong identity as a regional arts and cultural destination</b>	<b>Notes/Comments</b>
<b><u>POLICIES</u></b>		
Policy 3.1	Facilitate arts and culture to increase the involvement of commuters and other day visitors of Vallejo.	
Policy 3.2	Support and promote cultural and artistic activities and attraction with the intent to draw visitors and daily commuters to Vallejo.	
Policy 3.3	Support coordinated promotion of cultural and artistic attractions and events with neighboring communities.	
Policy 3.4	Promote Vallejo's cultural and artistic assets to enhance the positive image of Vallejo.	
<b><u>ACTIONS</u></b>		
Action 3.1.1	Work with the hospitality and tourism industries and organizations to promote a positive image of Vallejo as a year-round arts destination.	
Action 3.1.2	Participate with regional, national and international arts and cultural organizations to cross promote and develop partnership opportunities.	
Action 3.1.3	Identify existing local cultural capacity with potential to expand and develop a plan to increase attendance at art events as part of the Arts and Culture Master Plan.	
Action 3.1.4	Explore partnership with other cities as well as regional, state and federal agencies for coordinated promotional activities and potential funding sources.	
Action 3.1.5	Develop strategies to capture commuters, day visitors and tourists as part of the Arts and Culture Master Plan.	

<b>GOAL AC-4</b>	<b>Support and nurture the arts and cultural activity through the establishment of partnerships between public, private and nonprofit sectors</b>	<b>Notes / Comments</b>
<b>POLICIES</b>		
Policy 4.1	Implement a city wide plan to include public art as part of the Arts and Culture Master Plan.	
Policy 4.2	Create, maintain and support arts activities citywide including utilization of an Arts Commission.	
Policy 4.3	Recognize the positive economic impact of a full and rich arts environment that attracts businesses and customers.	
Policy 4.4	Promote the arts by strengthening city policies and codes.	
Policy 4.5	Effectively and efficiently use City facilities for arts and cultural programs.	
Policy 4.6	Preserve assets of historic, artistic , architectural or cultural significance.	
<b>ACTIONS</b>		
Action 4.1.1	Create a comprehensive citywide arts and cultural program that recognizes the importance of the arts.	
Action 4.1.2	Encourage individual and corporate philanthropic support of the arts and culture.	
Action 4.1.3	Work with the City's Arts and Culture Commission and Planning Commission to encourage and facilitate art-based uses especially in the City's Arts and Entertainment District.	
Action 4.1.4	Review and modify city policies and codes periodically to ensure they include processes that expedite review and support art-based uses and activities.	
Action 4.1.5	Continue to support the Architectural Heritage Commission in the preservation of historic landmarks, realizing historic architecture adds to community character.	