



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

AGENDA

GENERAL PLAN WORKING GROUP/ECONOMIC VITALITY COMMISSION JOINT SPECIAL MEETING 6:30 P.M

July 13, 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 Riley
Cynthia Ripley
Jim Scoggin
Nathan Daniel Stout
Marian Swanson

Economic Vitality Commission

Blair Abee
Rey Amador
Diana Dowling
S. Bre Jackson
Singh Jagdip
Francisco Salanga III
Gregoria Torres

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., 2nd 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 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
July 13, 2016

- 1. CALL TO ORDER [6:30 PM]**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF THE MINUTES**
- 5. REPORT OF THE SECRETARY**
- 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. Draft Sonoma Boulevard Specific Plan

- a. Presentation
- b. General Plan Working Group (GPWG) Comments
- c. Economic Vitality Commission (EVC) Comments
- d. Public Comment
- e. GPWG/EVC Acceptance, with Revisions, of the Draft Sonoma Boulevard Specific Plan

RECOMMENDATION: GPWG/EVC acceptance, with revisions, of the Draft Sonoma Boulevard Specific Plan

9. COMMUNITY FORUM

10. ADJOURNMENT



ITEM 8.A

MEMORANDUM

PLANNING DIVISION

DATE: July 13, 2016
TO: Members of the General Plan Working Group and Economic Vitality Commission
FROM: Mark Hoffheimer, Senior Planner
SUBJECT: Draft Sonoma Boulevard Specific Plan

The following provides members of the General Working Group (GPWG) and Economic Vitality Commission (EVC) with information about the Draft Sonoma Boulevard Specific Plan for consideration, revisions and acceptance at a GPWG/EVC Joint Meeting on July 13, 2016.



The Draft Sonoma Boulevard Specific Plan is one of several long-range planning initiatives, collectively referred to as Propel Vallejo (<http://propelvallejo.com/>), currently underway in the City of Vallejo. The other initiatives include the city-wide General Plan Update and Development Code Update. Adoption of the Sonoma Boulevard Specific Plan and the General Plan by City Council is planned for late 2016, with adoption of the Development Code anticipated in early 2017. In addition, a program-level Environmental Impact Report (EIR) analyzing the Specific Plan, General Plan, and Development Code will be included and proposed for certification in late 2016.

The Draft Sonoma Boulevard Specific Plan is a long-range vision for the revitalization of Sonoma Boulevard between Curtola Parkway and Redwood Street. Based on the 2013 Sonoma Boulevard Corridor Design Plan, the draft Sonoma Boulevard Specific Plan establishes a set of policies for both private development and public improvements within the project area (see attached Summary of Draft Plan). The draft Specific Plan is the result of two community charrettes held in the summer of 2014 and engagement with the Specific Plan Working Group (SPWG), a 5-member ad hoc committee of the GPWG, in 2014 and 2015. The draft Specific Plan was released for public review in late 2015. The entire Draft Sonoma Boulevard Specific Plan can be reviewed online at: <http://propelvallejo.com/sonoma-boulevard-specific-plan/about/>. The draft Specific Plan, in addition to the General Plan Update and associated EIR, is scheduled to go before the Planning Commission in late August for recommendation to the City Council.

Recommendation

Staff recommends the GPWG and EVC accept the Draft Sonoma Boulevard Specific Plan and recommend Planning Commission support for the document.

Attachment

- Attachment 1: Summary of Draft Specific Plan

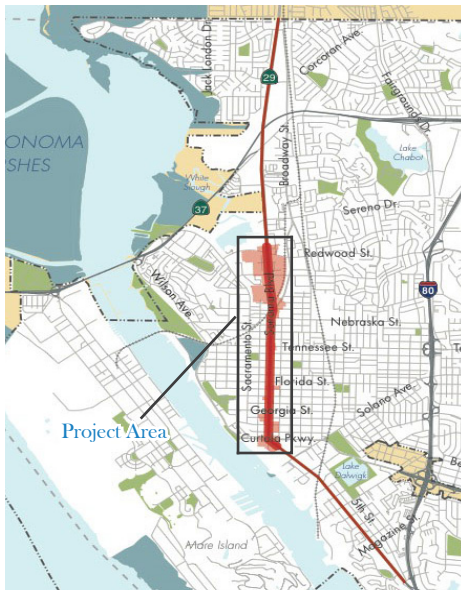
Summary of Draft Sonoma Boulevard Specific Plan



Sonoma Boulevard is transformed into a pedestrian- and bicycle-friendly, two-lane Main Street, with rehabilitated buildings and new construction. The activity node at Indiana Street, one of five proposed for Sonoma Boulevard, incorporates ground-floor retail, decorative paving, seating, public art, and a transit stop.

Vision

The Sonoma Boulevard Specific Plan envisions Vallejo's major North/South corridor, between Curtola Parkway and Redwood St., as a vibrant, pedestrian-friendly street enlivened by expansive sidewalks, enhanced public transit, bike lanes, commercial enterprises and new and varied residences.



Context Map: Project Area



PROPEL VALLEJO SONOMA BLVD
SPECIFIC PLAN

Features

- A redesigned **Sonoma Boulevard**, with widened sidewalks, new street furniture, public art, two travel lanes (rather than four), and a Class II bike lane, through the City's historic core, between Curtola St. and Arkansas St.;
- A series of **five activity nodes** spaced at major intersections, with enhanced streetscape treatment, that concentrate community-serving (Downtown and Couch St) and neighborhood-serving (Curtola Pkwy, Indiana St and Valle Vista) retail, restaurant and commercial services and act as focal points for economic activity and community life;
- A **mix of housing types**, such as townhouses, duplexes and four-unit buildings, suited to families, couples and single adults, that provide a strong customer base for businesses;
- **Increased public transit** service along the length of the corridor, when the plan is fully realized;
- A **focus on building character**, utilizing a Form-Based Code, that creates an attractive street frontage, accommodates a mix of commercial and residential buildings, and provides flexibility to property owners and developers;

- A redesigned **Sonoma Boulevard north of Couch St.** into a multi-way boulevard with center lanes for through traffic, with Class II bike lanes, and frontage streets for local traffic; and
- **Strategies for financing and implementing** the public improvements.

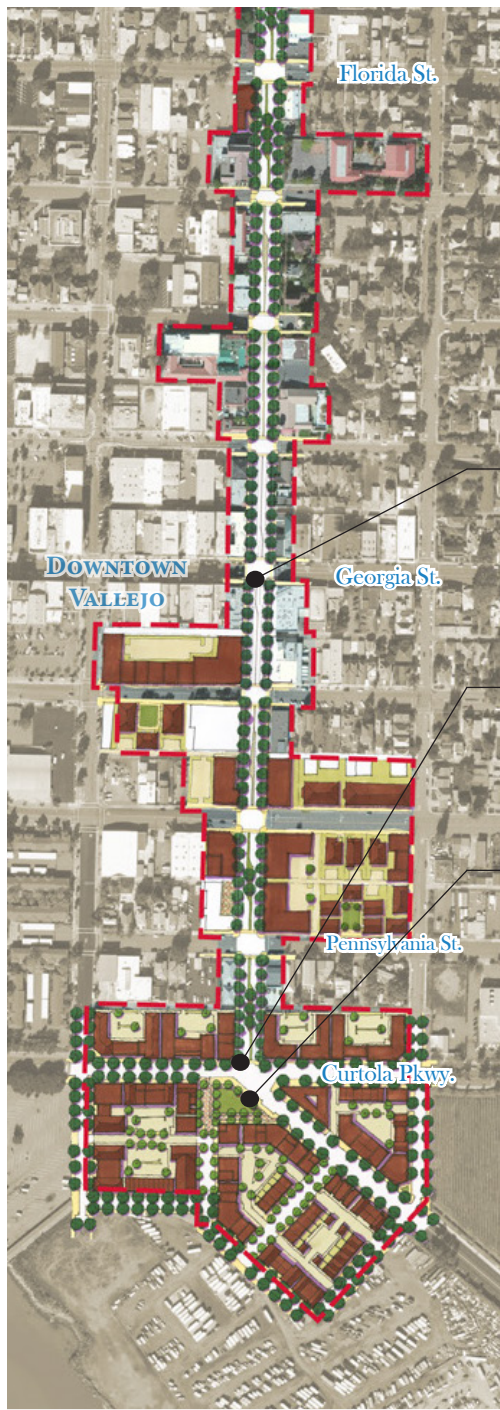
Goals

1. Economic Development
2. Variety of Housing
3. Business Activity
4. Enhanced Public Transit
5. Improved Public Realm

Public Process

Building on the 2013 Sonoma Boulevard Corridor Design Plan, the Specific Plan is the result of a multi-month planning and urban design process, including two community design charrettes in the summer of 2014. The charrettes focused on enhancing Sonoma Blvd as a multimodal "complete" street as well as exploring the scale and character of development fronting the boulevard.

Downtown Sub-Area: Curtola Pkwy. to Florida St.



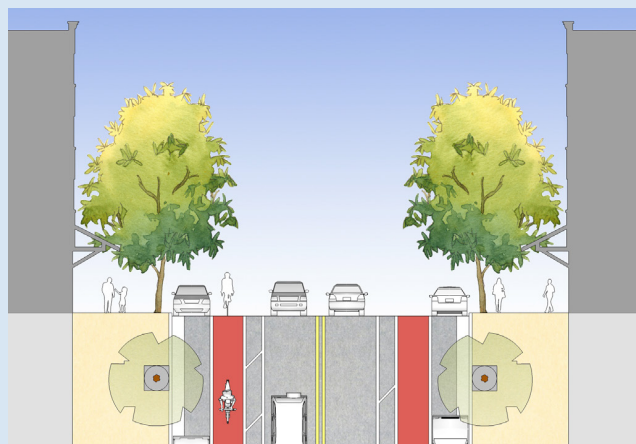
The improved Curtola Parkway intersection and plaza serves as a dramatic entry point into Downtown Vallejo. The plan calls for high intensity, mixed-use buildings that reinforce the urban character of Downtown and provide space for retail, offices, and residences within walking distance of local and regional transit hubs in Downtown Vallejo.

Downtown
"Regional-Serving"
Activity Node

Curtola Parkway
"Neighborhood-Serving"
Activity Node

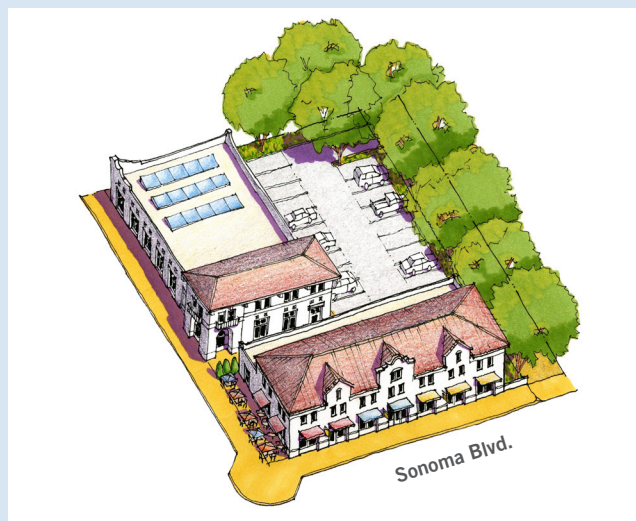
Gateway into
Downtown:
Improved 4-Point
Intersection and
New Civic Space

Main Street Section from Curtola Pkwy to Arkansas St.



Sonoma Blvd is envisaged as a multi-modal "complete" street, from Curtola Pkwy to Arkansas St, with expansive sidewalks, parking lanes, Class II bike lanes, two travel lanes (rather than four), and bus stops at activity nodes.

Medium Lot Mixed Use Building Prototype

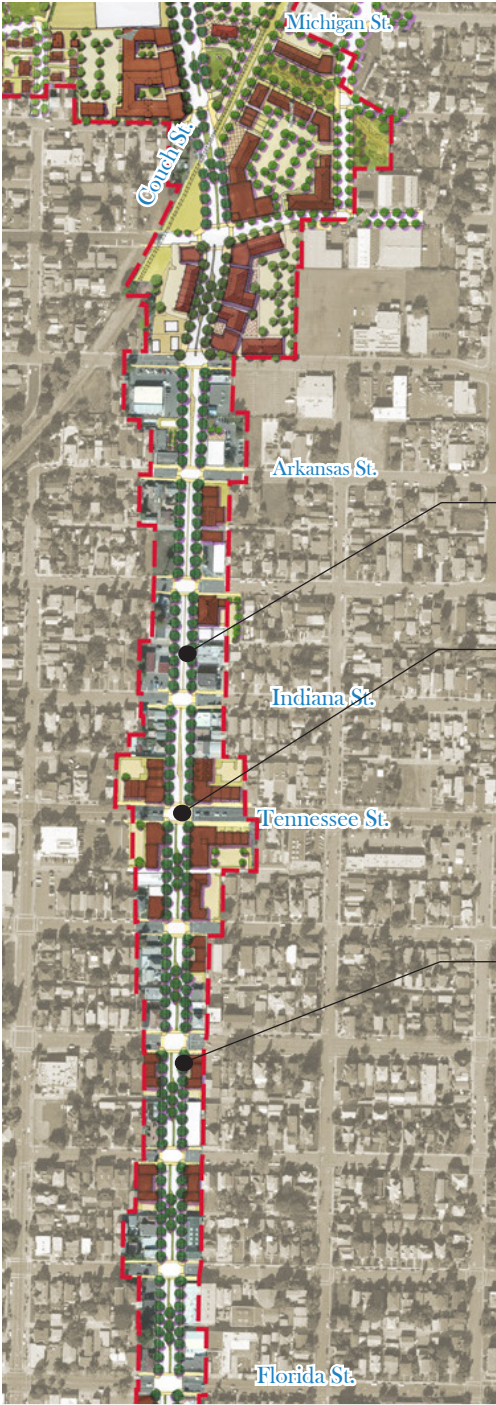


Mixed-use infill projects, with housing and commercial space, front Sonoma Blvd with ground-floor retail uses and parking behind.



Existing alleys and parking lots are "reclaimed" as small-scale open spaces (left) and areas for outdoor dining (right), enlivening the corridor.

Central Sub-Area: Florida St. to Couch St.



Central Sub-Area Illustrative Plan

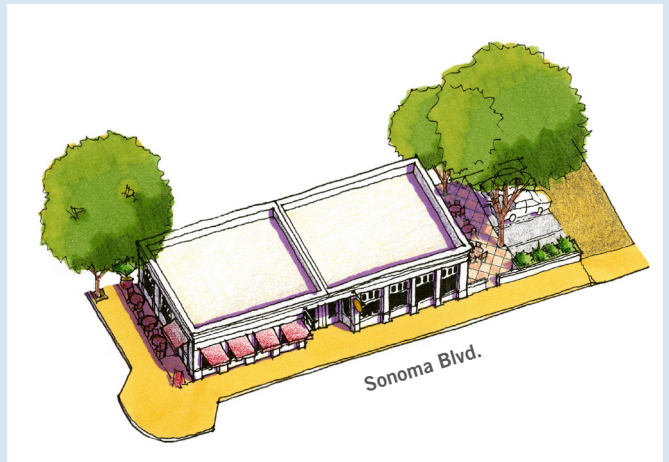
A neighborhood-serving activity node at Indiana Street activates this area of the corridor with retail, restaurant and commercial use at the ground-floor and a mix of housing and office above. Along the corridor, infill and redevelopment of existing buildings animates the street with commercial and residential uses, while providing incubation space for small business start-ups and work space for Vallejo's vibrant creative community.

Aerial View of Sonoma Blvd at Tennessee St.



A neighborhood-serving activity node north of Tennessee St at Indiana St takes shape with improved streetscape, market-rate and workforce housing, ground-floor retail, and office space.

Small Lot Commercial Building Prototype



Infill commercial development on small lots front the street, with on-site parking accessed from the alley and possible inclusion of a small open space for sitting.



Existing buildings are renovated, with office or housing above (left), providing retail spaces that activate the street.



North Sub-Area: Couch St. to Redwood St.



North Sub-Area Illustrative Plan

Transit-oriented development, based on bus or rail service, anchors the activity node at Couch St. and catalyzes transformation of surrounding parcels into complete neighborhoods with a variety of commercial and housing types. Further north, large parcels permit larger-format infill development.

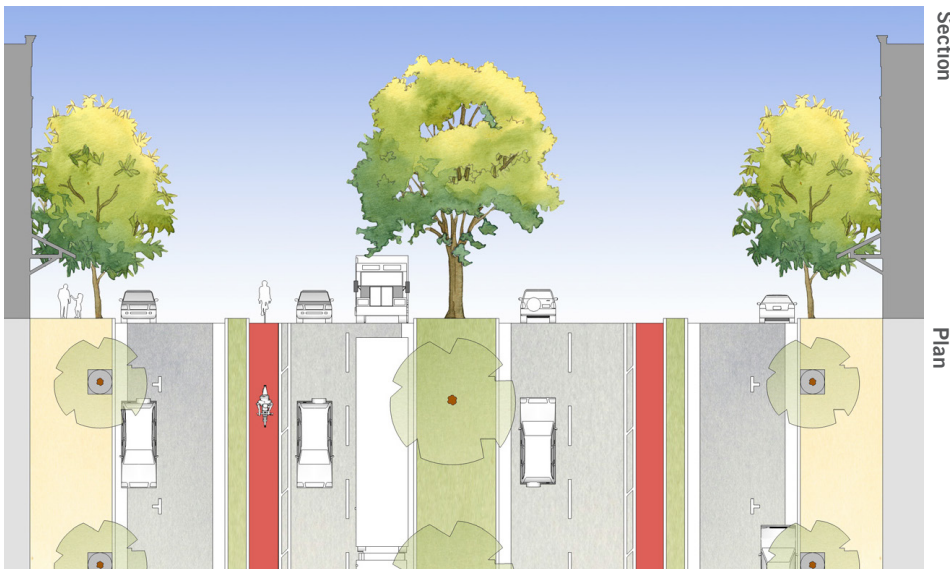
- New Walkable Neighborhoods, with Smaller Blocks, a Variety of Housing, and Community Greens, when Redevelop Occurs
- Valle Vista "Neighborhood-Serving" Activity Node
- Mixed-Use Commercial and Residential Development
- Plaza Connection/Trail Head to Austin Creek
- Austin Creek Park with Connection to Bay Trail
- Potential Rail/BRT Station
- Couch Street "Regional Serving" Activity Node
- Potential realignment of Couch Street

Form-Based Code

Based on the physical character of development, rather than land use, a Form-Based Code implements the vision.

- **T4 Neighborhood:** Variety of housing, in small-to medium sized buildings
- **T4 Main St:** Variety of commercial and housing, in small-to-large sized buildings
- **T4 Main St – Limited:** Activity nodes with ground-floor retail and commercial/housing above.
- **T5 Main Street:** Mixed-use community- serving commercial with ground-floor retail, with a variety of housing, in small-to-large sized buildings
- **Infill Plan:** Retains auto-oriented character until redevelopment occurs

Street Section From Michigan St to Redwood St



The wide expanse of Sonoma Blvd is transformed into a multiway boulevard, with through traffic in the center lanes, with Class II bike lanes, and local traffic, serving adjacent businesses, on parallel frontage streets, from Michigan St to Redwood St.

