

AGENDA



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

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

August 16, 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/Economic Vitality Commission Joint Meeting
August 16, 2016

1. CALL TO ORDER [6:30 PM]

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF THE MINUTES

A. July 13, 2016 – GPWG/EVC Joint Meeting

B. August 3, 2016 – GPWG Meeting

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 General Plan

- a. Presentation
- b. GPWG/EVC Clarifying Questions/Comments
- c. Public Clarifying Questions/Comments
- d. EVC Acceptance of Draft General Plan

RECOMMENDATION: EVC acceptance of the Draft General Plan

B. Environmental Impact Report (EIR): Draft General Plan and Draft Sonoma Blvd Specific Plan

- a. GPWG/EVC Clarifying Questions/Comments
- b. Public Clarifying Questions/Comments

9. OTHER

A. EVC Acknowledgement

10. COMMUNITY FORUM

11. ADJOURNMENT

Minutes

**CITY OF VALLEJO
GENERAL PLAN WORKING GROUP (GPWG) and
ECONOMIC VITALITY COMMISSION (EVC)
JOINT MEETING MINUTES
MARE ISLAND CONFERENCE ROOM
July 13th, 2016**

1. CALL TO ORDER

The meeting was called to order by GPWG Chair Adams at 6:49 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

Absent: GPWG Member Cohen-Thompson, Genn, Holmes, Kinney, Riley, and Swanson

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

Absent: EVC Commissioners Amador, Dowling, and Jagdip

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

Consultants present: Stefan Pellegrini, Principal, Opticos Design

4. APPROVAL OF THE MINUTES

None.

5. REPORT OF THE SECRETARY

Senior Planner Hoffheimer reported on the GPWG Meeting Schedule for 2016. He also reported on the meeting held on July 11th with property owners from the Sonoma Blvd Specific Plan project area regarding the Specific Plan.

6. REPORT OF THE PRESIDING OFFICER AND LIAISON REPORTS

None.

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, Jackson, Kutza, Nichols, Ripley, Scoggin, and Stout; GPWG Absent: GPWG Member Cohen-Thompson, Genn, Holmes, Kinney, Riley, and Swanson); (EVC Aye: EVC

Commissioners Abee, Jackson (also member of GPWG), Salanga III, and Torres; EVC Absent: EVC Commissioners Amador, Dowling, and Jagdip).

8. PUBLIC HEARING

A. Draft Sonoma Boulevard Specific Plan

Stefan Pellegrini of Opticos Design presented an overview of the Draft Sonoma Boulevard Specific Plan, including the planning process and content. Pellegrini and Chair Adams solicited comments from GPWG and EVC members and the general public. The GPWG, collectively, and the EVC, collectively, did not make recommendations for revisions to the Draft Specific Plan.

Action: Moved by GPWG Member Atkinson and carried unanimously to accept the Draft Sonoma Boulevard Specific Plan as proposed. (GPWG Aye: Chair Adams, Vice-Chair Gatz, GPWG Members Atkinson, Jackson, Kutza, Nichols, Ripley, Scoggin, and Stout; GPWG Absent: GPWG Member Cohen-Thompson, Genn, Holmes, Kinney, Riley, and Swanson); (EVC Aye: EVC Commissioners Abee, Jackson (also member of GPWG), Salanga III, and Torres; EVC Absent: EVC Commissioners Amador, Dowling, and Jagdip).

9. COMMUNITY FORUM

None.

10. ADJOURNMENT

The meeting adjourned at 8:40 p.m.

TONY ADAMS, GPWG CHAIR

ATTEST:

MARK HOFFHEIMER, SENIOR PLANNER

ATTEST:

ALEA GAGE, PROJECT MANAGER

**CITY OF VALLEJO
GENERAL PLAN WORKING GROUP (GPWG) MEETING MINUTES
MARE ISLAND CONFERENCE ROOM
August 3, 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 Atkinson, Cohen-Thompson (arrived 6:40), Genn, Kinney, Kutza, Riley, Ripley (arrived 6:40), and Stout

Absent: GPWG Members Holmes, Jackson, Nichols, Scoggin, and Swanson

Staff present: Community & Economic Development Director Ouse, Planning Manager Tasini, and Senior Planner Hoffheimer

Consultants present: Charlie Knox, Principal, PlaceWorks; and Tom Jacobson and Alex Hinds, Center of Sustainable Communities (CSC), Sonoma State University

4. APPROVAL OF THE MINUTES

A. June 27, 2016

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

5. REPORT OF THE SECRETARY

Senior Planner Hoffheimer announced upcoming GPWG/EVC meeting on August 16 and the upcoming Planning Commission study session on August 30th.

6. REPORT OF THE PRESIDING OFFICER AND LIAISON REPORTS

None.

7. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Action: Moved by GPWG Vice-Chair Gatz and carried to approve the consent calendar and agenda, which was revised to switch Item 10. Community Forum and with Item 9. Other (GPWG Acknowledgement). (Aye: Chair Adams, Vice-Chair Gatz, GPWG Members Atkinson, Cohen-Thompson, Genn, Kinney, Kutza, Riley, Ripley, and Stout; Absent; GPWG Members Holmes, Jackson, Nichols, Scoggin, and Swanson).

8. PUBLIC HEARING

A. Draft General Plan

Charlie Knox, PlaceWorks, made a brief presentation on the Draft General Plan. Knox and Chair Adams solicited comments and clarifying questions on the Draft General Plan from GPWG members and the general public. The GPWG and the community identified and provided recommendations to fix errors found in the Draft General Plan (see Attachment 1). The GPWG, collectively, did not recommend other revisions to the plan, except for Map MTC-2 Regional Trail Network (see Attachment 1, Item #8). GPWG members were invited to submit individual comments in writing to Senior Planner Hoffheimer.

Action: Moved by GPWG Vice-Chair Gatz and carried unanimously to accept the Draft General Plan, with minor “technical” revisions and revisions to Map MTC-2 Regional Trail Network (see Attachment 1). (Aye: Chair Adams, Vice-Chair Gatz, GPWG Members Atkinson, Cohen-Thompson, Genn, Kinney, Kutza, Riley, Ripley, and Stout; Absent; GPWG Members Holmes, Jackson, Nichols, Scoggin, and Swanson).

B. Draft EIR

The GPWG and community were invited to make comments in writing to Senior Planner Hoffheimer.

9. COMMUNITY FORUM

No comment.

10. Other

Acknowledgement by Director Ouse of GPWG service to the community.

11. ADJOURNMENT

The meeting adjourned at 8:40 p.m.

TONY ADAMS, GPWG CHAIR

ATTEST:

MARK HOFFHEIMER, SENIOR PLANNER

Attachment 1
General Plan Working Group (GPWG) Meeting
Comments on Draft General Plan
3 August 2016

Comments below are focused on “technical” revisions to the Draft General Plan. The GPWG, collectively, did not recommend other revisions to the plan, except for Map MTC-2 Regional Trail Network (see #8 below). GPWG members were invited to submit their individual comments in writing to Senior Planner Hoffheimer.

1. Page 2-1, Planning Area, 1st Paragraph
 - Change “unincorporated Sonoma County” to “unincorporated Solano County”
2. Page 3-7, Secondhand Smoke, Action CP-1.9A
 - Change “Work with GVRD and Solano County Public Health Department to develop a ‘Safe and Healthy Parks’ ordinance . . .” to “Work with GVRD and Solano County Public Health Department in support of the ‘Safe and Healthy Parks’ ordinance . . .” – Ordinance already exists
3. Pages 3-19 and 3-20, Table CP-2 Vallejo Parks and Sports Facilities
 - In some cases, park sizes do not correlate with park types (e.g. Mini Parks). Revise and correlate correctly.
4. Page 3-24, Recreational and Cultural Facilities, Action CP-3.7E
 - Action CP-3.7E is repetitive with Action CP-3.7B. Eliminate Action CP-3.7E.
5. Page 4-8, Cultural and Historic Resources
 - Change “Vallejo Old City Historic District” to “Architectural Heritage District”
6. Page 4-31, Policy NBE-5.8
 - Policy NBE-5.8 is an incomplete sentence. Complete sentence.
7. Page 5-2, Table EET-3 Vallejo Employment by Industry Sector
 - Row with the number 1007 is missing text. Add missing text.
8. Page 6-9, Map MTC-2 Regional Trail Network.
 - Insert note on map: “The depiction of the Bay Trail (planned) in South Vallejo is for illustrative purposes. The trail should be located along the waterfront or as close to the waterfront as feasible.”
 - Move the symbol for Highway 29 south so that it does not cover both dashed lines.



MEMORANDUM
PLANNING DIVISION

DATE: August 16th, 2016
TO: Members of the General Plan Working Group (GPWG) and Economic Vitality Commission (EVC)
FROM: Mark Hoffheimer, Senior Planner
SUBJECT: Draft General Plan

The General Plan Update has reached an important milestone: the release of the Draft General Plan for public review. The Draft General Plan reflects and incorporates community, GPWG, and EVC comments from 11 community workshops, over 20 GPWG meetings, and 6 EVC meetings (most of them jointly held with the GPWG) conducted over the last two+ years. At the August 16th GPWG/EVC Joint Special Meeting, the EVC will be asked to accept the Draft General Plan for consideration and review by the Planning Commission later this summer. The GPWG already accepted the Draft General Plan, with minor technical revisions, at their August 3rd meeting.



General Plan Update Process: From Guiding Principles to Draft General Plan

The General Plan Update process has been a two+ year effort starting with the establishment of guiding principles – a set of core values forming the foundation for the General Plan’s land use map and goals, policies, and actions – and culminating in the preparation and release of the Draft General Plan (to see the Draft General Plan, go to <http://propelvallejo.com/draft-general-plan-and-eir-available-for-review/>). Much appreciation goes to the GPWG, which has been engaged at every major stage of the planning process.

The General Plan Update process included three sets of community workshops, on-line activities, and numerous GPWG meetings (many of them joint GPWG/EVC meetings) focusing on Guiding Principles; Areas of Opportunity, where the city was apt to grow and change over the next 25 years; Future Growth Scenarios, reflecting three different potential land use patterns for the areas of opportunity; and a Preferred Future Scenario, referred to as “River and Bay City”, incorporating the best features of the three growth scenarios. Major milestones include:

- Community Workshops Set #1: 3/5, 3/12, 3/15, and 3/19/14
- Guiding Principles: Accepted by GPWG on 4/28/14 and adopted by City Council on 7/8/14
- Areas of Opportunity: Accepted by GPWG on 11/10/14

- Community Workshops Set #2: 2/26, 2/28, 3/5, and 3/7/15
- Three Future Scenarios: Accepted by GPWG and EVC on 4/27/15 and adopted by City Council on 6/23/15
- Community Workshops Set #3: 9/30, 10/8, and 10/10/15
- Draft Preferred Future Scenario: Accepted by GPWG on 2/8/16 and adopted by City Council on 3/1/16

In addition, the GPWG, with the EVC (in some instances), reviewed, commented on, and accepted Draft Goals, Policies, and Actions relating to Community and People; Nature and the Built Environment; Economy, Education, and Training; and Mobility, Transportation, and Connectivity in late 2015 and early 2016. Major milestones include:

- Health Community (part of Community and People): Accepted by GPWG on 10/26/15
- Nature and the Built Environment – and – Mobility, Transportation, and Connectivity: Accepted by GPWG on 11/9/15
- Community and People – and – Economy, Education, and Training: Accepted GPWG and EVC on 1/11/16

The Preferred Future Scenario and the Goals, Policies, and Actions form the basis and content for the Draft General Plan and the Draft General Plan Land Use Map. Staff and PlaceWorks, the City's consultant, has worked hard to ensure that the Draft General Plan fully reflects recommendations from the GPWG and EVC, and that the Draft General Plan is ready for Planning Commission and City Council consideration following the GPWG meeting scheduled for August 3rd and the GPWG/EVC joint meeting scheduled for August 16th. At the GPWG meeting on August 3rd, the GPWG accepted the Draft General Plan, with minor technical revisions, for consideration by the Planning Commission.

Overview of the August 16th GPWG Meeting

At the meeting, staff will give a brief presentation summarizing planning efforts to date and key features of the Draft General Plan. Following this, GPWG members, EVC members, and the community will be invited to comment, identify any technical errors, and ask clarifying questions to staff and consultant. The EVC will then be asked to accept the Draft General Plan for consideration by the Planning Commission and adoption by the City Council.

In addition, at the meeting, staff and consultant will invite the GPWG, EVC, and the community to comment on and ask clarifying questions about the Draft Environmental Impact Report (EIR) prepared for the Draft General Plan and the Draft Sonoma Boulevard Specific Plan. It is important to note that only comments provided in writing (vs. verbally) will be responded to in writing as part of the EIR process.

Next Steps

Following the August 16th GPWG/EVC joint meeting, the Draft General Plan, Draft Sonoma Boulevard Specific Plan, and Draft EIR will go before the Planning Commission at a Study Session on August 30th. Final comments on the Draft General Plan, the Draft Sonoma Boulevard Specific Plan, and the Draft EIR are due to Mark Hoffheimer, Senior Planner (mark.hoffheimer@cityofvallejo.net) no later than 5 PM on September 7th, 2016.

Starting September 8th, the consultant will prepare an errata sheet summarizing proposed revisions to the Draft General Plan and Draft Sonoma Boulevard Specific Plan as well as prepare a Draft Final EIR, Responses to Comments (RTC), and Mitigation Monitoring and Reporting Program (MMRP). The documents will go before the Planning Commission in early November for recommendation to and adoption/certification by City Council in December.