



AGENDA

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

Tony Adams
Jonathan Atkinson
Peggy Cohen-Thompson
Patricia Gatz
Jimmy Genn
Candace Holmes
Marv Kinney
Patricia Kutza
Sarah Nichols
Brendan Riley (Proxy)
Cynthia Ripley
Jim Scoggin
Nathan Daniel Stout
Marian Swanson
Pearl Jones Tranter
Johnny Walker

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

November 10, 2014

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 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.
--	--

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

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

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF THE MINUTES**

October 27, 2014 GPWG Meeting

5. **REPORT OF THE SECRETARY**

A. GPWG Fall 2014 Tentative Meeting Schedule (revised 10/30/14)

6. **REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE GENERAL PLAN WORKING GROUP 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. Areas of Opportunity – Review and Acceptance

- a. Consultant Presentation: Introduction of potential Areas of Opportunity in Vallejo; outlines the methodology by which the Areas were identified; and explains the role the Areas of will play in the General Plan Update process.
- b. GPWG Comments for Each Area
- c. Public Comment

RECOMMENDATION: GPWG acceptance, by resolution, of the Areas of Opportunity

B. Consideration of Request by Chair Adams to Agendize Review and Action of a Document Entitled "Vallejo General Plan Guiding Principles Intentions, Objectives and Goals"

RECOMMENDATION: It is recommended that the General Plan Working Group deny the request of Chair Adams to agendize for adoption the document titled "Vallejo General Plan Guiding Principles: Intentions, Objectives and Goals."

9. **COMMUNITY FORUM**

10. **ADJOURNMENT**

**CITY OF VALLEJO
GENERAL PLAN WORKING GROUP (GPWG)
REGULAR MEETING MINUTES
MARE ISLAND CONFERENCE ROOM
October 28th, 2014**

1. CALL TO ORDER

The meeting was called to order by Chair Adams at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Adams, Vice-Chair Gatz, GPWG Members Atkinson, Genn, Kutza, Nichols, Riley (proxy), Ripley, Stout and Walker

Absent: Cohen-Thompson, Holmes, Kinney, Scoggin, Swanson (excused absence) and Tranter

Staff present: Planning Manager Ouse and Senior Planner Hoffheimer

Consultants present: Hinds, Sonoma State University (SSU); Jacobson, SSU; and Fisher, Fisher Town Design

4. APPROVAL OF THE MINUTES

A. September 22nd, 2014

Action: Moved by GPWG Member Nichols and carried to adopt the minutes of September 22, 2014 meeting. (Absent: Cohen-Thompson, Holmes, Kinney, Scoggin, Swanson and Tranter). (Abstain: Riley and Ripley).

5. REPORT OF THE SECRETARY

A. Review of the revised General Plan Update Project Schedule

Senior Planner Hoffheimer presented the revised General Plan Update Schedule.

B. Review of the GPWG 2014 Fall Meeting Schedule

Senior Planner Hoffheimer presented the revised GPWG 2014 Fall Meeting Schedule. Senior Planner Hoffheimer also informed GPWG members that the Joint Specific Plan Working Group/Planning Commission Meeting, scheduled for November 6th, will be postponed to a date later in November (to be announced).

GPWG Member Walker informed the GPWG that there may be a City Council Special Meeting on North Mare Island on Monday November 10th, the same time as the next scheduled GPWG meeting. Senior Planner Hoffheimer will investigate and confirm this potential scheduling conflict and "poll" the GPWG and Consultant Team about potential new meeting dates, as needed.

6. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE GENERAL PLAN WORKING GROUP

- A. Report of the Presiding Officer and/or Members of the General Plan Working Group

GPWG Chair Adams informed the GPWG that the Guiding Principles Supplement Document will be included in November's GPWG Meeting Agenda.

- B. General Plan Working Group Liaison to Planning Commission – None
- C. General Plan Working Group Liaison to City Council – None
- D. General Plan Working Group Liaison to Economic Vitality Commission – None

7. REPORT OF EXTERNAL LIAISONS

- A. Planning Commission Liaison to General Plan Working Group – None
- B. City Council Liaison to General Plan Working Group – None
- C. Sonoma Boulevard Specific Plan Liaison to the General Plan Working Group – None
- D. Economic Vitality Commission Liaison to the General Plan Working Group

Johnny Walker informed the GPWG that the next EVC meeting is scheduled for December 10th.

8. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Action: Moved by GPWG Member Ripley and carried to approve the Consent Calendar and Agenda. (Absent: Cohen-Thompson, Holmes, Kinney, Scoggin, Swanson and Tranter).

9. CONSULTANT TEAM PRESENTATION

- A. Overview of the Strategic Growth Council (SGC) Grant: Healthy Community Element; and Health Impact Assessment

Alex Hinds and Tom Jacobson of SSU presented an overview of the Strategic Growth Council Grant and Healthy Community Element, respectively. Lois Fisher of Fisher Town Design presented an overview of the Health Impact Assessment, planned for South Vallejo, and solicited comments from GPWG members and the general public on outreach approaches and issues in the South Vallejo area.

10. PUBLIC HEARING

A. Rules of Order and Procedure

Motion by GPWG Members Nichols: Create a sub-committee, chaired by Chair Adams, to review and revise the Rules of Order and Procedure for consideration by the GPWG at a the next GPWG meeting.

Action: Moved by GPWG Member Nichols to create a sub-committee, consisting of GPWG Members Adams, Gatz, Kutza, Scoggin, and Walker, and chaired by Chair Adams, and carried to approve. (Absent: Cohen-Thompson, Holmes, Kinney, Scoggin, Swanson and Tranter). (Abstain: Atkinson).

11. ADJOURNMENT

The meeting adjourned at 8:25 p.m.

TONY ADAMS, CHAIRPERSON

ATTEST:

MARK HOFFHEIMER
SENIOR PLANNER



MEMORANDUM
PLANNING DIVISION

DATE: November 10, 2014
TO: Members of the General Plan Working Group
FROM: Mark Hoffheimer, Senior Planner
SUBJECT: Agenda Item 5A – GPWG Fall 2014 Tentative Meeting Schedule

The schedule for fall 2014 consists of meetings of the General Plan Working Group (GPWG), Sonoma Boulevard Specific Plan Working Group (SPWG), the Planning Commission (PC) and the Economic Vitality Commission (EVC). Staff encourages GPWG members to attend all meetings.

General Plan Working Group Meeting

Monday November 10th at 6:30 PM, Mare Island Conference Center
General Plan Map “Areas of Opportunity”

Joint Specific Plan Working Group/Planning Commission Meeting – *TENTATIVE*

Thursday November 19th at 6:30 PM, Mare Island Conference Center
Sonoma Boulevard Specific Plan – Draft Concept, Goals, and Policies and Preliminary Zoning Code

Community Meeting

Wednesday December 3rd at 6:30 PM, Mare Island Conference Center
Propel Vallejo: CEQA Scoping Meeting

General Plan Working Group Meeting

Monday December 8th at 6:30 PM, Mare Island Conference Center
Development Economics 101

Economic Vitality Commission Meeting – *TENTATIVE*

Wednesday December 10th at 5:30 PM, City Council Chambers
Economic Trends and the ED Strategic Plan



MEMORANDUM
PLANNING DIVISION

DATE: November 10, 2014
TO: Members of the General Plan Working Group
FROM: Mark Hoffheimer, Senior Planner
SUBJECT: Agenda Item 8A – Areas of Opportunity Cover Memo

The following pages provide members of the General Working Group (GPWG) with a memo, prepared by PlaceWorks, the City's General Plan Update consultant, summarizing the proposed Areas of Opportunity for consideration, review and approval by the GPWG at the GPWG meeting. The memo consists of:

- Memorandum, describing the purpose of the Areas of Opportunity; role of the GPWG; meeting preparation; and steps at the meeting;
- Attachment A – Areas of Opportunity, describing the method for identifying Opportunity Areas and descriptions of the Opportunity Areas; and
- Attachment B – Resolution Approving the Areas of Opportunity Maps
- Exhibit A – Areas of Opportunity Maps

At the GPWG meeting, the consultant will make a presentation that introduces potential Areas of Opportunity in Vallejo; outlines the methodology by which the Areas were identified; and explains the role the Areas of will play in the General Plan Update process. Each of the Areas presents an opportunity for change that can have a positive effect for adjacent areas and the city as a whole. Following the presentation, the GPWG will discuss each of the areas one-by-one, providing comment to guide preparation of materials for the upcoming community workshops and online activities. At the end of the GPWG discussion, there will be time for public comment on the Areas of Opportunity.

The presentation and discussion of potential Areas of Opportunity is a critical step in preparing for the upcoming community workshops in early 2015. As part of the upcoming Alternatives Development phase of the General Plan Update, the community will be asked for input on the nature of the change they would like to see in each of the Areas of Opportunity in terms of land uses, development intensity, built form, connectivity, and role in the life of the city. The ideas generated by the community input will then be distilled into a range of three distinct alternative development scenarios and presented to the community in a subsequent phase of consultation in order to ultimately develop a preferred land use alternative for the updated General Plan.

MEMORANDUM

DATE November 10, 2014
TO Vallejo General Plan Working Group (GPWG)
FROM Andrew Hill
SUBJECT Materials for November 10th, 2014 GPWG Meeting – Areas of Opportunity

Dear General Plan Working Group Members:

Attached to this memo, please find the following materials for review ahead of General Plan Working Group (GPWG) Meeting on November 10, 2014:

- Attachment A - Areas of Opportunity Memo
- Attachment B – Resolution Approving the Areas of Opportunity Maps
- Exhibit A – Areas of Opportunity Maps

Please review these materials closely, as they will be the focus of discussion on November 10. The purpose of the meeting is to obtain GPWG input regarding the Opportunity Areas in preparation for the February 2015 Community Workshops on Future Land Use Alternatives. Your input will be used to prepare materials for the workshops and the companion online activities.

PURPOSE OF THE OPPORTUNITY AREAS

Each Opportunity Area represents a portion of Vallejo where enough physical change is foreseeable to produce a significant positive impact on economic vitality and the sense of place in that area. Change may come in the form of new and different land uses, development intensities, and/or building and streetscape design. Each Opportunity Area is intended to be delineated and sized so that it can retain a distinct identity as a district or corridor. While there may be many areas of Vallejo where change will occur, the Opportunity Areas highlight where change can also have a catalytic effect for adjacent areas and the city as a whole.

The attached memo and map package identify nine potential Opportunity Areas in Vallejo to inform the community input in February. At the workshops and online, community members will work with maps and information about specific opportunities and constraints to help develop a vision for how each Area could look in 2040. We expect a wide variety of opinions, and after the community has weighed in, we will ask the GPWG to help us distill the community input into three distinct alternative development scenarios. These “Alternatives” will become the focus of the subsequent phase of consultation, when the pros and cons of each scenario are evaluated and the community decides on a

“Preferred Alternative.” After that, the focus of the General Plan Update will shift to developing goals, policies and actions to support the vision of that Preferred Alternative.

ROLE OF THE GPWG

The GPWG will represent the community by helping to ensure that the range of Alternatives accurately reflects the variety of ideas generated by the public, and that the Preferred Alternative remains true to the shared vision of Vallejoans. Later in the process, the GPWG will help to refine goals, policies, and actions and to provide feedback on the draft General Plan. The GPWG members will continually support the General Plan Update by providing broad and deep local knowledge.

MEETING PREPARATION

The Opportunity Areas Memo (Attachment A) describes the process by which the Areas were identified and includes a brief description of each. The Opportunity Areas Map Package (Attachment B) presents an aerial photo of each Area with the location of vacant parcels, underutilized properties, major employers and key landmarks. As you review the memo and maps, please consider the following questions:

- Are these Areas of Opportunity places where significant positive changes are foreseeable?
- Is there additional information that the GPWG can provide that will allow community members to better develop a vision for the Areas? (e.g. local context such as regional attractors, businesses, landmarks, transit stops, etc.)

AT THE MEETING

On November 10, we will start with a presentation that outlines the purpose of the Opportunity Areas, their role in the General Plan Update process, and the methodology by which they were developed. Then we will examine each of the Areas using maps on a large screen to facilitate GPWG input regarding the questions listed above. GPWG feedback will be used to develop refined maps for use at the community workshops and companion online activities in early 2015, when the community considers land use alternatives for the Areas of Opportunity .

Attachment A – Areas of Opportunity

This memo identifies nine potential key Opportunity Areas in Vallejo, each of which represents a district or corridor where enough physical change is foreseeable to produce significant positive impacts in that Area as well as in adjacent areas and the city as a whole. In recent years, Vallejoans have invested considerable energy and resources in developing a vision and a plan for some prominent areas of the city, including Mare Island, Downtown, the Waterfront, the Solano County Fairgrounds area (“Solano 360”), White Slough, Northgate and Hiddenbrooke. Concurrent with the General Plan Update, the community is also separately working on a vision for the Sonoma Boulevard Specific Plan area, which was not included here as an Opportunity Area.

The Opportunity Areas described in this memo are places that have not yet been the focus of recent major planning efforts or where conditions have changed substantially since the Specific Plans were adopted. This memo summarizes the methodology used to identify the Opportunity Areas, and the accompanying Map Package (Attachment B) shows each Area and major Specific Plan locations.

IDENTIFYING OPPORTUNITY AREAS

To identify Opportunity Areas, we utilized Solano County Assessor data that contains information on vacant parcels in the city, as well as property values and ownership details. We analyzed the Assessor data and mapped key outputs using a Geographic Information System software program called ArcGIS.

- **Step 1** - Based on Assessor data, we mapped the location of vacant and undeveloped parcels in Vallejo. Vacant parcels were verified via aerial photos and site visits. Vacant parcels represent the most obvious opportunity for change in the community, especially where clustered together.
- **Step 2** - Also using Assessor data and ArcGIS, we identified and mapped properties in the city that are more likely to be redeveloped. This was done by calculating the value of the improvements (i.e. buildings and structures) in relation to the value of the land for a given property to get what is known as the I/L (Improvement/Land Value) ratio. Properties with

ATTACHMENT A – AREAS OF OPPORTUNITY

land values that exceed the value of the improvements on them potentially offer the owner a financial incentive to redevelop with a use that generates a higher rent or sales price. For that reason, such properties may be considered "underutilized." While an I/L ratio of less than 1 doesn't guarantee that a property will be redeveloped, it does provide an indication of which properties are more likely to be redeveloped. As with vacant land, we focused on clusters of underutilized parcels in identifying Opportunity Areas.

- **Step 3** - Next, we looked at ownership patterns to identify major landowners. For example, the City of Vallejo is a major landowner, with holdings Downtown, on the Waterfront and in the northern portion of Mare Island. Large and/or clustered ownership by one or a few owners can facilitate development or redevelopment, either through direct investment, lease arrangements or sale.
- **Step 4** - Finally, we mapped the location of major employers, regional attractors, principal roadways, and existing transportation infrastructure. This information provides important context for understanding the opportunities each Area presents.

Layering the results of this analysis onto a map of the city, we were able to identify Areas that appear to present the greatest opportunity for positive change.

DESCRIPTION OF THE OPPORTUNITY AREAS

Northern Gateway District

This Area extends from the northern edge of the city south to Highway 37, roughly bounded by the Union Pacific railway tracks on the east and Sonoma Boulevard on the west. With access provided via Sonoma Boulevard and State Route 37, the Area serves as the northern gateway to the community. It contains several large, vacant commercial parcels that hold catalytic development potential, as well as a cluster of smaller, vacant and underutilized parcels at the intersection of Mini Drive and Sonoma Boulevard. North of Highway 37, the Area is surrounded by single-family residential neighborhoods. Prominent existing uses include Food 4 Less, Vargas Market and Recology Vallejo.

ATTACHMENT A – AREAS OF OPPORTUNITY

Central Broadway District

This Area extends south from Highway 37 to Redwood and Oregon Streets along Broadway Street and Sonoma Boulevard. The Area contains two major north-south arterial roads and a number of larger parcels with frontage onto both Sonoma Boulevard and Broadway Street. Along Broadway Street, there are also several clusters of smaller, vacant and underutilized parcels that present potential opportunities for change, while on the west side of Sonoma Boulevard there are some large vacant parcels between Sereno Drive and Redwood Street. Currently on Broadway there is a juxtaposition of residential and commercial uses, including the Tall Trees Mobile Home Community and RV Park and Crown Materials, with two major employers (Soltrans and Kaiser Permanente) located nearer Sereno Drive. Existing uses along Sonoma Boulevard south of Highway 37 are primarily auto-oriented retail businesses.

Olympia Triangle District

This Area is an enclave located between Sonoma Boulevard, Highway 37 and White Slough. It is adjacent to the Central Broadway District, and could be included as part of that district. There is a cluster of larger vacant parcels at Yolano Drive and Sonoma Boulevard as well as a vacant parcel at Enterprise Street and Sonoma Boulevard. Existing uses include the Olympia Motor Home Park, Motel 6, a school bus depot and a warehouse facility.

Tennessee Street Corridor

This Area along Tennessee Street between Mare Island Way and Tuolumne Street is adjacent to well-established residential neighborhoods. Historically it contained neighborhood shops and services catering to sailors on shore leave, and today it is lined with relatively small vacant and under-utilized parcels. Existing uses along the corridor include a range of small scale retail businesses, bars and restaurants interspersed with single-family homes. At the western end of the Area, a potential gateway to Mare Island, downtown and Tennessee Street, is the City-owned “Badge and Pass” site as well as other parcels north and south of the intersection fronting Wilson Ave and Mare Island Way, respectively. A railroad line passes through the southern edge of the Badge and Pass site, connecting to Mare Island across the Mare Island causeway. A city park is located just south of the corridor, at the intersection of Tennessee and Mare Island Way, while Vallejo Educational Academy and River Park lie just to the north.

ATTACHMENT A – AREAS OF OPPORTUNITY

The area between Mare Island Way and the marina, referred to as Northern Waterfront, continues to be subject to the Waterfront Master Plan and Development Agreement and is not under reconsideration at this time.

Downtown / Central Waterfront District

This Area includes the historic Downtown and a large part of the Waterfront that stretches from the Vallejo Yacht Harbor to Curtola Parkway. The Area has been the focus of several past planning efforts, including a Waterfront Master Plan in 2000 and a Downtown Specific Plan in 2005. The dissolution of the Redevelopment Agency has disrupted the City's ability to proceed with development as envisioned in those plans. The Area features a mix of residential uses, shops, and services. The Area also includes a popular promenade and park, with views to Mare Island, along the Mare Island Strait. With the Vallejo Ferry Terminal and the Vallejo Transit Center located at the western end of Georgia Street, the Area also functions as a regional transit hub. The City owns several large parcels along the waterfront as well as some smaller ones in the western portion of Downtown. In the eastern part of Downtown, there are a number of vacant and underutilized parcels, including several clusters of privately-owned lots that present an opportunity for catalytic change.

South Waterfront District

This Area is physically separated from Downtown and South Vallejo by Curtola Parkway and Sonoma Boulevard and is bounded on the south by Solano Avenue and on the west by Mare Island Strait. Although the 2000 Waterfront Master Plan included a vision for this Area, the dissolution of the Redevelopment Agency has disrupted the City's ability to proceed with development, and a vision for the Area may need to be redefined. Most of the land in this Area is currently owned by the successor agency and will need to be sold off in the near future. Across Curtola Parkway to the north are residential neighborhoods, while the Ryder Street Waste Water Treatment Plant lies directly south.

South Vallejo District

This Area is roughly delineated by Curtola Parkway, I-80, Magazine Street and Mare Island Strait. Sonoma Boulevard runs north-south through the center of the area, and a Union Pacific rail spur runs to the shoreline near the site of the proposed Vallejo Marine Terminal. The northwestern

ATTACHMENT A – AREAS OF OPPORTUNITY

part of the Area is home to several large employers and has a distinctly industrial character. The Area features a cluster of large vacant or underutilized properties around Petrochem and Wilson Park, a large vacant property north of Lake Dalwigk currently in use as a parking lot, and another cluster of vacant and underutilized parcels flanking the rail spur further south. The southern portion of the area is primarily residential in character, with a variety of housing types, including single-family homes, apartment complexes, and a mobile home park. There are two large vacant parcels at the intersection of Magazine Street and Sonoma Boulevard, as well as a cluster of vacant and underutilized parcels east of Sonoma Boulevard near Carquinez Park.

Springs Road Corridor

This corridor extends along Springs Road from I-80 east to the Walgreen's near Rollingwood Drive. It contains mostly single-story auto-oriented retail businesses, with the Springstowne Shopping Center as a key destination near its center. To the north and south of the corridor lie established single-family neighborhoods, several schools and the Springstowne Library. There is a cluster of vacant and underutilized parcels at the western end of the corridor, and a number of properties fronting Springs Road are underutilized. The Springstowne Junior High School is closed, and the site may offer potential reuse opportunities. Soltrans runs three bus routes along the corridor. Narrow sidewalks, small setbacks, and fences at property lines pose challenges for pedestrians in this Area.

Callaghan-Columbus District

This Area in northeastern Vallejo is home to many of the city's regional retail attractions, including Best Buy, Costco, Lowe's, Target, and Toyota Vallejo. It reaches from Redwood Parkway north to Columbus Parkway, framed by single-family neighborhoods to the southeast and I-80 to the west. In addition to retail businesses, the area also contains the Solano Community College Vallejo Center, a luxury condominium complex, and important areas of natural open space. There are several large vacant sites in this area, including the Cooke site, the Lee site, and a cluster of vacant parcels at the corner of Ascot and Turner Parkways. There are also clusters of vacant and underutilized parcels along Columbus Parkway. Parcel size in this area is generally large, and ownership is concentrated among a few entities.

CITY OF VALLEJO GENERAL PLAN WORKING GROUP

RESOLUTION NO. 14-_____

**A RESOLUTION OF THE GENERAL PLAN WORKING GROUP
APPROVING AREAS OF OPPORTUNITY**

BE IT RESOLVED by the General Plan Working Group (GPWG) of the City of Vallejo as follows,

WHEREAS, the City of Vallejo is undergoing an effort to comprehensively update the Vallejo General Plan; and

WHEREAS, the City of Vallejo created a General Plan Working Group (GPWG), consisting of fifteen (15) members, to advise staff and to develop and provide recommendations to the Planning Commission and City Council on the comprehensive update of the General Plan; and

WHEREAS, the City of Vallejo is undertaking the initial steps in formulating land use alternatives for areas of the City that are best positioned for transition, referred to as the Areas of Opportunity, during the General Plan horizon period of 20 years; and

WHEREAS, the GPWG, based on review of consultant and staff recommendations, finalized and recommended the Areas of Opportunity, those areas that the general public will focus on when formulating land use alternatives for the General Plan Update at upcoming Community Workshops and associated public outreach forums; and

WHEREAS, the GPWG, on November 10, 2014 in the Mare Island Conference Center, 375 G Street, held a duly noticed public meeting to consider the Areas of Opportunity; and

WHEREAS, all interested persons filed written comments with City staff at or before the hearing, all persons desiring to be heard were given an opportunity to be heard in this matter, and all such verbal and written testimony was considered by the GPWG; and

NOW, THEREFORE, BE IT RESOLVED that the GPWG hereby approves the Areas of Opportunity for the update of the Vallejo General Plan provided herein as Exhibit A to the Resolution.

ADOPTED by the GPWG of the City of Vallejo, State of California, at a regular meeting on the 10th day of November, 2014, by the following vote to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

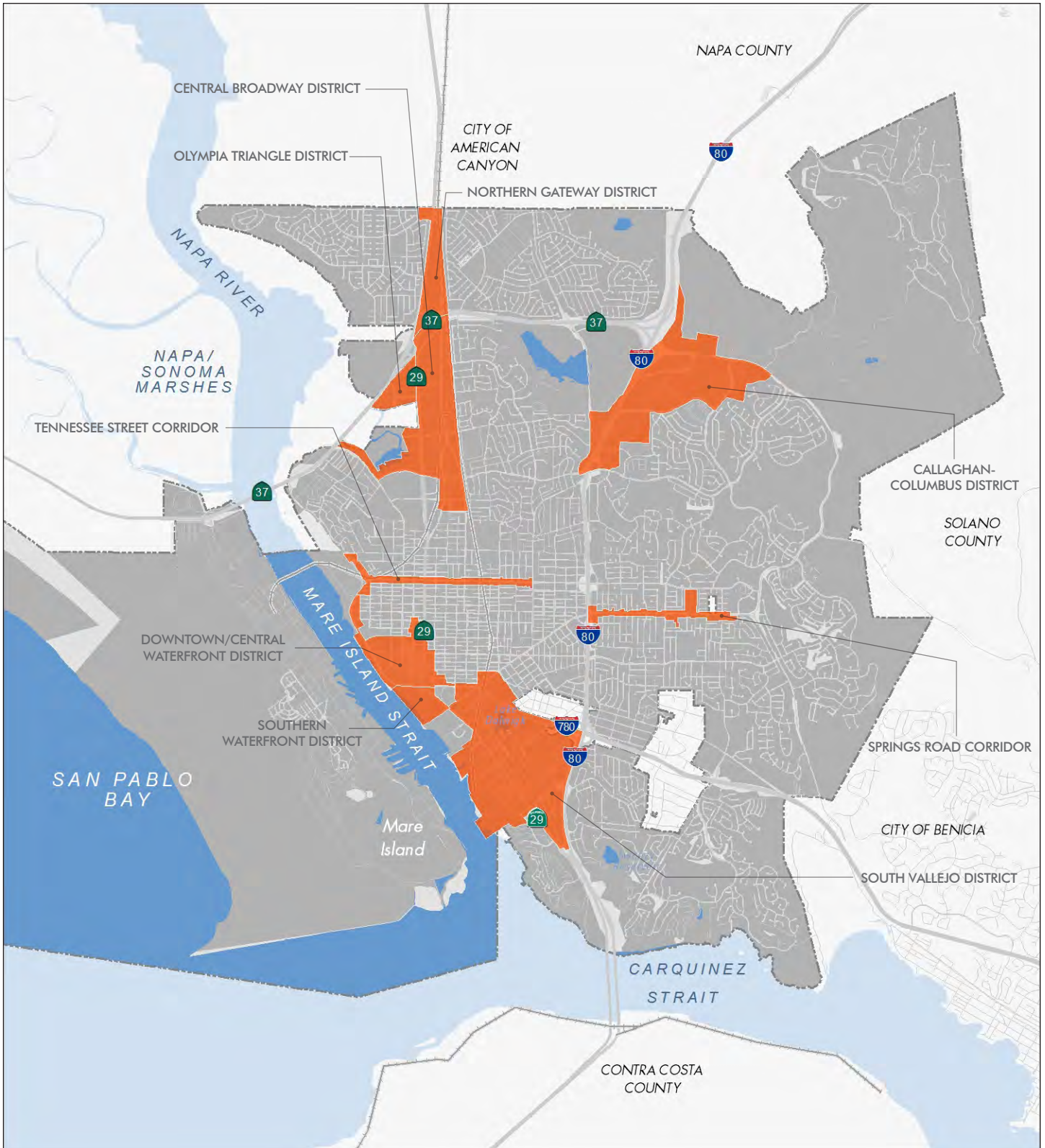
TONY ADAMS, CHAIR

Attest:

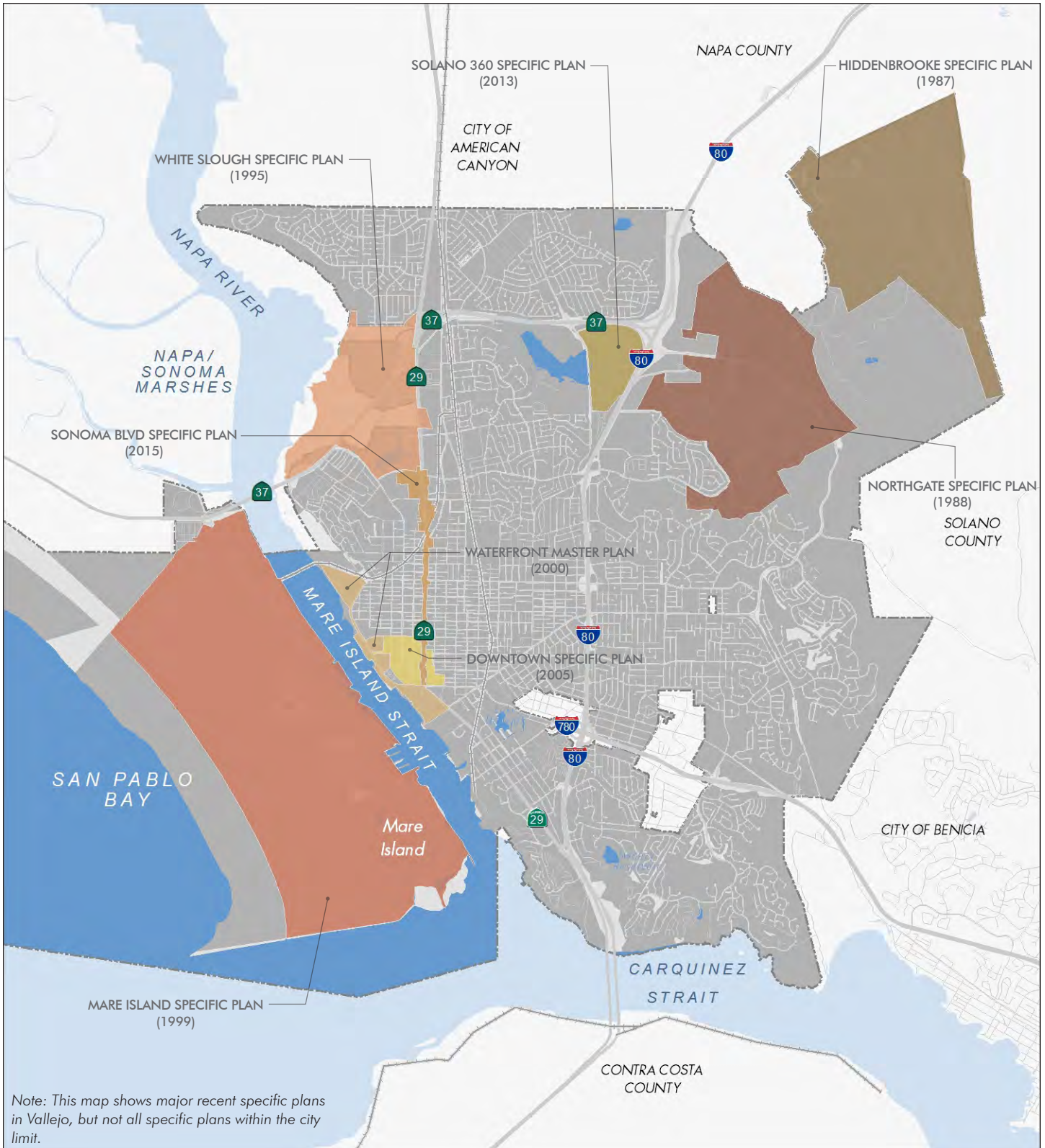
ANDREA OUSE, SECRETARY

AREAS OF OPPORTUNITY
MAP PACKAGE

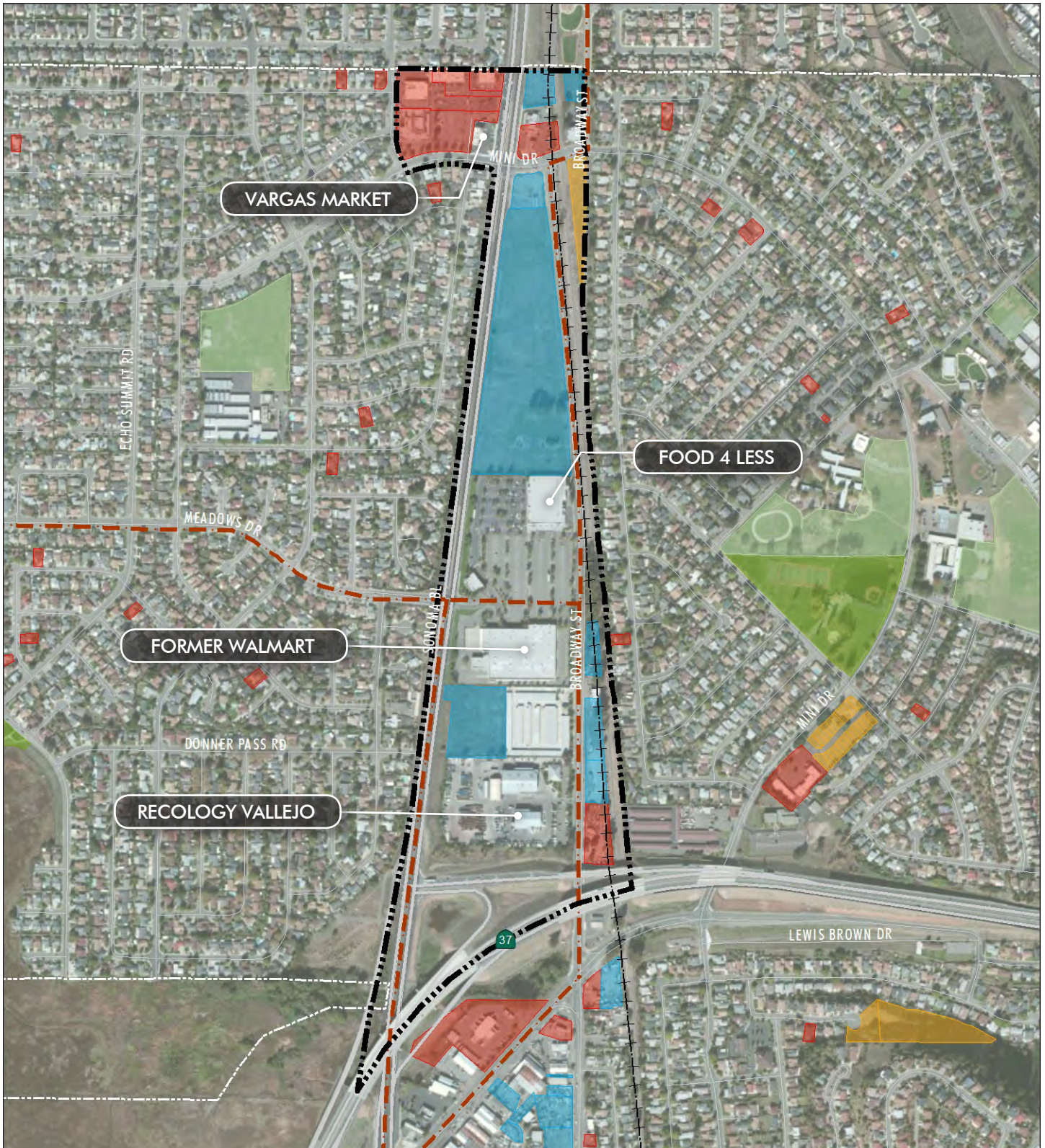
NOVEMBER 10TH, 2014



Source: ESRI 2014; City of Vallejo, 2014; Solano County, 2014; USGS, 2014; PlaceWorks, 2014.

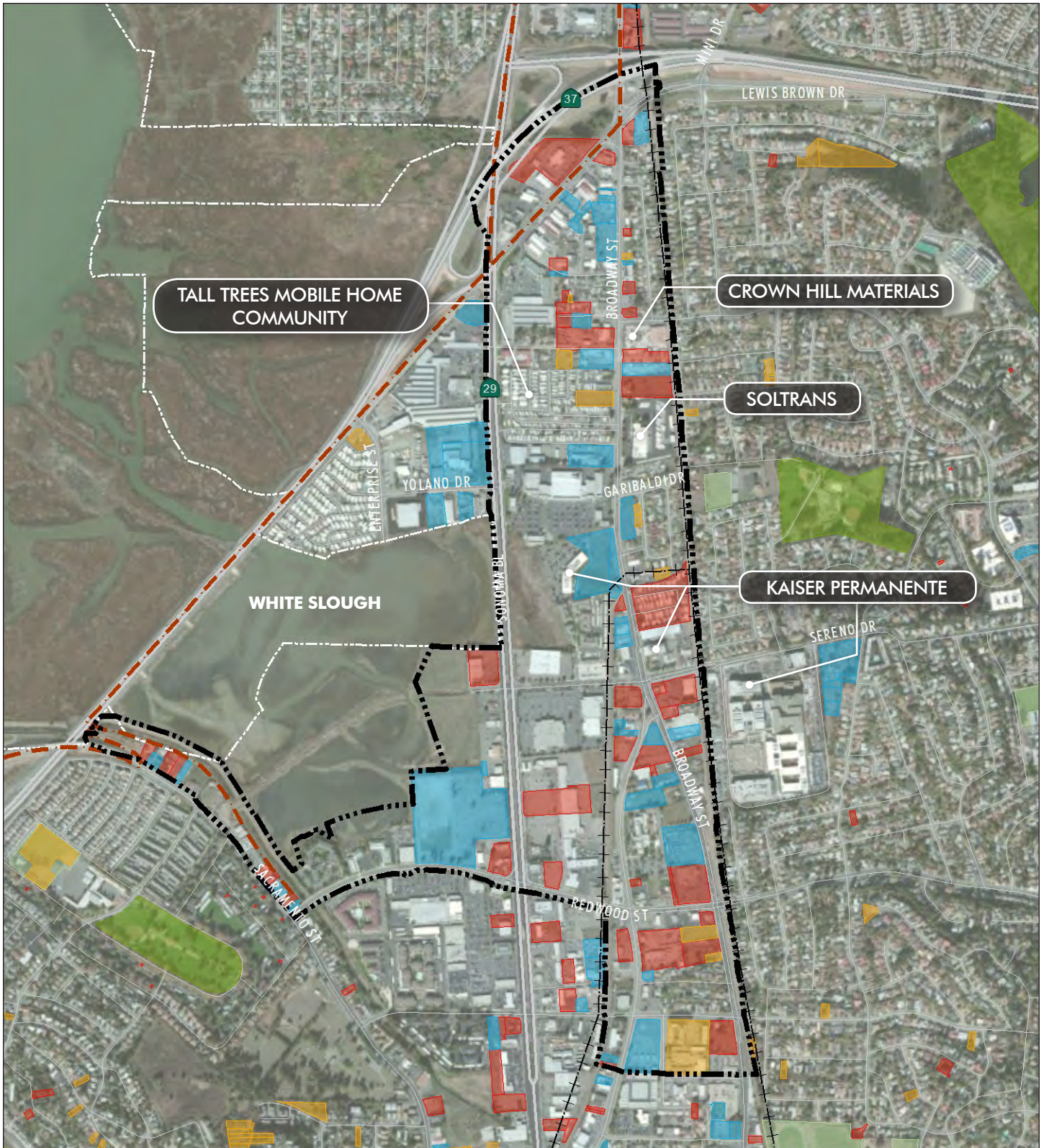


Source: ESRI 2014; City of Vallejo, 2014; Solano County, 2014; USGS, 2014; PlaceWorks, 2014.



Source: ESRI 2014; City of Vallejo, 2014; Solano County, 2014; USGS, 2014; PlaceWorks, 2014.

- | | | | |
|-------------------------------|------------------|---------------------|-------------------------|
| Vacant Residential Parcel | Parks/Open Space | Area of Opportunity | San Francisco Bay Trail |
| Vacant Non-Residential Parcel | Recreation Site | City Limits | |
| Under-Utilized Parcel | | Railway Tracks | |



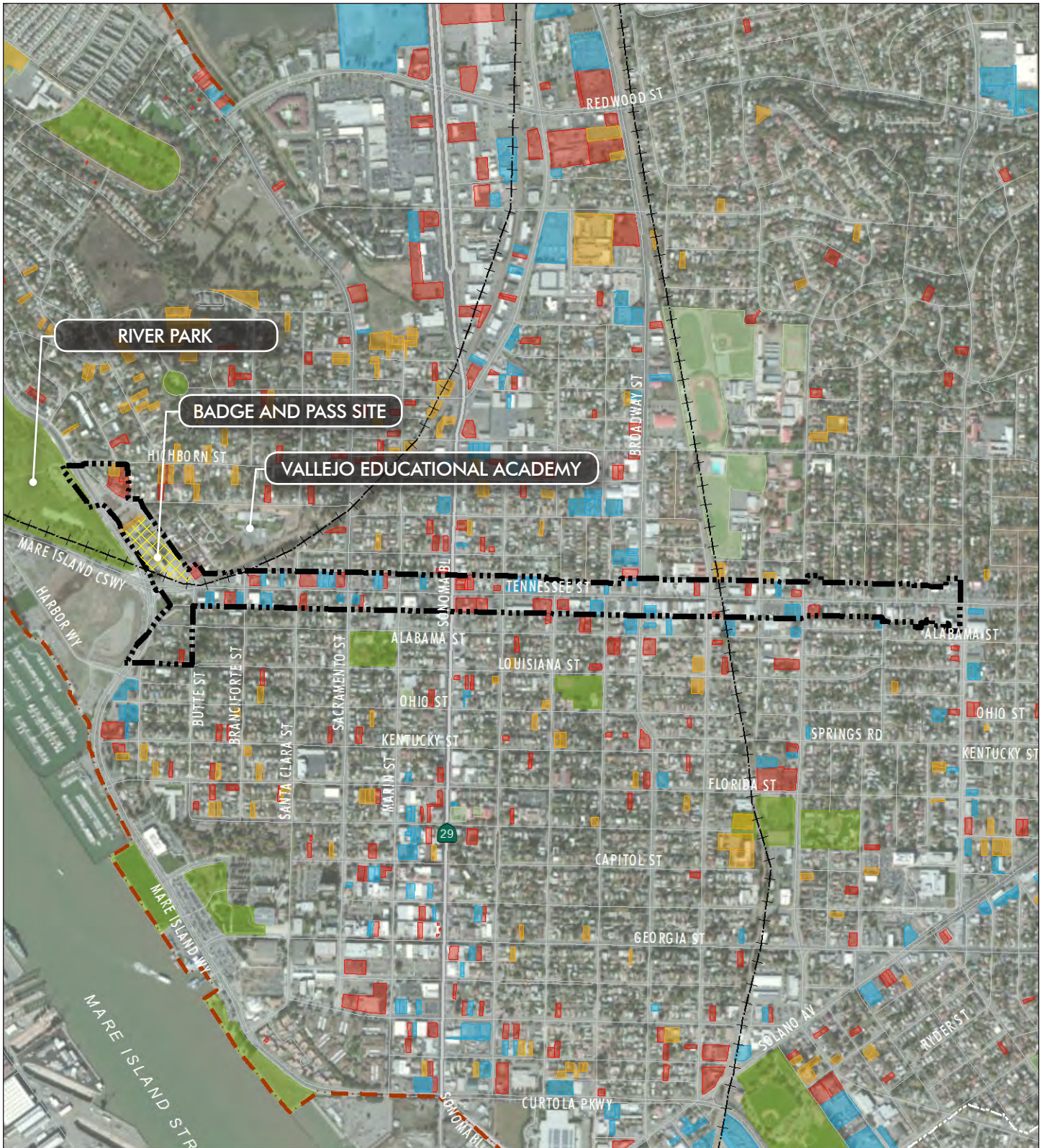
Source: ESRI 2014; City of Vallejo, 2014; Solano County, 2014; USGS, 2014; PlaceWorks, 2014.

- | | | | |
|-------------------------------|------------------|---------------------|-------------------------|
| Vacant Residential Parcel | Parks/Open Space | Area of Opportunity | San Francisco Bay Trail |
| Vacant Non-Residential Parcel | Recreation Site | City Limits | |
| Under-Utilized Parcel | | Railway Tracks | |



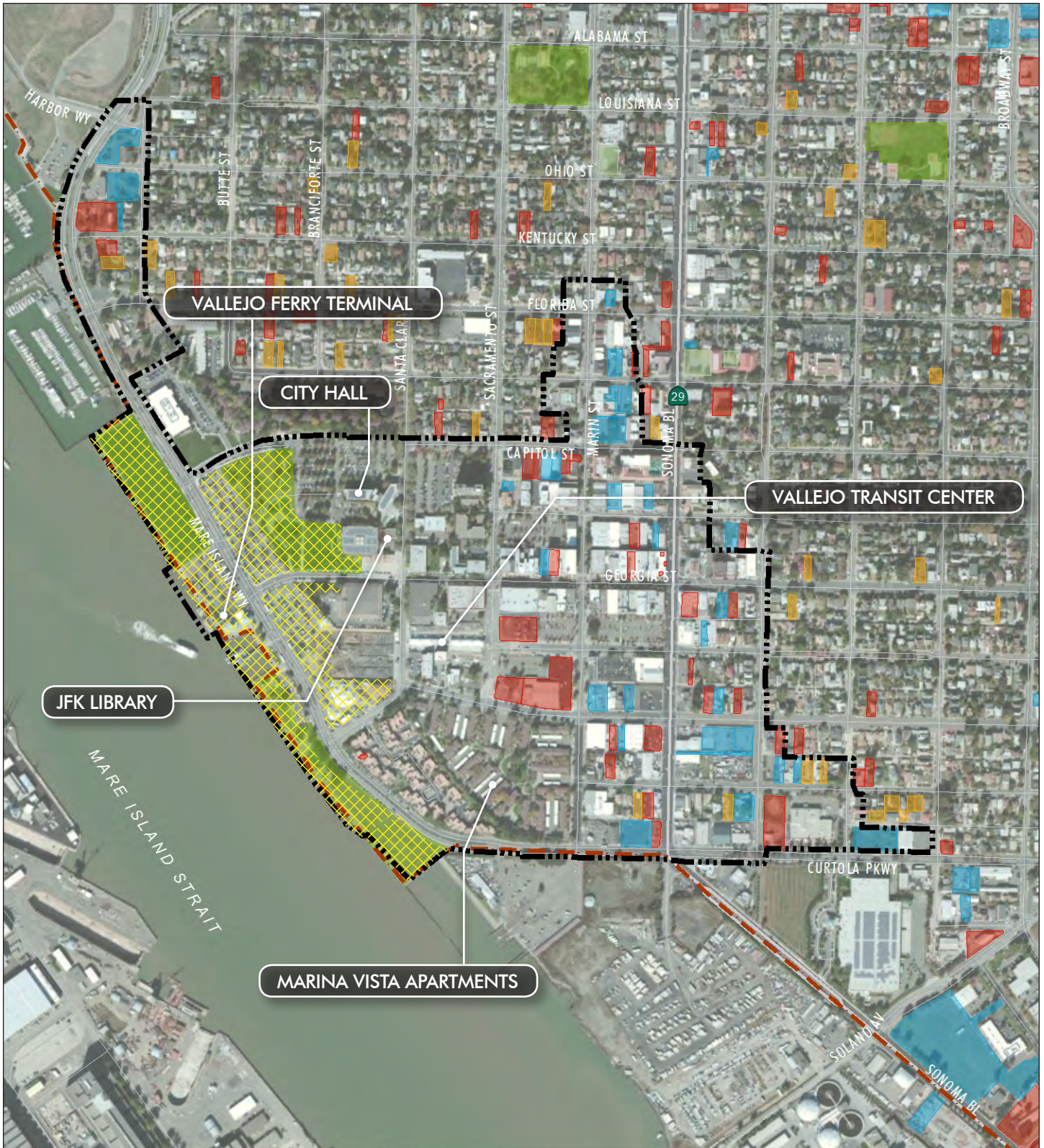
Source: ESRI 2014; City of Vallejo, 2014; Solano County, 2014; USGS, 2014; PlaceWorks, 2014.

- | | | | |
|-------------------------------|------------------|---------------------|-------------------------|
| Vacant Residential Parcel | Parks/Open Space | Area of Opportunity | San Francisco Bay Trail |
| Vacant Non-Residential Parcel | Recreation Site | City Limits | |
| Under-Utilized Parcel | | | |



Source: ESRI 2014; City of Vallejo, 2014; Solano County, 2014; USGS, 2014; PlaceWorks, 2014.

- | | | | |
|-------------------------------|-------------------------------|---------------------|-------------------------|
| Vacant Residential Parcel | Parks/Open Space | Area of Opportunity | San Francisco Bay Trail |
| Vacant Non-Residential Parcel | Recreation Site | City Limits | |
| Under-Utilized Parcel | City-Owned Opportunity Parcel | Railway Tracks | |



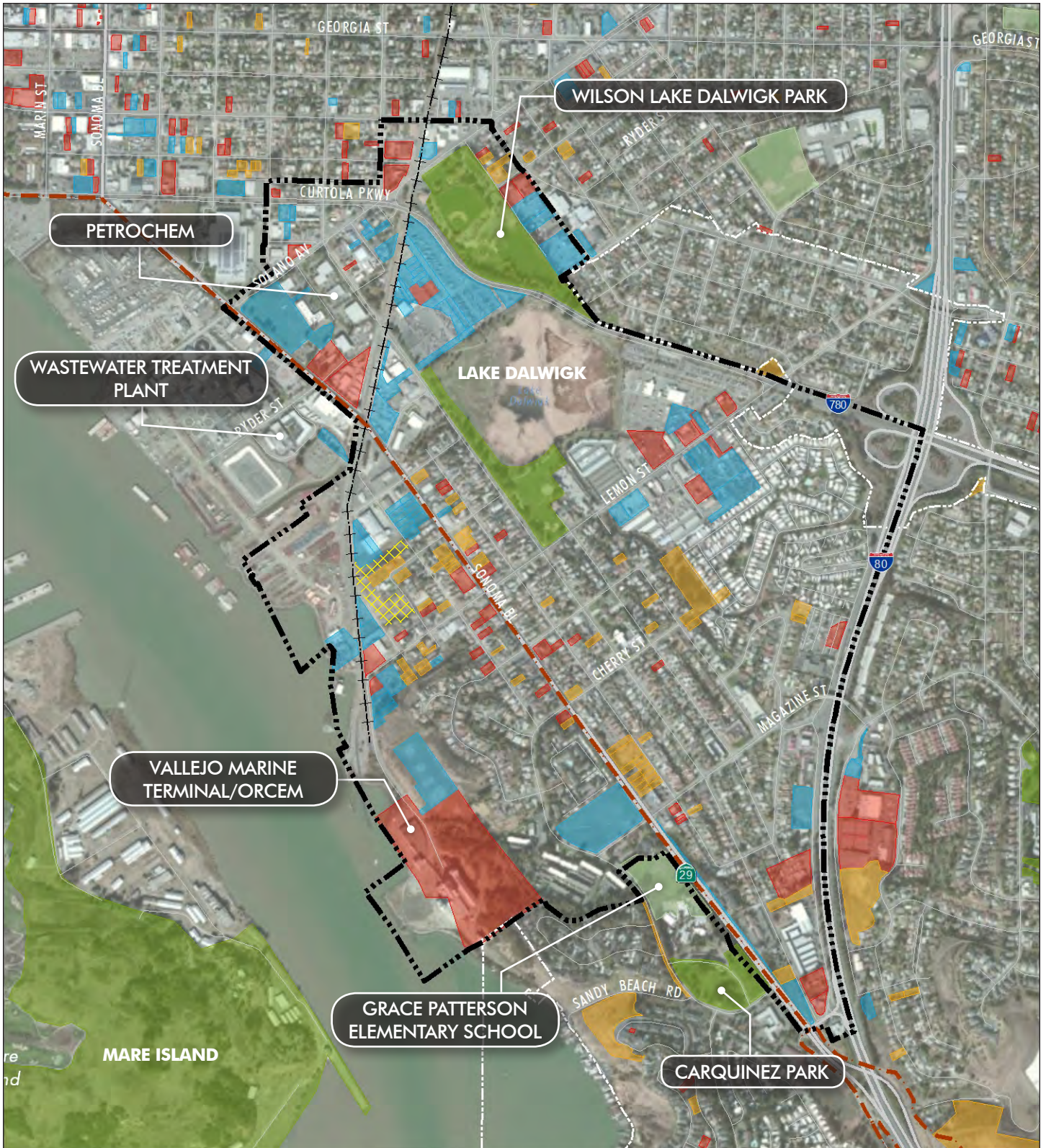
Source: ESRI 2014; City of Vallejo, 2014; Solano County, 2014; USGS, 2014; PlaceWorks, 2014.

- | | | | |
|-------------------------------|-------------------------------|---------------------|-------------------------|
| Vacant Residential Parcel | Parks/Open Space | Area of Opportunity | San Francisco Bay Trail |
| Vacant Non-Residential Parcel | Recreation Site | City Limits | |
| Under-Utilized Parcel | City-Owned Opportunity Parcel | | |



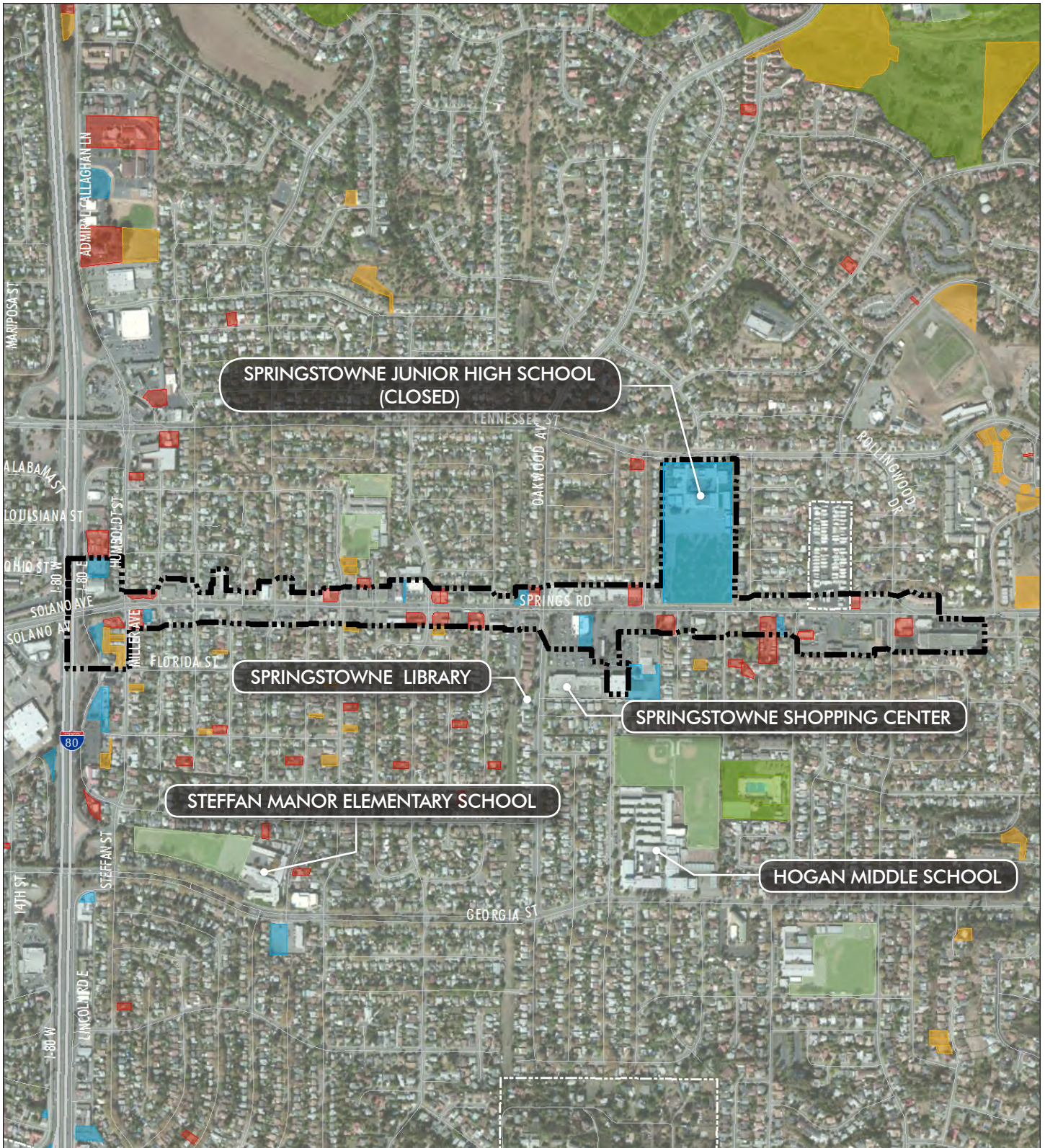
Source: ESRI 2014; City of Vallejo, 2014; Solano County, 2014; USGS, 2014; PlaceWorks, 2014.

- | | | | |
|-------------------------------|-------------------------------|---------------------|-------------------------|
| Vacant Residential Parcel | Parks/Open Space | Area of Opportunity | San Francisco Bay Trail |
| Vacant Non-Residential Parcel | Recreation Site | City Limits | |
| Under-Utilized Parcel | City-Owned Opportunity Parcel | | |










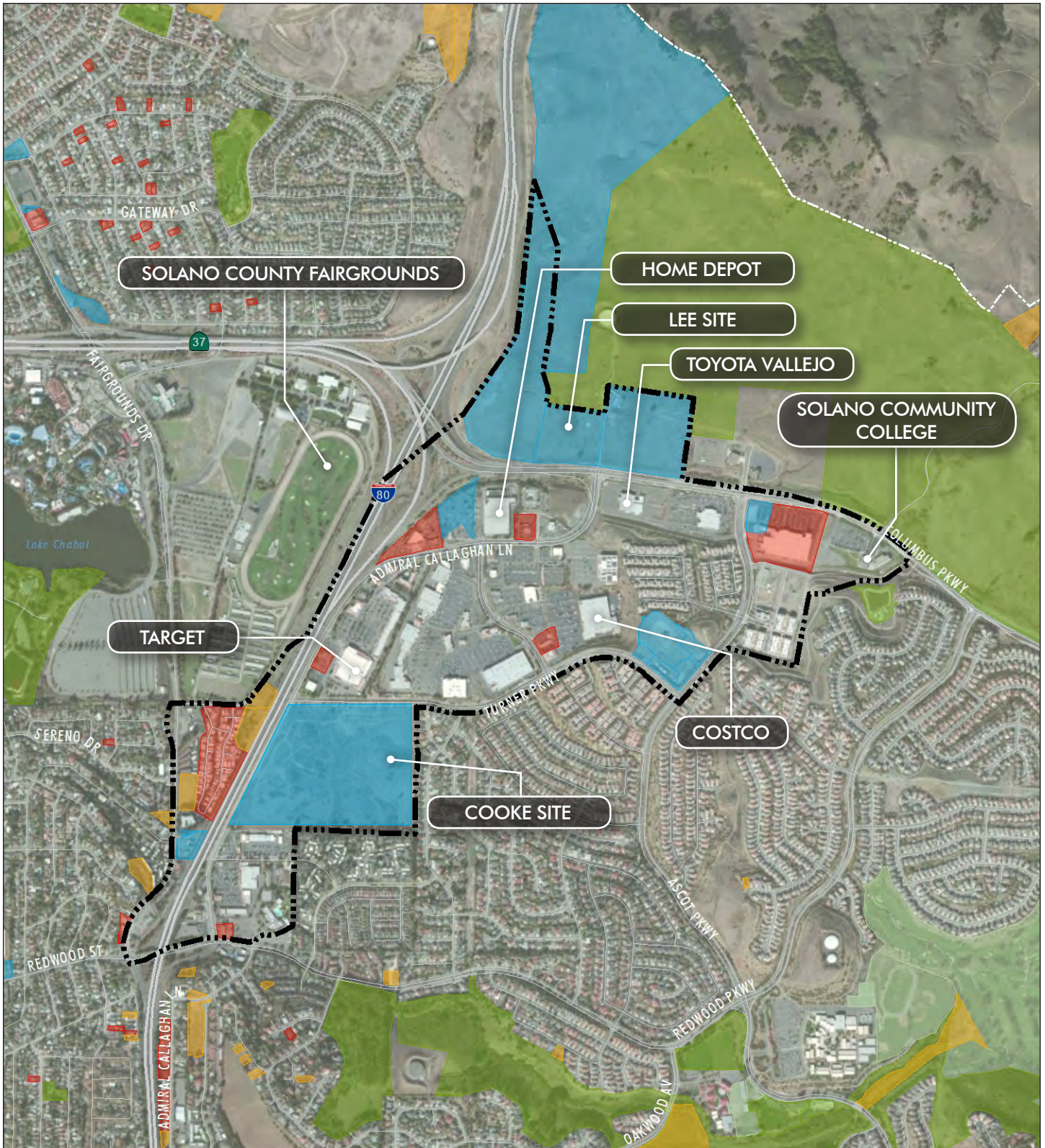
Source: ESRI 2014; City of Vallejo, 2014; Solano County, 2014; USGS, 2014; PlaceWorks, 2014.

- | | | | |
|-------------------------------|-------------------------------|---------------------|-------------------------|
| Vacant Residential Parcel | Parks/Open Space | Area of Opportunity | San Francisco Bay Trail |
| Vacant Non-Residential Parcel | Recreation Site | City Limits | |
| Under-Utilized Parcel | City-Owned Opportunity Parcel | Railway Tracks | |



Source: ESRI 2014; City of Vallejo, 2014; Solano County, 2014; USGS, 2014; PlaceWorks, 2014.

- | | | |
|--|--|---|
|  Vacant Residential Parcel |  Parks/Open Space |  Area of Opportunity |
|  Vacant Non-Residential Parcel |  Recreation Site |  City Limits |
|  Under-Utilized Parcel | | |




Source: ESRI 2014; City of Vallejo, 2014; Solano County, 2014; USGS, 2014; PlaceWorks, 2014.

- | | | |
|-------------------------------|------------------|---------------------|
| Vacant Residential Parcel | Parks/Open Space | Area of Opportunity |
| Vacant Non-Residential Parcel | Recreation Site | City Limits |
| Under-Utilized Parcel | | |



Item 8B

MEMORANDUM
CITY MANAGER'S OFFICE

DATE: November 10, 2014
TO: General Plan Working Group
CC: Mark Sawicki, Community and Economic Development Director
Andrea Ouse, Planning Manager
Mark Hoffheimer, Senior Planner
Charlie Knox, Principal-in-Charge, Placeworks
Andrew Hill, Project Manager, Placeworks
FROM: Daniel E. Keen, City Manager 
SUBJECT: Request by GPWG Chair Adams to Agendize GPWG Approval of a Document titled "Vallejo General Plan Guiding Principles Intentions, Objectives and Goals"

Recommendation

It is recommended that the General Plan Working Group deny the request of Chair Adams to agendize for adoption the document titled "Vallejo General Plan Guiding Principles: Intentions, Objectives and Goals."

Background

The General Plan Working Group (GPWG) prepared a set of Guiding Principles earlier this year that were adopted by the City Council in July 2014. The Guiding Principles are overarching statements that will inform the decisions the community will be making throughout the update process. The Guiding Principles are meant to describe the community's shared values and vision for the future. Having been developed on the basis of extensive input from the community, they represent key concepts on which there is broad consensus. These aspirational statements will influence decisions about development and will shape the development of Goals, Policies, and Actions, and will ultimately focus the General Plan implementation efforts.

Subsequent to the Council's adoption of the Guiding Principles, a Supplemental Document was prepared by GPWG Chair Adams, with other GPWG members, providing extended comments on each of the principles. According to the GPWG Chair and Vice-Chair, the purpose of this document, titled "Vallejo General Plan Guiding Principles: Intentions, Objectives and Goals", was to provide the Propel Vallejo consultant team with supporting statements to each of the Guiding Principles so as to provide more context, background and depth to the 19 broadly articulated principles. Chair Adams has requested that the GPWG consider adoption of the Supplemental Document at the November 10, 2014 meeting.

Reasons Why This Item is Not Agendized for Adoption Tonight

Although Chair Adams requested that the Supplemental Document be placed on the GPWG's agenda for immediate action and adoption on November 10, 2014, I have directed staff to instead agendize the consideration of placing this item on a future agenda for such action. This section explains my reason for taking this course of action.

Preparation of meeting agendas is the responsibility of the City Manager or his designee (Municipal Code Section 2.02.230 *et seq.*). Any member of a board, commission, or the City Council may request that an item be agendized. The request to agendize an item is then put on the agenda in order to provide the other members and the public an opportunity, in advance of the meeting, to determine whether the matter is something that merits further discussion. After hearing public comment and deliberating, the members of the body may then vote to direct staff to place the matter on a future agenda. This process is regularly used to prepare the City Council's agendas, and most recently occurred at the November 4, 2014 City Council meeting, where a Councilmember requested agendizing discussion of an issue for potential consideration and formal action on a future agenda. As a practical matter, this process also ensures that the deliberating body – through majority vote of the members – has the opportunity to decide whether to take up matters which are not already part of the body's current priorities, before significant board and staff time and resources are devoted to the topic or issue.

Following this approach, I directed staff to agendize consideration of placing the Supplemental Document on a future agenda, rather than agendizing the item for immediate action by the GPWG. This approach is consistent with how such matters have been handled at the Council level and will allow the GPWG and the public to weigh in on the issues associated with directing staff to agendize the item.

Concerns with Content and Purpose

Staff has serious concerns regarding the propriety of an advisory body purporting to create “legislative intent” for the City Council after its final action has been taken, as well as issues with some of the specific policies and statements contained in the Supplemental Document.

The following is only a preliminary list of the concerns that have been identified by staff regarding the Supplemental Document. The level of review has not been comprehensive, due to limitations on staff's time and resources to conduct a more complete assessment:

- 1. The document purports to amend the City Council's legislative intent, which was established by the City Council's adoption of the Guiding Principles. This legislative intent was established through the City Council's careful deliberative process, and the GPWG does not have the authority to amend the Guiding Principles with the inclusion of additional statements.**

The guiding principles have already been adopted by resolution of the City Council. While statements of “legislative intent” are not required for legislative actions of the City Council (except where otherwise required by state law), the documents and deliberations that occurred as part of the public adoption of the Guiding Principles will help to inform future residents and decision makers about the reasoning of the Council in adopting the Guiding Principles. The proposed Supplemental Document purports to add to that record after the fact. The Council is the legislative body of the City, and the GPWG does not have authority to add legislative intent or clarification to the Council's decision after approval.

- 2. The Supplemental Document creates a clouded and confusing record.**

While we appreciate the intent of the Supplemental Document to clarify the GPWG's thought process, the document currently contains statements that are inconsistent or contradictory with the Guiding Principles and with each other. The document contains within its title the words “Intentions, Objectives, and Goals”, yet many of the statements can be interpreted as actual policies which implement Goals

and Objectives which have not yet been fully developed in the General Plan update process¹. City staff is very concerned that such statements could actually cloud or confuse the Guiding Principles or the General Plan. Later project proponents or “special interests” could use statements in the Supplemental Document to argue against or undermine the policies of the General Plan, which may not align with said statements.

3. **The Supplemental Document contains policy statements that are premature and inappropriate to make at this point in the General Plan process. The development of policies, programs and actions to implement the Guiding Principles should occur during the General Plan process and with extensive input from the community. Several of the policy statements in the Supplemental Document appear to presuppose the outcome of this process. In addition, the Supplemental Document makes recommendations on policies outside of the GPWG’s purview, either beyond the bounds of a General Plan or relating to other agencies where the City does not control or direct policy.**

The Supplemental Document contains not just general statements of intent, but a number of specific policy recommendations. Furthermore, several policies in the Supplemental Document relate to agencies or policies that are outside the purview of the GPWG. For example, the operations of the Chamber of Commerce and the Vallejo School District are not subject to the City’s jurisdiction. Further, the staffing levels in the Police Department (i.e., the number of police officers per capita) and the formation of a police review board² are not subjects that are typically analyzed in a General Plan, and are not within the purview of the GPWG. Government Code Sections 65300 et seq. describes the topic areas to be included in the General Plan.

Additional examples of policy-level recommendations contained in the Supplemental Document that are not appropriate to include in the General Plan include:

3.3: Expanding the use of volunteers in various police programs, such as community-orienting and tenant screening programs.

Programs are not appropriate in a General Plan.

3.4: Requiring a minimum number of police officers per capita and specifying additional police substations.

Requirement is not appropriate to include in a General Plan.

3.7: Enhance the VPD’s Community Services Section program

Program is not appropriate in the General Plan.

3.9: Creation of a Police Review Board.

Policy issue is not within the purview of the General Plan.

4.3: Requiring a Crime-Free Multiple-Unit Program, and preventing banks from holding foreclosed properties indefinitely.

¹ It should be further noted that the document seems to confuse terms such as “Goals” and “Objectives”, which will be clearly delineated in the future General Plan.

² The City Council previously considered a recommendation from the Ad Hoc Public Safety Advisory Committee, and decided not to create a police review board.

Programs are not appropriate in the General Plan, and while the City is acting to address nuisance properties throughout the City (bank owned and otherwise), private banks' foreclosed property programs are not subject to direct regulation by the City.

5.2: Requiring staff to conduct an annual review of the level of service and providing recommendation for improvements.

Policy issue is not within the purview of the General Plan.

7.5: Prescribing community gardens as permitted uses in residential zoning districts.

Zoning code update will be discussed in a community-wide format in 2015-2016, and will be the purview of the Planning Commission, not the GPWG.

8.7: Shifting the ratio of homeowner to renters in historic districts, and urging banks to donate foreclosed homes to nonprofits in order to assist first-time homebuyers.

Cannot be implemented through land use regulations, and not an appropriate General Plan program.

8.8: Developing community-wide historically compatible building guidelines for new construction, not approving buildings that do not fit a neighborhood's architectural standards and reinforcing historic rules when new owners buy a property.

Unclear direction on "historically-compatible building guidelines", reinforcing historic rules on transfer of property ownership is unenforceable.

8.11: Increasing code enforcement and focusing on minor and major offenses equally.

Prioritization of resources is within the purview of the City Council and City Manager; enforcement procedures cannot be set by the General Plan..

9.1: Eradicating "loopholes" that result in long-term vacant buildings, require business-friendly policies.

Program is not appropriate in the General Plan.

10.4: Dedicating several public boat launching facilities and areas dedicated to water activities.

Consideration of possible future public facilities will be completed during the alternatives development and analysis.

11.5: Creating overlay zoning districts to preserve environmentally-sensitive areas, discouraging high-intensity development near these areas and encouraging low-impact development.

Zoning code update will be discussed in a community-wide format in 2015-2016, and will be the purview of the Planning Commission, not the GPWG.

13.1: Seeking grant funds for training programs to develop skills associated with restoration of historic structures.

Program is not appropriate in the General Plan.

13.2: Collaborating with the school district, businesses, industries, residents, colleges, trade schools to develop curriculum to prepare students for employment at Mare Island-based companies.

City is not involved in curriculum development, and program is not appropriate in the General Plan. School district matters are outside of the City's jurisdiction.

13.3: Imposing term limits on school board members, offer more trade and environmental courses at high schools and community colleges

Term limits on school board members and school curriculum are not within the jurisdiction of the City of Vallejo.

13.4: Developing and continuing existing trade school curriculums at Vallejo's higher education institutions.

City is not involved in curriculum development, and program is not appropriate in the General Plan.

15.1: Incorporate extensive railroad track network throughout the city into plans and projects.

Direction is not clear, and unenforceable in the General Plan. The City's regulatory authority over rail is extremely limited under Federal law.

15.7: Aligning well-designed project with environmental protection requires identification and mitigation of impacts.

Impacts of development on the environment are currently required to be evaluated and potential impacts mitigated in accordance with the California Environmental Quality Act (CEQA). Statement is not appropriate to be included in the General Plan.

16.5: Establishing a covenant between taxpayer-residents with staff and City Council that the budget will balance and staff salaries and City Council decisions will not lead the city into bankruptcy.

Direction is inappropriate to be included in the General Plan. Budgetary issues are the purview of the City Council, not the GPWG.

18.2: Support water taxi service, kayak concession and other water-based activities.

This level of detail is not appropriate to include in the Guiding Principles. Specific policies that will encourage these activities may be considered later in the General Plan process.

Many policy issues will be fleshed out during the General Plan process through an open, transparent, and collaborative process that will take into account public input that has not yet been heard by the GPWG. We strongly encourage the GPWG to avoid making statements about proposed policies until it has had an opportunity to hear from the community through the General Plan process.

4. Review and comment on the Supplemental Document was not considered in the General Plan scope.

Staff and the Propel Vallejo consultant team did not consider the Supplemental Document in the scope of work and budget of the General Plan. In order to complete an adequate review and to provide the public and the GPWG with preliminary comments on the document, additional time and budget have been utilized. The additional time has impacted the Propel Vallejo schedule and budget and redirected staff from Council-directed priorities. In fact, staff and the consultant team have had to redirect attention from the "Areas of Opportunity" topic for the November 10th meeting to address the Supplemental Document issue.

In order to ensure that the General Plan update project stays on track for completion within the adopted schedule and budget, staff recommends that the GPWG take no further action with respect to the Supplemental Document prepared by Chair Adams.

Conclusion

The Guiding Principles were adopted by the City Council and the addition of an additional “legislative intent” document is neither necessary nor will it add to the City’s additional record regarding the Guiding Principles. Staff is concerned that, on the contrary, supplemental materials could actually dilute or distract from the Guiding Principles and the General Plan. The City Council is the legislative body of the City and the GPWG does not have the authority to add or subtract information from the record leading up to Council adoption of a legislative document after adoption has occurred.

Over the next two years, the GPWG will have the opportunity to consider a significant amount of information and will be recommending policies, programs and actions to effectuate the tenets set forth in the Guiding Principles. Each GPWG meeting is recorded so the opinions of the community and GPWG discussions are appropriately memorialized. In addition, the City Council will ultimately take the public’s input as well as the recommendations of the GPWG and Planning Commission into account prior to adoption of the General Plan. The Supplemental Document is not an appropriate method for capturing the input from the community collected through the community workshops and other methods used to inform the Guiding Principles. Furthermore, the content of the Supplemental Document is not wholly consistent with the public input received during the public hearings which led to the Guiding Principles adoption by the City Council. Therefore, staff strongly recommends that the GPWG *not* agendize the Supplemental Document for GPWG recommendation of adoption by the City Council.

Attachment A: Vallejo General Plan Guiding Principles: Intentions, Objectives and Goals

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



COMMUNITY AND PEOPLE

ATTACHMENT A

1. Pride in Identity

Vallejo takes pride in its identity, natural setting, and history. Its residents, businesses, and government value the City's maritime heritage, cultural diversity, neighborhoods, and thriving arts community - and their links to the region and the world.

Intentions, Specific Objectives and Goals:

1. As the most diverse community in the United States, it is appropriate that cultural diversity be recognized and celebrated in Vallejo.
2. Pride in identity, natural setting, and history means that residents, businesses, property owners and the city's leaders know that Vallejo is unique and incomparable to other places in the world.
3. Revitalizing Downtown Vallejo, the Vallejo Waterfront, and Mare Island, is a primary objective to reinforce and capitalize on the maritime heritage of Vallejo and its natural setting and history.
4. Valuing Vallejo's maritime heritage entails preserving cultural and educational institutions along with concentrated support for the thriving arts community. It entails ongoing community-wide support for festivals as well as preservation of historic structures, maritime landmarks and tourist attractions such as Six Flags Discovery Kingdom.
5. Pride in Identity implies recognition of the importance of the city's resources and strengths, including its north-bay location along with its history, heritage and diverse population.
6. Recognizing what makes Vallejo unique and exceptional requires residents and city staff to build on the strength of its cultural diversity and develop ways to benefit the community including all its residents.
7. Pride in Vallejo's natural setting and history suggests protecting the positive aspects of Vallejo's historic character, while taking advantage of its regional location in relation to major metropolitan centers.
8. The positive aspects of Vallejo's identity and character will be further enforced when citizens have a meaningful sense of connection to the community. City staff must strive to protect what is seen to be relevant and important to all citizens who appreciate the historic neighborhoods and their unique character along with the city's cultural diversity and maritime heritage which has historically linked Vallejo with the region and the world.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



COMMUNITY AND PEOPLE

2. Strong Community Bonds

Vallejo builds strong community bonds at the neighborhood level, with activities and recreational opportunities for youth, local festivals, and a strong culture of volunteering, positive role models, and leadership programs.

Intentions, Specific Objectives and Goals:

1. Promotion of youth activity centers with activities for recreational opportunities for junior high and high school youth was passionately stated at the community workshops.
2. Strong community bonds means that programs must be put in place to encourage Vallejo residents to engage with one another to build community relationships.
3. Activities and recreational opportunities for youth, local festivals, and a strong culture of volunteering, positive role models, and leadership programs means that Vallejo is full of life and city leaders must sustain community involvement with ongoing support for programs for these purposes.
4. Encouraging leadership programs and strong community bonds can be realized through support of local nonprofit organizations. Resident participation and awareness can be encouraged through a number of means: social media, traditional marketing, and fairs.
5. Existing local festivals and recreational programs, must be preserved and expanded to facilitate community bonds and social interactions within neighborhoods and throughout the community.
6. Programs and initiatives steered by city leaders and particularly community and business organizations are needed to encourage community bonds that transcend ethnic, religious, gender, generational, partisan, and socioeconomic lines.
7. The intention of strong community bonds is for the city staff, and everyone, to take a proactive role in the development and support of programs and activities which provide opportunities to know and help one another, as well as to honor and celebrate each other's capabilities and achievements.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



COMMUNITY AND PEOPLE

3. Safe City

Vallejo is a safe place for everyone. Residents and businesses in every neighborhood collaborate with each other and with responsive law enforcement to promote personal safety.

Intentions, Specific Objectives and Goals:

1. The intention of Safe City means that city staff will always make the safety of each and every citizen a top priority. This includes strengthening the working relationship between police officers, residents and local businesses, insuring equal and fair treatment to all residents of the community.
2. The downtown and adjacent west-side areas of Vallejo are of particular concern for law enforcement and warrant special emphasis to promote personal safety.
3. Residents and businesses collaborating with each other requires expanded use of citizen volunteers in various police programs along with implementing more community-oriented policing programs to help landlords screen tenants and deal effectively with problem tenants, similar to past "Beat Health" program.
4. Making Vallejo a safe place for everyone requires a minimum number of officers per capita to be specified in the general plan along with additional police substations.
5. The development and use of additional electronic mobile applications, such as developed by Code for America, would enhance collaboration with responsive law enforcement.
6. Events need to be developed and coordinated that allow the community to build interdependent relationships with law enforcement in order to collaborate effectively with each other.
7. Enhance the Vallejo police department's community services section (CSS) program and neighborhood watch organizations in all residential and nonresidential areas to promote personal safety.
8. Safe City is a cornerstone of Vallejo's sense of integrity. Justice and protection provided by law enforcement must be available to all people, with all parties being held accountable for their actions or inactions in any circumstance or event.
9. A goal for the Safe City principle would be the creation of a police review board.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



COMMUNITY AND PEOPLE

4. Caring and Equitable Community

Vallejo treats everyone with compassion, dignity, and fairness and supports stable, diverse neighborhoods. It is a caring community where everyone has access to services, jobs and housing and shares in the vitality and prosperity of the community.

Intentions, Specific Objectives and Goals:

1. Stable, diverse neighborhoods include balanced neighborhoods with a healthy mix of affordable and market-rate housing. No neighborhood or census tract should have an inordinate amount of affordable housing compared with all other neighborhoods in the city.
2. The concentration of low-income housing in the downtown census tract is a major concern and an impediment to the economic development and vitality of the downtown area. Efforts should be taken to restore the downtown area to a stable and diverse neighborhood, to correct the current imbalance and ensure all types of housing across all income tiers are dispersed throughout the City and not concentrated in any particular area.
3. To Share in the vitality and prosperity of the community requires a Crime Free Multiple-Unit Program paid for by owners of the property should be implemented. A business license and registry for rental property needs to be required. Make banks responsible for foreclosed homes and prevent banks from holding foreclosed properties indefinitely.
4. A caring and equitable community implies sufficient oversight by the Vallejo Housing Authority of affordable housing is essential, with quicker response to neighbor concerns.
5. A caring and equitable community means that Vallejo accepts people, regardless of race, national origin, gender, religion, socioeconomic status, age, mobility level, and any other perceived differences.
6. Access to services, jobs, and housing means that every neighborhood benefits from City services as well as jobs and housing for persons of all education and income levels.
7. Everyone has access to jobs implies that jobs are filled by persons of various levels of education, and that citizens will not be discriminated against, and that city staff will work to better the lives of all residents of the city.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



COMMUNITY AND PEOPLE

5. Collaborative Civic Engagement

Vallejo identifies its challenges and takes constructive actions to address them. It is a place with strong, collaborative partnerships between government, residents, and local businesses and where challenges are addressed proactively, drawing on lessons learned from their own experience and from other communities.

Intentions, Specific Objectives and Goals:

1. Identifying its challenges means that Vallejo is not afraid of reality and always willing to take an assessment of current conditions as a way to become a better community.
2. Identifying its challenges and takes constructive actions to address them requires the city manager and staff to make an annual review of the level of service to identify and report on existing conditions and make recommendations for constructive actions for improvements.
3. Collaborative partnerships implies unity among residents and local businesses. Vallejo is far from being cohesive or unified, although it is a diverse community. There are many disparate organizations working towards the same, or similar, goals. As an example, there are four chambers of commerce in Vallejo. There should be one. There are numerous and narrowly-defined non-profits serving the same populations with very similar needs. Much work needs to continue on uniting organizations in their relatively similar missions and presenting a more unified front as well as economies of scale for those organizations if Vallejo is to experience true collaborative civic engagement.
4. Taking constructive actions to address challenges means that Vallejo analyzes challenges from years past and other communities in order to take constructive action. This can be achieved within existing commissions and in various departments of the city management and the city council.
5. Taking constructive actions means the city, businesses, community organizations, and residents collaborate to identify issues, solutions, and ways to better Vallejo because multiple perspectives are beneficial. The city manager's reports, news reports via e-mail, and Open City Hall are good examples to be continued.
6. Collaborative civic engagement address the role of city government in the management of interactions among community organizations and citizens, ensuring that power and influence are equally balanced no matter which parties are involved.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



COMMUNITY AND PEOPLE

6. Active, Participatory Community

Vallejo supports and depends on active community participation. Vallejo provides timely and understandable information on planning issues and projects, and community members participate directly in shaping plans and policies for the city's future.

Intentions, Specific Objectives and Goals:

1. Vallejo residents have suffered greatly in the years immediately leading up to, thru, and following bankruptcy. A lack of community participation and blind trust in elected officials and staff hastened the arrival of bankruptcy and a diminished quality of life as a result. Open policies and sharing of all information is needed along with the promise of active community participation. Vallejo's residents are now much more actively engaged and will remain so to ensure that nothing like this ever happens again.
2. The intention of active participatory community participation is for elected leaders and city staff to facilitate simple and easy processes of participation in city government for residents to be engaged in meaningful ways.
3. Supporting and depending on active community participation acknowledges that Vallejo residents are informed and knowledgeable of planning issues and principles as well as involved in policy and plan development.
4. Community participation is high because residents understand their role in shaping plans and policies, and the city staff acknowledges the range of expertise among citizens.
5. Timely and understandable information on planning issues and projects means the city staff will provide unbiased policy plans and opinions with ample time for the public to review and provide comments. Additional literature to educate residents on planning and their role in its process are provided to reinforce citizen participation.
6. Utilization of social media and other forms of communication is made to inform the public with timely and understandable information on planning issues and specific projects.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



COMMUNITY AND PEOPLE

7. Healthy Community

Vallejo promotes the health of its residents and recognizes the value of a proactive, preventative approach to health. All Vallejo neighborhoods have easy access to healthy food, including organic food and locally grown food from school and community gardens.

Intentions, Specific Objectives and Goals:

1. School and community gardens deserve continued support by city leaders and officials. Youth mentorship program at these gardens will enhance the operation of gardens and provide job skills for our youth.
2. A proactive, preventative approach to health includes a program to educate youth in healthy eating in addition to encouraging and cultivating organic and locally grown food.
3. Promoting the health of residents means that Vallejo respects personal freedom but encourages residents to be active and healthy through its land use policies.
4. Easy access to healthy food means grocery stores, community gardens and commercial areas are permitted in close proximity to residential areas in most zoning districts. Public transit should be available to provide residents with direct access to grocery stores.
5. Community gardens need to be a permitted use in residential zoning districts in the zoning ordinance.
6. All Vallejo neighborhoods have easy access to healthy food requires the creation of flexible land use provisions that allow moderate-sized grocery stores to operate, particularly in areas that are 'food deserts' or contain deed-restricted property.
7. Easy access includes collaboration with Sol Trans to create direct transit lines from residential neighborhoods classified as 'food deserts' to commercial areas with grocery stores.
8. Healthy community entails the city supporting and insuring the availability of healthy food choices and recreation opportunities in an environment supportive to a healthy way of life. This include access to organic food, pedestrian and bicycle-friendly streets and parks, opportunities for recreation such as swimming and other sports, and programs which teach and emphasize the benefits of making choices which support good health, the health of our city, and the health of the environment.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



NATURE AND THE BUILT ENVIRONMENT

8. Beautiful City

Vallejo values and showcases the City's beauty, historic character, compatible architecture, abundant trees, and local ecology. Gateways into the community make positive, welcoming impressions, and Vallejo's pride is displayed on every block in the way people care for their homes, gardens, businesses, and neighborhoods.

Intentions, Specific Objectives and Goals:

1. The intention of Beautiful City is to create policies which allow the Vallejo to develop and grow while respecting and valuing the city's beauty and historic character with compatible architecture, abundant trees, and local ecology safeguards.
2. Showcasing historic character obliges Vallejo to lessen the restrictive attitude toward neighborhoods seeking historic status. The inclusion of a historic preservation element in the new general plan is most desirable and should be mandatory.
3. Showcasing the city's beauty entails protecting the panoramic views of all residents throughout the city by implementing and enforcing "view district policies" that apply to all properties with existing views in order to protect property values.
4. Require that restoration, upkeep and renovation of historic properties be in conformity with the California State Historical Building Code.
5. Historic character and compatible architecture should include a Traditional Zoning Category for Vallejo that supports the diverse appearance of historic neighborhoods.
6. Showcasing historic character means helping to preserve historic homes by providing owner-occupied incentives (such as reduced inspection fees, permits, etc.).
7. Showcasing historic character implies setting policies aimed at shifting the ratio of homeowners to renters in historic districts. One such policy would urge banks to donate foreclosed homes to a nonprofit that will assist first-time homebuyers.
8. Showcasing historic character requires developing community-wide historically compatible building guidelines for new construction in historic areas that promote historic preservation and encourage contemporary development that is compatible. Plans for buildings that do not fit the architectural standards of the neighborhood should not be approved. Reinforce historic rules when new owners buy a property.
9. Valuing and showcasing the city's beauty means that residents, property owners, businesses, and the City are committed to ensuring that Vallejo is architecturally and naturally beautiful through collective action.
10. Gateways make positive, welcoming impressions means People know they have entered Vallejo as a result of its well-designed entrances with structures and signage unique to Vallejo.
11. Pride is displayed on every block requires increased levels of code enforcement, focusing on minor and major offenses equally.
12. Beautiful City includes developing policies that protect and manage our watershed, wetlands and open space, as well as our city parks and trees.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



NATURE AND THE BUILT ENVIRONMENT

9. A Place People Want To Be

Vallejo's vibrant downtown, attractive waterfront and open spaces, livable neighborhoods, and varied destinations draw people from the Bay Area and beyond. Vallejo is a place where people of all ages want to be, day and night -- to live, work, shop, and recreate.

Intentions, Specific Objectives and Goals:

1. A vibrant downtown will require support for more businesses downtown to reduce the 60 per cent vacancy rate, eradicating loopholes allowing property owners to keep buildings empty for years, and require business-friendly city policies.
2. Livable neighborhoods require encouraging neighborhood grocery stores and more historical walking tours, with pleasant signage.
3. A place people want to be means that Vallejo should focus on entertainment and recreation opportunities along with livable neighborhoods and not try to be a bedroom community.
4. A place people want to be means that not only do our city's residents desire to live here and enjoy many activities here, but residents from other communities see Vallejo as a destination and place to enjoy themselves in healthy and positive ways. Therefore, the city's policies need to reflect this and reinforce tourism and entertainment policies, plans and local features.
5. Varied destinations draw people from the Bay Area and beyond require continued support of existing institutions that bring visitors to Vallejo that include but are not limited to the following: Six Flags Discovery Kingdom, Cal Maritime Academy, Touro University, Solano Community College: Vallejo Center, and the Northern California Pirate Festival and historic venues on Mare Island.
6. The statement, "Vallejo is a place where people of all ages want to be, day and night" relies on the Safe Community principle as a foundation for this being possible, therefore safety issues are paramount.
7. Vallejo's vibrant downtown, attractive waterfront and open spaces dictate the need to revitalize downtown Vallejo, by attracting a critical mass of restaurants, art galleries and studios, along with market-rate housing, and employers.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



NATURE AND THE BUILT ENVIRONMENT

10. Iconic Waterfront

Vallejo treasures its waterfront as a centerpiece of the community, with a promenade, multi-use trails, natural open space, and access to water activities. It is a place for community gathering, exercising, socializing, shopping, dining out and having fun.

Intentions, Specific Objectives and Goals:

1. Natural open space requires the promotion and maintenance waterfront open spaces between the ferry building and Brinkman's Marina; and on land close to municipal marina south of the Mare Island causeway.
2. The waterfront as a centerpiece of the community can include the establishment of a micro transport service to visit historical sites in and around the downtown area and on Mare Island. Being a centerpiece of the community requires an increase of security, safety, lighting and maintenance along the waterfront.
3. Treasuring Vallejo's Waterfront as a centerpiece of the community means the city side waterfront is the center of activity in Vallejo, where a number of festivals take place and people gather for festivals and recreation.
4. Access to water activities should include several dedicated public boat launching facilities along with dedicated areas to operate small boats and various water sports.
5. Promote the Vallejo Waterfront throughout the Bay Area for an array of recreation, dining, shopping, and festivals throughout Vallejo and the region.
6. All waterfront development should be done to promote tourist attractions and multi-use retail, dining and recreation opportunities with ground floor public access to all buildings which can be built on existing surface parking lots and along the roadways of the Vallejo waterfront.
7. A well-developed waterfront can be utilized for a diverse range of uses that include multi-use trails, a promenade and walkways while preserving much of the adjacent natural open spaces.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



NATURE AND THE BUILT ENVIRONMENT

11. Environmental Stewardship

Vallejo pursues and promotes environmental education; protects and manages its watersheds, wetlands, and wildlife habitats; and embraces businesses and industries that are sensitive to the environment. It is a community where environmental stewardship is an asset that attracts people and businesses.

Intentions, Specific Objectives and Goals:

1. Pursuing and promoting environmental education includes developing community gardens, planting more street trees, restoring and protecting wetlands, and promoting zero-waste policies.
2. Pursuing and promoting environmental education includes collaborating with the Vallejo Unified School District to create an environmental studies program for youth and with the Greater Vallejo Recreation District for adults.
3. Understanding the importance of natural amenities and environmental stewardship requires residents, businesses, and property owners to be environmentally conscious, knowing that watersheds, wetlands, and wildlife habitats are an invaluable asset to Vallejo.
4. Being sensitive to the environment encompasses the construction of power lines underground, support of good-neighbor lighting to reduce light pollution, encouraging alternative energy, enforcement of noise ordinances, and support for electric cars by boosting power at charging stations.
5. Sensitive to the environment includes creating overlay-zoning districts that preserve environmentally-sensitive areas and discourage high-intensity development within close proximity while encouraging low-impact development.
6. Environmental stewardship embodies zero-waste policies and bans on use of plastic bags by businesses, more recycling and composting and improving air quality.
7. Being sensitive to the environment requires dealing with homeless camps, and attracting companies and industries that have a great track record with both environmental stewardship and jobs creation.
8. Protection and management of watersheds, wetlands, and wildlife habitats includes implementing the River Park Master Plan to construct trails, boardwalks and viewing points, and partnering with the Solano Land Trust in various urban park activities.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



NATURE AND THE BUILT ENVIRONMENT

12. Sense of Place

Vallejo values its special character and unique sense of place in its dramatic waterfront setting, varied topography, city-wide views, historic districts, maritime heritage, and favorable weather.

Intentions, Specific Objectives and Goals:

1. Valuing Vallejo's special character means improving the marketing and visibility of our existing museums, historic neighborhood, the McCune Room and other aspects of our unique historic heritage.
2. Maritime heritage includes marketing Mare Island's status as the oldest U.S. Navy base on the West Coast and seeking funding for a big naval and historic museum by getting the Navy involved in preserving its significant history on Mare Island.
3. Special character and unique sense of place means that there is no place like Vallejo, physically and geographically and these aspects need to be promoted and capitalized on.
4. One of Vallejo's top priorities should be the preservation of its unique amenities and attributes: Historic neighborhoods, landmarks, the Vallejo waterfront, wetlands, scenic views, Six Flags Discovery Kingdom, Solano County Fairgrounds, and institutions of higher education. All of these amenities and attributes contribute to Vallejo's special character and unique sense of place.
6. Sense of place implies Vallejo's respect for our location geographically and historically, which acknowledges all of the heritage that Vallejo holds dear, everything from its historic districts, its historic shipyard and its history.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



ECONOMY, EDUCATION AND TRAINING

13. Good Jobs, Education and Training

Vallejo provides people with good jobs and its young people with job training and the education they need to succeed. Vallejo embraces innovations in education, and the city's excellent educational institutions and trade schools play a prominent role in its economic vitality and community life.

Intentions, Specific Objectives and Goals:

1. Grant funds should be sought to set up training programs for unemployed Vallejo residents to develop skills to work on restoration of buildings and homes in historic districts including Mare Island.
2. Promote collaboration between the Vallejo Unified School District, businesses, industries, residents, colleges, and trade schools to create a curriculum that exposes Vallejo youth to a variety of practical career and academic fields that will prepare them for employment by Mare Island based companies.
3. Impose term limits on school board members and offer more trade and environmental courses at local high schools and junior colleges.
4. Providing job training and education needed to succeed also means developing trade schools curriculums and continued operation of existing trade programs at institutions of higher education: Cal Maritime Academy, Touro University, and Solano Community College in Vallejo.
5. This guiding principle means the city government and city staff will do all that is possible for Vallejo to have a vibrant community of skilled tradesmen, and that community businesses are accessible to the youth of this city for employment opportunities.
6. A robust economic development program, including implementation of the 2012 Economic Development Strategic Marketing Plan, would go a long way towards generating much-needed revenue for diminished City services and job creation and wealth for our residents.
7. Providing young people with the education they need to succeed means safe and thriving schools that challenge students academically and exposes them to a variety of practical careers.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



ECONOMY, EDUCATION AND TRAINING

14. Innovation, Entrepreneurship and Successful Local Businesses

Vallejo welcomes innovative businesses and fosters entrepreneurship. It is a community that capitalizes on new technologies, community assets, and local knowledge - while helping local businesses to succeed.

Intentions, Specific Objectives and Goals:

1. Capitalizing on new technologies includes establish high-speed, and possibly municipally controlled, Internet connectivity using the existing conduit network of fiber optic by connecting to the internet backbone that traverses Vallejo. Subject to existing laws and city agreements, fiber optic Internet access could be leased to neighboring communities and used to attract new innovative businesses and "hi-tech" companies to Vallejo and used for city and educational services.
2. Welcoming innovative businesses and fostering entrepreneurship means that Vallejo is home to a plethora of companies that embrace new concepts and effectively integrate new technology into business models.
3. Fostering entrepreneurship includes attracting and promoting business incubators as a way to support start-ups, introduce new business concepts, and test new ideas.
4. Helping local businesses to succeed includes supporting the arts community that moves into Vallejo and stimulates activity. This then lays a foundation for a follow-on wave of more affluent individuals with significantly more disposable income, along with new businesses making Vallejo more viable and sustainable over time.
5. The 2003 Economic Development Element of the General Plan reflects an economic landscape of two past economic cycles. While we should certainly focus on higher income generating white collar jobs, we also need to recognize that a vast segment of our population is trained in blue collar trades as well as those residents not trained for anything specifically.
6. Traditional bricks and mortar retail will continue to diminish and cannot be relied upon for revenue-generation and job opportunities for our most unskilled workers. Accordingly, an increase of attention needs to be given to higher education and entrepreneurial objectives.
7. This principle of innovation and entrepreneurship upholds a higher purpose for Vallejo, one that city leaders will hold as a desirable goal to create the best possible future impact on our community.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



ECONOMY, EDUCATION AND TRAINING

15. Economic Development Aligned with Natural Environment

Vallejo values economic development and aligns well-designed projects with the protection and enhancement of environmental resources. It is a community where sustainable development is efficiently processed and provides broad benefits that serve community needs and enhance the quality of life.

Intentions, Specific Objectives and Goals:

1. Incorporate the extensive railroad track network in Vallejo and on Mare Island into economic development plans and projects.
2. Encourage new, enviro-friendly business by supporting solar energy projects, charging stations for electric cars, BART improvements, more bus and ferry service, and a Zip Car concession.
3. Implement traffic calming measures with more vehicle lane reductions, speed bumps, roundabouts and bicycle lanes, along with more street trees and landscaping along streets, and more shielded neighbor-friendly streetlights.
4. Valuing economic development and aligning well-designed projects with the protection and enhancement of environmental resources means that environmental stewardship is part and parcel of economic expansion efforts.
5. The protection and enhancement of environmental resources also means that they are invaluable and should never be compromised for the sake of economic prosperity or community development.
6. Require all large development projects and those within close proximity to natural areas to incorporate Low-Impact Development infrastructure and provide incentives for Low-Impact Development.
7. Aligning well-designed projects with the protection and enhancement of environmental resources requires all possible development to be considered in terms of its positive and negative impacts, and that all possible development will be required to minimize negative impacts and provide mitigation for impacts.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



ECONOMY, EDUCATION AND TRAINING

16. Stable, Strong and Diverse Economy

Vallejo is characterized by fiscal stability; a strong, diverse economy, including health care, education, and manufacturing; and efficient use of its lands and waterways. Vallejo's unique setting, community character, and favorable weather are major resources for economic expansion, including tourism and entertainment.

Intentions, Specific Objectives and Goals:

1. This principle effectively states the four industry clusters identified in the 2012 Economic Development Strategic Marketing Plan, ensuring that we attract and promote the industries we are already best suited to serve.
2. Vallejo has healthcare facilities, educational institutions, and manufacturers. Vallejo should strive to expand its local economy by creating a critical mass of related companies and institutions along with an increased focus on the tourism and entertainment sector.
3. Fiscal stability means a balanced budget, high revenues, and a local economy that is never dependent upon the overall success of a single industry.
4. This principle also declares that we will never again accept financial irresponsibility by those with a fiduciary duty to protect our assets.
5. This is a statement which represents the covenant between city resident-tax payer with city employee and council, that the budget will balance and that staff salaries as well as council decisions will not lead this city into bankruptcy.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



MOBILITY, TRANSPORTATION AND CONNECTIVITY

17. Regional Transportation Hub

Vallejo provides excellent and affordable connections to the surrounding region for people and goods. It is a regional transportation hub – by rail, road, ferry, transit, bicycle, and on foot.

Intentions, Specific Objectives and Goals:

1. Excellent and affordable connections are needed along with safe and frequent transit if Vallejo is to be considered a regional transportation hub.
2. A regional transportation hub means Vallejo contains various modes of reliable transportation.
4. Excellent and affordable connections means it's easy and efficient for Vallejo residents to access regional destinations as well as for visitors to access Vallejo and all of its destinations by various modes of transportation.
5. Vallejo should improve collaboration with the various regional transportation agencies to provide improved public transit connections.
6. The ferry service is a critical transportation component for Vallejo. It needs to be preserved and expanded as the need arises.
7. Preserve existing trails and expand the network of multi-use trails on the periphery and within Vallejo.
8. This principle is a concrete example of the caring and equitable community principle in action, by declaring all areas of the city will be easily accessible by transit, as well as by foot travel, bicycle or other means.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



MOBILITY, TRANSPORTATION AND CONNECTIVITY

18. River and Bay City

Vallejo's waterways provide transportation and recreational opportunities and are recognized for their important role in the broader ecosystem.

Intentions, Specific Objectives and Goals:

1. Transportation and recreational opportunities means that Vallejo waterways like the Mare Island Strait, Carquinez Strait, Napa River, and San Pablo Bay are used to commute to and from the greater San Francisco Bay Area as well as for recreational boating and fishing.
2. Support a cross-river water taxi service, a kayak concession and other water-based activities.
3. Smaller waterways, such as lakes, wetlands, rivers, and creeks are used for less intense recreational uses.
5. Preserve the ferry service and expand to new destinations.
6. Maintain waterways so they are full of wildlife and free of contamination.
7. The Bay and Delta not only provide recreation and transportation possibilities for Vallejo, they form a crucial part of the north bay ecosystem and our city should define its responsibility to the greater whole when the Bay and Delta are mentioned in this document.

Vallejo General Plan Guiding Principles Intentions, Objectives and Goals



MOBILITY, TRANSPORTATION AND CONNECTIVITY

19. Interconnected, Mobile Community

Vallejo is an interconnected, cohesive community from east to west and north to south, where traveling by foot, bicycle or transit is efficient, easy, safe, and fun. Vallejo offers a range of convenient, affordable, and eco-efficient mobility options for residents and visitors.

Intentions, Specific Objectives and Goals:

1. Interconnected, cohesive community means mobility by foot, bicycle, and/or public transit is preferred because it is safe and more efficient than driving in many locations.
2. Efficient and easy means that mobility options are in close proximity to housing and can be accessed by direct routes and public transit lines.
3. Vallejo needs to create a bicycle and pedestrian master plan that shows preferred routes.
4. Create mixed-use corridors, allowing residents to live within walking and biking distance of amenities.
5. Convenience warrants plans to enhance Sol Trans services.
6. Goals for this principle could include pedestrian and bicycle paths, equestrian paths, smaller buses that run more frequently and cover a wider area, as well as ferry service to other cities such as Napa, Sacramento, or simply across the straight to Mare Island.