



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

AGENDA

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

November 9, 2015

General Plan Working Group

- Tony Adams, Chair
- Jonathan Atkinson
- Peggy Cohen-Thompson
- Patricia Gatz, Vice Chair
- Jimmy Genn
- Candace Holmes
- Marv Kinney
- Patricia Kutza
- Sarah Nichols
- Brendan Riley
- Cynthia Ripley
- Jim Scoggin
- Nathan Daniel Stout
- Marian Swanson
- Gregoria Torres (interim)

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

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

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the General Plan Working Group will be available for public inspection at City Hall, 555 Santa Clara St., 2nd Floor, or the Vallejo Public Library, 505 Santa Clara St. at the same time that the public records are distributed or made available to the General Plan Working Group. Such documents may also be available on the City of Vallejo website at www.ci.vallejo.ca.us subject to staff's ability to post the documents prior to the meeting.

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

Appeal Rights: The applicant or any party adversely affected by the decision of the General Plan Working Group may, within ten days after the rendition of the decision of the General Plan Working Group, appeal in writing to the City Council by filing a written appeal with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the General Plan Working Group. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the General Plan Working Group. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

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

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

	The Mare Island Conference Center is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.
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If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.

1. CALL TO ORDER [6:30 PM]

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF THE MINUTES

October 26, 2015 GPWG Meeting

5. REPORT OF THE SECRETARY

6. REPORT OF THE PRESIDING OFFICER AND LIAISON REPORTS

7. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Consent Calendar items appear below, with the Secretary's or City Attorney's designation as such. Members of the public wishing to address the group on Consent Calendar items are asked to address the Secretary and submit a completed speaker card prior to the approval of the agenda. Such requests shall be granted, and items will be addressed in the order in which they appear in the agenda. After making any changes to the agenda, the agenda shall be approved.

All matters are approved under one motion unless requested to be removed for discussion by a group member or any member of the public.

8. PUBLIC HEARING

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

- a. Consultant Presentation: Introduction to the structure of the updated Vallejo General Plan; the process for the development of the preliminary draft General Plan Goals, Policies, and Actions; and Preliminary Draft Goals, Policies, and Actions for:
 - i. Nature and the Built Environment
 - ii. Mobility, Transportation and Connectivity
- b. General Plan Working Group Comments on preliminary draft Goals, Policies, and Actions
- c. Public Comment
- d. General Plan Working Group Acceptance, with Revisions, of preliminary draft Goals, Policies, and Actions

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

9. COMMUNITY FORUM

10. ADJOURNMENT

Minutes

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

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

Absent: Chair Adams and GPWG Member Holmes

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

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

4. APPROVAL OF THE MINUTES

A. April 27th GPWG/EVC Joint Study Session

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

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

5. REPORT OF THE SECRETARY

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

5. REPORT OF THE PRESIDING OFFICER AND LIAISON REPORTS

None.

6. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

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

7. PUBLIC HEARING

A. Presentation and Discussion: Healthy Community Element Topics

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

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

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

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

8. COMMUNITY FORUM

Public Comment: None

9. ADJOURNMENT

The meeting adjourned at 8:50 p.m.

PATRICIA GATZ, GPWG VICE CHAIR

ATTEST:

MARK HOFFHEIMER, SENIOR PLANNER

Staff Reports



MEMORANDUM
PLANNING DIVISION

DATE: November 9, 2015
TO: Members of the General Plan Working Group
FROM: Mark Hoffheimer, Senior Planner
SUBJECT: Agenda Item 8 – Preliminary Draft Goal, Policies and Actions Cover Memo: Nature and the Built Environment – and – Mobility, Transportation and Connectivity

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 process and the preliminary draft General Plan Goals, Policies and Actions for consideration, revisions and acceptance at the GPWG meeting. The focus of the meeting will be on two of four chapters of the General Plan Update: Nature and the Built Environment and Mobility, Transportation and Connectivity. A GPWG meeting on December 14 will focus on the other two chapters: Community and People and Economy, Education and Training.



The attachments to this memo consists of:

- Exhibit 1, PlaceWorks Memorandum, which describes the process for developing the preliminary draft Goals, Policies and Actions and the proposed structure of the Vallejo General Plan. It also introduces the preliminary draft Goals, Policies, and Actions for consideration by the GPWG, and it explains what to expect at the November 9th meeting and how to prepare for the discussion.
- Attachment A – Propel Vallejo Guiding Principles
- Attachment B – Matrix of preliminary draft Goals, Policies, and Actions

Overview of the November 9th GPWG Meeting

At the meeting, the consultant will deliver a presentation to describe the structure of the Vallejo General Plan, outline the process for developing the preliminary draft General Plan Goals, Policies and Actions, and introduce the preliminary draft General Plan Goals, Policies and Actions for GPWG consideration. Following this, the remainder of the meeting will be given over to GPWG and community discussion of the preliminary draft Goals, Policies, and Actions for: Nature and the Built Environment and Mobility, Transportation, and Connectivity chapters. On the basis of the GPWG input, the preliminary draft Goals, Policies and Actions will be revised for incorporation into the Draft General Plan.



To: Vallejo General Plan Working Group Members
Subject: Discussion of Preliminary Draft Goals, Policies and Actions
Date: November 4, 2015

Dear General Plan Working Group Members:

Attached to this memo, please find the following materials for review ahead of the November 9 General Plan Working Group (GPWG) meeting:

- » Attachment A: Propel Vallejo Guiding Principles
- » Attachment B: Matrix of preliminary draft goals, policies, and actions

Please review these materials carefully in advance of the meeting, paying particular attention to the matrix. The purpose of this meeting and the subsequent meeting on December 14 is to review the preliminary draft goals, policies, and actions and receive GPWG comments on additional concepts to incorporate into the policy framework for the Vallejo General Plan Update. Following these two meetings, a full set of draft goals, policies, and actions that incorporates GPWG feedback will be brought back for review at two subsequent meetings of the GPWG in 2016 in order to refine them further as you review the Draft General Plan. A revised Draft General Plan that addresses your comments will be presented to City Council for adoption later next year.

This memo outlines the process for developing goals, policies, and actions, describes the proposed structure of the Vallejo General Plan, and introduces the preliminary draft goals, policies and actions that will be the focus of GPWG discussion. Additionally, the memo explains what to expect at the November 9 meeting and how to prepare for the discussion.

BACKGROUND AND PROCESS

A general plan lays out a vision for the future of the community with two principal components: a map of land use designations (from which a zoning map will follow) and a set a goals, policies, and actions to guide physical development. For the Vallejo General Plan Update, these components are being developed in parallel through an iterative process that involves community input; review and comment by the GPWG, EVC, and Planning Commission; and ultimately review and approval by City Council.

The basis for the Vallejo General Plan land use map will be the “preferred” scenario, now being developed. Staff and the consultant team are processing community input gathered in September and October, including input from the community workshops, the online activity, other outreach events, and written submittals, in order to create a draft preferred scenario. That draft will be reviewed with

the GPWG on November 23 to get your comments before it is presented to City Council in December. Once approved by City Council, staff and the consultants will translate the preferred scenario into a draft land use map for review and comment in summer 2016.

Goals, policies, and actions for the General Plan are being developed in parallel with the preferred scenario and the land use map. Many of the policies and actions are dependent on the preferred scenario because they will support and implement the community's vision for future land use in Vallejo; however, there are many other policies and actions needed to support and promote the overarching vision for the kind of community Vallejoans want in the future that we can start to develop even before the preferred scenario is approved by City Council. It's these overarching policies and actions that we would like to focus on with you over the course of two meetings in November and December. Together with your input on the preferred scenario, your comments on these non-map-dependent policies and actions will be critical to creating a first draft of the General Plan Update.

STRUCTURE OF THE GENERAL PLAN

California law requires that a general plan cover the following topic areas: land use, circulation, housing, conservation, open space, noise, and safety. Additionally, communities can choose to address other topic areas of local importance, such as economic development or community health. These topic areas can be addressed in any order or be combined to reflect the interests and priorities of the community.

The Guiding Principles established in 2014 identified four broad categories of importance to the community: Community & People; Nature & Built Environment; Economy, Education & Training; and Mobility, Transportation & Connectivity. Taking a cue from these key themes of the Guiding Principles, we can use these four categories to structure the Vallejo General Plan and organize it according to the priorities of Vallejoans. Each of the four categories will become a chapter in the Vallejo General Plan, and collectively the four chapters will address the seven required topic areas, as well as economic development and community health.

Each chapter will consist of a series of goals, policies, and actions needed to help guide the community toward realization of the General Plan vision. This policy framework will be introduced with narratives and supported with graphics and photos to illustrate key points. The goals describe general desired results that the community seeks to create through the implementation of the General Plan. The policies and actions establish the "who," "how" and "when" for carrying out the "what" and "where" of goals. Policies lead to specific actions that support goals:

A **policy** is a specific statement that regulates activities in the City, guides decision-making and directs implementing actions to achieve a goal. General Plan policies guide City staff and the Planning Commission in their review of land development projects and in decision-making about City actions.

An **action** is a measure, procedure, or technique intended to implement one or more policies to help reach a specified goal. An action may be ongoing or something that can be

completed. Taken together, the actions in the General Plan constitute a “to-do list” for Vallejo.

The goals, policies and actions are a critical component of the General Plan because, taken together, they describe the steps the City and the community must take to help make the vision of the General Plan a reality.

PRELIMINARY GOALS, POLICIES, AND ACTIONS

The preliminary draft goals for each chapter of the General Plan are presented in the attached matrix. As shown, each chapter will have 4 or 5 goals. Each goal in the matrix has its own tab where associated policies and actions are laid out. The language of the draft goals closely reflects the language of the guiding principles in order to reflect the vision and values of the community in the plan.

To create this preliminary draft matrix, staff and the consultant team drew from the following sources of information:

- » The current Vallejo General plan and specific plans
- » Documentation of existing conditions in Vallejo
- » Recent laws and regulations as applicable
- » Best practices in other communities
- » Community input collected to date at workshops, from Open City Hall activities, via email and app submittals, and other avenues.

Given the amount of material to review, GPWG discussion of preliminary draft goals, policies, and actions is scheduled over two 3-hour meetings:

- **November 9** - Review of preliminary draft goals, policies, and actions for the Nature & Built Environment Chapter and the Mobility, Transportation & Connectivity Chapter.
- **December 14** - Review of preliminary draft goals, policies, and actions for the Community & People Chapter and the Economy, Education & Training Chapter.

Preliminary draft goals, policies, and actions for the Nature & Built Environment Chapter and the Mobility, Transportation & Connectivity Chapter are included in this packet. Preliminary draft goals, policies, and actions for the Community & People Chapter and the Economy, Education & Training Chapter will be provided in the packet for the December 14 meeting.

Nature & Built Environment Chapter

The Nature & Built Environment Chapter covers the following topic areas required by California law: land use, conservation, open space, noise, and safety. Additionally, it covers the following optional topics of importance to Vallejo: historic preservation and arts and culture. Goals NBE-1, NBE-2, and

NBE-3 are derived directly from the Guiding Principles, while Goal NBE-4 has been added to satisfy the legal requirements for a general plan and create a place for policies and actions needed to protect life and property from natural and human-made hazards.

As you review this matrix, please consider what you think are the most important policies and actions needed to support the vision of the community expressed in the Guiding Principles.

Mobility, Transportation & Connectivity Chapter

The Mobility, Transportation & Connectivity Chapter covers the State-mandated topic area of circulation, including circulation of people and goods by road, rail, and water. Additionally, it addresses the locally important issues of regional and local connectivity within and between Vallejo's neighborhoods. All four goals in this chapter are derived directly from the Guiding Principles.

As you review this matrix, please consider what you think are the most important policies and actions needed to support the vision of the community expressed in the Guiding Principles.

WHAT TO EXPECT AT THE MEETING

To start the meeting, the consultant team will make a short presentation introducing the structure of the Vallejo General Plan as well as the process for developing General Plan goals, policies, and actions. Following this, the remainder of the meeting will be given over to GPWG discussion of the preliminary draft goals, policies, and actions for the Nature & Built Environment and the Mobility, Transportation & Connectivity Chapters.

The discussion will be structured so as to move through the material goal-by-goal. The consultant team will briefly introduce the first goal and summarize the range of policies and action concepts associated with it. Then GPWG members will be invited to share their ideas about the most important policies and actions needed to support the goal. Given that the policies and actions are still at a preliminary stage of development, comments should focus on overall direction, rather than wordsmithing. A full set of draft goals, policies, and actions that incorporates GPWG consensus feedback will be brought back for review at two subsequent meetings of the GPWG in 2016 in order to refine them as you review the Draft General Plan. A revised Draft General Plan that addresses your comments will be presented to City Council for adoption later next year.

Public comment will be heard after the GPWG has discussed all the preliminary goals, policies, and actions for the Nature & Built Environment and the Mobility, Transportation & Connectivity Chapters, as noted on the agenda.

With a total of eight goals from the Nature & Built Environment and the Mobility, Transportation & Connectivity Chapters plus public comment to cover in approximately two and a half hours, we will have about 15-20 minutes of discussion per goal.



Prepared by:

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November 9, 2015

Attachment A:
Propel Vallejo Guiding Principles
for the City of Vallejo

COMMUNITY AND PEOPLE

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

18. River and Bay City

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

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.