

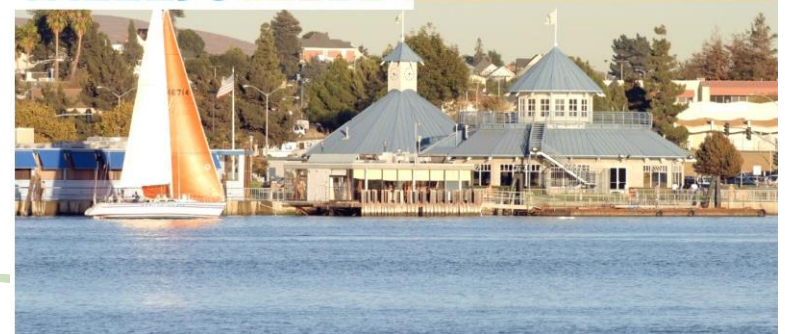
New Zoning Code Project Planning Commission Public Hearing March 15, 2021

Gillian Hayes, Interim Deputy City Manager
Christina Ratcliffe, Interim PDS Director
Michelle Hightower, Senior Planner



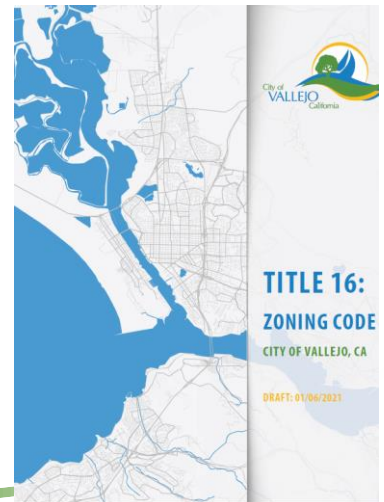
OVERVIEW & OBJECTIVES

- ❖ Meeting Purpose
- ❖ Project Schedule
- ❖ New Zoning Code Project Goals
- ❖ New Zoning Code Project Elements
- ❖ Next Steps
- ❖ Questions and Comments



MEETING PURPOSE

- Review New Zoning Code Project
- Highlight Project Elements
- Open Public Hearing
- Continue Public Hearing to March 29, 2021
- Add Changes to Zoning Code Errata Including Information From This Evening



2021 PROJECT SCHEDULE

- January 6, 2021 Release of Draft Zoning Code/Map/ISMND
- Jan. 20-Feb.24, 2021 Study Sessions 1 - 5
- March 5, 2021 Release Revised Draft Zoning Code/Map
- March 15, 2021 PC Public Hearing
- March 29, 2021 PC Public Hearing (Action)
- April 13, 2021 CC Public Hearing (First Reading)
- April 27, 2021 CC Consent (Second Reading)
- May 27, 2021 Draft Zoning Code Effective
- June 2021 Initiate Phase II Project (Tentative)
- November 2021 Six-Month Review/Update (Tentative)

NEW ZONING CODE PROJECT GOALS

- Make investing in Vallejo easier through a clear expression of Vallejo's vision and expectations based on General Plan 2040.
- Remove obstacles to development that will improve the City's image as a good place to live and do business.
- Represent best practices and up to date approaches with an approachable, flexible, modern and easy to use document.
- Provide clear design standards to encourage high-quality development.
- Streamline processes and remove unnecessary or inefficient procedures.

NEW ZONING CODE PROJECT ELEMENTS

- Propel Vallejo
 - General Plan 2040
 - Sonoma Boulevard Specific Plan
 - Zoning Code Update *

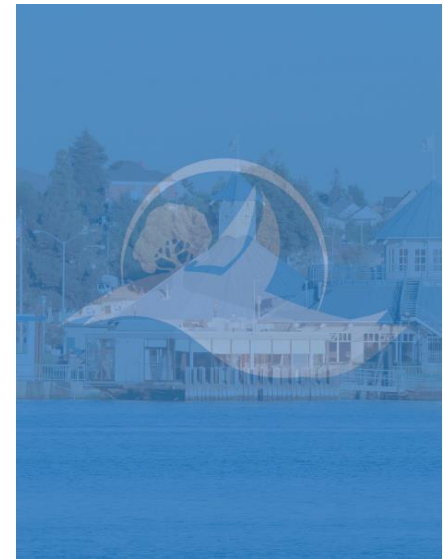
- New Zoning Code Project
 - Initial Study/Mitigated Negative Declaration
 - New Zoning Code (Title 16)
 - New Zoning Map
 - General Plan Amendments
 - Repeal of Northgate Specific Plan
 - Downtown Vallejo and White Slough Specific Plan Amendments
 - Public Comments



PROJECT ELEMENT – NZC TITLE 16

New Zoning Code Document - Changes and Updates

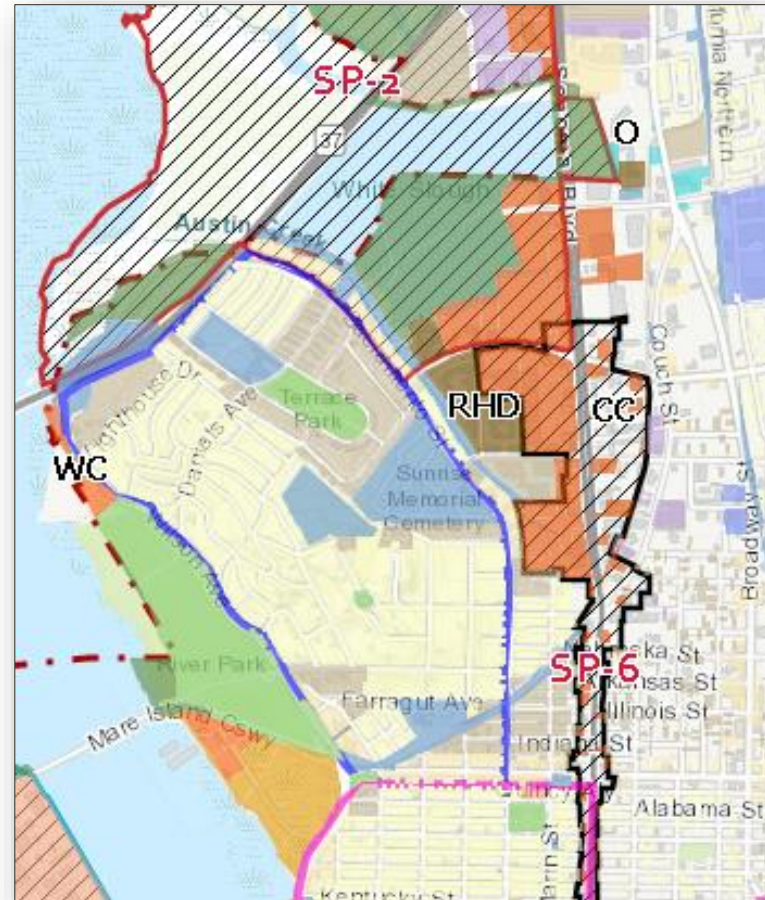
- Part I
 - Pending Projects
- Part II
 - Northgate Specific Plan
- Part III
 - Cannabis
- Part VI
 - AHLC Comments /SHPO Review
 - Indemnification
- Parts V and VII
 - Edits and Clarifications



PROJECT ELEMENT – ZONING MAP

Updated Zoning Map

- GIS and Interactive
- Zoning District, General Plan Land Use Designation, APN
- Area Changes/ Corrections (7)



PROJECT ELEMENT - GPAs

General Plan Amendments

- Text

- Revised Density Range
- Added Residential to Retail/Entertainment
- Added Live/Work to Business/Limited Industrial

- Map

- Corrections and Changes to Address Internal Policy Consistency (8 Areas)

8

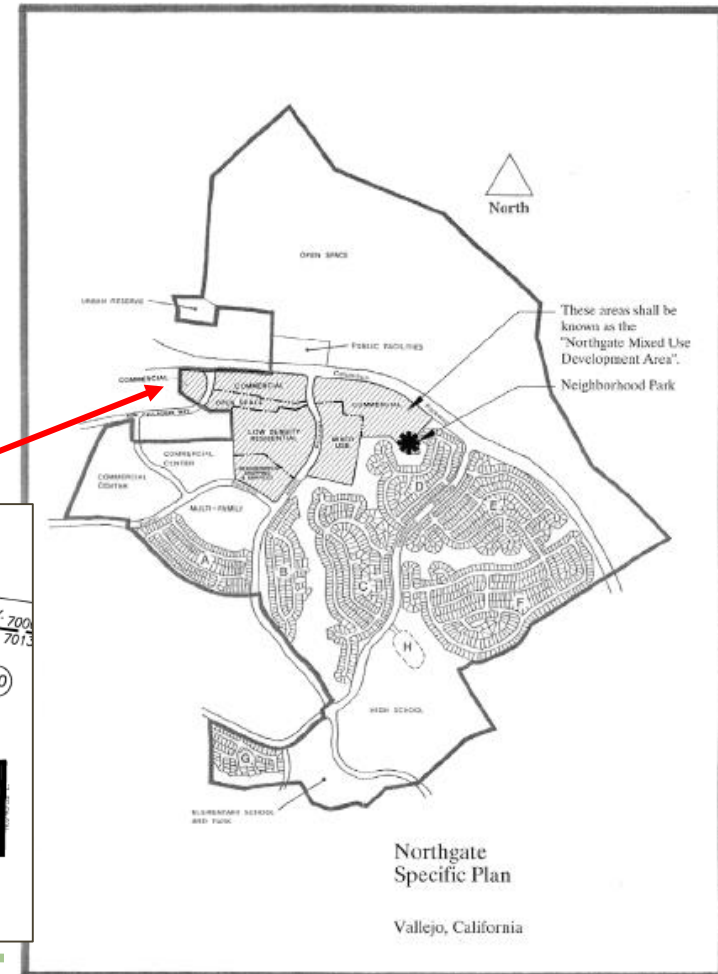
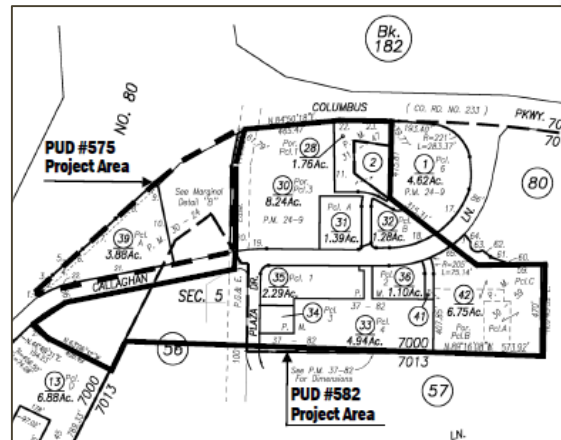
Existing: Primarily Single-Family
Proposed: Neighborhood Corridor



PROJECT ELEMENT – NORTHGATE SP

Repeal Specific Plan

- Includes Northeast Quadrant
- General Plan 2040
- Area Generally Built-Out
- GP - Retail/Entertainment
- Zoning - Regional Commercial

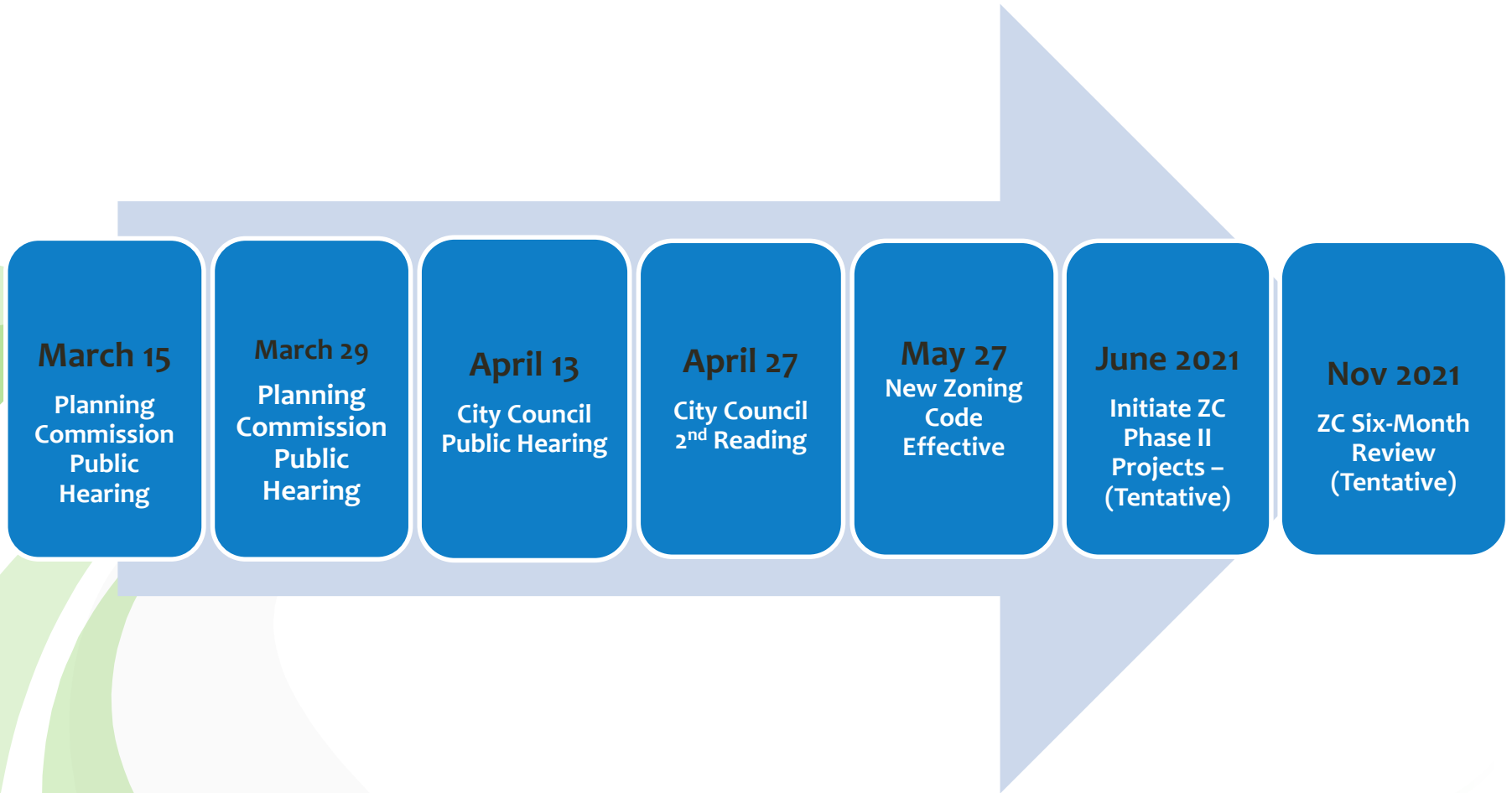


PROJECT ELEMENT - SPAs

- Downtown Vallejo Specific Plan Amendment
- White Slough Specific Area Plan Amendment
 - Land Use Regulations, Development Standards
 - Downtown Mixed Use (DMX)
 - Central Corridor Commercial (CC)



NEXT STEPS – Project Schedule



Future Actions

- **March 29, 2021 Planning Commission**
 - Public Hearing
 - Errata of Changes, Corrections
 - Environmental Review
 - Resolutions, Ordinances
 - Public Comments
 - Action on Project
- **April 13, 2021 City Council**
 - Public Hearing and 1st Reading of Ordinances
 - Action on Project
- **April 27, 2021 City Council**
 - 2nd Reading of Ordinances



Phase II Projects and Six-Month Review

- Phase II – June 2021 Start Date
 - Design Guidelines
 - Short-term Rentals
 - Development Incentives
 - Specific Plan Update for New Zoning Code Compliance
- Six-Month Review Following Effective Date of Zoning Code
 - Corrections
 - Clean-up
 - Clarifications

PLANNING COMMISSION QUESTIONS/COMMENTS



Contact Information

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