

## NEW ZONING CODE ERRATA

UPDATED APRIL 29, 2021

The following changes will be made to the document dated 3.5.21 (Editorial changes and corrections such as capitalization, grammar, formatting, etc. will also be made but are not included in the list. A brief explanation for the change is provided in italics, where applicable.)

| No. | Section No.    | Page No. | Correction or Change<br>(Added Text is shown in Bod, Deleted Text is shown in <del>Strike-thru.</del> )   |
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| 1   | 16.101.02.I.2  | 2        | Edit: All persons wishing to establish a use within the City must apply to the <b>Planning and Development Services Director (Director)</b> , as defined in Section 16.601.04, Planning and Development Services Director...  |
| 2   | 16.104.04.A.4  | 8        | Edit: Enclosed ( <b>with walls</b> ) and roofed porches and balconies;...   |
| 3   | 16.105.03.A    | 15       | Edit: A nonconformity may result from any inconsistency with <del>the</del> any one of or more requirements....   |
| 4   | Table 16.201-A | 27       | Add Additional Standard: <b>Projections into Required Yards - See Chapter 16.501.07, Projections into Required Yards</b>  |
| 5   | 16.202.03.A    | 29       | Edit: Rooflines, exterior materials, windows, railings, porches and other design elements shall be designed in the same style as the existing building unless an alternative design is approved through <b>Chapter 16.605, Development Review</b> . <del>through Chapter 16.604, Design Review.</del> ( <i>Design Review is not required for single-unit residential.</i> ) |
| 6   | 16.202.03.B    | 29       | Edit: ....on documentation provided by the applicant may be approved subject to the provision of <del>Chapter 16.604, Design Review.</del> <b>Chapter 16.605, Development Review.</b> ( <i>Same as above.</i> )   |
| 7   | 16.202.03.C    | 29       | Edit: Alternative designs to create consistency with the architectural style of the building may be approved subject to the provisions of <del>Chapter 16.604, Design Review.</del> <b>Chapter 16.605, Development Review.</b> ( <i>Same as above.</i> )  |
| 8   | Table 16.202-B | 31       | Edit: Minimum/Maximum Density (units/net acre) for Business/Limited Residential General Plan Designation, <del>RMD Max. 50 n/a</del> ( <i>RMD is not compatible with Business/Limited Residential</i> )   |
| 9   | Table 16.202-B | 32       | Edit: Notes for Minimum Front Setbacks RMD: 15( <del>C</del> ) ( <b>A</b> ); RHD:15 ( <del>C</del> ) <b>A</b> and Street Side Setbacks, RMD: 10 ( <del>D</del> ) ( <b>A</b> ); RHD 10 ( <del>D</del> ) ( <b>A</b> ) ( <i>All notes are provided in A.</i> )   |
| 10  | Table 16.202-B | 33       | Add Additional Standard: <b>Projections into Required Yards - See Chapter 16.501.07, Projections into Required Yards</b>  |
| 12  | 16.203.01      | 38       | Edit: WMX Waterfront Mixed Use: ..... Waterfront <b>and Vallejo Station</b> Planned Development Master Plan ( <b>Waterfront PDMP</b> )  |
| 13  | 16.203.03.B    | 44       | Edit: Development in mixed-use districts with more than 100 <b>linear</b> feet of frontage shall provide....  |
| 14  | 16.203.03.O    | 48       | Edit: ....shall provide public access to and along the shoreline consistent with State and Bay Conservation and Development Commission requirements, <b>and shall include in-water access where feasible, consistent with General Plan Policy NBE-4.1.</b>  |

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| 15 | 16.204.03.L     | 59 | Edit: shall provide public access to and along the shoreline consistent with State and Bay Conservation and Development Commission requirements, <b>and shall include in-water access where feasible, consistent with General Plan Policy NBE-4.1.</b>   |
| 16 | Table 16.206-A  | 64 | Add Building Form and Location, Maximum Floor Area Ration (FAR): <b>IL- 2.5, IG-2.0</b>  |
| 17 | 16.207.03       | 67 | Add C: <b>Any development along San Pablo Bay, the Napa River, Mare Island Strait, or the Carquinez Strait shall provide public access to and along the shoreline consistent with State and Bay Conservation and Development Commission requirements, and shall include in-water access where feasible, consistent with General Plan Policy NBE-4.1.</b> |
| 18 | 16.209.01.G     | 70 | Edit: ....development standards of the applicable Master Plan and/or <b>Planned Development</b> Unit Plan.   |
| 19 | 16.209.01.G.1.e | 70 | Edit: Northgate ( <b>Residential</b> )   |
| 20 | 16.213.03       | 77 | Edit: Notice of Restriction, shall consult with the Planning Division, City of Vallejo and secure a <del>Site</del> <b>Development Review</b> Permit if required by the above referenced ordinance.  |
| 21 | 16.214.09.B     | 78 | Edit: Purchase of for sale units and Occupancy of rental units shall be reserved <del>the</del> <b>for</b> applicable moderate, low and very low.....  |
| 22 | 16.214.09.K.    | 79 | Edit: A copy of this form is available from the <del>Community Development Department</del> <b>Planning Division.</b>  |
| 23 | 16.214.09.J     | 79 | Edit: ...required to reserve the lower income unit sat the controlled rents for a minimum of 55 <b>years</b> or such other period.....   |
| 24 | 16.214.10.B     | 79 | Edit: ....this Chapter, shall be submitted with the <b>Below Market Rate (BMR)</b> Housing Plan required by this Chapter.  |
| 25 | 16.214.10.E     | 80 | Edit: The Director may require that any pro form submitted pursuant to <del>Division (A)</del> <b>Subsection A</b> of this Chapter....   |
| 26 | 16.214.13.A     | 81 | Edit: If the findings required by the previous Chapter can be made, the <del>decision-making body</del> <b>Review Authority</b> may deny a concession.....   |
| 27 | 16.214.13.B     | 81 | Edit: If the findings required by the previous Chapter can be made the <del>decision-making body</del> <b>Review Authority</b> may deny a waiver.....  |
| 28 | 16.214.13.B.1   | 81 | Edit:.....to low-and moderate-income households. For the purpose of this <del>division</del> <b>Chapter</b> , specific adverse.....  |
| 29 | 16.214.14       | 81 | Edit: ....required by this Zoning Code, including but not limited to requirements for <del>conditional u</del> <b>Use Permit</b> approval or <del>site d</del> <b>Development plan</b> <del>r</del> <b>Review</b> and does not allow public hearings.  |
| 30 | 16.215.01       | 83 | Edit: The purpose of the Transit Oriented Development (TOD) <b>Chapter</b> is to encourage an appropriate.....   |
| 31 | 16.301.01.A     | 87 | Edit: Waterfront <b>and Vallejo Station</b> Planned Development Master Plan ( <b>Waterfront</b> PDMP)  |
| 32 | Table 16.301-A  | 88 | Edit: Add Agricultural Processing, MNP in IL, and P in IG  |
| 33 | Table 16.301-A  | 89 | Edit: Alternate Fuels and Recharging Facilities - Add "P" in PS  |
| 34 | Table 16.301-A  | 90 | Edit: Restaurant with Drive-Through, NMX - <del>MNP, MJP</del> ; CC - <del>MNP, MJP</del> , RC - <del>MNP, MJP</del>   |
| 35 | Table 16.301-A  | 91 | Edit: Grocery Store/Supermarket Small (Less than 10,000 sf) - Add <b>MNP/3</b> in RLD, RMD, RHD  |

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| 36 | Table 16.301-A     | 91  | Edit: Bed and Breakfast - Not Permitted in NMX, DMX, WC, CC, RC ( <i>Single-unit not allowed in these zones</i> )   |
| 37 | Table 16.301-A     | 93  | Edit: Contractor's Yard, Add Additional Regulations Note - <b>Chapter 16.501.06, Outdoor Storage.</b>   |
| 38 | Table 16.301-A     | 94  | Edit: Recycling, Large, CC - <del>MNP, MJP</del> ; Recycling, Small, <del>MJP, MNP</del>  |
| 39 | Table 16.301-A     | 94  | Edit: Outdoor Storage, Add Additional Regulations Note - <b>Chapter 16.501.06, Outdoor Storage.</b>   |
| 40 | Table 16.301-A     | 95  | Edit: School - Change from P to MNP/2 in RR, RL, RMD, RHD   |
| 41 | Table 16.301-A     | 96  | Edit: Single-Unit Detached, Add P/1 in WMX and NC   |
| 42 | Table 16.301-A     | 96  | Delete New Single-Unit Dwelling, Detached entirely  |
| 43 | Table 16.301-A     | 96  | Edit: Small Lot Development - Not Permitted in RHD  |
| 44 | Table 16.301-A     | 97  | Edit: Marina - Add "P" in WC  |
| 45 | 16.302.01.C        | 99  | Edit: <del>Firearms Guns</del> Repair and sales. <b>Firearms Gun</b> repairs and sales are separate principal uses.....   |
| 46 | 16.303.02.E        | 100 | Edit: .....shall not exceed 50 percent of the total floor area of the primary residential unit <b>or 1,200 square feet.</b>   |
| 47 | 16.304.04.A        | 105 | Edit: ....during business hours the Regulatory Permit issued pursuant to the provisions of this <del>Division</del> <b>Chapter</b> for such Adult-Use Business in a conspicuous.....    |
| 48 | 16.304.04.B        | 105 | Edit: Business Performer required to have a Permit in compliance with this <del>Division</del> <b>Chapter</b> with an identification.....   |
| 49 | 16.305.02.B.12.b.  | 109 | Edit: ....shall be required to obtain a <del>Major</del> -Use Permit prior to resuming business whether or not a <del>Major</del> Use Permit was obtained in the past for the premises. |
| 50 | 16.307.02.P.4      | 115 | Edit:.....the convenience store or mini market operation shall be prohibited between the hours of 10 p.m. and <del>6-7</del> a.m. ( <i>Consistent with auto related services.</i> )     |
| 51 | 16.308.02.E.3.a    | 118 | Edit: Except for emergency-only pedestrian exits required by the <b>Chief</b> Building Official.  |
| 52 | 16.308.03.E.2      | 119 | Edit: ....materials to minimize noise impacts on adjacent properties and shall not be operated before <b>8 7</b> a.m. or after 6 p.m. ( <i>Consistent with auto related services.</i> ) |
| 53 | 16.309.03.B        | 121 | Edit:.....prepared by a qualified professional, demonstrates to the satisfaction of the <b>Planning</b> Commission that levels of spray.....  |
| 54 | 16.312.01          | 124 | Edit: ....to operate establishments engaged in the <b>retail</b> , processing, cultivation or distribution of cannabis....  |
| 55 | 16.312.01          | 125 | Edit:.....Permit for the cannabis <b>retail</b> , cultivation, distribution, manufacturing and testing laboratory use.  |
| 56 | 16.312.02.C        | 125 | Edit: See Attachment for Revised Cannabis regulations   |
| 57 | 16.315.02.C        | 130 | Edit: Add as last sentence; <b>Automobile stacking shall comply with Section 16.508.10, Stack-up Spaces for Drive-In and Drive-Through Facilities.</b>                                  |
| 58 | 26.432.05.O        | 137 | Edit: Businesses involving <del>medical marijuana</del> <b>cannabis</b> activity;   |
| 59 | 16.326.02.B.1.b.iv | 145 | Edit: A written description of the proposed <del>business</del> Massage Establishment and how.....  |
| 60 | 16.327.02.E        | 148 | Edit: At all times while vending, a valid business license and <del>Director's Permit</del> <b>Zoning Compliance Certificate</b> shall be displayed at the mobile food vending site.    |
| 61 | 16.327.02.H        | 148 | Edit: <del>The permittee is responsible for maintain the clear path.</del> ( <i>Redundant to first sentence.</i> )  |

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| 62 | 16.327.02.L        | 149 | Edit: The operation shall at all times comply with the provisions of the City's Noise Ordinance <b>Section 16.502.10, Noise...</b>  |
| 63 | 16.329.02.C.11     | 153 | Edit: .....in accordance with <del>Table 16.601-A: Permit Review Authority</del> <b>Table 16.301-A Land Use Regulations.</b>  |
| 64 | 16.330.02.C        | 155 | Add #8. <b>The owner operator shall provide for daily removal of trash liter and debris from the premises and on all abutting sidewalks within 100 feet of the premises.</b>  |
| 65 | 16.330.02.C.3.c.ii | 154 | Delete entirely. <i>(Repeat from c)</i>   |
| 66 | 16.333.02.B        | 158 | Edit: Small recycling collection facilities are allowed subject to the Director's approval <b>Zoning Compliance Review, pursuant to Chapter 16.603 Zoning Compliance or a Minor Use Permit, Chapter 16.606, Minor and Major Use Permit</b> , and compliance with the criteria and the standards in this Section.  |
| 67 | 16.333.02.C        | 159 | Edit: When a Major Use Permit is required in compliance with <del>Part II Base and Special Districts Table 16.301-B, Land Use Regulations Table</del> of the Zoning Code, .....   |
| 68 | 16.337.02.B        | 165 | Edit: Centers may be operated between the hours of 8 a.m. and 8 p.m., <b>Monday through Saturday.</b>   |
| 69 | 16.338.02.C.8      | 167 | Edit: ....meet the criteria established in this Chapter shall be permitted. <del>subject to approval of a Certificate of Appropriateness by the Director.</del> <b>Applicants are encouraged to locate panels away from principal (street-facing) facades, install the panels flush with roof plane (rather than elevated at a different angle), locate conduit and other ancillary equipment in a non-conspicuous location instead of the primary façade and avoid obstructing key architectural features. (State law allows building permits only.)</b> |
| 70 | 16.339.02.l.6.c    | 172 | Delete entirely. <i>(Repeat from l.4)</i>   |
| 71 | 16.339.02.k.3.b.   | 172 | Edit: ...removal of the permitted temporary use upon the expiration of the <del>Administrative</del> <b>Temporary Use Permit.</b>   |
| 72 | 16.339.03.D.6      | 173 | Delete entirely; <i>(Redundant of D.5)</i>  |
| 73 | 16.339.03          | 173 | Edit: Add at end of first paragraph - <b>Temporary Use Permits replaces the Administrative Permit and process.</b>  |
| 74 | 16.341.01.A        | 176 | Edit:.....facilities already in existence at the time of adoption of the ordinance codified in this Zoning Code and to those which are approved under its provisions.   |
| 75 | 16.341.02.B        | 177 | Edit: <b>Minor Use Permit and</b> Development Review Required. Unless exempted, <b>a Minor Use Permit, as provided in Chapter 16.606, Minor and Major Use Permit, and</b> Development Review Permit, as provided in 16.16.603, Development Review are required for the construction of a new wireless telecommunication facility or substantial change to an existing facility.   |
| 76 | 16.341.05.A.4.a    | 180 | Edit:.....shall operate in compliance with the noise exposure standards contained in <b>Section 16.502.10, Noise</b> , and including.....   |
| 77 | 16.341.05.A.4.b    | 180 | Edit: .....standards in <b>Section 16.502.10, Noise</b> <del>the General Plan</del> and including without limitation.....   |
| 78 | 16.341.07.A.       | 183 | Edit: .....according to the approved plans and all condition in the Use Permit/Development Review approval.   |

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| 79 | 16.341.07.B    | 183 | Edit: ....any use or activity in connection with the authorized use covered by the <del>Conditional</del> Use Permit, which includes....  |
| 80 | 16.341.09.G    | 185 | Edit: Standard Conditions of Approval; remove entirely. <i>(There are no standard conditions in the Code.)</i>  |
| 81 | 16.341.10      | 186 | Edit: ....obligation to comply with every applicable provision in this Code, <del>this Article, any permit, any permit condition.....</del>   |
| 82 | 16.501.03.A    | 192 | Edit: ....from a street to a non-residential use cannot travers an <b>Rresidential</b> zoning district.....   |
| 83 | 16.502.03      | 201 | Remove entire section. <i>(Not included in Code.)</i>   |
| 84 | 16.502.10.D.1  | 206 | Edit: .....noise exceeding levels in Table 16.502.E shall be limited to hours between 7a.m. and 7 p.m. in the <b>residential zoning districts</b> <del>Zoning Districts 1 and 2</del> and in any mixed-use district.  |
| 85 | 16.503.02.C.12 | 208 | Edit: Provide employees with a subsidy, determined by the applicant and subject to review by the <b>Traffic Engineer</b> <del>Department of Transportation</del> , if they use transit or commute by other alternative modes.   |
| 86 | 16.503.02.C.15 | 208 | Edit: Provision of a shuttle program or participation in an existing shuttle program approved by the <b>Traffic Engineer</b> <del>Department of Transportation</del> and subject to any fees for the existing program.  |
| 87 | 16.603.03.B    | 209 | Edit: .....The <b>Traffic Engineer</b> <del>Department of Transportation</del> , a citywide TMA, or a consulting Traffic Engineer retained by the City at applicant's expense.....  |
| 88 | 16.504.01.G.1  | 210 | Edit: ....shall provide landscaping in compliance with the requirements of this Chapter except for new single-unit homes on existing lots as stated in subject Subsection <del>4</del> <b>4</b> below.  |
| 89 | 16.504.08.A.4  | 217 | Edit: Remove #4. <i>(Repeated in B.)</i>  |
| 90 | 16.504.09.E    | 218 | Edit: Landscape <del>Plan</del> Review <b>Permit</b> and Procedures: Landscape Review applications for a project subject to <b>Section 16.504.09, Water-Efficient Landscape Requirements and based on Subsection C, Applicability</b> , shall not be approved until plans and written material showing how the..... |
| 91 | 16.504.05.04   | 232 | Table 16.505-A, Required front yard, Notes: The maximum height allowed with an Exception Permit: <b>is 5 feet.</b>  |
| 92 | 16.505.04C.5   | 232 | Edit: ....minimum of 10 feet from the front property line. <del>or back of sidewalk, whichever is closest to the residence.</del>   |
| 93 | Table 16.506-A | 239 | Edit: Use Class and Lamp Type; Remove <del>LZ3, LZ2, and LZ3.</del>   |
| 94 | Table 16.507-A | 243 | Edit: Risk Zone D: Industrial, Residential, Commercial for fewer than 200 <b>occupants</b> ; and Industrial Residential, and Commercial for 200 or more <b>occupants</b> ; Public/Semi-Public   |
| 95 | Table 16.508-A | 247 | Edit: Residential and Live/Work: <del>1-25</del> spaces per unit  |
| 96 | 16.508.04.C    | 247 | Edit: Parking shall be provided by the minimum <del>parking by the minimum</del> provision of 50% of the <del>maximum</del> parking requirements noted in Table 508-B unless .....  |
| 97 | 16.508.04.B.   | 248 | Off-Street Parking Table: Correct Residential, All Residential Uses (except as noted below) <del>-2</del> <b>1</b> per unit   |
| 98 | 16.508.06.C.5  | 250 | Edit: ....appeal, may approve a Minor Use Permit, <b>as provided in Chapter 16.606, Minor and Major Use Permit</b> for shared parking.....  |

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| 99  | 16.508.07.F.3  | 253     | Edit: .....or its project across the lot, except upon the granting of an <b>a Minor Use Permit, as provided in Chapter 16.606, Minor and Major Use Permit</b> , administrative use permit. To grant.....  |
| 100 | 16.508.04.A.   | 262     | Edit: Where an applicant can demonstrate to the satisfaction of the <b>Director or</b> Planning Commission that variations.... be allowed with approval of <del>Discretionary</del> <b>Minor Use Permit</b> . To grant such a <del>Discretionary</del> <b>Use Permit</b> , the <b>Director or</b> Planning Commission shall make.....   |
| 101 | 16.509.03.P    | 266     | Edit: Temporary <del>on-site wall-mounted</del> signs are allowed within commercial.....  |
| 102 | 16.509.06.E    | 273     | Remove E entirely. ( <i>Removed from Code; difficult to enforce</i> )   |
| 103 | 16.509.06.J    | 293     | Edit: ....Any such appeal must be filed with <del>the Secretary of the nonelected Review body</del> Planning Division or City Clerk, <b>in accordance with Section 16.602.12 Appeals</b> , within 10 calendar days....  |
| 104 | 16.602.06      | 291     | Edit: .....Director has deemed necessary to make an environmental determination together with all required fees, <b>unless prohibited by State law.</b>   |
| 105 | 16.602.06. A-I | 291-293 | Remove entirely ( <i>covered in CEQA Guidelines</i> )   |
| 106 | 16.602.06.J    | 293     | Edit: ..Any such appeal must be filed <b>in accordance with Section 16.602.14, Appeals</b> with <del>the Secretary of the nonelected Review body</del> within 10 calendar days....  |
| 107 | 16.602.08.A.2  | 294     | Edit: Projects subject to CEQA at least 21 calendar days before the date <b>of the Planning Commission hearing</b> or date of action when no public hearing is required.  |
| 108 | 16.602.08.D    | 294     | Edit: Alternative Method for Large Mailings, Zoning Code Text Amendments, <b>and Planned Development</b> . If the number of property owners to whom the notice would be mailed or delivered is greater than 1,000, or the notice is for Zoning Code text amendment, <b>or a Planned Development text amendment</b> , a mailed notice is not required.....   |
| 109 | 16.602.14.A.2  | 297     | Edit: ....may be appealed to the City Council by filing a written appeal with <del>the City Clerk</del> <b>Director</b> .   |
| 110 | 16.602.14.B    | 297     | Edit: .....applicant, by the owner of property, or by any other person <b>aggrieved</b> <del>adversely affected</del> by a decision that is subject...  |
| 111 | 16.602.14.A    | 297     | Edit: Add 3. <b>Multiple Actions. In the event an appeal is filed regarding a decision on one of multiple permits or City approvals concurrently granted for a single project (for example, the approval of a Use Permit is appealed on a project for which a Negative Declaration was approved at the same time), all concurrently granted determinations, findings, City permits and approvals for the project shall be automatically appealed, and shall be considered and acted upon in compliance with this Chapter.</b> |
| 112 | 16.602.14.D.3  | 298     | Edit: ...The Director shall forward the appeal, the <b>Staff Report and Resolution</b> <del>Notice of Action</del> , and all other documents.....   |
| 113 | 16.6024.01.J.1 | 300     | Edit: ...New residential development that consists of <del>more than 2</del> <b>or more</b> <del>10</del> units.  |
| 114 | 16.604.01.K.2  | 300     | Edit: a. <b>Structures or buildings up to</b> 5,000 sf - Director Decision<br>b. <b>Structures or buildings more than</b> 5,000 sf <del>or More</del> - Design Review Board decision  |
| 115 | 16.604.01.L.5  | 301     | Edit: Interior features and interior alterations <del>are</del> unless they materially affect a.....  |

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| 116 | 16.604.01.L   | 301 | Add: <b>7. Surface parking lots</b>  |
| 117 | 16.604.02.D   | 301 | Edit: Design Review Projects proposing new and amended <del>Master Plans and</del> Planned Developments  |
| 118 | 16.605.02.C   | 304 | Remove entirely ( <i>covered in Common Procedures</i> )  |
| 119 | 16.605.02.A.4 | 304 | Edit: Applications for Development Review within a Specific Plan area or Planned Development zoning district <b>replaces the Unit Plan process. The application</b> shall also describe the specific design.....   |
| 120 | 16.606.01     | 306 | Edit: ....is required for uses or projects pursuant to Part II, <del>Base and Overlay districts</del> <b>Districts and Development Types</b> , Part III, <del>General Regulations</del> <b>Use Standards</b> .....   |
| 121 | 16.608.04.A   | 310 | Edit: <b>Review</b> Authority and Duties:  |
| 122 | 16.608.04.    | 312 | Add F: <b>Notification. Notice shall be provided in compliance with the requirements of Chapter 16.602, Common Procedures, Section 16.602.07, Noticing. When a project subject to an Exception Permit approval and requires a Development Review Permit, Use Permit, Variance, an amendment of the Zoning Code, or any other discretionary action, the notice for such approvals shall also state that the project is subject to an Exception.</b>   |
| 123 | 16.609.04.D.1 | 313 | Edit: All development within a Specific Plan district shall require Development Review, in accordance with Chapter 16.605, Development Review, <b>which replaces the Planned Development Unit Plan permit and process</b> , and shall be subject.....  |
| 124 | 16.609.03     | 313 | Add E. <b>Public Notice and Hearing. All applications for a Specific Plan or a Specific Plan Amendment shall require public noticing and hearings before the Planning Commission and City Council, pursuant to Chapter 16.612, General Plan Amendments of this Zoning Code.</b>  |
| 125 | 16.610.02     | 314 | Add E. <b>Public Notice and Hearing. All applications for a Planned Development Plan shall require a public notice and hearings before the Planning Commission and City Council, pursuant to Chapter 16.602, Common Procedures.</b><br><br><b>E. City Council Hearing and Action. After receiving the report from the Planning Commission, the City Council shall hold a duly noticed public hearing.</b><br><br><b>1. All applications for a Planned Development Rezoning and Planned Development Plan shall require public noticing and hearings before the Planning Commission and City Council, pursuant to Chapter 16.602, Common Procedures.</b> |
| 126 | 16.610.06     | 315 | Edit: ....require a Development Review Permit, in accordance with Chapter 16.605, Development Review, <b>which replaces the Planned Development Unit Plan permit and process.</b>  |
| 127 | 16.610.07.B   | 315 | Edit: ....approved PD Zoning District or Planned Development Plan shall be considered by the City council at a duly noticed public hearing, following a Planning Commission recommendation.  |
| 128 | 16.701        | 338 | Edit: 10. Police Chief. The Police Chief of the City of <del>Navate</del> <b>Vallejo</b> or the authorized representatives thereof.  |

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| 129   | 16.701           | 356 | Add: <b>Large Format Liquor Store: Liquor store with 7,000 square feet or more of gross floor area with standard retail hours of operation.</b>   |
| 130   | 16.701           | 363 | Edit: Recreation Facilities. Spectators are incidental <del>an</del> on a recurring basis.  |
| <b>The following changes are based on the Planning Commission Public Hearing on March 29, 2021 and Staff edits for greater clarity.</b> |                  |     |   |
| 131   | Table 16.301-B   | 98  | Edit: Note #15: <del>Only</del> <b>Not</b> permitted <b>except</b> in the White Slough Specific Plan Area Zone 1A.  |
| 132   | 16.602.08.B      | 294 | Edit: A. Posted Notice is moved down to add - <b>B. Emailed Notice. On the same day that mailed notices are sent, an email with the notice shall be sent to:</b><br><b>1. The Planning Commission, Architectural Heritage and Landmarks Commission and Design Review Board, as applicable, when a public hearing before the respective board or commission is required; and,</b><br><b>2. The Planning Commission for projects subject to the Director’s decision.</b><br><b>C. Posted Notice.</b> (No changes)<br><b>D. Newspaper Notice.</b> (No changes)<br><b>E. Alternative Method for Large Mailings and Zoning Code Text Amendments.</b> (See changes in No. 108 above)<br><b>F. Contents of Notice.</b><br>2. A general description of the proposed project, <b>including the size of the use or project</b> , and requested action;<br><b>G. Failure to Notify Individual Properties.</b> (No changes)<br><b>H. Community Meetings.</b> (No changes) |
| 132   | 16.614.05        | 325 | See Separate Architectural Heritage and Preservation Chapter Errata.  |
| 133   | 16.212.01.B      | 74  | Edit: .....zoning district, the provisions of this Chapter shall apply. <b>The exception is when a project is also subject to Chapter 16.213, Residential View District, the more restrictive provision shall apply.</b>  |
| 134   | Acknowledgements | ii  | Add: Planning Commissioners:<br>Diosdado “J.R.” Matulac, Planning Commission Chair<br>Kathleen Diohep, Planning Commission Vice-Chair<br>Peggy Cohen-Thompson, Planning Commissioner<br>Jamar Stamps, Planning Commissioner<br>Charles Palmares, Planning Commissioner<br>Melissa Bowman, Planning Commissioner<br>Donald Douglas, Planning Commissioner<br>Robert Schussel, Former Planning Commission Chair<br>Thomas Judt, Former Planning Commissioner<br>Marvin Kinney, Former Planning Commissioner<br>Randy Larson, Former Planning Commissioner<br>Chris Platzer, Former Planning Commissioner  |



| The following changes are based on the City Council Hearing on April 13, 2021 and additional Staff edits. |                   |       |  |
|---|-------------------|-------|--|
| 135   | Table 16.102-A    | 6     | Add to Other/Special Districts: Map Symbol - N/A; District Name: St. Vincent Historic District, Architectural Historic District, Residential View District; General Plan Designation: Varies According to Base District<br>Edit: Waterfront Commercial, General Plan Designation: <del>Business/Limited Residential</del>  |
| 136   | 16.105.06.C.1     | 16    | Edit: ...may be restored with site development <b>review</b> approval  |
| 137   | Table 16.201-A    | 24    | Remove and relocate as Table 16.301-A  |
| 138   | Table 16.202-A    | 26    | Edit: Garage <b>Front/Rear</b> ; RR <b>20/20</b> ; RLD <b>20/5</b>   |
| 139   | Table 16.202-A    | 26    | Edit: Waterfront Commercial, General Plan Designation: <del>Business/Limited Residential</del>   |
| 140   | Table 16.205-A    | 60    | Edit: Minimum/Maximum Density for O (Office) - 16/50 <b>30</b> ; Add: <b>Minimum/Maximum Density (Units/net acre) for Business/Limited Residential General Plan Designation - 16/50</b>  |
| 141   | Table 16.301-A    | 89-98 | Edit: Relabel as Table 16.301-B  |
| 142   | Table 16.301-A    | 96    | Edit: Duplex in RC: P/ <b>27</b> and Multi-Unit Residential (Three or More Units) in RC: MNP/ <b>1,27</b>  |
| 143   | Table 16.301-A    | 98    | Add Note <b>27: Residential only permitted in Business/Limited Residential General Plan Designation</b>  |
| 144   | 16.303.02.D       | 100   | Add 4. ADUs shall not be counted towards the maximum density allowed for a zoning district.  |
| 145   | 16.303.02.F       | 100   | Edit: ....The height of an ADU <del>about</del> <b>above</b> a detached garage cannot exceed the maximum height.....   |
| 146   | 16.303.02.H       | 100   | Edit: Lot Coverage. The construction of an ADU shall not <del>cause lot</del> be included in the calculation for <b>maximum</b> lot coverage <del>to exceed the maximum</del> allowed on the parcel by this Zoning Code.   |
| 147   | 16.317.02.G       | 131   | Edit: ....for residents, visitors, and employees <b>with the minimum number of parking spaces to be determined by the Director based on project specific details.</b> <del>provided in the following ratios: one space per 10 beds plus one space per staff member.....</del> Shared parking is allowed through an agreement with other nearby property owners, <b>and remote parking with shuttle service is allowed through an agreement with the parking lot/s owner.</b> On-street parking <del>shall</del> <b>may be allowed, but for employees only.</b> |
| 148   | Table 16.508-4.C. | 247   | Add after last sentence: <b>Additional parking standards may be required based on land use.</b>  |
| 149   | Table 16.508-B    | 249   | Edit: Emergency Shelters - <del>1 per 10 beds per staff</del> <b>TBD<sup>1</sup></b>   |
| 150   | Table 16.601-A    | 287   | Add: Note - Director Decisions: No Public Hearing Required PC, DRB,AHLC, CC: Public Hearing is Required  |
| 151   | 16.602.08.A.1     | 293   | Edit: ... <b>a.</b> At least 14 calendar days before the date of the public hearing; <b>or b.</b> At least 14 calendar days before the date of action <b>by the Director, when no-which does not require</b> a public hearing. <del>is required.</del>   |
| 152   | 16.608.03.B.2     | 310   | Edit: .....parking, with a finding that off-street parking for a minimum of <del>2</del> <b>1</b> vehicles is available and.....   |

ERRATA FOR CHAPTER 16.312 CANNABIS PROCESS, CULTIVATION, DISTRIBUTION, TESTING AND RETAIL

Updated: April 28, 2021

Remove 16.312.02.C through G Entirely and replace with the following:

**C. Development and Operation Standards.** Cannabis cultivation, distribution, manufacturing and testing laboratory establishments shall comply with the following restrictions:

1. Where this Code conflicts MAUCRSA design and development standards, the more restrictive standards shall apply. All applicable zoning district requirements must be met, together with the following requirements:
2. Development and Operational Standards:
  - a. General. All activities shall occur within a secure fence at least 8 feet in height that fully encloses the area. The fence must include a lockable gate(s) that is locked at all times, except for during times of active ingress/egress.
    - i. No person under age 18 shall be allowed on the property.
    - ii. The site shall not be open to the general public.
    - iii. No transactions outside, or partially outside of an enclosed building are permitted. No transactions which are performed through walk-up or drive-through service are allowed.
    - iv. No use, inhalation, smoking, eating, ingestion, or otherwise consumption of cannabis on the property, including the parking areas of the property.
    - v. No exhibition or product sales area or retail sales are allowed on the premises.
  - b. Cultivation:
    - i. The canopy shall not exceed 10,000 square feet; and
    - ii. All cannabis cultivation shall occur indoors, completely enclosed in a structure with opaque walls, and shall not be visible from any public right-of-way
  - c. Lighting:

- i. Exterior perimeter lighting shall be in place prior to operation;
  - ii. Exterior lighting shall be Code compliant LED fixtures or high efficacy luminaries, and shall have an illumination intensity of between one and four foot candles;
  - iii. Lights shall be directed and shielded so as not to illuminate into adjoining properties;
  - iv. Lights shall have a housing to protect against breakage;
  - v. Broken or burnt out lights shall be replaced within 5 calendar days;
  - vi. Transitional lighting shall be incorporated in exterior areas going to and from buildings or uses within a site; and
  - vii. Trees and shrubs shall not interfere with the distribution of lighting as required by this section.
- d. Signs:
- i. A sign shall be posted on the door or in view of the entrance stating that no person under the age of eighteen is allowed on site; and
  - ii. A sign shall be posted stating that the use or consumption of cannabis or cannabis products on or near the premises is prohibited; and
  - iii. A sign shall be posted stating loitering on or near the premises is prohibited; and
  - iv. A sign shall be posted outside the facility in full public view that contains contact information of the City manager's office for both in case of an emergency situations and for public concern of operations.
  - v. Other requirements as prescribed in **Chapter 16.509, Signs.**
- e. Fencing, screening and landscaping:

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Updated: April 28, 2021

- i. All fencing shall be 8 feet tall, solid fence, masonry or board-on-board as approved by the planning manager or designee.
  - ii. Shrubs located next to pedestrian walkways and other vulnerable areas as determined by the planning manager or his or her designee shall not exceed three feet in height at maturity;
  - iii. Trees shall be pruned up to six feet above ground;
  - iv. Trees and shrubs shall be pruned back from windows, doors and walkways;
  - v. Decorative stone, brick, and other masonry material shall be grouted to prevent removal by hand;
  - vi. Entrances to the site and parking lots shall be defined with landscaping or entry feature;
  - vii. Outdoor waste and recycle bins shall be contained within a locked structure to prevent unauthorized entry; and
  - viii. Other requirements as prescribed in **Chapter 16.508, Landscaping.**
  - f. Noise:
    - i. The use of generators is prohibited, except as short-term temporary emergency back-up systems; and
    - ii. Other requirements as prescribed in **Chapter 16.502.10 Noise.**
  - g. Odor control: A sufficient odor-absorbing ventilation and exhaust system shall be installed to ensure that odor generated by the use is not detected outside the property, anywhere on adjacent properties or public rights-of-way, or within any other unit located within the same building as the cannabis use.
  - h. Maintenance:
    - i. Property shall be maintained free of debris, litter and trash; and
    - ii. Comply with Chapter 7.54, Property Maintenance of the Vallejo Municipal Code.
    - iii. Other performance standards: comply with all requirements prescribed in **Chapter 16.502, Performance Standards.**
- D. **Retail Sales of Cannabis.** Where this Code conflicts MAUCRSA design and development standards, the more restrictive standards shall apply. All applicable district requirements are met, together with the following requirements:
- 1. Development and Operational Standards. Retail sales of cannabis uses shall comply with development standards specified in the applicable zoning district. Such uses shall also comply with the following standards:
    - a. General:
      - i. No person under age 18 (for medical retail sales of cannabis) or 21 (for recreational retail sales of cannabis) shall be allowed on the property.
      - ii. No transactions outside, or partially outside of an enclosed building are permitted. No transactions which are performed through walk-up or drive-through service are allowed.
      - iii. The property shall not include patio or café seating, unless used exclusively for employees in an area not accessible to the general public.
      - iv. No use, inhalation, smoking, eating, ingestion, or other consumption of cannabis in any form shall be allowed on the property, including the parking areas of the property.
      - v. No alcohol shall be consumed, made available, sold, offered for sale, given, distributed, traded, or otherwise provided to customers, employees, guests, visitors, or volunteers.
      - vi. No retail sales of cannabis shall occur, in any form, to anyone between the hours of 10 p.m. p.m. and 6 a.m., except delivery.

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- vii. The property complies with all applicable California State Building Code provisions, the City's property maintenance ordinance and is maintained free of debris, litter and trash.
  - viii. All transactions, including but not limited to cash or in-kind contributions, reimbursement or compensation, shall be fully documented.
  - ix. The owner will have a written security plan including procedures for verifying identification and age of purchasers. The plan must include a description of licensed and uniformed security guards who must be present on site during hours of operation, including their number, location and hours, as well as a theft prevention plan including locked exterior doors and windows during the times the business is closed. The licensed and uniformed security guard best practices shall comply with state law.
  - x. The point of sale software used to track retail sales must be acceptable to the finance director.
  - xi. Retail sellers of cannabis may only use one name to identify themselves in the minor use permit, the local regulatory permit, the state license and any other state or local permit that may be required.
- b. Limitations on retail area in industrial zones. In the IL and IG zoning districts, no more than 50 percent of the floor area shall be devoted to retail sales.
- c. Lighting:
- i. Exterior perimeter lighting shall be in place prior to operation;
  - ii. Exterior lighting shall be Code compliant LED fixtures or high efficiency luminaries, and shall have an illumination intensity of between one and four foot candles;
  - iii. Lights shall be directed and shielded so as not to illuminate adjoining properties;
  - iv. Lights shall include housing to protect against breakage;
- v. Broken or burnt out lights shall be replaced within 48 hours;
  - vi. Transitional lighting shall be incorporated in exterior areas providing access to and from buildings or uses within a site; and
  - vii. Trees and shrubs shall not interfere with the distribution of lighting as required by this section.
- d. Signs:
- i. A sign shall be posted on the door or in view of the entrance stating that no person under the age of eighteen (for medical retail sales of cannabis) or twenty-one (for recreational Retail sales of cannabis) is allowed on site.
  - ii. A sign shall be posted stating that the use or consumption of cannabis or cannabis products on or near the premises is prohibited.
  - iii. A sign shall be posted stating loitering on or near the premises is prohibited.
  - iv. A sign shall be posted outside the facility in full public view containing City contact information for both emergency situations.

ERRATA FOR CHAPTER 16.614 ARCHITECTURAL HERITAGE AND PRESERVATION CHAPTER

Updated: April 28, 2021

16.614.05 INITIATION OF **LANDMARK**  
DESIGNATION

- A. An application to add a new ~~“H” Historic District designation or “L” Landmark property designation~~ may be initiated by the City Council, ~~or the Architectural Heritage and Landmarks Commission, or as provided in this Chapter.~~ **In addition, an application to add a new “H” Historic District designation may be initiated by at least 50 percent of the affected property owners, and an application to add a new “L” Landmark property designation may be initiated by the subject property owner.**

Remove 16.614.05.B and replace it with the following:

- B. **Landmarks Heritage Survey List.** The Architectural Heritage and Landmarks Commission shall undertake and complete one or more architectural heritage surveys. Upon completion of such survey(s), the Architectural Heritage and Landmarks Commission shall undertake to establish and maintain a list of structures, objects and areas having a special historical, cultural, architectural or aesthetic interest or value. This list may include single structures or sites, portions of structures, groups of structures, manmade or natural landscape elements, objects, works of art, or integrated combinations thereof.

Upon completion of such list, the Architectural Heritage and Landmarks Commission:

1. May carry out, assist and collaborate in studies and programs designed to identify and evaluate structures, objects, sites and areas worthy of preservation, and establish archives where pictorial evidence of the structures and their architectural plans, if any, may be preserved and maintained;
2. May consult with and consider the ideas and recommendations of civic groups, public agencies and citizens interested in historic preservation;
3. With permission of the owner or, where appropriate, of the owner's authorized agent, inspect structures, objects, sites and areas which it has reason to believe worthy of preservation;

4. May disseminate information to the public concerning those structures, objects, sites and areas deemed worthy of preservation, and may encourage and advise property owners and members of the community generally in the protection, enhancement, perpetuation and use of designated structures, property in historical districts, and other officially recognized property of historical, cultural or architectural interest;

5. May consider methods for encouraging and achieving preservation, and may establish such policies, rules and regulations as it deems necessary to administer and enforce this chapter, subject to approval by the City Council.

- C. **Designation of Landmarks.** From the heritage survey list, the Architectural Heritage and Landmarks Commission may designate certain structures, sites, portions of structures, groups of structures, landscape elements, objects, works of art, or integrated combinations thereof as landmarks. Each such designation shall include a description of the characteristics of the designated item which justifies its designation, and shall also include a description of the particular features that should be preserved, and also include the location of the landmark.

- B. **Designation Criteria.** The Architectural Heritage and Landmarks Commission shall use the following criteria when deciding whether to designate property as a landmark:

1. Architectural Merit:
  - a. Property that is the first, last, only, or most significant architectural property of its type in the City or region.
  - b. Property that is the prototype of, or outstanding example of, periods, styles, architectural movements, engineering or construction techniques, or an example of the more notable work, or of the best surviving work in the City or region of an architect, designer or master builder.
  - c. Architectural examples worth preserving for the values they add when integrated into the total fabric of the City's neighborhoods.

ERRATA FOR CHAPTER 16.614 ARCHITECTURAL HERITAGE AND PRESERVATION CHAPTER

Updated: April 28, 2021

2. Cultural Value: Structures, objects, sites and areas associated with the movement or evolution or religious, cultural, governmental, social and economic developments of the City;
3. Educational Value: Structures worth preserving for their educational value;
4. Historical Value: Preservation and enhancement of structures, objects, sites and areas that embody and express the history of Vallejo, Solano County, California, or the United States. History may be social, cultural, economic, political, religious or military;
5. Any property which is listed on the National Register and is described in Section 470a of Title 16 of the United States Code and/or is a registered state landmark.

C. **Classification of Designations.** Any property which the Architectural Heritage and Landmarks Commission finds to meet the criteria specified in Subsection B may be classified and designated as follows:

1. City Landmark. City landmarks shall include those structures found to have unique historical, architectural or aesthetic interest or value and which are eligible for or listed on the National Register of Historic Places.
2. Historic Structure. Historic structures shall include those structures found to have outstanding historical, architectural or aesthetic interest or value.
3. Structure of Merit. Structures of merit shall include those structures found to have significant historical, architectural or aesthetic interest or value.
4. Contributing Structure. Contributing structures shall include those structures found to warrant special historical, architectural or aesthetic interest or value.

D. **Initiation of Classification Designation.** The Architectural Heritage and Landmarks Commission shall initiate the designation of a structure. In addition, initiation may be made by the City Council, Planning Commission or Architectural Heritage and Landmarks Commission, or upon the request of the Vallejo Architectural Heritage Foundation,

neighborhood associations, historic preservation organizations, the verified application of the owner or authorized agent of property to be designated, or by any resident of the City.

Any such application shall be filed with the Architectural Heritage and Landmarks Commission upon forms which it shall provide, and shall be accompanied by all data required by the Architectural Heritage and Landmarks Commission.

E. **Public Hearing-Architectural Heritage and Landmarks Commission.**

Upon receipt of a request for designation, or the property owners' consent to the designation if nominated by the Architectural Heritage and Landmarks Commission or City Council the Architectural Heritage and Landmarks Commission, or the Secretary, shall schedule a public hearing and cause notice thereof to be published once in a newspaper of general circulation in the City. The Secretary shall also cause all owners of property within a 200-foot radius of the property in question, and any neighborhood group applicable to the property, to be notified of such application by mail. These notifications shall be made at least 21 days prior to the date scheduled for the hearing. After conducting a public hearing, the Architectural Heritage and Landmarks Commission shall determine whether to designate the structure as a City landmark, provided that no such designation shall be final prior to ratification at a subsequent meeting of the Architectural Heritage and Landmarks Commission.

F. **Time Limitation.** The Architectural Heritage and Landmarks Commission shall offer a public hearing, approve, disapprove or modify the request within 180 days after receipt of the request.

G. **Notice of Action Taken.** The Architectural Heritage and Landmarks Commission shall promptly notify in writing the applicant and owner of the property of such action taken. The Architectural Heritage and Landmarks Commission shall also mail a notice of its decision to persons requesting such notification. A copy of the notice of decision shall be filed with the Secretary.

- H. **Resubmission or Reconsideration.** If a proposal initiated by application has been denied by the Architectural Heritage and Landmarks Commission, or by the City Council on appeal, subsequent application that is the same or substantially the same may not be submitted or reconsidered for at least one year from the effective date of final action on the original proposal unless substantial additional data becomes available, in which case the Architectural Heritage and Landmarks Commission may rule to hear a resubmitted application after 6 months.
  
- I. **Additional Notice of action.** When a structure has been designated as provided above, the Architectural Heritage and Landmarks Commission shall cause a copy of the designation, or notice thereof, to be recorded in the Office of the County Recorder and copies filed with the following: Planning Division, Building Division, Housing Authority, Solano County Board of Realtors, Vallejo Architectural Heritage Foundation, American Institute of Architects – Solano County Branch, Northern California Chapter. Such structure shall be shown as a separate overlay on the City’s GIS map. (This is currently shown on separate map.)

16.614.06 **INITIATION** AND CRITERIA FOR ESTABLISHMENT OF HISTORIC DISTRICTS ~~AND LANDMARKS~~

- A. An application to add a new “H” Historic District designation may be initiated by at least 50 percent of the affected property owners, or by any Vallejo resident. Prior to adopting an ordinance designating an “H” Historic District **the Architectural Heritage and Landmarks Commission** or City Council shall determine that the area, structure, feature or site to be designated satisfies at least one of the following criteria: