



CITY OF VACAVILLE GENERAL PLAN
STEERING COMMITTEE

Ulatis Community Center
1000 Ulatis Drive, Vacaville

November 15, 2010
6:00 p.m.

Vacaville General Plan Update
Meeting #5: Land Use Alternatives Creation Part 2
Meeting Summary

Committee Member Attendance

Chairman Joe Niccoli
Vice-Chair Pamela Greaves
Dan Broadwater - Absent
Frank Crim
Ed Gallagher
Brett Johnson
Mitch Mashburn
Shannon Nadasdy
Denise Suihkonen

Staff in Attendance

Community Development Director Maureen Carson
City Planner Fred Buderi
Economic Development Manager Mike Polambo
Senior Civil Engineer Steve Sawyer
Deputy Director of Public Works Jeff Knowles
David Early, DC&E
Tanya Sundberg, DC&E

1. Roll Call:
 2. Public Comment:
Steve Ramos requested that in the future, the public be provided copies of the handouts.
 3. Land Use Alternatives for Underutilized Shopping Centers
 - a. Glenbrook Plaza – Recommended Land Uses:
 - Maintain existing General Plan designation of Neighborhood Commercial.
 - Mixed use commercial/residential.
- Participant's comments:
- Keep the property zoned commercial, but consider revising the parking standards. Not all shopping centers require a large amount of parking.
 - Rather than utilizing distance criteria, consider the amount of time it takes to get to different locations.
 - Limit transportation and encourage walkable path and bike trails.
 - Consider assisted living or some type of senior residential.
 - Provide senior services.

- Important to maintain the grocery element in the center.

b. Alamo Plaza – Recommended Land Uses:

- Maintain existing General Plan designation of General Commercial.
- Mixed use commercial/residential.
- Destination-oriented commercial/recreation use.

Participant’s comments:

- Consider a rock climbing gym.
- Alamo Plaza is currently undergoing renovations, need to consult with the property owner regarding their master plan for the center.
- Continue to study the potential for mixed use.

c. Golden Hills Plaza - Recommended Land Uses:

- Maintain existing General Plan designation of General Commercial.
- Mixed use commercial/residential.

Participant’s comments:

- The center has good freeway exposure.
- Consider a small hotel.
- Some type of youth center because of good bus route access.
- Destination recreation such as batting cages or go-cart track.

d. Peabody Center – Recommended Land Uses:

- Maintain existing General Plan designation of General Commercial
- Mixed use commercial/residential
- Specific plan

Participant’s comments:

- Because it is a high traffic area, consider uses that will have low traffic generation.
- Consider enlarging the area through a policy plan to include surrounding properties.
- Review potential for expansion of redevelopment areas.
- Consider alternatives for the adjoining park and ride lot. Possibly consider parking structures.
- As the City grows, the bus station could attract negative elements to that area.
- Consider office uses for the area.

e. Elmira Square – Recommended Land Uses:

- Maintain existing General Plan designation of Neighborhood Commercial.
- Mixed use commercial/residential.
- Medium to high density residential.

Participant’s comments:

- Provide some type of community center that could be utilized by students from Vaca Pena and Will C. Wood.
- Determine if the school district would be interested in the site.
- Consider alternative education options such as charter schools.

4. Land Use Alternatives for Downtown Vacaville Sites

a. Opportunity Hill/RUHD Overlay – Recommended Land Uses:

- Maintain existing General Plan designations of General Commercial and Residential High Density.
- Raise the allowed residential density only in the Opportunity Hill Master Plan Area.
- Raise the allowed residential density in the entire RUHD overlay district to allow a maximum of 65 units per acre.

- Raise the allowed residential density in only a portion of the RUHD overlay district to allow a maximum density of 65 units per acre.
- Raise the allowed residential density in the Opportunity Hill Master Plan Area, which is located within the RUHD overlay district, to allow a density greater than 36 units per acre, but not 65 units per acre.
- Raise the allowed residential density in the entire RUHD overlay district to allow a density greater than 36 units per acre, but not 65 units per acre.
- Raise the allowed residential density in a portion of the RUHD overlay district to a density greater than 36 units per acre, but not 65 units per acre.
- Do not raise the allowed residential density in the RUHD overlay district.

Participants Comments:

- If density is increased, ensure that services are available and pedestrian accessible.
- Because of the proximity to the Downtown, provide a covered pavilion for a farmers market which could provide a transition between Opportunity Hill and the Downtown.
- If high density is proposed, work to avoid the perception that the units are “projects”.
- Review ways to make the area pedestrian friendly, since it is currently difficult to get into and out of the Lucky’s shopping center.

b. East Monte Vista Shopping Center – Recommended Land Uses:

- Maintain existing General Plan designation of General Commercial.
- Mixed use commercial/residential.
- High density residential.

Participants Comments:

- Consider recreational uses.

5. Land Use Alternatives for Vacaville Unified School District Properties

a. VUSD Site –Recommended Land Use:

- Maintain existing General Plan designations of Elementary School and Public Park.
- Mixed use commercial/residential.
- High density residential on a portion of or the entire site.

Participants Comments:

- Investigate relocating Buckingham Charter School.
- This site is a natural extension of the park and could incorporate uses like a gymnasium.
- Commercial uses that could include a day care facility.

- There was an extensive discussion regarding the School District’s jurisdiction for the location of school sites. The history of the Buckingham Charter School was reviewed and how the site was selected. It was recommended that alternative sites be considered such as Ulatis Elementary. It was noted that the City cannot create a situation where the School District cannot use their property. It was suggested that school sites be utilized as parks or high density residential with a park.

c. Rice McMurtry Properties – Recommended Land Uses:

- Maintain existing General Plan designation of Junior High School for both properties.
- Elementary School and Estate Residential.
- Elementary School and Park.

Participant’s comments:

- As part of the discussion for this site, it was noted that it is the school district’s responsibility to acquire land to build schools and is not responsible for providing City parks. The plan for this property has always been for two separate parcels, one for an elementary school with eight

additional acres that could be sold to a developer. It was noted that funds received from the sales of land must always be used for improvements or building of school facilities.

- Create a sub-committee to meet with the school district and City to address both agencies needs.
- Consider office, medical or special education office space.
- Rather than estate residential, provide intermediate residential which would make it viable to include a park.
- Ensure that any meetings with sub-committees be open to the public and have an agenda published.

d. Elm School Site – Recommended Land Uses:

- Maintain existing General Plan designation of Elementary School.
- Medium Density Residential.
- Low Density Residential.

Participant's comments:

None.

e. Jepson Middle School – Recommended Land Uses:

- Maintain existing General Plan designation of Junior High School.
- Low Density Residential.

Participant's comments:

- Open space could be utilized for educational programs in conjunction with the school.

f. Existing School Sites with Park Designations – Recommended Land Uses:

- Maintain the existing General Plan designation of public park.
- Elementary or Junior High School.

Participant's comments:

- It was noted that this property is not considered part of the City's park land inventory.
- Ensure that there is adequate recreational facilities whether it is within a park or on school property.
- Consider joint use agreements with the school district for recreational opportunities.

6. Break - 8:00 p.m.

7. Land Use Alternatives for Business Park Policy Plan Areas –

Participant comments:

- Rather than relaxing the level of service standards for the entire City, consider doing it on a location by location basis which would not impact the whole City.
- Consider ways for people who will benefit in the future to pay for improvements that are already in place.
- It was noted that new development cannot pay for existing conditions, and new development can only pay for their share of impacts.

a. Interchange Business Park – Recommended Land Use:

- Maintain existing General Plan designation of Industrial Park.
- Heavy Industrial in northern portion.
- Residential in northern portion.
- Destination-oriented retail in northern portion.

Participant comments:

- Consider a mega truck stop with services.
- Limit warehouse.

- Consider how the county property across the road is zoned.
- Small freeway oriented commercial services.
- Golf course.
- Outdoor recreation.

- b. Golden Hills Business Park – Recommended Land Use
- Maintain existing General Plan designation of Industrial Park.
 - Industrial uses with low sewer demands.

Participant comments:

- Noted that the airport has expressed interest in a portion of the property.

- c. Vaca Valley Business Park – Recommended Land Uses:
- Maintain existing General Plan designation of Business Park.
 - Designate specific areas for office, commercial, and medical uses.
 - Create a “timed” land use designation that allows more development only if a new sewer line is constructed or additional sewage collection capacity is identified.

Participant comments:

- It was noted that there is currently an application being processed for this area to allow membership organizations, and would be reviewed by the Planning Commission at a future date.

8. Land Use Alternatives for Miscellaneous Properties

- a. Aegean Way Service Commercial – Recommended Land Uses:
- Maintain existing General Plan designation of Service Commercial
 - General Commercial

Participant comments:

- Look at ways to connect with the existing creek path.
- Create a comprehensive plan for that area that includes the Redevelopment Agency.
- Include the area on the other side of the freeway on Mason Street.
- Consider making it profitable for a developer to include a creekwalk when developing along the creek.

- b. County Property – Recommended Land Uses:
- Maintain existing General Plan designation of Low Density Residential.
 - Estate Residential on some parcels, with Low Density on others.
 - Estate Residential on all parcels.

Participant comments:

- Maintain consistency of the homes that are existing in the area.

- c. Former Gibson Canyon Wastewater Treatment – Recommended Land Uses:
- Maintain existing General Plan designation of Public/Institutional (Waste Disposal).
 - Public Open Space.
 - Public Park.

Participant comments:

- There is a need for detention in that area, include as passive recreational space.
- Utilize for alternative energy site such as wind or solar.
- Incorporate trails to connect along the creek.

- d. Gaspare Property – Recommended Land Uses:
- Maintain existing General Plan designation of Low Medium Density Residential.

- Neighborhood Commercial.

Participant comments:

- The concrete median could create difficult ingress and egress to the property.
- Extend commercial zoning to match adjoining parcel.
- High density residential.
- Consider a buffer between residential and commercial uses.

e. Paranjpe Property – Recommended Land Uses:

- Maintain existing General Plan
- Residential Estates

Participant comments:

- It was noted that it will be difficult to build infrastructure in the area until this property is developed and can contribute to the cost for facilities.
- Ensure that the grading in the area is flat.

f. Peabody Road at Marshall Road – Recommended Land Uses:

- Maintain the existing General Plan designation of Neighborhood Commercial.
- Mixed use commercial/residential on a portion of or the entire site.
- High density residential.

Participant comments:

- No comments

g. Pierson Property – Recommended Land Uses:

- Maintain existing General Plan designation of Agriculture.
- Highway Commercial

Participant comments:

- No comments

h. South Vine Street – Recommended Land Uses:

- Maintain existing General Plan designation of High Density Residential.
- Low Density Residential.

Participant comments:

- It was noted that the properties are privately owned and cannot be designated as open space.

Miscellaneous Comments:

- Regarding the Nut Tree Development, study potential areas where land swaps could occur.

9. Summary and Next Steps – David reviewed next process

Community Development Director Carson noted that there will be two upcoming vacancies on the Planning Commission which will be two vacancies on the steering committee.

10. Adjournment 9:00