



CITY OF VACAVILLE GENERAL PLAN
STEERING COMMITTEE

City Council Chambers, Vacaville City Hall
650 Merchant Street, Vacaville

October 6, 2011
6:00 p.m.

Vacaville General Plan Update
Steering Committee Meeting #13
Creation of a Preferred Land Use Alternative, Part 4
Focus Areas
Meeting Summary

Committee Member Attendance

Chairman Joe Niccoli - Present
Vice-Chair Pamela Greaves - Present
Frank Crim - Absent
Brett Johnson - Present
Dawn La Bar - Present
Shannon Nadasdy - Present
Denise Suihkonen - Absent
Steve Wilkins - Present
James Woolsey - Present

Staff in Attendance

Community Development Director Maureen Carson
City Planner Fred Buder
Park Planner Hew Hesterman
Assistant Director of Utilities Royce Cunningham
Associate Civil Engineer Ozzie Hilton
Director of Public Works Rod Moresco
Acting Housing & Redevelopment Manager Emily Cantu
Tanya Sundberg, DC&E

1. Administrative Items:
 - a. Roll Call:
 - b. Communications:
 1. Letter from Tucker Associate regarding the Vacaville Golden Hills Industrial Park
 2. Letter and map from Gary Laski regarding the Vaca Valley Business Park Policy Plan
 3. Letter from David Legoullon, Downtown Business Owner regarding VUSD properties
 4. Copy of the Revised Alternative C Land Use Plan submitted by Jepson Ranch Group
 5. Packet for the October 10, 2011 Steering Committee Meeting

Approval of Meeting Summary:

The summary notes of September 29, 2011 will be reviewed at the Steering Committee Meeting of October 10, 2011.

- d. Approval of Agenda:
Community Development Director Carson recommended that staff provide a brief presentation on the individual sites, open public comment, then provide comments that will be forwarded to the City Council as a majority and minority vote on each item. This would combine Items 4., 5., and 6 into one agenda item.

Committee Member Greaves moved, Committee Member Woolsey seconded to approve the agenda as revised. Motion approved 7-0.

2. Business from the Floor: None

3. Status Update of General Plan Process and Land Use Alternatives:

City Planner Buderer provided an update of where they are in the process. He reviewed the tasks that have been completed and recapped the most recent meetings.

4. Overview of the Focus Areas Evaluation

5. Public Comment

6. Steering Committee Discussion on the Focus Areas

B. Miscellaneous Properties (Continued from the September 8th meeting)

a. Gaspare Property

Alternative A - Low Medium Density Residential

Alternative B - Mixed-Use of Residential/Commercial

Alternative C - High Density Residential

In addition to the three alternatives, the property owner has requested that another alternative be recommended which would include a commercial element. Staff noted that they have discussed this idea with Mr. Gaspare but that this new concept would be more appropriate to submit as an individual General Plan Amendment at a later date with a specific project. The owner had indicated to staff that High Density Residential was not feasible for him and staff had received comments from one neighbor expressing concern about this option as well.

Staff recommendation - Alternative A Maintain the existing general Plan designation of Low Medium Density Residential.

Public Comments:

- The property owner expressed concern about his ability to develop the property with the proposed alternatives, requesting that the property be given some type of neighborhood commercial designation that did not include high traffic generating uses.
- A neighboring resident requested that the property be utilized as a park, adding concern about additional traffic in the area.

Consensus of the Committee was Alternative B, a mixed-use of residential/commercial would be appropriate, but would require care to protect neighbors, such as increased setbacks or decreased heights. The City would have to work with the owner to identify appropriate additional uses.

b. Paranjpe Property

Alternative A & B – Maintain the existing General Plan designation of Hillside Agriculture

Alternative C – Consider changing the designation to Estate Residential.

Staff recommendation - Alternatives A & B, Maintain the existing General Plan designation of Hillside Agriculture.

Public Comment:

- A representative for the property requested that they be allowed rural residential with 5 parcels.
- Staff reviewed the constraints to water service in that area due to the elevation. The Public Works Director explained the water service problems and advised against allowing exceptions to existing City policy.

Committee member comments

Four Committee Members were in favor of retaining the Hillside Agriculture designation, three members felt that they did not have adequate expertise to make a decision at this time, but that the item should be kept open for discussion if the water service issue could be worked out.

c. Locke Paddon Community

Alternative A - Rural Residential

Alternative B - Residential Estates

Alternative C - Residential Mix

Majority Rural Residential

Residential Estates along Leisure Town Road

Staff recommendation – Alternative A, Maintain the existing Rural Residential Designation for the Locke Paddon community. Staff advised the Committee that a majority of the Committee recommended a buffer of similar land use in the East of Leisure Town Road Growth Area. If the Committee recommends Rural Residential for Locke-Paddon, they may wish to re-visit the recommended land uses in the adjacent growth area to ensure similar designation are used there.

Public Comment:

- Five public participants spoke in favor of Alternative A, stressing the desire to maintain the current lifestyle and preserving wildlife habitat in the area.
- One speaker commented that the Jepson Ranch Group had offered to limit lot sizes to no less than one acre in Estate Residential areas next to Locke-Paddon.
- Two speakers stated their opposition to high growth shown in the East of Leisure Town Road area. Concern was also expressed about building additional homes, when there are already many homes in foreclosure because of the current economy.

Consensus of the Committee was Alternative A - Maintain the existing Rural Residential Designation for the Locke Paddon community.

C. Underutilized Shopping Centers

a. Glenbrook Plaza

Alternative A - Maintain the existing General Plan designation of Neighborhood Commercial.

Alternative B - Mixed Use Commercial/Residential, with the possibility of senior housing/assisted living.

Alternative C - Maintain the designation of Neighborhood Commercial, but relax parking standards.

Staff recommendation – Alternative B, Consider changing the designation to allow mixed-use Commercial/Residential, with the possibility of senior housing/assisted living. Staff received four calls from neighbors. None were opposed to Mixed-Use. All expressed concern about impacts on adjacent homes.

Public Comment – None

Consensus of the Committee was Alternative B with all members agreeing that the site needs to retain retail for local neighborhood shopping needs.

b. Peabody Center Area

Alternative A - Maintain the existing General Plan designations of General Commercial and Service Commercial, allowing new development to replace the existing vacant buildings with similar commercial development.

Alternative B - Consider changing the designation to allow mixed-use commercial/residential, including a creek-focused component on Aegean Way, with the potential for office uses.

Alternative C - Maintain the majority of the area as General Commercial, and consider changing the Service Commercial designation to General Commercial. Consider designating the former Ford dealership site and PG&E services center for high density residential.

Staff recommendation - Alternative C, consider changing the designation to retain the majority of the area as General Commercial, and consider changing the Service Commercial designation to General Commercial. Consider designating the former Ford dealership site and PG&E services center for mixed-use.

Public Comment - None

Consensus of the Committee was Alternative C, consider changing the designation to retain the majority of the area as General Commercial, and consider changing the Service Commercial designation to General Commercial. Consider designating the former Ford dealership site and PG&E services center for mixed-use. The Committee asked about the ability of the creek to be integrated into future development plans and one committee member added that the adjacent creek should be made a priority.

c. Elmira Square

Alternative A - Maintain the existing General Plan designation of Neighborhood Commercial, allowing new development to replace the existing vacant buildings with similar uses.

Alternative B - Consider changing the designation to allow mixed-use commercial/residential, possibly also including a community center and/or private school. Commercial uses would be limited to 5,000 to 10,000 square feet for a café, personal services, and/or convenience retail.

Alternative C - Consider changing the designation to High Density Residential.

Staff recommendation - Alternative B, consider changing the designation to allow mixed-use commercial/residential, possibly also including a community center and/or public or private school. No comments had been received from neighbors.

Public Comment - None

Consensus of the Committee was Alternative B, consider changing the designation to allow mixed-use commercial/residential, possibly also including a community center and/or public or private school. One Committee member was not in favor of considering a community center at this location.

d. Peabody Road at Marshall Road

Alternative A - Maintain the existing General Plan designation of Neighborhood Commercial, allowing new development on vacant land with similar commercial development to the existing development.

Alternative B - Consider changing the designation to allow mixed-use commercial/residential.
Alternative C - Consider changing the designation to High Density Residential.

Staff recommendation - Alternative B, consider changing the designation to allow mixed-use commercial/residential. Staff had received calls from a few neighbors expressing opposition to High Density Residential. They were not opposed to Mixed-Use but had concerns about project specific impacts on adjacent homes.

Public Comment - None

Consensus of the Committee was Alternative B, consider changing the designation to allow mixed-use commercial/residential. Three Committee members suggested that a portion of the site could be developed with park facilities since this was an underserved area for neighborhood parks and the addition of future residents to the site would only increase that need.

Break, 8:30

Vice-Chair Greaves moved Committee Member La Bar seconded to amend the order of the agenda to facilitate public comments. Motion approved 7-0.

D. Business Park Policy Plan Areas

a. Interchange Business Park

Alternative A - Change the land use designations to match the existing policy plan, which calls for some commercial and office uses.

Alternative B - Add heavy industrial and private recreation uses to the northern portion of the site.

Alternative C - Add estate residential uses to the northern area.

Staff recommendation - Alternative A, this alternative would amend the General Plan to reflect the existing designations within the Policy Plan for this area. Property owners could request alternate uses in the future if the site remains vacant. Staff had received a letter from the land owners agreeing with Alternative A (letter included in Steering Committee packet).

Public Comment - None

Consensus of the Committee was Alternative A, this alternative would amend the General Plan to reflect the existing designations within the Policy Plan for this area. Property owners could request alternate uses in the future if the site remains vacant.

b. Vaca Valley Business Park

Alternative A - Consider changing the land use designations to match the existing policy plan map for the area. This would involve designating the Kaiser site for Public/Institutional and the rest of the area for Business Park.

Alternative B - Consider designating the northwestern portion for Business Park, the southern portion for office and commercial uses, and the eastern portion for public uses. Consider designating the properties owned by Pell in the northern part of the area for commercial uses.

Alternative C - Consider designating specific areas for commercial, office, business park, and medical uses, similar to Alternative B, but with increased area for commercial and business park designations. Consider designating the properties owned by Pell for commercial.

Staff recommendation – Alternative A, consider changing the land use designations to match the existing policy plan map for the area. This would involve designating the Kaiser site for

Public/Institutional and the rest of the area for Business Park. This alternative maintains the status quo.

Public comment:

- A representative of AG Spanos noted their support for staff recommendation.

Consensus of the Committee was Alternative A, consider changing the land use designations to match the existing policy plan map for the area. This would involve designating the Kaiser site for Public/Institutional and the rest of the area for Business Park. This alternative maintains the status quo.

c. Vacaville-Golden Hills Business Park

Alternative A – Consider changing the land use designation to match the existing policy plan map for this area. The policy plan map identifies areas of office commercial and office industrial.

Alternative B & C – Consider changing the land use designations to match Alternative A, except that the parcels along Vaca Valley Parkway and East Monte Vista Avenue would be designated General Commercial.

Staff recommendation - Alternative B & C, consider changing the land use designations to match Alternative A, except that the vacant parcels along Vaca Valley Parkway and East Monte Vista Avenue would be designated General Commercial. This recommendation is mainly based on the fact that the city has an abundance of light industrial land. Staff had received inquiry from one owner expressing no opposition to the alternatives. One letter was received and provided to the Committee from an owner of land next to the freeway. Staff noted that the recommended action appears to address this owner's request for freeway oriented uses.

Public comment -None

Consensus of the Committee was Alternative B & C, consider changing the land use designations to match Alternative A, except that the vacant parcels along Vaca Valley Parkway and East Monte Vista Avenue would be designated General Commercial. This recommendation is mainly based on the fact that the city has an abundance of light industrial land.

E. Downtown Vacaville Sites

a. Residential Urban High Density (RUHD) Overlay

Alternative A – Maintain the existing General Plan designation of General Commercial, Office Commercial, Medium Density Residential, and Urban High Density Residential with the RUHD zoning overlay; do not raise the allowed residential density in the RUHD zoning overlay district.

Alternative B – Maintain the existing General Plan designations of General Commercial, Office Commercial, Medium Density Residential, and Urban High Density Residential with the RUHD zoning overlay; consider raising the allowed residential density in the RUHD zoning overlay district to allow a density greater than 36 units per acre, but less than 65 units per acre.

Alternative C – Maintain the existing General Plan designations of General Commercial, Office Commercial, Medium Density Residential, and Urban High Density Residential with the RUHD zoning overlay; consider raising the allowed residential density in the RUHD zoning overlay district to allow a maximum of 65 units per acre.

Staff recommendation - Alternative A, maintain the existing General plan designations of General Commercial, office Commercial, Medium Density, and Urban High Density Residential with the RUHD zoning overlay; do not raise the allowed residential density in the RUHD zoning overlay district.

Public comment - None

The consensus of the Committee was Alternative A, maintain the existing General plan designations of General Commercial, office Commercial, Medium Density, and Urban High Density Residential with the RUHD zoning overlay; do not raise the allowed residential density in the RUHD zoning overlay district.

b. Opportunity Hill and Depot Street Project Sites

Alternative A – Maintain the existing General Plan designations of General Commercial for the Opportunity Hill project site and Urban High Density Residential for the Depot Street project site, do not raise the allowed residential density for the RUHD zoning overlay. This would allow the project sites to be developed with commercial and/or residential development at 36 units per acre.

Alternative B – Maintain the existing General Plan designations of General Commercial for the Opportunity Hill project site and Urban High Density Residential or the Depot Street project site; consider raising the allowed residential density for the Opportunity Hill and Depot Street project sites to allow a density greater than 36 units per acre, but less than 65 units per acre.

Alternative C – Maintain the existing General Plan designations of General Commercial for the Opportunity Hill project site and Urban High Density Residential for the Depot Street project site; consider raising the allowed residential density for the Opportunity Hill and Depot Street project sites to allow a maximum density of 65.

Staff recommendation - Alternative C, maintain the existing General Plan designations of General Commercial for the Opportunity Hill project site and Urban High Density Residential for the Depot Street project site; consider raising the allowed residential density for the Opportunity Hill and Depot Street project sites to allow a maximum density of 65. This alternative is consistent with the Council’s direction taken in 2008 when the Opportunity Hill Master Plan was adopted.

Public comment – None

The consensus of the Committee was Alternative C, maintain the existing General Plan designations of General Commercial for the Opportunity Hill project site and Urban High Density Residential for the Depot Street project site; consider raising the allowed residential density for the Opportunity Hill and Depot Street project sites to allow a maximum density of 65. This alternative is consistent with the Council’s direction taken in 2008 when the Opportunity Hill Master Plan was adopted.

b. East Monte Vista Shopping Center

Alternative A – Maintain the existing General Plan designation of General Commercial.

Alternative B – Consider changing the designation to allow mixed-use commercial/residential.

Alternative C – Consider changing the designation to High Density Residential.

Staff recommendation - Alternative B, consider changing the designation to allow mixed-use commercial/residential.

Public comment – None.

Consensus of the Committee was Alternative B, consider changing the designation to allow mixed-use commercial/residential.

F. Vacaville Unified School District Properties

a. Downtown VUSD Properties

VUSD Former District Office

Alternative A - Consider changing the designation to Public/Institutional. This alternative reflects the current use, since VUSD currently uses a portion of the former district office building.
Alternative B - Consider changing the designation to allow mixed-use commercial/high density residential, including the potential for a day care center and recreation commercial uses. This alternative reflects VUSD's request.

Alternative C - Consider changing the designation to Mixed Use with a Public Park Overlay. The Public Park Overlay designation would indicate that the City may be interested in purchasing this property for a park use if VUSD were to sell the property. Under this overlay designation the City would not permit a different land use until it had made a decision about whether to purchase the property for a park use. If the City does not exercise its right to purchase the property, uses consistent with the underlying designation could be pursued.

Muzzetta M. Thrower Alternative Education

Alternative A - Consider changing the General Plan designation from Elementary School to High School to reflect the current use.

Alternative B - Consider changing the designation to allow mixed-use commercial/high density residential, including the potential for a day care center and recreation commercial uses. This alternative reflects VUSD's request; however, it is inconsistent with the current use.

Alternative C - Consider changing the designation to Mixed Use with a Public Park Overlay. The Public Park overlay designation would indicate that the City may be interested in purchasing this property for a park use if VUSD were to sell the property. Under this overlay designation, the City would not permit a different land use until it had made a decision about whether to purchase the property for a park use. If the City does not exercise its right to purchase the property, uses consistent with the underlying designation could be pursued.

Staff recommendation - Alternative A for each site, with an additional Mixed-Use Overlay designation.

Public Comment:

Former school district site

- Six public participants representing the Vacaville Unified School District, Vacaville Chamber of Commercial, Downtown Business Association, and Downtown business, spoke in support of Alternative B. A concept plan for mixed-use was presented by Andy Plescia, consultant to the School District, noting the benefits to having residential in that area. Mr. Plescia did not believe that the staff's recommendation accurately stated the City's vision for the site. He stated that an RUHD designation would match the Opportunity Hill Master Plan. The Chamber of Commerce representative stated that the Chamber supports the VUSD ideas. The importance of supporting and improving the downtown were also noted by other speakers.

Commission Comments:

- Although 5 of the Committee members expressed their support for the VUSD concept through Alternative B, there were concerns that designating the property as mixed-use would create a non-conforming use because the District is still actively using the properties. Two (2) of the committee members expressed opinion that Alternative A, noting that enables the City to plan for Mixed-Use without creating conflicts with existing uses still on the site. It was noted that there is currently no criteria for mixed use in the City's zoning code. It was felt that it is important to enable this type of development, but retain a way to continue the existing use if the proposed type of plan did not come to fruition. Although half of the Committee was in favor of Alternative B, it was agreed that the Committee needed further information from the School District to make an informed decision about what this particular Mixed-Use project would be like. There is general interest in this type of development, but more information is needed.

Committee Member Johnson proposed that the School District properties be continued to a future date to allow discussions with representatives of the School District.

Committee member Greaves moved, Committee Member Johnson seconded to continue the school district properties to the steering committee meeting of October 10, 2011.

- b. Rice McMurtry Properties
 - c. Elm School Site
 - d. Jepson Middle School
7. Steering Committee Comments and Next Steps
Staff noted that the agenda for the October 10th Steering Committee meeting would be revised and reposted to reflect the continued discussion of the Vacaville Unified School District property.
8. Adjournment: 11:10 p.m.