GREYFIELD DEVELOPMENT IN VALLEJO, CALIFORNIA:
OPPORTUNITIES, CONSTRAINTS, AND ALTERNATIVES

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TITLE: GREYFIELD DEVELOPMENT IN VALLEJO,
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ABSTRACT

GREYFIELD DEVELOPMENT IN VALLEJO, CALIFORNIA: OPPORTUNITIES, CONSTRAINTS, AND ALTERNATIVES

Jonathan Peter Atkinson

Greyfield Development in Vallejo, California: Opportunities, Constraints, and Alternatives is a Project that determined that the regulatory framework and presence of underutilized commercial land make Vallejo, California the ideal community to facilitate Greyfield Development. The Project reviewed existing literature, determining that there are a number of causes for the proliferation of Greyfields, revitalization practices, and communities that have facilitated redevelopment. The Background Report analyzed existing conditions and illustrated that Vallejo contains several policies and programs that call for the redevelopment of underutilized commercial land. The Greyfield Study identified Springstowne Center, CVS Center, and Meadows Plaza as shopping centers that exemplify signs of maturation and/or decline. The Greyfield Study determined that Meadows Plaza experienced the most decline out of the three shopping centers based on the amount of vacant square footage through fieldwork and document analysis. The Project presented three conceptual alternatives that could spur revitalization of Meadows Plaza: (1) Adaptive Reuse; (2) Residential Development; and (3) Mixed-Use and Residential Development. The Project concludes by recommending that Vallejo implement the Underutilized Commercial Land Conversion Program as outlined in the Housing Element of the *Vallejo General Plan* as a way to redevelop underperforming sites like Meadows Plaza and facilitate greater community revitalization.

Keywords: Underutilized Commercial Land; Greyfield; Greyfield Development

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I. INTRODUCTION

LOCATION

The City of Vallejo is located in the northeast corner of the San Francisco Bay Area at the base of Solano County. Vallejo is bound by the San Pablo Bay on the west, the City of American Canyon and unincorporated Napa County on the north, the City of Benicia and the City of Fairfield: Sphere of Influence on the east, and the Carquinez Strait on the south (City of Vallejo, 2005, p. 6). Vallejo is ideally and centrally located within close proximity to several regional destinations that are economically and politically significant: Napa Valley (15 miles), Sonoma Valley (22 miles), San Francisco (30 miles), Sacramento (60 miles), and Silicon Valley (65 miles) (Google, 2013). Vallejo is also a regional destination as it is home to Six Flags Discovery Kingdom, California Maritime Academy, Touro University, Solano Community College: Vallejo Center, Solano County Fair, and the Northern California Pirate Festival at the Vallejo Waterfront.

Figure 1: Vallejo and Solano County
(Wikipedia, 2013)

HISTORY

Vallejo was originally home to the Coastal Miwoks, Suisunes, and Patwin tribes prior to settlement (City of Vallejo, 2013a). General Mariano Guadalupe Vallejo settled the land that is now home to Vallejo in the 1840s (City of Vallejo, 2013a). General Vallejo granted 156 acres of land to the State of California at the

Constitutional Convention of 1850 in Monterey, California to be the future State Capitol after it was admitted by the United States (Kern, 2004, p. 7). The State Legislature expressed its appreciation toward General Vallejo by naming the newly acquired land Vallejo (Kern, 2004, p. 7). Vallejo thus served as the State Capitol on

two occasions in 1852 and 1853 until it relocated to Benicia, San Jose, and finally Sacramento due

to uninhabitable conditions (Kern, 2004, pp. 7-8). Captain David Farragut arrived in Vallejo to establish the first United States Naval Yard on the Pacific at Mare Island in 1854 (Kern, 2004, p. 11). John B. Frisbie officially incorporated Vallejo in 1867 (Vallejo Convention and Visitors Bureau, 2007). Vallejo would experience population and infrastructure growth in the late 19th Century and early 20th Century (City of Vallejo, 1999, p. III-2; Kern, 2004, p. 57).

Figure 2: Vallejo (Circa 1926)
(Vallejo Map, 1926)

Vallejo experienced its most substantial population growth and physical expansion in the years following the Second World War. Vallejo embarked on an ambitious annexation and development campaign in an effort to alleviate irregular boundaries, provide uniform municipal services and housing for its growing population, and attempt to establish a reputation as one of the largest cities in the Bay Area (City of Vallejo, 1999, p. III-2; Vallejo League of Women Voters, 1976, p. 12; C.W.C., 1959 January 27, p. 17; News Chronicle, 1971 January 1971, pp. 1

& 6). This campaign resulted in the Vallejo population growing from 26,038 in 1950 to 109,199 in 1990 as well as a plethora of new subdivisions, public facilities, and shopping centers (City of Vallejo, 2005, p. 6; City of Vallejo, 1999, p. III-2; State of California, 2013; City of Vallejo, 1963; De La Torre, 1989 May 6, pp. A1 & A3; Dougherty, 1989 November 30; pp. A1 & A3; Kressin, 1971 February 27, pp. 1,3, &4; Times Herald, 1960 February 29). This campaign even earned Vallejo an "All-America City" award in 1959 (Times Herald, 1960 February 29). Vallejo continued to thrive before experiencing two major setbacks: (1) The closure of the Mare Island Naval Shipyard in 1996 on recommendation of the Base Realignment and Closure Commission and (2) the declaration of Chapter 8 Bankruptcy in 2008 (City of Vallejo, 2013j; City of Vallejo, 2008 May 23). Vallejo would ultimately exit Chapter 8 Bankruptcy in 2011 (City of Vallejo, 2011 November 3). Vallejo now has the opportunity to develop new industries, facilitate greater community revitalization, and ultimately reinvent itself throughout the 21st Century.

APPLIED PROBLEM

Vallejo has benefitted from several decades of population growth, physical expansion, and annexations as it is now home to 115,942 residents and covers 51.5 square miles: Mainland (25.4 square miles), Water (23.7 square miles), and Mare Island (2.4 square miles) (United States Census Bureau, 2010a; City of Vallejo, 1999, p. III-1). Years of low density development now present Vallejo with a dilemma as it approaches build-out: Continue expanding outward until all remaining peripheral parcels are developed or redirect its growth efforts inward to existing sites that can benefit from reinvestment. Continued outward expansion may come to fruition but at the expense of older sites that have declined with maturation and disinvestment. The latter approach will require Vallejo to create a comprehensive infill development program that targets sites within the built environment that are suitable for redevelopment. While Vallejo is home to several sites that can be redeveloped, its older and underperforming shopping centers are appropriate as they

provide an ample amount of developable land that can absorb future growth if planned strategically. Redeveloping underperforming shopping centers can be beneficial as it allows Vallejo to improve existing locations without consuming open space or building new infrastructure. The main task for Vallejo will be to identify shopping centers that have declined to the point of justifiable redevelopment and then determine the most practical alternative.

Figure 3: Present-Day Vallejo
(City of Vallejo, 2012h)

PURPOSE

The purpose of *Greyfield Development in Vallejo, California: Opportunities, Constraints, and Alternatives* is to demonstrate that there are a number of older and underperforming shopping centers located throughout Vallejo that provide an abundance of developable land and redevelopment opportunities. The purpose is also to determine if Vallejo has an existing structure that is conducive to Greyfield Development, identify a commercial site that is currently in a state of decline, present a set of reuse and redevelopment alternatives, and make recommendations for

Vallejo. This Project came to fruition as a result of a professional interest to understand the ways that the field of Planning is revitalizing obsolete commercial sites and a personal interest to contribute to revitalization efforts in Vallejo because it is my hometown. *Greyfield Development in Vallejo, California: Opportunities, Constraints, and Alternatives* contains the following parts:

Literature Review

The Literature Review provides an overview of the existing literature as it relates to Greyfields and the greater decline of commercial areas across the United States. The Literature Review covers the topic of Greyfield Development through the review of professional reports, books, case studies, and theses and dissertations. The Literature Review focuses on common causes for the proliferation of Greyfields and practices used to spur revitalization in an effort to show that communities are alleviating the problem of failed commercial sites across the United States.

Background Report

The Background Report examines Vallejo to ascertain the existence of conditions and framework that are conducive to Greyfield Development. The Background Report does the following: (1) Provides demographic, housing, and economic data to establish a baseline of information; (2) Highlights population and housing projections to assess if there is a future need that can be accommodated through the redevelopment of underperforming commercial sites; (3) Analyzes plan documents to identify policies and programs related to Greyfield Development; (4) Identifies cases of commercial revitalization in Vallejo; and (5) Determines if Vallejo has allocated funding to aid underperforming commercial sites.

Greyfield Study

The Greyfield Study provides a comprehensive assessment of existing commercial sites in Vallejo, particularly shopping centers. The Greyfield Study undergoes the following process to identify one shopping center that has experienced the most decline: (1) Inventories existing shopping centers; (2) identifies three sites from the inventory that exemplify signs of maturation and conditions that are favorable to redevelopment; (3) analyzes each of the three sites to determine level of decline and redevelopment potential; and (4) selects one site that has experienced the most decline.

Alternatives

Alternatives present three reuse and redevelopment scenarios in order to demonstrate that the site has revitalization potential and the ability to absorb future growth if necessary. The three alternatives are conceptual and range in scale from reuse of existing structures to redevelopment of the site as well as acquisitions. Each of the three alternatives will contain descriptions and visuals as well as the preliminary procedures and cost estimates associated with ensuring that the revitalization efforts come to fruition.

II. LITERATURE REVIEW

INTRODUCTION

The proliferation of underperforming commercial sites is one of the most pressing planning problems impacting cities throughout California and across the United States. Regional malls and shopping centers that once relished with throngs of avid shoppers and generated a wealth of sales tax lay in a state of disrepair, blighting their respective communities. This has become such an issue that it has led to the creation of the word "Greyfield." Greyfield is a term coined to describe economically obsolete regional malls and shopping centers that are typically characterized by high vacancies, low sales, and an abundance of empty surface parking. Fortunately, there is an extensive amount of literature that has been written in recent years that

Figure 4: Greyfield Site
(Jans, 2007 September 22)

provide information on practices and strategies that have been used to revitalize Greyfields. The purpose of the Literature Review is to identify the major publications written about Greyfields as well as causes, cases, and practices that communities can adopt to facilitate revitalization.

LITERATURE

There are a number of scholars and organizations that have written about Greyfield Development and the greater topic of Retrofitting Suburbia. The Congress for the New Urbanism (CNU) has made a significant contribution to Greyfield Development with its three major publications:

Greyfield Regional Mall Study (2001), *Greyfields into Goldfields: Dead Malls Become Living*

Neighborhoods (2002), and *Malls into Mainstreets: An In-Depth Guide to Transforming Dead Malls into Communities* (2005) (Congress for the New Urbanism, 2001; Bodzin & Sobel, 2002; Congress for the Urbanism, 2005). The *Greyfield Regional Mall Study* is a joint CNU and PricewaterhouseCoopers (PWC) report that coins the term "Greyfield", establishes standards for categorizing a Greyfield, identifies causes for commercial decline, and identifies practices that can be adopted to facilitate revitalization (Congress for the New Urbanism, 2001). *Greyfields into Goldfields* supplements the initial CNU study and identifies a number of cases of Greyfield sites being successfully redeveloped (Bodzin & Sobel, 2002). *Malls into Mainstreets* supplements the first two CNU publications and illustrates how to redevelop underperforming retail sites such as regional malls and shopping centers into thriving neighborhoods (Congress for the New Urbanism, 2005). It uses case studies from across the United States to conclude that dying malls and shopping centers are ideal when they are redeveloped into compact and mixed-use neighborhoods that contain public amenities (Congress for the New Urbanism, 2005).

Several other organizations have produced professional reports that address Greyfield Development in varying capacities. *Ten Principles for Reinventing America's Suburban Strip* is a 2001 Urban Land Institute publication that addresses redeveloping the commercial strip and presents a series of principles that can be adopted to successfully carry out reform (Beyard & Pawluckiewicz, 2001). It concludes that strip malls have lost their competitive edge in recent years and that municipalities should be proactive and revitalize them as they can absorb future growth (Beyard & Pawluckiewicz, 2001). *Valuing America's First Suburbs: A Policy Agenda for Older Suburbs in the Midwest* is a 2002 Center on Urban and Metropolitan Policy publication that addresses suburban decline, stresses the need for more federal redevelopment assistance, and identifies revitalization practices (Orfield & Puentes, 2002). It identifies underperforming commercial sites as a major issue in many suburban communities that should be addressed to make suburban communities viable again (Orfield & Puentes, 2002).

Greyfields: The New Horizon for Infill and Higher Density Regeneration (2004) and the *ARC Toolkit: Redevelopment of Greyfields* (2009) are two reports that made significant contributions to Greyfield Development literature by identifying causes and characteristics associated with Greyfields (Chilton, 2004; Atlanta Regional Commission, 2009). Both reports are also significant because they identify several practices used to redevelop Greyfields as well as common barriers that inhibit revitalization (Chilton, 2004; Atlanta Regional Commission, 2009). *Essential Smart Growth Fixes for Urban and Suburban Zoning Codes* is a 2009 United States Environmental Protection Agency (EPA) publication that makes a series of recommendations for amending municipal policies to facilitate urban development in suburban communities (Nelson, 2009). It identifies a number of regulatory amendments that can be applied in order to transform suburban commercial sites into urban developments (Nelson, 2009).

Restructuring the Commercial Strip: A Practice Guide for Planning the Revitalization of Deteriorating Strip Corridors is a 2010 publication that explores the decline of the commercial strip and provides a substantial amount of strategies that can be used in redevelopment efforts (Freedman Tung & Sasaki & ICF International, 2010). It highlights practices from several cases and concludes that compact, mixed-use development is the most ideal approach to take through rezoning, design guidelines, and a collaborative planning process (Freedman Tung & Sasaki & ICF International, 2010). 2010's *From Grey to Green: Sustainable Practice for Redeveloping a Vacant Shopping Center* highlights the sustainable practices that are being incorporated into the revitalization of Greyfields (Wallace Roberts & Todd LLC, 2010). It is a case study that focuses exclusively on the redevelopment of Parkade, which is an underperforming shopping center in Manchester, Connecticut (Wallace Roberts & Todd LLC, 2010). It concludes that the best use for Parkade is to create a compact, mixed-use neighborhood that contains sustainable infrastructure such as “green” buildings, roofs, streets, and plazas (Wallace Roberts & Todd LLC, 2010).

There are also books dedicated to Greyfield Development and greater suburban decline and revitalization. *Crabgrass Frontier: The Suburbanization of the United States* (1987) is one of the earliest known books dedicated to a comprehensive review of the suburbanization of America from the late 19th Century through the 1980s (Jackson, 1987). The book is mainly a review of historical suburban development but does address the decay that has occurred over the years with suburban developments like shopping centers and low-density subdivisions (Jackson, 1987). *Big Box Reuse* is a 2010 book that highlights the array of reuse possibilities that have arisen as a result of several large department store closures in recent years in suburban communities (Christensen, 2008). *Big Box Reuse* uses several case studies to conclude that the presence of an empty “big box” building does not mean that a retail site is unsalvageable but that the reuse possibilities are abundant (Christensen, 2008). *Suburban Nation: The Rise of Sprawl and the Decline of the American Dream* is a 2010 CNU book that offers a critique of suburbanization by illustrating that low-density residential and commercial development in the United States has led to a plethora of issues that must be addressed comprehensively (Duany et al, 2010a). *The Smart Growth Manual* is another 2010 CNU book that supplements *Suburban Nation* by offering a series of principles and practices that can be implemented to transform suburban developments into mixed-use and compact developments that embody Smart Growth principles (Duany et al, 2010b).

Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs is a 2011 book that stresses that many auto-oriented suburban developments have fallen into disrepair and are in serious need of redesign if they are to be sustainable over the next few decades (Dunham-Jones & Williamson, 2011). *Retrofitting Suburbia* uses several case studies to illustrate how many cities are redeveloping the following development types to accommodate future growth and revitalize existing places: single-family neighborhoods, garden apartments, commercial strips, shopping centers, regional malls, edge cities, and office parks (Dunham-Jones & Williamson, 2011). It

contains several chapters on the redevelopment and redesign of underperforming commercial properties, specifically dying shopping centers as well as supplemental case studies (Dunham-Jones & Williamson, 2011). It also provides a number of arguments to justify the significance of suburban revitalization and why Greyfields are suited to absorb future population growth if redesigned strategically (Dunham-Jones & Williamson, 2011). The *Sprawl Repair Manual* is a 2010 book that provides a comprehensive guide on how to transform various residential and commercial suburban developments into compact neighborhoods as a way to reduce the impact of sprawl. It explicitly provides examples of ways to redevelop Greyfield sites (Tachieva, 2010).

Greyfield Redevelopment for the Community Revitalization: An Exploration of Applications is a 2003 Masters Thesis that documents the redevelopment potential for Greyfield sites and highlights nine strategies that can be implemented to ensure that revitalization comes to fruition (Feronti, 2003). It contains a literature review and uses case studies to conclude that Greyfield Development efforts will inevitably grow in coming years, as communities understand how revitalized shopping centers can be a catalyst for greater revitalization (Feronti, 2003).

Redeveloping Greyfields: Definitions, Opportunities, and Barriers is a 2006 Masters Thesis that explores the development opportunities that Greyfields present and the challenges that often arise during revitalization efforts (Merritt, 2006). It highlights several cases to point out that Greyfield sites are ideal for mixed-use development as they can create dense, pedestrian-friendly neighborhoods in sprawling places (Merritt, 2006). It also concludes that Greyfield Development is currently a small industry that will grow in popularity as society realizes that auto-dependent development patterns are unsustainable (Merritt, 2006).

There is a plethora of existing literature that addresses the proliferation of Greyfields and Greyfield Development as well as greater suburban decline and revitalization as was discussed in this section. The existing literature includes books, professional reports, theses, and even a

number of press articles and websites. There does not appear to be a substantial amount of academic journals that explicitly address Greyfield Development for unknown reasons. It is worth noting that there are academic journals that do address the greater topic of suburban decline and revitalization. The following sections are intended to provide information regarding the proliferation of Greyfields and Greyfield Development that communities can use in revitalization efforts.

GREYFIELDS

Definition

"Greyfield" is commonly used to describe old and economically obsolete retail sites, specifically regional malls, shopping centers, and commercial strips given the abundance of underused asphalt surface parking (Congress for the New Urbanism, 2001, p. 4; Bodzin & Sobel, 2002, p. 20; Congress for the New Urbanism, 2005, p. 7; Chilton, 2004, p. 1; Atlanta Regional Commission, 2009, p. 1). CNU and PWC first coined "Greyfield" in their joint 2001 publication, *Greyfield Regional Mall Study*. A number of scholars and organizations subscribe to the notion that Greyfields are economically obsolete retail sites but there is still a degree of ambiguity and even disagreement regarding a concrete definition (Chilton, 2004, p. 1). Some researchers limit a Greyfield to an enclosed shopping mall with a minimum of 400,000 square feet of retail space while others include commercial sites like shopping centers and strip malls (Chilton, 2004, p. 1).

Sales are the most effective way to determine if a retail site has declined to Greyfield status (Congress for the New Urbanism, 2001, p. 11; Bodzin & Sobel, 2002, p. 17). PWC determined that sales per square foot is the leading indicator of determining Greyfield status based on numerous interviews with retail investors, their own assessment of industry publications, and statistical analysis (Congress for the New Urbanism, 2001, p. 11). PWC subsequently determined

that retail sites generally fall under one of the following four categories as it relates to sales per square foot: (1) Healthy, (2) Viable, (3) Vulnerable, or (4) Greyfield as specified in **Table 1** (Congress for the New Urbanism, 2001, p. 11).

Table 1: Greyfield Designation Standards

Description	Sales in Dollars Per Square Foot
Healthy	\$250 and More
Viable	\$200 to \$249
Vulnerable	\$150 to \$199
Greyfield	\$150 and Less

Source: Congress for the New Urbanism. (2001). *Greyfield regional mall study*. Page 11.

Greyfields have sales of \$150 or less per square foot based on research and statistical analysis conducted by PWC. Occupancy was not an effective measurement given that retail sites can still have tenants and exhibit poor sales long after becoming a Greyfield as a result of low rents (Bodzin & Sobel, 2002, p. 17). While sales data is the leading indicator used, there are a number of characteristics that are typical of Greyfields. Greyfields are typically privately owned, contain high vacancies, large surface parking lots that exceed building footprints, single uses, 10-15 years older than thriving retail centers, and situated within several competitive commercial areas (Bodzin & Sobel, 2002, p. 17-20; Congress for the New Urbanism, 2001, p. 5).

Causes

There are a number of factors that can be attributed to the proliferation of Greyfields. Greyfields are commonly attributed but not limited to the following: Overbuilt retail, changes in retailing and market competition, loss of an anchor tenant, lack of reinvestment, changes in the transportation system, and changing demographics (Congress for the New Urbanism, 2001, p. 6; Bodzin & Sobel, 2002, pp. 17-19; Congress for the New Urbanism, 2005, pp. 8-10; Beyard & Pawluckiewicz, 2001, p. 8; Chilton, 2004, pp. 1-2; Atlanta Regional Commission, 2009, p.8; Freedman Tung & Sasaki & ICF International, 2010, pp. 5-8). Municipalities inadvertently

contribute to the decline of retail sites by designating too many sites for commercial uses, particularly the entire length of arterials (Beyard & Pawluckiewicz, 2001, p. 8; Chilton, 2004, pp. 1-2; Atlanta Regional Commission, 2009, p.8; Freedman Tung & Sasaki & ICF International, 2010, pp. 5-8). This influences developers to build new shopping centers further away from the core, subsequently causing commercial strips to decline prematurely (Beyard & Pawluckiewicz, 2001, p. 8; Chilton, 2004, pp. 1-2; Atlanta Regional Commission, 2009, p.8; Freedman Tung & Sasaki & ICF International, 2010, pp. 5-8).

Changes in retailing have resulted in the development of dynamic and competitive retail centers that serve as direct competition to older commercial areas. Consolidation in the retail industry and the expansion of "category killers" and discount wholesalers has led to the deterioration of many commercial areas (Congress for the New Urbanism, 2001, p. 6; Bodzin & Sobel, 2002, pp. 17-19). New shopping centers are able to attract patrons away from older commercial areas because they contain a diverse mix of tenants as well as entertainment components (Congress for the New Urbanism, 2001, p. 6; Bodzin & Sobel, 2002, pp. 17-19; Congress for the New Urbanism, 2005, pp. 8-10; Beyard & Pawluckiewicz, 2001, p. 8; Chilton, 2004, pp. 1-2; Atlanta Regional Commission, 2009, p.8; Freedman Tung & Sasaki & ICF International, 2010, pp. 5-8). This has had a devastating impact because a number of these newer and competitive retail centers are typically located within 3-5 miles of older commercial sites (Chilton, 2004, p. 1; Atlanta Regional Commission, 2009, p.1). The loss of an anchor tenant through bankruptcy, mergers, or relocation to newer areas has also caused retail centers to decline to Greyfield status because it typically causes all of the sales to drop for the remaining tenants (Chilton, 2004, p. 1; Atlanta Regional Commission, 2009, p.1).

Some shopping centers have also experienced decline due to changes in the transportation system that have left them without direct freeway access and essentially isolated (Bodzin & Sobel, 2002, pp. 17-19). This is only attributed to the decline of some retail sites because many Greyfields are typically located on major arterials. The population of the immediate market area is also critical to the success or failure of a retail center. Retail centers have declined to Greyfield status because the surrounding area population has experienced demographic changes and can no longer support the existing businesses (Congress for the New Urbanism, 2001, p. 6; Bodzin & Sobel, 2002, pp. 17-19; Congress for the New Urbanism, 2005, pp. 8-10; Beyard & Pawluckiewicz, 2001, p. 8; Chilton, 2004, pp. 1-2; Atlanta Regional Commission, 2009, p.8). There is also a correlation between the lack of reinvestment and the amount of time since the last renovation and Greyfield status (Beyard & Pawluckiewicz, 2001, p. 8; Chilton, 2004, pp. 1-2; Atlanta Regional Commission, 2009, p.8; Freedman Tung & Sasaki & ICF International, 2010, pp. 5-8). This is not considered a major cause but is characteristic of Greyfields (Bodzin & Sobel, 2002, pp. 18-20).

Figure 5: Villa Italia Mall: Before
(Archadeacon, 2010 July 16)

Impact

Commercial sites have a devastating impact on communities when they decline to Greyfield status. Greyfields contribute to visual blight in communities as they are plagued by underused asphalt parking lots and vandalism when left in a state of decline (Bodzin & Sobel, 2002, pp. 18-20; Atlanta Regional Commission, 2009, pp. 2-4; Congress for the New Urbanism, 2005, p. 8; Chilton, 2004, pp. 1-4). Greyfields have adverse economic impacts on communities as they lead

to a loss of sales tax revenue and jobs when tenants abandon the site (Bodzin & Sobel, 2002, pp. 18-20; Atlanta Regional Commission, 2009, pp. 2-4; Congress for the New Urbanism, 2005, p. 8; Chilton, 2004, pp. 1-4). This is devastating for many municipalities in California that are reliant on sales tax revenue generated from commercial land given the effect of Proposition 13 and the subsequent commercialization of land use (Fulton & Shigley, 2005, pp. 60-61). The proliferation of Greyfields is also a detriment because it creates the notion that the site can longer support development and is destined to fail, perpetuating neglect rather than redevelopment (Dunham-Jones & Williamson, 2011, p. 67).

GREYFIELD DEVELOPMENT

Advantages

Greyfields may be economically obsolete and a detriment to their respective communities but they do contain a number of reuse and redevelopment advantages that are conducive to greater revitalization

Figure 6: Belmar: After
(Archadeacon, 2010 July 16)

efforts. Many Greyfields are advantageous because they have great locations that are situated along busy thoroughfares and served by public transit as well as provide an ample amount of land suitable for infill development (Bodzin & Sobel, 2002, pp. 20-21; Chilton, 2004, pp. 2-3; Atlanta Regional Commission, 2009, pp. 1-3). Greyfields also do not require extensive infrastructure investments or environmental remediation because they are connected to existing utilities and do not exhibit contamination like former industrial sites (Bodzin & Sobel, 2002, pp. 20-21; Chilton, 2004, pp. 2-3; Atlanta Regional Commission, 2009, pp. 1-3). Greyfields are also located in areas

that are surrounded by a dense population that can be served depending on the nature of the reuse and redevelopment (Bodzin & Sobel, 2002, pp. 20-21; Chilton, 2004, pp. 2-3; Atlanta Regional Commission, 2009, pp. 1-3).

Challenges

Greyfields contain an abundance of reuse and redevelopment advantages but there are a number of factors that inhibit revitalization efforts from coming to fruition. Hurdles to Greyfield Development include: Remote locations that lack the critical mass needed to support redevelopment, fragmented and obstructive ownership given that there is no financial incentive to act and, restrictive covenants that limit revitalization options and result in voluntary vacancies to protect trade areas (Bodzin & Sobel, 2002, pp. 12-15; Chilton, 2004, pp. 3-5). Municipalities can also be burdensome if they are unsupportive of redevelopment and unwilling to make the necessary regulatory changes to make revitalization feasible. Weak market demand is one of the most significant challenges to Greyfield Development (Bodzin & Sobel, 2002, pp. 12-15; Chilton, 2004, pp. 3-5). The presence of a Greyfield is often attributed to greater community decline, meaning that it is likely unable to support redevelopment and would be a risky project to undertake (Bodzin & Sobel, 2002, pp. 12-15; Chilton, 2004, pp. 3-5).

Opportunities

Greyfields provide a number of opportunities for the field of planning and greater American society. Smart Growth has become an integral part of the planning dialogue in the 21st

Figure 7: Denton Public Library: Before
(MS&R Architecture, 2013)

Century. Smart Growth is essentially a set of planning principles and practices that emphasize the revitalization of existing areas over sprawl as well as compact, mixed-use, and transit-oriented development as a way to preserve open space (Wallace Roberts & Todd LLC, 2010, p. 5).

Greyfields have been identified as ideal sites for implementing Smart Growth principles given their location, size, and their ability to absorb future growth. Greyfields are also ideal for development that contains sustainable infrastructure, giving communities the opportunity to revitalize existing sites and implement emission-reducing practices (Wallace Roberts & Todd LLC, 2010, p. 5). Greyfields even provide suburban communities with the opportunity to convert former shopping malls into Town Centers or Downtowns (Congress for the New Urbanism, 2005, pp. 25-40). This is pivotal for newer communities that have never had a traditional Downtown like older communities (Congress for the New Urbanism, 2005, pp. 25-40).

Greyfields provide communities with the opportunity to stem sprawl through infill development, allowing for an increase in housing units without consuming open space at the periphery (Dunham-Jones & Williamson, 2011, p. 11; Wallace Roberts & Todd LLC, 2010, pp. 7-8; Dunham-Jones & Williamson, 2011, pp. 67-69; Congress for the New Urbanism, 2005, pp. 19-24). Greyfields also allow communities to diversify their housing stock because they are ideal sites for high-density residential and mixed-use development (Congress for the New Urbanism, 2005, pp. 19-24). There are many community indicators that allow communities to determine if there is an opportunity to convert a Greyfield into high-density residential or mixed-use development (Dunham-Jones & Williamson, 2011, p. 11; Wallace Roberts & Todd LLC, 2010, pp. 7-8; Dunham-Jones & Williamson, 2011, pp. 67-69; Congress for the New Urbanism, 2005, pp. 19-24). Indicators include the following: An abundance of small households in the immediate area, household incomes that are solidly in the middle, and competitive retail centers in close proximity that warrant a new use in order to remain viable. Greyfields even provide enough collective space to ease the burden of accommodating future population growth in the United

States (Dunham-Jones & Williamson, 2011, p. 11). It has been estimated that the next 15 years will see 2.8 million acres of Greyfields become available (Dunham-Jones & Williamson, 2011, p. 11). Greyfields could supply half of the housing required by 2030 if converted into mixed-use developments according to Metropolitan Institute at Virginia Tech Coordinator, Arthur C. Nelson (Dunham-Jones & Williamson, 2011, p. 11).

Adaptive Reuse

Abandoned buildings are typical of underperforming commercial areas and play a major role in Greyfield Development efforts. Many Greyfields contain vacant buildings that were abandoned by retail chains for various reasons (Dunham-Jones & Williamson, 2011, pp. 67-69). Fortunately, there are numerous documented cases of abandoned buildings being reused for civic and recreational purposes to the benefit of the respective communities. Some of the most well-known cases adaptive reuse include the Denton Public Library North Branch (Denton, TX), His Hands Church (Woodstock, GA), and Calvary Chapel (Pinellas Park, FL) (Dunham-Jones & Williamson, 2011, pp. 67-69). *Big Box Reuse* identifies ten cases of vacant buildings that were formerly Wal-Mart or K-Mart being converted into the following:

Table 2: Adaptive Reuse Cases

Case	Location
Nelson County Justice Center	Bardstown, KY
RPM Indoor Raceway	Round Rock, TX
Centralia Senior Resource Center	Wisconsin Rapids, WI
Charter School	Buffalo, NY/ Charlotte, NC/ Laramie, WY
Head Start Early Childhood Center	Hastings, NB
Spam Museum	Austin, MN
Lebanon-Laclede County Library	Lebanon, MO
Calvary Chapel	Pinellas Park, FL
St. Bernard Health Center	Chalmette, LA
Peddler's Mall: Antique-Flea Market	Louisville, KY

Source: Christensen, J. (2008). *Big box reuse*.

Cases

Several communities across the United States have successfully redeveloped underperforming strip malls, shopping centers, and regional malls. There are several cases of communities redeveloping single use strip malls, shopping centers, and

Figure 8: Denton Public Library: After (MS&R Architecture, 2013)

regional malls into compact and mixed-use corridors and developments that contain several public amenities (Congress for the New Urbanism, 2005, pp. 19-24). Popular cases include the following developments: Mashpee Commons (Mashpee, MA), the Uptown District (San Diego, CA), and Village Creek (Brooklyn Park, MN) (Dunham-Jones & Williamson, 2011, pp. 72-77). *Greyfields into Goldfields: Dead Malls Become Living Neighborhoods* offers a substantial review of Greyfield Development cases. See **Table 3**.

Table 3: Greyfield Development Cases

Project	Former Use	Location
Belmar	Villa Italia Mall	Lakewood, CO
City Center Englewood	Cinderella City Mall	Englewood, CO
City Place	Long Beach Plaza	Long Beach, CA
The Crossings at Mountain View	Old Mill Mall	Mountain View, CA
Down Town Park Forest	Park Forest Plaza	Park Forest, IL
Eastgate Town Center	Eastgate Mall	Brainerd, TN
Mizner Park	Boca Raton Mall	Boca Raton, FL
Paseo Colorado	Plaza Pasadena	Pasadena, CA
Phalen Village Center	Phalen Center	St. Paul, MN
Renaissance Towne Center	Five Points Mall	Bountiful UT
Santana Row	Town & Country Mall	San Jose, CA
Winter Park Village	Winter Park Mall	Winter Park, FL

Source: Bodzin and Sobel. (2002). *Greyfields into goldfields: Dead malls become living neighborhoods*. Page(s) 22-23.

Practices

There are a number of preliminary practices that communities can adopt to facilitate revitalization.

One of the first steps that communities interested in facilitating Greyfield Development should take is to identify

commercial sites that show signs of maturation, decline, and warrant

redevelopment (Atlanta Regional Commission, 2009, pp. 4-12; Beyard & Pawlukiewicz, 2001, pp. 2-22). Successful Greyfield Development efforts are collaborative, involving stakeholders as a way to establish common ground and a shared vision on the revitalization of the commercial site (Atlanta Regional Commission, 2009, pp. 4-12; Beyard & Pawlukiewicz, 2001, pp. 2-22). Stakeholders typically include the following: Residents, neighborhood groups, property owners, businesses, developers, realtors, civic institutions, and the local government (Atlanta Regional Commission, 2009, pp. 4-12; Beyard & Pawlukiewicz, 2001, pp. 2-22). A multi-disciplinary planning team should be assembled during the preliminary planning stages, consisting of the following: Planners, urban designers, landscape architects, market analysts, and housing specialists (Atlanta Regional Commission, 2009, pp. 4-12; Beyard & Pawlukiewicz, 2001, pp. 2-22). It is also essential to prepare a background report assessing the existing conditions as it relates to market performance, demographics, and infrastructure to determine if any of the structures can be integrated into a redevelopment plan (Atlanta Regional Commission, 2009, pp. 4-12; Beyard & Pawlukiewicz, 2001, pp. 2-22).

Figure 9: Mashpee Commons: Before
(Brussat, 2011 December 15)

Greyfield Development efforts should embody key elements in order to ensure that revitalization comes to fruition. Many successful Greyfield Development efforts incorporate mixed uses because it diversifies the character; creates a sense of

Figure 10: Mashpee Commons: After
(Brussat. 2011 December 15)

place; and allows the site to not be dependent upon the viability of a single use: commercial (Bodzin & Sobel, 2002, pp. 24-29). Many cases of Greyfield Development embody a range of non-retail uses that include civic uses, recreational uses, offices, hotels, and housing. Comprehensive Greyfield Development efforts contain high quality and compact design, accommodating vast amounts of parking in structures or behind buildings through design guidelines (Bodzin & Sobel, 2002, pp. 24-29). One of the most critical components that communities should consider when undertaking a Greyfield Development effort is to remain grounded in reality and tailor strategies to the locality of the respective site (Atlanta Regional Commission, 2009, pp. 4-12; Beyard & Pawlukiewicz, 2001, pp. 2-22). Revitalization practices are not uniform and the appropriate strategies will vary from community to community (Bodzin & Sobel, 2002, pp. 24-29).

The local government plays a major role in Greyfield Development because it has the jurisdiction to create a regulatory framework that is conducive to revitalization (Atlanta Regional Commission, 2009, pp. 4-12; Beyard & Pawlukiewicz, 2001, pp. 2-22). Municipalities can assist in Greyfield Development by making zone changes to accommodate new uses, expediting the permit process, reducing parking requirements when appropriate, and assisting in land assembly (Atlanta Regional Commission, 2009, pp. 4-12; Beyard & Pawlukiewicz, 2001, pp. 2-22).

Municipalities can specifically enhance commercial conditions throughout a community by reducing the excess amount of land that is zoned commercial. This limits the amount of commercial land and encourages reinvestment in existing areas (Bodzin & Sobel, 2002, pp. 24-29; Congress for the New Urbanism, 2005, pp. 48-54). The local government is also pivotal because they can allocate funding to assist in Greyfield Development efforts (Bodzin & Sobel, 2002, pp. 24-29; Congress for the New Urbanism, 2005, pp. 48-54).

CONCLUSION

Greyfields are essentially poised to play a substantial role in the field of planning and even in the American dialogue as planners look for suitable locations to absorb future growth. Municipalities should begin assessing whether any of their commercial sites have declined to Greyfield status and then determine feasible revitalization alternatives given these benefits and expectations. The Literature Review outlined a number of conditions and practices that are favorable to Greyfield Development. The Background Report will determine if Vallejo has conditions and practices that are conducive to Greyfield Development as outlined in the Literature Review.

III. BACKGROUND REPORT

INTRODUCTION

The Background Report is intended to determine if Vallejo has the framework to accommodate to Greyfield Development. It will assess Vallejo by doing the following: (1) Collect demographic, housing, and economic data in order to develop a baseline of information; (2) Highlight population and housing projections to assess if there is a future need that can be accommodated through Greyfield Development; (3) Analyze plan documents to determine if there are any existing policies and programs that address Greyfield Development; (4) Identify cases of adaptive reuse and redevelopment to understand if Greyfield Development has occurred in Vallejo; (5) Review the budget to determine if Vallejo has allocated funding to aid underperforming commercial sites and; (6) Ascertain opportunities and constraints related to Greyfield Development in Vallejo.

Figure 11: Mare Island Strait

CURRENT CONDITIONS

Demographics

Age and Sex

Vallejo was home to 115,942 residents as of 2010 (United States Census Bureau, 2010a). This is an 818 person or 0.7 percent decrease from 2000 when the total population was 116,760 (United States Census Bureau, 2010a; United States Census Bureau, 2000a). Median Age in Vallejo was 37.9 years as of 2010 (United States Census Bureau, 2010a). **Figure 12** indicates that age and sex distribution is fairly consistent across several age groups with the exception of all groups "60 to 64 years" through "85 and over." **Figure 12** shows that Vallejo may see an increase in seniors in the next ten to fifteen years as its adult population ages. See **Age and Sex in 2010 in Appendix A: Vallejo Census Data.**

Figure 12: Age and Sex in 2010

Race

Vallejo is racially diverse and breaks down as follows: White (28,946 or 25.0 percent), Black or African American (24,876 or 21.5 percent), American Indian and Alaskan Native (453 or 0.4 percent), Asian (28,386 or 24.5 percent), Native Hawaiian and Other Pacific Islander (1,159 or 1.0 percent), Some Other Race (304 or 0.3 percent), Two or More Races (5,653 or 4.9 percent), and Hispanic or Latino (of any race) (26,165 or 22.6 percent) (United States Census Bureau, 2010a). See **Race in 2010 in Appendix A: Vallejo Census Data**.

Figure 13: Race in 2010

Income

Median Household Income was \$56,209 in Vallejo as of 2010 (United States Census Bureau, 2010b). **Figure 14** indicates that income distribution is fairly consistent for all of the groups earning less than \$50,000 a year. The largest income group is "\$50,000 to \$74,999" (8,056 households) followed by "\$75,000 to \$99,999" (6,229 households) and "\$100,000 to \$149,999" (5,156 households) respectively. See **Income in 2010 in Appendix A: Vallejo Census Data**.

Figure 14: Household Income in 2010

Educational Attainment

Educational Attainment varies amongst the 78,543 residents that are 25 years and over from a 9th grade education to the possession of a graduate or professional degree (United States Census Bureau, 2011c). **Figure 15** indicates that the three largest educational attainment categories as classified by the United States Census are the following: "High school graduate (includes equivalency)"; "Some college, no degree"; and "Bachelor's degree." See **Educational Attainment in 2011** in **Appendix A: Vallejo Census Data**.

Figure 15: Educational Attainment in 2011

Economics

Occupation

The total civilian population that is employed and 16 years and over is 49,224 (United States Census Bureau, 2010b). Occupations consist of the following: 16,319 (33.2 percent) in "Management, business, science, and arts occupations"; 12,143 (24.7 percent) in "Sales and office occupations"; 10,497 (21.3 percent) in "Service occupations"; 6,777 (13.8 percent) in "Production, transportation, and material moving occupations"; and 3,488 (7.1 percent) in "Natural resources, construction, and maintenance occupations" (United States Census Bureau, 2010b). See **Occupation in Appendix A: Vallejo Census Data**.

Industry

Figure 16 indicates "Educational services, and health care and social assistance" was the largest industry in Vallejo with 12,260 (24.9 percent) (United States Census Bureau, 2010b). **Figure 16** also indicates that representation is fairly consistent among other industries with a few exceptions. See **Industry in Appendix A: Vallejo Census Data**.

Figure 16: Industry in 2010

Consumer Expenditures

Consumer expenditures indicate how Vallejo residents are spending money. Consumer expenditures are important because they have implications as they relate to the viability of retail in Vallejo. Median consumer expenditures were \$59,051 per household (City of Vallejo, 2012g). The following are the five main areas of consumer expenditures per household: "Transportation" (\$11,710), "Shelter" (\$11,436), "Food and Beverages" (\$8,937), "Utilities" (\$4,032), and "Health Care" (\$3,506) (City of Vallejo, 2012g). Total median consumer expenditures were \$2,452,676. The following are the five main areas of total consumer expenditures: "Transportation" (\$486,384), "Shelter" (\$475,009), "Food and Beverages" (\$371,221), "Utilities" (\$167,463), and "Health Care" (\$145,630) (City of Vallejo, 2012g).

Table 4: Consumer Expenditures in 2012

Category	\$ Per Household	Total in \$1,000s
Apparel	2,848	118,302
Education	1,510	62,712
Entertainment	3,314	137,635
Food and Beverages	8,937	371,221
Health Care	3,506	145,630
Household Furnishings and Equipment	2,644	109,825
Shelter	11,436	475,009
Household Operations	2,192	91,028
Miscellaneous Expenses	970	40,280
Personal Care	855	35,497
Reading	194	8,047
Tobacco	362	15,030
Transportation	11,710	486,384
Utilities	4,032	167,463
Gifts	1,619	67,233
Personal Insurance	628	26,083
Contributions	2,294	95,297
Total	59,051	2,452,676

Source: City of Vallejo. (2012). Consumer expenditures report. Vallejo Economic Development Information System (VEDIS).

Housing

Housing Occupancy

There were 44,433 housing units in Vallejo as of the 2010 Census (United States Census Bureau, 2010a). 40,559 (91.3 percent) were occupied while 3,874 (8.7 percent) were vacant (United States Census Bureau, 2010a). This is an increase from the 2000 Census when there were 41,219 housing units with 39,601 (96.1 percent) occupied and 1,618 (3.9 percent) vacant (United States Census Bureau, 2010a; United States Census Bureau, 2000a). See **Housing Occupancy and Vacancy 2000-2010 in Appendix A: Vallejo Census Data**.

Households

Vallejo was home to 40,559 households as of the 2010 Census (United States Census Bureau, 2010a). 27,788 (68.5 percent) were "Family Households" while 12,771 (31.5 percent) were "Nonfamily Households" (United States Census Bureau, 2010a). "Family Households" consists of the following: "Husband-Wife Family", "Husband-Wife Family with own Children under 18 years", "Male Householder and no wife present with own children under 18 years", and "Female householder with own children under 18 years" (United States Census Bureau, 2010a). See **Households by Type in Appendix A: Vallejo Census Data**.

PROJECTIONS

The following are population, housing, and households projections made by the Vallejo Economic Development Information System (VEDIS) and the Association of Bay Area Governments (ABAG). Projections are significant because they provide insight as to how the Vallejo population may grow and if there will be a need for additional housing in the future. Projections are important but they are estimations that may or may not reflect actual population figures in the future.

Population

VEDIS estimated the total population in Vallejo in 2012 to be 116,995 persons and to be 119,336 persons by 2017 for an increase of 2,341 (City of Vallejo, 2012h).

Housing

ABAG estimates that there were 44,430 housing units in Vallejo as of 2010. ABAG estimates that Vallejo will need to increase its housing stock by 2,530 (6 percent) to 46,960 by 2040 in order to meet regional housing needs (Association of Bay Area Governments, 2012, p. 104).

ABAG anticipates that the Vallejo Waterfront and Downtown Vallejo will absorb some of this growth by increasing the housing stock from 1,130 in 2010 to 1,970 by 2040 for an addition of 840 (Association of Bay Area Governments, 2012, p. 104). This essentially means that an additional 1,690 housing units will need to be built throughout the rest of Vallejo to fulfill regional housing needs.

Households

ABAG estimates that there were 40,560 households in Vallejo as of 2010 (Association of Bay Area Governments, 2012, p. 104). ABAG estimates that Vallejo will add 4,320 households (11 percent) and increase to 44,880 households by 2040 (Association of Bay Area Governments, 2012, p. 104). ABAG anticipates the Vallejo Waterfront and Downtown Vallejo to absorb some of this growth by increasing from 980 households in 2010 to 1,920 households by 2040 for an addition of 950. This essentially means that the rest of Vallejo will add 3,370 households by 2040 (Association of Bay Area Governments, 2012, p. 104).

POLICIES

This section examines the following plan documents to ascertain existing policies and programs that relate to Greyfield Development in Vallejo: *Vallejo General Plan, 2009-2014 Housing Element Update, Economic Development Element, Economic Development Strategic Plan, and 2005 Municipal Service Review*. The purpose of this section is to determine if Vallejo contains policies and programs that support Greyfield Development.

Vallejo General Plan

The *Vallejo General Plan* is significant because it contains a number of policies and programs that influence development in Vallejo. The *Vallejo General Plan* contains the following elements: (1) Land Use; (2) Circulation and Transportation; (3) Housing; (4) Educational Facilities; (5) Public Facilities and Other Services; (6) Safety; (7) Noise; (8) Air Quality and; (9) Natural Resources (City of Vallejo, 1999, p. I-1). The *Vallejo General Plan* is dated having last undergone a major update in 1983 but is significant as it contains the following goal and policies in the Land Use Element (City of Vallejo, 1999, p. I-1):

Commercial Development Goal 6: To have healthy commercial strip areas, phasing out those that are poorly situated and no longer suited for commercial use.

This goal specifically states that Vallejo should redevelop commercial strips that are no longer viable as a commercial use. This goal contains several policies that address the location of commercial uses as it relates to proximity to corridors, the removal of nonconforming uses and structures in commercial areas, shared parking, circulation and accessibility, and the creation of distinct commercial areas through design standards (City of Vallejo, 1999, pp. II-7-II-8). This goal even encourages Vallejo to develop nodes in areas along major corridors that have a high level of pedestrian activity and uses (City of Vallejo, 1999, pp. II-7-II-8).

Table 5: Commercial Development Goal 6 Policies

Policies:	
1.	Boundaries of strip commercial areas should be delineated on the Plan Map and the zoning maps to prevent encroachment into unsuitable areas. More detailed maps should be incorporated into neighborhood development plans and specific area plans.
2.	In general, those lots not facing a strip commercial street should not be allowed to be developed with a commercial use.
3.	The nonconforming use provisions in the Zoning Ordinance should be strictly adhered to, particularly with regard to replacement of a nonconforming use and vacancy of a nonconforming structure.
4.	Form a parking district in highly congested areas, e.g., Tennessee Street, and acquire and develop well-located lots for parking.
5.	Access to businesses on strip commercial streets should be off alleys wherever possible to reduce the number of conflicts with through-traffic. Driveways serving parking lots should be shared to reduce the overall number of driveways.
6.	Undertake design studies of the major strip commercial streets and create a distinctive identity to certain parts of the street by having the following policies:
	<ul style="list-style-type: none">▪ Nodes should be developed as focal points along the commercial strips especially where there are a high number of pedestrian oriented retail uses. An example of this is the 900 block of Tennessee Street, which serves as the focal point for Tennessee Street west of 1-80.▪ Encourage grouping of like activities for better comparison shopping.

Source: City of Vallejo. (1999). *Vallejo general plan*. Page II-7-II-8.

2009-2014 Housing Element Update

The 2009-2014 Housing Element Update of the *Vallejo General Plan* was completed in 2008 and is significant because it contains several policies and programs that specify the conversion of underperforming commercial sites and identify housing as an alternative use. The 2009-2014 Housing Element Update contains two policies that address Greyfield Development:

Policy A.1: The City of Vallejo strives to provide opportunities for the development of new housing adequate to meet its share of the increasing regional demand from households at all income levels.

This policy contains provisions that accommodate additional housing as a way to fulfill regional needs. It contains two significant programs: Program A1.1.2: Vacant Land Inventory and Program A1.1.3: Mixed-Use Development. A1.2.2 proposes the creation of an inventory that identifies and prioritizes vacant residential, commercial, and industrial parcels that are suitable for future housing (City of Vallejo, 2008, p. 100). A1.1.3 proposes the addition of housing in existing commercial areas. A1.1.3 also indicates that mixed-use development is currently allowed in several commercial zoning districts and that Vallejo can facilitate rezoning under the appropriate conditions (City of Vallejo, 2008, pp. 100-101). A1.1.3 points out that Vallejo will discourage the future development of areas that are only commercial and market the most underperforming commercial property for high density residential and/or mixed-use development (City of Vallejo, 2008, pp. 100-101).

Table 6: Program A1.1.2

Program A1.1.2: Vacant Land Inventory

The City of Vallejo will continue to maintain a vacant land inventory for residential, commercial, and industrially zoned parcels. In considering development applications and/or pending changes in local land use policy, the City of Vallejo will place a priority on activities (i.e., expedite when possible) that support the City's ability to meet its unmet share of the regional housing need.

Source: City of Vallejo. (2008). 2009-2014 housing element update. *Vallejo general plan*. Page 100.

Table 7: Program A1.1.3

Program A1.1.3: Mixed-Use Development

The City will continue to encourage and facilitate the development of residential units within the City's commercial zones, particularly units affordable to low- and very low-income households. Current zoning regulations allow residential development above the first floor within the City's Neighborhood Shopping and Service District, Linear Commercial District, and Pedestrian Shopping and Service District zones. The City will consider either rezoning some vacant commercial land to allow residential development or amending the commercial zoning regulations to provide opportunities to construct residential units on the ground floor of certain commercial areas or under certain conditions. The City's vacant land inventory listed in Program A 1.1.2 will include a listing of mixed-use sites identified in Table 37 appropriate for mixed-use development and may accommodate lower and moderate-income households, subject to existing development agreements. This inventory will be made available to interested developers, including affordable housing developers, to facilitate and encourage them to propose development on these sites.

The City will continue to facilitate the construction of residences in the mixed-use developments by doing the following:

- Discouraging the development of exclusively commercial projects.
- Continuing to provide marketing materials on the City's website that delineate site opportunities for mixed-use, and provide technical assistance for interested developers. Technical assistance includes assisting interested developers with obtaining property owner/representative information and information on the available development incentives (Program A 2.1.1). The City will provide development incentives, including higher densities, expedited permit processing to projects that include pedestrian linkage amenities, and density bonuses to projects that include affordable or senior housing, to encourage the development of mixed-use projects and continue to provide financial subsidies, including but not limited to, fee deferrals.
- Encourage lot consolidation for mixed-use developments by providing technical assistance to developers to facilitate negotiations between property owners.
- As sites become available, establish a protocol to monitor development interest, inquiries, and progress toward mixed-use development. Periodically re-evaluate approach and progress.

Source: City of Vallejo. (2008). 2009-2014 housing element update. *Vallejo general plan*. Page(s) 100-101.

Policy A.2: Convert vacant infill land and surplus, vacant nonresidential properties to housing and mixed use where feasible, economically desirable, and compatible.

Program A2.1.1: Underutilized Commercial Land Conversion Program is the sole provision in Policy A.2. Program A2.1.1 indicates that Vallejo is willing to convert underperforming commercial property to new uses and will even offer incentives and technical support to ensure that redevelopment comes to fruition (City of Vallejo, 2008, pp. 100-101). Incentives include

expedited development review and relaxation of development standards (City of Vallejo, 2008, pp. 100-101).

Table 8: Program A2.1.1

Program A2.1.1: Underutilized Commercial Land Conversion Program

The City will undertake a study of underutilized land in commercial corridors for possible rezoning to expand opportunities for mixed-use development within the City. The study will be completed in conjunction with the vacant land and mixed-use opportunity inventory. The City will proactively encourage the development of underutilized commercial and high-density zoned sites. The City will offer regulatory incentives such as relaxed development standards, building setbacks, height, FARs, and parking), expedited permit processing for projects that contain an affordable housing component, and offer financial subsidies including but not limited to fee deferrals for affordable housing projects and use funds from the City's Redevelopment Agency. The City will also promote the availability of both the underutilized sites and fiscal and regulatory incentives through the use of the City's website and during pre-application meetings and during any other community outreach workshops/meetings. Lastly, the City will monitor the supply of underutilized sites and evaluate whether the incentives described above are providing the necessary catalyst to ensure that development is occurring consistent with the RHNA needs. As necessary, the City will make changes to this program to ensure that infill development remains a realistic and viable development strategy.

Source: City of Vallejo. (2008). 2009-2014 housing element update. *Vallejo general plan*. Page 101.

Economic Development Element

The Economic Development Element of the *Vallejo General Plan* was adopted in 2003 and contains Goal 11: Enhance Commercial Corridors to Create Vibrant Mix of Uses (Goal 11).

Goal 11: Enhance Commercial Corridors to Create Vibrant Mix of Uses

Goal 11 identifies Sonoma Boulevard, Tennessee Street, and Springs Road as strategic corridors that could be enhanced to accommodate mixed-use development (City of Vallejo, 2003, pp. 25-27). Goal 11 is significant to Greyfield Development given that it calls for the mixed-use development of commercial corridors that contain shopping centers (City of Vallejo, 2003, pp. 25-27).

Table 9: Goal 11

<p>Sonoma Boulevard</p> <ul style="list-style-type: none"> • Policy 1: Commission a land use and economic study of this key corridor to improve physical amenities, transportation and pedestrian connections, and land use opportunities. This study should include an assessment of viable financing and partnership strategies to foster the development of transit villages and other mixed use projects on the Boulevard. • Policy 2: Support efforts to initiate and maintain consistent marketing, permitting, and land uses to solidify Sonoma Boulevard as a gateway and link between the Napa Valley and downtown Vallejo. • Policy 3: Explore the creation of a new Redevelopment Project Area along this corridor to mitigate blight and provide a coordinated revitalization strategy. <p>Tennessee Street</p> <ul style="list-style-type: none"> • Policy 1: Support development to promote Tennessee Street's role as a key entryway to Mare Island, with particular emphasis on the intersections of Tuolumne Street/Tennessee Street and Sonoma Boulevard/Tennessee Street. To stimulate improvement, commission a Gateway Strategic Plan for all or part (e.g., key intersections) of this corridor. The Strategic Plan should focus on improving the area's image, identifying new development projects, and establishing strong partnerships between business owners, property owners, and Mare island stakeholders to achieve economic development and revitalization. • Policy 2: Explore the creation of a new Redevelopment Project Area and/or Business Improvement District (BID) along this corridor to mitigate blight and provide a coordinated revitalization strategy. <p>Springs Road</p> <ul style="list-style-type: none"> • Policy 1: Support and enhance the diverse ethnic retail base and expand on existing offerings. • Policy 2: Attract economically viable activities as well as recreational activities for teens, such as a retail services, skate park, recreation centers, and cafes and music venues appropriate for the age and interests of teens. • Policy 3: Explore financially sound methods to improve maintenance, support facade/streetscape improvements, improve signage, and provide for public art and gathering places along the corridor. • Policy 4: Relocate existing public library on Oakwood Street by building a replacement facility.
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Source: City of Vallejo. (2003). Economic development element. *Vallejo general plan*. Page(s) 25-27.

Economic Development Strategic Plan

The *Economic Development Strategic Plan* was prepared in 2012, provides an overview of economic conditions, and presents a series of strategies in order to facilitate economic development in Vallejo.

Goal: Increase retail sales, capture sales tax leakage in key sectors, and increase local employment at retail shopping and dining businesses.

The goal addresses Greyfield Development because it contains provisions that call for the periodic review of commercial property, facade enhancements, and conversion of underperforming shopping centers (RDA Global Inc., 2012, p. 62). The goal also states that Vallejo will assess the impact of non-commercial tenants on shopping centers as well as create standards to determine if conversion is warranted and identifies funding sources (RDA Global Inc., 2012, p. 62).

Table 10: Improve Underperforming Retail Centers Strategies

Improve underperforming retail centers.

- Periodically analyze the performance and condition of Vallejo's retail centers and make recommendations regarding measures likely to improve retail performance. Evaluate space used by non-retail businesses within retail centers to identify the impacts on tenant mix and center viability.
- Conduct outreach efforts with owners and brokers of underperforming retail centers to discuss options for rehabilitation of the center(s), potential changes in retail mix, or conversion to non-retail use.
- Where rehabilitation is likely to help make underperforming centers economically viable, incentivize property owners to invest by leveraging commercial lending available through the Grow Vallejo fund or other sources of funds.
- Consider converting low-performing retail centers to other compatible uses when evidence justifying such conversion is provided including high vacancy rates, poor center sales, and lack of reinvestment.
- Consider the creation of a matching grant program for facade improvements to retail and service businesses.

Source: RDA Global, Inc. (2012). *City of Vallejo: Economic development strategic plan*. Page 62.

2005 Municipal Service Review

The *2005 Municipal Service Review* was prepared by Vallejo for the Solano County Local Agency Formation Commission (LAFCO). It essentially provides an assessment of Vallejo growth capacity, contains several infill development strategies, and highlights the number of vacant acres that are suitable for redevelopment.

Future Options

Future Options contains three alternatives that address the redevelopment and rezoning of vacant and underutilized land as a way to facilitate infill development (City of Vallejo, 2005, p. 21).

Table 11: Future Options

The City may undertake the following options in the future:

- Option 1: Appropriate a greater proportion of available resources, including Community Development Block Grant (CDBG) funds, to assist in the construction of residential units on infill lots, especially for low and moderate-income households. Additionally, more CDBG funds can also be used to install the necessary infrastructure.
- Option 2: Emphasize the use of Redevelopment Set-Aside funds to assist in the construction of residential units on infill lots for low and moderate-income households.
- Option 3: Continue to re-evaluate existing zoning of vacant and under utilized land for increased development opportunities in selected area, e.g., along Sonoma Boulevard, through the creation of Specific Plans or other Planning efforts.

Source: City of Vallejo. (2005). *2005 Municipal services review*. Page 21.

CASES

Vallejo is home to a number of adaptive reuse and redevelopment cases that relate to Greyfield Development. There are at least 9 cases of abandoned commercial buildings and underperforming shopping centers being reused and redeveloped within the last 15 years that can serve as models in the future. Vallejo has witnessed the reuse of vacant commercial buildings with the

Figure 17: Century 14 Vallejo

former Service Merchandise being converted in Century 14 Vallejo. The former Michaels was also converted to The Banquet before it became Planet Fitness in Vallejo Plaza. Efforts to revitalize entire shopping centers have also come to fruition within the last 10 years with Tuolumne Redwood Center (Flemingtowne Center) and Solano 80 Center. Both of these shopping centers underwent extensive and transformative revitalizations with facade enhancements, the construction of new buildings, and the arrival of new tenants as a result.

There are also instances of underperforming commercial property being redeveloped and converted to an entirely new use. Vallejo Plaza was formerly home to AMF Lanes and AMC 6 Theatres that were located directly behind the existing tenants to the west. The property is now home to the Bay

Figure 18: Bay View Apartments

View Apartments, Broadstone Sterling Village, and Solano Vista Apartments. These cases are significant because they illustrate that Vallejo has experience with redeveloping abandoned and blighted commercial property. See **Table 12** for a complete summary of the most notable reuse and redevelopment cases from the last 15 years.

Table 12: Vallejo Reuse and Redevelopment Cases

Former Use	Current Use
AMF Lanes/AMC 6 Theatres	Bay View Apartments, Broadstone Sterling Village, and Solano Vista Apartments
Better Buy Foods	Seafood City
Cinedome 8	Kohls
Home Base	Beth Bath & Beyond, Michaels, and Toys R Us/Babies R Us
Michaels	Planet Fitness
Service Merchandise	Century 14 Vallejo
Solano I-80 Center	Solano 80 Center
Flemingtowne Center	Tuolumne Redwood Center
Yard Birds	Grocery Outlet

BUDGET

This section reviews the Vallejo Budget to ascertain allocated funding to assist in revitalization and redevelopment of underperforming commercial property. The *City of Vallejo Adopted Budget: Fiscal-Year 2012-2013* indicates that total revenues (including Measure B) are approximately \$190,268,023 while total expenditures are approximately \$195,759,798 (City of Vallejo, 2012i, p. C-1; City of Vallejo, 2012i, p. C-2). This gives Vallejo a \$5,491,775 deficit for the 2012-2013 Fiscal Year (City of Vallejo, 2012i, p. C-1; City of Vallejo, 2012i, p. C-2). **Figure 19** and **Figure 20** identify revenue sources and funding allocation. The section will specifically review funding allocation to determine if the budget addresses Greyfield Development.

Figure 19: Total Revenues
(City of Vallejo, 2012i, p. C-1)

Figure 20: Total Expenditures
(City of Vallejo, 2012i, p. C-2)

Community Development Block Grant Program

Vallejo has currently allocated \$200,000 in Community Development Block Grants (CDBG) funds in order to aid small businesses through an agreement with Grow America Fund, Inc. and the National Development Council (City of Vallejo, 2012i, p. C-1; City of Vallejo, 2012i, p. H-7). Vallejo has identified Downtown Vallejo as a priority recipient for the CBDG funds (City of Vallejo, 2012i, p. C-1; City of Vallejo, 2012i, p. H-7). While the CBDG funds have been allocated for Downtown Vallejo, Vallejo has identified assisting underperforming shopping centers using the Grow America Fund as a strategy in the *Economic Development Strategic Plan* (RDA Global Inc., 2012, p. 62). This indicates that Vallejo is at least open to the idea of providing some funding for Greyfield Development.

Figure 21: Budget Assembly in 2012
(Participatory Budgeting Vallejo, 2012b)

Measure B

Vallejo voters approved Measure B, a \$0.01 sales tax increase for ten years, in November 2011 (City of Vallejo, 2013k). Measure B is expected to generate at least \$9.8 million a year in additional revenue for Vallejo until it expires March 31, 2022 (City of Vallejo, 2013k). Vallejo subsequently allocated \$9,648,000 in Measure B funds for the 2012-2013 Fiscal Year (City of Vallejo, 2013k).

Participatory Budgeting Vallejo

The Vallejo City Council voted in 2012 to allocate 30 percent of the \$9.8 million for Participatory Budgeting Vallejo (PB Vallejo) (Participatory Budgeting Vallejo, 2012a). PB Vallejo enables residents to determine how they want to allocate 30 percent of the additional revenue generated from Measure B (Participatory Budgeting Vallejo, 2012a). PB Vallejo conducted nine Budget Assemblies from October 2012 to December 2012 to gauge and generate allocation preferences (Participatory Budgeting Vallejo, 2012b).

The Budget Assemblies produced 800 spending proposals that were synthesized into project proposals at Delegate Meetings that took place between December 2012 and April 2013 (Participatory Budgeting Vallejo, 2012b). PB Vallejo conducted a Project Expo in April 2013 to present project proposals that were voted on by residents in May 2013 (Participatory Budgeting Vallejo, 2012b; Participatory Budgeting Vallejo, 2012c). Projects that received the most votes will then be presented to the Vallejo City Council for approval (Participatory Budgeting Vallejo, 2012c).

PB Vallejo is significant because it generated a number of ideas that call for the development of underperforming commercial sites and gives residents the ability to allocate funding as they see fit so long as the Vallejo City Council approves. It is undetermined if Vallejo will continue PB Vallejo after May 2013 until Measure B expires in 2022. PB Vallejo and Measure B do provide a pool of additional funding that could be allocated to facilitate Greyfield Development so long as Vallejo residents and/or officials deem it appropriate.

OPPORTUNITIES AND CONSTRAINTS

Table 13: Opportunities and Constraints for Vallejo

Opportunities	Constraints
<ul style="list-style-type: none"> • Racially diverse population gives Vallejo the opportunity to incorporate ethnic businesses into existing commercial areas and shopping centers that have declined. • 12,771 (31.5 percent) of the 40,559 households in Vallejo were "Nonfamily Households" in 2010; creating a potential market for dense housing. • VEDIS projects the population to grow by 2,341 to 119,336 in 2017. • ABAG estimates that Vallejo will add 2,530 housing units by 2040 with 1,690 being constructed outside of the Vallejo Waterfront and Downtown Vallejo. • Vallejo plan documents contain a number of provisions and strategies that address Greyfield Development in some capacity. Vallejo also wants to discourage the development of areas that are only commercial and incentivizes the conversion of underutilized sites. • The <i>Vallejo Municipal Code</i> allows mixed-uses in commercial zoning districts as a way to facilitate revitalization when appropriate. • Measure B and PB Vallejo increase the chances that Vallejo could allocate funding for the redevelopment of Greyfields. 	<ul style="list-style-type: none"> • Population has declined from 2000 to 2010; weakening the prospect that Vallejo is growing and will need to develop underperforming commercial property in order to absorb growth through housing. • 3,874 (8.7 percent) of the 44,433 housing units in Vallejo are vacant; limiting housing as a practical alternative to underperforming shopping centers. • Vallejo a \$5,491,775 deficit for the 2012-2013 Fiscal Year.

CONCLUSION

Vallejo contains a framework that is conducive to Greyfield Development given the findings outlined in the Background Report. Vallejo has experienced a decrease in population and increase in vacant housing units but is demographically balanced and is projected to experience growth by 2040. Vallejo also contains a number of policies and programs, specifically the Underutilized Commercial Land Conversion Program, that explicitly calls for Greyfield Development. *Greyfield Development in Vallejo, California: Opportunities, Constraints, and Alternatives* will survey existing commercial sites throughout Vallejo to determine any are Greyfields given that it has been established that Vallejo supports Greyfield Development. See **Appendix A: Vallejo Census Data** for additional information.

IV. GREYFIELD STUDY

INTRODUCTION

The Greyfield Study provides an assessment of existing commercial land to identify one site that has experienced the highest level of decline and warrants redevelopment. The Greyfield Study undergoes the following process to select a site: (1) Inventories existing shopping centers; (2) identifies three sites from the inventory that exemplify signs of maturation and/or decline; and (3) analyzes each of the three sites to determine level of decline and conditions that are favorable to redevelopment. The Greyfield Study concludes with the selection of one site that should be revitalized and will be the subject of redevelopment alternatives.

VALLEJO SHOPPING CENTERS

Vallejo is home to dozens of commercial sites that range from small neighborhood plazas to large shopping centers. These commercial sites vary in scale, character, age, and contain an array of diverse tenants ranging from corporate chains to local businesses. Commercial land generally consists of the following

Figure 22: Solano 80 Center

zoning designations as outlined in the *Vallejo Municipal Code*: Neighborhood Shopping and Service District, Linear Commercial District, Pedestrian Shopping and Service District, Waterfront Shopping and Service District, Freeway Shopping and Service District, Planned Development Commercial District, and Mixed Use Planned Development District (City of

Vallejo, 2013a). Vallejo Plaza is the oldest shopping center having been constructed as Larwin Plaza Shopping Center in 1963 while the recently redeveloped Solano 80 Center reopened in 2011 (City of Vallejo, 1963; Raskin-Zrihen, 2011 May 24, pp. A1 & A2). Vallejo shopping centers were essentially constructed between 1963 and 2011, providing an array of commercial sites that may be suited for redevelopment depending on level of maturation and market performance.

Shopping Center Inventory

The Shopping Center Inventory identifies sixteen shopping centers and will produce three sites for assessment to determine level of decline and Greyfield status. The Shopping Center Inventory only identifies the major shopping centers in Vallejo because they cover an ample amount of land and are situated on major arterials. Many of the smaller strip malls and neighborhood plazas in Vallejo are excluded due to size and location. They may exhibit signs of decline but could be integrated into larger redevelopment plans or revitalized through small infill projects. The Shopping Center Inventory also excludes Downtown Vallejo because it is a traditional commercial district and does not contain the characteristics of a Greyfield. **Table 14** identifies the commercial sites from the Shopping Center Inventory as well as respective location in Vallejo.

Table 14: Shopping Center Inventory

Shopping Center	Address	Anchor Tenant(s)
CVS Center	3678 Sonoma Boulevard	CVS/Pharmacy
Gateway Plaza	198 Plaza Drive	Costco Wholesale; Home Depot; Best Buy; Office Max
Glen Cove Center	122 Robles Drive	Safeway; Chase Bank
Meadows Plaza	5184 Sonoma Boulevard	Food 4 Less
Solano 80 Center	2021 Solano Avenue	Rite Aide; Mi Pueblo Market; Harbor Freight Tools
Springhill Center	2647 Springs Road	Walgreens
Springstowne Center	24 Springstowne Center	Island Pacific Market
Park Place	4300 Sonoma Boulevard	Raley's; 24 Hour Fitness
Rancho Square	5201 Sonoma Boulevard	Vargas Market
Redwood Plaza	774 Admiral Callaghan Lane	Safeway
Redwood Square	430 Redwood Street	Matsuri
Sonoma Plaza	701 Sereno Drive	Wal-Mart Neighborhood Market; In-Shape
Target Center	904 Admiral Callaghan Lane	Target; Dollar Tree
Tuolumne Redwood	1740 Tuolumne Street	Food Maxx
Vallejo Plaza	3495 Sonoma Boulevard	Seafood City; DD's Discounts; Planet Fitness
Vallejo Village	1601 Lewis Brown Drive	Popeyes Louisiana Kitchen

GREYFIELD METHODOLOGY

Shopping Centers

Three shopping centers were selected from the Shopping Center Inventory based on five indicators. The five indicators used to select the three sites consist of the following: (1) Construction or last major renovation was a minimum of fifteen years ago; (2) located on a major arterial; (3) anchor tenants have left or are planning to leave; (4) consume a minimum of ten acres of land; and (5) have the capacity to expand through large surface parking lots or adjacent vacant land. These five indicators are not indicative of Greyfield status but present conditions that may illustrate decline and conduciveness to revitalization. An assessment of commercial areas in Vallejo produced the following three shopping centers to determine level of decline: Springstowne Center, CVS Center, and Meadows Plaza.

Greyfield Designation

Sales

Sales of \$150 and less per square foot has been deemed the most effective and objective indicator to determine if a shopping center has declined to a Greyfield as substantiated by the Congress for the New Urbanism (CNU) and PricewaterhouseCoopers (PWC) (Congress for the New Urbanism, 2001, p. 14). The Greyfield Study will not use sales data to ascertain Greyfield status given that sales data is not readily available to the public and typically only available to shopping center owners and local governments.

Vacancy Status

Vacancy Status is the leading indicator used to measure the level of decline given that sales data was unobtainable. The Greyfield Study assesses the level of decline based on the total amount of vacant land (square footage) at each of the three shopping centers. Vacancy Status is a strong indicator because the lack of tenants illustrates that no sales are taking place and thus contributing to decline.

Analysis Report

The Greyfield Study assesses the three shopping centers in order to gage Vacancy Status. The Greyfield Study also provides a comprehensive overview of each shopping center as it relates to demographics, economics, geography, and regulations as a way to ascertain the opportunities and constraints associated with revitalization. The Analysis Report includes the following contents:

Table 15: Analysis Measures

Shopping Center Name
Background
Existing Conditions
Tenants
Vacancy Status
Size
Value
Urban Design
Natural Features
Accessibility
Adjacent Facilities and Uses
Market Competition
Demographics
Sex
Age
Race
Household Income
Educational Attainment
Economics
Labor Force Status
Consumer Expenditures
Housing
Housing Occupancy
Household Size
Regulations
Zoning
Land Use
Restrictions
Plans
Opportunities and Constraints

SPRINGSTOWNE CENTER

Background

Springstowne Center abuts Oakwood Avenue and Springs Road, a major corridor that contains several commercial, civic, and residential uses, in the eastern section of Vallejo. Springstowne Center was originally constructed in

Figure 24: Springstowne Center
(Google, 2013)

1982 and formerly home to Springstowne Market as well as a number of annual community events like "Santaland", "Car Show and Family Fest", "Art, Music, Bargains and More", and "Classic Car and Rod Show" (Tankersley, (No Date), p. A1-A2; Times Herald Staff, 1992 June 2; p. (Unknown); Times Herald Staff, 1992 August 15, p. (Unknown); Jory, 1995 November 1, p. (Unknown); Sousa, 1996 August 11, p. (Unknown). Fresh & Easy Neighborhood Market (Fresh & Easy) was interested in opening a franchise in Vallejo so they purchased a parcel within Springstowne Center in late 2010 (Raskin-Zrihen, 2010 November 12, p. A1-A2). Fresh & Easy appears to have abandoned these plans as of December 2012 for unknown reasons (Raskin-Zrihen, 2012 December 7, p. A4).

Figure 23: Island Pacific Market

Existing Conditions

Tenancy

Springstowne Center is currently home to twenty-six businesses that range from restaurants to a grocery store to financial and medical offices. Springstowne Center contains anchor tenants that include: Island Pacific Market, 99 Cent Only Store, and Bank of America. Springstowne Center also fulfills a niche market and caters to the local Filipino population through businesses like Island Pacific Market, Selecta Buffet: All You Can Eat, Ihaw-Ihaw, PNB Global Remit, Bulacan Bakery, and Pinoy Pinay.

Table 16: Springstowne Center Tenants

Address	Tenant
120 Springstowne Center	Multiple Tenants
120 Springstowne Center: Suite A	Tancino Law Offices
120 Springstowne Center: Suite B	Old Republic Title
116 Springstowne Center	First Bank
114 Springstowne Center	First Bank
112 Springstowne Center	First Bank
108 Springstowne Center	First Bank
110 Springstowne Center	Money Mart
104 Springstowne Center	Banquet Room
102 Springstowne Center	Pho' Lee Hoa Phat 3
96 Springs Road	Multiple Tenants
96 Springs Road	Dentist
96 Springs Road: Suite A	Springstowne Family Physicians Medical Clinic
96 Springs Road: Suite B	Springstowne Family Physicians Medical Clinic
96 Springs Road: Suite C	Double Edged
96 Springs Road: Suite D	Martial Science Technology: Self Defense
78 Springs Road	Undeveloped Land
42 Springstowne Center	99 Cent Only Store
58 Springstowne Center	Undeveloped Land
58 Springstowne Center	Selecta Buffet: All You Can Eat
50 Springstowne Center	Double Jo Massage
48 Springstowne Center	Vacant
46 Springstowne Center	Springs Laundromat
44 Springstowne Center	Vacant
42 Springstowne Center	Combo Express
40 Springstowne Center	Ihaw-Ihaw
38 Springstowne Center	Nora's Beauty Salon
36 Springstowne Center	PNB Global Remit
24 Springstowne Center	Island Pacific Supermarket
2143 Springs Road	Multiple Tenants
2143 Springstowne Center: Suite #24B	Bulacan Bakery
2143 Springstowne Center: Suite #24A	Pinoy Pinay
2143 Springstowne Center: Suite #24	Re Planet
2143 Springs Road: Suite #51	Dentist: Brisbain R. Pucan, DMD
2143 Springs Road: Suite #53	Vacant
2143 Springs Road: Suite #55	The UPS Store
2143 Springs Road: Suite #57	Wells Fargo: Express ATM
21 Springs Road	Bank of America

See **Appendix B: Springstowne Center Site Inventory** and **Appendix C: Springstowne Center Parcel Map**.

Vacancy Status

There were three vacancies as of May 2013. There is a total of **3,900** square feet of vacant commercial space. The vacant square footage breaks down as follows: 44 Springtowne Center (1,200), 48 Springtowne Center (1,200), and 2143 Springs Road: Suite #53 (2,500) (Loop Net, 2013).

Size

Springtowne Center sits on approximately 11.4 acres of land (Solano County, 2012).

Value

The land that Springtowne Center sits on has a total 2012/13 assessed value of \$15,911,633. This is a \$548,523 increase from 2008/09 when the land was assessed at \$16,458,156 (Solano County, 2012). It is currently undetermined if the increase in assessed value is unique to Springtowne Center and its immediate vicinity or indicative of all commercial property in Vallejo. See **Assessed Land Value and Size in Appendix B: Springtowne Center Site Inventory**.

Urban Design

The buildings within Springtowne Center are single story and oriented in an "L" formation. They are set back several feet from Springs Road and Oakwood Avenue and contain large parking lots that appear to consume more land area than the building footprints. Design features are consistent throughout Springtowne Center with the exception of the building that houses Tancino Law Offices and Old Republic Title, the J&J Pucan Building, Bank of America, and Re Planet, all of which are detached.

Natural Features

Springtowne Center does not contain any natural features with the exception of light vegetation in the parking lot.

Analysis Area

The Analysis Report ascertains existing conditions within Springtowne Center. It also analyzes the following factors within a one-mile radius: Accessibility, adjacent facilities and uses, market competition, sex, age, race, household income, educational attainment, labor force status, consumer expenditures, housing occupancy, and household size. **Figure 25** identifies the boundaries that are a one-mile radius of Springtowne Center.

Figure 25: One-Mile Radius
(City of Vallejo, 2012b)

Accessibility

Springstowne Center is accessible from Springs Road on the north, Oakwood Avenue on the east, and is located within a one-mile radius of Interstate 80 and Interstate 780 (City of Vallejo, 2012b). Springs Road and Oakwood Avenue both contain sidewalks, making Springstowne Center pedestrian-

Figure 26: Springs Road Westbound

accessible for residents living in the

surrounding neighborhoods. Springstowne Center is also located adjacent to a transit stop on Springs Road that is served by Sol Trans Route 7 and on Oakwood Avenue that is served by Sol Trans Route 6 (Solano County Transit, 2012f; Solano County Transit, 2012e). See **Appendix N: Sol Trans (Route(s): 1, 2, 4, 5, 6, and 7)**.

Adjacent Facilities and Uses

Springstowne Center is located within a one-mile radius of the Vallejo Public Library: Springstowne Branch, Vallejo Fire Department Station #4, Vallejo Adult School, Hogan Middle School, Steffan Manor Elementary School, Annie Pennycook Elementary School, the United States Post Office: Springstowne Station, and surrounded by an array of diverse uses (City of Vallejo, 2012b). Northern uses are bound by Springs Road, zoned Linear Commercial District, and include the following: Chevron, Dairy Queen, Aubrey Marie Salon, Metro Wireless, Kaigan Sushi, The Pet Shoppe, My Style, Mini Nails and Hair, Springs Town Bottle Shop, Mexican Restaurant, An Elegant Affair: Hair and Nail Salon, two vacant storefronts, Royal Jelly Donut, and Customized Services: Auto Detail (City of Vallejo, 2012k).

Southern uses are zoned High Density Residential District and include Vallejo Manor (Subdivision) (City of Vallejo, 2012k; City of Vallejo, 2003a).

Eastern uses are zoned Pedestrian Shopping and Service District and include Advance America: Cash Advance (City of Vallejo, 2012k).

Figure 27: Vallejo Public Library: Springtowne Branch

Eastern uses are also zoned Medium Density Residential District and include Vallejo Manor (Subdivision) (City of Vallejo, 2012k; City of Vallejo, 2003a). Western uses are bound by Oakwood Avenue, zoned Public and Quasi-Public Facilities District and include Oakwood Senior Home (City of Vallejo, 2012k). Western uses are also zoned Linear Commercial District and include the following: Four apartment buildings that are part of Vallejo Manor (Subdivision), Subway, Sprint, Hummingbird: Bakery and Desert Bar, and a vacant storefront (City of Vallejo, 2012k; City of Vallejo, 2003a).

Market Competition

Springtowne Center is located within a one-mile radius of two competing shopping centers that include the following: Springhill Center and Solano 80 Shopping Center (City of Vallejo, 2012b). It is undetermined how competitive these shopping centers are as it relates to sales given that this information is undisclosed.

Demographics

Sex

There were approximately 16,552 residents living within a one-mile radius of Springstowne Center as of 2012 (City of Vallejo, 2012b). Males consisted of 48.5 percent (8,023 residents) while females consisted of 51.5 percent (8,529 residents) of the 16,552 residents (City of Vallejo, 2012b). The number of residents living within a one-mile radius of Springstowne Center is expected to increase by 334 to 16,886 by 2017 according to projections generated by Vallejo Economic Development Information Systems (VEDIS) (City of Vallejo, 2012b). See **Sex** in **Appendix D: Springstowne Center Population and Housing Data**.

Age

Age distribution is equal within a one-mile radius. **Figure 28** indicates that several age groups comprise between 12 and 15 percent of the population. The following age groups comprise less than 8 percent and are the exception: "0 to 4 Years"; "5 to 9 Years"; and "60 to 64 Years" (City of Vallejo, 2012b). See **Age** in **Appendix D: Springstowne Center Population and Housing Data**.

Figure 28: Age

Race

The population within a one-mile radius is racially diverse like that of greater Vallejo. The 16,552 residents that live within a one-mile radius break down as follows: White (6,476 or 39.1 percent), Black (2,905 or 17.6 percent), American Indian (260 or 1.6 percent), Asian (2,933 or 17.7 percent), Pacific Islander (215 or 1.3 percent), Other (235 or 1.4 percent), and Multiracial (3,528 or 21.3 percent) (City of Vallejo, 2012b). Hispanic or Latino (of any race) comprise (4,031 or 24.4 percent) of the 16,552 residents (City of Vallejo, 2012b). See **Race** in **Appendix D: Springstowne Center Population and Housing Data**.

Household Income

There are approximately 5,949 households within a one-mile radius of Springstowne Center.

Figure 29 indicates income distribution is fairly equal within a one-mile radius. The three largest income groups were "More than \$100,000" at 991 (16.7 percent), "\$75,000 to \$100,000" at 878 (14.8 percent), and "\$60,000 to \$75,000" at 827 (13.9 percent) as of 2012 (City of Vallejo, 2012b). The three smallest income groups were "Less than \$10,000" at 356 (6.0 percent), "\$10,000 to \$20,000" at 438 (7.4 percent), and "\$40,000 to \$50,000" at 494 (8.4 percent) as of 2012 (City of Vallejo, 2012b). See **Household Income** in **Appendix D: Springstowne Center Population and Housing Data**.

Figure 29: Household Income

Educational Attainment

There were approximately 11,019 residents within a one-mile radius that are 25 years and over as of 2012 (City of Vallejo, 2012b). A majority of the 11,019 residents possess a high school degree, have completed some college, and or have a bachelor's degree (City of Vallejo, 2012b).

Figure 30 indicates that the three largest educational attainment groups are "Some College" at 2,956 (26.8 percent), "High School Diploma" at 2,933 (26.6 percent), and "Bachelors Degree" at 1,971 (17.9 percent) as of 2012 (City of Vallejo, 2012b). See **Educational Attainment** in **Appendix D: Springstowne Center Population and Housing Data**.

Figure 30: Educational Attainment

Economics

Labor Force Status

There were approximately 8,044 residents in the Labor Force as of 2012 (City of Vallejo, 2012b). 7,013 (87.2 percent) were employed, 959 (11.9 percent), and 72 (0.9 percent) were in the Armed Forces (City of Vallejo, 2012) (City of Vallejo, 2012b). 5,044 residents were not in the Labor Force as of 2012 (City of Vallejo, 2012b). See **Labor Force Status** in **Appendix D: Springstowne Center Population and Housing Data**.

Consumer Expenditures

Median consumer expenditures were \$51,838 per household (City of Vallejo, 2012a). The five main areas of consumer expenditures per household were "Transportation" (\$10,489), "Shelter" (\$9,956), "Food and Beverages" (\$7,988), "Utilities" (\$3,655), and "Healthcare" (\$3,183) (City of Vallejo, 2012a). Total median consumer expenditures were approximately \$308,400 with the five main areas consisting of the following: "Transportation" (\$62,398), "Shelter" (\$59,231), "Food and Beverages" (\$47,521), "Utilities" (\$21,745), and "Healthcare" (\$18,936) as of 2012 (City of Vallejo, 2012a).

Table 17: Consumer Expenditures

Category	\$ Per Household	Total in \$1,000s
Apparel	2,488	14,802
Education	1,205	7,170
Entertainment	2,895	17,224
Food and Beverages	7,988	47,521
Health Care	3,183	18,936
Household Furnishings and Equipment	2,276	13,540
Shelter	9,956	59,231
Household Operations	1,830	10,889
Miscellaneous Expenses	868	5,167
Personal Care	753	4,482
Reading	169	1,007
Tobacco	344	2,046
Transportation	10,489	62,398
Utilities	3,655	21,745
Gifts	1,340	7,971
Personal Insurance	523	3,110
Contributions	1,876	11,161
Total Consumer Expenditures	51,838	308,400

Source: City of Vallejo. (2012). 96 Springstowne Center: One-mile radius. *Consumer expenditures report*.

Housing

Housing Occupancy

There are approximately 6,439 housing units within a one-mile radius of Springstowne Center (City of Vallejo, 2012b). 5,949 (92.4 percent) were occupied while (7.6 percent) were unoccupied as of 2012 (City of Vallejo, 2012b). 3,537 (59.5 percent) were owner-occupied while 2,412 (40.5 percent) were renter-occupied of the 5,949 occupied units (City of Vallejo, 2012b).

See **Housing Occupancy** in **Appendix D: Springstowne Center Population and Housing Data**.

Household Size

The majority of the 5,949 households located within a one-mile radius of Springstowne Center are small households of three or less persons (City of Vallejo, 2012b). Household size breaks down as follows: "1 Person" at 1,423 (23.9 percent), "2 Person" at 1,834 (30.8 percent), "3 Person" at 984 (16.5 percent), "4 Person" at 792 (13.3 percent), "5 Person" at (8.5 percent), and "6+ Person" at 222 (3.7 percent) as of 2012 (City of Vallejo, 2012b). See **Household Size** in

Appendix D: Springstowne Center Population and Housing Data.

Regulations

Zoning: Pedestrian Shopping and Service District

Springstowne Center is currently zoned Pedestrian Shopping and Service District (City of Vallejo, 2012k). **Table 18** describes the Pedestrian Shopping and Service District (City of Vallejo, 2013c).

Table 18: Pedestrian Shopping and Service District Description

The purpose of Section 16.24.010 through Section 16.24.060, inclusive, is to create and establish regulations for a pedestrian shopping and service district, in which a wide range of retail goods and services are permitted. The intent of this district is to implement the policy of the land use element of the Vallejo general plan which calls for the development of pedestrian-oriented commercial shopping areas that allow comparison shopping within relatively compact areas. Typically, the pedestrian shopping and service district would be applied in the central business district (CBD) of a community, or in commercial shopping centers including variety stores and often small department stores. Characteristic design features would include a continuous facade, grouped parking, and the siting of proposed structures and signs in a manner compatible with the pedestrian orientation of this district. The primary emphasis of this district is on pedestrian access with auto oriented uses allowed only in a subordinate role. Where a proposed land use is encompassed by the definition of this district's permitted use types but conflicts with the statement of purpose for this district, the proposed land use will not be permitted.

Source: City of Vallejo. (2013). Chapter 16.24: Pedestrian shopping and service district. Part II: Basic Zoning Districts. Title 16: Zoning. Code of Ordinances.

The Pedestrian Shopping and Service District allows several civic, commercial, and residential uses that are categorized as either permitted uses, permitted uses subject to limitations, or use subject to a major use permit (City of Vallejo, 2013c). There are no uses that are subject to a minor use permit (City of Vallejo, 2013c). **Table 19, Table 20, and Table 21** identifies all of the allowable uses for the Pedestrian Shopping and Service District and are categorized by type. The number of civic use types and residential use types that are allowed is significant because it broadens the potential uses that can be integrated into a redevelopment alternative and ensures that Springstowne Center is not restricted to only commercial uses.

Table 19: Permitted Uses

<p>Civic Use Types</p> <ul style="list-style-type: none"> Administrative services Clinic services Community recreation Cultural exhibits and library services Essential services Parking services Postal services
<p>Commercial Use Types</p> <ul style="list-style-type: none"> Administrative and professional services Animal sales and services: grooming Building maintenance services Business equipment sales and services Business support services Communication services Convenience sales and personal services Finance, insurance and real estate services Laundry services Repair services: consumer Retail sales: general Telecommunications facility Transient habitation: lodging

Source: City of Vallejo. (2013). Chapter 16.24: Pedestrian shopping and service district. Part II: Basic Zoning Districts. Title 16: Zoning. Code of Ordinances.

Table 20: Permitted Uses Subject to Limitations

<p>Residential Use Types</p> <ul style="list-style-type: none"> Family residential
<p>Civic Use Types</p> <ul style="list-style-type: none"> Community education
<p>Commercial Use Types</p> <ul style="list-style-type: none"> Automotive and equipment: repairs, light equipment Automotive and equipment: sales/rental, light equipment Eating and drinking establishments Food and beverage retail sales Live/work Medical offices Personal services: general Scrap operations: collection facility; small

Source: City of Vallejo. (2013). Chapter 16.24: Pedestrian shopping and service district. Part II: Basic Zoning Districts. Title 16: Zoning. Code of Ordinances.

Table 21: Use Subject to a Major Use Permit

<p>Civic Use Types Ambulance services Major impact services and utilities Religious assembly</p>
<p>Commercial Use Types Automotive and equipment: cleaning Automotive and equipment: service Gasoline sales Medical services Participant sports and recreation: indoor Participant sports and recreation: bingo Personal services, functional community training for the developmentally disabled Retail sales: adult uses Spectator sports and entertainment: limited Spectator sports and entertainment: general Spectator sports and entertainment: adult uses Tobacco retailer</p>

Source: City of Vallejo. (2013). Chapter 16.24: Pedestrian shopping and service district. Part II: Basic Zoning Districts. Title 16: Zoning. Code of Ordinances.

See **Appendix L: Chapter 16.24: Pedestrian Shopping and Service District.**

Land Use: Retail Commercial

The land use designation of Springstowne Center is Retail Commercial (City of Vallejo, 1992).

The *Vallejo General Plan* defines Retail Commercial as the following (City of Vallejo, 1999, p. III-17):

Table 22: Retail Commercial

<p>Retail Commercial uses include shopping centers, such as Vallejo Plaza and Vallejo Corners, the Old Town area of downtown, and small neighborhood centers. These types of uses are generally pedestrian oriented.</p>
--

Source: City of Vallejo. 1999. *Vallejo general plan*. Page III-17.

Restrictions

Springstowne Center is not subject to any additional restrictions other than the regulations outlined in the Pedestrian Shopping and Service District.

Plans

There are no current plans for Springstowne Center but the Economic Development Element of the *Vallejo General Plan* identifies Springs Road as a strategic commercial corridor that could be redeveloped to accommodate mixed-uses (City of Vallejo, 2003, pp. 25-27).

Opportunities and Constraints

Table 23: Opportunities and Constraints for Springstowne Center

Opportunities	Constraints
<ul style="list-style-type: none"> • Springs Road is a major commercial corridor in Vallejo. • Attractive to corporate tenants. • Contains vibrant ethnic businesses. • 11.4 acres of land provides space for redevelopment. • Does not contain any natural features that would impact and/or obstruct redevelopment. • Accessible by various modes of transportation: Walking, bicycle, automobile, and bus. • Close proximity to Interstate 80 and Interstate 780. • Close proximity to several public facilities. • 16,552 residents live within a one-mile radius. • Demographically diverse population within a one-mile radius. • 6,439 housing units are located within a one-mile radius. • The majority of the 11,019 residents that are 25 years and old within a one-mile radius possess a high school diploma, some college, or a bachelor's degree. • The majority of 5,949 households within a one-mile radius contain three or less persons, creating a potential market for higher densities and mixed-use development. • Existing zoning allows a number of civic and residential uses that can facilitate mixed-use development without having to undergo a Zone Change. • <i>Vallejo General Plan</i> identifies the Springs Road Commercial Corridor as a key area that may be redeveloped to accommodate mixed-uses. 	<ul style="list-style-type: none"> • Existing buildings would likely have to be demolished if Springstowne Center was redeveloped. • Southern and eastern uses are residential subdivisions, which makes it difficult for Springstowne Center to expand beyond its existing boundaries if it is redeveloped. • 11.9 percent (959) of the 8,044 residents in the Labor Force are unemployed. • 7.6 percent of the 6,439 housing units that are located within a one-mile radius are vacant.

CVS CENTER

Background

CVS Center is located in the western section of Vallejo on Sonoma Boulevard (Highway 29) and Redwood Street. CVS Center was constructed over the course of several years in the late 1970s and early 1980s and was formerly home to the following: Meadows Video, Straw Hat Pizza, Save Mart, Longs Drugs, and Team Chevrolet.

Figure 31: CVS Center
(Google, 2013)

Existing Conditions

Tenancy

CVS Center is currently home to twenty-seven businesses that range from restaurants to beauty salons to automotive repair shops. CVS/Pharmacy is the only major anchor tenant but Taco Bell and Burger King appear to attract patrons to CVS Center as well. There are also several automotive businesses located at the rear of CVS Center: Toscalito Tire & Automotive, S & G Auto Repair, W Collision, and Express Auto Upholstery.

Figure 32: CVS/Pharmacy

Table 24: CVS Center Tenants

Address	Tenant
3790 Sonoma Boulevard	Vacant
3780 Sonoma Boulevard	Vacant
3772 Sonoma Boulevard	Dentist: Portia Maristela-Escobar
3768 Sonoma Boulevard	Beautiful Nails
3760 Sonoma Boulevard	Multiple Tenants
3760 Sonoma Boulevard: Suite C	Cash 4 Gold
3760 Sonoma Boulevard: Suite B	Domino Computer
3760 Sonoma Boulevard: Suite A	The Nurse's Station
3752 Sonoma Boulevard	Vacant
3748 Sonoma Boulevard	Hop Hing's Kitchen
3744 Sonoma Boulevard	Diva's Wig Zone
3744 Sonoma Boulevard	Diva's Beauty Supply
3730 Sonoma Boulevard	Vacant
3728 Sonoma Boulevard	Oriental Discount
3720 Sonoma Boulevard	Tapioca Express
3718 Sonoma Boulevard	Starbread
3716 Sonoma Boulevard	Check Into Cash
3712 Sonoma Boulevard	Barber IV Lounge
3684 Sonoma Boulevard	B & N Furniture Warehouse
3678 Sonoma Boulevard	CVS/Pharmacy
3672 Sonoma Boulevard	Status: Streetwear Lifestyle
3666 Sonoma Boulevard	Old Towne Floors
3656 Sonoma Boulevard	Vacant
3636 Sonoma Boulevard	E-Z Driving School
3630 Sonoma Boulevard	Tri-City Dental
3624 Sonoma Boulevard	Pho' #1
3618 Sonoma Boulevard	Skin Legend
3612 Sonoma Boulevard	New Look: Hair & Nails
3606 Sonoma Boulevard	Burger King
3600 Sonoma Boulevard	Taco Bell
850 Redwood Street	Multiple Tenants
850 Redwood Street: Suite A	Vacant
850 Redwood Street: Suite B	Toscalito Tire & Automotive
850 Redwood Street: Suite C	S & G Auto Repair
850 Redwood Street: Suite D	W Collision
850 Redwood Street: Suite E	Express Auto Upholstery
850 Redwood Street: Suite F	Vacant
830 Redwood Street	Vacant

See Appendix E: CVS Center Site Inventory and Appendix F: CVS Center Parcel Map.

Vacancy Status

There were approximately eight vacancies as of May 2013. There is a total of **55,141** square feet of vacant commercial space. The vacant square footage breaks down as follows: 830 Redwood Street (33,541), 850 Redwood Street: Suite A (5,700), 850 Redwood Street: Suite F (1,200), 3656 Sonoma Boulevard (1,800), 3730 Sonoma Boulevard (1,200), 3752 Sonoma Boulevard (1,200), 3780 Sonoma Boulevard (4,500), and 3790 Sonoma Boulevard (6,000) (Loop Net, 2013).

Size

CVS Center sits on approximately 18.4 acres of land (Solano County, 2012).

Value

The land that CVS Center sits on has a total 2012/13 assessed value of \$14,165,702. This is a \$594,007 increase from 2008/09 when the land was assessed at \$13,571,695 (Solano County, 2012). It is currently undetermined if the increase in assessed value is unique to CVS Center and its immediate vicinity or indicative of all commercial property in Vallejo. See **Assessed Land Value and Size in Appendix E: CVS Center Site Inventory**.

Urban Design

The buildings within CVS Center are single story and oriented in an "L" formation. They are set back several feet from Sonoma Boulevard and Redwood Street and contain large surface parking lots that appear to consume more land area than the building footprints. An overwhelming majority of the surface parking lots are empty with most patrons parking in the diagonal parking spaces directly in front of each store. Design features are consistent throughout CVS Center with the exception of two vacant buildings that housed Meadows Video and Street Hat Pizza, Burger King, Taco Bell, all of the buildings at 850 Redwood and the vacant building at 830 Redwood.

CVS Center has a very dated and worn facade and would be unlikely to reuse if it were redeveloped.

Natural Features

CVS Center does not contain any visible natural features with the exception of light vegetation in the parking lot. White Slough is located in close proximity to CVS Center on the western side of Sonoma Boulevard (Highway 29).

Analysis Area

The Analysis Report ascertains existing conditions within CVS Center. It also analyzes the following factors within a one-mile radius: Accessibility, adjacent facilities and uses, market competition, sex, age, race, household income, educational attainment, labor force status, consumer expenditures, housing occupancy, and household size. **Figure 33** identifies the boundaries that are a one-mile radius of CVS Center.

Figure 33: One-Mile Radius
(City of Vallejo, 2012d)

Accessibility

CVS Center is highly accessible from Sonoma Boulevard (Highway 29) on the west, Redwood Street on the south, and is located within a one-mile radius of Highway 37 (City of Vallejo, 2012d). Sonoma Boulevard (Highway 29) and Redwood Street both contain sidewalks, making CVS Center pedestrian-accessible as well. CVS Center is located adjacent to a transit stop that is served by the following Sol Trans Routes: Route 1, Route 2, Route 4, and Route 5 (Solano County Transit, 2012a; Solano County Transit, 2012b; Solano County Transit, 2012c; Solano County Transit, 2012d). See **Appendix N: Sol Trans (Route(s): 1, 2, 4, 5, 6, and 7).**

Adjacent Facilities and Uses

CVS Center is located within a one-mile radius of Kaiser Permanente Vallejo Medical Center, the Department of Motor Vehicles (DMV), and Vallejo High School and surrounded by an array of diverse uses (City of Vallejo, 2012d). Northern uses are zoned Pedestrian Shopping and Service District and include the following Sonoma Plaza tenants: Wal-Mart Neighborhood Market

Figure 34: Sonoma Boulevard (Highway 29)
Northbound

(under construction), Hertz, 777 Bingo, and Launder Land and Coin-Op Laundry (City of Vallejo, 2012k). Southern uses are bound by Redwood Street, zoned Linear Commercial District, and include the following: El Rapante (under construction), Subway, Cost U Less Insurance, two vacant storefronts, Family Chiropractic, Transmission Discount Center, and O'Reilly Auto Parts (City of Vallejo, 2012k).

Eastern uses are bound by an existing railroad, zoned Intensive Use District and Linear Commercial District, and include the following: Vallejo Fire Department Station #3, Chevron, Fungus Fighters, a vacant strip of land, and Cooley and Riolo Mortuary (City of Vallejo, 2012k). Western uses are bound by Sonoma Boulevard, zoned Mixed Use Planned Development District, and include the following: 76 (Gas Station), a vacant building, a large vacant lot that was formerly K-Mart, Three Brothers Furniture, and Highway 29 Health Care (Marijuana Dispensary) (City of Vallejo, 2012k).

Market Competition

CVS Center is located within a one-mile radius of several competing shopping centers that include the following: Vallejo Plaza, Sonoma Plaza, Redwood Center, Park Place, Tuolumne Redwood Center, and Vallejo Village (City of Vallejo, 2012d). It is undetermined how competitive these shopping centers are as it relates to sales given that this information is undisclosed.

Demographics

Sex

There were approximately 14,266 residents living within a one-mile radius of CVS Center as of 2012 (City of Vallejo, 2012d). Males consisted of 48.9 percent (6,969 residents) while females consisted of 51.1 percent (7,297 residents) of the 14,266 (City of Vallejo, 2012d). The number of residents living within a one-mile radius of CVS Center is expected to increase by 290 to 14,556 by 2017 according to projections generated by VEDIS (City of Vallejo, 2012d). See **Sex** in **Appendix G: CVS Center Population and Housing Data**.

Age

Age distribution is equal within a one-mile radius. **Figure 35** indicates that several age groups comprise between 12 and 15 percent of the population (City of Vallejo, 2012d). The following age groups comprise less than 8 percent and are the exception: "0 to 4 Years"; "5 to 9 Years"; and "60 to 64 Years" (City of Vallejo, 2012d). See **Age** in **Appendix G: Springstowne Center Population and Housing Data**.

Figure 35: Age

Race

The population within a one-mile radius is racially diverse like that of greater of Vallejo. The 14,266 residents that live within a one-mile radius break down as follows: White (4,777 or 33.5 percent), Black (3,188 or 22.3 percent), American Indian (126 or 0.9 percent), Asian (2,588 or 18.1 percent), Pacific Islander (126 or 0.9 percent), Other (152 or 1.1 percent), and Multiracial (3,309 or 23.2 percent) (City of Vallejo, 2012d). Hispanic or Latino (of any race) residents comprise (3,980 or 27.9 percent) of the 14,266 residents (City of Vallejo, 2012d). See **Race** in **Appendix G: CVS Center Population and Housing Data**.

Household Income

There are approximately 5,526 households within a one-mile radius of CVS Center (City of Vallejo, 2012d). **Figure 36** indicates that income distribution is fairly consistent within a one-mile radius. The three largest income groups were "More than \$100,000" at 868 (14.9 percent), "\$75,000 to \$100,000" at 822 (14.9 percent), and "\$10,000 to \$20,000" at 763 (13.8 percent) (City of Vallejo, 2012d). The three smallest income groups were "Less than \$10,000" at 427 (7.7 percent), "\$50,000 to \$60,000" at 489 (8.8 percent), and "\$40,000 to \$50,000" at 493 (8.9 percent) as of 2012 (City of Vallejo, 2012d). See **Household Income** in **Appendix G: CVS Center Population and Housing Data**.

Figure 36: Household Income

Educational Attainment

There was approximately 9,431 residents within a one-mile radius that are 25 years and over as of 2012 (City of Vallejo, 2012d). A majority of the 9,431 residents possess a high school diploma, have completed some college, and/or have a bachelor's degree (City of Vallejo, 2012d). **Figure 37** indicates that the three largest educational attainment groups are "Some College" at 2,436 (25.8 percent), "High School Diploma" at 2,057 (21.8 percent), and "Bachelors Degree" at 1,326 (14.1percent) as of 2012 (City of Vallejo, 2012d). See **Educational Attainment** in **Appendix G: CVS Center Population and Housing Data**.

Figure 37: Educational Attainment

Economics

Labor Force Status

There were approximately 7,276 residents in the Labor Force as of 2012 (City of Vallejo, 2012d). 5,951 (81.8 percent) were employed, 1,277 (17.6 percent) unemployed, and 48 (0.7 percent) in the Armed Forces (City of Vallejo, 2012d). 3,945 residents were not in the Labor Force as of

2012 (City of Vallejo, 2012d). See **Labor Force Status** in **Appendix G: CVS Center**

Population and Housing Data.

Consumer Expenditures

Median consumer expenditures were \$47,395 per household (City of Vallejo, 2012c). The five main areas of consumer expenditures per household were "Transportation" (\$9,485), "Shelter" (\$9,118), "Food and Beverages" (\$7,314), "Utilities" (\$3,369), and "Healthcare" (\$2,924) (City of Vallejo, 2012c). Total median consumer expenditures were approximately \$261,920 with the five main areas consisting of the following: "Transportation" (\$52,416), "Shelter" (\$50,388), "Food and Beverages" (\$40,417), "Utilities" (\$18,618), and "Healthcare" (16,156) (City of Vallejo, 2012c).

Table 25: Consumer Expenditures

Category	\$ Per Household	Total in \$1,000s
Apparel	2,284	12,624
Education	1,135	6,270
Entertainment	2,630	14,535
Food and Beverages	7,314	40,417
Health Care	2,924	16,156
Household Furnishings and Equipment	2,076	11,474
Shelter	9,118	50,388
Household Operations	1,679	9,280
Miscellaneous Expenses	791	4,372
Personal Care	695	3,842
Reading	156	864
Tobacco	317	1,753
Transportation	9,485	52,416
Utilities	3,369	18,618
Gifts	1,227	6,783
Personal Insurance	479	2,646
Contributions	1,716	9,482
Total Consumer Expenditures	47,395	261,920

Source: City of Vallejo. (2012). 3678 Sonoma Boulevard: One-mile radius. *Consumer expenditures report*.

Housing

Housing Occupancy

There are approximately 6,047 housing units within a one-mile radius of CVS Center (City of Vallejo, 2012d). 5,526 (91.4 percent) were occupied while (8.6 percent) were unoccupied as of 2012 (City of Vallejo, 2012d). 3,167 (57.3 percent) were owner-occupied while 2,359 (42.7 percent) were renter-occupied of the 5,526 occupied units (City of Vallejo, 2012d). See **Housing Occupancy** in **Appendix G: CVS Center Population and Housing Data**.

Household Size

The majority of the 5,526 households located within a one-mile radius of CVS Center are small households of three or less persons (City of Vallejo, 2012d). Household size breaks down as follows: "1 Person" at 1,721 (31.1 percent), "2 Person" at 1,554 (28.1 percent), "3 Person" at 903 (16.3 percent), "4 Person" at 652 (11.8 percent), "5 Person" at 363 (6.6 percent), and "6+ Person" at 162 (2.9 percent) as of 2012 (City of Vallejo, 2012d). See **Household Size** in **Appendix G: CVS Center Population and Housing Data**.

Regulations

Zoning: Pedestrian Shopping and Service District

CVS Center is currently zoned Pedestrian Shopping and Service District as is Springstowne Center (City of Vallejo, 2012k). See **Page(s) 66-68** in **SPRINGSTOWNE CENTER** for a complete summary of all of the regulations associated with the Pedestrian Shopping and Service District.

Land Use: Retail Commercial

CVS Center's land use designation is Retail Commercial as is Springstowne Center (City of Vallejo, 1992). See **Page 68** in **SPRINGSTOWNE CENTER** for a description of Retail Commercial.

Restrictions

CVS Center is currently home to one building that is believed to be under the jurisdiction of a Deed Restriction. 3684 Sonoma Boulevard was previously home to Save Mart and is currently B & N Furniture Warehouse. 3684 Sonoma Boulevard is one of six sites that were identified in the *Vallejo WinCo Foods Project EIR*

Figure 38: B&N Furniture

as having a Deed Restriction that prohibits it from being occupied by a grocery store (City of Vallejo, 2011, p. 238).

Plans

Sonoma Boulevard Corridor Design Plan

CVS Center is under the influence of the *Sonoma Boulevard Corridor Design Plan* (City of Vallejo, 2012j, p. 38). The *Sonoma Boulevard Corridor Design Plan* was adopted in 2012 and developed to improve Sonoma Boulevard (Highway 29) through aesthetic and transportation enhancements (City of Vallejo, 2012j, p. 4). Although the *Sonoma Boulevard Corridor Design*

Plan is not a Specific Plan, it does contain recommendations for land use conversions for several parcels, including some that contain shopping centers and strip malls. The *Sonoma Boulevard Corridor Design Plan* divides Sonoma Boulevard (Highway 29) into four Focus Areas: North, Central North, Central South, and South (City of Vallejo, 2012j, p. 38). CVS Center is located in the North Focus Area, which covers Sonoma Boulevard (Highway 29) from Highway 37 (North) to Redwood Street (South) (City of Vallejo, 2012j, p. 38). The *Sonoma Boulevard Corridor Design Plan* proposes Mixed-Use: Residential/Commercial for a section of the North Focus Area, including a majority of CVS Center (City of Vallejo, 2012j, p. 56). While the *Sonoma Boulevard Corridor Design Plan* is conceptual, it is informative because it shows that Vallejo intends to redevelop CVS Center at some point in the future.

Opportunities and Constraints Analysis

Table 26: Opportunities and Constraints for CVS Center

Opportunities	Constraints
<ul style="list-style-type: none"> ▪ Sonoma Boulevard (Highway 29) is a major local and regional thoroughfare. ▪ 18.4 acres of land provides space for redevelopment. ▪ Worn and dated facade warrants redevelopment. ▪ Does not contain any natural features that would impact and/or obstruct redevelopment. ▪ Accessible by various modes of transportation: Walking, bicycle, automobile, and bus. ▪ Close proximity to several public facilities. ▪ 14,266 residents live within a one-mile radius. ▪ Demographically diverse population within a one-mile radius. ▪ 6,047 housing units are located within a one-mile radius. ▪ The majority of the 9,431 residents that are 25 years and over and live within a one-mile radius possess a high school diploma, some college, or a bachelor's degree. ▪ The majority of the 5,526 households within a one-mile radius contain three or less persons, creating a potential market for higher densities and mixed-use development. ▪ Existing zoning allows a number of civic and residential uses that can facilitate mixed-use development without having to undergo a Zone Change. ▪ The <i>Sonoma Boulevard Corridor Design Plan</i> identifies a portion of CVS Center for mixed-use development. 	<ul style="list-style-type: none"> ▪ Existing buildings would likely have to be demolished if CVS Center is redeveloped. ▪ 1,277 (17.6 percent) of the 7,276 residents in the Labor Force are unemployed. ▪ 8.6 percent of the 6,047 housing that are located within a one-mile radius are vacant. ▪ 3684 Sonoma Boulevard is under the jurisdiction of a deed restriction that prohibits the use of a grocery store.

MEADOWS PLAZA

Background

Meadows Plaza is located on Sonoma Boulevard (Highway 29) in the northwest quadrant of Vallejo. Meadows Plaza was one of the last shopping centers to be developed in Vallejo and opened with Wal-Mart and Food 4 Less as anchor tenants in 1991 (Kim, 1991 May 27, p. (Unknown)). Meadows Plaza thrived before experiencing major setbacks in the late 2000s. Wal-Mart abandoned Meadows Plaza in late 2007 to open a Wal-Mart: Supercenter in neighboring American Canyon after a botched attempt to relocate to a site that formerly housed K-Mart near White Slough (Raskin-Zrihen, 2008 March 27, p. (Unknown)). Meadows Plaza also lost longtime tenants Meadows Video, Payless Shoesource, and Crescent Jewelers the following year in 2008 (Raskin-Zrihen, 2008 March 27, p. (Unknown)). Home Depot was interested in leasing the former Wal-Mart building and opening a second Vallejo store but abandoned plans to do so in 2009 after experiencing companywide cuts (Raskin-Zrihen, 2007 May 12, pp. A1-A2; Raskin-Zrihen, 2009 January 27, pp. A1-A2). The former Wal-Mart site has been abandoned since late 2007.

Figure 39: Meadows Plaza
(Google, 2013)

Existing Conditions

Tenancy

Meadows Plaza is currently home to nine tenants as of May 2013. Food 4 Less is the sole anchor tenant and is adjoined by a number of smaller businesses ranging from beauty salons to restaurants.

Table 27: Meadows Plaza Tenants

Address	Tenant
5180 Sonoma Boulevard	Vacant
5182 Sonoma Boulevard	Multiple Tenants
5182 Sonoma Boulevard: Suite 200	Quick Mart Outlet
5182 Sonoma Boulevard: Suite 210	Lara's Income Tax
5182 Sonoma Boulevard: Suite 220	Baskin Robbins
5184 Sonoma Boulevard	Multiple Tenants
5184 Sonoma Boulevard	Food 4 Less
5184 Sonoma Boulevard: Suite 310 A	Taqueria L' Amigos
5184 Sonoma Boulevard: Suite 310 B	Vallejo Nails
5184 Sonoma Boulevard: Suite 320	CP Hair
5184 Sonoma Boulevard: Suite 330	Jesus Reigns Ministries
5184 Sonoma Boulevard: Suite 340	Speedy Food

See **Appendix H: Meadows Plaza Site Inventory** and **Appendix I: Meadows Plaza Parcel Map**.

Vacancy Status

There was one vacancy as of May 2013. There was a total of **126,000** square feet of vacant commercial space (CBRE Inc., 2012). The former Wal-Mart building is the sole vacancy and sits on approximately 12.6 acres of land

Figure 40: Food 4 Less

with its structure and surface parking (Solano County, 2012). This is significant because it essentially means that 12.6 acres of the total 17.7 acres that Meadows Plaza sits on is vacant (Solano County, 2012). Meadows Plaza would likely be almost completely devoid of commercial activity if it were not for Food 4 Less.

Size

Meadows Plaza sits on approximately 17.7 acres of land (Solano County, 2012).

Value

The land that Meadows Plaza sits on has a total 2012/13 assessed value of \$22,874,630 (Solano County, 2012). This is a \$587,630 increase from 2008/09 when the land was assessed at \$22,287,000 (Solano County, 2012). It is currently undetermined if the increase in assessed value is unique to Meadows Plaza and its immediate vicinity or indicative of all commercial property in Vallejo. See **Assessed Land Value and Size** in **Appendix H: Meadows Plaza Site Inventory**.

Urban Design

The buildings within Meadows Plaza are single story, detached from one another, and can be considered "big boxes" with the exception of the building at 5182 Sonoma Boulevard. They are set back from Sonoma Boulevard (Highway 29) and Broadway Street and contain parking lots that appear to consume more land area than the building footprints. Design features are consistent throughout Meadows Plaza given that they were all constructed at the same time. The buildings also appear to be sound and could be integrated and reused if Meadows Plaza is redeveloped.

Natural Features

Meadows Plaza does not contain any visible natural features with the exception of light vegetation in the parking lot. Delta Meadows and White Slough are located in close proximity to Meadows Plaza on the western side of Sonoma Boulevard (Highway 29). The adjacent uses contain a number of natural features like trees and vegetation.

Analysis Area

The Analysis Report ascertains existing conditions within Meadows Plaza. It also analyzes the following factors within a one-mile radius: Accessibility, adjacent facilities and uses, market competition, sex, age, race, household income, educational attainment, labor force status, consumer expenditures, housing occupancy, and household size. **Figure 41** identifies the boundaries that are a one-mile radius of Meadows Plaza.

Figure 41: One-Mile Radius
(City of Vallejo, 2012f)

Accessibility

Meadows Plaza is accessible from Sonoma Boulevard (Highway 29) on the west, Broadway Street on the east, is located within a one-mile radius of Highway 37 (City of Vallejo, 2012f). Sonoma Boulevard (Highway 29) and Broadway Street both contain sidewalks that run parallel with Meadows Plaza. The sidewalk on Sonoma Boulevard (Highway 29) is not continuous and appears to only serve patrons waiting at the transit stop. The sidewalk on Broadway Street is also not continuous and appears to only serve patrons waiting at the transit stop or pedestrians walking to the southern adjacent uses. Meadows Plaza is located adjacent to transit stops on Sonoma Boulevard (Highway 29) and Broadway Street that are both served by the following Sol Trans Route: Route 1 (Solano County Transit, 2012a). See **Appendix N: Sol Trans (Route(s): 1, 2, 4, 5, 6, and 7)**.

Adjacent Facilities and Uses

Meadows Plaza is located within a one-mile radius of Vallejo Recology, Dan Mini Elementary School, Elsa Widenman Elementary School, Mare Island Tech (MIT), Solano Middle School, and Six Flags Discovery Kingdom and surrounded by an array of diverse uses (City of Vallejo, 2012f). Northern uses include a large triangular vacant lot that is zoned Intensive Use District and a smaller vacant lot to the north that is zoned Linear Commercial District (City of Vallejo, 2012k). Southern uses are zoned Intensive Use District and include Central Self Storage and a vacant lot (City of Vallejo, 2012k).

Figure 42: Vacant Adjacent Lot

Broadway Street and a railroad bind eastern uses and include the following that are zoned Intensive Use District: De's Automot, Aztec Roofing, and Rafas Firewood and Tree Service (City of Vallejo, 2012k). The College Estates (Subdivision) are zoned Low Density Residential District and also located in close proximity to Meadows Plaza (east) (City of Vallejo, 2012k; City of Vallejo, 2003a). Western uses are bound by Sonoma Boulevard (Highway 29), zoned Low Density Residential District, and includes Delta Meadows (Subdivision) (City of Vallejo, 2012k; City of Vallejo, 2003a).

Market Competition

Meadows Plaza is located within a one-mile radius of several competing shopping centers that include the following: Rancho Square, Vallejo Village, and Park Place (City of Vallejo, 2012f). American Canyon Plaza Market Place, Canyon Corners, Canyon Plaza, and Napa Junction are located within a three-mile radius in neighboring American Canyon (Google, 2013). It is undetermined how competitive these shopping centers are as it relates to sales given that this information is undisclosed.

Demographics

Sex

There were approximately 11,430 residents living within a one-mile radius of Meadows Plaza as of 2012 (City of Vallejo, 2012f). Males consisted of 49.1 percent (5,608 residents) while females consisted of 50.9 percent (8,529 residents) of the 11,430 (City of Vallejo, 2012f). The number of residents living within a one-mile radius of Meadows Plaza is expected to increase by 231 to 11,661 by 2017 according to projections generated by VEDIS (City of Vallejo, 2012f). See **Sex** in **Appendix J: Meadows Plaza Population and Housing Data**.

Age

Age distribution is equal within a one-mile radius. **Figure 43** indicates that several age groups comprising between 11 and 15 percent of the population (City of Vallejo, 2012f). The following age groups comprise less than 8 percent and are the exception: "0 to 4 Years"; "5 to 9 Years"; and "60 to 64 Years" (City of Vallejo, 2012f). See **Age** in **Appendix J: Meadows Plaza Population and Housing Data**.

Figure 43: Age

Race

The population within a one-mile radius is racially diverse like that of greater Vallejo. The 11,430 residents that live within a one-mile radius breaks down as follows: White (2,458 or 21.5 percent), Black (2,139 or 18.7 percent), American Indian (61 or 0.5 percent), Asian (3,247 28.4 percent), Pacific Islander (171 1.5 percent), Other (150 1.3 percent), and Multiracial (3,204 or 28.0 percent) (City of Vallejo, 2012f). Hispanic or Latino (of any race) residents comprise (4,163 or 36.4 percent) of the 11,430 residents (City of Vallejo, 2012f). See **Race** in **Appendix J: Meadows Plaza Population and Housing Data**.

Household Income

There are approximately 3,103 households within a one-mile radius of Meadows Plaza (City of Vallejo, 2012f). **Figure 44** indicates that income distribution is fairly equal within a one-mile radius. The three largest income groups were "More than \$100,000" at 762 (24.6 percent), "\$60,000 to \$75,000" at 494 (15.9 percent), and "\$75,000 to \$100,000" at 425 (13.7 percent) as of 2012 (City of Vallejo, 2012f). The three smallest income groups were "Less than \$10,000" at 152 (4.9 percent), "\$10,000 to \$20,000" at 166 (5.3 percent), and "\$20,000 to \$30,000" at 217 (7.0 percent) as of 2012 (City of Vallejo, 2012f). See **Household Income** in **Appendix J: Meadows Plaza Population and Housing Data**.

Figure 44: Household Income

Educational Attainment

There was approximately 7,253 residents within a one-mile radius that are 25 years and over as of 2012 (City of Vallejo, 2012f). A majority of the 7,253 residents possess a high school degree or have completed some college (City of Vallejo, 2012f). **Figure 45** indicates that the three largest educational attainment groups are "High School Diploma" at 2,152 (29.7 percent), "Some College" at 1,654 (22.8 percent), and "Less than Grade 9" at 976 (13.5 percent) as of 2012 (City of Vallejo, 2012f).

Figure 45: Educational Attainment

Economics

Labor Force Status

There were approximately 5,567 residents in the Labor Force as of 2012 (City of Vallejo, 2012f). 4,525 (81.3 percent) were employed, 1,041 (18.7 percent) were unemployed, and 1 (0.0 percent) was in the Armed Forces (City of Vallejo, 2012f). 3,251 residents were not in the Labor Force as of 2012 (City of Vallejo, 2012f). See **Labor Force Status** in **Appendix J: Meadows Plaza Population and Housing Data**.

Consumer Expenditures

Median consumer expenditures were \$47,687 per household (City of Vallejo, 2012e). The five main areas of consumer expenditures per household were "Transportation" (\$9,722), "Shelter" (\$9,164), "Food and Beverages" (\$7,421), "Utilities" (\$3,374), and "Healthcare" (\$2,894) (City of Vallejo, 2012e). Total median consumer expenditures were approximately \$61,468 with the five main areas consisting of the following: "Transportation" (\$12,532), "Shelter" (\$11,813), "Food and Beverages" (\$9,566), "Utilities" (\$4,350), and "Healthcare" (3,730) as of 2012 (City of Vallejo, 2012e).

Table 28: Consumer Expenditures

Category	\$ Per Household	Total in \$1,000s
Apparel	2,313	2,981
Education	1,096	1,412
Entertainment	2,654	3,421
Food and Beverages	7,421	9,566
Health Care	2,894	3,730
Household Furnishings and Equipment	2,079	2,679
Shelter	9,164	11,813
Household Operations	1,671	2,154
Miscellaneous Expenses	790	1,019
Personal Care	694	895
Reading	153	197
Tobacco	322	415
Transportation	9,722	12,532
Utilities	3,374	4,350
Gifts	1,196	1,541
Personal Insurance	475	612
Contributions	1,669	2,151
Total Consumer Expenditures	47,687	61,468

Source: City of Vallejo. (2012). 5180 Sonoma Boulevard: One-mile radius. *Consumer expenditures report*.

Housing

Housing Occupancy

There are approximately 3,296 housing units within a one-mile radius of Meadows Plaza (City of Vallejo, 2012f). 3,103 (94.1 percent) were occupied while (5.9 percent) were unoccupied as of

2012 (City of Vallejo, 2012f). 2,084 (67.2 percent) were owner-occupied while 1,019 (32.8 percent) were renter-occupied of the 3,296 occupied units (City of Vallejo, 2012f). See **Housing Occupancy** in **Appendix J: Meadows Plaza Population and Housing Data**.

Household Size

The majority of the 3,103 households located within a one-mile radius of Meadows Plaza are small households of three or less persons (City of Vallejo, 2012f). Household size breaks down as follows: "1 Person" at 370 (11.9 percent), "2 Person" at 727 (23.4 percent), "3 Person" at 510 (16.4 percent), "4 Person" at 532 (17.1 percent), "5 Person" at 409 (13.2 percent), and "6+ Person" at 248 (8.0 percent) as of 2012 (City of Vallejo, 2012f). See **Household Size** in **Appendix J: Meadows Plaza Population and Housing Data**.

Regulations

Zoning: Planned Development Commercial

Meadows Plaza is currently zoned Planned Development Commercial District (City of Vallejo, 2012k). **Table 29** describes the Planned Development Commercial District (City of Vallejo, 2013g).

Table 29: Planned Development Commercial District Description

The purpose of Section 16.108.010 through Section 16.108.030, inclusive, is to create and establish regulations for a planned commercial district, in which neighborhood-level, community-level or regional-level commercial uses are the principal use. The intent of this district is to implement the policies of the Vallejo general plan which calls for the establishment of the specific commercial areas where flexibility of design and development of land is appropriate. These areas will be conducive to creative and experimental methods of land development, including the application of new technologies or the innovative application of existing technologies relating to resource conservation. These areas will also facilitate the development or redevelopment of land which is not being utilized due to special circumstances which prevent its development or redevelopment through the conventional application of the regulations of the zoning district. Where a proposed land use is encompassed by the definition of this district's permitted use types but conflicts with the statement of purposes for this district, the proposed land use will not be permitted.

Source: City of Vallejo. (2013). Chapter 16.108: Planned development commercial district. Part V: Procedures. Title 16: Zoning. Code of Ordinances.

The Planned Development Commercial District allows several civic, commercial, industrial, agricultural, and residential uses that are categorized as either uses subject to planned development permit or uses subject to a major conditional use permit (City of Vallejo, 2013g).

Table 30 and Table 31 identify all of the allowable uses for Planned Development Commercial District and are categorized by type. The number of use types that are allowed is significant because it broadens the potential uses that can be integrated into a redevelopment alternative and ensures that Meadows Plaza is not restricted to only commercial uses.

The Planned Development Commercial District is also significant because it gives flexibility as it pertains to certain development standards (City of Vallejo, 2013g). The following development standards are subsequently omitted from the Planned Development Commercial District: Height limits, setbacks, lot coverage, and lot size (City of Vallejo, 2013g). This essentially means that projects located within the Planned Development Commercial District are required to address these development standards but allowed to negotiate with Vallejo regarding the specifics (City of Vallejo, 2013g).

Table 30: Uses Subject to Planned Development Permit

<p>Residential Use Types</p> <p>Family residential (above street level only)</p> <p>Guest residential</p>
<p>Civic Use Types</p> <p>Administrative services</p> <p>Clinic services</p> <p>Community education</p> <p>Community recreation</p> <p>Cultural exhibits and library services</p> <p>Major impact services and utilities</p> <p>Parking services</p> <p>Postal services</p> <p>Religious assembly</p>
<p>Commercial Use Types</p> <p>Administrative and professional services</p> <p>Animal sales and services: grooming</p> <p>Animal sales and services: veterinary (small animals)</p> <p>Automotive and equipment: parking</p> <p>Automotive and equipment: repairs, light equipment (boat repairs and cleaning only)</p> <p>Automotive and equipment: sales/rentals, light equipment</p> <p>Business support services</p> <p>Communication services</p> <p>Convenience sales and personal services</p> <p>Eating and drinking establishments (except for drive-in and drive-through restaurants which are prohibited)</p> <p>Financial, insurance and real estate services</p> <p>Food and beverage retail sales</p> <p>Gasoline sales</p> <p>Laundry services</p> <p>Medical services</p> <p>Participant sports and recreation: indoor</p> <p>Participant sports and recreation: outdoor</p> <p>Personal services: general</p> <p>Retail sales: general</p> <p>Spectator sports and entertainment: limited, general</p> <p>Tobacco retailer</p> <p>Transient habitation</p>
<p>Industrial Use Types</p> <p>Custom manufacturing</p>
<p>Agricultural Use Types</p> <p>Horticulture: cultivation</p> <p>Horticulture: storage</p> <p>Tree crops</p> <p>Row and field crops</p> <p>Animal raising</p>

Source: City of Vallejo. (2013). Chapter 16.108: Planned development commercial district. Part V: Procedures. Title 16: Zoning. Code of Ordinances.

Table 31: Uses Subject to a Major Conditional Use Permit

Commercial Use Types Tobacco retailer
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Source: City of Vallejo. (2013). Chapter 16.108: Planned development commercial district. Part V: Procedures. Title 16: Zoning. Code of Ordinances.

See **Appendix K: Chapter 16.108: Planned Development Commercial District.**

Land Use: Employment

Meadows Plaza's land use designation is Employment (City of Vallejo, 1992). The *Vallejo*

General Plan defines Employment as the following (City of Vallejo, 1999, p. III-27):

Table 32: Employment

This broad designation is characterized by uses that generate significant numbers of jobs. Typical uses include heavy industrial, light industrial, research and development, warehouse, distribution, heavy commercial, and large-scale office. It is generally located adjacent to highways and other arterials and away from either physically and/or visually less intensive uses.

Source: City of Vallejo. (1999). *Vallejo general plan*. Page. III-27.

Restrictions

5180 Sonoma Boulevard is believed to be under the jurisdiction of a Deed Restriction because it is one of six sites that were identified in the *Vallejo WinCo Foods Project EIR* as being prohibited from being occupied by a grocery

Figure 46: 5180 Sonoma Boulevard

store (City of Vallejo, 2011, p. 238). Wal-Mart Realty formerly owned 5180 Sonoma Boulevard. Wal-Mart Realty typically requires purchaser's to sign an agreement that places a Deed

Restriction on the property as a standard practice (Wal-Mart Realty, 2012). The Wal-Mart Realty website produced the *Purchaser's Letter of Intent* (Wal-Mart Realty, 2012). It is undetermined if the Purchaser's Letter of Intent was completed for 5180 Sonoma Boulevard but is likely given that it is a standard practice (Wal-Mart Realty, 2012). **Table 33: Standard Use Restrictions** outlines the restrictions that are typically placed on property that was formerly owned by Wal-Mart Realty.

Table 33: Standard Use Restrictions

Standard Use Restrictions: These restrictions shall be included in both the Agreement of Sale and final Deed. The Property shall not be used for or in support of the following: (i) a discount store in excess of eight thousand (8,000) square feet in floor size, wholesale membership/warehouse club, grocery store/supermarket, pharmacy/drug store; (ii) gas station, quick lube/oil change facility, automobile tire sales; (iii) movie theater or bowling alley; and (iv) health spa/fitness center greater than three thousand (3,000) square feet; there shall be maintained a parking ratio of eight (8) parking spaces for every one thousand (1,000) square feet of floor building area used for a health spa/fitness center three thousand (3,000) square feet or less (the "Property Restrictions"); in addition, the Property shall not be used for or in support of the following: (i) adult book store, adult video store (an adult video store is a video store that sells or rents videos that are rated NC-17, X, XX, XXX, or of a rating assigned to works containing material more sexually explicit than XXX, by the film rating board of the Classification and Rating Administration), "adult" business activities, including without limitation any massage parlor, escort service, facility with nude (or partially nude, bathing suit-clad or lingerie-clad) models or dancers or any establishment selling or exhibiting sexually explicit materials, pawn shop, bar, night club, gaming activities (including but not limited to gambling, electronic gaming machines, slot machines and other devices similar to the aforementioned), billiard parlor, any place of recreation/amusement, or any business whose principal revenues are from the sale of alcoholic beverages for on or off premises consumption; or (iii) any business that cashes checks or makes short-term or "payday advance" type loans (the "Noxious Use Restrictions"). Notwithstanding the foregoing, the Noxious Use Restrictions shall not exclude the regular business of any bank or financial institution insured by the F.D.I.C. or mortgage brokerage firm or other similar business providing long-term, mortgage type loans; all such covenants, conditions, restrictions, the Property Restrictions, and approval rights shall remain in effect for a period of fifty (50) years; the Noxious Use Restrictions shall be perpetual unless applicable law prohibits a perpetual restriction, in which case the Noxious Use Restrictions shall remain in effect for the maximum amount of time allowed by law but in no event fewer than one hundred (100) years.

Source: Wal-Mart Realty. (2012). *Purchaser's letter of intent*.

See **Appendix M: Wal-Mart Realty: Purchaser's Letter of Intent**.

Plans

There are not any known plans for Meadows Plaza.

Opportunities and Constraints Analysis

Table 34: Opportunities and Constraints for Meadows Plaza

Opportunities	Constraints
<ul style="list-style-type: none"> • Sonoma Boulevard (Highway 29) is a major local and regional thoroughfare. • 5180 Sonoma Boulevard has been vacant since the latter half of 2007. • 17.7 acres of land provides space for redevelopment. • Existing buildings appear to be sound and could be reused if Meadows Plaza is redeveloped. • Does not contain any natural features that would impact and/or obstruct redevelopment. • Accessible by various modes of transportation: Bicycle, automobile, and bus. • Close proximity to Highway 37. • Close proximity to several public facilities. • Close proximity to several competing shopping centers that presents Meadows Plaza with the option of an alternative use to remain viable. • Adjacent vacant lot allows for expansion. • 11,430 residents live within a one-mile radius. • Demographically diverse population within a one-mile radius. • 3,296 housing units are located within a one-mile radius. • The majority of the 7,253 residents that are 25 years and over within a one-mile radius possess a high school diploma or some college. • The majority of the 3,103 households within a one-mile radius contain three or less persons, creating a potential market for higher densities and mixed-use development. • Existing zoning is flexible and allows a number of civic and residential uses that can facilitate mixed-use development without having to undergo a Zone Change. • There are no existing plans for Meadows Plaza. 	<ul style="list-style-type: none"> • Meadows Plaza is not pedestrian-friendly with discontinuous sidewalks on Sonoma Boulevard (Highway 29) and Broadway Street. • Northern, eastern, and southern uses are zoned Intensive Use District, creating compatibility issues with potential residential uses. Northern uses would require a Zone Change in order to be incorporated into a potential redevelopment plan. • An irregular shape embodies Meadows Plaza due to Sonoma Boulevard (Highway 29) and Broadway Street. • Deed restriction severely limits the number of reuse opportunities for 5180 Sonoma Boulevard.

SITE ELIMINATION

Springstowne Center

Springstowne Center contained **3,900** square feet of vacant commercial space as of May 2013. Springstowne Center was not selected despite possessing a number of attributes ranging from its location on a bustling commercial corridor to the balanced demographics of the surrounding population. Springstowne Center does sit on a substantial amount of land at 11.4 acres but would likely need to expand in the event of redevelopment. This is an issue because Springstowne Center is landlocked by arterials and residential subdivisions that inhibit its ability to expand. Springstowne Center is also owned by a number of parties, creating the potential for holdouts in the event that a developer needed to conduct a land assembly for redevelopment. There are a few vacancies but Springstowne Center appears to be vibrant with strong anchors and a number of ethnic and local businesses, thus not declining to the point of justifiable revitalization. Forced redevelopment may disrupt the existing niche market. Springstowne Center may be incorporated into future revitalization efforts on Springs Road but currently appears to really need a facade renovation if anything.

CVS Center

CVS Center contained **55,141** square feet of vacant commercial space as of May 2013. CVS Center was not selected for several reasons despite being located on a major local and regional thoroughfare, containing ample amount of developable land at 18.4 acres, and exhibiting some characteristics of decline. CVS Center contains eight vacancies, worn and dated facade and layout, and a plethora of underutilized parking that make it an ideal candidate for redevelopment. CVS Center appears to be in a state of decline but was not selected because it has been identified in the *Sonoma Boulevard Corridor Design Plan* as a site that may be redeveloped to

accommodate mixed-uses. Even though the *Sonoma Boulevard Corridor Design Plan* is conceptual, it shows that Vallejo is aware of the need to redevelop CVS Center at some point in the future. CVS Center is also owned by a number of parties, creating the potential for holdouts in the event that a developer needed to conduct a land assembly for redevelopment. The most significant reason for not selecting CVS Center is that it is not the most declined shopping center in Vallejo.

SITE SELECTION

Meadows Plaza

Meadows Plaza contained **126,000** square feet of vacant commercial space as of May 2013. Meadows Plaza was selected for a number of reasons ranging from location to existing conditions. Meadows Plaza

Figure 47: Empty Parking Lot in Meadows Plaza

contains the lowest number of vacancies compared to Springstowne Center and CVS Center with the only one being 5180 Sonoma Boulevard. Because 5180 Sonoma Boulevard consumes 12.6 acres of the 17.7 acres of land that Meadows Plaza sits on, this one vacancy is devastating. Meadows Plaza has been in a state of decline with 5180 Sonoma Boulevard having been vacant since September 2007. Vallejo also has no existing plans for Meadows Plaza with it having been omitted from the *Sonoma Boulevard Corridor Design Plan* despite being situated at the northern boundary of Sonoma Boulevard (Highway 29). This is critical because Meadows Plaza is one of the first sights that greet motorists as they cross the northern boundary of Vallejo from American Canyon (Napa County) with the exception of Rancho Square and the McDonalds-Chevron.

CONCLUSION

Meadows Plaza contains an abundance of potential with a sound structure that can be integrated into a redevelopment plan and an ample amount of developable land with large parking lots and an adjacent vacant lot to the north. Meadows Plaza does present barriers with 5180 Sonoma Boulevard being subject to a Deed Restriction and the general industrial character of the immediate vicinity but it still warrants the development of reuse and redevelopment alternatives. The number of reuse and redevelopment cases shows that revitalizing Meadows Plaza is not an insurmountable task. The Planned Development Commercial District allows flexibility as it relates to development standards and offers several opportunities ranging from adaptive reuse to residential development to the redevelopment of the entire Meadows Plaza.

V. ALTERNATIVES

INTRODUCTION

The purpose of this chapter is to illustrate that there are a number of revitalization opportunities for 5180 Sonoma Boulevard and the greater Meadows Plaza. This chapter provides the following three conceptual alternatives: (1) Adaptive Reuse; (2) Residential Development; and (3) Mixed-Use and Residential Development. Each of the three alternatives will contain a description outlining attributes and development components; conceptual map; governmental procedures; and a feasibility study documenting preliminary costs. The chapter will also address the permits, plans, and the permitted and restricted uses associated with redeveloping Meadows Plaza.

Planned Development Commercial

Reuse and redevelopment projects in Meadows Plaza require specific permits and plans given that it is zoned Planned Development Commercial District (City of Vallejo, 2013g). This section outlines the requirements associated with obtaining a Planned Development Permit as well as reiterates uses that are allowed in the Planned Development Commercial District and uses that are restricted as a result of the Wal-Mart Realty *Purchaser's Letter of Intent*. Reiteration of allowed and restricted uses is key because it gives an overview of the uses that can be accommodated in the three alternatives, indicating feasibility and infeasibility.

Planned Development Permit

Projects within the Planned Development Commercial District are subject to a Planned Development Permit (City of Vallejo, 2013h). The Planned Development Permit is typically issued after an applicant has developed a Master Plan (City of Vallejo, 2013h). There are exceptions to this requirement (City of Vallejo, 2013h). The Planning Manager may issue a

Planned Development Permit after a Unit Plan is developed if the project is small enough to implement in one phase (City of Vallejo, 2013h). The Planning Manager may also issue a Planned Development Permit after a Specific Plan is developed (City of Vallejo, 2013h). The three alternatives will either require a Master Plan or Unit Plan. See **Appendix Q: Chapter 16.116: Planned Development Permit Procedure** for the elements that a Master Plan and Unit Plan must contain.

Uses

There are a number of residential, civic, commercial, industrial, and agricultural uses that are subject to permits in areas that are zoned Planned Development Commercial District as was outlined in the Greyfield Study. Vallejo permits more uses in areas that are zoned Planned Development Commercial District than other commercial districts because it acknowledges that the land is underutilized due to special circumstances (City of Vallejo, 2013g). **Table 35** and **Table 36** outline uses that are subject to a Planned Development Permit or a Major Use Conditional Permit (City of Vallejo, 2013g).

Table 35: Uses Subject to Planned Development Permit

<p>Residential Use Types</p> <p>Family residential (above street level only)</p> <p>Guest residential</p>
<p>Civic Use Types</p> <p>Administrative services</p> <p>Clinic services</p> <p>Community education</p> <p>Community recreation</p> <p>Cultural exhibits and library services</p> <p>Major impact services and utilities</p> <p>Parking services</p> <p>Postal services</p> <p>Religious assembly</p>
<p>Commercial Use Types</p> <p>Administrative and professional services</p> <p>Animal sales and services: grooming</p> <p>Animal sales and services: veterinary (small animals)</p> <p>Automotive and equipment: parking</p> <p>Automotive and equipment: repairs, light equipment (boat repairs and cleaning only)</p> <p>Automotive and equipment: sales/rentals, light equipment</p> <p>Business support services</p> <p>Communication services</p> <p>Convenience sales and personal services</p> <p>Eating and drinking establishments (except for drive-in and drive-through restaurants which are prohibited)</p> <p>Financial, insurance and real estate services</p> <p>Food and beverage retail sales</p> <p>Gasoline sales</p> <p>Laundry services</p> <p>Medical services</p> <p>Participant sports and recreation: indoor</p> <p>Participant sports and recreation: outdoor</p> <p>Personal services: general</p> <p>Retail sales: general</p> <p>Spectator sports and entertainment: limited, general</p> <p>Tobacco retailer</p> <p>Transient habitation</p>
<p>Industrial Use Types</p> <p>Custom manufacturing</p>
<p>Agricultural Use Types</p> <p>Horticulture: cultivation</p> <p>Horticulture: storage</p> <p>Tree crops</p> <p>Row and field crops</p> <p>Animal raising</p>

Source: City of Vallejo. (2013). Chapter 16.108: Planned development commercial district. Part V: Procedures. Title 16: Zoning. Code of Ordinances.

Table 36: Uses Subject to a Major Conditional Use Permit

Commercial Use Types Tobacco retailer
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Source: City of Vallejo. (2013). Chapter 16.108: Planned development commercial district. Part V: Procedures. Title 16: Zoning. Code of Ordinances.

Wal-Mart Realty: Purchaser's Letter of Intent

5180 Sonoma Boulevard is believed to be under the jurisdiction of a Deed Restriction given that it was originally home to Wal-Mart as was mentioned in the Greyfield Study. This is significant because the *Purchaser's Letter of Intent* outlines a number of restricted uses that are permitted in the Planned Development Commercial District (Wal-Mart Realty, 2012). This is a substantial constraint because it limits the number of reuse and redevelopment opportunities for 5180 Sonoma Boulevard. **Table 37** outlines the use restrictions.

Table 37: Standard Use Restrictions

<p>These restrictions shall be included in both the Agreement of Sale and final Deed:</p> <ul style="list-style-type: none"> • Discount Store in excess of eight-thousand (8,000) square feet in floor size • Wholesale Membership/Warehouse Club • Grocery Store/Supermarket • Pharmacy/Drug Store • Gas Station • Quick Lube/Oil Change Facility • Automobile Tire Sales • Movie Theater • Bowling Alley • Health Spa/Fitness Center greater than three thousand (3,000) square feet • Adult Book Store • Adult Video Store • Massage Parlor • Escort Service • Facility with nude: (or partially nude, bathing suit-clad or lingerie-clad) models or dancers • Any establishment selling or exhibiting sexually explicit materials • Pawn Shop • Bar • Night Club • Gaming Activities: Including but not limited to gambling, electronic gaming machines, slot machines and other devices similar to the aforementioned • Billiard Parlor • Any place of recreation/amusement, or any business whose principal revenues are from sale of alcoholic beverages for on or off premises consumption • Any business that cashes checks or makes short-term or "payday advance" type loans

Source: Wal-Mart Realty. (2012). *Purchaser's letter of intent*.

Density Standards

Vallejo has specific standards for determining density as outlined in the *Vallejo General Plan*.

Alternative Two: Residential Development and Alternative Three: Mixed-Use and Residential Development both contain residential uses (City of Vallejo, 1999, p. III-14). **Table 38** outlines density standards for Vallejo and will be referenced to determine whether the residential uses constitute any of the following: Rural Residential, Low Density Residential, Medium Density Residential, or High Density Residential (City of Vallejo, 1999, p. III-14). This is significant because the density standards will determine the potential zoning designations needed to accommodate each of the respective alternatives that contain residential uses.

Table 38: Density Standards

Land Use Designation	Density Standard
Rural Residential	Less than 0.5 Units/Acre
Low Density Residential	0.5 to 8.7 Units/Acre
Medium Density Residential	8.8 to 17.4 Units/Acre
High Density Residential	More than 17.4 Units/Acre

Source: City of Vallejo. (1999). *Vallejo general plan*. Page III-14.

Key Terms

The following identifiers will be referenced in the alternatives:

- **Former Wal-Mart Building:** Refers to the structure at 5180 Sonoma Boulevard.
- **5180 Sonoma Boulevard:** Refers to the entire 12.6-acre site.

ALTERNATIVE ONE: ADAPTIVE REUSE

Description

Vallejo could adopt a Unit Plan for the adaptive reuse of the former Wal-Mart building. Adaptive reuse is the adaption of an economically obsolete building for a new purpose through physical modifications such as compartmentalization and facade enhancements (City of Los Angeles, 2006). The Unit Plan could contain a number of adaptive reuse opportunities for the former Wal-Mart building that range from civic to commercial. The following are a few examples of the reuse opportunities: (1) Community Empowerment Center, (2) Small Business Incubator, (3) Vocational Training Center, (4) Indoor Go-Karting Center, (5) Ice Skating Rink, (6) Skating Rink, (7) Sky High Sports, and (8) International Food Court.

Figure 48: Alternative One
(Google, 2013)

The former Wal-Mart building is approximately 126,000 square feet and has a divisible range of 30,000 to 75,000 square feet, meaning that it could theoretically accommodate a number of potential reuses concurrently (CBRE Inc., 2012). The Unit Plan may likely require facade enhancements to alleviate obsolete components of the former Wal-Mart building like the garden center and loading platforms. The Unit Plan could also likely require interior compartmentalization depending on the number of new uses. See **Place Marker A** in **Figure 48**.

Rationale

Adaptive reuse is feasible because it would require the least amount of physical modifications. Adaptive reuse would also not require the demolition of the former Wal-Mart building or the addition of new surface parking. 5180 Sonoma Boulevard is suited for adaptive reuse given the restrictions outlined in the *Purchaser's Letter of Intent* no longer make it a viable

site for certain commercial uses (Wal-Mart Realty, 2012). The accommodation of multiple reuses is also feasible because there seems to be a limited number of commercial tenants that are large enough to occupy the former Wal-Mart building alone. The reuse opportunities were a few of the ideas for the former Wal-Mart building that were generated by residents at the Budget Assemblies as part of Participatory Budgeting Vallejo (Participatory Budgeting Vallejo, 2012c). Residents identified the reuse opportunities due to a general desire to see more economic and recreational development within blighted areas of Vallejo (Participatory Budgeting Vallejo, 2012c). There were numerous

Figure 49: Public Market in Emeryville, California

Figure 50: Carmona Grocholski Community Empowerment Center (Archinect, 2013)

project ideas that referenced the former Wal-Mart building, indicating that residents see the site as both a problem and opportunity area for revitalization (Participatory Budgeting Vallejo, 2012c).

Development

Building Massing

The former Wal-Mart building is approximately 126,000 square feet (CBRE Inc., 2012). Adaptive reuse would likely not result in any

modifications to the building footprint that would substantially increase or decrease the existing square footage of the structure.

Figure 51: Sky High Sports
(Sky High Sports, 2013)

Parking

5180 Sonoma Boulevard contains an ample amount of surface parking, allowing adaptive reuse to possibly come to fruition without the addition of new parking depending on the proposed uses.

Vallejo outlines parking requirements for specific uses in Chapter 16.62: Off-Street Parking and Loading Regulations of the *Vallejo Municipal Code* (City of Vallejo, 2013e). See **Appendix P: Chapter 16.62: Off-Street Parking and Loading Requirements**.

Procedure

Unit Plan

Adaptive reuse could require a Unit Plan so long as it is implemented in one phase (City of Vallejo, 2013h). See Unit Plan Process and Required Findings for Unit Plan Approval in **Appendix Q: Chapter 16.116: Planned Development Permit Procedure.**

California Environmental Quality Act (CEQA)

The former Wal-Mart building could accommodate a number of diverse uses through adaptive reuse as previously mentioned. Adaptive reuse could have a substantial impact on the environment as it relates to the following depending on the nature of the use: Air quality, noise, traffic, economics, aesthetics, and land use. This alternative could result in one of the following determinations based on the impacts identified in the Initial Study: Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report.

This alternative could be exempt from CEQA so long as it adheres to the 15301: Existing Facilities of Article 19: Categorical Exemptions outlined in the *2012 California Environmental Quality Act (CEQA) Statutes and Guidelines* (State of California, 2012, p. 224). **Table 39** outlines 15301: Existing Facilities. See **Appendix O: CEQA Statutes and Guidelines 15301 Existing Facilities.**

Table 39: 15301 Existing Facilities

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

Source: State of California. (2012). *2012 California Environmental Quality Act (CEQA): Statutes and guidelines*. Page 224.

Zone Change

Adaptive reuse of the former Wal-Mart building would likely not warrant a Zone Change given that the Planned Development Commercial District permits a number of uses including the aforementioned examples (City of Vallejo, 2013g; City of Vallejo, 2013f).

General Cost Estimates of Development

Adaptive reuse of the former Wal-Mart building could cost roughly \$25,718,161.96 based on preliminary estimations. Please note that these costs are assumptions and could subsequently vary in the event of an actual project. Land is the total 2012/13 assessed values that were identified by the Solano County Assessor Recorder Division for tax purposes and could vary as well (Solano County, 2012). Land would not be a financial factor if the current property owner(s) were to maintain ownership in the event of an actual project. Construction costs are estimations that are based on the following: Livable New York Resource Manual (O’Neal & O’Neal, 2009). Development Fees and Planning and Design are assumed to be 4 percent and 5 percent of the combined Land and Construction costs.

Table 40: Adaptive Reuse

Description	Cost	Percentage
Land	\$13,514,644.00	52.5%
Construction	\$10,080,000.00	39.2%
Development Fees	\$943,785.76	3.7%
Planning and Design	\$1,179,732.20	4.6%
Total Costs	\$25,718,161.96	100.0%
Construction: \$80 per square foot (includes landscaping) for a 126,000 square foot structure. Development Fees: 4% of Total Land and Construction Costs. Planning and Design: 5% of Total Land and Construction Costs.		

End of Alternative One

ALTERNATIVE TWO: RESIDENTIAL DEVELOPMENT

Description

Vallejo could adopt a Unit Plan that calls for mixed-income residential development for all of 5180 Sonoma Boulevard. The alternative could theoretically include 80 family residential units that are distributed in four buildings of 20 units where the former Wal-Mart building and parking lot are currently located. The alternative would require the demolition of the former Wal-Mart building given its size and the nature of the proposed residential uses as well as the construction of new surface parking. See **Place Marker A** in **Figure 52**.

Figure 52: Alternative Two
(Google, 2013)

Rationale

The introduction of residential uses is an alternative given that the *Purchaser's Letter of Intent* has limited the number of allowable uses, making it commercially obsolete with the exception of a few uses (Wal-Mart Realty, 2012). There are also a number of competitive shopping centers located in close proximity to Meadows Plaza that may be pulling shoppers away (Google, 2013). This would need to be substantiated with sales data and a retail leakage analysis report. The addition of residential units would introduce an entirely new use to Meadows Plaza, implementing Program A2.2.1.1: Underutilized Commercial Land Conversion Program of the 2009-2014 Housing Element Update while also accommodating a portion of the 2,530 housing units that the Association of Bay Area Governments (ABAG) expects Vallejo to add by 2040 (City of Vallejo, 2008, pp. 100-101; Association of Bay Area Governments, 2012, p. 104).

Development

Units

Residential development of 5180 Sonoma Boulevard could create 80 residential units that are oriented in four buildings of 20 units and mixed-income.

The residential development

could consist of a combination of one to three bedroom

apartments. The residential development could accommodate the 80 units through the following: 25 one-bedroom apartments, 25 two-bedroom apartments, and 30 three-bedroom apartments.

Figure 53: Avenue 64 Apartments in Emeryville, California (BRE Properties, 2013)

Density

The 80 units that would be developed on the 12.6 acres would create a density of 6.3 units per acre (Solano County, 2012). This density would be categorized as Low Density Residential according to the *Vallejo General Plan* (City of Vallejo, 1999, p. III-14). See **Table 38: Density Standards** on **Page 118**.

Building Massing

The 80 units could add 93,500 square feet of residential uses. This estimation assumes that one-bedroom apartments would be 850 square feet a unit; two-bedroom apartments would be 1,150 square feet a unit; and three-bedroom would 1,450 a unit. The square footage is based on apartment sizes from the following developments: Avenue 64 Apartments (Emeryville),

Broadstone at Sterling Village (Vallejo), and The Lodge at Napa Junction (American Canyon) (Holland Residential Vallejo, 2013; BRE Properties, 2013; Woodmont Real Estate, 2013).

Table 41: Square Footage

Type	Number of Units	Sq. Ft. Per Unit	Sub Total
1 Bedroom	25	850	21,250
2 Bedroom	25	1,150	28,750
3 Bedroom	30	1,450	43,500
Total 80 Units			93,500

Parking

The *Vallejo Municipal Code* specifies parking requirements for residential units as outlined in Chapter 16.62: Off-Street Parking and Loading Regulations (City of Vallejo, 2013e). The parking standards consist of the following: One space per one-bedroom apartments; one and a half spaces for two or more bedroom apartments; and one guest space per five apartments (City of Vallejo, 2013e). Alternative Two would require 123.5 parking spaces based on the standards outlined in the Vallejo Municipal Code (City of Vallejo, 2013e). **Table 42** provides a summary of how the 123.5 parking spaces were calculated. See **Appendix O: Chapter 16.62: Off-Street Parking and Loading Requirements**.

Table 42: Total Parking for Residential Uses

Standard	Type	Number of Units	Sub Total
1 Space	1 Bedroom	25	25
1.5 Spaces	2 Bedroom	25	37.5
1.5 Spaces	3 Bedroom	30	45
1 Space Per 5 Units	Guest Parking	80	16
Total 80 Units			123.5

Procedure

Unit Plan

The residential development alternative could require a Unit Plan so long as it is implemented in one phase (City of Vallejo, 2013h). See Unit Plan Process and Required Findings for Unit Plan Approval in **Appendix Q: Chapter 16.116: Planned Development Permit Procedure**.

California Environmental Quality Act (CEQA)

Residential development of 5180 Sonoma Boulevard would introduce an entirely new use to the greater Meadows Plaza. Residential development could have a major impact on the immediate area as it relates to the following: Air quality, noise, traffic, economics, aesthetics, and land use. This alternative could result in one of the following determinations based on the impacts identified in the Initial Study: Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report.

Zone Change

Residential development would likely warrant a Zone Change from Planned Development Commercial District to Medium Density Residential District given the introduction of residences (City of Vallejo, 2013b). The Zone Change would be warranted because the Planned Development Commercial District permits residential uses but only if they are above street level, essentially mixed-use development (City of Vallejo, 2013g; City of Vallejo, 2013f). This alternative does not include mixed-use development. See **Appendix U: Chapter 16.16: Medium Density Residential District** and **Appendix R: Chapter 16.86: Amendments**.

General Cost Estimates of Development

Residential development of 5180 Sonoma Boulevard could cost roughly \$27,331,634.64 based on preliminary estimations. Please note that these costs are assumptions and could subsequently vary as was noted in Alternative One (Solano County, 2012). Land would not be a financial factor if the current property owner(s) were to maintain ownership in the event of an actual project. Demolition, Construction, and Parking are estimations that are based on the following: Demolition Connection, *Guide to Local Government Finance in California*, and the Metropolitan Transportation Commission of the San Francisco Bay Area (Demolition Connection, 2012; Coleman et al, 2012, p. 199; Metropolitan Transportation Commission, 2012, p. 3-8). Development Fees and Planning and Design are assumed to be 4 percent and 5 percent of the combined Land, Demolition, Construction, and Parking costs.

Table 43: Residential Development

Description	Cost	Percentage
Land	\$13,514,644.00	49.4%
Demolition	\$252,000.00	0.9%
Construction	\$10,752,500.00	39.3%
Parking	\$555,750.00	2.0%
Development Fees	\$1,002,995.76	3.7%
Planning and Design	\$1,253,744.70	4.6%
Total Costs	\$27,331,634.46	100.0%
Construction: \$115 per square foot (includes landscaping) for 93,500 square feet. Demolition: \$2 per square foot for a 126,000 square foot structure. Parking: \$4,500 per space for 123.5 spaces. Development Fees: 4% of Total Land, Demolition, Construction, and Parking Costs. Planning and Design: 5% of Total Land, Demolition, Construction, and Parking Costs.		

End of Alternative Two

ALTERNATIVE THREE: MIXED-USE AND RESIDENTIAL DEVELOPMENT

Description

Vallejo could adopt a Master Plan for Meadows Plaza that includes the adaptive reuse and residential development elements from the first two alternatives, mixed uses, and the acquisition and development of the northern adjacent lots through multiple phases of implementation. The Master Plan could consist of the following components:

5180 Sonoma Boulevard: Mixed-Use Development

The former Wal-Mart building could be renovated and converted into a three-story mixed-use development that accommodates commercial, civic, and residential uses. The first story could be subdivided into 30,000 to 75,000 square foot lots in order to contain the uses identified in the first alternative that are compatible with residential units (CBRE Inc., 2012). Examples of compatible uses from the first alternative include:

Community Empowerment Center,
Small Business Incubator,
Vocational Training Center, and the
International Food Court.

Recreational uses like an Indoor Go-Karting Center, Ice Skating Rink,

Skating Rink, or Sky High Sports could be incompatible with residential uses given the noise and

Figure 54: Alternative Three
(Google, 2013)

Figure 55: Mixed-Use Development
(TMG Partners, 2012 May 10)

traffic that they may generate during operation and thus suited for the first alternative. The second and third stories could accommodate 20 units of one to three bedroom apartments. The apartments could be oriented outward around the building to allow for more units given the dimensions. The mixed-use development could even contain a rooftop common area that provides tenants with private open space that would be limited throughout Meadows Plaza as well as views of the Napa River and Delta Meadows. See **Place Marker A** in **Figure 54**.

*5180 Sonoma Boulevard: Residential
Development*

The existing parking lot at 5180 Sonoma Boulevard contains an ample amount of land that can accommodate multifamily residential development that is mixed-income. Multifamily residential development could include 40 units of one to three bedroom apartments in three stories.

The development could also include a three story parking garage that is enclosed by the apartments on three sides and exposed on one side, allowing for natural lighting. The parking garage could also serve a dual purpose: (1) Compensate for the loss of a portion of the existing surface parking and (2) provide additional parking for the new units that would be created through mixed-use and residential development. See **Place Marker B** in **Figure 54**.

Figure 56: Wrapped Parking Garage
(Catalyst Development Partners, 2009)

5182 Sonoma Boulevard

5182 Sonoma Boulevard is currently home to a structure that contains commercial uses and is situated on 0.86 acres of land at the western section of Meadows Plaza (Solano County, 2012).

The structure could remain in a Master Plan given that it does not consume a considerable amount of land and obstruct development in other sections of Meadows Plaza from coming to fruition.

See **Place Marker C** in **Figure 54**.

5184 Sonoma Boulevard: Mixed-Use Development

5184 Sonoma Boulevard is currently home to a one-story structure with commercial uses and a surface parking lot. The Master Plan could develop 5184 Sonoma Boulevard into a three-story mixed-use development with commercial uses on the first floor and multifamily residential units on the second and third floors with a rooftop common area. The mixed-use development could accommodate 20 units and allow the existing surface parking to remain for the commercial tenants. See **Place Marker D** in **Figure 54**.

5190 Sonoma Boulevard: Residential Development and Linear Park

The Master Plan could include the 13.96 acres that abuts Meadows Plaza to the north and allocate 7 acres for medium-density residential development (Solano County, 2012). The medium-density residential development

Figure 57: Residential Development
(McLarand Vasquez Emsiek & Partners, 2009)

could be located linearly on the western side of the lot and include 90 units of one to three-bedroom apartments. The remaining 6.96 acres could be ideal for a linear park that spans the

entire length of the lot given its dimensions. The linear park could serve future residents and include the following amenities: Fields, pedestrian trails, trees, benches, restrooms, a play structure, and public art in the form of a statue of General Mariano Vallejo at the northern point of the site. The linear park would probably warrant the construction of a gate to serve as a barrier to shield patrons from the automotive risks associated with Sonoma Boulevard (Highway 29) and Broadway Street. See **Place Marker E** in **Figure 54**.

Rationale

Vallejo has a number of policies that call for the redevelopment and conversion of obsolete commercial areas to accommodate new uses (City of Vallejo, 2008, pp. 100-101; RDA Global Inc., 2012, p. 62). Vallejo policies also identify mixed-use development as a viable and ideal redevelopment alternative for underperforming commercial areas (City of Vallejo, 2008, pp. 100-101). Alternative Three would thus implement several of the previously mentioned policies and programs because it presents residential and mixed-use development in Meadows Plaza as an option. Vallejo has also long pondered how to develop the vacant lot that is located north of Meadows Plaza (Judge, 2005 May 11, p. (Unknown)). The alternative presents residential development and the creation of a linear park as an option that Vallejo could pursue in order to develop the site. Finally, the addition of residential units in the Master Plan would also fulfill a portion of the 2,530 housing units that ABAG projects Vallejo will add by the 2040 (Association of Bay Area Governments, 2012, p. 104).

Development

Land Assembly

The Master Plan would require land assembly given that it covers five parcels and does not only pertain to 5180 Sonoma Boulevard. The five parcels have a total 2012/13 assessed value of \$26,884,630, cover 31.71 acres, and are owned by the following: Acv Vallejo LLC, Meadows Plaza LLC, and Jer/Mp Sonoma LLC (Solano County, 2012). See **Table 44** for a complete profile of each of the parcels.

Table 44: Land Assembly

Address	APN	Owner	Assessed Value	Acres
5180 Sonoma Boulevard	0067-150-280	Acv Vallejo LLC	\$13,514,644	12.6
5182 Sonoma Boulevard	0067-150-290	Meadows Plaza LLC	\$1,200,000	0.86
5184 Sonoma Boulevard	0067-150-300	Meadows Plaza LLC	\$8,159,986	4.29
5190 Sonoma Boulevard	0067-140-060	Jer/Mp Sonoma LLC	\$290,000	0.82
5190 Sonoma Boulevard	0067-140-070	Jer/Mp Sonoma LLC	\$3,720,000	13.14
Total Land Assembly			\$26,884,630	31.71

Source: Solano County. (2012). Online property information. Assessor-Recorder Department.

Units

Alternative Three could create a total of 170 units. The mixed-use development at 5180 Sonoma Boulevard could accommodate 20 of the 170 units through the following: 7 one-bedroom apartments, 7 two-bedroom apartments, and 6 three-bedroom apartments. The residential development at 5180 Sonoma Boulevard could accommodate 40 of the 170 units through the following: 14 one-bedroom apartments, 14 two-bedroom apartments, and 12 three-bedroom apartments. The mixed-use development at 5184 Sonoma Boulevard could accommodate 20 of the 170 units through the following: 7 one-bedroom apartments, 7 one-bedroom apartments, and 6 three-bedroom apartments. The residential development at 5190 Sonoma Boulevard could accommodate 90 of the 170 units through the following: 30 one-bedroom apartments, 30 two-bedroom apartments, and 30 three-bedroom apartments.

Density

The Master Plan would create a total of 170 units on 24.25 acres for a density of 7.0 units per acre. The Master Plan contains 31.71 acres but the density calculation excludes the 6.96 acres that would be allocated for the linear park. The Master Plan would consist of the following varying densities given its compartmentalization: (1) 60 units on 12.6 acres for a density of 4.7 units per acre at 5180 Sonoma Boulevard; (2) 20 units on 4.29 acres for a density of 4.7 units per acre at 5184 Sonoma Boulevard; and (3) 90 units on 7 acres for a density of 12.8 units per acre at 5190 Sonoma Boulevard. The densities at 5180 and 5184 Sonoma Boulevard would be categorized as Low Density Residential and the density at 5190 Sonoma Boulevard would be categorized as Medium Density Residential according to standards outlined in the *Vallejo General Plan* (City of Vallejo, 1999, p. III-14). See **Table 38: Density Standards** on **Page 118**.

Building Massing

The 170 units could add 195,600 square feet of residential uses. This estimation follows Alternative two and assumes that one-bedroom apartments would be 850 square feet a unit; two-bedroom apartments would be 1,150 square feet a unit; and three-bedroom would 1,450 a unit. The square footage is based on apartment sizes from the following developments: Broadstone at Sterling Village (Vallejo), Avenue 64 Apartments (Emeryville), and The Lodge at Napa Junction (American Canyon) (Holland Residential Vallejo, 2013; BRE Properties, 2013; Woodmont Real Estate, 2013). See **Table 49** for a complete profile of the allocation of the square footage for each subarea of the Master Plan.

Table 45: 5180 Sonoma Boulevard (Mixed-Use Development) Square Footage

Type	Number of Units	Sq. Ft. Per Unit	Sub Total
1 Bedroom	7	850	5,950
2 Bedroom	7	1,150	8,050
3 Bedroom	6	1,450	8,700
Total 20 Units			23,350

Table 46: 5180 Sonoma Boulevard (Residential Development) Square Footage

Type	Number of Units	Sq. Ft. Per Unit	Sub Total
1 Bedroom	14	850	11,900
2 Bedroom	14	1,150	16,100
3 Bedroom	12	1,450	17,400
Total 40 Units			45,400

Table 47: 5184 Sonoma Boulevard (Mixed-Use Development) Square Footage

Type	Number of Units	Sq. Ft. Per Unit	Sub Total
1 Bedroom	7	850	5,950
2 Bedroom	7	1,150	8,050
3 Bedroom	6	1,450	8,700
Total 20 Units			23,350

Table 48: 5190 Sonoma Boulevard (Residential Development) Square Footage

Type	Number of Units	Sq. Ft. Per Unit	Sub Total
1 Bedroom	30	850	23,500
2 Bedroom	30	1,150	34,500
3 Bedroom	30	1,450	43,500
Total 90 Units			103,500

Table 49: Total Square Footage

Master Plan: Focus Area	Sub Total
5180 Sonoma Boulevard: Mixed-Use Development	23,350
5180 Sonoma Boulevard: Residential Development	45,400
5184 Sonoma Boulevard: Mixed-Use Development	23,350
5190 Sonoma Boulevard: Residential Development	103,500
Total 170 Units	195,600

Parking

Alternative Three would require 260 new parking spaces to accommodate the new residential uses based on the standards outlined in the *Vallejo Municipal Code* (City of Vallejo, 2013e). The Master Plan could also warrant the construction of a parking structure at 5180 Sonoma Boulevard to compensate for the loss of the surface parking and provide parking for the residential uses with the exception of 5190 Sonoma Boulevard. The parking structure could accommodate 300 parking spaces. 122 of the 300 parking spaces could accommodate the residential uses while the remaining 178 parking spaces could accommodate the commercial uses at 5180 Sonoma Boulevard. The 138 parking spaces required to accommodate the 90 units at 5190 Sonoma Boulevard could be created as surface parking at the site. **Table 54** provides a summary of how the 260 parking spaces were calculated for the residential uses (City of Vallejo, 2013e). See **Appendix P: Chapter 16.62: Off-Street Parking and Loading Requirements**.

Table 50: 5180 Sonoma Boulevard (Mixed-Use Development) Parking

Standard	Type	Number of Units	Sub Total
1 Space	1 Bedroom	7	7
1.5 Spaces	2 Bedroom	7	10.5
1.5 Spaces	3 Bedroom	6	9
1 Space Per 5 Units	Guest Parking	20	4
Total 20 Units			30.5

Table 51: 5180 Sonoma Boulevard (Residential Development) Parking

Standard	Type	Number of Units	Sub Total
1 Space	1 Bedroom	14	14
1.5 Spaces	2 Bedroom	14	21
1.5 Spaces	3 Bedroom	12	18
1 Space Per 5 Units	Guest Parking	40	8
Total 40 Units			61

Table 52: 5184 Sonoma Boulevard (Mixed-Use Development) Parking

Standard	Type	Number of Units	Sub Total
1 Space	1 Bedroom	7	7
1.5 Spaces	2 Bedroom	7	10.5
1.5 Spaces	3 Bedroom	6	9
1 Space Per 5 Units	Guest Parking	20	4
Total 20 Units			30.5

Table 53: 5190 Sonoma Boulevard (Residential Development) Parking

Standard	Type	Number of Units	Sub Total
1 Space	1 Bedroom	30	30
1.5 Spaces	2 Bedroom	30	45
1.5 Spaces	3 Bedroom	30	45
1 Space Per 5 Units	Guest Parking	90	18
Total 90 Units			138

Table 54: Total Parking

Master Plan: Focus Area	Sub Total
5180 Sonoma Boulevard: Mixed-Use Development	30.5
5180 Sonoma Boulevard: Residential Development	61
5184 Sonoma Boulevard: Mixed-Use Development	30.5
5190 Sonoma Boulevard: Residential Development	138
Total 170 Units	260

Procedure

Master Plan

This alternative would require a Master Plan because it would contain multiple implementation phases (City of Vallejo, 2013h). See Master Plan Process and Required Findings for Master Plan Approval in **Appendix Q: Chapter 16.116: Planned Development Permit Procedure**.

California Environmental Quality Act (CEQA)

Mixed-use and residential development of Meadows Plaza and the adjacent vacant lots would introduce entirely new uses to the greater area. Development could have a major impact on the immediate area as it relates to the following: Air quality, noise, traffic, economics, aesthetics, land use, natural resources, and plant and animal species. This alternative could result in one of the following determinations based on the impacts identified in the Initial Study: Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report.

Zone Change

5180 Sonoma Boulevard is currently zoned Planned Development Commercial District (City of Vallejo, 2012k). The alternative would amend the site so that it accommodates two zoning designations: (1) Planned Development Commercial District and (2) Medium Density Residential District. The section of the site that would accommodate mixed-use development would remain Planned Development Commercial District because this zoning designation actually permits residential uses so long as they are located above commercial and/or civic uses (City of Vallejo, 2013g). The section of the site that would accommodate residential development and parking garage would require an amendment, allowing the conversion from Planned Development Commercial District to Medium Density Residential District (City of Vallejo, 2013f).

5184 Sonoma Boulevard is currently zoned Planned Development Commercial District and could remain so because it would be converted into a mixed-use development in the Master Plan (City of Vallejo, 2012k). The current zoning designation of 5190 Sonoma Boulevard breaks down as follows: Intensive Use District (13.14 acres) and Linear Commercial District (0.82 acres). The alternative would divide the site linearly in terms of zoning and convert it to Medium Density Residential District and Public Facilities and Quasi-Public Facilities District in order to accommodate the residential development and linear park (City of Vallejo, 2013b; City of Vallejo, 2013d). See **Appendix S: Chapter 16.34: Intensive Use District, Appendix T: Chapter 16.22: Linear Commercial District, Appendix U: Chapter 16.16: Medium Density Residential District, Appendix V: Chapter 16.30: Public Facilities and Quasi-Public Facilities District, and Appendix R: Chapter 16.86: Amendments.**

General Cost Estimates of Development

Mixed-use and residential development could cost roughly \$62,789,596 based on preliminary estimations. Please note that these costs are assumptions and could subsequently vary as was noted in Alternative One and Alternative Two (Solano County, 2012). Land would not be a financial factor if the current property owner(s) were to maintain ownership in the event of an actual project. Construction and Parking are estimations that are based on the following: *Guide to Local Government Finance in California* and the Metropolitan Transportation Commission of the San Francisco Bay Area (Coleman et al, 2012, p. 199; Metropolitan Transportation Commission, 2012, p. 3-8). Development Fees and Planning and Design are assumed to be 4 percent and 5 percent of the combined Land, Construction, and Parking costs.

Table 55: Mixed-Use and Residential Development

Description	Cost	Percentage
Land	\$26,884,630	42.8%
Construction	\$22,494,000.00	35.8%
Parking	\$8,121,000.00	12.9%
Development Fees	\$2,299,985.20	3.7%
Planning and Design	\$2,989,980.76	4.8%
Total Costs	\$62,789,596	100.0%
Construction: \$115 per square foot (includes landscaping) for 195,600 square feet. Parking: \$4,500 per space for 138 spaces. Parking Structure: \$25,000 per space for 300 spaces. Development Fees: 4% of Total Land, Construction, and Parking Costs. Planning and Design: 5% of Total Land, Construction, and Parking Costs.		

End of Alternative Three

VI. CONCLUSION

Greyfield Development is expected to play a major role in the field of planning and greater American society in coming years. There are already a number of communities across the United States that have taken initiative and redeveloped underperforming and blighted regional malls, shopping centers, and commercial strips. Greyfield Development had been transformative in recent years with the conversion of depressed commercial areas into thriving developments that are serving constituent needs in respective communities. Vallejo has the opportunity to contribute to the Greyfield Development efforts that have taken place across the United States given that it is approaching build-out and home to several older commercial areas.

Greyfield Development in Vallejo, California: Opportunities, Constraints, and Alternatives shows that Vallejo has a regulatory framework and infrastructure that is conducive to Greyfield Development. Vallejo has a number of policies that call for the redevelopment of its underperforming commercial areas, flexible zoning regulations, and a conceptual plan that shows the redevelopment of several commercial areas through the *Sonoma Boulevard Corridor Design Plan*. Vallejo even has several cases within its boundaries of shopping centers undergoing substantial renovations and abandoned “big box” buildings being reused. *Greyfield Development in Vallejo, California: Opportunities, Constraints, and Alternatives* demonstrated that there are a number of redevelopment alternatives for shopping centers such as Meadows Plaza ranging from adaptive reuse to mixed-use and residential development.

RECOMMENDATION

While there are a number of pressing issues that call for immediate attention, Vallejo should allocate Measure B funds and implement **Program A2.1.1** that was identified in **Policy A.2: Convert vacant infill land and surplus, vacant nonresidential properties to housing and mixed use where feasible, economically desirable, and compatible** of the 2009-2014 Housing Element Update of the *Vallejo General Plan*:

Table 56: Recommendation

Program A2.1.1: Underutilized Commercial Land Conversion Program

The City will undertake a study of underutilized land in commercial corridors for possible rezoning to expand opportunities for mixed-use development within the City. The study will be completed in conjunction with the vacant land and mixed-use opportunity inventory. The City will proactively encourage the development of underutilized commercial and high-density zoned sites. The City will offer regulatory incentives such as relaxed development standards, building setbacks, height, FARs, and parking), expedited permit processing for projects that contain an affordable housing component, and offer financial subsidies including but not limited to fee deferrals for affordable housing projects and use funds from the City's Redevelopment Agency. The City will also promote the availability of both the underutilized sites and fiscal and regulatory incentives through the use of the City's website and during pre-application meetings and during any other community outreach workshops/meetings. Lastly, the City will monitor the supply of underutilized sites and evaluate whether the incentives described above are providing the necessary catalyst to ensure that development is occurring consistent with the RHNA needs. As necessary, the City will make changes to this program to ensure that infill development remains a realistic and viable development strategy.

Source: City of Vallejo. (2008). 2009-2014 housing element update. *Vallejo general plan*. Page 101.

Implementing **Program A2.1.1** could be critical to greater community revitalization efforts because it would allow Vallejo to identify its most underperforming commercial areas and facilitate Greyfield Development when possible. Greyfield Development could supplement the redevelopment efforts of Downtown Vallejo, the Vallejo Waterfront, and Mare Island by accommodating anticipated population growth and introducing new and viable uses to areas that have experienced decline. Greyfield Development has the potential to facilitate community revitalization and complement a social and fiscal renaissance that will be needed to make Vallejo a viable city in the 21st Century.

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Appendix A: Vallejo Census Data

Table 1: Age and Sex in 2010

	Male		Female	
	Number	Percent	Number	Percent
Under 5 Years	3,826	6.8%	3,741	6.3%
5 to 9 Years	3,691	6.6%	3,539	5.9%
10 to 14 Years	3,714	6.6%	3,553	6.0%
15 to 19 Years	4,302	7.6%	3,924	6.6%
20 to 24 Years	4,208	7.5%	4,080	6.8%
25 to 29 Years	4,129	7.3%	4,057	6.8%
30 to 34 Years	3,651	6.5%	3,678	6.2%
35 to 39 Years	3,371	6.0%	3,674	6.2%
49 to 44 Years	3,734	6.6%	3,759	6.3%
45 to 49 Years	4,022	7.1%	4,452	7.5%
50 to 54 Years	4,241	7.5%	4,793	8.0%
55 to 59 Years	4,113	7.3%	4,540	7.6%
60 to 64 Years	3,375	6.0%	3,776	6.3%
65 to 69 Years	2,139	3.8%	2,412	4.0%
70 to 74 Years	1,414	2.5%	1,745	2.9%
75 to 79 Years	1,035	1.8%	1,375	2.3%
80 to 84 Years	688	1.2%	1,229	2.1%
85 Years and Over	624	1.1%	1,338	2.2%
Total	56,277	100.0%	59,665	100.0%

Source: United States Census Bureau. (2010). Profile of general population and housing characteristics (DP-1). 2010 Demographic Profile Data.

Table 2: Race in 2010

	Number	Percent
White	28,946	25.0%
Black or African American	24,876	21.5%
American Indian and Alaska Native	453	0.4%
Asian	28,386	24.5%
Native Hawaiian and Other Pacific Islander	1,159	1.0%
Some Other Race	304	0.3%
Two or More Races	5,653	4.9%
Hispanic or Latino (of any race)	26,165	22.6%
Total	115,942	100.0%

Source: United States Census Bureau. (2010). Profile of general population and housing characteristics (DP-1). 2010 Demographic Profile Data.

Table 3: Race 2000-2010

	2000		2010		2000-2010	
	Number	Percent	Number	Percent	Number	% Change
White	41,996	36%	38,064	32.8%	-3932	-9.4%
Black or African American	27,655	24%	25,572	22.1%	-2083	-7.5%
American Indian and Alaska Native	767	1%	757	0.7%	-10	-1.3%
Asian	28,205	24%	28,895	24.9%	690	2.4%
Native Hawaiian and Other Pacific Islander	1,276	1%	1,239	1.1%	-37	-2.9%
Some Other Race	9,196	8%	12,759	11.0%	3563	38.7%
Two or More Races	7,665	7%	8,656	7.5%	991	12.9%
Total	116,760	100%	115,942	100.0%	-818	-0.7%
Hispanic or Latino (of any race)	18,591	16%	26,165	22.6%	7574	40.7%

Source(s):

- United States Census Bureau. (2010). Profile of general population and housing characteristics (DP-1). 2010 Demographic Profile Data.
- United States Census Bureau. (2000). Profile of general demographic characteristics (DP-1). 2000 Census 2000 Summary File 1.

Table 4: Income in 2010

	Number	Percent
Less than \$10,000	3,052	7.4%
\$10,000 to \$14,999	2,727	6.6%
\$15,000 to \$24,999	4,456	10.9%
\$25,000 to \$34,999	3,961	9.7%
\$35,000 to \$49,999	4,256	10.4%
\$50,000 to \$74,999	8,056	19.6%
\$75,000 to \$99,999	6,229	15.2%
\$100,000 to \$149,999	5,156	12.6%
\$150,000 to \$199,999	2,101	5.1%
\$200,000 or more	1,048	2.6%
Total Households in 2010	41,042	100.0%

Source: United States Census Bureau. (2010). Selected economic characteristics (DP03). 2010 American Community Survey 1-Year Estimates.

Table 5: Educational Attainment in 2011

	Number	Percent
Less than 9th grade	4713	6.0%
9th to 12th grade, no diploma	6126	7.8%
High school graduate (includes equivalency)	21050	26.8%
Some college, no degree	21285	27.1%
Associate's degree	6441	8.2%
Bachelor's degree	14530	18.5%
Graduate or professional degree	4398	5.6%
Total Population 25 years and over	78,543	100.0%

Source: United States Census Bureau. (2011). Educational attainment (S1501). 2011 American Community Survey 1-Year Estimates.

Table 6: Occupation

	Number	Percent
Management, business, science, and arts occupations	16,319	33.2%
Service occupations	10,497	21.3%
Sales and office occupations	12,143	24.7%
Natural resources, construction, and maintenance occupations	3,488	7.1%
Production, transportation, and material moving occupations	6,777	13.8%
Total Civilian employed population 16 years and over	49,224	100.0%

Source: United States Census Bureau. (2010). Selected economic characteristics (DP03). 2010 American Community Survey 1-Year Estimates.

Table 7: Industry

	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	294	0.6%
Construction	2,633	5.3%
Manufacturing	4,972	10.1%
Wholesale trade	745	1.5%
Retail trade	4,266	8.7%
Transportation and warehousing, and utilities	3,827	7.8%
Information	1,458	3.0%
Finance and insurance, and real estate and rental and leasing	4,052	8.2%
Professional, scientific, and management, and administrative and waste management services	4,267	8.7%
Educational services, and health care and social assistance	12,260	24.9%
Arts, entertainment, and recreation, and accommodation and food services	5,515	11.2%
Other services, except public administration	2,401	4.9%
Public administration	2,534	5.1%
Total Civilian employed population 16 years and over	49,224	100.0%

Source: United States Census Bureau. (2010). Selected economic characteristics (DP03). 2010 American Community Survey 1-Year Estimates.

Table 8: Housing Occupancy and Vacancy 2000-2010

	2000		2010		2000-2010	
	Number	Percent	Number	Percent	Number	Percent
Occupied	39,601	96.1%	40,559	91.3%	958	2.4%
Owner Occupied	25,020	60.7%	24,188	54.4%	-832	-3.3%
Renter Occupied	14,581	35.4%	16,371	36.8%	1790	12.3%
Housing Vacancy	1,618	3.9%	3,874	8.7%	2256	139.4%
For Rent	690	1.7%	1,708	3.8%	1018	147.5%
For Sale Only	305	0.7%	760	1.7%	455	149.2%
Rented or Sold, not occupied	177	0.4%	169	0.4%	-8	-4.5%
For Seasonal, Recreational, or Occasional Use	107	0.3%	120	0.3%	13	12.1%
For Migrant Workers	1	0.0%	1	0.0%	0	0.0%
Other Vacant	338	0.8%	1,116	2.5%	778	230.2%
Total Units	41,219	100.0%	44,433	100.0%	3214	7.8%

Source(s):

- United States Census Bureau. (2010). Profile of general population and housing characteristics (DP-1). 2010 Demographic Profile Data.
- United States Census Bureau. (2000). Profile of general demographic characteristics (DP-1). 2000 Census 2000 Summary File 1.

Table 9: Households by Type

	Number	Percent
Family households (families)	27,788	68.5%
With own children under 18 years	12,088	29.8%
Husband-wife family	17,819	43.9%
With own children under 18 years	7,274	17.9%
Male householder, no wife present	2,755	6.8%
With own children under 18 years	1,282	3.2%
Female householder, no husband present	7,214	17.8%
With own children under 18 years	3,532	8.7%
Nonfamily households [7]	12,771	31.5%
Householder living alone	9,870	24.3%
Male	4,311	10.6%
65 years and over	1,015	2.5%
Female	5,559	13.7%
65 years and over	2,240	5.5%
Households with individuals under 18 years	14,398	35.5%
Households with individuals 65 years and over	10,364	25.6%
Total Households	40,559	100.0%

Source: United States Census Bureau. (2010). Profile of general population and housing characteristics (DP-1). 2010 Demographic Profile Data.

Table 10: Units in Structure

	2000		2010		2000-2010	
	Number	Percent	Number	Percent	Number	% Change
1-unit, detached	28,337	68.8%	33,065	68.7%	4728	-0.1%
1-unit, attached	1,699	4.1%	1,067	2.2%	-632	-46.3%
2 units	1,262	3.1%	2,682	5.6%	1420	81.9%
3 or 4 units	2,651	6.4%	3,165	6.6%	514	2.2%
5 to 9 units	1,601	3.9%	2,490	5.2%	889	33.1%
10 to 19 units	1,316	3.2%	1,317	2.7%	1	-14.4%
20 or more units	2,951	7.2%	2,938	6.1%	-13	-14.8%
Mobile home	1,239	3.0%	1,318	2.7%	79	-9.0%
Boat, RV, van, etc.	105	0.3%	57	0.1%	-48	-53.5%
Total Housing Units	41,161	100.0%	48,099	100.0%	6938	0.0%

Source(s):

- United States Census Bureau. (2000). Profile of selected housing characteristics (DP-4). 2000 Census Summary File 3: Sample Data.
- United States Census Bureau. (2010). Selected housing characteristics (DP04). 2010 American Community Survey 1-Year Estimates.

Table 11: Year Structure Built

	Number	Percent
Built 2005 or later	866	1.8%
Built 2000 to 2004	3,218	6.7%
Built 1990 to 1999	4,119	8.6%
Built 1980 to 1989	7,162	14.9%
Built 1970 to 1979	7,991	16.6%
Built 1960 to 1969	5,784	12.0%
Built 1950 to 1959	6,828	14.2%
Built 1940 to 1949	5,706	11.9%
Built 1939 or earlier	6,425	13.4%
Total Units	48,099	100.0%

Source: United States Census Bureau. (2010). Selected housing characteristics (DP04). 2010 American Community Survey 1-Year Estimates.

Table 12: Year Moved into Unit

	Number	Percent
Moved in 2005 or later	17,964	43.8%
Moved in 2000 to 2004	7,238	17.6%
Moved in 1990 to 1999	6,665	16.2%
Moved in 1980 to 1989	4,981	12.1%
Moved in 1970 to 1979	2,202	5.4%
Moved in 1969 or earlier	1,992	4.9%
Total Occupied Housing	41,042	100.0%

Source: United States Census Bureau. (2010). Selected housing characteristics (DP04). 2010 American Community Survey 1-Year Estimates.

Table 13: Occupants Per Room

	Number	Percent
Owner occupied:	25,007	62.1%
0.50 or less occupants per room	17,111	42.5%
0.51 to 1.00 occupants per room	6,995	17.4%
1.01 to 1.50 occupants per room	728	1.8%
1.51 to 2.00 occupants per room	158	0.4%
2.01 or more occupants per room	15	0.0%
Renter occupied:	15,274	37.9%
0.50 or less occupants per room	7,822	19.4%
0.51 to 1.00 occupants per room	6,148	15.3%
1.01 to 1.50 occupants per room	1,029	2.6%
1.51 to 2.00 occupants per room	169	0.4%
2.01 or more occupants per room	106	0.3%
Total Units	40,281	100.0%

Source: United States Census Bureau. (2010). Selected housing characteristics (DP04). 2010 American Community Survey 1-Year Estimates.

Table 14: Gross Rent

	Number	Percent
Less than \$200	0	0.0%
\$200 to \$299	636	3.9%
\$300 to \$499	576	3.5%
\$500 to \$749	2,354	14.3%
\$750 to \$999	3,001	18.2%
\$1,000 to \$1,499	6,347	38.5%
\$1,500 or more	3,588	21.7%
Total Occupied Units Paying Rent	16,502	100.0%

Source: United States Census Bureau. (2010). Selected housing characteristics (DP04). 2010 American Community Survey 1-Year Estimates.

Table 15: No Rent Paid

	Number	Percent
No rent paid	706	4.1%
Total Renter-Occupied	17,208	100.0%

Source: United States Census Bureau. (2010). Selected housing characteristics (DP04). 2010 American Community Survey 1-Year Estimates.

Table 16: Percentage of Household Income Spent on Rent

	Number	Percent
Less than 15.0 percent	1,105	6.7%
15.0 to 19.9 percent	1,453	8.8%
20.0 to 24.9 percent	2,145	13.0%
25.0 to 29.9 percent	1,668	10.1%
30.0 to 34.9 percent	1,066	6.5%
35.0 percent or more	9,065	54.9%
Total Occupied Units Paying Rent	16,502	100.0%

Source: United States Census Bureau. (2010). Selected housing characteristics (DP04). 2010 American Community Survey 1-Year Estimates.

Appendix B: Springstowne Center Site Inventory

Address	APN	Tenant	Owner	Total Value	Construction Date	Lot Size	Size	Zoning
120 Springstowne Center	0071-061-550	Multiple Tenants	4287 Sonoma LLC	\$456,960	1989	26,587	0.61	Pedestrian Shopping and Service District
120 Springstowne Center: Suite A	0071-061-550	Tancino Law Offices	X	X	X	X	X	Pedestrian Shopping and Service District
120 Springstowne Center: Suite B	0071-061-550	Old Republic Title	X	X	X	X	X	Pedestrian Shopping and Service District
116 Springstowne Center	0071-061-560	First Bank	First Bank	\$1,819,543	1988	62,291	1.43	Pedestrian Shopping and Service District
114 Springstowne Center	0071-061-560	First Bank	X	X	X	X	X	Pedestrian Shopping and Service District
112 Springstowne Center	0071-061-560	First Bank	X	X	X	X	X	Pedestrian Shopping and Service District
108 Springstowne Center	0071-061-560	First Bank	X	X	X	X	X	Pedestrian Shopping and Service District
110 Springstowne Center	0071-061-560	Money Mart	X	X	X	X	X	Pedestrian Shopping and Service District
104 Springstowne Center	0071-061-530	Banquet Room	Le Thanh Van	\$710,290	1982	16,120	0.37	Pedestrian Shopping and Service District
102 Springstowne Center	0071-061-530	Pho' Lee Hoa Phat 3	X	X	X	X	X	Pedestrian Shopping and Service District

Address	APN	Tenant	Owner	Total Value	Construction Date	Lot Size	Size	Zoning
96 Spring Road	0071-061-530	Dentist	X	X	X	X	X	Pedestrian Shopping and Service District
96 Spring Road: Suite A	0071-061-300	Springstowne Family Physicians Medical Clinic	Victa-Chua Maria Dmd JT Chua Gabriel S JT	\$738,164	N/A	7,667	0.17	Pedestrian Shopping and Service District
96 Spring Road: Suite B	0071-061-300	Springstowne Family Physicians Medical Clinic	X	X	X	X	X	Pedestrian Shopping and Service District
96 Spring Road: Suite C	0071-061-300	Double Edged	X	X	X	X	X	Pedestrian Shopping and Service District
96 Spring Road: Suite D	0071-061-300	Martial Science Technology: Self Defense	X	X	X	X	X	Pedestrian Shopping and Service District
78 Spring Road	0071-061-540	Undeveloped Land	Fresh & Easy Property Co LLC	\$1,530,000	N/A	53,143	1.22	Medium Density Residential District
42 Springstowne Center	0071-061-460	99 Cent Only Store	99 Cents Only Stores	\$2,573,042	1982	75,794	1.74	Pedestrian Shopping and Service District
58 Springstowne Center	0071-061-490	Undeveloped Land	Panlilio Antonio-Rey S JT Panlilio Consuelo V JT	\$421,229	1963	6,534	0.15	High Density Residential District
58 Springstowne Center	0071-061-520	Selecta Buffet: All You Can Eat	Musleh Naseef & Leila JT (60%) Shihadeh Najeeb & Marcy C JT (10%) Jaber Jad S TR (5%) Jaber Suad TR (5%) Musleh Michael N & Samar JT (20%)	\$4,228,992	1982	142,441	3.27	Pedestrian Shopping and Service District

Address	APN	Tenant	Owner	Total Value	Construction Date	Lot Size	Size	Zoning
50 Springstowne Center	0071-061-520	Double Jo Massage	X	X	X	X	X	Pedestrian Shopping and Service District
48 Springstowne Center	0071-061-520	Vacant	X	X	X	X	X	Pedestrian Shopping and Service District
46 Springstowne Center	0071-061-520	Springs Laundromat	X	X	X	X	X	Pedestrian Shopping and Service District
44 Springstowne Center	0071-061-520	Vacant	X	X	X	X	X	Pedestrian Shopping and Service District
42 Springstowne Center	0071-061-520	Combo Express	X	X	X	X	X	Pedestrian Shopping and Service District
40 Springstowne Center	0071-061-520	Ihaw-Ihaw	X	X	X	X	X	Pedestrian Shopping and Service District
38 Springstowne Center	0071-061-520	Nora's Beauty Salon	X	X	X	X	X	Pedestrian Shopping and Service District
36 Springstowne Center	0071-061-520	PNB Global Remit	X	X	X	X	X	Pedestrian Shopping and Service District
24 Springstowne Center	0071-061-520	Island Pacific Supermarket	X	X	X	X	X	Pedestrian Shopping and Service District
2143 Springstowne Center: Suite #24B	0071-061-520	Bulacan Bakery	X	X	X	X	X	Pedestrian Shopping and Service District

Address	APN	Tenant	Owner	Total Value	Construction Date	Lot Size	Size	Zoning
2143 Springstowne Center: Suite #24A	0071-061-520	Pinoy Pinay	X	X	X	X	X	Pedestrian Shopping and Service District
2143 Springstowne Center: Suite #24	0071-061-520	Re Planet	X	X	X	X	X	Pedestrian Shopping and Service District
2143 Springs Road	0071-061-140	Multiple Tenants	J&J Pucan LLC	\$1,079,884	N/A	33,420	0.77	Pedestrian Shopping and Service District
2143 Springs Road: Suite #51	0071-061-140	Dentist: Brisbain R. Pucan, DMD	X	X	X	X	X	Pedestrian Shopping and Service District
2143 Springs Road: Suite #53	0071-061-140	Vacant	X	X	X	X	X	Pedestrian Shopping and Service District
2143 Springs Road: Suite #55	0071-061-140	The UPS Store	X	X	X	X	X	Pedestrian Shopping and Service District
2143 Springs Road: Suite #57	0071-061-140	Wells Fargo: Express ATM	X	X	X	X	X	Pedestrian Shopping and Service District
21 Springs Road	0071-061-220	Bank of America	2125 Springs Road Entrpses LLC	\$273,874	N/A	23,586	0.54	Pedestrian Shopping and Service District
21 Springs Road	0071-061-440	Bank of America	2125 Springs Road Entrpses LLC	\$2,626,178	1982	51,400	1.18	Pedestrian Shopping and Service District
X	X	X	X	\$16,458,156	X	X	11.45	X

Table 2: Land Value and Size

APN	2008/09 Value	2012/13 Value	5 Year Difference	Size
0071-061-550	\$467,958	\$456,960	(\$10,998)	0.61
0071-061-560	\$1,739,941	\$1,819,543	\$79,602	1.43
0071-061-530	\$679,173	\$710,290	\$31,117	0.37
0071-061-300	\$705,871	\$738,164	\$32,293	0.17
0071-061-540	\$716,315	\$1,530,000	\$813,685	1.22
0071-061-460	\$3,384,168	\$2,573,042	(\$811,126)	1.74
0071-061-490	\$402,801	\$421,229	\$18,428	0.15
0071-061-520	\$4,009,587	\$4,228,992	\$219,405	3.27
0071-061-140	\$1,032,640	\$1,079,884	\$47,244	0.77
0071-061-220	\$261,892	\$273,874	\$11,982	0.54
0071-061-440	\$2,511,287	\$2,626,178	\$114,891	1.18
Total	\$15,911,633	\$16,458,156	\$546,523	11.4

Source: Solano County. (2012). Online property information. Assessor/Recorder Department. Solano County, CA.

Appendix C: Springstowne Center Parcel Map

POR. S.1/2 SEC. 17, T.3N., R.3W., M.D.B. & M.

Tax Area Code
7000

71-06

Bk. 69

LAIN DR.

RD.

WESTWOOD

CASTLEWOOD

GREEN-
WOOD ST.

CITY OF VALLEJO

ROSEWOOD
AVE.

Assessor's Map Bk. 71 Pg. 06

10

11

County of Solano, Calif.

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

062-27 & 28 (PM)	4-4-07	DV
061-55, 56	8-9-88	TPB
061-50 THRU 54	2-29-84	LC
061-45 THRU 49	3-12-81	DSW
REVISION	DATE	BY

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
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Appendix D: Springstowne Center Population and Housing Data

Table 1: Sex

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
Male	8,023	48.5%	8,119	48.1%	96	-0.8%
Female	8,529	51.5%	8,767	51.9%	238	0.8%
Total Population	16,552	100.0%	16,886	100.0%	334	0.0%

Source: City of Vallejo. (2012). 96 Springstowne Center: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 2: Age

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
0 to 4 Years	1,201	7.3%	1,330	7.9%	129	8.2%
5 to 9 Years	1,042	6.3%	1,092	6.5%	50	3.2%
10 to 19 Years	2,130	12.9%	2,005	11.9%	-125	-7.8%
20 to 29 Years	2,255	13.6%	2,316	13.7%	61	0.7%
30 to 39 Years	2,090	12.6%	2,099	12.4%	9	-1.6%
40 to 49 Years	2,189	13.2%	1,989	11.8%	-200	-10.6%
50 to 59 Years	2,440	14.7%	2,345	13.9%	-95	-5.4%
60 to 64 Years	959	5.8%	1,047	6.2%	88	6.9%
65 Years and Over	2,246	13.6%	2,663	15.8%	417	16.2%
Total Population	16,552	100.0%	16,886	100.0%	334	0.0%

Source: City of Vallejo. (2012). 96 Springstowne Center: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 3: Race

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
White	6,476	39.1%	5,649	33.5%	-827	-14.3%
Black	2,905	17.6%	2,866	17.0%	-39	-3.4%
American Indian	260	1.6%	345	2.0%	85	25.0%
Asian	2,933	17.7%	2,899	17.2%	-34	-2.8%
Pacific Islander	215	1.3%	208	1.2%	-7	-7.7%
Other	235	1.4%	308	1.8%	73	28.6%
Multiracial	3,528	21.3%	4,611	27.3%	1083	28.2%
Hispanic or Latino	4,031	24.4%	4,534	26.9%	503	10.2%
Total Population	16,552	100.0%	16,886	100.0%	334	0.0%

Source: City of Vallejo. (2012). 96 Springstowne Center: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 4: Household Income

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
Less than \$10,000	356	6.0%	362	5.8%	6	-3.3%
\$10,000 to \$20,000	438	7.4%	406	6.5%	-32	-12.2%
\$20,000 to \$30,000	644	10.8%	592	9.5%	-52	-12.0%
\$30,000 to \$40,000	659	11.1%	605	9.7%	-54	-12.6%
\$40,000 to \$50,000	500	8.4%	494	7.9%	-6	-6.0%
\$50,000 to \$60,000	656	11.0%	451	7.3%	-205	-33.6%
\$60,000 to \$75,000	827	13.9%	858	13.8%	31	-0.7%
\$75,000 to \$100,000	878	14.8%	1,047	16.8%	169	13.5%
More than \$100,000	991	16.7%	1,403	16.8%	412	0.6%
Total Households	5,949	100.0%	6,218	100.0%	269	0.0%

Source: City of Vallejo. (2012). 96 Springstowne Center: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 5: Educational Attainment

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
Less than Grade 9	997	9.0%	1,017	9.0%	20	0.0%
Grade 9 to Grade 12	813	7.4%	830	7.4%	17	0.0%
High School Diploma	2,933	26.6%	3,006	26.7%	73	0.4%
Some College	2,956	26.8%	3,017	26.8%	61	0.0%
Associates Degree	796	7.2%	810	7.2%	14	0.0%
Bachelors Degree	1,971	17.9%	2,016	17.9%	45	0.0%
Graduate Degree	553	5.0%	565	5.0%	12	0.0%
Total Population Age 25 Years and Over	11,019	100.0%	11,261	100.0%	242	0.0%

Source: City of Vallejo. (2012). 96 Springstowne Center: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 6: Labor Force Status

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
Labor Force	8,044	100.0%	8,142	100.0%	98	0.0%
Employed	7,013	87.2%	7,279	89.4%	266	2.5%
Unemployed	959	11.9%	793	9.7%	-166	-18.5%
In Armed Forces	72	X	70	X	-2	X
Not in Labor Force	5,044	X	5,162	X	118	X

Source: City of Vallejo. (2012). 96 Springstowne Center: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 7: Housing Occupancy

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
Owner-Occupied Units	3,537	59.5%	3,303	53.1%	-234	-10.8%
Renter-Occupied Units	2,412	40.5%	2,915	46.9%	503	15.8%
Total Occupied Units	5,949	92.4%	6,218	94.7%	269	2.5%
Total Units	6,439	100.0%	6,569	100.0%	130	-45.1%

Source: City of Vallejo. (2012). 96 Springstowne Center: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 8: Household Size

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
1 Person	1,423	23.9%	1,486	23.9%	63	0.0%
2 Person	1,834	30.8%	1,915	30.8%	81	0.0%
3 Person	984	16.5%	1,027	16.5%	43	0.0%
4 Person	792	13.3%	828	13.3%	36	0.0%
5 Person	504	8.5%	526	8.5%	22	0.0%
6+ Person	222	3.7%	233	3.7%	11	0.0%
Total Households	5,949	100.0%	6,218	100.0%	269	0.0%

Source: City of Vallejo. (2012). 96 Springstowne Center: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Appendix E: CVS Center Site Inventory

Address	APN	Tenant	Owner	Total Value	Construction Date	Lot Size	Size	Zoning
3790 Sonoma Boulevard	0053-010-760	Vacant	Corvin Commercial Condominiums	\$1,359,475	1979	20,908	0.48	Pedestrian Shopping and Service District
3780 Sonoma Boulevard	0053-010-750	Vacant	Sangha Darshan S & Jasbir K JT	\$543,338	1980	29,620	0.68	Pedestrian Shopping and Service District
3772 Sonoma Boulevard	0053-010-740	Dentist: Portia Maristela-Escobar	Hsiao Michael J TR (66.66%) Chang Raymond & Sophia (33.33%)	\$3,803,364	1980	167,706	3.85	Pedestrian Shopping and Service District
3768 Sonoma Boulevard	0053-010-740	Beautiful Nails	X	X	X	X	X	Pedestrian Shopping and Service District
3760 Sonoma Boulevard	0053-010-740	Multiple Tenants	X	X	X	X	X	Pedestrian Shopping and Service District
3760 Sonoma Boulevard: Suite C	0053-010-740	Cash 4 Gold	X	X	X	X	X	Pedestrian Shopping and Service District
3760 Sonoma Boulevard: Suite B	0053-010-740	Domino Computer	X	X	X	X	X	Pedestrian Shopping and Service District
3760 Sonoma Boulevard: Suite A	0053-010-740	The Nurse's Station	X	X	X	X	X	Pedestrian Shopping and Service District
3752 Sonoma Boulevard	0053-010-740	Vacant	X	X	X	X	X	Pedestrian Shopping and Service District
3748 Sonoma Boulevard	0053-010-740	Hop Hing's Kitchen	X	X	X	X	X	Pedestrian Shopping and Service District
3744 Sonoma Boulevard	0053-010-740	Diva's Wig Zone	X	X	X	X	X	Pedestrian Shopping and Service District
3744 Sonoma Boulevard	0053-010-740	Diva's Beauty Supply	X	X	X	X	X	Pedestrian Shopping and Service District
3730 Sonoma Boulevard	0053-010-740	Vacant	X	X	X	X	X	Pedestrian Shopping and Service District

Address	APN	Tenant	Owner	Total Value	Construction Date	Lot Size	Size	Zoning
3728 Sonoma Boulevard	0053-010-740	Oriental Discount	X	X	X	X	X	Pedestrian Shopping and Service District
3720 Sonoma Boulevard	0053-010-740	Tapioca Express	X	X	X	X	X	Pedestrian Shopping and Service District
3718 Sonoma Boulevard	0053-010-740	Starbread	X	X	X	X	X	Pedestrian Shopping and Service District
3716 Sonoma Boulevard	0053-010-740	Check Into Cash	X	X	X	X	X	Pedestrian Shopping and Service District
3712 Sonoma Boulevard	0053-010-740	Barber IV Lounge	X	X	X	X	X	Pedestrian Shopping and Service District
3684 Sonoma Boulevard	0053-010-710	B & N Furniture Warehouse	Waldman Dan TR Waldman Regina TR	\$1,427,611	N/A	128,066	2.94	Pedestrian Shopping and Service District
3678 Sonoma Boulevard	0053-010-670	CVS Pharmacy	Longs Drug Stores Inc	\$1,926,328	1978	114,562	2.63	Pedestrian Shopping and Service District
3672 Sonoma Boulevard	0053-010-660	Status: Streetwear Lifestyle	Silver Shield LLC (50%) Zhang Lawrence Zhen Le TR (25%) Zhang Leda Chang Ping TR (25%)	\$326,718	1977	25,700	0.59	Pedestrian Shopping and Service District
3666 Sonoma Boulevard	0053-010-650	Old Towne Floors	Silver Shield LLC (50%) Zhang Lawrence Zhen Le TR (25%) Zhang Leda Chang Ping TR (25%)	\$737,870	1977	46,173	1.06	Pedestrian Shopping and Service District
3656 Sonoma Boulevard	0053-010-650	Vacant	X	X	X	X	X	Pedestrian Shopping and Service District
3636 Sonoma Boulevard	0053-010-650	E-Z Driving School	X	X	X	X	X	Pedestrian Shopping and Service District
3630 Sonoma Boulevard	0053-010-650	Tri-City Dental	X	X	X	X	X	Pedestrian Shopping and Service District
3624 Sonoma Boulevard	0053-010-650	Pho' #1	X	X	X	X	X	Pedestrian Shopping and Service District

Address	APN	Tenant	Owner	Total Value	Construction Date	Lot Size	Size	Zoning
3618 Sonoma Boulevard	0053-010-650	Skin Legend	X	X	X	X	X	Pedestrian Shopping and Service District
3612 Sonoma Boulevard	0053-010-650	New Look: Hair & Nails	X	X	X	X	X	Pedestrian Shopping and Service District
3606 Sonoma Boulevard	0053-010-570	Burger King	Vorpahl David F & Carol A (33.33%) Rubin Joseph N & Donna (33.33%) Rubin Stanley R & Barbara (33.33%)	\$1,167,508	N/A	29,620	0.68	Pedestrian Shopping and Service District
3600 Sonoma Boulevard	0053-010-180	Taco Bell	Prb Management LLC	\$1,390,528	2006	23,000	0.53	Pedestrian Shopping and Service District
850 Redwood Street	0053-010-640	Multiple Tenants	Barber Vallejo Properties LP	\$1,347,699	N/A	182,516	4.19	Pedestrian Shopping and Service District
850 Redwood Street: Suite A	0053-010-640	Vacant	X	X	X	X	X	Pedestrian Shopping and Service District
850 Redwood Street: Suite B	0053-010-640	Toscalito Tire & Automotive	X	X	X	X	X	Pedestrian Shopping and Service District
850 Redwood Street: Suite C	0053-010-640	S & G Auto Repair	X	X	X	X	X	Pedestrian Shopping and Service District
850 Redwood Street: Suite D	0053-010-640	W Collision	X	X	X	X	X	Pedestrian Shopping and Service District
850 Redwood Street: Suite E	0053-010-640	Express Auto Upholstry	X	X	X	X	X	Pedestrian Shopping and Service District
850 Redwood Street: Suite F	0053-010-640	Vacant	X	X	X	X	X	Pedestrian Shopping and Service District
830 Redwood Street	0053-010-600	Vacant	Barber Vallejo Properties LP	\$135,263	N/A	33,541	0.77	Pedestrian Shopping and Service District
X	X	X	X	\$14,165,702	X	X	18.4	X

Table 2: Assessed Land Value and Size

APN	2008/09 Value	2012/13 Value	5 Year Difference	Size
0053-010-760	\$1,300,000	\$1,359,475	\$59,475	0.48
0053-010-750	\$519,568	\$543,338	\$23,770	0.68
0053-010-740	\$3,636,972	\$3,803,364	\$166,392	3.85
0053-010-710	\$1,365,154	\$1,427,611	\$62,457	2.94
0053-010-670	\$1,784,060	\$1,926,328	\$142,268	2.63
0053-010-660	\$312,426	\$326,718	\$14,292	0.59
0053-010-650	\$705,589	\$737,870	\$32,281	1.06
0053-010-570	\$1,116,432	\$1,167,508	\$51,076	0.68
0053-010-180	\$1,413,410	\$1,390,528	(\$22,882)	0.53
0053-010-640	\$1,288,738	\$1,347,699	\$58,961	4.19
0053-010-600	\$129,346	\$135,263	\$5,917	0.77
Total	\$13,571,695	\$14,165,702	\$594,007	18.4

Source: Solano County. (2012). Online property information. Assessor/Recorder Department. Solano County, CA.

Appendix F: CVS Center Parcel Map

POR. N.E.1/4 SEC. 12, T.3N., R.4W., M.D.B.& M.

Tax Area Code
7000

53-01

CITY OF VALLEJO
Assessor's Map Bk.53 Pg. 01
County of Solano, Calif.

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

REVISION	DATE	BY
1-19 (RS)	2-09-06	DV
MAP MAINT (04)	8-31-00	PD
010-4749 (CORR)	6-16-98	FG

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Appendix G: CVS Center Population and Housing Data

Table 1: Sex

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
Male	6,969	48.9%	7,053	48.5%	84	-0.8%
Female	7,297	51.1%	7,503	51.5%	206	0.8%
Total Population	14,266	100.0%	14,556	100.0%	290	0.0%

Source: City of Vallejo. (2012). 3678 Sonoma Boulevard: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 2: Age

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
0 to 4 Years	1,132	7.9%	1,235	8.5%	103	7.6%
5 to 9 Years	915	6.4%	955	6.6%	40	3.1%
10 to 19 Years	1,739	12.2%	1,645	11.3%	-94	-7.4%
20 to 29 Years	2,071	14.5%	2,108	14.5%	37	0.0%
30 to 39 Years	1,893	13.3%	1,902	13.1%	9	-1.5%
40 to 49 Years	1,835	12.9%	1,674	11.5%	-161	-10.9%
50 to 59 Years	2,019	14.2%	1,947	13.4%	-72	-5.6%
60 to 64 Years	803	5.6%	879	6.0%	76	7.1%
65 Years and Over	1,859	13.0%	2,211	15.2%	352	16.9%
Total Population	14,266	100.0%	14,556	100.0%	290	0.0%

Source: City of Vallejo. (2012). 3678 Sonoma Boulevard: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 3: Race

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
White	4,777	33.5%	4,237	29.1%	-540	-13.1%
Black	3,188	22.3%	3,036	20.9%	-152	-6.3%
American Indian	126	0.9%	184	1.3%	58	44.4%
Asian	2,588	18.1%	2,531	17.4%	-57	-3.9%
Pacific Islander	126	0.9%	127	0.9%	1	0.0%
Other	152	1.1%	198	1.4%	46	27.3%
Multiracial	3,309	23.2%	4,243	29.1%	934	25.4%
Hispanic or Latino	3,980	27.9%	4,461	30.6%	481	9.7%
Total Population	14,266	100.0%	14,556	100.0%	290	0.0%

Source: City of Vallejo. (2012). 3678 Sonoma Boulevard: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 4: Household Income

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
Less than \$10,000	427	7.7%	398	6.9%	-29	-10.4%
\$10,000 to \$20,000	763	13.8%	765	13.2%	2	-4.3%
\$20,000 to \$30,000	502	9.1%	501	8.7%	-1	-4.4%
\$30,000 to \$40,000	546	9.9%	488	8.4%	-58	-15.2%
\$40,000 to \$50,000	493	8.9%	562	9.7%	69	9.0%
\$50,000 to \$60,000	489	8.8%	296	5.1%	-193	-42.0%
\$60,000 to \$75,000	616	11.1%	630	10.9%	14	-1.8%
\$75,000 to \$100,000	822	14.9%	883	15.3%	61	2.7%
More than \$100,000	868	14.9%	1,253	21.7%	385	45.6%
Total Households	5,526	100.0%	5,776	100.0%	250	0.0%

Source: City of Vallejo. (2012). 3678 Sonoma Boulevard: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 5: Educational Attainment

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
Less than Grade 9	1,125	11.9%	1,147	11.9%	22	0.0%
Grade 9 to Grade 12	869	9.2%	883	9.2%	14	0.0%
High School Diploma	2,057	21.8%	2,109	21.9%	52	0.5%
Some College	2,436	25.8%	2,493	25.9%	57	0.4%
Associates Degree	1,030	10.9%	1,049	10.9%	19	0.0%
Bachelors Degree	1,326	14.1%	1,358	14.1%	32	0.0%
Graduate Degree	588	6.2%	603	6.3%	15	1.6%
Total Population Age 25 Years and Over	9,431	100.0%	9,642	100.0%	211	0.0%

Source: City of Vallejo. (2012). 3678 Sonoma Boulevard: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 6: Labor Force Status

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
Labor Force	7,276	100.0%	7,349	100.0%	73	0.0%
Employed	5,951	81.8%	6,232	84.8%	281	3.7%
Unemployed	1,277	17.6%	1,072	14.6%	-205	-17.0%
In Armed Forces	48	X	45	X	-3	X
Not in Labor Force	3,945	X	4,059	X	114	X

Source: City of Vallejo. (2012). 3678 Sonoma Boulevard: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 7: Housing Occupancy

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
Owner-Occupied Units	2,359	42.7%	2,206	38.2%	-153	-10.5%
Renter-Occupied Units	3,167	57.3%	3,570	61.8%	403	7.9%
Total Occupied Units	5,526	91.4%	5,776	93.6%	250	2.4%
Total Units	6,047	100.0%	6,170	100.0%	123	0.0%

Source: City of Vallejo. (2012). 3678 Sonoma Boulevard: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 8: Household Size

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
1 Person	1,721	31.1%	1,800	31.2%	79	0.3%
2 Person	1,554	28.1%	1,623	28.1%	69	0.0%
3 Person	903	16.3%	945	16.4%	42	0.6%
4 Person	652	11.8%	680	11.8%	28	0.0%
5 Person	363	6.6%	378	6.5%	15	-1.5%
6+ Person	162	2.9%	170	2.9%	8	0.0%
Total Households	5,526	100.0%	5,776	100.0%	250	0.0%

Source: City of Vallejo. (2012). 3678 Sonoma Boulevard: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Appendix H: Meadows Plaza Site Inventory

Address	APN	Tenant	Owner	Total Value	Construction Date	Lot Size	Size	Zoning
5180 Sonoma Boulevard	0067-150-280	Vacant	Acv Vallejo LLC/ Co The Home Depot	\$13,514,644	1991	548,856	12.6	Planned Development Commercial
5182 Sonoma Boulevard	0067-150-290	Multiple Tenants	Meadows Plaza LLC	\$1,200,000	1991	37,767	0.86	Planned Development Commercial
5182 Sonoma Boulevard: Suite 200	0067-150-290	Quick Mart Outlet	X	X	X	X	X	Planned Development Commercial
5182 Sonoma Boulevard: Suite 210	0067-150-290	Lara's Income Tax	X	X	X	X	X	Planned Development Commercial
5182 Sonoma Boulevard: Suite 220	0067-150-290	Baskin Robbins	X	X	X	X	X	Planned Development Commercial
5184 Sonoma Boulevard	0067-150-300	Multiple Tenants	Meadows Plaza LLC	\$8,159,986	1991	186,872	4.29	Planned Development Commercial
5184 Sonoma Boulevard	0067-150-300	Food 4 Less	X	X	X	X	X	Planned Development Commercial
5184 Sonoma Boulevard: Suite 310 A	0067-150-300	Taqueria L' Amigos	X	X	X	X	X	Planned Development Commercial
5184 Sonoma Boulevard: Suite 310 B	0067-150-300	Vallejo Nails	X	X	X	X	X	Planned Development Commercial
5184 Sonoma Boulevard: Suite 320	0067-150-300	CP Hair	X	X	X	X	X	Planned Development Commercial

Address	APN	Tenant	Owner	Total Value	Construction Date	Lot Size	Size	Zoning
5184 Sonoma Boulevard: Suite 330	0067-150-300	Jesus Reigns Ministries	X	X	X	X	X	Planned Development Commercial
5184 Sonoma Boulevard: Suite 340	0067-150-300	Speedy Food	X	X	X	X	X	Planned Development Commercial
X	X	X	X	\$22,874,630	X	X	17.75	X

Table 2: Assessed Land Value and Size

APN	2008/09 Value	2012/13 Value	5 Year Difference	Size
0067-150-300	\$7,803,000	\$8,159,986	\$356,986	4.29
0067-150-290	\$1,560,600	\$1,200,000	(\$360,600)	0.86
0067-150-280	\$12,923,400	\$13,514,644	\$591,244	12.6
Total	\$22,287,000	\$22,874,630	\$587,630	17.7

Source: Solano County. (2012). Online property information. Assessor/Recorder Department.
Solano County, CA.

Appendix I: Meadows Plaza Parcel Map

POR. SEC. 1, T.3N., R.4W., M.D.B.&M.
POR. SEC. 36, T.4N., R.4W., M.D.B.&M.

Tax Area Code
7000
7080

67-15

1.	N.62°07'01"W.	21.41'	12.	N.37°37'09"E.	25.00'
2.	N.89°58'W.	15.06'	13.	N.9°50'17"E.	20.82'
3.	N.67°34'39"E.	21.94'	14.	N.85°50'15"E.	79.60'
4.	N.89°25'27"W.	15.00'	15.		
5.	R=50'	L=30.68'	16.		
6.	R=50'	L=33.44'			
7.	N.86°15'59"W.	63.36'			
8.	N.89°19'11"W.	39.24'			
9.	N.89°19'11"W.	40.00'			
10.	N.0°34'39"E.	58.09'			
11.	N.0°34'39"E.	50.00'			

Bk.68

CITY OF VALLEJO
Assessor's Map Bk.67 Pg. 15
County of Salano, Calif.

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

SI Name	Chg (Res)	10-20-09	Cr
150-2&3 (RS)		12-8-06	DV
150-33&34 (Pm)		12-28-04	SE
150-01 Chg. (0d)		8-22-03	SE
REVISION	DATE	DATE	BY

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

Appendix J: Meadows Plaza Population and Housing Data

Table 1: Sex

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
Male	5,608	49.1%	5,675	48.7%	67	-0.8%
Female	5,822	50.9%	5,986	51.3%	164	0.8%
Total Population	11,430	100.0%	11,661	100.0%	231	0.0%

Source: City of Vallejo. (2012). 5180 Sonoma Boulevard: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 2: Age

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
0 to 4 Years	840	7.3%	924	7.9%	84	8.2%
5 to 9 Years	784	6.9%	810	6.9%	26	0.0%
10 to 19 Years	1,704	14.9%	1,568	13.4%	-136	-10.1%
20 to 29 Years	1,658	14.5%	1,681	14.4%	23	-0.7%
30 to 39 Years	1,455	12.7%	1,463	12.5%	8	-1.6%
40 to 49 Years	1,354	11.8%	1,250	10.7%	-104	-9.3%
50 to 59 Years	1,477	12.9%	1,449	12.4%	-28	-3.9%
60 to 64 Years	700	6.1%	757	6.5%	57	6.6%
65 Years and Over	1,458	12.8%	1,759	15.1%	301	18.0%
Total Population	11,430	100.0%	11,661	100.0%	231	0.0%

Source: City of Vallejo. (2012). 5180 Sonoma Boulevard: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 3: Race

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
White	2,458	21.5%	2,291	19.6%	-167	-8.8%
Black	2,139	18.7%	2,030	17.4%	-109	-7.0%
American Indian	61	0.5%	92	0.8%	31	60.0%
Asian	3,247	28.4%	2,982	25.6%	-265	-9.9%
Pacific Islander	171	1.5%	158	1.4%	-13	-6.7%
Other	150	1.3%	182	1.6%	32	23.1%
Multiracial	3,204	28.0%	3,926	33.7%	722	20.4%
Hispanic or Latino	4,163	36.4%	4,629	39.7%	466	9.1%
Total Population	11,430	100.0%	11,661	100.0%	231	0.0%

Source: City of Vallejo. (2012). 5180 Sonoma Boulevard: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 4: Household Income

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
Less than \$10,000	152	4.9%	150	4.6%	-2	-6.1%
\$10,000 to \$20,000	166	5.3%	169	5.2%	3	-1.9%
\$20,000 to \$30,000	217	7.0%	198	6.1%	-19	-12.9%
\$30,000 to \$40,000	264	8.5%	255	7.9%	-9	-7.1%
\$40,000 to \$50,000	312	10.1%	242	7.5%	-70	-25.7%
\$50,000 to \$60,000	311	10.0%	232	7.2%	-79	-28.0%
\$60,000 to \$75,000	494	15.9%	443	13.7%	-51	-13.8%
\$75,000 to \$100,000	425	13.7%	565	17.4%	140	27.0%
More than \$100,000	762	24.6%	988	30.5%	226	24.0%
Total Households	3,103	100.0%	3,242	100.0%	139	0.0%

Source: City of Vallejo. (2012). 5180 Sonoma Boulevard: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 5: Educational Attainment

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
Less than Grade 9	976	13.5%	1,009	13.5%	33	0.0%
Grade 9 to Grade 12	716	9.9%	737	9.8%	21	-1.0%
High School Diploma	2,152	29.7%	2,227	29.7%	75	0.0%
Some College	1,654	22.8%	1,708	22.8%	54	0.0%
Associates Degree	604	8.3%	622	8.3%	18	0.0%
Bachelors Degree	907	12.5%	938	12.5%	31	0.0%
Graduate Degree	244	3.4%	251	3.4%	7	0.0%
Total Population Age 25 Years and Over	7,253	100.0%	7,492	100.0%	239	0.0%

Source: City of Vallejo. (2012). 5180 Sonoma Boulevard: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 6: Labor Force Status (Meadows Plaza)

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
Labor Force	5,567	100.0%	5,633	100.0%	66	0.0%
Employed	4,525	81.3%	4,748	84.3%	223	3.7%
Unemployed	1,041	18.7%	885	15.7%	-156	-16.0%
In Armed Forces	1	X	0	X	-1	X
Not in Labor Force	3,251	X	3,371	X	120	X

Source: City of Vallejo. (2012). 5180 Sonoma Boulevard: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 7: Housing Occupancy

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
Owner-Occupied Units	2,084	67.2%	1,945	60.0%	-139	-10.7%
Renter-Occupied Units	1,019	32.8%	1,297	40.0%	278	22.0%
Total Occupied Units	3,103	94.1%	3,242	96.4%	139	2.4%
Total Units	3,296	100.0%	3,363	100.0%	67	0.0%

Source: City of Vallejo. (2012). 5180 Sonoma Boulevard: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Table 8: Household Size

	2012		2017		2012-2017	
	Number	Percent	Number	Percent	Number	% Change
1 Person	370	11.9%	387	11.9%	17	0.0%
2 Person	727	23.4%	759	23.4%	32	0.0%
3 Person	510	16.4%	534	16.5%	24	0.6%
4 Person	532	17.1%	557	17.2%	25	0.6%
5 Person	409	13.2%	429	13.2%	20	0.0%
6+ Person	248	8.0%	259	8.0%	11	0.0%
Total Households	3,103	100.0%	3,242	100.0%	139	0.0%

Source: City of Vallejo. (2012). 5180 Sonoma Boulevard: One-mile radius. Demographics Report. Vallejo Economic Development Information System (VEDIS).

Appendix K: Chapter 16.108: Planned Development Commercial District

Chapter 16.108 - PLANNED DEVELOPMENT COMMERCIAL DISTRICT

Sections:

[16.108.010 - Title and purpose.](#)

[16.108.020 - Uses subject to planned development permit.](#)

[16.108.025 - Uses subject to a major conditional use permit.](#)

[16.108.030 - Site development standards.](#)

16.108.010 - Title and purpose.

The purpose of Section 16.108.010 through Section 16.108.030, inclusive, is to create and establish regulations for a planned commercial district, in which neighborhood-level, community-level or regional-level commercial uses are the principal use. The intent of this district is to implement the policies of the Vallejo general plan which calls for the establishment of the specific commercial areas where flexibility of design and development of land is appropriate. These areas will be conducive to creative and experimental methods of land development, including the application of new technologies or the innovative application of existing technologies relating to resource conservation. These areas will also facilitate the development or redevelopment of land which is not being utilized due to special circumstances which prevent its development or redevelopment through the conventional application of the regulations of the zoning district.

Where a proposed land use is encompassed by the definition of this district's permitted use types but conflicts with the statement of purposes for this district, the proposed land use will not be permitted.

(Ord. 900 N.C.(2d) § 5 (part), 1986.)

16.108.020 - Uses subject to planned development permit.

The following use types are permitted upon issuance of a planned development permit, as provided in Chapter 16.116:

A. Residential Use Types.

1. Family residential (above street level only);
2. Guest residential.

B. Civic Use Types.

1. Administrative services;
2. Clinic services;
3. Community education;
4. Community recreation;

5. Cultural exhibits and library services;
6. Major impact services and utilities;
7. Parking services;
8. Postal services;
9. Religious assembly.

C. Commercial Use Types.

1. Administrative and professional services;
2. Animal sales and services: grooming;
3. Animal sales and services: veterinary (small animals);
4. Automotive and equipment: parking;
5. Automotive and equipment: repairs, light equipment (boat repairs and cleaning only);
6. Automotive and equipment: sales/rentals, light equipment;
7. Business support services;
8. Communication services;
9. Convenience sales and personal services;
10. Eating and drinking establishments (except for drive-in and drive-through restaurants which are prohibited);
11. Financial, insurance and real estate services;
12. Food and beverage retail sales;
13. Gasoline sales;
14. Laundry services;
15. Medical services;
16. Participant sports and recreation: indoor;
17. Participant sports and recreation: outdoor;
18. Personal services: general;
19. Retail sales: general;
20. Spectator sports and entertainment: limited, general;
21. Tobacco retailer;

22. Transient habitation.

D. Industrial Use Types.

1. Custom manufacturing.

E. Agricultural Use Types.

1. Horticulture: cultivation;

2. Horticulture: storage;

3. Tree crops;

4. Row and field crops;

5. Animal raising.

(Ord. 1388 N.C.(2d) § 15, 1998; Ord. 1368 N.C.(2d) § 12 (part), 1996; Ord. 900 N.C.(2d) § 5 (part), 1986.)

(Ord. No. 1630 N.C.(2d), § 12, 12-8-2009)

16.108.025 - Uses subject to a major conditional use permit.

A. Commercial Use Types.

1. Tobacco retailer.

(Ord. No. 1630 N.C.(2d), § 13, 12-8-2009)

16.108.030 - Site development standards.

As part of the planned development procedures, as described in Chapter 16.116, a set of development standards shall be submitted to the planning division. These development standards will be evaluated on the following criteria:

A. Size, configuration, orientation and location of the site;

B. Circulation patterns, including delineation of arterial, collector and local streets, pedestrian access, public transit;

C. Topography of the site, including vegetation, soils, proposed grading, slopes;

D. Preservation of natural resources, including ridgetops, riparian areas, unique features, trees, drainage;

E. Relationship to surrounding area, including visual and land use compatibility;

F. Architecture;

G. Landscaping;

H. Availability of public improvements and facilities;

I. Development intensity;

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Chapter 16.108 - PLANNED DEVELOPMENT COMMERCIAL DISTRICT

J. Intent and purpose of proposed project, including consistency with the Vallejo general plan and the stated purpose of this district.

Note: The following chapters of this title are not applicable to this district:

Chapter 16.70 Screening and Landscaping Regulations;

Chapter 16.75 Site Development Standards;

Chapter 16.79 Multidwelling and Condominium Project Development Standards (except Sections 16.79.050, 16.79.060 and 16.79.070).

(Ord. 1368 N.C.(2d) §§ 12 (part), 17, 1996; Ord. 900 N.C.(2) § 5 (part), 1986.)

Appendix L: Chapter 16.24: Pedestrian Shopping and Service District

Chapter 16.24 - PEDESTRIAN SHOPPING AND SERVICE DISTRICT

Sections:

- [16.24.010 - Title and purpose.](#)
- [16.24.020 - Permitted uses.](#)
- [16.24.030 - Permitted uses subject to limitations.](#)
- [16.24.040 - Uses subject to a major use permit.](#)
- [16.24.050 - Uses subject to a minor use permit.](#)
- [16.24.060 - Site development standards.](#)

16.24.010 - Title and purpose.

The purpose of Section 16.24.010 through Section 16.24.060, inclusive, is to create and establish regulations for a pedestrian shopping and service district, in which a wide range of retail goods and services are permitted. The intent of this district is to implement the policy of the land use element of the Vallejo general plan which calls for the development of pedestrian-oriented commercial shopping areas that allow comparison shopping within relatively compact areas. Typically, the pedestrian shopping and service district would be applied in the central business district (CBD) of a community, or in commercial shopping centers including variety stores and often small department stores. Characteristic design features would include a continuous facade, grouped parking, and the siting of proposed structures and signs in a manner compatible with the pedestrian orientation of this district. The primary emphasis of this district is on pedestrian access with auto oriented uses allowed only in a subordinate role.

Where a proposed land use is encompassed by the definition of this district's permitted use types but conflicts with the statement of purpose for this district, the proposed land use will not be permitted.

(Ord. 649 N.C.(2d) § 2, 1982; Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.24.020 - Permitted uses.

The following use types are permitted:

- A. Civic Use Types.
 - 1. Administrative services;
 - 2. Clinic services;
 - 3. Community recreation;
 - 4. Cultural exhibits and library services;
 - 5. Essential services;
 - 6. Parking services;

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7. Postal services.

B. Commercial Use Types.

1. Administrative and professional services;
2. Animal sales and services: grooming;
3. Building maintenance services;
4. Business equipment sales and services;
5. Business support services;
6. Communications services;
7. Convenience sales and personal services;
8. Finance, insurance and real estate services;
9. Laundry services;
10. Repair services: consumer;
11. Retail sales: general;
12. Telecommunications facility;
13. Transient habitation: lodging.

(Ord. 1388 N.C.(2d) § 8 (part), 1998: Ord. 1367 N.C.(2d) § 10, 1996: Ord. 649 N.C.(2d) § 3, 1982: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.24.030 - Permitted uses subject to limitations.

The following use types are permitted subject to the applicable provisions of Chapter 16.57 (the letter in parentheses following the use type refers to the subsection of Section 16.57.020 which applies):

A. Residential Use Types.

1. Family residential (B).

B. Civic Use Types.

1. Community education (X).

C. Commercial Use Types.

1. Automotive and equipment: repairs, light equipment (G);
2. Automotive and equipment: sales/rental, light equipment (H);
3. Eating and drinking establishments (J), (K);

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4. Food and beverage retail sales (L);
5. Live/work (CC);
6. Medical offices (Z);
7. Personal services: general (M);
8. Scrap operations: collection facility; small (W).

(Ord. 1469 N.C.(2d) § 10, 2001: Ord. 1388 N.C.(2d) § 8 (part), 1998: Ord. 1371 N.C.(2d) § 6, 1996: Ord. 1029 N.C.(2d) § 9, 1989: Ord. 946 N.C.(2d) § 5, 1987: Ord. 649 N.C.(2d) § 4, 1982: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.24.040 - Uses subject to a major use permit.

The following use types are permitted upon issuance of a major use permit, as provided in Chapter 16.82:

A. Civic Use Types.

1. Ambulance services;
2. Major impact services and utilities;
3. Religious assembly.

B. Commercial Use Types.

1. Automotive and equipment: cleaning;
 2. Automotive and equipment: service;
 3. Gasoline sales;
 4. Medical services;
 5. Participant sports and recreation: indoor;
 6. Participant sports and recreation: bingo;
 7. Personal services, functional community training for the developmentally disabled;
 8. Retail sales: adult uses;
 9. Spectator sports and entertainment: limited;
 10. Spectator sports and entertainment: general;
 11. Spectator sports and entertainment: adult uses.
12. Tobacco retailer.

(Ord. 1388 N.C.(2d) § 8 (part), 1998: Ord. 923 N.C.(2d) § 2, 1987: Ord. 840 N.C.(2d) § 5, 1985: Ord. 839 N.C.(2d) § 4, 1985: Ord. 633 N.C.(2d) § 2, 1982: Ord. 558 N.C.(2d) § 2 (part), 1980.)

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(Ord. No. 1630 N.C.(2d), § 6, 12-8-2009)

16.24.050 - Uses subject to a minor use permit.

None.

(Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.24.060 - Site development standards.

The basic site development standards are as follows:

- A. Maximum building height is seventy-five feet.
- B. All uses permitted under this chapter shall be conducted entirely within an enclosed building; except when associated with a community education use; or, as may be specifically authorized under Chapter 16.96 (Administrative Permit Procedure), when in compliance with Chapter 16.77 (Outdoor Display Standards).
- C. Off-street parking: as prescribed in Chapter 16.62
- D. Signs: as prescribed in Chapter 16.64
- E. Screening and landscaping: as prescribed in Chapter 16.70

Note: Exceptions to the use of land and basic site development standards of this district are in the following:

Chapter 16.78 Nonconforming Use Regulations

Chapter 16.80 Exception Regulations

(Ord. 1029 N.C.(2d) § 10, 1989; Ord. 742 N.C.(2d) § 19, 1984; Ord. 647 N.C.(2d) § 4, 1982; Ord. 558 N.C.(2d) § 2 (part), 1980.)

Appendix M: Wal-Mart Realty: Purchaser's Letter of Intent

2001 SE 10th Street
Bentonville, AR 72716-0550
Phone: (479) 204-2020
Fax: (479) 273-8119
walmartrealty.com

NOTE: PLEASE E-MAIL (OR FAX) THE EXECUTED LETTER OF INTENT TO THE REAL ESTATE MANAGER AND/OR BROKER LISTED ON THE WEBSITE! (Signature not necessary if e-mailed)

PURCHASER'S LETTER OF INTENT

Property Location(City, State Store #): _____ **Date:** _____

The following proposal establishes the basic terms and conditions Purchaser is willing to have submitted to the Walmart Realty Committee for review in connection with purchasing the _____ acre site at the above-referenced location. (Also known as _____).

The terms contained herein are ***NOT*** to be considered an offer of any kind and are non-binding on Walmart, its affiliates, employees or agents, subject to change, and, in addition, any transaction is subject to Walmart Realty Committee approval and the parties' subsequent execution of a mutually acceptable Agreement of Sale ("AOS"), to be prepared by Walmart Realty, if approved by the Walmart Realty Committee.

1. **Premises:** Approximately _____ acres (hereinafter referred to as "the Property")
2. **Condition:** "As is". Seller shall retain any and all subsurface mineral rights.
3. **Seller:** Wal-Mart Stores, Inc. or other Walmart affiliate
4.

<u>Purchaser:</u> Entity: Address (No PO Box): City, State Zip: Contact: Phone: Fax: Email:	<u>Walmart should send the AOS to:</u> Entity: Address (No PO Box): City, State Zip: Contact: Phone: Fax: Email:
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5. **Purchase Price:** _____
6. **Escrow Deposit:** _____ (5%) in cash and due upon Seller's execution of AOS which becomes **non-refundable** at the end of the "Due Diligence Period", as hereinafter defined.
7. **Survey of Property & Legal Description of Any Necessary Easements:** Obtained by Purchaser, at Purchaser's expense (within sixty (60) days after Walmart Realty Committee Approval). If Walmart construction is not yet complete, Survey shall be performed no later than 30 days prior to the anticipated closing date set forth below.
8. **Title Insurance:** Ordered by Seller, at Purchaser's expense, within fifteen (15) days after the mutual execution of the AOS.
9. **Transfer, Sales Taxes, & Fees:** to be paid by Purchaser (including Closing Costs). Property taxes will be pro-rated between Seller and Purchaser at closing.
10. **Closing:** to occur on or before _____ days after due diligence (no later than 30 days after due diligence period, as hereinafter defined).
11. **Due Diligence Period:** _____ days after full execution of the AOS provided the AOS is executed thirty (30) days after Walmart Realty Committee approval. The due diligence period shall be reduced proportionately by the number of days over the thirty (30) day period stated above that is taken to execute the AOS.

Due Diligence: During the "Due Diligence Period", Purchaser will perform a survey, conduct engineering studies, a title examination and such other inspections and examinations as Purchaser deems necessary and/or appropriate and submit copies thereof as obtained to Seller. If, during the "Due Diligence Period", Purchaser is unable to obtain all of the necessary permits and governmental approvals required for Purchaser's proposed development, or if the survey discloses a condition rendering the property unusable, or if the results of analyses, test borings, or other studies disclose that the physical condition of the Property, including the existence of hazardous wastes and toxic substances, will prevent Purchaser from reasonably developing the Property for the intended use, Purchaser shall have the right to terminate the AOS and have the Escrow Deposit refunded. Any other termination of the agreement of sale shall result in Buyer's forfeiture of Escrow Deposit. **Purchaser shall begin Due Diligence investigations immediately upon execution of the AOS.**

12. **Proposed Use/User:** _____

13. **Potential Tenant(s) in Shopping Center (if applicable):** _____

14. **Proposed Maximum Building Square Footage:** _____

15. **Commission:** If applicable, Seller shall pay the lesser of, three percent (3%) of the Purchase Price or \$175,000, (all other brokerage and representation fees shall be the sole responsibility of the Purchaser) upon closing, to:

Entity:

Address (No P.O. Box):

City, State Zip Code:

Contact:

Phone:

Fax:

Email:

16. **Concept Plan:** This plan must be provided prior to presentation to the Walmart Realty Committee. This plan, drawn to scale, shall indicate: total square footage of proposed building(s), height of proposed building(s) (maximum of 22 feet unless negotiated otherwise), parking spaces with parking ratio as required below, proposed use, masonry trash enclosure, "North" arrow, and date drawn.

17. **Required Parking Ratio:** (i) **Restaurant** – Fifteen (15) parking spaces for every one thousand (1,000) square feet of aggregate floor building area. (ii) **Shopping Center** – Five (5) parking spaces for every one thousand (1,000) square feet of aggregate floor building area devoted to retail uses and each restaurant use of two thousand (2,000) square feet or less; thirteen (13) parking spaces for every one thousand (1,000) square feet of aggregate floor building area devoted to each restaurant use that exceeds two thousand (2,000) square feet; and, if applicable, eight (8) parking spaces for every one thousand (1,000) square feet of aggregate building area devoted to a health spa(s) and/or fitness center smaller than 3,000 square feet. (iii) **Other uses** - Five (5) parking spaces for every one thousand (1,000) square feet of aggregate floor building area.

18. **Standard Use Restrictions:** These restrictions shall be included in both the Agreement of Sale and final Deed. The Property shall not be used for or in support of the following: (i) a discount store in excess of eight thousand (8,000) square feet in floor size, wholesale membership/warehouse club, grocery store/supermarket, pharmacy/drug store; (ii) gas station, quick lube/oil change facility, automobile tire sales; (iii) movie theater or bowling alley; and (iv) health spa/fitness center greater than three thousand (3,000) square feet; there shall be maintained a parking ratio of eight (8) parking spaces for every one thousand (1,000) square feet of floor building area used for a health spa/fitness center three thousand (3,000) square feet or less (the "Property Restrictions"); in addition, the Property shall not be used for or in support of the following: (i) adult book store, adult video store (an adult video store is a video store that sells or rents videos that are rated NC-17, X, XX, XXX, or of a rating assigned to works containing material more sexually explicit than XXX, by the film rating board of the Classification and Rating Administration), "adult" business activities, including without limitation any massage parlor, escort service, facility with nude (or partially nude, bathing suit-clad or lingerie-clad) models or dancers or any establishment selling or exhibiting sexually explicit materials, pawn shop, bar, night club, gaming activities (including but not limited to gambling, electronic gaming machines, slot machines and other devices similar to the aforementioned), billiard parlor, any place of recreation/amusement, or any business whose principal revenues are from the sale of alcoholic beverages for on or off premises consumption; or (iii) any business that cashes checks or makes short-term or "payday advance" type loans (the "Noxious Use Restrictions"). Notwithstanding the foregoing, the Noxious Use Restrictions shall not exclude the regular business of any bank or financial institution insured by the F.D.I.C. or mortgage brokerage firm or other similar business providing long-term, mortgage type loans; all such covenants, conditions, restrictions, the Property Restrictions, and approval rights shall remain in effect for a period of fifty (50) years; the Noxious Use Restrictions shall be perpetual unless applicable law prohibits a perpetual restriction, in which case the Noxious Use Restrictions shall remain in effect for the maximum amount of time allowed by law but in no event fewer than one hundred (100) years.

19. **Franchiser Letter of Approval:** If applicable, Franchisee shall submit a letter from its franchiser stating that it is in good standing and is approved to expand and or develop a franchised unit at the above mentioned location.
20. **Retained Mineral Rights:** Wal-Mart shall retain all mineral rights associated with the subject Property.

THERE SHALL BE NO BINDING AGREEMENT BETWEEN SELLER AND PURCHASER UNTIL SUCH TIME AS A MUTUALLY ACCEPTABLE AGREEMENT OF SALE HAS BEEN EXECUTED BY BOTH PURCHASER AND WALMART.

Purchaser

Date

Appendix N: Sol Trans (Route(s): 1, 2, 4, 5, 6, and 7)

ROUTE 1 – NORTH WEST VALLEJO / VALLEJO TRANSIT CENTER

LEGEND

Entertainment/Recreation	Senior Center
Ferry Terminal	Shopping Center
Grocery	Transit Center
Hospital	Public Services
Park & Ride	Community Center
School	

ROUTE 2 – NORTH EAST VALLEJO / VALLEJO TRANSIT CENTER

LEGEND

Entertainment/Recreation	Senior Center
Ferry Terminal	Shopping Center
Grocery	Transit Center
Hospital	Public Services
Park & Ride	Community Center
School	

ROUTE 4 – TUOLUMNE STREET / VALLEJO TRANSIT CENTER

LEGEND

Entertainment/Recreation	Senior Center
Ferry Terminal	Shopping Center
Grocery	Transit Center
Hospital	Public Services
Park & Ride	Community Center
School	

ROUTE 5 – DISCOVERY KINGDOM / VALLEJO TRANSIT CENTER

LEGEND

Entertainment/Recreation	Senior Center
Ferry Terminal	Shopping Center
Grocery	Transit Center
Hospital	Public Services
Park & Ride	Community Center
School	

ROUTE 6 – VALLEJO TRANSIT CENTER / BENICIA ROAD / ASCOT PARKWAY / TENNESSEE STREET

LEGEND

Entertainment/Recreation	Senior Center
Ferry Terminal	Shopping Center
Grocery	Transit Center
Hospital	Public Services
Park & Ride	Community Center
School	

7

EFFECTIVE DECEMBER 2, 2012

Gateway Plaza
Shopping Center /
Vallejo Transit Center

WEEKDAY • SATURDAY • SUNDAY

Route 7—Solano County Transit

Map effective December 9, 2012

For more information, visit www.soltransride.com or call Customer Service at (707) 648-4666

Appendix O: CEQA Statutes and Guidelines 15301 Existing Facilities

Table 1: Class 1 Examples

- a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances;
- b) Existing facilities of both investor and publicly owned utilities used to provide electric power, natural gas, sewerage, or other public utility services;
- c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety).
- d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood;
- e) Additions to existing structures provided that the addition will not result in an increase of more than:
 - 1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or
 - 2) 10,000 square feet if:
 - A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and
 - B) The area in which the project is located is not environmentally sensitive.
- f) Addition of safety or health protection devices for use during construction of or in conjunction with existing structures, facilities, or mechanical equipment, or topographical features including navigational devices;
- g) New copy on existing on and off-premise signs;
- h) Maintenance of existing landscaping, native growth, and water supply reservoirs (excluding the use of pesticides, as defined in Section 12753, Division 7, Chapter 2, Food and Agricultural Code);
- i) Maintenance of fish screens, fish ladders, wildlife habitat areas, artificial wildlife waterway devices, streamflows, springs and waterholes, and stream channels (clearing of debris) to protect fish and wildlife resources;
- j) Fish stocking by the California Department of Fish and Game;
- k) Division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt;
- l) Demolition and removal of individual small structures listed in this subdivision:
 - 1) One single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption.
 - 2) A duplex or similar multifamily residential structure. In urbanized areas, this exemption applies to duplexes and similar structures where not more than six dwelling units will be demolished.
 - 3) A store, motel, office, restaurant, or similar small commercial structure if designed for an occupant load of 30 persons or less. In urbanized areas, the exemption also applies to the demolition of up to three such commercial buildings on sites zoned for such use.
 - 4) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
- m) Minor repairs and alterations to existing dams and appurtenant structures under the supervision of the Department of Water Resources.
- n) Conversion of a single family residence to office use.
- o) Installation, in an existing facility occupied by a medical waste generator, of a steam sterilization unit for the treatment of medical waste generated by that facility provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.
- p) Use of a single-family residence as a small family day care home, as defined in Section 1596.78 of the Health and Safety Code.

Source: State of California. (2012). *2012 California environmental quality act (CEQA) statutes and guidelines*. Page(s) 224-225.

Appendix P: Chapter 16.62: Off-Street Parking and Loading Requirements

Chapter 16.62 - OFF-STREET PARKING AND LOADING REGULATIONS

Sections:

[16.62.010 - Title and purpose.](#)
[16.62.020 - Application—When parking and loading space required.](#)
[16.62.030 - Computation rules.](#)
[16.62.040 - Determination by the development services director.](#)
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[16.62.100 - Table of off-street parking requirements and standards.](#)
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16.62.010 - Title and purpose.

The provisions of Section 16.62.010 through Section 16.62.210, inclusive, shall be known as the off-street parking and loading regulations. The purpose of these provisions is to alleviate and to prevent traffic congestion by providing functionally adequate, aesthetically pleasing and secure off-street parking and loading facilities.

(Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.62.020 - Application—When parking and loading space required.

- A. Parking and loading space prescribed by this title shall apply at the time of:
1. Construction or relocation of a main building;
 2. An increase of floor area of a commercial or industrial building;
 3. Addition of a dwelling unit;
 4. Any increase in the intensity of the use, including, but not limited to, extended hours of operation, additional employees, substantial remodeling, or an increase in the number of seats or service areas;
 5. Any change from residential to nonresidential use; or
 6. Any change in use which results in a greater parking requirement as prescribed in Section 16.62.100
- B. Parking regulations in the Marina Vista District shall be as prescribed in the urban renewal plan adopted on

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July 19, 1965, by City Ordinance No. 700 N.C.

(Ord. 1200 N.C.(2d) § 1, 1992; Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.62.030 - Computation rules.

A. Whenever a single lot contains more than one use, the overall parking requirements shall be the sum of the requirements for each use calculated separately; provided, however, that the development services director may permit a reduction in the overall required parking if several different uses will share a joint or common parking facility and the development services director determines that such uses will have varying time periods of peak demand for the parking.

B. If after calculating the number of required off-street parking spaces a quotient is obtained containing a fraction of one-half or more, an additional space shall be required; if such fraction is less than one-half, it may be disregarded. When the parking requirement is based on number of employees, the number of spaces shall be based on the number of working persons typically engaged in the specific activity on the lot during the largest shift of the peak season. When the requirement is based on number of doctors, the number of spaces shall be based on the number of such doctors typically engaging in the activity on the lot during the peak daily period. When the requirement is based on number of seats, each twenty inches of pews or similar facilities shall be counted as one seat. When the requirement is based on the number of students, the number of spaces shall be based on the entire occupant load of the structure regardless of the number of students in attendance.

(Ord. 1368 N.C.(2d) § 18, 1996; Ord. 858 N.C.(2d) § 1, 1986; Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.02.040 - Determination by the development services director.

In the case of uses for which the development services director is required to prescribe a number of parking spaces or loading berths, such determination shall be based on the traffic generation of the activities, the amount and frequency of loading operations thereof, the time of operation of the activities, their location, and such other factors as affect the need for off-street parking or loading. Any such determination shall be subject to appeal pursuant to the appeal procedure described in Chapter 16.142.

(Ord. 1368 N.C.(2d) § 2, 1996; Ord. 1200 N.C.(2d) § 2, 1992; Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.62.050 - Off-street parking.

Except as otherwise provided in Sections 16.62.110, 16.62.180 through 16.62.210, 16.80.080 and subject to the computation rules set forth in Section 16.62.030, off-street parking shall be required as is shown in Section 16.62.100, table of off-street parking requirements.

(Ord. 649 N.C.(2d) § 10, 1982; Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.62.100 - Table of off-street parking requirements and standards.

TABLE OF OFF-STREET PARKING REQUIREMENTS

Residential Use Types	
Family Residential	A
Group Residential	B
Mobilehome Residential	C
Farm Employee Residential	A

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Guest Residential	A
Civic Use Types	
Administrative Services	E
Ambulance Services	D
Clinic Services	M
Community Education	O
Community Recreation	I
Cultural Exhibits & Library Services	H
Essential Services	None
Group Care	Q
Major Impact Health Care Services	N
Major Impact Services & Utilities	Q
Parking Services	
Postal Services	F
Religious Assembly	I
Commercial Use Types	
Administrative & Professional Services	E
Agricultural Supplies & Services	F
Animal Sales & Services	E
Automotive & Equipment	G
Building Maintenance Services	E
Business Equipment Sales & Services	E
Business Support Services	F: CL
Communications Services	F: CL
	E: Other
Construction Sales & Services	E
Convenience Sales & Personal Services	F: C-N
	E: Other
Eating & Drinking Establishments	H
Explosive Storage	P
Financial, Insurance & Real	
Estate Services	F: C-N
	E: Other
Food & Beverage Retail Sales	F: C-N, C-L, C-P
	E: Other
Funeral & Interment Services	I
Gasoline Sales	Q
Laundry Services	E: C-L
	F: Other
Medical Services	M
Participant Sports & Recreation	K
Personal Services	F
Repair Services	F
Research Services	F

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Retail Sales: General	E
Retail Sales: Swap Meets	F
Scrap Operations	P
Spectator Sports & Entertainment	J
Transient Habitation	D
Wholesaling, Storage & Distribution	P
Industrial Use Types	
Custom Manufacturing	P
General Manufacturing	P
Heavy Industrial	P
Agricultural Use Types	
Horticulture: Cultivation	None
Horticulture: Storage	None
Tree Crops	None
Row & Field Crops	None

TABLE OF OFF-STREET PARKING STANDARDS

(Section 16.62.100)

	Standard	Requirement
A	one-family dwelling condominium units and apartments	two spaces
	—studio	one space
	—one bedroom	one and one-half spaces
	—two or more bedrooms	two spaces
	—guest parking	one per five unit
	guest house	one space
B		one space for each two residents
C		two spaces for each mobilehome plus one additional space for every twenty-five mobilehomes
D	motel unit with kitchen	one and one-half spaces for each unit
	motel unit without kitchen	one space for each unit
	motel and rooming house	one space for each guest house
E	one space for each 250 square feet of gross first floor area, plus one space for each 350 square feet of other floors, plus one space for each 300 square feet of covered accessory storage area, plus one space for each 2,000 square feet of outdoor sales area; one space for each 600 square feet of gross floor area for large item retail	
F	one space for each 350 square feet of gross first	

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	floor area, plus one space for each 450 square feet of other floors, plus one space for each 600 square feet of covered accessory storage area, plus one space for each 2,000 square feet of outdoor sales area	
G	one space for each 400 square feet of gross floor area; for automotive equipment service and repair, four spaces for each service/repair bay	
H	one space for each three seats, or one space for each 50 square feet of sitting area where seats are not fixed, or one space for each 200 square feet of gross floor area where sitting area contains twelve seats or less	
I	one space for each four seats in principal meeting rooms, or one space for each eighty square feet of floor area where seats are not fixed	
J	one space for each five fixed seats plus one space for each 50 square feet of floor area without fixed seats	
K	dance hall	one space for each 20 square feet of dance floor area
	amusement arcade	one space for each 5 machines
	bowling lanes	four spaces for each alley
	tennis courts	three spaces for each court
	pool hall	two spaces for each table
	driving range	one space for each tee
	golf course	five spaces for each hole
	miniature golf course	three spaces for each hole
	swimming pool	one space for each 35 square feet of pool area
	marina	one space for each 2 berths
	other uses	determination of the development services director
L	Reserved	
M	for the ground floor: five spaces for each staff health practitioner or regular visiting health practitioner plus one space for each two employees other than each health practitioner	
	or	
	one space per gross 250 square feet, whichever formula yields the higher number of spaces;	
	for each floor above the ground floor: five spaces for each staff health practitioner or regular visiting health practitioner or regular visiting health practitioner plus one space for each two employees other than each health practitioner,	
	or	
	one space per gross 350 square feet, whichever formula yields the higher number of spaces	
N	one space for each 4 beds for convalescent care; one space for hospitals	

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O	day care	one space for each 5 students
	elementary school	one space for each 20 students
	junior high school	one space for each 15 students
	senior high school	one space for each 6 students
	junior college	one space for each 5 students
P	four spaces for first 5,000 square feet of floor area and one space for each additional 2,000 square feet of floor area, or one space for each one and one-half employees, whichever is greater	
Q	a number of spaces to be determined by the development services director.	

(Ord. 1552 N.C.(2d) § 3, 2005; Ord. No. 1368 N.C.(2d) § 18, 1996; Ord. 1200 N.C.(2d) § 3, 1992; Ord. 1029, N.C.(2d) § 14, 1989; Ord. 858 N.C.(2d) § 2, 1986; Ord. 649 N.C.(2d) § 12, 1982; Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.62.105 - Reduced parking when allowed.

A. The parking requirements for senior citizen housing and other facilities serving senior citizens may be reduced up to fifty percent by the development services director.

B. The parking requirement may be reduced by the development services director when it can be demonstrated that other forms of transportation will be used, including walking, bicycling and transit.

(Ord. 1368 N.C.(2d) § 18, 1996; Ord. 1200 N.C.(2d) § 4, 1992; Ord. 649 N.C.(2d) § 13, 1982.)

16.62.110 - Parking facilities for the physically handicapped.

Public accommodations or facilities, including auditoriums, theaters, restaurants, hotels, motels, stadiums, shopping centers, offices of physicians and surgeons, and office buildings shall provide parking spaces for the physically handicapped in accordance with the provisions of the Health and Safety Code commencing with Section 19955 and the Government Code commencing with Section 4450. As used in this section, "office building" means a building or structure of more than ten thousand square feet of gross floor area wherein a commercial activity or service is performed or a profession is practiced in all or the majority of such building or structure.

(Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.62.120 - Off-street loading space requirements.

Loading spaces shall be provided in accordance with the provisions of this section. The loading space requirements for civil, commercial, industrial and extractive use types are as follows:

A. For a building with five thousand to twenty-five thousand square feet of floor area: one loading space.

B. For all buildings with over twenty-five thousand square feet of floor area two loading spaces of which at least one shall be twelve feet minimum width and sixty-five feet in length.

(Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.62.130 - Property on which parking and loading spaces must be located.

- A. Except as provided for in Sections 16.62.190 and 16.62.200, parking spaces required by these regulations shall be provided on a buildable portion of the site containing the use which the space serves. Each loading space shall be immediately adjacent to a loading dock, entrance, or receptacle over or through which transported items are to be transferred.
- B. Off-street parking spaces for uses other than residential may be provided on a site other than the site to be served provided that the following conditions are satisfied:
1. An indenture which includes legal descriptions of all involved areas, and providing for the parking use of the off-site area is recorded as an encumbrance on the title of such off-site area; and
 2. An attested copy of the recorded indenture is filed with the planning division.
- C. Removal of Encumbrance. The planning commission shall approve the removal of the encumbrance on grantor's off-site area when shown evidence that required spaces have been provided elsewhere.
- D. Parking areas accessory to nonresidential uses may be allowed in a residential zoning district upon obtaining a minor use permit, as provided by the conditional use permit procedure, commencing at Section 16.82.010

(Ord. 1283, N.C.(2d) § 15, 1993; Ord. 1200 N.C.(2d) § 5, 1992; Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.62.140 - Parking space dimensions.

Dimensions of parking spaces shall be as follows:

- A. Uncovered parking spaces in tandem and accessible only from the side: eight feet wide and twenty-two feet long;
- B. Compact spaces: eight feet wide and sixteen feet long except that such space may be only fourteen feet long where curb is provided adjacent to a sidewalk or landscape planter;
- C. Other uncovered parking spaces and attended covered parking spaces; nine feet wide and eighteen feet long, except that such spaces may be sixteen feet long where curb is provided adjacent to a sidewalk or landscape planter;
- D. Covered unattended parking spaces: ten feet wide and twenty feet long;
- E. Driveway serving a one-family or two-family dwelling: ten feet wide or greater;
- F. Driveway serving other uses: twelve feet wide or greater, one-way; twenty feet wide or greater, two-way;
- G. Maneuvering space and aisles for off-street parking shall have the following dimensions:
 1. Parking spaces accessible only from the side: twelve feet minimum aisle width;
 2. Parking space at ninety degrees: twenty-five feet minimum aisle width;
 3. Parking space at sixty degrees: twenty feet minimum aisle width;

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4. Parking space at forty-five degrees: sixteen feet minimum side aisle width, one-way; twenty feet minimum side aisle with two-way;
5. Parking space at thirty degrees: fifteen feet minimum aisle width, one-way; twenty feet minimum aisle width, two-way.

(Ord. 120 N.C.(2d) § 6, 1992; Ord. 858 N.C.(2d) § 3 (part), 1986; Ord. 649 N.C.(2d) § 14, 1982; Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.62.150 - Parking space and area design standards.

Parking spaces and parking areas shall adhere to the following design standards:

- A. **Parking Areas—Access.** Off-street parking areas shall be constructed to have direct access to a street or alley.
- B. **Access to Street.** Except in the case of one family and two-family dwelling in residential districts, vehicles shall drive into a street, rather than back in. Whenever the door to a garage or opening to a carport faces upon a street, such garage or carport shall be no closer to street property line than twenty feet. Backing into an alley is permitted; provided, that whenever the door to a garage, an opening to a carport, or an open parking stall faces upon an alley, such garage, carport or stall shall be no closer to the alley than five feet.
- C. **Maximum Grades.** Grades shall not be in excess of the following except when approved by the traffic engineer:
 1. Parking areas: five percent in any direction;
 2. Driveways:
 - a. Commercial and multi-family residential driveways:
 - i. High volume driveways (regional shopping centers and major industrial or other defined by traffic engineer)—three percent,
 - ii. Low volume driveways on arterials, collectors and state highways—six percent,
 - iii. Low volume driveway on local streets—eight percent.
 - b. Residential driveway:
 - i. Driveways on arterials and state highways—ten percent,
 - ii. Driveways on local streets—fifteen percent,
 - iii. Driveway profile for nonstandard grade setback (less than twenty feet) shall be designed to provide ground clearance between the vehicle and pavement surface, but shall not exceed fifteen percent.
 - c. If a driveway cannot provide pedestrian access of twelve and one-half percent or less along an alignment that a pedestrian can reasonably use, then in accordance with Section 3307 of the Uniform Building Code, separate pedestrian access will be required.
 - d. Maximum grade is measured from the low side of the driveway at the street.

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- e. Maximum driveway grades shall be adhered to unless the department of public works determines that special circumstances exist on a given property to warrant a deviation from the standard.
- D. Accessibility of Spaces. Each parking space shall be independently accessible except as follows:
 - 1. Spaces required for a single-family residence or a two-unit residence may be in tandem with each other.
 - 2. Spaces required for a multiple dwelling unit of three or four dwelling units may be in tandem with each other if:
 - a. The lot is an infill lot; that is, surrounded by urban development;
 - b. The parking space is located with access on an alley; and
 - c. The movement of a vehicle from the parking space to the alley will not, in the opinion of the traffic engineer, ease a traffic hazard.
- E. Illumination. If the parking or loading area is illuminated, lighting shall be deflected away from abutting residential sites.
- F. Drainage, Surfacing and Maintenance. Driveways and parking spaces shall be constructed to drain without hazard to other properties; and shall be surfaced with concrete, asphaltic concrete, asphalt, paving oil or other dust-free surfacing applied over a suitable rock base and maintained in good condition, free of weeds and refuse, all in a manner prescribed or approved by the city engineer.
- G. Car Stops. For uses other than single-family, bumper stops not less than two feet in height, or wheel stops not less than six inches in height, shall be provided for those spaces which abut property lines, rights-of-way, or buildings.
- H. Location and Dimensions of Curb Cuts. Curb cuts shall be made in conformance with Chapter 10.04 of this code.
- I. Covered Spaces. At least one of the parking spaces provided for a dwelling unit shall be covered.
- J. Compact Car Spaces. In parking lots of ten or more spaces, up to forty percent of the total required spaces may be compact car spaces.
- K. Visitor Parking. Ten percent of the required parking spaces provided for an apartment house shall be labeled "Visitor Parking," but if less than ten parking spaces are required, at least one space shall be labeled "Visitor Parking." Visitors shall not be prohibited or discouraged from the use of required parking spaces. Parking spaces shall be located in a manner reasonably convenient to residents of the apartment house as determined by the planning commission, "Visitor parking" shall be so designated in condominium projects and a provision in the covenants, conditions and restrictions should include a provision limiting the use of such parking to visitors.
- L. Recreational vehicles in condominium and apartment projects shall be provided at the rate of one space for every five units. If spaces are not provided the covenants, conditions and restrictions or tenant rules shall prohibit on-premises recreational vehicle parking.
- M. Bicycle Parking. Bicycle parking shall be provided in a secure area for all nonresidential uses, except

that the development services director may waive this requirement when either the use or the location makes bicycle transportation unlikely.

(Ord. 1368 N.C.(2d) § 18, 1996: Ord. 1200 N.C.(2d) § 7, 1992: Ord. 1018 N.C.(2d) § 1, 1989: Ord. 858 N.C.(2d) § 3 (part), 1986: Ord. 830 N.C.(2d) § 1, 1985: Ord. 649 N.C.(2d) § 15, 1982: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.62.160 - Loading space design standards.

A. Dimensions. Unless otherwise stated, each loading berth shall be not less than forty-five feet in length, and twelve feet in width, and shall have an overhead clearance of not less than fifteen feet.

B. Space on an Alley. Each forty-five feet of otherwise not used frontage on an improved city alley and on subject property may be considered on loading space.

C. Joint Use of Loading Space. Loading space required by this title may be supplied for the joint use of facilities provided period of usage will generally not be in conflict and provided further than an agreement for joint use of facilities has been filed with and approved by the planning division and traffic engineer.

(Ord. 1368 N.C.(2d) § 17, 1996: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.62.170 - Stack-up spaces.

A. The number of stack-up spaces required of drive-in establishments is as follows:

1. Drive-up bank teller windows or deposit paints: seven spaces;
2. Drive-up savings and loan teller windows or deposit paints: three spaces;
3. Drive-in car wash where driver remains in vehicle as it goes through washing machines: two spaces;
4. Drive-in car wash where vehicle is taken by attendant: six spaces;
5. Drive-in movie theaters: twenty-five spaces per ticket selling window;
6. Drive-up windows: For restaurants and banks, eight on-site spaces per service window which spaces shall not conflict nor interfere with parking or pedestrian access; for other uses with drive-up windows, the development services director shall determine on a case-by-case basis the number of on-site spaces per service window;
7. All other drive-in establishments: two spaces;
8. The above are minimum requirements only. Whenever the development services director, in reviewing site development plans, feels that under the circumstances of any specific case the required number would be sufficient he shall refer the matter to the planning commission for determination as to the number of stack-up spaces to be required.

B. Stack-up spaces shall adhere to the following design standards:

1. The length of each stack-up space shall be twenty-two feet.
2. Required stacking spaces shall be provided for each drive-up order or service point. Where tandem service windows are to be provided, the development services director may require a minimum of two of the required storage capacity to be provided between windows and the balance upstream of the nearest window

to the approach point. The development services director may require a two-lane monodirection access driveway to be provided into and away from the service windows.

(Ord. 1368 N.C.(2d) § 18, 1996; Ord. 858 N.C.(2d) § 4, 1986; Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.62.180 - Space for company vehicles.

A parking space shall be provided for each company vehicle stored on the premises and not used by an employee in going to and from work.

(Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.62.190 - Joint use of parking areas.

A. Conditions. The planning commission may approve the joint use of off-street parking facilities when:

1. The need by different uses for such off-street facilities will not occur at the same time;
2. If the proposed joint use parking space ownership is separate, the right conferred on the applicant shall be recorded as an encumbrance; and
3. An attested copy of an agreement between the parties and their heirs, successors, lessee or assignees concerned, setting forth the agreement regarding such joint use, shall be filed with the planning division prior to the issuance of any required permit or license.

B. Removal of Encumbrance. The planning commission shall approve the removal of the encumbrance of grantor's property when shown evidence that separate parking spaces for each use as required herein have been provided and the joint use agreement is no longer necessary.

(Ord. 1200 N.C.(2d) § 8, 1992; Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.62.200 - Municipal parking assessment districts.

In existing buildings, parking space requirements enumerated herein for nonresidential and residential uses may be satisfied within any area heretofore designated under a plan or plans and approved by the city council by participation in a municipal parking assessment district formed under provisions of the California law.

(Ord. 858 N.C.(2d) § 5, 1986; Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.62.210 - Buses and motor trucks in certain districts.

No vehicle which is intended to be a commercial or industrial bus, motor truck having a manufacturer's rated capacity in excess of three-quarter ton, trailer coach, or truck tractor shall be parked in residential zoning district between the hours of six p.m. and six a.m. on any day, Sundays and holidays included, except on a public street, alley or parkway as permitted by Title 8.

(Ord. 558 N.C.(2d) § 2 (part), 1980.)

Appendix Q: Chapter 16.116: Planned Development Permit Procedure

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Chapter 16.116 - PLANNED DEVELOPMENT PERMIT PROCEDURE

Chapter 16.116 - PLANNED DEVELOPMENT PERMIT PROCEDURE

Sections:

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- [16.116.030 - Master plan.](#)
- [16.116.035 - Mare Island specific plan/master plan.](#)
- [16.116.040 - Submission of master plan application.](#)
- [16.116.050 - Master plan process.](#)
- [16.116.060 - Required findings for master plan approval.](#)
- [16.116.070 - Unit plan.](#)
- [16.116.075 - Mare Island unit plans.](#)
- [16.116.076 - Downtown unit plans.](#)
- [16.116.077 - Waterfront project unit plans.](#)
- [16.116.080 - Submission of unit plan application.](#)
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- [16.116.110 - Right of appeal.](#)
- [16.116.120 - Resubmittal of application.](#)
- [16.116.130 - Expiration date.](#)
- [16.116.140 - Amendment.](#)
- [16.116.150 - Grounds for revocation or suspension.](#)
- [16.116.160 - Preannexation permit application.](#)

16.116.010 - Title and purpose.

The provisions of [Section 16.116.010](#) through [Section 16.116.150](#), inclusive, shall be known as the planned development permit procedure. The purpose of this procedure is to allow the development of diverse and varied uses as integral projects to promote the orderly growth of the city.

(Ord. 1381 N.C.(2d) § 1 (part), 1997; Ord. 900 N.C.(2d) § 5 (part), 1986.)

16.116.020 - Application for planned development permit.

- A. The application procedure for a planned development permit may consist of two steps: master plan approval and unit plan approval, as described in Sections [16.116.030](#), [16.116.035](#), [16.116.070](#) and [16.116.075](#). Application forms for each step may be secured from and submitted to the planning

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division, and shall be accompanied by a fee prescribed by city council resolution. The submittal requirements for each application are provided in [Section 16.116.040](#) and [Section 16.116.080](#)

- B. The planning manager may waive the requirement for a master plan under one of the following conditions:
1. The proposed project is of such a small size that it will be developed all at once rather than in phases. In this instance, the submittal requirements for a master plan shall be satisfied with the submittal requirements of the unit plan. In this instance, the permit process shall follow that described in [Section 16.116.050](#) with the city council taking final action on the unit plan application.
 2. A specific plan for the planned development district has been prepared under the provisions of [Chapter 16.104](#) and adopted by the city council. This adopted specific plan shall include all master plan submittal requirements. The exception is for Mare Island which shall have a combined specific plan/master plan.
- C. City staff may prepare a master plan and/or unit plan or amendment to same whenever it is determined by the city council, the planning commission or the planning manager that such action is necessary to promote the orderly development of an area. Said master plan and/or unit plan shall be processed in accordance with the provisions of this chapter.

(Ord. 1381 N.C.(2d) § 1 (part), 1997: Ord. 1332 N.C.(2d) § 1 (part), 1995: Ord. 900 N.C.(2d) § 5 (part), 1986.)

16.116.030 - Master plan.

The master plan is the presentation of the overall concept for the proposed project. The plan contains the elements described in [Section 16.116.040](#), and is intended to give the planning division, planning commission and city council a comprehensive illustration of the intent and purpose of the proposed project.

(Ord. 1381 N.C.(2d) § 1 (part), 1997: Ord. 1332 N.C.(2d) § 1 (part), 1995: Ord. 900 N.C.(2d) § 5 (part), 1986.)

16.116.035 - Mare Island specific plan/master plan.

A specific plan/master plan for Mare island and all off-island property deemed to be surplus by the U.S. Navy shall be prepared to serve as the zoning ordinance for these properties. The master plan shall contain the elements described in [Section 16.116.040](#) applicable to the reuse of these properties as well as an implementation program for subsequent zoning actions. Except as noted therein, the Mare Island specific plan/master plan shall contain all the zoning regulations applicable to Mare Island and related off-site surplus properties.

(Ord. 1381 N.C.(2d) § 1 (part), 1997.)

16.116.040 - Submission of master plan application.

Unless determined by the planning manager to be not applicable to a particular project, the master plan application shall include the following elements:

- A. Narrative Text.
1. Location of the site;

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2. Total acreage;
 3. Existing character and use of the site and adjoining properties including current zoning;
 4. Description of proposed project, including its intent and purpose;
 5. Provision of infrastructure;
 6. Relation of proposed project to the Vallejo general plan.
- B. Site Plan.
1. Scope of entire project site;
 2. Topography;
 3. Natural features including, if applicable, location of view corridors;
 4. Buildings identified by use;
 5. Public and private right-of-way;
 6. Utilities and existing and proposed easements;
 7. Parking and loading areas;
 8. Public and private open spaces;
 9. Pedestrian areas;
 10. Planting areas;
 11. Public facilities, if applicable;
 12. Phasing.
- C. Development Standards.
1. General standards, applicable to all planned development districts;
 - a. Overall design theme or concept,
 - b. Architectural,
 - c. Landscaping,
 - d. Grading,
 - e. Rights-of-way,
 - f. Signage,
 - g. Lighting,
 - h. Setbacks,
 - i. Height limits,
 - j. Maximum lot coverage,
 - k. Accessory structures,
 - l. Intensity of use (e.g., floor area ratio),
 - m. Permitted land uses.
 2. Residential standards;
 - a. Number and type of units,

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b. Density.

- D. Environmental review document including technical appendices (e.g., traffic, soils), as required by planning division and as provided by city's CEQA guidelines and procedures.

(Ord. 1381 N.C.(2d) § 1 (part), 1997: Ord. 1332 N.C.(2d) § 1 (part), 1995: Ord. 900 N.C.(2d) § 5 (part), 1986.)

16.116.050 - Master plan process.

- A. Except in those instances where the master plan is prepared by city staff, or a consultant hired by the city, within thirty days of receiving an application for a master plan, the planning division shall inform the applicant in writing whether the application is complete and accepted for filing. If incomplete, the planning division shall state in what respect the application is deficient.
- B. After an application is found to be complete, the planning division shall route the master plan to appropriate city departments and other agencies for evaluation. When comments are received, the planning division may schedule a master plan conference with the applicant.
- C. Within ten days after an application for master plan has been found to be complete and accepted for processing, planning division shall send notices of the pending application to the following:
1. Every identified neighborhood group within one thousand feet of the subject property boundary;
 2. City council;
 3. Planning commission; and
 4. Applicant.
- D. At least twenty-one days before the public hearing, the planning division shall do the following:
1. Publish the hearing notice with date, time, and place of hearing once in a newspaper of general circulation in the city; and
 2. Send notices of the public hearing with date, time and place of hearing to:
 - a. Every identified neighborhood group within one thousand feet of the subject property boundary,
 - b. Every property owner within five hundred feet of the project boundary,
 - c. Planning commission; and
 - d. Applicant; and
 3. Post the hearing notice with date, time, and place of hearing at a minimum of three visible locations around the subject property.
- E. At least three calendar days before the planning commission hearing, one copy of the agenda and the staff report shall be sent to the applicant, and one copy of the agenda and the staff report shall be made available at no cost to each of the identified neighborhood groups within one thousand feet of the subject boundary. Any other person or group requesting a copy of the staff report shall be charged the city's current per page copying cost.
- F. After the public hearing, the planning commission shall determine whether the master plan satisfies the requirements of [Section 16.116.060](#), and based thereon shall by resolution recommend to the city council the approval or denial of the master plan application.

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- G. After the planning commission has forwarded its recommendation to the city council, the city clerk shall schedule a public hearing, and cause a notice thereof to be published once in a newspaper of general circulation in the city not less than ten days prior to the date scheduled for the hearing.
- H. The city clerk shall mail notice of the public hearing with date, time and place of hearing at least ten days prior to the public hearing to the following:
 - 1. Every identified neighborhood group within one thousand feet of the subject property;
 - 2. Every property owner within five hundred feet of the subject boundary; and
 - 3. Applicant.
- I. After the public hearing, the city council shall determine whether the master plan satisfies the requirements of [Section 16.116.060](#). If the city council determines the master plan does meet these requirements, then based thereon, the city council shall by ordinance adopt the master plan. If the city council determines the master plan does not meet these requirements, then based thereon, the city council shall deny by resolution the master plan application.

(Ord. 1381 N.C.(2d) § 1 (part), 1997: Ord. 1368 N.C.(2d) § 15 (part), 1996: Ord. 1332 N.C.(2d) § 1 (part), 1995: Ord. 1130 N.C.(2d) § 17, 1990: Ord. 900 N.C.(2d) § 5 (part), 1986.)

16.116.060 - Required findings for master plan approval.

The city council shall make the following findings in order to approve a master plan;

- A. The master plan is consistent with the goals and policies of the Vallejo general plan and any applicable specific plan,
- B. The master plan furthers the stated purpose of the planned development district;
- C. The master plan is in conformity with public convenience, the general welfare and good land use practice;
- D. The master plan will not be detrimental to health, safety and general welfare; and
- E. The master plan will not adversely affect the orderly development or the preservation of property values.

(Ord. 1381 N.C.(2d) § 1 (part), 1997: Ord. 900 N.C.(2d) § 5 (part), 1986.)

16.116.070 - Unit plan.

The unit plan describes the specific design and uses for all or part of the project as proposed conceptually in the master plan. The unit plan contains the elements described in [Section 16.116.080](#), and is intended to give the planning division and/or planning commission a more refined and detailed description of structures, landscaping, design features and uses within a particular part of the project.

(Ord. 1381 N.C.(2d) § 1 (part), 1997: Ord. 1332 N.C.(2d) § 1 (part), 1995: Ord. 900 N.C.(2d) § 5 (part), 1986.)

16.116.075 - Mare Island unit plans.

Unit plans for reuse and development projects shall be prepared consistent with the policies, standards and implementation program in the Mare Island specific plan/master plan.

(Ord. 1381 N.C.(2d) § 1 (part), 1997)

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16.116.076 - Downtown unit plans.

Unit plans for the projects within the districts specified in the downtown Vallejo specific plan shall be prepared consistent with the policies, standards and implementation program in the downtown Vallejo specific plan and shall be reviewed for approval by either the design review board or planning manager as set forth in said plan.

(Ord. 1584 N.C. (2d) § 4, 2007.)

16.116.077 - Waterfront project unit plans.

Unit plans for the projects within the districts specified in the waterfront and Vallejo station project planned development master plan and accompanying waterfront design guidelines (collectively, the "waterfront PDMP/design guidelines") for the waterfront area (the "waterfront area") shall be prepared consistent with the waterfront PDMP/design guidelines, the disposition and development agreement (the "DDA") between the redevelopment agency of the city of Vallejo (the "agency") and the developer of the waterfront area (the "developer"), and the development agreement between the city and the developer. Pursuant to the DDA, the redevelopment agency and the developer are obligated to timely appeal decisions of the design review board regarding unit plans for major projects, as determined by the development services director, to the city council.

(Ord. 1584 N.C. (2d) § 5, 2007.)

16.116.080 - Submission of unit plan application.

- A. Except as provided in [Section 16.116.020B](#), a unit plan application shall be submitted to the planning division after the master plan is approved.
- B. Unless determined by the planning manager to be not applicable to a particular project, the unit plan application shall include the following elements, which shall be consistent with the adopted development standards.
 - 1. Site Plan.
 - a. Roof plan of building;
 - b. Location of all existing and proposed structures;
 - c. Location of existing trees or natural attributes;
 - d. Location of off-street parking and loading facilities;
 - e. Location and dimensions of street and highway dedications;
 - f. Location of points of entry and exits for vehicles and internal circulation patterns;
 - g. Location of walls and fences and the indication of their height and material of construction;
 - h. Exterior lighting standards and devices;
 - i. Grading and slopes where they affect the relationship of the buildings with cross-sections, amount of cut and fill and a statement of whether or not there will be balanced grading plan; and
 - j. Location of all utilities and related easements.
 - 2. Architectural Plans.
 - a. Plan to scale;

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- b. Four elevations and cross-sections to include all sides of development;
 - c. Architectural drawings indicating location, size, color and shape of all appurtenances visible from the exterior, including, but not limited to, signs, stairs, ramps, storage areas, solid waste storage area, utility lines, meter boxes, transformers, mechanical equipment, awnings, balconies, towers and antennas;
 - d. Perspectives, model or other suitable graphic materials, if required by the planning division; and
 - e. Colors and materials of exterior surfaces, including samples when requested.
- 3. Landscaping plans showing number, size, spacing and names of plant materials including planting and irrigation specifications.
 - 4. Signage plans.
 - 5. Identification of type and location of all proposed uses.
 - 6. All other submittal requirements for a master plan, as per [Section 16.116.040](#), if the unit plan is subject to [Section 16.16.020B](#).

(Ord. 1381 N.C.(2d) § 1 (part), 1997: Ord. 1332 N.C.(2d) § 1 (part), 1995: Ord. 900 N.C.(2d) § 5 (part), 1986.)

16.116.090 - Unit plan process.

- A. Except in those instances where the unit plan is prepared by the city staff, or a consultant hired by the city, within thirty days of receiving an application for a unit plan, the planning division shall inform the applicant in writing whether the application is complete and accepted for filing. If incomplete, the planning division shall state in what respects the application is deficient.
- B. After an application is found to be complete, the planning division shall route the unit plan to appropriate city departments and other agencies for evaluation. If a master plan has been waived under [Section 16.116.020B](#), 1, the planning division shall process the application as described in [Section 16.116.050](#)
- C. Projects Subject to CEQA. Within ten days after an application for a unit plan has been found to be complete and accepted for processing, the planning division shall send notices of the pending application to the following:
 - 1. Every identified neighborhood group within five hundred feet of the subject property boundary;
 - 2. City council;
 - 3. Planning commission; and
 - 4. Applicant.
- D. Projects Subject to CEQA. At least twenty-one days before the planning manager takes action on the application, the planning division shall send notice that the planning manager will take action on a specific date to the following:
 - 1. Every identified neighborhood group within five hundred feet of the subject property;
 - 2. Every property owner within two hundred feet of the subject property;
 - 3. Planning commission; and
 - 4. Applicant.

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- E. Projects Exempt from CEQA. The planning division shall send notice that the planning manager will take action on a specific date. This notice shall be sent at least fourteen days before such date to the following:
1. Every identified neighborhood group within five hundred feet of the subject property;
 2. Every property owner within two hundred feet of the subject project; and
 3. Applicant.
- F. The planning division shall forward to the planning commission all unit plan applications in which one or more of the following exists:
1. Sale of on-site or off-site alcoholic beverages;
 2. Development of nine or more residential units if the requirements of a master plan has been waived, as per [Section 16.116.020B](#);
 3. Manufacturing and/or storage of hazardous and toxic materials;
 4. Determination by the planning manager that the application warrants a public hearing by the planning commission.

The exception to this provision is for Mare Island unit plans. These unit plans shall be referred to the planning commission pursuant to the implementation program in the Mare Island specific plan/master plan.

- G. When a unit plan application is forwarded to the planning commission, the procedures shall be those described in [Section 16.116.050](#), except the findings shall be those in [Section 16.116.100](#)
- H. When the requirement for a separate master plan is waived, as provided in [section 16.116.020](#), the planning commission shall forward the master/unit plan to the city council for approval. If the city council finds that the master/unit plan conforms to the requirements of Sections [16.116.060](#) and [16.116.100](#), then based thereon, the city council shall by ordinance adopt the master/unit plan. If the city council finds that the master/unit plan does not conform to the requirements, then based thereon, the city council shall by resolution deny the master/unit plan.

(Ord. 1381 N.C.(2d) § 1 (part), 1997: Ord. 1368 N.C.(2d) § 15 (part), 1996: Ord. 1332 N.C.(2d) § 1 (part), 1995: Ord. 1130 N.C.(2d) § 16 (part), 1990: Ord. 900 N.C.(2d) § 5 (part), 1986.)

16.116.100 - Required findings for unit plan approval.

The planning manager, planning commission and/or city council shall make the following findings in order to approve a unit plan:

- A. The unit plan is consistent with the intent, purpose and development standards of the master plan;
- B. The unit plan is consistent with the goals and policies of the Vallejo general plan and any applicable specific plan;
- C. The unit plan serves to achieve groupings of structures which will be well related one to another and which, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area;
- D. The unit plan is of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area.

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(Ord. 1381 N.C.(2d) § 1 (part), 1997: Ord. 1332 N.C.(2d) § 1 (part), 1995: Ord. 900 N.C.(2d) § 5 (part), 1986.)

16.116.110 - Right of appeal.

The applicant, or any party adversely affected by the decision of the planning manager and/or planning commission, shall have the right of appeal from such decision within the time and in the manner prescribed by [Chapter 16.102](#).

(Ord. 1381 N.C.(2d) § 1 (part), 1997: Ord. 1332 N.C.(2d) § 1 (part), 1995: Ord. 900 N.C.(2d) § 5 (part), 1986.)

16.116.120 - Resubmittal of application.

No application for either the master plan or the unit plan stage of any planned development permit shall be accepted or any hearings held thereon when application for the same planned development permit has been previously denied until a period of twelve months has elapsed from the date of the final denial of the application by the properly constituted body having final jurisdiction in the matter.

(Ord. 1381 N.C.(2d) § 1 (part), 1997: Ord. 1332 N.C.(2d) § 1 (part), 1995: Ord. 900 N.C.(2d) § 5 (part), 1986.)

16.116.130 - Expiration date.

A. Master Plans.

1. Except as noted below in subsection A, 2 below, approval of a master plan application shall expire automatically twenty-four months after its approval unless a unit plan or tentative map application has been submitted to the planning division for approval and determined by the planning division to be complete for processing. Thereafter, the master plan shall expire upon the expiration of the unit plan or tentative map.
2. If the approved Mare Island specific plan/master plan is prepared by the city, it shall have no expiration date.

B. Unit Plans.

1. Except as provided in subsections B, 2 and 3 below, approval of a unit plan application shall expire automatically thirty-six months after approval of the master plan unless authorized construction has commenced prior to the expiration date; however, after this thirty-six month period, if said authorized construction has commenced, the unit plan shall expire upon expiration of the building permits.
2. Notwithstanding the provisions of subsection B, 1 above, a unit plan approval in conjunction with an approved or conditionally approved tentative map of five or more lots shall remain in effect for the life of the tentative map. The unit plan does not expire once construction is complete or the final map has been recorded.
3. Expiration dates for Mare Island unit plans shall be determined through the unit plan approval process based on the particular project. Criteria for making this determination will be in the implementation program in the Mare Island specific plan/master plan.

C. Any resubmission after expiration constitutes a new application.

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- D. Every master plan and/or unit plan of a planned development permit shall automatically expire and be of no further force and effect when any of the conditions attached to such permit are no longer fulfilled or become nonexistent.

(Ord. 1381 N.C.(2d) § 1 (part), 1997: Ord. 1368 N.C.(2d) § 17, 1996: Ord. 1332 N.C.(2d) § 5 (part), 1986.)

16.116.140 - Amendment.

- A. Prior to the initial public hearing, the applicant for a master plan or unit plan may amend the application. Unless, this amendment occurs prior to the hearing being advertised or the planning manager determines that the amendment is not major, a new notice of hearing shall be given in the manner and for the time required in Sections [16.116.050C](#) and [16.116.050D](#) as appropriate, and the applicant shall pay the cost to readvertise.
- B. Amendment of a master plan or unit plan after approval by the city council or planning commission may be initiated by the applicant or the city. The planning manager will determine whether the amendment is minor and can be approved by the planning division, or is significant enough to change the nature or character of the approved project and will require a decision by the city council or planning commission. If the planning manager determines the amendment is major a new notice of hearing shall be given in the manner and for the time required in [Section 16.116.050](#) for master plans and [Section 16.116.090](#) for unit plans, as is appropriate, and the applicant shall pay the fee fixed therefor.

(Ord. 1381 N.C.(2d) § 1 (part), 1997: Ord. 1332 N.C.(2d) § 1, 1995: Ord. 900 N.C.(2d) § 5 (part), 1986.)

16.116.150 - Grounds for revocation or suspension.

The planning commission shall have the power to revoke or suspend any stage of a planned development permit in any case where the permit was obtained by fraud; or where the conditions of such planned development permit have not been or are not complied with; or in any case where a person, firm, partnership, association, or corporation holding a planned development permit, directly or indirectly, conducts or carries on the project in a manner as to materially and adversely affect the health, safety, or welfare of persons residing or working in the vicinity or neighborhood of the property subject to such planned development permit; or directly or indirectly conducts or carries on the project in a manner that is materially detrimental to the public health, safety or welfare, or injurious to property or improvements in the vicinity of the neighborhood of the property subject to such planned development permit.

(Ord. 1381 N.C.(2d) § 1 (part), 1997: Ord. 900 N.C.(2d) § 5 (part), 1986.)

16.116.160 - Preannexation permit application.

Any applicant may submit an application for a planned development permit for property within the unincorporated portions of the city's adopted sphere of influence. The application shall follow the procedures described in [Section 16.116.020](#) through [Section 16.116.110](#), except that if it is approved, such approval shall be conditioned upon annexation of the property to the city within one year, and annexation of such property has been completed. If annexation is not completed within one year after approval, then the approval of such application shall be null and void.

(Ord. 1381 N.C.(2d) § 1 (part), 1997: Ord. 1332 N.C.(2d) § 1 (part), 1995: Ord. 900 N.C.(2d) § 5 (part), 1986.)

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TITLE 16 FOOTNOTES

1. For statutory provisions pertaining to planning in general see Gov. Code § 6500 et seq.; for the provisions regarding the Community Redevelopment Law, see Health & Saf. Code § 33000 et seq.; for the provisions describing the application of the zoning laws to chartered cities, see Gov. Code § 65803.
2. Prior ordinance history: Ords. 558 N.C.(2d) § 2 (part), 595 N.C.(2d) [§ 14](#), and 627 N.C.(2d) § 2.
3. Sections [16.04.011](#), Adult bookstore and [16.04.012](#), Adult theater, previously codified herein and containing portions of Ordinance No. 558 were repealed in their entirety by Ordinance No. 1388, Section 2.
4. Prior ordinance history: Ords. 675 N.C.(2d), 718 N.C.(2d), 742 N.C.(2d) and 1399 N.C.(2d).
5. Former [Section 16.75.070](#), Standards for second-family dwelling unit projects, previously codified herein and containing portions of Ordinance Nos. 594 N.C.(2d), 695 N.C.(2d), 1260 N.C.(2d), and 1292 N.C.(2d) was repealed in its entirety by Ordinance No. 1508 N.C.(2d) § 4.
6. Prior ordinance history includes portions of Ordinance Nos. 1410 N.C.(2d) and 1438 N.C.(2d). Ordinance No. 1593 N.C.(2d) amended II. Mare Island Amendment in its entirety and repealed Sections 16.38.033 through 16.38.049.

Appendix R: Chapter 16.86: Amendments

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Chapter 16.86 - AMENDMENTS

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Sections:

[16.86.010 - Title and purpose.](#)

[16.86.020 - When zoning ordinance shall be amended.](#)

[16.86.030 - Initiation.](#)

[16.86.040 - Amendment application.](#)

[16.86.050 - Planning commission hearing—Notice—Report.](#)

[16.86.060 - City council hearing—Notice—Report.](#)

[16.86.070 - Resubmittal of petition.](#)

[16.86.080 - Emergency and interim zoning measures—Moratorium ordinances.](#)

16.86.010 - Title and purpose.

The provisions of [Section 16.86.010](#) through [Section 16.86.080](#), inclusive, shall be known as the amendment procedure. The purpose of these provisions is to prescribe the procedure by which changes may be made in the text of this title and the application thereof to and within the city. This procedure shall apply to all requests to change any property from one zone to another or to impose any regulation not theretofore imposed or to remove or modify any such regulation therefor imposed.

(Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.86.020 - When zoning ordinance shall be amended.

This title shall be amended as necessary to implement the Vallejo general plan and to ensure consistency of the zoning ordinance with the general plan as provided by Sections [16.02.030](#) and [16.02.090](#), respectively.

(Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.86.030 - Initiation.

An amendment in this title may be initiated by means of:

- A. The verified petition of one or more owners of property or city residents seeking reclassification;
or
- B. A resolution of intention of the planning commission; or
- C. A resolution of intention of the architectural heritage and landmarks commission; or
- D. A resolution of intention of the city council.

(Ord. 1132 N.C.(2d) § 3, 1990: Ord. 558 N.C.(2d) § 2 (part), 1980.)

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16.86.040 - Amendment application.

- A. Any petition for amendment shall include such supporting evidence as the planning division may consider necessary to identify any property involved and to demonstrate that the proposed amendment is consistent with the Vallejo general plan;
- B. Any petition for amendment shall include the appropriate environmental impact review document, as provided by the city's CEQA guidelines and procedures;
- C. A fee, as prescribed by the city council resolution, shall accompany the application; and
- D. Applications shall also include the following:
 - 1. The most current assessor's map, showing the location of the subject property and all surrounding properties within a five-hundred-foot radius of the subject property;
 - 2. List of all property owners within that five-hundred-foot radius;
 - 3. Two sets of plain envelopes (four inches by nine and one-half inches) addressed to all property owner within that five-hundred-foot radius and stamped with first class postage.

(Ord. 1368 N.C.(2d) § 17, 1996: Ord. 1130 N.C.(2d) § 9, 1990: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.86.050 - Planning commission hearing—Notice—Report.

- A. Projects Subject to CEQA. Within ten days of adoption of a resolution of intention by the planning commission or city council, or within ten days after an amendment application has been found to be complete and accepted for processing, the planning division shall send notices of pending property reclassification or text amendment to the following:
 - 1. Every identified neighborhood group within one thousand feet of the subject property when the amendment includes a property reclassification;
 - 2. City council (if it did not adopt a resolution of intention);
 - 3. Planning commission (if it did not adopt a resolution of intention); and
 - 4. Applicant.
- B. Projects Subject to CEQA. At least twenty-one days before the planning commission public hearing, the planning division shall do the following for property reclassification:
 - 1. Publish the hearing notice with date, time and place of hearing once in a newspaper of general circulation in the city; and
 - 2. Send notices of the public hearing with date, time, and place of hearing to:
 - a. Every identified neighborhood group within one thousand feet of the subject property, if the amendment includes a rezoning of property,
 - b. Every property owner within five hundred feet of the project boundary, if the amendment includes a rezoning of property,
 - c. Planning commission; and
 - d. Applicant; and
 - 3. Post the hearing notice with date, time, and place of hearing at a minimum of three visible locations around the subject property.

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- C. When the amendment is for a change in the zoning ordinance text, or for a reclassification of property where the number of property owners exceeds one thousand in number, the planning division shall publish an one-eighths page notice of public hearing in a newspaper of general circulation with the city. This notice shall be published at least twenty-one days before the public hearing before the planning commission.
- D. Projects Exempt from CEQA. At least ten working days before the planning commission public hearing, the planning division shall do the following:
 - 1. Publish the hearing notice with date, time and place of hearing once in a newspaper of general circulation in the city; and
 - 2. Send notices of the public hearing with date, time, and place of hearing to:
 - a. Every identified neighborhood group within five hundred feet of the subject property;
 - b. Every property owner within five hundred feet of the subject project; however, where the number of property owners exceeds one thousand in number, the planning division shall publish an one-eighths page notice of public hearing in a newspaper of general circulation with the city;
 - c. Planning commission; and
 - d. Applicant.
- E. At least three calendar days before the planning commission hearing, one copy of the agenda and the staff report shall be sent to the applicant, and one copy of the agenda and the staff report shall be made available at no cost to each of the identified neighborhood groups within one thousand feet of the subject boundary. Any other person or group requesting a copy of the staff report shall be charged the city's current per page copying cost.
- F. The provisions of this subsection shall not apply to emergency ordinances, interim urgency zoning ordinances, and moratorium ordinances established pursuant to the provisions of [Section 16.86.080](#)
- G. Within ninety days after the planning commission public hearing, it shall file a report with the city council which shall include:
 - 1. A statement of findings that the petition or resolution of intention is, or is not consistent with the general plan of the city; and
 - 2. A recommendation including the reasons for the recommendation as they relate to the above statement of findings.

(Ord. 1368 N.C.(2d) § 7, 1996: Ord. 1130 N.C.(2d) § 10, 1990: Ord. 644 N.C.(2d) § 1, 1982: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.86.060 - City council hearing—Notice—Report.

- A. Upon receipt of the planning commission's report of a petition or resolution of intention to amend this title, the city council, or the city clerk when so authorized by the city council, shall schedule a public hearing, and cause a notice of date, time, and place of the hearing to be published once in a newspaper of general circulation in the city at least ten days prior to the date scheduled for the hearing. If the amendment is for a change in the text of this title, or if the number of property owners exceeds one thousand in number, this notice shall be a minimum of one-eighths page.

If the petition or resolution of intention involves a reclassification of property, then the notice shall also contain a general description of the property in question, and the city clerk shall send notice at least ten days before the public hearing to the following:

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1. Every identified neighborhood group within one thousand feet of the subject property;
 2. Every property owner within five hundred feet of the subject property; and
 3. Applicant.
- B. Following the hearing, the council may:
1. Approve the petition; or
 2. Approve the petition with the condition that:
 - a. Planning commission review the zoning of property within a stated period of time, and
 - b. Planning commission approve master development plans prior to any building permit being issued for subject property, and/or
 - c. Planning division approve site development plans prior to any building permit being issued for subject property, or
 - d. The petitioner meets conditions deemed necessary to preserve the health, safety and general welfare of the public, or to satisfy the need for facilities to satisfy public service demands created by the approval of the petition;
 3. Modify the petition provided that any modification of the requested amendment not previously considered by the planning commission shall be first referred to the planning commission for report and recommendation, but the commission shall not be required to hold a public hearing thereon;
 4. Deny the petition.
- C. The decision of the city council shall be final.

(Ord. 1368 N.C.(2d) § 17, 1996: Ord. 1130 N.C.(2d) § 11, 1990: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.86.070 - Resubmittal of petition.

When a petition to amend this title is denied by the city council, no similar petition shall be accepted by the planning commission until at least twelve months have elapsed from the date of denial by the city council.

(Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.86.080 - Emergency and interim zoning measures—Moratorium ordinances.

The provisions of this chapter shall not apply to emergency ordinances, interim urgency zoning ordinances, and moratorium ordinances adopted by the city council upon five votes which amend or otherwise effect the provisions of [Title 16](#) of the Vallejo Municipal Code. Such actions of the city council need not be proposed by, or subject to prior review of, the planning commission and may be enacted without public hearing if the emergency ordinances, interim urgency zoning ordinances or moratorium ordinances are, by their provisions, limited in effect to a period not exceeding four months from date of adoption. Should an emergency ordinance, urgency interim zoning ordinance, or moratorium ordinance be adopted for a period in excess of four months or if such an action previously adopted for a four-month period is to be extended beyond that initial period of limitation, then the city council shall hold a public hearing on the issue, notice of which shall include the time and place of hearing, as well as a general description of the issue and the property or area involved, and shall be published once in a newspaper of general circulation in the city at least ten days prior to the date scheduled for the public hearing.

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Part V. - Procedures

Chapter 16.86 - AMENDMENTS

(Ord. 644 N.C.(2d) § 2, 1982.)

Appendix S: Chapter 16.34: Intensive Use District

Chapter 16.34 - INTENSIVE USE DISTRICT

Sections:

[16.34.010 - Title and purpose.](#)
[16.34.020 - Permitted uses.](#)
[16.34.030 - Uses subject to limitations.](#)
[16.34.040 - Permitted uses subject to a major use permit.](#)
[16.34.050 - Permitted uses subject to a minor use permit.](#)
[16.34.060 - Site development standards.](#)

16.34.010 - Title and purpose.

The purpose of Section 16.34.010 through Section 16.34.060, inclusive, is to create and establish regulations for an intensive use district, in which a wide range of commercial services, manufacturing, and wholesale storage and distribution can be undertaken in close proximity to one another without encroachment or disturbance of incompatible land uses. Typically, the intensive use district would be applied to areas where sufficient acreage is available for screening and buffering unsightliness, noise, odor, traffic and hazards associated with intensive uses from less intense districts and public rights-of-way. If screening or buffering cannot be provided as a result of existing site constraints, then the uses will be limited to those that are completely enclosed within a building. Supportive uses, such as certain retail sales and eating and drinking establishments, would be appropriate if properly oriented and are serving primarily the general commercial and industrial uses. Most of the uses listed in Section 16.34.030 fall in this category.

Where a proposed land use is encompassed by the definition of this district's permitted use types but conflicts with the statement of purpose for this district, the proposed land use will not be permitted.

(Ord. 649 N.C.(2d) § 6 (part), 1982; Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.34.020 - Permitted uses.

The following use types are permitted:

- A. Civic Use Types.
 - 1. Ambulance services;
 - 2. Essential services;
 - 3. Major impact services and utilities;
 - 4. Parking services;
 - 5. Postal services.
- B. Commercial Use Types.

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1. Administrative and professional services;
2. Automotive and equipment: parking;
3. Automotive and equipment: repairs, light equipment;
4. Automotive and equipment: repairs, heavy equipment;
5. Automotive and equipment: sales/rental, light equipment;
6. Automotive and equipment: sales/rental, heavy equipment;
7. Business equipment sales and services;
8. Business support services;
9. Construction sales and services;
10. Funeral and interment services: cremating;
11. Laundry services;
12. Retail sales: general;
13. Scrap operation: collection facility; large and processing facility; light;
14. Telecommunications facility;
15. Wholesaling, storage, and distribution: light;
16. Wholesaling, storage, and distribution: heavy.

C. Industrial Use Types.

1. Custom manufacturing.
2. General industrial.

(Ord. 1388 N.C.(2d) § 12 (part), 1998: Ord. 1367 N.C.(2d) § 16, 1996: Ord. 946 N.C.(2d) § 8, 1987: Ord. 848 N.C.(2d) § 3, 1986: Ord. 649 N.C.(2d) § 6 (part), 1982: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.34.030 - Uses subject to limitations.

The following use types are permitted subject to complying with the intent and purpose of this chapter and to the applicable provisions of Chapter 16.57 (the letter in parenthesis following the use type refers to the subsection of Section 16.57.020 which applies):

A. Civic Use Types.

1. Administrative services.
2. Clinic services.
3. Community education (X).

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B. Commercial Use Types.

1. Animal sales and services: kennels (D);
2. Animal sales and services: veterinary (small animals - outdoor kennels and runs) (E);
3. Automotive and equipment: cleaning (F);
4. Eating and drinking establishments (J), (K);
5. Food and beverage retail sales (L).

(Ord. 1431 N.C.(2d) B 2, 2000: Ord. 1388 N.C.(2d) B 12 (part), 1998: Ord. 1345 N.C.(2d) B 4, 1995: Ord. 1029 N.C.(2d) B 12, 1989: Ord. 649 N.C.(2d) B 6 (part), 1982: Ord. 558 N.C.(2d) B 2 (part), 1980.)

16.34.040 - Permitted uses subject to a major use permit.

The following use types are permitted upon the issuance of a major use permit, as provided in Chapter 16.82:

A. Commercial Use Types.

1. Automotive and equipment: fleet storage;
2. Automotive and equipment: storage, nonoperating vehicles;
3. Gasoline sales;
4. Participant sports and recreation: indoors;
5. Participant sports and recreation: bingo;
6. Retail sales: adult uses;
7. Scrap operation: automotive salvage yards, junkyards, paper salvage yards, processing facilities, heavy.
8. Tobacco retailer.

B. Industrial Types.

1. Heavy industrial.
2. Live/work.

(Ord. 1469 N.C.(2d) B 13, 2001: Ord. 1388 N.C.(2d) B 12 (part), 1998: Ord. 1345 N.C.(2d) B 5, 1995: Ord. 946 N.C.(2d) B 9, 1987: Ord. 848 N.C.(2d) B 4, 1986: Ord. 839 N.C.(2d) B 6, 1985: Ord. 649 N.C.(2d) B 6 (part), 1982: Ord. 558 N.C.(2d) B 2 (part), 1980.)

(Ord. No. 1630 N.C.(2d), B 8, 12-8-2009)

16.34.050 - Permitted uses subject to a minor use permit.

None.

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(Ord. 649 N.C.(2d) § 6 (part), 1982; Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.34.060 - Site development standards.

The basic site development standards are as follows:

- A. Maximum building height: seventy-five feet.
- B. Off-street parking: as prescribed in Chapter 16.62
- C. Signs: as prescribed in Chapter 16.64
- D. Screening and landscaping: as prescribed in Chapter 16.70
- E. Performance standards: as prescribed in Chapter 16.72

Note: Exceptions to the use of land and basic site development standards of this district are in the following:

Chapter 16.78 Nonconforming Use Regulations

Chapter 16.80 Exception Regulations

(Ord. 742 N.C.(2d) § 23, 1984; Ord. 649 N.C.(2d) § 6 (part), 1982; Ord. 558 N.C.(2d) § 2 (part), 1980.)

Appendix T: Chapter 16.22: Linear Commercial District

Title 16 - ZONING
Part II. - Basic Zoning Districts

Chapter 16.22 - LINEAR COMMERCIAL DISTRICT

Chapter 16.22 - LINEAR COMMERCIAL DISTRICT

Sections:

[16.22.010 - Title and purpose.](#)

[16.22.020 - Permitted uses.](#)

[16.22.030 - Permitted uses subject to limitations.](#)

[16.22.040 - Uses subject to a major use permit.](#)

[16.22.050 - Uses subject to a minor use permit.](#)

[16.22.060 - Site development standards.](#)

16.22.010 - Title and purpose.

The purpose of [Section 16.22.010](#) through [Section 16.22.060](#), inclusive, is to create and establish regulations for a linear commercial district, in which well-designed, community-level commercial areas are developed along major thoroughfares. As described in the land use element of the Vallejo general plan, commercial strip areas are often problem areas, frequently characterized by clogged streets, lack of parking, hap-hazard siting of commercial establishments, and inconvenient access. The intent of this district is to implement the goal of the land use element of the general plan which calls for the preservation and maintenance of healthy commercial strip areas, and the gradual removal of those that are poorly situated and no longer appropriate for commercial use. Typically, the linear commercial district would be applied to commercial areas near intersections of major thoroughfares and would be used to mitigate the problems identified in the land use element of the general plan.

Where a proposed land use is encompassed by the definition of this district's permitted use types but conflicts with the statement of purpose for this district, the proposed land use will not be permitted.

(Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.22.020 - Permitted uses.

The following uses are permitted:

A. Civic Use Types.

1. Essential services.

B. Commercial Use Types.

1. Administrative and professional services;
2. Animal sales and services: grooming;
3. Automotive and equipment: parking;
4. Business equipment sales and services;
5. Communication services;
6. Finance, insurance, and real estate services;

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Chapter 16.22 - LINEAR COMMERCIAL DISTRICT

7. Funeral and interment services: undertaking;
8. Laundry services;
9. Participant sports and recreation: outdoor;
10. Repair services: consumer;
11. Retail sales: general;
12. Telecommunications facility;
13. Transient habitation: lodging.

(Ord. 1431 N.C.(2d) § 1, 2000: Ord. 1388 N.C.(2d) § 7 (part), 1998: Ord. 1367 N.C.(2d) § 9, 1996: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.22.030 - Permitted uses subject to limitations.

The following use types are permitted subject to the applicable provisions of [Chapter 16.57](#) (the letter in parentheses following the use type refers to the subsection of [Section 16.57.020](#) which applies):

- A. Residential Use Types.
 1. Family residential (B).
- B. Commercial Use Types.
 1. Automotive and equipment: cleaning (F);
 2. Eating and drinking establishments (J, K);
 3. Food and beverage retail sales (L);
 4. Medical offices (Z);
 5. Personal services: general (M);
 6. Scrap operations: collection facility; small (W).
- C. Industrial Use Types.
 1. Custom manufacturing (U).

(Ord. 1388 N.C.(2d) § 7 (part), 1998: Ord. 1371 N.C.(2d) § 5, 1997: Ord. 946 N.C.(2d) § 4, 1987: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.22.040 - Uses subject to a major use permit.

The following use types are permitted upon issuance of a major use permit, as provided in [Chapter 16.82](#):

- A. Civic Use Types.
 1. Administrative services;
 2. Ambulance services;
 3. Clinic services;
 4. Community education;
 5. Community recreation;

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6. Major impact services and utilities;
 7. Parking services;
 8. Postal services;
 9. Religious assembly.
- B. Commercial Use Types.
1. Animal sales and services: veterinary (small animals);
 2. Automotive and equipment: repairs, light equipment;
 3. Automotive and equipment: sales/rental, light equipment;
 4. Convenience sales and personal services;
 5. Funeral and interment services: cremating;
 6. Funeral and interment services: interring;
 7. Gasoline sales;
 8. Medical services;
 9. Participant sports and recreation: indoor;
 10. Participant sports and recreation: bingo;
 11. Personal services, functional community training for the developmentally disabled;
 12. Retail sales: adult use;
 13. Spectator sports and entertainment: adult use;
 14. Spectator sports and entertainment: limited;
 15. Spectator sports and entertainment: general;
 16. Wholesaling, storage and distribution: light.

(Ord. 1388 N.C.(2d) § 7 (part), 1998: Ord. 840 N.C.(2d) § 4, 1985: Ord. 839 N.C.(2d) § 3, 1985: Ord. 633 N.C.(2d) § 1, 1982: Ord. 595 N.C.(2d) § 9, 1981: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.22.050 - Uses subject to a minor use permit.

The following use types are permitted upon issuance of a minor use permit, as provided in [Chapter 16.82](#):

- A. Commercial Use Types.
1. Live/work.
 2. Construction sales and services: home improvement materials.

(Ord. 1600 N.C.(2d) § 3, 2007: Ord. 1469 N.C.(2d) § 9, 2001: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.22.060 - Site development standards.

The basic site development standards are as follows:

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Part II. - Basic Zoning Districts

Chapter 16.22 - LINEAR COMMERCIAL DISTRICT

- A. Maximum building height is seventy-five feet, except that when within fifty feet of an abutting residential district, the height of any structure may not exceed that height permitted in the abutting residential district.
- B. All uses permitted under this chapter shall be conducted entirely within an enclosed building; except when associated with a community education use; or, as may be specifically authorized under [Chapter 16.96](#) (Administrative Permit Procedure), when in compliance with [Chapter 16.77](#) (Outdoor Display Standards).
- C. Off-street parking: as prescribed in [Chapter 16.62](#)
- D. Signs: as prescribed in [Chapter 16.64](#)
- E. Screening and landscaping: as prescribed in [Chapter 16.70](#)

Note: Exceptions to the use of land and basic site development standards of this district are in the following:

[Chapter 16.78](#) Nonconforming Use Regulations

[Chapter 16.80](#) Exception Regulations

(Ord. 1029 N.C.(2d) § 8, 1989: Ord. 742 N.C.(2d) § 18, 1984: Ord. 647 N.C.(2d) § 3, 1982: Ord. 558 N.C.(2d) § 2 (part), 1980.)

Appendix U: Chapter 16.16: Medium Density Residential District

Title 16 - ZONING
Part II. - Basic Zoning Districts

Chapter 16.16 - MEDIUM DENSITY RESIDENTIAL DISTRICT

Chapter 16.16 - MEDIUM DENSITY RESIDENTIAL DISTRICT

Sections:

[16.16.010 - Title and purpose.](#)

[16.16.020 - Permitted uses.](#)

[16.16.030 - Permitted uses subject to limitations.](#)

[16.16.040 - Uses subject to a major use permit.](#)

[16.16.050 - Uses subject to a minor use permit.](#)

[16.16.060 - Site development standards.](#)

16.16.010 - Title and purpose.

The purpose of [Section 16.16.010](#) through [Section 16.16.060](#), inclusive, is to create and establish regulations for a medium density residential district, in which single-family, two-family or multifamily residences, or combinations of these uses are the principal uses. This district implements the policy of the land use element of the Vallejo general plan which calls for establishment of urban medium density residential districts for areas within the central city where the level of urban services cannot support higher densities, and for areas suitable for clustering of development for design variety or to preserve environmentally sensitive areas. In the established neighborhoods of the city, it is the intent of this district to maintain the existing pattern of single-family residences and duplexes, while in the undeveloped areas of the city it is the intent of this district to encourage the creation of multiple-family residential neighborhoods.

Where a proposed land use is encompassed by the definition of this district's permitted use types but conflicts with the statement of purpose for this district, the proposed land use will not be permitted.

(Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.16.020 - Permitted uses.

The following use types are permitted:

A. Civic Use Types.

1. Essential services.

(Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.16.030 - Permitted uses subject to limitations.

The following use types are permitted subject to the applicable provisions of [Chapter 16.57](#) (the letter in parentheses following the use type refers to the subsection of [Section 16.57.020](#) which applies):

A. Residential Use Types.

1. Family residential (A).

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Chapter 16.16 - MEDIUM DENSITY RESIDENTIAL DISTRICT

2. Live/work (BB).
3. Second family residential (DD).
- B. Civic Use Types.
 1. Eating and drinking establishment (J) when an accessory use to major impact services and utilities.
 2. Group care (Y).
 3. Telecommunications facilities (AA).

(Ord. 1508 N.C.(2d) § 3, 2003: Ord. 1469 N.C.(2d) § 5, 2001: Ord. 1442 N.C.(2d) § 4, 2000: Ord. 1283 N.C.(2d) § 8, 1993: Ord. 876 N.C.(2d) § 4, 1986: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.16.040 - Uses subject to a major use permit.

The following use types are permitted upon issuance of a major use permit, as provided in [Chapter 16.82](#):

- A. Residential Use Types.
 1. Mobilehome residential.
- B. Civic Use Types.
 1. Clinic services;
 2. Community education;
 3. Community recreation;
 4. Cultural exhibits and library services;
 5. Major impact services and utilities;
 6. Postal services;
 7. Religious assembly.
- C. Commercial Use Types.
 1. Transient habitation: bed and breakfast inn.

(Ord. 1524 N.C.(2d) § 5, 2004: Ord. 595 N.C.(2d) § 7, 1981: Ord. 558 N.C.(2d) § 2 (part), 1980.)

16.16.050 - Uses subject to a minor use permit.

The following use types are permitted upon issuance of a minor use permit, as provided in [Chapter 16.82](#):

- A. None.

(Ord. 1283 N.C.(2d) § 9, 1993.)

16.16.060 - Site development standards.

The basic site development standards are as follows:

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Part II. - Basic Zoning Districts

Chapter 16.16 - MEDIUM DENSITY RESIDENTIAL DISTRICT

- A. Minimum Lot Requirements. Lots shall not be less than fifty feet in width at the building setback line and not less than five thousand square feet in area, nor less than eighty feet in depth; provided, that for corner lots the width shall be no less than sixty feet; provided, however, that with respect to a proposed subdivision of real property, minimum lot requirements as herein described may be modified under special circumstances and procedure now outlined or which may be hereafter outlined in the subdivision ordinance (Title 15 of this code).
- B. Minimum lot area per dwelling unit: two thousand five hundred square feet.
- C. Minimum Required Yards of Corner Lots.
 - 1. Yards Abutting Streets. One such yard shall have a minimum depth of fifteen feet and the other such yard(s) ten feet, as measured from property line(s) abutting street(s); however, when the conditions of [Section 16.80.050B](#) apply, the provisions of that section shall govern.
 - 2. All other yards shall have a minimum depth of five feet, as measured from property line(s), plus two feet for each story of the building in excess of two which is adjacent to such yards; except that all yards shall have a minimum depth of ten feet when next to a single-family residential district.
- D. Minimum Required Yards of Interior Lots and Through Lots.
 - 1. Yards abutting streets shall have a minimum depth of fifteen feet, as measured from property line(s) abutting street(s).
 - 2. All other yards shall have a minimum depth of five feet, as measured from property line(s), plus two feet for each story of the building in excess of two which is adjacent to such yard; except that all yards shall have a minimum depth of ten feet when next to a single-family residential district.
- E. Maximum lot coverage: sixty percent of lot.
- F. Maximum structure height: thirty-five feet.
- G. Maximum height of detached private garages or accessory structures: fourteen feet measured from the lowest grade to the highest point.
- H. Maximum floor storage area for detached private garages and accessory structures: one thousand square feet.
- I. Off-street parking: as prescribed in [Chapter 16.62](#)
- J. Signs: as prescribed in [Chapter 16.64](#)

Note: Exceptions to the use of the land and basic site development standards of this district are in the following:

[Chapter 16.78](#) Nonconforming Use Regulations

[Chapter 16.79](#) Multidwelling and Condominium Project Development Administrative Exceptions.

[Chapter 16.80](#) Exception Regulations

(Ord. 838 N.C.(2d) § 4, 1985: Ord. 742 N.C.(2d) § 13, 1984: Ord. 729 N.C.(2d) § 2, 1984: Ord. 691 N.C.(2d) § 3, 1983: Ord. 558 N.C.(2d) § 2 (part), 1980.)

Appendix V: Chapter 16.30: Public Facilities and Quasi-Public Facilities District

Title 16 - ZONING
Part II. - Basic Zoning Districts

Chapter 16.30 - PUBLIC AND QUASI-PUBLIC FACILITIES DISTRICT

Chapter 16.30 - PUBLIC AND QUASI-PUBLIC FACILITIES DISTRICT

Sections:

[16.30.010 - Title and purpose.](#)

[16.30.020 - Permitted uses.](#)

[16.30.030 - Permitted uses subject to limitations.](#)

[16.30.040 - Uses subject to a major use permit.](#)

[16.30.050 - Uses subject to a minor use permit.](#)

[16.30.060 - Site development standards.](#)

16.30.010 - Title and purpose.

The purpose of [Section 16.30.010](#) through [Section 16.30.060](#), inclusive, is to create and establish regulations for a public and quasi-public facilities zoning district, in which parks, governmental, educational, public utility and other community facilities of a public nature are the principal use. The intent of this district is to implement those policies of the land use element of the Vallejo general plan which relate to governmental, and quasi-governmental services, schools, parks and open space areas.

Where a proposed land use is encompassed by the definition of this district's permitted use types but conflicts with the statement of purposes for this district, the proposed land use will not be permitted.

(Ord. 1317 N.C.(2d) § 1 (part), 1994.)

16.30.020 - Permitted uses.

- A. City corporation yards.
- B. Community centers.
- C. Community colleges.
- D. Community theaters.
- E. Courthouses.
- F. Fairgrounds.
- G. Fire stations.
- H. Golf courses, and related retail uses.
- I. Libraries.
- J. Marinas, and related retail uses.
- K. Museums.
- L. Parks and botanical gardens and related retail uses.
- M. Park and Ride lots.

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Part II. - Basic Zoning Districts

Chapter 16.30 - PUBLIC AND QUASI-PUBLIC FACILITIES DISTRICT

- N. Police stations.
- O. Post offices.
- P. Public administrative offices.
- Q. Public playgrounds and playing fields.
- R. Public kindergarten, elementary, junior high and high schools.
- S. Pumping stations (sewage or water).
- T. Reservoirs and water tanks.
- U. State colleges and universities.
- V. Telecommunications facility.
- W. Water tanks.

(Ord. 1367 N.C.(2d) § 13, 1996: Ord. 1348 N.C.(2d) § 1, 1996: Ord. 1317 N.C.(2d) § 1 (part), 1994.)

16.30.030 - Permitted uses subject to limitations.

The following use types are permitted subject to the applicable provisions of [Chapter 16.57](#) (the letter in parentheses following the use type refers to the subsection of [Section 16.57.020](#) which applies):

- A. Commercial Use Types.
 - 1. Eating and drinking establishments (J) when an accessory use to: cultural exhibits and library services; essential services; or major impact services and utilities;
 - 2. Food and beverage retail sales (L) when an accessory use to: cultural exhibits and library services; essential services; or major impact services and utilities.

(Ord. 1329 N.C.(2d) § 1, 1995: Ord. 1317 N.C.(2d) § 1 (part), 1994.)

16.30.040 - Uses subject to a major use permit.

- A. Airports.
- B. Amphitheaters.
- C. Amusement parks.
- D. Animal pounds.
- E. Aquariums.
- F. Cemeteries.
- G. Communication equipment installation and exchanges.
- H. Community antenna TV systems.
- I. Detention facilities.
- J. Electric transmission lines.
- K. Electrical substations.
- L. Exhibition halls.
- M. Gas substations.

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Part II. - Basic Zoning Districts

Chapter 16.30 - PUBLIC AND QUASI-PUBLIC FACILITIES DISTRICT

- N. Heliports.
- O. Municipal bus stations.
- P. Participant sports: bingo.
- Q. Public utility service yards.
- R. Radio transmission facilities.
- S. Religious assembly.
- T. Sewage treatment facilities.
- U. Stadiums and arenas (civic).
- V. Telephone exchange or switching facilities.
- W. Television transmission facilities.
- X. Theme parks.
- Y. Water treatment facilities.
- Z. Zoological gardens.

(Ord. 1348 N.C.(2d) § 2, 1996: Ord. 1345 N.C.(2d) § 2, 1995: Ord. 1317 N.C.(2d) § 1 (part), 1994.)

16.30.050 - Uses subject to a minor use permit.

None.

(Ord. 1317 N.C.(2d) § 1 (part), 1994.)

16.30.060 - Site development standards.

Since these land uses are unique, and may have a variety of adjacent land uses, except where preempted by state law, the development standards will be determined for individual projects by the development services director through the site development permit process, or by the planning commission through the use permit process as appropriate.

(Ord. 1317 N.C.(2d) § 1 (part), 1994.)