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TITLE: 2017 ANNUAL GENERAL PLAN PROGRESS REPORT

RECOMMENDED ACTION: INFORMATIONAL ITEM. NO ACTION NECESSARY.

DISCUSSION:

Government Code Section 65400 requires the City to prepare an annual progress report on the General Plan, which includes the Housing Element, and to submit it to the Governor's Office of Planning and Research (OPR) and to the State Department of Housing and Community Development (HCD) by April 1 of each year. The primary purpose of the progress report is to 1) ensure active use of the General Plan, including the Housing Element, 2) improve implementation of these documents, 3) and to set annual implementation priorities.

In May 2015, the City Council adopted the 2015-2023 Housing Element, and in August 2015, the City Council adopted the General Plan and Energy and the Conservation Action Strategy (ECAS). The City Council also certified the General Plan and ECAS environmental impact report (EIR). Together, these documents identify the goals, policies, programs and mitigation measures that have been compiled into the *2017 General Plan Implementation Plan*, which serves as the City's annual progress report (Attachment 1).

In addition to being required to prepare and submit an annual progress report on the General Plan, the City is also required to annually prepare and submit a Successor Agency report as an addendum to the Housing Element regarding its affordable housing activities, which are subject to the affordable housing-related provisions of the California Redevelopment Law. The Successor Agency report is attached as Attachment 2.

Housing Legislation

On January 1, 2018, 15 housing related legislative bills became law. These bills are designed to help address California's affordable housing crisis. The bills take different approaches to the housing shortage in California, including providing more funding for affordable housing development, streamlining local government approval of housing projects, restoring local government's authority to impose inclusionary housing requirements on private housing developers, and strengthening the state's anti-NIMBY laws.

As identified in Housing Element Program H.1- I 16, Staff continues to monitor changes in State law related to housing issues, and will initiate amendments to the Land Use and Development Code, as needed, to ensure consistency of local ordinances with State law. On January 9, 2018, the City Council adopted Ordinance 1921 adopting a new Chapter 14.09.122, Accessory Dwelling Units, to the Vacaville Municipal Code. This ordinance was adopted in response to new legislation pertaining to accessory dwelling units. In the upcoming year, staff proposes to

amend Chapter 14.09.116, Density Bonus, to reflect additional changes in housing law. Additional ordinance amendments may be necessary as well.

Lastly, Housing Element Program H.4 – I 3 directly Staff to include analysis of the City's medium density (RMD), high density (RHD), and urban high density (RUHD) vacant land inventory as part of this report. The housing inventory has been included as Attachment 3.

Status of General Plan Implementation Tasks

Staff has been diligently working on General Plan implementation tasks. Below is an accounting of which tasks have been completed during the past year, and which tasks are currently in progress. The corresponding General Plan action(s) for each task has been identified in parentheses.

Completed General Plan Implementation Tasks

- On January 10, 2017, the City Council adopted Ordinance 1904 amending Division 14.20 of the Vacaville Municipal Code relating to amendments to the 2016 California Building Code, California Existing Building Code, California Residential Code, California Plumbing Code, California Mechanical Code, California Electrical Code, and California Fire Code. (Actions COS-A11.2 and PUB-A9.2)
- On April 11, 2017, the City Council adopted Ordinance 1913, creating the agricultural buffer overlay district which has been codified in the Land Use and Development Code as Chapter 14.09.103. (Actions LU-A17.1, COS-A3.1, COS-A4.1, and COS-A4.2)
- On May 8, 2017, the Solano Local Agency Formation Commission approved the City's updated Municipal Services Review (MSR) document and sphere of influence. The next MSR update is required in 2020. (Actions LU-A3.1 and LU-A8.2)
- On August 3, 2017, the Roberts' Ranch Specific Plan area, consisting of 270.57 acres in the East of Leisure Town Road Growth Area, was annexed into the City. The project consists of 785 single family homes, a public middle school, trails, park, and approximately 22 acres of open space. This action is not specifically identified in the General Plan. However, it supports General Plan Goal LU-17: *Provide for orderly, well-planned, and balanced growth in the East of Leisure Town Road Growth Area*, and several other General Plan goals.
- On November 14, 2017, the City Council approved Ordinance 1918, amending Chapter 10.32 of the Vacaville Municipal Code, Trucks and Truck Routes within the City Limits.
- On November 14, 2017, the City Council approved Ordinance 1919, amending Chapter 10.60 of the Vacaville Municipal Code, Transportation System Management. (Action TR-A10.1)
- On November 14, 2017, the City Council approved Ordinance 1920, amending Chapter 14.13.180, and Traffic Impact Mitigation Ordinance, of the Municipal Code. (Action LU-A11.3, TR-A6.1)

- On December 12, 2017, the City Council adopted Resolution 2017-122, adopting the City of Vacaville Hazard Mitigation Plan. This plan meets the requirements of the Disaster Mitigation Act of 2000. (Action SAF-A2.1)
- On January 9, 2018, the City Council adopted Ordinance 1921 adopting a new Chapter 14.09.122, Accessory Dwelling Units, to the Vacaville Municipal Code. (Housing Element Program H.1- I 16)
- On January 9, 2018, the City Council adopted Ordinance 1922 adding Chapter 14.04.038, Urban Reserve, to the Vacaville Municipal Code. (Actions LU-A2.1, LU-A19.1, COS-A3.1, COS-A4.1)
- The Jepson Parkway project has been under construction between Commerce Place to Vanden Road, and on Vanden Road from the Leisure Town Road intersection to the City's southern limit line for the majority of 2017. In these areas, Leisure Town Road is open with one lane in each direction. Landscaping is currently being installed along the roadway. Due to inclement weather, the installation of striping has been delayed. Staff expects the project to be substantially completed by late spring. (Action TR-A1.2)

General Plan Implementation Tasks Currently In Progress

- Staff has begun working on a recycled water master plan and environmental impact report. (Action ECAS WW-1)
- Staff has begun updating Chapter 14.09.125, Telecommunications Facilities, of the City Municipal Code. The public hearing is tentatively scheduled for May 2018. (Actions PUB A-7.1 and PUB-A7.2)
- Staff has begun cooperating with the Solano Transportation Authority to create the *Solano Active Transportation Plan*. This Plan will be a combination of the previous Countywide Bicycle Plan, Countywide Pedestrian Plan, and Safe Routes to Transit Plan. Work is scheduled to begin on this Plan early 2018, and it's anticipated to be completed in Fall 2019. (Action TR-A8.1)
- Staff is working with a consulting group to acquire grant funding for the creation of a Downtown Master Plan. The Strategic Plan will address parking, directional signage, physical improvements, and promote retail uses and public art. (Action LU-A16.2)
- Staff is working with a consulting group to acquire grant funding to fund an update to the Design Requirements for the Main Street Historic District. (Actions LU-16.1 and LU-A16.3)
- Staff continues to meet with developers for the future residential known as *The Farm at Alamo Creek* on a regular basis. The Farm at Alamo Creek Specific Plan area is located within the East of Leisure Town Road Growth Area. Meeting with developers regarding this project supports General Plan Goal LU-17: *Provide for orderly, well-planned, and balanced growth in the East of Leisure Town Road Growth Area.*
- In April 2017, the City received a CalTrans Sustainable Transportation Planning Grant in the amount of \$205,655. The money will be used to improve connectivity, walking,

bicycling, and transit access for all residents, employees and visitors in, to and from Downtown. This project is known as the *City of Vacaville Downtown Connectively and Streetscape Design Plan*. The kickoff for this project was held on December 1, 2017. (Actions LU-A16.2 and LU-A16.6)

- On September 19, 2017, City staff is reviewed the draft City's Residential Design Requirements with the Planning Commission. The draft document also addresses infill development standards. Staff is currently addressing and incorporating comments received from the Planning Commission into the draft Residential Design Requirements. This item is tentatively scheduled for a public hearing in March. (Action LU-A11.1 and Housing Element H.1 – I 2, and H.1 – I 14, ECAS LU-1 through LU-4)
- On December 12, 2017, the City Council approved Resolution 2017-130, authorizing the City Manager to execute the third amendment to the Master Water Agreement between the City and the Solano Irrigation District.

Recommended Priority Implementation Tasks for 2018

The *General Plan Implementation Plan* identifies numerous implementation tasks. Each year, staff recommends implementation tasks that should be deemed priority tasks for the year. Staff seeks the Planning Commission's and City Council's direction regarding staff's recommendations and/or if the Commission or City Council would like to identify different and/or additional implementation tasks as priority tasks.

The City's Master Infrastructure and Facilities Reports and the AB 1600 Development Impact Fee Study remain priority projects in 2018. In addition to these tasks, staff also recommends that the following tasks be deemed priority tasks:

1. Downtown Master Plan – This project will update planning for the revitalization of Downtown including, but not limited to, infrastructure, aesthetic and parking improvements, and historic preservation. (Actions LU-A16.1, LU-A16.2, LU-A16.3, LU-A16.5, LU-A16.6, LU-A20.2, and LU-A20.3)
2. The Vacaville Industrial Park Environmental Review (VIPER) Project – This project will update planning for development of employment generating uses within the Interchange Business Park Policy Plan bounded by Interstate 505 on the east, the Putah South Canal on the west, Midway Road on the north, and generally Vaca-Valley Parkway on the south, with the addition of parcels fronting on Eubanks Court south of Vaca Valley Parkway. (Action LU-A15.1)
3. Amend the Telecommunications Facilities Ordinance – The City's existing Telecommunications Facilities Ordinance will be updated to regulate the installation of telecommunications facilities in the best interests of the community. The ordinance will address new 5G small cell facility technology. (Actions PUB-A7.1, PUB-A7.2)
4. Rezoning Property to conform to the General Plan – The zoning map in the Land Use and Development Code will be amended to reflect the General Plan land use designations. (Actions LU-A2.1, LU-A16.5, and LU-A20.2)
5. Mixed Use Ordinance – On December 20, 2016, City staff presented a new Mixed Use Ordinance to the Planning Commission for public input and Planning Commission

comments on how to proceed with the new ordinance. Staff will be revisiting this topic in 2018. (Action LU-A2.1)

6. Affordable Housing Impact Fee Study – Staff will conduct an affordable housing impact fee study that considers the Community Facilities District fees for multi-family developments. (Housing Element Program H. 1 – I 23)
7. Density Bonus Code Amendment – On December 13, 2016, the City Council initiated an amendment to Chapter 14.09.116, Density Bonus, of the Municipal Code to reflect changes in housing law. Since this initiation, additional changes in State law have occurred. Staff will update the Density Bonus Ordinance to reflect all changes to Density Bonus law. (Housing Element Program H.1- I 16)
8. Commercial Development Standards – The commercial design standards will establish commercial design guidelines to govern new construction and major exterior alterations and additions in neighborhood and community shopping centers, and in highway commercial areas. (Actions LU-A11.2, LU-A13.1, LU-A14.1, LU-A18.1, LU-A20.1, LU-A24.1, COS-A7.1, SAF-A3.2, LU-A3.4, LU-A13.2, LU-A13.3)

RECOMMENDATION:

This is an informational item. No action is required. However, staff seeks the Planning Commission's input regarding whether they concur with staff's recommendations for priority tasks for 2018.

The City Council will receive these reports at one of their regularly scheduled meetings in March. Following the City Council's review of this report, the reports will be sent to the Governor's Office of Planning and Research and/or the California Department of Housing and Community Development prior to the April 1, 2018 deadline.

Attachments:

Attachment 1 – 2017 General Plan Implementation Plan

Attachment 2 – City of Vacaville Housing Successor of the Vacaville Redevelopment Agency
Addendum to the Annual Housing Element Progress Report

Attachment 3 – 2017 Housing Inventory Analysis