

**RESOLUTION NO. 2004-37**

**RESOLUTION APPROVING THE GENERAL PLAN AMENDMENTS, PLANNED DEVELOPMENTS, AMENDMENT TO THE COMPREHENSIVE ANNEXATION PLAN AND ANNEXATION OF THE SOUTHTOWN PROJECT AREA**

**WHEREAS**, the City of Vacaville has received applications from Western Pacific Housing, Stanley Wang, Alamo Glen Partners, and Joyce Moody to amend the General Plan Land Use Diagram and certain policies in the Land Use Element and Transportation Element; to Prezone the property prior to annexation; to approve a Planned Development; to approve a Development Agreement, to amend the Comprehensive Annexation Plan and annex the property located to the south of Alamo Drive, east of Nut Tree Road; and west of the Union Pacific Railroad tracks to the east of Leisure Town Road to the south of the southeastern City limits, and to certify the Environmental Impact Report and adopt a Statement of Overriding Considerations and a Mitigation Monitoring Plan; and

**WHEREAS**, the Planning Commission of the City of Vacaville conducted a public hearing on March 30, 2004, to consider a request for the Southtown and Moody Project Areas General Plan Amendment, Prezoning, Planned Developments, Amendment to the Comprehensive Annexation Plan and Annexation, and Development Agreements relating to the following described property:

To the south of Alamo Drive and the southeastern City limits; to the east of Nut Tree Road to the east of the existing City limit; and to the west of Leisure Town Road.

APNs: 136-110-040; 136-110-080; 136-110-060

**WHEREAS**, the public hearing before the Planning Commission was duly noticed in accordance with applicable state law and the Vacaville Land Use and Development Code requirements; and

**WHEREAS**, the Planning Commission received testimony from City Staff, the applicant, and all interested parties that desired to be heard regarding the proposed project; and

**WHEREAS**, the Planning Commission unanimously adopted Resolution 04-049, forwarding its recommendation to the City Council that the General Plan Amendments, Prezoning, Planned Developments, Amendment to the Comprehensive Annexation Plan and Annexation, and Development Agreements be approved and that the Environmental Impact Report be certified as adequate; and

**WHEREAS**, the City Council held a duly-noticed public hearing on April 27, 2004, to consider the recommendation of the Planning Commission; and

**WHEREAS**, the public hearing before the City Council was duly noticed in accordance with applicable state law and the Vacaville Land Use and Development Code requirements; and

**WHEREAS**, the City Council received testimony from City Staff, the applicant, and all interested parties that desired to be heard regarding the proposed project; and

**WHEREAS**, the City Council reviewed and considered the Environmental Impact Report for this project prepared in accordance with the California Environmental Quality Act and Division 14.03 of the Land Use and Development Code and hereby adopted Resolution No. 2004-36, accepting the EIR as complete and adequate and adopted Findings of Fact and Statement of Overriding Considerations and the Mitigation Monitoring Program attached thereto; and

**WHEREAS**, the City Council has reviewed the requested General Plan Amendments for the properties in the Southtown Project Areas as more fully described in Exhibit A (maps) and Exhibit B (text) attached hereto and incorporated herein and finds:

1. The proposed amendments are internally consistent with the goals, objectives, and policies of the General Plan;
2. The proposed amendments would not be detrimental to the public health, safety, or welfare of the community;
3. The proposed amendments would maintain the appropriate balance of land uses within the City;
4. The proposed amendments are consistent with the provisions of Division 1 of Title 7 of the California Government Code pertaining to the amendment, update, or adoption of General Plans;
5. The proposed uses within the boundaries of the subject properties are compatible with adjoining land uses.

**WHEREAS**, the City Council has reviewed the request for the Southtown Planned Development as set forth in Exhibit C hereto and incorporated herein by reference and finds:

1. That the proposed location of the planned development is in accordance with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Development Code;
2. That the proposed location of the planned development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare;
3. That the combination of different dwelling types or the variety of land uses in the development will complement each other and will be compatible with surrounding uses;
4. That the standards of density, site area and dimensions, site coverage, yard area, setbacks, height of structures, distances between structures, off-street parking, off-street loading facilities, and landscaping are generally compatible with surrounding neighborhoods;
5. That adequate public facilities, including water, sewer, parks, schools, and other facilities are available to serve the site or will be made available as a condition of approval to serve the proposed development, without adversely affecting the existing public facilities serving surrounding neighborhoods;
6. That projected traffic levels and levels of service are, or as a result of conditions of approval, will be consistent with the policies of the Transportation Element of the General Plan;
7. That the potential impacts to the City's inventory of residential lands have been considered.

**WHEREAS**, the City Council has reviewed the request for an amendment to the Comprehensive Annexation Plan to take the property out of the Long-Term Annexation Plan and place the property within the Short-Term Annexation Plan, and the Annexation of the subject properties into the City limits of the City of Vacaville, and finds:

1. The request to take the properties out of the Long-term Growth Areas (2006 – 2015) and place the properties in the Near-term Annexation (2001 – 2006) areas will not conflict with the adopted Comprehensive Annexation Plan policies or implementation measures.
2. The proposed annexation is consistent with the Sphere of Influence boundaries and the urban service boundary; and

3. The City of Vacaville has sufficient utilities to provide service to the proposed annexation site; and
4. The proposed annexation is internally consistent with the goals, objectives, and policies of the General Plan; and
5. The proposed annexation will not cause the supply of vacant residential lands within the City of Vacaville to exceed an absorption rate of greater than 10 years.

**WHEREAS**, the City Council will take separate action on an ordinance approving the Zone Change Amendment (Rezoning) and Development Agreements.

**WHEREAS**, the City Council has previously approved an amendment to the Land Use Element of the General Plan on March 23, 2004;

**WHEREAS**, the Southtown and Moody Project is Component "C" of the second amendment to the General Plan during the year 2004;

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City Vacaville does hereby:

(1) approve the amendments to the Land Use Element of the General Plan, as contained in Exhibit A; regarding the Southtown project as Component "C" of General Plan Amendment 2-2004;

(2) declare its intent that pending amendments to the Land Use Element of the General Plan for Maplewood (Component "A") and Rice - McMurtry ("Component "B"), if approved, shall be combined with this amendment as a single amendment to the Land Use Element of the General Plan;

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the City Council of the City Vacaville does hereby approve the General Plan Amendment, Planned Development, and Annexation for the Southtown Project Area.

**I HEREBY CERTIFY** that the foregoing resolution was introduced and passed at a regular meeting of the City Council of the City of Vacaville, held on the 27th day of April, 2004, by the following vote:

**AYES:** Council members Hardy, Slade, Wilkins, Vice-Mayor Clancy  
And Mayor Augustine

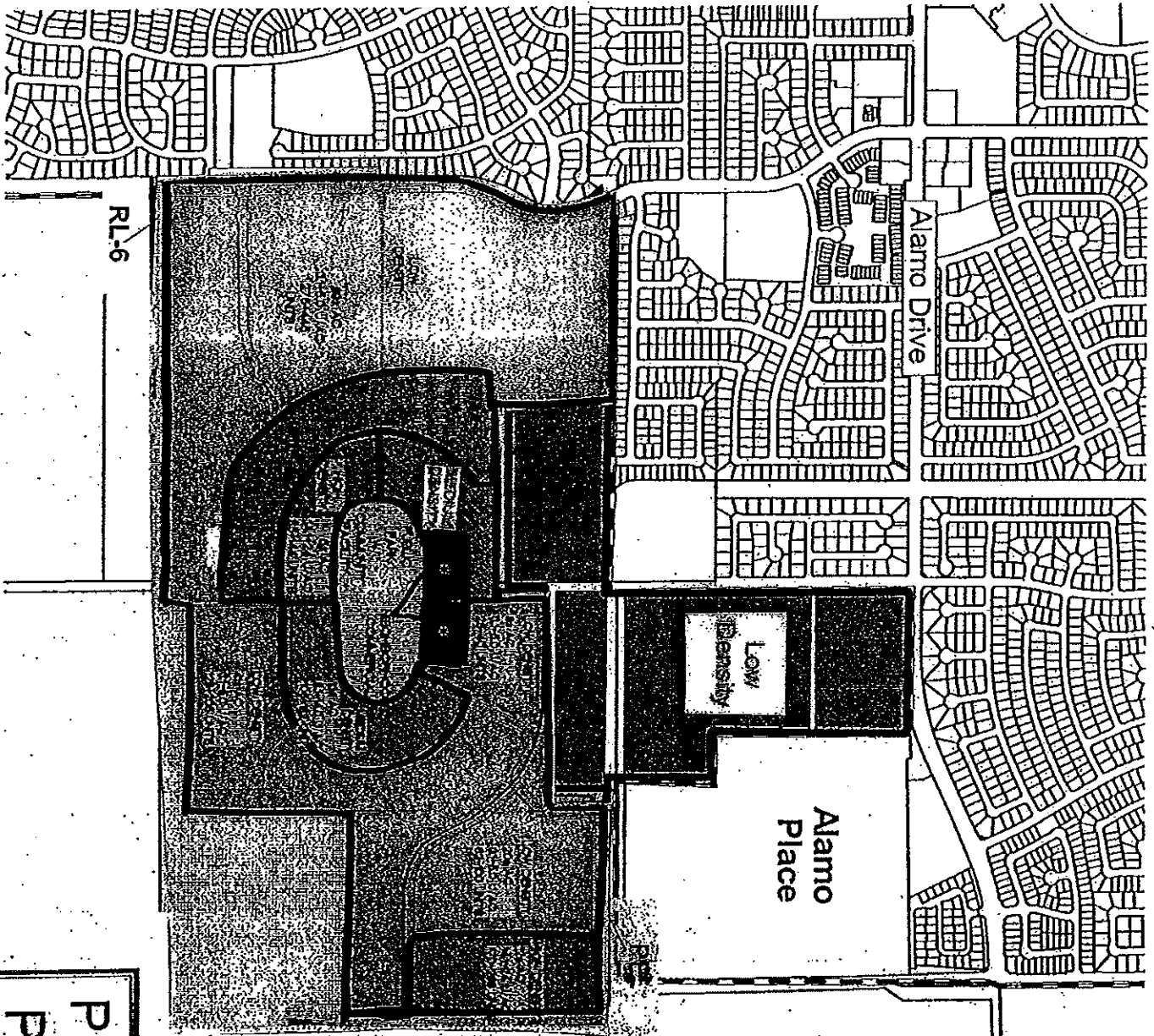
**NOES:** None

**ABSENT:** None

**ATTEST:**

  
Kathleen M. Dussault, City Clerk

EX. A



Southtown

Proposed General  
Plan Designations

## EXHIBIT B: AMENDED LAND USE PLAN TEXT:

### Chapter 2 – Land Use Element

#### 2.2 Growth Strategy:

Policy 2.2-1 9: "Require that Planned Developments, specific plans, or policy plans be prepared for new areas brought into the City for development, and continue to revise existing policy plans to conform to General Plan policies and requirements for infrastructure financing mechanisms and open space.

Areas subject to policy plans are shown in Figure 2-2."

Policy 2.2-1 12: "Allow development to occur only in new outlying development areas with required Planned Developments, specific plans or policy plans as part of a coordinated plan for land uses, public facilities, and public services. Individual, piecemeal developments within these areas are not permitted."

#### 2.3 Special Area Policies

Policy 2.3-1 1: "Conventional housing may be approved for the 20-acre manufactured housing parks designated east of Leisure Town Road and north of Elmira Road and west of Vanden Road, south of Alamo. This conventional housing may be built in place of some or all manufactured housing only if the Planning Commission and City Council make specific findings, based upon the project proposal, that the conventional housing would be as affordable as the manufactured housing types over both the short and long term.

To ensure continued affordability, one option that the City could pursue is the requirement for the developers who exercise the conventional housing option to enter into an affordable housing agreement with the City. This agreement could define income ranges for continued affordability and explain how it could be ensured".

"Implementing Policy 2.3-113 (or next number in sequence)

Require that the South Vanden Area, including the Southtown and Moody Project Areas, facilitate the development of a range of housing densities and opportunities, pedestrian and bicycle friendly design, neighborhood commercial sites, and recreational and neighborhood facilities, by including the following requirements:

- A network of landscaped pedestrian / bike corridors that connect key elements of the area, such as the regional park and arterial streets.
- New development adjacent to existing homes within the City limits shall match or exceed the size, character, and quality of adjacent homes and lots.
- All new residential development shall conform with the Residential Design Requirements for New Single Family Development.
- The Southtown project area will include a range of housing types and densities, attached, detached, and cluster housing.
- Land shall be reserved for community uses such as private schools, membership organization, day care centers, and senior centers.
- A financing mechanism for all public facility improvements shall be established before development occurs.
- Nut Tree Road and Vanden Road shall be widened to the City standard width through the project sites for all projects that front on these streets.
- Leisure Town Road shall be widened and improved to the standards for the Jepson Parkway along the frontage of all projects that abut to Leisure Town Road.
- Foxboro Parkway shall be extended between Nut Tree Road and Vanden Road. The extension will be completed prior to the reconstruction and reconfiguration of Vanden Road.
- A one-acre site for a future fire station site shall be reserved within the Southtown Project Area.
- A site within the Vanden Road loop shall be reserved for a park.
- A multi-family project on Leisure Town Road shall begin construction in the first phase of development within the Southtown Project area.
- Public areas adjacent to Alamo Creek shall be landscaped to enhance the view of the creek channel, within the requirements of Solano County Water Agency.

- Different development projects within the South Area shall coordinate their respective roads, bike paths, landscape corridors and design standards to create a unified sense of place and identity.
- Commercial buildings shall be no more than an average of 30 feet in height, and be designed to front on the sidewalk, with parking at the rear of the property, when feasible, so as to enhance neighborhood aesthetics and to encourage pedestrian – friendly design.
- Infrastructure master plans for sewer, water, storm drain, and traffic improvements shall be prepared prior to or in conjunction with the processing of subdivision maps for all development within the South Vanden areas, including the Southtown and Moody Project Areas.
- Prior to the approval of any subdivision applications, the developers shall assure that all required domestic water supply and distribution systems, wastewater collection and treatment facilities, storm water management facilities, and roadway segment and intersection improvements will be incorporated into the final project plans.
- The lands to the south of the Southtown and Moody Project Areas will be subject to subsequent General Plan Amendments; Prezonings, and other prerequisites to annexation.

## 2.5 Residential Areas:

Policy 2.5-1 8(Paraphrased): "Maintain buffers between residential and agricultural areas and between residential areas and industrial parks as required by adopted regulations and Policy Plans. (See Figure 2-5.) The minimum separation shall be as follows: Between residential and agricultural uses: 500 feet. Standards for walls and landscaping and compatible uses permitted within the buffer area are defined in the Land Use and Development Code and Policy Plans. The Planning Commission may reduce this standard upon review and approval of a Planned Development where design features such as solid masonry walls and appropriate building setbacks are provided. In addition, Disclosure Statements and Right to Farm Deed Restrictions may also be required."

## Chapter 6 – Transportation Element

### Figure 6-1:

- Change the depiction of Vanden Road south of Alamo Drive from a "4 Lane Arterial" to a "2 Lane Collector", and show the "looped" road configuration.

### Figure 6-2:

Change the depiction of Vanden Road south of Alamo Drive from a "4 Lane Arterial" to a "New Roadway", and show the "looped" road configuration.

### Figure 6 – 3:

Amend to Figure to show the new bike trails.

## **EXHIBIT C:**

### **SOUTHTOWN PLANNED DEVELOPMENT DESIGN GUIDELINES**

#### **Design Criteria:**

The identity of Southtown will be achieved by establishing a consistent architectural character in residential, commercial, and public facility development areas. Individual neighborhoods should be designed to achieve a separate identity while being visually integrated with the larger Southtown community.

Building design and materials are intended to be of very high quality. All building elevations shall be addressed in the design. The choice of materials, colors and detailing shall be thoughtfully integrated into the design. Building materials should convey a relatively natural feeling, as opposed to a highly urban quality associated with cinder blocks, metals, plastics or other synthetic or highly reflective materials. Building mass, form, color and texture should blend with the surrounding developed and open space areas and may be achieved through traditional or contemporary styles and architectural innovation.

The design and exterior materials residential development should consist of the following:

- Exterior building materials should be lap, shingle, brick, stucco, plaster, or materials of equivalent quality as may be allowed through subsequent discretionary review process.
- Roofing materials should be tile, concrete, or materials of equivalent quality as may be allowed through subsequent discretionary review process.
- Flat roofs, asphalt, metal, or tar and gravel materials are not permitted.
- Exterior elevations should include decorative features such as stone, brick or masonry accent materials, shutters, porches, trellises, bay windows, balconies; variations in wall planes, and trim around all doors, windows, and vents, or other comparable design features.
- Roof lines should be varied and should include different heights and angles.
- Accessory structures, if any, should be designed to match the architectural style and materials of the main structure.
- A minimum of 50% of single-family detached units should include alternative garage configurations.
- Each floor plan should include at least three different front elevations.
- Second story elements should be setback from streets and other public areas.

Commercial, public and community structures should incorporate innovative non-residential architecture that blend with the residential neighborhoods through the use of similar exterior materials, architectural features, and colors. Exterior buildings materials should consist of lap siding, cement plaster, stucco, decorative integral-color block, brick, materials of equivalent quality as may be allowed through subsequent discretionary review process. Metal or concrete tilt-up buildings will not be allowed.

#### **Proposed Zoning RL-6**

Minimum lot size: 6,000 sq. ft.

Minimum lot width: 65-feet

Minimum lot width, corner lot: 75-feet

Minimum lot depth: 110-feet

Maximum lot coverage, including accessory structures: 40% - 25% (permitted uses - conditional uses)

The standards for building height, front, rear and sideyard setbacks shall comply with the provisions of Table 14.09.074.01, Residential Districts Minimum Development Standards, of the Vacaville Land Use and Development Code.

A minimum of two covered off-street parking spaces shall be provided for each dwelling unit in accordance with Chapter 14.09.128, Off-Street Parking, of the Vacaville Land Use and Development Code. Garage conversions will not be allowed in this area of Southtown.

Development shall comply with the Vacaville Residential Design Requirements for New Single-Family Development, adopted June 11, 1996, as may be amended.

**Proposed Zoning RL-5**

Minimum lot size: 5,000 sq. ft.

Minimum lot width: 55-feet

Minimum lot width, corner lot: 65-feet

Minimum lot depth: 100-feet

Maximum lot coverage, including accessory structures: 40% - 25% (permitted uses - conditional uses)

The standards for building height, front, rear and sideyard setbacks shall comply with the provisions of Table 14.09.074.01, Residential Districts Minimum Development Standards, of the Vacaville Land Use and Development Code.

A minimum of two covered off-street parking spaces shall be provided for each dwelling unit in accordance with Chapter 14.09.128, Off-Street Parking, of the Vacaville Land Use and Development Code. Garage conversions will not be allowed in this area of Southtown.

Development shall comply with the Vacaville Residential Design Requirements for New Single-Family Development, adopted June 11, 1996, as may be amended.

**Proposed Zoning RM-C**

Minimum lot size: 3,200 sq. ft. (varies by area)

Minimum lot width: 40-feet

Minimum lot width, corner lot: 50-feet

Minimum lot depth: 80-feet

Maximum lot coverage, including accessory structures: 40% - 25% (permitted uses - conditional uses)

The standards for building height, front, rear and sideyard setbacks shall comply with the provisions of Table 14.09.074.01, Residential Districts Minimum Development Standards, of the Vacaville Land Use and Development Code.

A minimum of two covered off-street parking spaces shall be provided for each dwelling unit in accordance with Chapter 14.09.128, Off-Street Parking, of the Vacaville Land Use and Development Code. Garage conversions will not be allowed in this area of Southtown.

Development shall comply with the Vacaville Residential Design Requirements for New Single-Family Development, adopted June 11, 1996, as may be amended.

**Proposed Zoning RH**

Minimum site area: 10.7 acres.

Minimum site width: 250-feet

Minimum site width, corner lot: 250-feet



Minimum site depth: 250-feet

Maximum lot coverage, including accessory structures: 40% - 30% (permitted uses - conditional uses)

The standards for building height, front, rear and sideyard setbacks shall comply with the provisions of Table 14.09.074.01, Residential Districts Minimum Development Standards, of the Vacaville Land Use and Development Code.

Off-street parking shall be provided in accordance with Chapter 14.09.128, Off-Street Parking, of the Vacaville Land Use and Development Code. Garage conversions will not be allowed in this area of Southtown.

#### **Commercial (Proposed Zoning CN)**

Minimum site area: 1.3 acres (west of Vanden) and 1.7 acres (east of Vanden)

Floor area ratio: 30%

The standards for building height, front, rear and sideyard setbacks shall comply with the provisions of Table 14.09.084.01, Commercial Districts Minimum Development Standards, of the Vacaville Land Use and Development Code.

Off-street parking shall be provided in accordance with Chapter 14.09.128, Off-Street Parking, of the Vacaville Land Use and Development Code.

#### **Community Park/Town Center (Proposed Zoning PF)**

A portion of the community park/town center area will be set aside for a community use such as a membership organization, private school, day care center, or similar use or combination of uses. Alternatively, the community park/town center area may be reduced in size and the community uses may be out side of but in close proximity to this site.

The standards for building height, front, rear and sideyard setbacks, site coverage, and parking shall be established through Design Review, Planned Development Permit, or other discretionary permit.

#### **Tot Lot (Proposed Zoning PF)**

The standards for building height, front, rear and sideyard setbacks, site coverage, and parking shall be established through Design Review, Planned Development Permit, or other discretionary permit.

#### **Area Infrastructure:**

Prior to accepting any subdivision map applications are submitted within any area covered by the Planned Development, the applicants shall provide evidence that adequate domestic water capacity is available or can be purchased to serve all of the intended uses within the boundaries of the subdivision; that adequate wastewater treatment capacity is available to serve all of the intended uses within the boundaries of the subdivision; that storm water runoff from the property subject to the subdivision map will not exceed pre-development levels and will be conveyed to appropriate approved facilities designed to accommodate the flows; and that a Traffic Study has been conducted and all on-site and off-site roadway segment and Intersection Improvements necessary to accommodate the increased traffic within the limits of established General Plan Policies have been incorporated into the final project plans. The studies and analyses required to support the determination of needed infrastructure can be done in conjunction with or as a part of the CEQA review of the project.