

PART II

CHAPTER

06



Purpose and Application

Sections:

- 6.1 Purpose
- 6.2 Objectives
- 6.3 Organization
- 6.4 Applicability
- 6.5 Relationship to Other City Documents
- 6.6 City Discretion
- 6.7 Administration

6.1 Purpose

Part II of the DTSP, Downtown Development Standards and Guidelines (DDSG), provides direction for development projects and public improvements within Downtown. These standards and guidelines have been customized to reflect Downtown’s unique setting and the community’s vision for implementing the intent of the DTSP. To facilitate development, various regulatory incentives are incorporated. These include a broader range of “by right” uses, increased density and intensity standards, raised building heights, decreased setbacks, and reduced parking criteria, all less stringent than previously allowed in Downtown by the City’s Land Use and Development Code.

Also included is the establishment of select residential and mixed-use development prototypes to encourage desired development. Proposed projects modeled after a defined prototype are eligible for regulatory and financial incentives, as well as ministerial development review.

The formatting of the information in Part II mirrors the presentation of information in the City’s Land Use and Development Code to provide continuity and ease in reviewing City regulations, and therefore is presented slightly differently from content in DTSP Part I.

6.2 Objectives

The objectives of the DDSG are to:

- A. Implement the vision of the DTSP.
- B. Ensure that development is compatible with and reinforces the unique character and walkability of Downtown’s core and neighborhoods.
- C. Promote retail, entertainment, cultural, arts, dining, and other active ground-floor uses that foster street-level engagement throughout the day and into the evening.
- D. Facilitate a diverse range of housing choices, including high-density and mixed-use housing, to support a mixed-income population base.
- E. Assure the appropriate care, maintenance, and adaptation of historic buildings and sites, and the harmonious addition of new development.
- F. Integrate the design of private development and the public realm to more effectively tie together and influence Downtown’s physical character.
- G. Attract a greater mix of people, activities, and investments to strengthen Downtown’s economic vitality.

6.3 Organization

The DDSG is organized into the following chapters:

Chapter 6: Purpose and Application. Summarizes the purpose, applicability, and administration of the DDSG.

Chapter 7: User Guide. Presents a brief overview explaining how to apply the DDSG.

Chapter 8: Zoning Districts. Establishes the Downtown zoning districts and presents the zoning map.

Chapter 9: Development Prototypes. Identifies the specific types of development desired and incentivized in defined areas of Downtown.



Triplex example in the Plan Area (Source: ESA)

Chapter 10: Land Use Regulations. Defines permitted and conditionally permitted uses.

Chapter 11: Development Regulations. Specifies density, floor area ratio (FAR), setback, height, and other development standards.

Chapter 12: Design Regulations and Guidelines for Private Development. Details site, building, landscaping, lighting, and other design regulations and guidelines for development projects.

Chapter 13: Historic District Standards and Guidelines. Presents design standards for the preservation and restoration of buildings within the Downtown Historic Preservation District.

Chapter 14: Streetscape and Public Spaces Guidelines. Provides landscaping, furnishing, wayfinding, public art, and other guidelines for the design of streetscapes and public spaces.

6.4 Applicability

The DDSG shall be applied to all new development, alterations to existing development, new or expanded uses, and other activities within Downtown that are subject to review by the City of Vacaville. To the extent permitted by law, the DDSG shall also be applied to the design of new or upgraded public improvements within Downtown.

6.5 Relationship to Other City Documents

Other applicable City plans, regulations, and standards shall be referenced in the design and use of development projects and public improvements within Downtown. These include but are not limited to the City's Land Use and Development Code and the Standard Specifications and Drawings. Where the provisions of the DDSG conflict with other City requirements, the provisions of the DDSG shall govern. Where the DDSG document is silent, the applicable provisions of the other City requirements shall govern.

Health and safety requirements, such as the California Building Standards Code and California Fire Code, shall apply to all development projects.

6.6 City Discretion

Those provisions or portions thereof that indicate "shall," "will," or "must" are standards and are mandatory. Those that indicate "should," "encouraged," "discouraged," or "may" are guidelines, are discretionary, and shall be applied at the judgment of the City to achieve the purpose and intent of the DDSG.

6.7 Administration

The DDSG is structured to support creative planning and design approaches that meet the vision, goals, and policies of the DTSP. A wide range of solutions can be applied to satisfy planning and design goals and intent. To remain relevant and effective, the DDSG must maintain flexibility to react quickly to changing conditions, opportunities, and solutions. To that end, the following processes shall apply:

6.7.1 Interpretations

The Community Development Director may make interpretations of the DDSG. Requests shall be in writing and processed in accordance with Chapter 14.02.020, "Interpretations," of the City's Land Use and Development Code.

6.7.2 Variations

The Community Development Director may approve variations to standards when it is determined that such variations are consistent with the purpose and intent of the DDSG. An application for a variation shall be filed with the City on the prescribed application forms in accordance with Section 14.09.030.030, "Application Forms and Fees," of the City's Land Use and Development Code. The application material shall specify all of the following:

- A. The standard(s) proposed for variation.
- B. The alternate approach proposed by the variation.
- C. The way(s) in which the variation achieves the purpose and intent of the original standard(s).

To approve or conditionally approve a variation to the DDSG, the Community Development Director must make all of the following findings:

- A. The proposed variation achieves the intent of the DDSG in a manner that is equivalent or superior to that which would occur under the original standard(s).
- B. Adequate public facilities and services are available to serve the proposed project.
- C. The granting of the proposed variation request will not be detrimental or injurious to property or improvements in the vicinity, nor to the public health, safety, or general welfare.

Decisions of the Community Development Director may be appealed to the Planning Commission in accordance with Section 14.09.030.120, "Appeals," of the City's Land Use and Development Code.

6.7.3 Amendments

An amendment to the DDSG shall be processed in accordance with Chapter 14.09.020, "Amendment to the Zoning Ordinance," of the City's Land Use and Development Code.