

**ORDINANCE NO. 1793**

**ORDINANCE ADOPTING THE ZONE CHANGE FOR THE FOR THE  
ALAMO PLAZA SHOPPING CENTER FROM GENERAL COMMERCIAL (CG) TO  
GENERAL COMMERCIAL – SPECIAL STANDARDS OVERLAY 9 (CG SS-9)**

**THE CITY COUNCIL OF THE CITY OF VACAVILLE DOES ORDAIN AS FOLLOWS:**

**SECTION ONE:** The City Council approves the Mitigated Negative Declaration for the rezoning in accordance with the findings in Planning Commission Resolution 07-019. The District Zoning Map, a portion of the Zoning Ordinance of the City of Vacaville, being Ordinance No.1552, is changed as follows:

Those portions of the Districts shown on said Zoning Map more particularly described in Exhibit A, entitled Alamo Plaza, attached hereto and made a part hereof shall be zoned as noted in Exhibit A.

**SECTION TWO:** This change of Zoning Map is approved by the City Council as in accordance with Chapter 14.071.100, Effect of Zoning Map Amendment of the Zoning Ordinance, as follows:

The change of Zoning Map for property from CG (Service Commercial) to CG (SS-9) (Special Standards Overlay District 9) as described hereto in Exhibit A as supported by the following findings of fact:

1. The proposed zone change is internally consistent with the goals, objectives, and policies of the General Plan, the Zoning Ordinance, and the Land Use and Development;
2. The proposed zone change would not be detrimental to the public health, safety, or welfare of the community;
3. The proposed zone change would maintain the appropriate balance of land uses within the City;
4. The anticipated land uses on the subject site would be compatible with the existing and future surrounding uses;
5. The potential impacts to the City's inventory of residential lands has been considered;
6. The proposed zone change is consistent with the development related application that is being processed and approved concurrently with the amendment application.

**SECTION THREE:** The City Council of the City of Vacaville finds that the foregoing changes of zoning, as shown in Exhibit A, are necessary to ensure that said lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the City as a whole.

**SECTION FOUR: Severability.** If any section, subsection, phrase or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

The City Council hereby declares that it would have passed this ordinance and each section, subsection, phrase or clause thereof irrespective of the fact that any one or more section, subsection, phrases or clauses be declared unconstitutional.

**SECTION FIVE: Effective Date.** This ordinance shall take effect thirty (30) days after passage thereof.

**SECTION SIX: Publication.** This ordinance shall be published in accordance with the provisions of Government Code Section 36933.

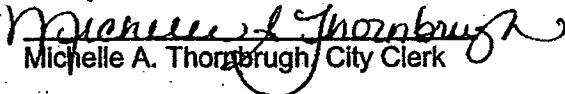
**I HEREBY CERTIFY** that this ordinance was introduced at a regular meeting of the City Council of the City of Vacaville, held on the 11th day of December, 2007, and **ADOPTED** and **PASSED** at a regular meeting of the City Council of the City of Vacaville held on 8<sup>th</sup> day of January, 2008 by the following vote:

**AYES:** Council members Clancy, Hunt, Wilkins, Vice-Mayor Dimmick and Mayor Augustine

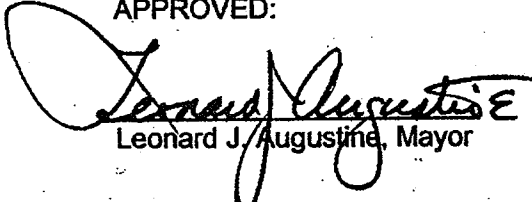
**NOES:** None

**ABSENT:** None

**ATTEST:**

  
Michelle A. Thornbrugh, City Clerk

**APPROVED:**

  
Leonard J. Augustine, Mayor

**EXHIBIT A  
ALAMO PLAZA**

**Resolution 2007 - 019, Adopted \_\_\_\_\_,  
Ordinance No. 1793, Adopted 12/11, 2007  
File No. 07-019**

**DESCRIPTION:** A Special Standards Overlay District (SS9) providing direction and indicating limitations on the renovation and expansion of Alamo Plaza.

**PURPOSE:** The Alamo Plaza Renovation and Expansion project has been granted exceptions for parking and Floor Area Ratio standards on the basis that Alamo Plaza is an aging/declining shopping center and cannot compete with other newer, more standard shopping centers which provide a variety of tenant spaces. Shopping centers which are less than 25 years old shall not be granted such exceptions.

**ZONING/LOCATION:** CG – General Commercial. This site is located at the southwest corner of Alamo Drive and Merchant Street (806-904 Alamo Drive).

**PARCEL NUMBERS:** 126-320-010 through 100

**SPECIAL STANDARDS:**

Alamo Plaza Special Standards Overlay District –

A. The Alamo Plaza Renovation and Expansion project consists of three phases, as follows:

- Phase 1 – Redesign of eastern entrance into the site on Alamo Drive including construction of an improved interior drive aisle. Partial remodeling of Buildings A and B.
- Phase 2 – Redesign of the parking lot and remodeling of Buildings C and D.
- Phase 3 – Construction of a two-story, 24,000 sq. ft. office building (no retail).

B. Phase 1 shall be completed prior to or concurrently with Phase 2.

C. Beginning with the completion of Phase 2, the property owner shall conduct an aggressive marketing campaign to attract tenants which will improve the economic vitality of Alamo Plaza. The property owner shall demonstrate to the satisfaction of the Director of Community Development that an active marketing campaign will be in place to revitalize Alamo Plaza.

D. The development of Phase 3 shall not be permitted within twelve (12) months of the completion of Phase 2.

- E. The total square footage designated or leased for restaurant uses shall not exceed the existing floor area occupied by restaurant uses (18,346 sq. ft.). If deemed a benefit to the center the Director of Community Development may permit an increase in the overall floor areas for restaurant uses if it can be demonstrated that the increase will not create any on-site or off-site parking/ traffic circulation impacts.
- F. As Alamo Plaza approaches its parking capacity, the property owner shall incorporate mechanism to ensure parking at Alamo Plaza does not impact surrounding streets and uses, to the satisfaction of the Director of Community Development. Mechanisms to address parking may include valet parking and/or private patrols which ensure all parking spaces in the center are utilized and do not impact surrounding streets. In addition to potential parking solutions mentioned above, the property owner shall require that the parking spaces in the rear of the shopping center be used for employee parking, this would alleviate the demand for stalls in the main parking lot and allow more customer parking. Any such plan to utilize the rear parking lot for employees shall be submitted for review and approval by the Director of Community Development and the Police Chief and shall include provisions for the safety of those persons using the lot. These provisions shall include lighting and other features deemed necessary by the Director of Community

# CITY OF VACAVILLE REZONING

## Special Standards Overlay

### Alamo Plaza

Zoning: CG (SS)  
(General Commercial Special Standards)

 Area Rezoned

 City Limits



Illustrative Site Location Map  
Not to Scale  
Nov. 01, 2007

## Location Map

