

SOUTH VALLEJO INDUSTRIAL PARK

Policy Plan/Master Plan
Revised and Adopted March 2014

City of Vallejo

I. BASIS FOR APPLICATION OF THE PDI DISTRICT AND POLICY PLAN/MASTER PLAN

The City of Vallejo has identified an area referred to as the "South Vallejo Industrial Park" – as an area needing a specific and precise plan for development in order to provide clarity with respect to the use, development, criteria, and standards applied to the area.

The special provisions of the Planned Development Industrial (PDI) District are necessary in order to (1) properly implement the General Plan which designates the land as industrial use, (2) address environmental constraints, and (3) provide logical phasing of public improvements. Use of the PDI District and Policy Plan/Master Plan will ensure that all objectives are considered through the establishment of land use regulations, development criteria and design factors.

The premise of the Policy Plan is to utilize the basic provisions of the Planned Development Industrial Zone, tailoring these provisions to suit the area. The Policy Plan establishes uses and design criteria in much the same way as more conventional zoning districts. One purpose of the specificity of the standards is to ease implementation. Once the land has been subdivided, the Policy Plan requires that implementation of each specific development, be subject to Planning Manager or Planning Commission approval.

The goal of the Policy Plan is to provide specific development criteria, while allowing significant flexibility with respect to lot sizes, street locations and specific area boundaries, allowing long-term phasing of development and options for the property owner.

II. BASIC PRINCIPLES

The following principles are the general basis for the specific criteria which follow in Sections III and IV. The principles stem from General Plan policy and the provisions of the PDI District.

1. Industrial uses will be encouraged along with research development and commercial uses based on a mixed use concept with compatibility of design function and aesthetics as guidelines.
2. The primary feature of the area is its exposure and access from State Route 29 and I-780. Special criteria for setback, landscape and design are necessary adjacent to Sonoma Boulevard, Curtola Parkway and Solano Avenue.

III. USE AND DEVELOPMENT CRITERIA

General Purpose: The Policy Plan is designed to provide an environment conducive to the development of a quality industrial park and compatible commercial development taking advantage of the highway orientation and consisting of a range of modern, administrative, research, manufacturing, wholesale and commercial uses. The uses are to be mutually supportive and complementary to one another and to the surrounding land uses.

Design compatibility will require extensive landscaping, particularly as the primary design feature of the gateway locations along Sonoma Boulevard and Solano Avenue.

1. The following use types are permitted:

A. Civic Use Types.

1. Administrative services;
2. Ambulance services;
3. Clinic services;
4. Cultural exhibits and library services;
5. Postal services;

B. 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: cleaning (manual);
5. Building maintenance services;
6. Business support services;
7. Communication services;
8. Eating and drinking establishments (except for drive-in or drive through restaurants which are prohibited);
9. Food and beverage retail sales (except for those offering alcoholic beverages for off premises and/or on premises consumption, which shall be subject to a major conditional use permit, as prescribed in Chapter 16.82 of the Vallejo Municipal Code);
10. Finance, insurance and real estate services;
11. Laundry services;
12. Medical services;
13. Repair services: consumer;
14. Research services;
15. Wholesaling, storage and distribution: light;

C. Industrial Use Types.

1. Custom manufacturing;
2. General industrial;

The following types are permitted upon issuance of a major use permit, as provided in Chapter 16.82 of the Vallejo Municipal Code.

A. Civic Use Types.

1. Community education;
2. Community recreation;
3. Essential services;

B. Commercial Use Types.

1. Automotive and equipment: fleet storage;
2. Automotive and equipment: parking;
3. Gasoline sales;
4. Participation sports and recreation: indoor;

2. Height Regulations:

Building height shall be in proportion to building mass and height of adjacent structures. Heating, cooling and other roof equipment and emergency fire facilities are not included in the building height restriction.

3. Area and Yard Guidelines:

- a. Lot area: Minimum site area of 40,000 square feet.
- b. Front yard: See attached Drawing No. G; 60% of which must be landscaped.
- c. Side yards: None, except 30% of any side yard adjoining a street shall be landscaped.
- d. Rear yards: None.
- e. Minimum width: None.
- f. Building coverage: Maximum of 60%.
- g. Additional yard area: One foot shall be added to each front, side or rear yard for each 3 feet of height above the first 12 feet of height of a structure, when measured from grade.

4. Performance Standards:

- a. Landscaping: See attached Drawing No G.
- b. Roof equipment: Roof equipment shall be screened on all sides, unless the roof equipment is an architectural design feature of the building.
- c. Outside storage: Permitted where products stored are screened from the view of any public street.

- d. Screened parking: All parking in either the front or side yards shall be screened from Sonoma Boulevard and Solano Avenue and interior streets by mounding and landscape materials.
- e. Utilities: All utilities are to be placed underground and all building utilities shall be screened from view.
- f. Signs: All signs shall comply with Chapter 16.64 of the Vallejo Municipal Code, Intensive Use District.

5. General Conditions for Project:

- a. Landscaping throughout the area shall be designed to further the quality and open nature of the area as it is developed. Landscaping shall be used to 1) screen, soften and shade parking areas or other broad expanses of paving, 2) provide an attractive setting for buildings, and 3) to buffer and merge the various uses. Use of a mixture of large-scale trees is encouraged. Landscape materials should be native plants to minimize irrigation requirements. Early consultation with a local landscape professional is encouraged due to the area's difficult landscape environment.
- b. Use of natural, earth tones shall be pursued in the use of materials and colors for building.
- c. Buildings with high-quality design shall be utilized throughout the project. Masonry, concrete and wood materials shall be utilized on the more prominent building facades fronting on Sonoma Boulevard, Solano Avenue and Curtola Parkway and other public streets.

IV. SPECIFIC PERFORMANCE STANDARDS

- 1. Noise Generation: Noise will be kept at a minimum to maintain the standards as set forth in the Noise Element of the General Plan and Chapter 16.72 (Performance Standards Regulations) of the Vallejo Municipal Code.
- 2. Vibration, Heat, Glare, and Electrical Disturbance: No use shall be permitted which creates vibration, heat, glare, or electrical disturbances detectable by the human senses without the aid of instruments beyond the boundaries of the site, and all uses shall comply with the provisions of Chapter 16.72 (Performance Standards Regulations) of the Vallejo Municipal Code.
- 3. Radioactivity: No use shall be permitted which emits dangerous radioactivity.

4. **Smoke, Fumes and Gas:** No use shall be permitted which emits any air pollutant detectable by the human senses without the aid of instruments. Specific performance standards and enforcement are the responsibility of the Bay Area Air Quality Management District. No use shall be permitted which creates emission which endangers human health, can cause damage to animals, vegetation or other property or which can cause soiling at any point beyond the boundaries of the site.
5. **Odor:** No use shall be permitted which creates odor which is offensive beyond the boundaries, and all uses shall comply with the provisions of Chapter 16.72 (Performance Standards Regulations) of the Vallejo Municipal Code.
6. **Solid and Liquid Wastes:** No solid or liquid wastes shall be discharged into a public or private sewage disposal system except in compliance with the regulations of the Vallejo Sanitation and Flood Control District. No solid or liquid waste discharges, other than into a public or private sewage system, shall be permitted except in accord with the requirements of the Regional Water Quality Control Board of the State of California.
7. **Fire, Explosion:** No use shall be permitted which creates any hazard of fire or explosion greater than the hazards normally incidental to the building type and occupancy permitted in the Fire Zone in which the site is located.
8. **Safety Devices:** Adequate safety devices against fire, explosion and other hazards and adequate firefighting and fire suppression equipment standard in the industry shall be provided by all uses.
9. **On-Street Parking Prohibited:** On-street parking is prohibited along Sonoma Boulevard and Solano Avenue.
10. **Landscape Quality:** Landscape materials and areas shall comply with City specifications related to planting and material quality. All landscaping shall comply with 16.71 (Water Efficient Landscape Requirements) of the Vallejo Municipal Code.
11. **Special Landscaping Conditions:**
 - a. All landscaped areas are to be landscaped in such a way as to provide a soft, slightly screened view of buildings. Use of low, but dense, shrubs with clusters of tall trees is encouraged. Parking along major thoroughfares shall be screened from

major thoroughfares through the use of berms and landscape materials.

- b. Entrance theme landscaping along Sonoma Boulevard shall be landscaped so as to; 1) continue the landscape theme established along Curtola Parkway and Solano Avenue, 2) provide points of reference for the industrial park and commercial use groupings from Sonoma Boulevard, and 3) provide attractive settings for entry into the Industrial Park. Improvements in these areas shall conform to the attached landscape plan. Such areas shall be developed at a scale consistent with the scale of the industrial park.

12. **Public Transportation:** Provision for public transit turn outs and rider protection structures shall be made in the public right-of-way when determined to be required by the City and the local public transit provider.
13. **Policy Plan Maps and Diagram:** Attached figures are hereby made a part of the minimum Performance Standards applicable to the Policy Plan.
14. **Energy Conservation:** All development shall be encouraged to use acceptable energy conservation devices or practices.

V. ADMINISTRATION

1. **Procedure for Approval of the Policy Plan and Development Schedule:** The Policy Plan shall include provisions for streets and schematic representation of public facilities, drainage and grading to be applied to the land. It shall be subject to review and revision at the City Council initiation.
2. **Procedure for approval of development within the Master Plan area:** The Planning Manager or designee shall be authorized to issue approvals for building, site development and landscaping through the Planned Development Unit Plan permit process on lots of record pursuant to Chapter 16.116 of the Vallejo Municipal Code, so long as the proposal follows the standards and criteria set forth within the Policy Plan.

Applications that exceed the scope of the Planning Manager's authority, or which, in the discretion of the Planning Manager, may have significant community impacts, shall be forwarded to the Planning Commission for review.

The procedure for consideration of uses that require a major use permit within the Policy Plan shall be subject to Chapter 16.82 of the Vallejo Municipal Code. It will be incumbent upon the applicant to prove that the proposed major conditional use will not be injurious to the health, safety and welfare of the community.