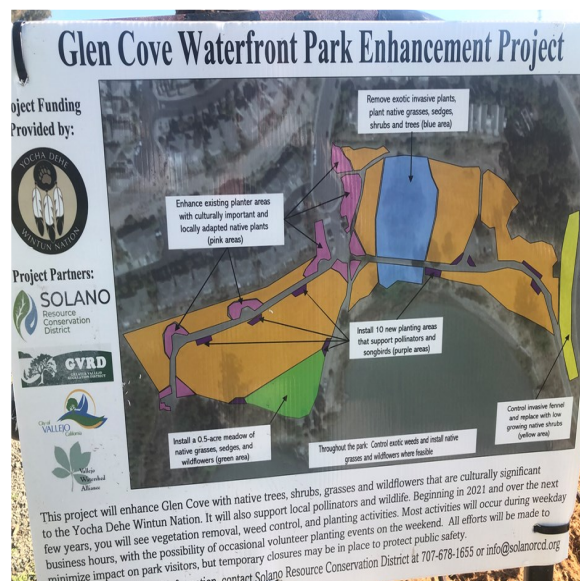


Glen Cove Waterfront Park Enhancement Project **By Ward Stewart**

The park at the end of Whitesides Drive was the home of native peoples for thousands of years. This area has a great deal of cultural significance for the Yocha Dehe Wintun (Home by the Spring Water) Nation. Over recent years with the area's development, many non-native plants have been introduced to the area including invasive species like Common Fennel (*Foeniculum vulgare*).

The Yocha Dehe Wintun Nation is funding an effort in partnership with the Solano Resource Conservation District, the Greater Vallejo Recreation District, the City of Vallejo, and the Vallejo Watershed Alliance to restore the area so that it more closely resembles the conditions of years gone by. If you enter the park, you will find signs in several locations that describe the plans for the restoration. You may also go to: solanorcd.org/glen-cove to learn more.



There was a fire last year on the embankment just to the west of the beach. While controlling the fire a good deal of water was used to put out the flames and resulted in erosion of the hillside. One of the efforts of the Enhancement Project will be to plant vegetation that secures the slopes and cuts down on erosion.

On November 20th a work party was held to install small plants along the hillside and continue cleaning up the shoreline that was bombarded with debris during the huge

rainstorm/atmospheric river at the end of October.

Volunteers installed small plugs of Creeping Wild Rye (*Elymus triticoides*) and alternated them with plugs of Deer Grass (*Muhlenbergia rigens*). Temporary drip irrigation lines will stay in place until the plants are well-established. Once grown, these plants secure the shoreline and will provide a barrier that may discourage people from creating paths down the embankment.



Another target of the restoration effort is the riparian area along the stream that is fairly overgrown with blackberries and willows. The blackberries in this area will be partially removed and the willows will remain.

Another area that will be addressed in the coming years is the grassy region adjacent to the picnic tables on the point near the eucalyptus trees. The non-native, invasive grass will be removed and a meadow of native grasses, sedges, and flowering plants that attract pollinators will be introduced. In particular, efforts will be made to grow plants to create an environment conducive to the growth of the monarch butterfly population.



Along the trails in over fifteen locations will be plantings of culturally important and locally adapted native plants as well as flowers that attract pollinators and birds. Signs will inform the walker of the types of plants and their significance to the Yocha Dehe Wintum tribe.

This project is an exciting, collaborative effort that will take a number of years to complete. Its goal is to return the area more closely to its traditional state and honor those who lived here for thousands of years.

Ward Stewart

Master Gardener - Solano

Letter from the President

My last “Letter from the President”

Happy New Year Glen Cove homeowners and renters!

This will be my last “Letter from the President”. This month, I will virtually pass the gavel to whomever the GCCA Board selects as the new GCCA President.

I became president in January, 2020. We had a community meeting in February to meet the Solano County District 2 Supervisor candidates. Not long after, our monthly Board of Directors meetings became Zoom meetings as COVID broke out.



Neal Zimmerman,
GCCA President

Here’s a timeline of what we all accomplished:

- APRIL, 2020: The GCCA Board decided to cancel the 2020 Spring community meeting, and hoped we could resume community meetings at Glen Cove Elementary in the Fall. We couldn’t.
- APRIL, 2020: We postponed our popular “Glen Cove Garage Sale” for May and later decided to cancel it for good in 2020.

Continued on next page



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GLEN COVE COMMUNITY ASSOCIATION

- JUNE, 2020: Thanks to Dina Morrison, The Ridge community rep, we created a statement of support for “Black Lives Matter” that reflected the Board’s collective feelings.
- SEPT, 2020: John Douglas, California Lighthouse community rep and former GCCA president, coordinated the eagerly anticipated Glen Cove “City Council” and “Mayoral” political forums using Zoom that preceded the 2020 City of Vallejo elections.
- NOV, 2020: A cannabis retailer was interested in leasing a storefront in the Safeway Center. The Board conducted a rigorous Q&A session with the prospective cannabis retailer owners before lending our support to their application.
- JAN, 2021: The GCCA, behind the passionate leadership of Lisa Williamson, GCCA Vice-president, launched the GCCA/FFT food pantry. Lisa and her team of volunteers began by distributing about 29 boxes of food every Thursday. The food pantry now distributes over 125 boxes to needy families every Thursday.
- APRIL, 2021: Our Board condemned the violence and hate being directed against the Asian American community.
- JULY, 2021: Ward Stewart, Dennis Albright and Neal Zimmerman met with Vallejo’s Public Works Director about the LMD conditions in Glen Cove. This meeting led to an immediate and renewed effort to fix the weed-infested Glen Cove Parkway, and to get the Glen Cove monument back onto the front burner. Ward and Dennis addressed other LMD concerns they had found and have kept pressure on the city.
- JULY, 2021: Ralph Mariscal, Olde Towne II community rep, brought the new Vallejo Fire Chief to a GCCA Board meeting. Andrea Sorce, a Harbour Towne community rep, advised the Board how we needed to mobilize the Glen Cove community. We later learned that City Council was deluged with nearly 1,000 emails and calls supporting the reopening of Station 26. City Council voted UNANIMOUSLY to update and reopen Station 26!
- AUGUST, 2021: Glen Cove had seven “National Night Out” neighborhood events.
- AUGUST, 2021: The “Glen Cove Community Association Garage Sale” returned behind the leadership of Jonathan, Caitlin and Malcolm Douglas.
- OCT, 2021: Glen Cove Fire Station 26 Reopened! It took all of us ... the Vallejo City Council, the Vallejo Fire Chief, Glen Cove residents, the Glen Cove Community Association Board of Directors ... to make this happen. What a victory for all of us!
- NOV, 2021: GCCA Fall Community Meeting. A great event quarterbacked by John Douglas and Joseph Hayden, a Headlands community rep. The agenda included Glen Cove community development elections, a Vallejo Police Department “Code Enforcement” presentation and a City of Vallejo Redistricting presentation ... on Zoom. Great reaction from Glen Cove residents about this program.
- DEC, 2021: The new Glen Cove Parkway monument is nearly complete, trees and plants are in the ground, and we can look forward to a beautiful Spring and additional improvement to Glen Cove Parkway.

Here are the GCCA Officers for 2022/2023:

The Glen Cove Community Association will begin 2022 with two new leaders in the President and Vice-President positions. The voting takes place on Thursday, January 6, 2022.

Continued on next page

GLEN COVE COMMUNITY ASSOCIATION

- Ron Bowen, a GCCA past president, and a Headlands community rep, will serve another term as GCCA Treasurer. Board members turn to Ron regularly for advice. You can learn more about Ron at <https://glencovevallejo.com/bios/>
- Pat Tomasello, a retired RN, and a Quiet Harbor community rep, will serve another term as GCCA Secretary. As only a nurse can, Pat cuts through bureaucracy and gets to the heart of important issues.

Thanks to our membership director, Ward Stewart, community rep for The Pointe, GCCA's membership continues to climb. Please encourage your neighbors to become a member of the GCCA and help us grow our influence in Vallejo.

Our newsletter has lots of interesting stories, graphics and helpful tips, but we can always use reader-supplied stories about Glen Cove residents. We're grateful to our advertisers that help us accomplish our mission.

We've added a number of new community reps. In October 2018, we had seven developments that were unrepresented. We now have only four unrepresented developments.

Our new, and relatively new, community reps have a varied background and are all passionate about making Glen Cove a better community for all of us. They are:

- Linda De La Ysla, Olde Towne II
- Adriana Fuentes, Glen Cove Landing
- Kristen Hannum Gregory, Waterview
- Joseph Hayden, The Headlands
- Ralph Mariscal, Olde Towne II
- Andrea Sorce, Harbour Towne
- Jim Sotiros, The Estates
- Pat Tomasello, Quiet Harbor

My thanks to all of you for supporting the Glen Cove Community Association.

My thanks to the hard-working Board members that shape everything we do on behalf of Glen Cove residents.

My thanks to Dennis Albright and Miguel Castillo, past GCCA executives and gentlemen that I have called my "consiglieres".

And thanks to my sweetheart, my wife Monica, for her unwavering support and wise counsel.

I will continue as a Harbour Towne community representative, and as Advertising Manager for the GCCA Newsletter. Hope to see you soon in person. Until then, stay safe!

Thank you,
Neal Zimmerman



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Common Sense & Rules to Abide By

By Kristen Hannum Gregory and Miguel Castillo

There are lots of things that make living in Glen Cove a wonderful experience. Whether you are an owner or whether you are a renter, you most likely live in Glen Cove as a matter of personal choice. Regardless, we're glad that you chose Glen Cove.

One of many things that help residents live together as peacefully as we do in Glen Cove is that most of us abide by rules as delineated in the C.C. & R.'s. There aren't that many rules, but just enough to keep most of us on the same page in terms of upkeep and the appearance of our properties.

Occasionally we have had residents who fail to abide by a rule either because they are unaware of the rule or because there's some other extenuating circumstance that makes adhering to a rule impossible, albeit for a short period of time. Glen Cove residents

Continued on next page

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The advertisement features a green and white SolTrans bus in the foreground, parked in front of a large, light-colored building with arched windows. In the background, a suspension bridge is visible against a sunset sky. The text is prominently displayed in green and black, with the word 'Lower' written in orange script above 'NEW FARE'. The route number '82' and fare '\$6' are enclosed in black circles.

overwhelmingly adhere to our basic rules without much complaint and because they understand that most rules were established to enhance the common good.

In most cases a neighbor's failure to adhere to a rule can be simply resolved by a brief conversation usually without a need to involve the G.C.C.A., the neighborhood representative, or the city's Code Enforcement Department. Preserving a peaceful and cooperative relationship with a

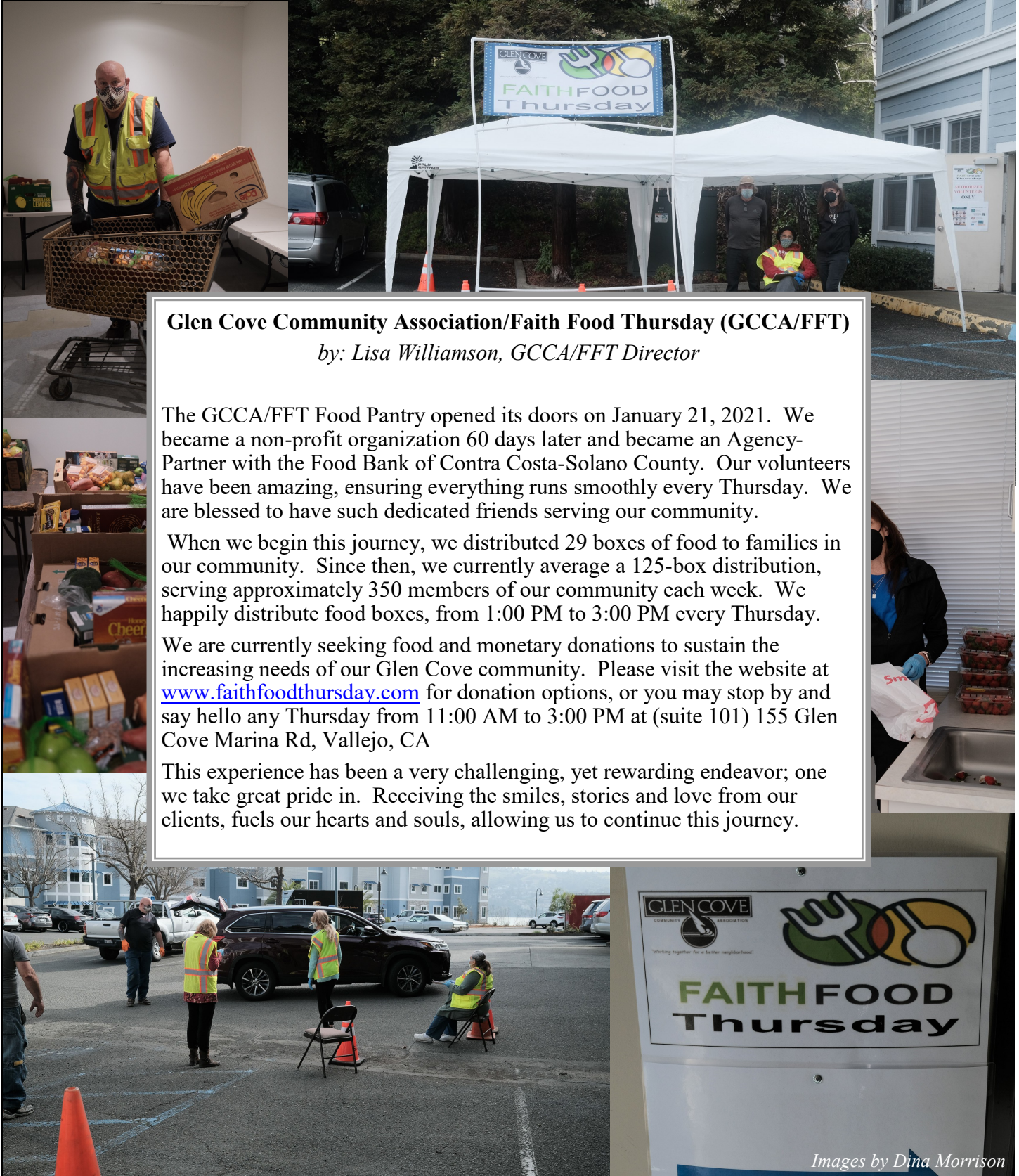


neighbor is always the best way to go although we admit that on rare occasions it may present a challenge. Most violations involve the failure to place trash bins to an out of sight location except on collection days, parking vehicles on lawns, or a failure to maintain lawns and landscaping.

In the few cases that cannot be resolved on a neighbor to neighbor basis, residents should first seek out the assistance of their neighborhood representative. If your neighborhood doesn't have a board representative, there are others on the board that may be able to provide guidance. Reporting a resident to the Code Enforcement Department should be viewed as a final course of action and not the first. People often become defensive if reported to a City Department if they have not first had an opportunity to correct a C.C. & R. violation.

Most of our rules (C.C. & R's) are available for your review online.

Glen Cove Community Association (GCCA) & Faith Food Thursday (FFT)
Every Thursday, from 1pm - 3pm, GCCA & FFT opens its doors for FOOD DISTRIBUTION.



Glen Cove Community Association/Faith Food Thursday (GCCA/FFT)
by: Lisa Williamson, GCCA/FFT Director

The GCCA/FFT Food Pantry opened its doors on January 21, 2021. We became a non-profit organization 60 days later and became an Agency-Partner with the Food Bank of Contra Costa-Solano County. Our volunteers have been amazing, ensuring everything runs smoothly every Thursday. We are blessed to have such dedicated friends serving our community.

When we begin this journey, we distributed 29 boxes of food to families in our community. Since then, we currently average a 125-box distribution, serving approximately 350 members of our community each week. We happily distribute food boxes, from 1:00 PM to 3:00 PM every Thursday.

We are currently seeking food and monetary donations to sustain the increasing needs of our Glen Cove community. Please visit the website at www.faithfoodthursday.com for donation options, or you may stop by and say hello any Thursday from 11:00 AM to 3:00 PM at (suite 101) 155 Glen Cove Marina Rd, Vallejo, CA

This experience has been a very challenging, yet rewarding endeavor; one we take great pride in. Receiving the smiles, stories and love from our clients, fuels our hearts and souls, allowing us to continue this journey.

Images by Dina Morrison

THANK YOU Lisa Williamson (GCCA's Vice President and founder of the food pantry) and all the volunteers who have helped make this a success!!!

Help Save Monarch Butterflies

By Ward Stewart

In early December thirty years ago my family visited Pacific Grove and saw at least a hundred thousand monarch butterflies in a huge mass attached to a large Eucalyptus tree. Last year, it was reported, there was only a handful of butterflies in the area.

The Monarch Milkweed Project originating in Benicia under the auspices of Sustainable Solano is an effort to stop the decline of the monarch butterfly population. The website (monarchmilkweedproject.org) contains information about the life cycle of the butterfly and also mentions a species of tropical milkweed, *Asclepias curavassica*, that doesn't die off in our mild winters and could serve as a host for the dangerous disease, *Ophryocystis elektroscirrha* (OE), that can cause deformities and death in monarchs.

In addition to advocating for an increase in the supply of milkweeds, the Monarch Milkweed Project provides information about getting involved with the political process by urging politicians to pass legislation favorable to monarchs. Go to the project's site to learn about the legislation and obtain contact information for our leaders in the Senate and House of Representatives.

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If you don't wish to make these phone calls, you can go to the site of the Xerces Society (xerces.org) and merely provide your information that will be sent to our representatives in support of the above legislation.

In the October – December 2020 GCCA Newsletter I described my experience nurturing one monarch butterfly caterpillar through its chrysalis stage to adulthood. I had been growing milkweed (*Asclepias physocarpa* 'Family Jewels') for several years with no luck attracting the butterflies until last year. This year there was one, and occasionally two, monarch butterflies (*Danaus plexippus*) flying around my backyard nearly non-stop for several months. Over that period of time, I observed at least twenty-five monarch caterpillars chewing on my small milkweed seedlings. In fact, they almost ate my entire supply of these plants.

There have been several newspaper articles this fall about the current resurgence of the monarch population. In fact, CBS Evening News had a short piece on the increased numbers of these butterflies. While the increase is small compared to thirty years ago, it does represent a significant improvement over last year. Although this change is encouraging, keep in mind that the situation is fluid. We should not stop our efforts to provide more milkweed plants and, conversely, decrease or cease the use of chemical herbicides and pesticides that can harm host plants and many insect species.

I have been concerned that by having 'Family Jewels' milkweed as a host for monarch caterpillars that I might be doing more harm than good. That is, it is said that providing milkweed and living close to the coast could disrupt the migratory patterns of the butterflies. Would this plant, native to South Africa, host the disease OE and would I be disrupting the monarch migration? I contacted butterfly expert Arthur Shapiro, Distinguished Professor, Department of Evolution and Ecology, UC Davis, to get his take on the situation. He said that at this point OE is not a significant problem in the Bay Area. If I was concerned about OE he wrote, I should cut back the milkweeds three times per year to encourage clean, new growth. He also stated that the notion of disrupting their migratory patterns was probably "bunk". It was his opinion that I should keep doing what I have been doing.

So, how do we increase the likelihood of the survival of these beautiful butterflies? One way is to grow milkweed, the only genus of plants that monarch caterpillars will eat. Another is not use chemicals that can harm a wide range of pollinators. Finally, contact your legislators to urge them to pass monarch friendly legislation.

Ward Stewart

UC Master Gardener-Solano

Fall Community Meeting Recap

By Pat Tomasello and Miguel Castillo

Code Enforcement

The Glen Cove Community Association hosted a community Zoom meeting on November 4, 2021. The open forum addressed Code Enforcement and Redistricting.

Present was Dong Yoo, Senior Code Enforcement Officer, and Karen Ang, Division Secretary for Code

Enforcement. Areas covered included 911 for code, SeeClickFix reports, email, or in person reports.

Also, Dawn Abrahamson, City Clerk and Ken Chawkins, Demographics, NDC, discussed the upcoming district election. The recommendations and action items included in this report were directed to the GCCA board.

Why code enforcement? Approximately 50% of all complaints to the Glen Cove Community Association, GCCA, deal with code enforcement. We have repeatedly urged citizens to submit code violation reports using any of the several pathways in place to deal with code complaints, SeeClickFix (<https://seeclickfix.com/vallejo>), or email, in person reports, or by U.S. mail. (111 Amador St, Vallejo Ca, 944590).



Officer Dong Yoo explained that there are currently three code enforcement officers and each officer has 2 beats. At this time, the main focus for Code violations is the property maintenance ordinance (PMO) that covers the exterior of buildings, and overgrown vegetation. Per City ordinance, vacant buildings must be maintained and monitored after registering with the City of Vallejo.

Karen Ang, Division secretary for code enforcement, also recommended using SeeClickFix, email, complaints in person, or regular mail. Karen handles public records, appeals, free dumpster requests, property registration for vacant buildings, and empty lots to ensure they are monitored and maintained. She is able to track past cases of private property problems via 'eTRAKiT' and can use current addresses to see the history of the property in regards to code enforcement. eTRAKiT is a separate database from SeeClickFix and does not merge the 2 databases.

About SeeClickFix - Officer Yoo admitted that on the average, the SeeClickFix "process is slow". The main goal is to secure voluntary compliance. The first step is a 30 day warning to correct the violation; however, if building permits are necessary, it can take up to 6 months to fix. Karen Ang said the city tries to respond within 72 hours for each SeeClickFix report. This can take longer depending on volume. Once Karen has responded, it's then forwarded to an officer and it could take a week for resolution.

Cars

Continued on next page



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- The most common question is how long can a car be parked in the same location? Per California code the limit is 72 hours. A designation of (A) "Abandoned vehicle" means a vehicle left on a street or highway in such inoperable or neglected condition that the owner's intention to relinquish all further rights or interests may be reasonably concluded.
- During the meeting as an example of a violation a picture was shared showing 4 cars in a driveway, one on a lawn, and a truck blocking the sidewalk. It was recommended to resolve this through SeeClickFix. Once SeeClickFix has a case open, the complaint can be tracked. Cars on a lawn fall under the jurisdiction of the traffic division, which also deals with unregistered vehicles on the street. Code enforcement is not legally able to go on private property.

Trees/Landscaping – Often asked questions

- Every property owner has responsibility for the trees in their front yard. If you feel that a tree is hazardous, call code enforcement. Lots of complaints are about overgrown trees between neighbors, which is a civil matter

Continued on next page



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between the 2 property owners. An often asked question is if there is a City Code on tree height? The answer is no.

- What is the weed abatement plan since no more toxic weed killers are used? The question should be directed to the Landscape Maintenance District.
- Do you need a permit to cement part of the yard? (front yard, back yard?) This is a planning department issue, but you can't cover more than 50%, of the front yard area including driveway.

Drought Is there a plan in place to meet water needs for our growing city? This is the jurisdiction for the water department. You can check with them.

Garbage Cans:

City ordinance says garbage cans should not be visible to the public. We realize that some tote bags are too big to fit through the gates, etc., nevertheless try to keep visibility to a minimum. Code officers only respond if there is a complaint.

Housing- There is no limit as to how many people can occupy a single home.

Blight – If a house is visibly neglected, occupied or not, reports this to code people SeeClickFix or call or email code enforcement. They will check for status, foreclosure, etc., and they will address the problems. Vacant buildings must be maintained and monitored after registering with the city of Vallejo.

Illegal Dumping - Currently, there is one officer assigned to illegal dumping on public property. If caught on CCTV, there is the possibility of a successful prosecution. To report illegal dumping, Use SeeClickFix.

Homeless - Is there a plan to deal with the homeless in Vallejo, including RV's, and waste and garbage disposal produced by some of our homeless sites?

Because of CA laws, the city is limited in its ability to get people off the streets. The Vallejo Community Outreach goes out every other week with social services and mental health professionals to offer help. The outreach includes a Community Service sergeant and social services personnel. However, these services cannot be forced on the recipients.

Neglected barking dogs are not a police matter and should be referred to animal control.

Lastly, The Code Department **staffing** issue was addressed. Currently, there are only 3 code officers for the city of Vallejo. Other cities of similar size have up to 18 code enforcement officers. The short staffing limits their ability to be proactive and forces the code officers to spend the majority of their time responding to complaints. However, if they receive a complaint at a specific address, they will also look at the entire street for violations. Citizens must apply pressure to the city council to get more code officers hired.

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HELP SHAPE

OUR FUTURE

Redistricting

Historically, every 10 years, districts can be redrawn, according to the national census. The census determines how many people live in every district. The process is arduous in efforts to assure equal representation. The process requires two

hearings in June and July 2021 then community workshops after which census data is released by mid-August 2021. There will be 2 draft meetings, Jan and Feb 2022, and by April 17, 2022, the city council will adopt a map.

In 2019, Vallejo changed from at-large to district elections. This was done in response to a potential lawsuit from Kevin Shenkman, a Malibu, Ca, attorney: Read more about this at <https://www.latimes.com/local/abcarian/la-me-abcarian-shenkman-voting-20170514-story.html>).

Glen Cove is in District 3.

The creation of districts is similar to peeling an onion with many layers, There are 2 rules for drawing maps-

1. Equal population, per federal law; currently Vallejo is balanced.
2. California Criteria for Cities- undivided neighborhoods

The redistricting must also take into consideration Community of Interest, not just physical boundaries, also senior community, and owner vs renters. Vallejo has an approximate population of 120,000. The target number per district is 20,257 for a balanced population which must also include a balance of citizens of voting age. Public influence can influence the maps. The City Council is asking for your help planning our City's change to by-district Council elections. The primary goals when drawing Council election districts are as follows: The districts should have;

nearly equal number of inhabitants.

ideally, each district encompasses only contiguous territory in as compact a manner as possible, and

aided by visible natural and manmade geographical and topographical features.

So the Council wants to know: what do you consider the boundaries of your neighborhood? You can draw a Map and submit it to the City at maps@cityofvallejo.net. The City will post maps submitted by residents as the process develops.

Can't make it to the meeting but have an idea or suggestion regarding district elections? Send us an email! "Send questions to: maps@cityofvallejo.net

Glen Cove Traffic Update

By Ralph Mariscal

As many of you know, the Parkway can be a rather hazardous street to navigate. We have community residents who believe the speed limit is 55 mph, but it's not. It's 35 mph. We have lots of traffic going in and out of Glen Cove at all hours, but we are experiencing a problem with cars coming into Glen Cove and school letting out around 2:20 pm. Parents and grandparents line up to go into the school parking lot to pick up their children. This tends to back up and blocks one lane of GC Parkway.

In the past few months, there have been numerous accidents where cars have gotten rear-ended because people do not see the backup and or are speeding. We are working with David Yatabe, consultant Traffic Engineer for the City of Vallejo. One possible solution is to move the caution school sign further up the hill, alerting drivers earlier. Another possible

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11/23/21	Outrigger Dr	4/2.5	2161	\$675,000		
11/19/21	S Regatta Dr	5/3	2783	\$870,000		
11/12/21	Thresher Dr	3/2	1387	\$490,000		
11/08/21	Robles Way	4/2.5	2053	\$717,000		
10/27/21	Eastham Ct	4/2.5	2849	\$992,000		
10/25/21	Shadow Ridge Ct	3/2.5	1860	\$625,000		
10/20/21	Brigatine Rd	3/2.5	1410	\$660,000		
Condos						
11/30/21	Shoal Dr W	3/2.5	1795	\$699,000		
11/30/21	Point Reyes Ct	2/2	1000	\$469,000		
10/18/21	Glen Cove Pkwy	2/2	1014	\$410,000		

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solution is to install a flashing warning sign timed with school dismissal but will require more study of the correct type of sign.

The other hazard has been at the intersection of GC Parkway and North Regatta. As people veer around stopped cars they are not aware of vehicles turning left into the school. This has resulted in 3 accidents where drivers have hit the fire hydrant and sheared it off its base. Lots of water was lost and cars totaled.

The City is also going to repaint the intersections of North and South Regatta with higher visibility

graphics, these work orders have already been written and they are looking to install yellow speed dots to slow traffic at these intersections. We do not need a child or our walkers hit. The painting of intersections can not take place during the winter and will have to wait till the streets are completely dry. 12-16 week lead time on these work orders.



Please let's all slow down a bit. Let's drive like we live here.

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New State Laws: SB 8, 9, 10. **Love Them or Hate Them--Lets Know About Them** *By James Sotiros*

Few pieces of legislation are evoking stronger feelings, good and bad, than Senate Bills 8, 9, and 10, recently signed by Governor Gavin Newsom and a few have more potential for creating change in our home environment. Some see these as long-awaited and needed breakthroughs to increase access to affordable housing in California. Others see these bills as the state's usurpation of local zoning authority and ending single family home zoning and the California dream.

What do they do? SB 8, 9, and 10 (and 27 additional bills the Governor signed in the following week) seek to enable the development of many additional dwelling units in single family neighborhoods by overriding current local laws and regulations.

Did this legislation come from out of the blue? No, not really, but it's been a while coming. The State legislature first declared a housing crisis in California in 1975. Several legislators have been working to eliminate single-family zoning for years. Minneapolis, MN, and Portland, OR have done so. Earlier this year, Berkeley, CA, followed their lead. The rationale to eliminate single-family zoning has been both to increase housing availability, and to try to erase the perceived legacy of such zoning having been used as an exclusionary tactic to promote racial segregation. Others may be strongly motivated to use these laws for financial gain, that being the difference between sale or rent of several structures on a lot compared with the purchase of the lot at a price supporting one structure. Senator Scott Wiener of San Francisco, an advocate for increased affordable housing, took the lead on several of these bills.

Continued on next page



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SB9 is considered the most important of the bills. How does it work? If you have a single-family home in Glen Cove, it lays the groundwork for you, or your neighbor, to split the lot into two lots. Laws and rules previously prohibiting this level of housing density, or incompatibility with neighborhoods, or protection of views, are all overridden, whether they are City of Vallejo or your Homeowners Association's CC&R's. These lot splits and new construction are also not subject to the California Environmental Quality Act.

What are some of the details? The two lots formed from the home's lot must be of roughly equal size. The new lots can be as small as 1,200 square feet. The laws allow a city to require that each lot have access to the street but preclude the city from requiring more than one parking space with each home. The city is limited by these laws to requiring rear or side setbacks no greater than 4 ft. Each of these lots where formerly there was one home will be able to have another house or a duplex, a second smaller home (an ADU -- Accessory Dwelling Unit), and a Junior ADU. So, if all the options are chosen and the required minimum space is available it's possible that your or your neighbor's lot may house up to eight families where before there was previously one.

Are there any restrictions to redevelopment?

Yes, and there are also loopholes in the restrictions, and we don't know what all of these are yet. Among the restrictions, the laws require that anyone splitting their lot sign an affidavit stating that the applicant intends to live in one of the units for a minimum of three years. None of the new homes can easily be designed any smaller than 800 sq. ft. and none of the new houses can be used for short term rentals.



There are exemptions for non-urban areas, historic districts, certain environmental areas (e.g., wetlands), affordable housing units, and rent-controlled housing. And, no more than 25% of the existing exterior structural walls can be demolished, unless, for instance, the city decides this is authorized. So, someone can't simply tear down a current home and place up to eight new homes in its place. This last restriction may possibly be a major deterrent to implementing these laws in our neighborhoods. But it too has exceptions: if the property has been vacant for three years, it is exempt from this tear down requirement.

SB10 is also significant. It allows cities to zone a parcel for up to 10 residential units (plus ADU's) on a lot in "transit rich areas". Neighborhoods in Vallejo (e.g., near the Ferry Terminal) will fall under its jurisdiction, but our Glen Cove area with less transit options may not.

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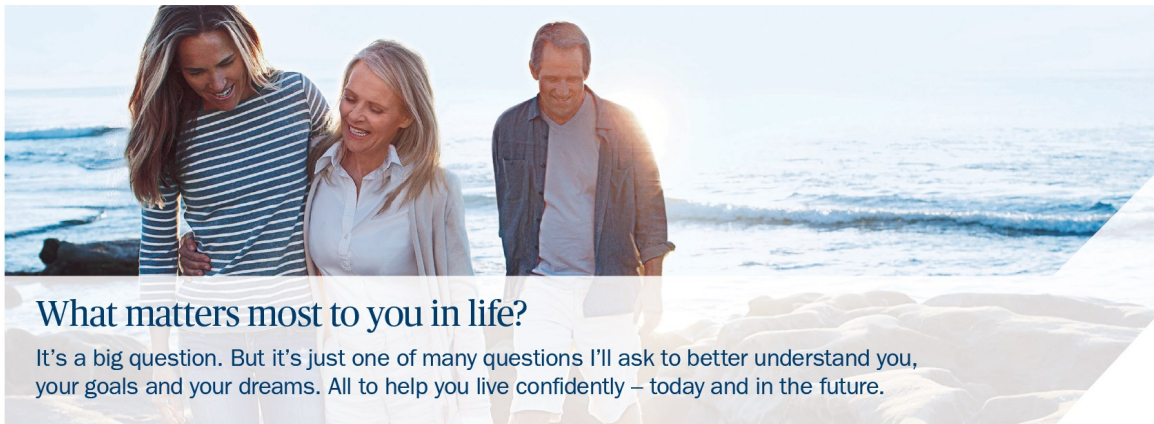
Many of these new homes will be more affordable and accessible to people who could not otherwise afford to live here. The Turner Centre, quoted in the September 25, 2021 issue of The Economist magazine, says that SB9 alone should create about 700,000 new housing units in the State.

The character of many of our neighborhoods could change. We may be able to welcome more families with kids and increase our tax base, thereby improving schools and services. Noise levels, views, parking density may all be negatively affected. We also need to ask if the infrastructure (roads, freeways, zoning for street parking, water, sewer, gas, electricity, internet) are ready to service these new residents, and will the new taxes and fees make them ready?

Stay tuned to the Glen Cove Community Association Newsletter for more articles in the future as more information becomes available.

This article was written with a publication deadline, and sources I consulted said there are still many gaps, loopholes, and unanswered questions about these bills. I would like to thank Andrew Faber, Esq. and Stephen Scordelis, Esq., of Berliner Cohen, LLP in San Jose for sharing a draft article on this subject.

This article is intended for informational purposes only and not for the purpose of providing legal advice. Please contact your attorney to obtain advice with respect to any particular legal issue. The analysis and opinions expressed are solely those of the author.



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Many thanks to those who donated to the Glen Cove Elementary School

Chlala, Elias & Salwa
Fudge, Annie
Ladd, Steve & Henderson, Martha
Masalaysay, Alec & Blesilda
Patterson, Michael

To check if you are a
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Call Ward at
707-853-4510

If you would like to become a member or
renew your membership, please visit our
website at GlenCoveVallejo.com.

There is a PayPal sign up with an option
for yearly autopay of
only \$20 annual membership.

The Pointe's Pinniped

By Ward Stewart



The Pointe is the Glen Cove development whose main artery is South Regatta Drive. For the last few months, residents have seen a whitish creature on the rocks in the cove along the drive. This animal is a harbor seal (*Phoca vitulina*), a marine mammal that apparently has made its home here. It is carnivorous and may grow to a length of six

feet and weight of approximately 350 pounds.

The seal enjoys relaxing on the rocks that are visible except when the higher tides cover them. It is often in the company of waterfowl including gulls and cormorants that bask in the sunshine. One neighbor has dubbed her Mini Pearl (not to be confused with the hat lady of years gone by) since she appears to be a smaller version of a harbor seal, dubbed Pearl, who frequented the cove several years ago. It is not clear how long M.P. will reside nearby, so we recommend that you bring your binoculars and check her out.



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Did you know YOU help the Taylor family light up the sky over Glen Cove every year? *By Neal Zimmerman*

Did you know you help the Taylor family light up the sky every Christmas?

This was the 21st year the Taylors have brought smiles to folks from not only Glen Cove but to folks from all over Northern California. Their home was lit up once again this year after a one-year postponement due to COVID.

For many of the past 21 years, the Glen Cove Community Association has made a donation to the Taylor family to help offset the enormous electric bill they incur every year when they light up the sky over Vallejo to pay homage to their daughter. The GCCA donation comes from your membership dues. Thank you for being a member!

If you visited the Taylor home this year, you saw the smiles of young and old alike. Folks were asked to wear masks and everyone complied.

Continued on next page

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GLEN COVE COMMUNITY ASSOCIATION

Your GCCA Board and several of their guests stopped by the Taylors on Wednesday, 12/22, to enjoy the lights, and to present a check for \$300 to the Taylors for the joy they bring to us all as they honor their daughter.

The Taylors joined us in front of their home for a quick photo. Our masked troop included Lisa (GCCA Vice President) and Kirk Williamson, Elissa, Ward and Sierra Stewart, Ron (GCCA Treasurer) Bowen, Andrea Sorce, Joseph and Shando Hayden, Tanya and Dennis Albright, Diana Dowling, John and Malcolm Douglas, John Fox and Neal (GCCA President) Zimmerman.



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City Attorney Veronica A.F. Nebb	(707) 648-4545
City Clerk Dawn Abrahamson	(707) 648-4527
Police (emergency) • Non-emergency • Traffic • Abandoned Vehicles	911 or (707) 552-3285 (707) 648-4321 (707) 651-7172 (707) 648-4682
Fire (non-emergency)	(707) 648-4526
Building	(707) 648-4387
Business License	(707) 648-4357
Code Enforcement	(707) 648-4469
Community Services	(707) 553-7218
Economic Development	(707) 649-5452
Housing	(707) 648-4507
Illegal Dumping Hotline	(707) 648-0445
Municipal Marina	(707) 648-4370
Participatory Budgeting	(707) 648-4109
Park Vallejo • Parking Citations	(707) 648-5407 (707) 651-7172
Permits	(707) 648-4328
Planning	(707) 648-4326
Public Works • Illegal Dumping on Public Property • Illegal dumping - Private Property • Maintenance Division • Engineering Division	(707) 648-4316 (707) 648-5207 (707) 648-4469 (707) 648-5235 (707) 648-5251
Water • Water Customer Service • Water Leaks	(707) 648-4307 (707) 648-4345 (707) 648-5235
Vallejo Flood & Wastewater	(707) 644-8949

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5th District Congressman Mike Thompson	(707) 645-1888
Senator 3rd District Bill Dodd	(707) 551-2389
14th District Assemblyperson Timothy Grayson	(707) 642-0314
Supervisor District 1 Erin Hannigan	(707) 553-5363
Supervisor District 2 Monica Brown	(707) 784-3031
Mayor Robert H. McConnell	(707) 648-4377
Vice Mayor Rozzanna Verder-Aliga	(707) 648-4134
Councilperson Hakeem Brown	(707) 648-4131
Councilperson Pippin Dew	(707) 648-4132
Councilperson Mina Diaz	(707) 649-7716
Councilperson Katy Meissner	(707) 648-4133
Councilperson Cristina Arriola	(707) 649-7711

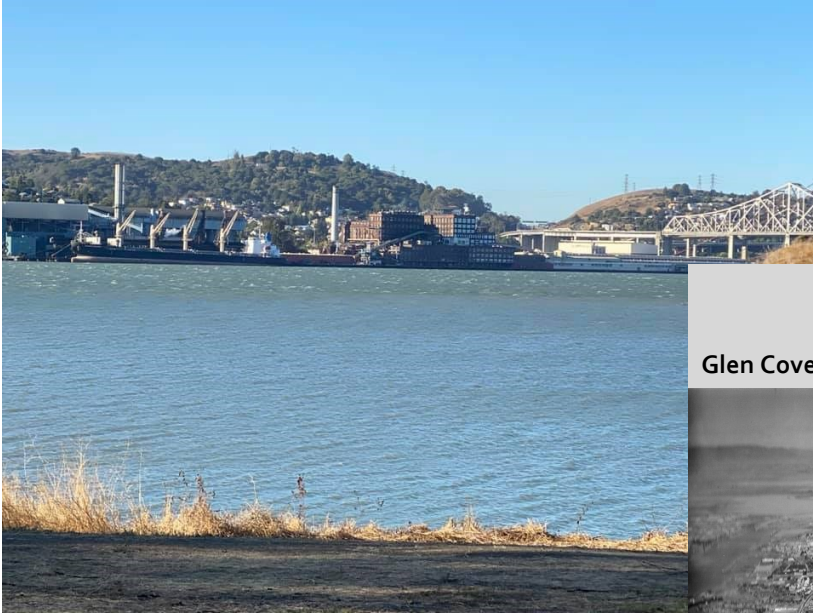
Other Important Numbers	
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Bus - SolTrans Information	(707) 648-4666
GVRD	(707) 648-4600
Hospital - Kaiser Hospital - Sutter Solano Medical Clinic - La Clinica de La Raza	(707) 651-1000 (707) 554-4444 (707) 556-8100
Humane Society of the North Bay	(707) 645-7905
National Suicide Prevention and Crisis Lifeline	(800) 273-TALK
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Courtesy of the Vallejo Chamber of Commerce and the Vallejo Times Herald

GLEN COVE COMMUNITY ASSOCIATION



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Glen Cove before the homes



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News/Articles Submission & information:

GlenCoveVallejo.com/Newsletter

Ad Submissions & Information:

Contact Neal or Monica Zimmerman at 707 556-3467 or email: mazimmerman51@gmail.com