

**VALLEJO CITY COUNCIL &
PLANNING COMMISSION
JOINT SPECIAL MEETING MINUTES
VIA TELECONFERENCE**

FEBRUARY 2, 2021

1. CALL TO ORDER

The meeting was called to order at 7:04 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF THE CITY COUNCIL AND PLANNING COMMISSION

Councilmembers Present: Mayor McConnell, Vice Mayor Verder-Aliga, Councilmembers Arriola, Brown, Dew, Diaz, and Miessner

Planning Commissioners Present: Chair Matulac, Vice Chair Diohep, Commissioners Bowman, Cohen-Thompson, Palmares, and Stamps

Staff present: City Manager Nyhoff, City Attorney Nebb, City Clerk Abrahamson, Interim Deputy City Manager Hayes, Interim Planning & Development Services Director Ratcliffe, and Senior Planner Hightower.

4. STUDY SESSION

A. NEW ZONING CODE STUDY SESSION

Recommendation: Conduct a joint Study Session with the Planning Commission on the Draft New Zoning Code Project.

Contact: Christina Ratcliffe, Interim Planning & Development Services Director
(707) 648-4382

Christina.Ratcliffe@cityofvallejo.net

Interim Deputy City Manager Hayes provided the framework for tonight's presentation and a condensed overview and objectives of the Project.

Interim Planning & Development Services Director Ratcliffe provided background information, highlighted the General Plan and Zoning goals, reviewed the Zoning Code process, public outreach efforts, and Zoning Code schedule, and provided highlights of the new Zoning Code.

Interim Deputy City Manager Hayes and Interim Planning & Development

Services Director Ratcliffe provided an overview of the new Zoning Code Part I – General Provisions and Part VII – General Terms and Water Efficient Landscape Ordinance (WELO).

Staff responded to questions from Planning Commissioners and Councilmembers.

Senior Planner Hightower provided an overview of the new Zoning Code Part II – Districts and Development Types.

Staff responded to questions from Planning Commissioners and Councilmembers.

Following the question and answer period, Senior Planner Hightower provided an overview of the new Zoning Code Part III – Changes to Some Use Standards.

Staff responded to questions from Planning Commissioners and Councilmembers.

The meeting recessed at 9:34 p.m. and reconvened at 9:43 p.m.

Senior Planner Hightower and Craig Lewis (Stantec, Inc.) continued staff's presentation and provided an overview of the new Zoning Code Part V – Development Standards.

Staff and Mr. Lewis responded to questions from Planning Commissioners and Councilmembers.

Senior Planner Hightower provided an overview of the New Zoning Code Part VI – Procedures and Permits.

Staff responded to questions from Planning Commissioners and Councilmembers.

Senior Planner Hightower addressed General Plan amendments with a focus on text and mapping revisions.

Staff responded to questions from Planning Commissioners and Councilmembers.

In conclusion, Interim Planning and Development Services Director Ratcliffe reviewed the process moving forward which included required approvals and next steps.

Another question and answer period followed. Councilmembers and Planning Commissioners provided comment.

Speakers: Anne Carr and Cristal Little.

5. ADJOURNMENT

The meeting adjourned at 11:06 p.m.

APPROVED: FEBRUARY 9, 2021

ATTEST:

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Dawn G. Abrahamson

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CITY CLERK