

CITY OF VALLEJO PLANNING COMMISSION
Regular MEETING MINUTES
COUNCIL CHAMBERS
November 18, 2024

1. CALL TO ORDER

The meeting was called to order at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Blind, Vice-Chair Taylor, Commissioners Madeiros and Beasley-Stansberry

Absent: Commissioners Standafer, Douglass, Balbuena

Staff present: Planning and Development Services Director Pollot, Planning Manager Orozco – Current Development, and Assistant City Attorney Zagaroli

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF AGENDA

B. APPROVAL OF MINUTES

a. October 21, 2024 – Regular Meeting

C. OTHER CONSENT ITEMS – None

Action: Vice-Chair Taylor, seconded by Commissioner Madeiros, and carried unanimously to approve the agenda, approval of the October 21, 2024 – regular meeting minutes, with the following vote:

VOTE:

AYES: Chair Blind, Vice-Chair Taylor, Commissioners Madeiros and Beasley-Stansberry

NOES: NONE

ABSENT: Commissioners Standafer, Douglass, Balbuena

ABSTAIN: None

5. REPORT OF THE CITY COUNCIL LIASION - None

6. COMMUNITY FORUM

Speaker: Boune Tang

7. PUBLIC HEARING

A. PROJECT TITLE:	“Springtowne Bottleshop” Store Relocation
PROJECT NUMBER:	Use Permit (UP22-0007), Exception (EXC24-0006), Landscape Review (LR24-0013) and Variance (VAR24-0001)
RECOMMENDATION:	Find the project exempt from environmental review pursuant to CEQA Guidelines Section 15301 (a) and 15303(c), and to approve Use Permit (UP22-0007), Exception (EXC24-0006), Landscape Review (LR24-0013) and Variance (VAR24-0001), based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the Resolution.

Planning Manager Orozco presented the item.

Applicant provided a presentation.

Commission asked questions and staff, and the applicant responded.

Chair Blind opened the public hearing.

Speakers: Terri M. Francis, Kathleen M.O., John, Earl T. Micheal A.

Chair Blind called a recess at 7:54 p.m.

Chair Blind resumed the meeting at 8:13 p.m.

Commissioners deliberated, made comments and asked questions.

Action: Moved by Vice-Chair Taylor, seconded by Commissioner Beasley-Stansberry, and carried unanimously (Absent – Standafer, Douglass, Balbuena) to find the project exempt from environmental review pursuant to CEQA Guidelines Section 15301 (a) and 15303(c), and to approve Use Permit (UP22-0007), Exception (EXC24-0006), Landscape Review (LR24-0013) and Variance (VAR24-0001), based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the Resolution.

B. PROJECT TITLE:	Zoning Code Clean Up and Corrections
PROJECT NUMBER:	Code Text Amendment CTA24-0003
RECOMMENDATION:	Find the project exempt from environmental review pursuant to CEQA Guidelines Section

15061(b)(3), and adopt a resolution recommending City Council adoption of the proposed Zoning Code amendments.

Consultant Ratcliffe presented the item.

The Planning Commission asked questions and staff, and the consultant responded.

Chair Blind opened the public hearing.

Speakers: None

Chair Blind closed the public hearing.

The Commissioners deliberated, made comments and asked questions.

Action: Moved by Commissioner Beasley-Stansberry, seconded by Commissioner Maderios, and carried unanimously (Absent – Standafer, Douglass, Balbuena) to find the project exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3), and adopt a resolution recommending City Council adoption of the proposed Zoning Code amendments.

8. WRITTEN COMMUNICATIONS – None

9. REGULAR REPORTS

A. SECRETARY'S REPORT

Planning Manager Orozco polled the commissioners for their availability on December 11, 2024.

B. CITY ATTORNEY'S REPORT - None

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION - None

D. REPORT OF THE SUBCOMMITTEES – None

10. OTHER AGENDA ITEMS

A. INFORMATIONAL ITEM - None

B. Discussion of Future Agenda Items

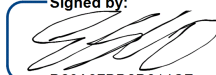
- a. Phase 2 Zoning Code Updates
- b. Housing, Safety and Environmental Justice Elements
- c. Overview of new State housing laws

The Planning and Development Services Director provided an update on items under Discussion of Future Agenda Items.

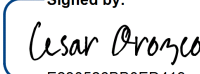
11. ADJOURNMENT

The meeting was adjourned at 9:22 p.m.

ATTEST:

Signed by:

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ERIC BLIND, CHAIR

ATTEST:

Signed by:

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Cesar Orozco
SECRETARY