

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

1. CALL TO ORDER

The meeting was called to order by Chair Stamps at 7:03pm.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Stamps, Vice-Chair Blind, Commissioners Cohen-Thompson, Douglass, Madeiros, Taylor, and Beasley-Stansberry

Absent: None

Staff present: Planning and Development Services Director Christina Ratcliffe, City Attorney Laura Zagaroli

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF AGENDA

B. APPROVAL OF MINUTES

a. February 21, 2024 – Regular Meeting

C. OTHER CONSENT ITEMS – None

Action: Moved by Commissioner Cohen-Thompson, seconded by Commissioner Beasley-Stansberry, the Commission approve the agenda, and meeting minutes with the following vote:

VOTE:

AYES: Chair Stamps, Vice-Chair Blind, Commissioners Cohen-Thompson, Douglass, Madeiros, Taylor and Beasley-Stansberry

NOES: None

ABSENT: None

ABSTAIN: None

5. REPORT OF THE CITY COUNCIL LIASION – None

6. COMMUNITY FORUM – None

7. PUBLIC HEARING

A.

PROJECT NUMBER(S): Major Use Permit (UP22-0008)

PROJECT PLANNER: Erwin Ordoñez, Planning Consultant

PROJECT LOCATION: 241-255 Georgia Street

PROJECT SUMMARY: The project is proposing the phased conversion of a vacant two-story, 34,819 square-foot office building in Downtown Vallejo with associated interior/exterior on-site and right-of-way improvements allowing for the operation of a new charter high school with an enrollment of up to 400 students.

CEQA DETERMINATION: The project is exempt from environmental review under California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32: In-fill Projects) because the project is on a site of less than 5 acres within city limits surrounded by urban uses, is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations, has no value as habitat for endangered, rare or threatened species, is adequately served by all required utilities and public services, and approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. None of the exceptions under CEQA Guidelines Section 15300.2 apply.

RECOMMENDATION Staff recommends that the Planning Commission adopt Resolution No. PC 24-XX finding the project categorically exempt pursuant to CEQA Guidelines Section 15332 (Class 32: In-fill Projects) and APPROVING Major Use Permit (UP22-0008), subject to conditions.

Action: Commissioner Blind motioned the Commission to continue the hearing until the joint use agreement is presented to the Commission. Commissioner Madeiros seconded the motion.

VOTE:
AYES: Commissioner Madeiros, Vice-Chair Blind
NOES: Chair Stamps, Commissioners Beasley-Stansberry, Cohen-Thompson, Douglass, Taylor
ABSENT: None
ABSTAIN: None

Action: Moved by Commissioner Cohen-Thompson, seconded by Commissioner Douglass, the Commission motioned to adopt Resolution No. PC 24-XX finding the project categorically exempt pursuant to CEQA Guidelines Section 15332 (Class 32: In-fill Projects) and APPROVING Major Use Permit (UP22-0008), subject to the conditions that fully subsidized transit passes are provided for students, faculty and staff in perpetuity and prior to certificate of occupancy, the applicant must provide the use agreement for park access to Wilson Park for approval from City Staff.

VOTE:
AYES: Chair Stamps, Vice-Chair Blind, Commissioners Cohen-Thompson, Douglass, Taylor, and Beasley-Stansberry
NOES: Commissioner Madeiros
ABSENT: None
ABSTAIN: None

8. **WRITTEN COMMUNICATIONS – None**

9. REGULAR REPORTS

A. SECRETARY'S REPORT

Planning and Development Services Director Ratcliffe gave an update on the recruitment for further staffing.

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

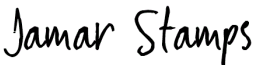
B. Discussion of Future Agenda Items

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

ADJOURNMENT

Chair Stamps adjourned the meeting at 9:56 p.m.

ATTEST:

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Jamar Stamps, CHAIR

ATTEST:

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Christina Ratcliffe
SECRETARY