AGENDA

VALLEJO PLANNING COMMISSION
REGULAR MEETING – 7:00 P.M.
VIA TELECONFERENCE

VIA TELECONFERENCE

www.cityofvallejo.net

April 20, 2020

Robert Schussel, Chair
Peggy Cohen-Thompson, Vice-Chair
Diosdado "J.R." Matulac
Chris Platzer
Kathleen Diohep
Randy Larson
Thomas Judt

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Planning Commission without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Planning Commission will be available on the City of Vallejo website at www.cityofvallejo.net subject to staff's ability to post the documents prior to the meeting.

Disclosure Requirements: Government Code Section 84308 (d) sets forth disclosure requirements which apply to persons who actively support or oppose projects in which they have a "financial interest", as that term is defined by the Political Reform Act of 1974. If you fall within that category, and if you (or your agent) have made a contribution of $250 or more to any commissioner within the last twelve months to be used in a federal, state or local election, you must disclose the fact of that contribution in a statement to the Commission.

Appeal Rights: The applicant or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendition of the decision of the Planning Commission, appeal in writing to the City Council by filing a written appeal with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

The Council may affirm, reverse or modify any decision of the Planning Commission which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

	The Council Chambers in City Hall is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.

Please note: Due to the Coronavirus emergency, all Planning Commission meetings will be held via teleconference. Members of the public will be able to submit public comment. Members of the public interested in participating or observing the Planning Commission meeting may either click the links below or type the link into an internet browser. You will be taken to the internet platform where the meeting is being held.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES - NONE

5. WRITTEN COMMUNICATIONS

6. REPORT OF THE SECRETARY

A. Upcoming Meetings:

May 4, 2020	Senate Bill 743 Vehicle Miles Traveled (VMT) Study Session (Tentative)
	384 Fairgrounds Drive, Storage Facility: Site Development, Use Permit, Variance, Sign Permit, Landscape Review, Environmental Document (Tentative)
	Public Works Capital Improvement Project (Tentative)
May 18, 2020	Zoning Code Study Session: Non-residential Districts (Tentative)

7. CITY ATTORNEY REPORT

8. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION AND LIAISON REPORTS

A. Report of the Presiding Officer and Members of the Planning Commission

B. Council Liaison to Planning Commission

9. COMMUNITY FORUM

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning Commission as part of the Community Forum must do so by accessing the link at the conclusion of this paragraph. There will be no public access to City Hall for any Planning Commission meetings until further notice.

https://www.opentownhall.com/8525

10. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N29 30, the City of Vallejo has opted to hold Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning Commission as part of Public Comment Regarding Consent Calendar Items must do so by accessing the link at the conclusion of this paragraph. There will be no public access to City Hall for any Planning Commission meetings until further notice.

https://www.opentownhall.com/8535

11. PUBLIC HEARING

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning Commission as part of Public Comment Regarding Public Hearing Items must do so by accessing the link at the conclusion of this paragraph. There will be no public access to City Hall for any Planning Commission meetings until further notice.

https://www.opentownhall.com/8527

Project Title:	Costco/Fairview at Northgate
Applicant:	Vallejo-Fairview Developers, LLC
Location:	Vacant site at southeast corner of Admiral Callaghan Lane and Turner Parkway (APN: 0081-490-010)
Project Description:	Mixed use development on a vacant 51.3-acre site, including a new, larger Costco store to replace the existing store at 198 Plaza Drive, a gas station, a 27,500-square-foot commercial center, and 178 single-family dwellings.
Proposed Environmental Determination:	A Final Environmental Impact Report (EIR) has been prepared.
Staff Recommendation:	Staff recommends that the Planning Commission adopt Resolution No. PC 20-01 to: 1) Recommend that the City Council certify the Final EIR; 2) Recommend that the City Council approve Zoning Map Amendment #ZMA17-0001, Planned Development #PD17-0007, and Major Use Permit #UP18-0007; and 3) Approve Vesting Tentative Map #TM17-0002 contingent on the above City Council actions.
Project Manager:	Aaron Sage, (707) 648-5391, aaron.sage@cityofvallejo

12. OTHER

A. Discussion of Future Agenda Items

13. ADJOURNMENT

I, Narcissa Wilson, Planning Executive Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Planning Commission, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m. Tuesday, April 7, 2020.

Narcissa Wilson

Dated April 7, 2020 Narcissa Wilson, Planning Executive Secretary