



AGENDA

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

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

VIA TELECONFERENCE

www.cityofvallejo.net

May 4, 2020

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

A. April 20, 2020

5. WRITTEN COMMUNICATIONS

6. REPORT OF THE SECRETARY

A. Upcoming Meetings:

May 18, 2020

0 Hichborn - Site Development / APN 0055-031-650
(Tentative)

384 Fairgrounds Drive - Site Development, Landscape
Review, Use Permit, Variance, Sign Permit, and
Environmental Determination (Tentative)

Zoning Code Study Session - Non-Residential Districts
(Tentative)

****This meeting will possibly start at 6:00 p.m.***

June 1, 2020

602 Georgia Street - Variance and Minor Exception
(Tentative)

850 Redwood Street - Use Permit for Sunny Acupressure Spa
(Tentative)

Vista La Terraza - Tentative Map and Priority Development
Agreement (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/8643>

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/8644>

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/8645>

A. Project Title:	General Plan Conformance Review for Fiscal Year 2020-2021 Capital Improvement Program
Applicant:	City of Vallejo
Location:	City-wide
Project Description:	Capital improvements are those individual construction projects and purchases of land, equipment, and contract services that cost more than \$50,000. Capital improvement planning is one of the main ways communities implement the General Plan. CIP funding priorities reflect community values, needs, desired services and projects and resources to accomplish them.
Proposed Environmental Determination:	This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline Section 15378, therefore no further review is required. CEQA review is conducted for individual projects at the time of project approval.
Staff Recommendation:	On August 29, 2017, the City Council adopted General Plan 2040, a comprehensive statement of the City's land use policies for the next 25 years. The Planning Commission's

task relative to the CIP is to review the first year of the CIP and determine whether it conforms with the General Plan.

Project Manager: Melissa L. Tigbao, Assistant Public Works Director / City Engineer, (707) 648-4085
Melissa.Tigbao@cityofvallejo.net

B. Project Title: Compliance Review with Senate Bill 743 General Plan Amendment for Vehicle Miles Traveled

Applicant: City of Vallejo

Location: City-wide

Project Description: Senate Bill 743 (SB 743) was signed in 2013, with the intent to more appropriately balance the needs of congestion management with statewide goals related to infill development, promotion of public health through active transportation, and reduction of greenhouse gas emissions (GHG). When implemented, traffic congestion shall not be considered a significant impact on the environment within (CEQA transportation analysis. July 1, 2020 is the statewide implementation date for compliance with SB 743.

Proposed Environmental Determination:

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline Section 15378, therefore no further review is required. CEQA review is conducted for individual projects at the time of project approval.

Staff Recommendation: After a public hearing, adopt Resolution 20-04 finding that the proposed General Plan Amendment interim approach for Vehicle Miles Travelled (VMT) is in conformance with the City of Vallejo's General Plan 2040, Senate Bill 743, California Air Resource Board and Office of Planning and Research.

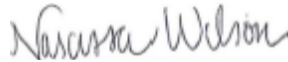
Project Manager: Afshan Hamid, AICP, Planning Manager, 707.648.4382
afshan.hamid@cityofvallejo.net;
Gillian Hayes, Planning & Development Services Director, 707.648.4326
Gillian.hayes@cityofvallejo.net

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 24, 2020.



Dated April 24, 2020

Narcissa Wilson, Planning Executive Secretary