



AGENDA

VALLEJO PLANNING COMMISSION SPECIAL MEETING – 6:00 P.M. VIA TELECONFERENCE

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

VIA TELECONFERENCE

www.cityofvallejo.net

May 18, 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. May 4, 2020

5. **WRITTEN COMMUNICATIONS**

6. **REPORT OF THE SECRETARY**

A. Upcoming Meetings:

June 1, 2020

No agenda items tentatively scheduled; Meeting may be canceled.

June 15, 2020

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

Zoning Code Draft Zoning Map (Tentative)

July 6, 2020

No agenda items tentatively scheduled; Meeting may be canceled.

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/8727>

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/8728>

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/8729>

A. Project Title:	384 Fairgrounds Drive
Applicant:	Ryan Nickelson LRG Investors, LLC
Location:	384 Fairgrounds Drive (APNs: 0052-320-280 and 0052-320-310)
Project Description:	Development of a self-storage facility involving 1,117 storage units, three buildings, and a total building area of 106,360 square feet and associated site improvements. The building breakdown is as follows: Storage Building A (78,850 square feet), Storage Building B (25,150 square feet), and Manager's Building (2,360 square feet).
Proposed Environmental Determination:	The Initial Study prepared for the project identified potential significant impacts relative to air quality, biological resources, cultural resources, geology and soils, and noise. The proposed Mitigated Negative Declaration finds that the project will not have a significant effect on the environment with mitigation measures.
Staff Recommendation:	Staff recommends that the Planning Commission adopt a Resolution to APPROVE Site Development Permit (SD) #19-0008, Major Use Permit (UP) #19-0004, Variance (VAR) #19-0001, Landscape Review (LR) #19-0002, and Sign Permit (SP) #19-0022, and ADOPT Environmental Document (ED) #19-0001 based on the findings in Resolution No. PC 20-05
Project Manager:	Jonathan Atkinson, Senior Planner; (707) 648-4346 Jonathan.atkinson@cityofvallejo.net

B. Project Title:	0 Hichborn Street – Site Development Permit
Applicant:	Robert Larsen
Location:	0 Hichborn Street (vacant lot between 523 and 541 Hichborn; APN: 0055-031-650)
Project Description:	A request to construct a 2,538 sq. ft. two-story home with 3 bedrooms, 2 bathrooms, a living room, kitchen, carport and 4 decks, and a roof deck within the View District.
Proposed Environmental Determination:	The project is categorically exempt pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA) Guidelines (Class 3: “New Construction or Conversion of Small Structures”). Therefore, no further environmental review is required.
Staff Recommendation:	Staff recommends that the Planning Commission adopt a Resolution to APPROVE SD#18-0011 based on the findings in Resolution No. PC 20-02.
Project Manager:	Cesar Orozco, Associate Planner; (707) 648-5436 cesar.orozco@cityofvallejo.net

12. OTHER

<https://www.opentownhall.com/8730>

- A. Zoning Code: District B Report – Non-residential Districts
This is an informational item only; no Planning Commission action taken
- B. 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, May 8, 2020.

Dated May 8, 2020



Narcissa Wilson, Planning Executive Secretary