



VIA TELECONFERENCE

www.cityofvallejo.net

AGENDA

VALLEJO DESIGN REVIEW BOARD AUGUST 13, 2020 7:00 pm

Adam Chavez, Chairperson
Lina Villenas
Patricia Brown
Latressa Alford
Tara Beasley-Stansberry
Matt Kennedy

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 Design Review Board 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 Design Review Board 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 board member 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 Board.

Appeal Rights: The applicant or any party adversely affected by the decision of the Design Review Board may, within ten days after the rendition of the decision of the Design Review Board, 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 Design Review Board. 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 Design Review Board. 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 Design Review Board 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 Design Review Board 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. **OATH OF OFFICE OF NEWLY APPOINTED BOARD MEMBERS**
 4. **ROLL CALL**
 5. **ELECTION OF CHAIR AND VICE CHAIR**
 6. **APPROVAL OF MINUTES**
 - A. July 2019
 - B. August 2019
 - C. September 2019
 7. **WRITTEN COMMUNICATIONS**
 8. **REPORT OF THE SECRETARY**
 - A. Planning & Development Services Department Director Introduction: Gillian Hayes
 - B. Upcoming Meetings: September 10, 2020
Northern Waterfront - Planned Development Unit Plan
for 175 Single-family Residential Units
(Public Hearing –Tentative)
 9. **CITY ATTORNEY REPORT**
 10. **REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE DESIGN REVIEW BOARD AND LIAISON REPORTS**
 - A. Report of the Members of the Design Review Board
 - B. Council Liaison to Design Review Board
 11. **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 Design Review Board meetings via teleconference. Any interested members of the public desiring to communicate with the Design Review Board 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 Design Review Board meetings until further notice.

<https://www.opentownhall.com/9235>

12. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

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 Design Review Board meetings via teleconference. Any interested members of the public desiring to communicate with the Design Review Board 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 Design Review Board meetings until further notice.

<https://www.opentownhall.com/9236>

13. PUBLIC HEARING
None

14. OTHER

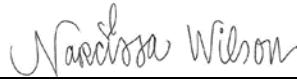
A. Update on New Zoning Code

This is an informational item only; no Design Review Board action is required.

<https://www.opentownhall.com/9237>

15. 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 Design Review Board, 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., Thursday, August 6, 2020.



Dated: August 6, 2020

Narcissa Wilson, Planning Executive Secretary

Minutes

**CITY OF VALLEJO
DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
July 11, 2019**

1. CALL TO ORDER

The meeting was called to order by Vice-Chair Ripley at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Vice-Chair Ripley, Board Members Moran, Villenas and Brown

Absent: Chair Chavez

Staff present: Senior Planner Michelle Hightower

4. APPROVAL OF THE MINUTES - None

5. WRITING COMMUNICATIONS – None

6. REPORT OF THE SECRETARY – Secretary Hightower announced that no items have been scheduled for the August meeting and it may be canceled, and a Study Session for the Northern Waterfront project is tentatively scheduled for the September 12, 2019 meeting.

7. CITY ATTORNEY REPORT – None

8. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE DESIGN REVIEW BOARD AND LIAISON REPORTS – None

A. Report of the Presiding Officer and Members of the Design Review Board

B. Council Liaison to Design Review Board

9. COMMUNITY FORUM – No Speakers

10. CONSENT CALENDAR AND APPROVAL OF THE AGENDA – Vote: 4 Ayes, 0 Noes, 1 Absent, Motion Carried

11. PUBLIC HEARINGS

A. Planned Development Unit Plan (PD) #19-0001 – 201 Maine Street

Recommendation: Adopt Resolution #19-03 to **APPROVE** PD #19-0001 to allow façade renovation, landscaping upgrades and associated site improvements including ADA upgrades to the existing 236-unit residential development and community building.

Staff presented the project and proposed recommendations. The applicant also presented the proposed architectural and site design changes. The Board asked

questions, and staff and the applicant as well as other members of the project team responded.

Vice-Chair Ripley opened the public hearing.

During the public hearing, the applicant requested to add a December 4, 2018 staff site meeting with the applicant to the record.

Vice-Chair Ripley closed the public hearing.

Board members provided comments.

Action: Moved by Board Member Villenas to adopt the Resolution subject to the applicant returning to the DRB with two to three color schemes for DRB approval.

VOTE:

AYES: 4 - Vice Chair Ripley, Board Members Moran, Brown Villenas
NOS: 0
ABSENT: 1 - Chair Chavez
ABSTAIN: 0
Motion Carried.

B. Planned Development Unit Plan (PD) #18-0006 – 1300 Sonoma Boulevard

Recommendation: Adopt Resolution DRB 19-01 to approve PD #18-0006 including the requested major exceptions to allow the redevelopment of an existing automobile fueling station and convenience store on a 12,940 sq. ft. parcel.

Staff presented the project and proposed recommendations. The project applicant and representatives from 7-11 presented the project benefits and attributes.

Board members asked questions and the applicant provided responses.

Vice-Chair Ripley opened the public hearing.

There being no speakers, Vice-Chair Ripley closed the public hearing.

Board members provided comments.

Staff provided additional background information on the project.

Action: Moved by Board Member Villenas to adopt the Resolution with the following additional conditions:

1. A third tree shall be planted at the curbed planter area near the corner.
2. No signage shall be installed in the windows facing Sonoma Boulevard.

VOTE:

AYES: 4 - Vice Chair Ripley, Board Members Moran, Brown, Villenas
NOS: 0
ABSENT: 1 - Chair Chavez
ABSTAIN: 0
Motion Carried

12. ADJOURNMENT: The meeting adjourned at 8:37 pm.

CYNTHIA RIPLEY, VICE CHAIRPERSON

ATTEST:

MICHELLE HIGHTOWER,
SECRETARY TO THE DESIGN REVIEW BOARD

**CITY OF VALLEJO
DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
AUGUST 8, 2019**

1. CALL TO ORDER

The meeting was called to order by Vice Chair Ripley at 7:01 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Vice-Chair Ripley, Board Members, Moran and Brown

Absent: Chair Chavez, Board Member Villenas

Staff present: Michelle Hightower, Senior Planner and Randy Risner, Assistant City Attorney

4. APPROVAL OF THE MINUTES – None (April minutes were presented but were no vote was taken due to lack of a quorum for board members present during the April meeting.)

5. WRITING COMMUNICATIONS – None

6. REPORT OF THE SECRETARY – Secretary Hightower announced there will be a meeting in September to discuss the Northern Waterfront Project regarding a 175 single-family homes on the waterfront, commercial and open space are included; the project will be discussed as a Study Session with no DRB action.

7. CITY ATTORNEY REPORT – None

8. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE DESIGN REVIEW BOARD AND LIAISON REPORTS – None

A. Report of the Presiding Officer and Members of the Design Review Board - None

B. Council Liaison to Design Review Board - None

9. COMMUNITY FORUM – No Speakers

10. CONSENT CALENDAR AND APPROVAL OF THE AGENDA –Vote: 3 Ayes, 0 Noes, 2 Absent; Motion Carried

11. PUBLIC HEARINGS

A. None

12. ACTION

A. Project Application Number: Planned Development Unit Plan
(PD) #19-0001

Applicant: Ellis Architects, Inc.
Location: 201 Maine Street / APN 0055-170-350,310
Project Description: Review alternative color schemes for exterior building elevations.
Recommendation: Staff recommends the Design Review Board consider the proposed alternative exterior color schemes and provide direction to the applicant.

Secretary Hightower provided a summary of the DRB actions during the July 11, 2019 meeting where the DRB approved the Planned Development Unit Plan but directed the applicant to return to the board for review and approval of alternative color schemes for the buildings.

The Project applicant and architect presented the project and responded to DRB questions.

Secretary Hightower read an email from Board Villenas who was absent. Other DRB Members made comments.

Action: Moved by Board Member Brown to select option 1 as the color scheme; Vote: 2 Ayes, 1 Noe, 2 Absent; Motion carried.

13. ADJOURNMENT: The meeting adjourned at 7:26 pm.

CYNTHIA RIPLEY, VICE CHAIRPERSON

ATTEST:

MICHELLE HIGHTOWER,
SECRETARY TO THE DESIGN REVIEW BOARD

**CITY OF VALLEJO
DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
SEPTEMBER 12, 2019**

1. CALL TO ORDER

The meeting was called to order by Chairman Chavez at 7:03 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Vice-Chair Ripley, Board Members Villenas and Brown

Absent: Chair Chavez

Staff present: Michelle Hightower, Senior Planner

4. APPROVAL OF THE MINUTES - None

5. WRITING COMMUNICATIONS – None

6. REPORT OF THE SECRETARY – Secretary Hightower announced the City Council re-appointed Lina Villenas and Adam Chavez to the DRB; Chair Chavez was out ill and she thanked Vice-Chair Ripley for serving in his absence. The Secretary also announced the DRB is a five-member board, four board members are currently serving which leaves one vacant position.

Upcoming meetings – Northern Waterfront Project scheduled for October will be rescheduled for November; October meeting will be canceled.

7. CITY ATTORNEY REPORT – None

8. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE DESIGN REVIEW BOARD AND LIAISON REPORTS – None

A. Report of the Presiding Officer and Members of the Design Review Board - None

B. Council Liaison to Design Review Board - Not present

9. COMMUNITY FORUM – No Speakers

10. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Action: Moved by Board Member Villenas to approve the Consent Calendar and Agenda

VOTE:

AYES: 3 - Vice Chair Ripley, Board Members Brown, Villenas

NOES: 0

Absent: 1 - Chair Chavez

ABSTAIN: 0
Motion Carried

11. PUBLIC HEARINGS

A. None

12. OTHER

- A.** Study Session for Mariner's Cove, Northern Waterfront
Planned Development Unit Plan (PD) #19-0008
**This was an informational item with no Design Review Board Action
required.**

Project Summary: Construction of 175 detached single-family units with alley garages and front paseos, three commercial buildings (future phase), two parks and associated landscaping on approximately 27.5 acres west of Mare Island Way at Harbor Way.

Planning Manager Afshan Hamid and Contract Planner Anna Radnovich (Stantec) presented the project.

The Design Review Board members asked questions and the project applicant, Joe Callahan and project architects responded to the questions.

Public Speakers: Jimmy Genn, Glen Specker, Tom Evans, Dianna Lange

13. ADJOURNMENT: The meeting adjourned at 8:31 pm.

CYNTHIA RIPLEY, VICE CHAIRPERSON

ATTEST:

MICHELLE HIGHTOWER,
SECRETARY TO THE DESIGN REVIEW BOARD