AGENDA

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

VIA TELECONFERENCE

www.cityofvallejo.net

September 21, 2020

Diosdado "J.R." Matulac, Chair
Kathleen Diohep, Vice-Chair
Peggy Cohen-Thompson
Randy Larson
Thomas Judt
Jamar Stamps
Charles Palmares

IMPORTANT NOTICE

Until further notice, meetings of the Planning Commission are being conducted using teleconference and electronic means, consistent with State of California Executive Order N-29-30 regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on television or online. Details may be found at www.cityofvallejo.net. In accordance with Executive Order N-29-30, the public may only view the meetings on television and/or online and not in the Council Chamber.

PUBLIC COMMENT: Members of the Public may provide public comments during the Planning Commission Meeting via ZOOM (https://zoomregular.cityofvallejo.net), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#

For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment

VIEW THE MEETING: There are three different ways you can view this public meeting:

- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar: https://zoomregular.cityofvallejo.net
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Want more City information? Members of the public can:

- Like us on Facebook (www.facebook.com/cityofvallejo)
- Sign up to receive City Communications via e-mail (www.cityofvallejo.net/living/connect)
- Sign up to receive City updates and get connected with your neighbors on Nextdoor (www.nextdoor.com)

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.

AGENDA
City of Vallejo Planning Commission **September 21, 2020**

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

A. July 20, 2020

5. WRITTEN COMMUNICATIONS

6. REPORT OF THE SECRETARY

A. Upcoming Meetings:

October 5, 2020	2176 Springs Road (Lemon Spa) – Use Permit (Tentative)
	Zoning Code – Entire Code Study Session (Tentative)
October 19, 2020	Zoning Code – Entire Code Study Session (Tentative)
November 2, 2020	Zoning Code – Public Hearing (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 may do so via ZOOM (https://zoomregular.cityofvallejo.net), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#

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 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 Consent Calendar and Approval of the agenda may do so via ZOOM (https://zoomregular.cityofvallejo.net), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#

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 the Public Hearing may do so via ZOOM (https://zoomregular.cityofvallejo.net), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#

A.

Project Title:	444 Alabama Street (APN: 0056-071-110)
Applicant:	Cuauhtemoc Corona
Location:	444 Alabama Street (APN: 0056-071-110)
Project Description:	Minor exterior and interior alterations to convert the existing Veteran's Memorial Hall, a City landmark, to a private event venue with "co-working" office space and artist studios. Event venue will have alcohol service and hours of operation until 2 a.m. on Fridays and Saturdays and on Halloween and New Year's Eve.
Proposed Environmental Determination:	Categorically exempt pursuant to Sections 15301(e) (Class 1, "Existing Facilities") and 15331 (Class 31, "Historical Resource Restoration/Rehabilitation") of the California Environmental Quality Act (CEQA) Guidelines; see Section V for further details.
Staff Recommendation:	Staff recommends that the Commission adopt the attached Resolution No. PC 20-08 to **APPROVE** Use Permit #UP19-0007, subject to the findings and conditions contained in the Resolution.
Project Manager:	Aaron Sage, Principal Planner aaron.sage@cityofvallejo.net

12. ACTION CALENDAR

NOTICE: Members of the public wishing to address the Planning Commission on Action Calendar Items may do so via ZOOM *(https://zoomregular.cityofvallejo.net),* or via phone, by dialing (669) 900-6833, *enter meeting id: 914 0075 0676#.* For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment.

A. Adopt Planning Commission Rules of Order and Procedures

13. OTHER

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 Other item may do so via ZOOM (https://zoomregular.cityofvallejo.net), or via phone, by dialing (669) 900-6833, enter meeting id: 914 0075 0676#

A. Discussion of Future Planning Commission Trainings
This is an informational item only; no Planning Commission action taken

B. Discussion of Future Agenda Items

14. 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 5:30 p.m. Tuesday, September 15, 2020.

Narcissa Wilson

Dated September 15, 2020 Narcissa Wilson, Planning Executive Secretary