



## AGENDA

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

Diosdado "J.R." Matulac, Chair  
Kathleen Diohep, Vice-Chair  
Peggy Cohen-Thompson  
Jamar Stamps  
Charles Palmares  
Melissa Bowman

#### VIA TELECONFERENCE

[www.cityofvallejo.net](http://www.cityofvallejo.net)

March 1, 2021

#### 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](http://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](http://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](http://www.cityofvallejo.net/Streaming)
- Join the Zoom webinar: <https://zoomregular.cityofvallejo.net>

Want more City information? Members of the public can:

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

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1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

- A. February 8, 2021
- B. February 17, 2021
- C. February 24, 2021

5. WRITTEN COMMUNICATIONS

6. REPORT OF THE SECRETARY

A. Upcoming Meetings:

March 15, 2021

6:00 PM Special Meeting V-Town Major Use Permit to allow a Retail Cannabis business with accessory uses of non-volatile cannabis manufacturing and distribution at 5184 Sonoma Boulevard: Suite 300 (APN: 0067-150-300) - Public Hearing

March 15, 2021

7:00 PM Regular Meeting: Zoning Code, Associated General Plan Amendments and Initial Study /Mitigated Negative Declaration – Public Hearing

7. CITY ATTORNEY REPORT

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

9. REPORT OF THE SUBCOMMITTEES

10. REPORT OF THE CITY COUNCIL LIAISON

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 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#*

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 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: 9140075 0676#*

- A. Adopt Resolution receiving the General Plan and Housing Element Annual Progress Report for calendar year 2020 and recommending the Council accept the same and direct submittal to the State.

### 13. 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: Oakwood Apartments  
Northwest Corner of Sonoma Boulevard and Magazine  
(APN: 0061-160-210)
- PROJECT APPLICANT: Randall Harris of HDO Architects
- PROJECT DESCRIPTION: Oakwood Apartments: Development of a multifamily apartment complex involving 132 units with a residential clubhouse, cabana, and associated site improvements. The unit breakdown is as follows: six studios, 72 one-bedroom units, and 54 two-bedroom units. Minor Exception request for parking reduction from 248 spaces to 233 spaces; increase in fence height from four feet to five feet; and reduction of the overall landscape barrier by 1,342 square feet.
- PROPOSED ENVIRONMENTAL DETERMINATION: The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (Class 32 "In-Fill Development"). Therefore, no further environmental review analysis is required.
- STAFF RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. PC21-02 to APPROVE Environmental Document (ED) #19-0002, Site Development Permit (SD) #20-0003, Major Use Permit (UP) #20-0005, Minor Exception (ME) #20-0003, and Landscape Review (LR) #20-0002 based on the findings in Resolution No. PC 21-02.
- PROJECT MANAGER: Jonathan Atkinson, Senior Planner  
[Jonathan.atkinson@cityofvallejo.net](mailto:Jonathan.atkinson@cityofvallejo.net)

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| B. PROJECT TITLE:                     | ReLeaf Alternative, Inc. Appeal<br>128 Robles Way (APN: 0079-141-160)                                                                                                                                                                                                                                         |
| APPELLANT:                            | Margaret Plump                                                                                                                                                                                                                                                                                                |
| APPEAL DESCRIPTION:                   | Appeal request to overturn Planning and Development Services Director approval of Minor Use Permit (MUP) #21-0008 application. This approval establishes retail cannabis sales for ReLeaf Alternative, Inc. within an existing tenant space in the Glen Cove Center.                                          |
| PROPOSED ENVIRONMENTAL DETERMINATION: | The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1 "Existing Facilities"). Therefore, no further environmental review is required.                                                                                             |
| STAFF RECOMMENDATION:                 | Conduct a Public Hearing on the appeal of the Planning and Development Services Director's approval of Minor Use Permit (MUP) #20-0008 for ReLeaf Alternative, Inc. Direct Staff to prepare a resolution denying the appeal, upholding the Director's decision and approving Minor Use Permit (MUP) #20-0008. |
| PROJECT MANAGER:                      | Jonathan Atkinson, Senior Planner<br><a href="mailto:Jonathan.atkinson@cityofvallejo.net">Jonathan.atkinson@cityofvallejo.net</a>                                                                                                                                                                             |

#### 14. 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](http://www.cityofvallejo.net/publiccomment).

#### 15. 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#*

**16. 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. Thursday, February 25, 2021.

Dated February 25, 2021



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Narcissa Wilson, Planning Executive Secretary