

**CALL AND NOTICE OF
SPECIAL MEETING
AT 7:00 PM
OF THE
PLANNING COMMISSION
VIA TELECONFERENCE
Revised Agenda**

MARCH 29, 2021

TO THE MEMBERS OF THE VALLEJO PLANNING COMMISSION:

You are hereby notified that I do call the Vallejo Planning Commission in special session to consider only the matters stated on the agenda listed below.

NOTICE: 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 a Planning Commission meeting via teleconference. Any interested members of the public desiring to communicate with the Planning Commission concerning any item listed on the agenda before or during consideration of that item must do so by either clicking on the hyperlinks contained in the meeting agenda or type the link into an internet browser. You will be taken to the internet platform where the meeting is held. There will be no public access to City Hall for any meetings until further notice.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OATH OF OFFICE OF NEWLY APPOINTED COMMISSIONER**
- 4. ROLL CALL OF THE PLANNING COMMISSION**
- 5. PUBLIC HEARING**

*NOTICE: Members of the public wishing to address the Planning Commission on the Public Hearing item may do so via ZOOM (<https://ZoomRegular.Cityofvallejo.net>), or via phone, by dialing (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to digitally raise your hand from the phone.*

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

¹ Due to the Coronavirus emergency, all Planning Commission meetings will be held via teleconference. Members of the public may provide public comments during the meeting via ZOOM:

<https://ZoomRegular.CityofVallejo.net>

Option to join by phone:

Dial (669) 900-6833

Enter Meeting ID: 914 0075 0676#

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A. PROJECT NAME: New Zoning Code Project

This item is being continued from the March 15, 2021 Planning Commission Meeting

The staff report has been updated to include a corrected Attachment 3, Summary of Public Comments.

PROJECT LOCATION: Citywide

PROJECT APPLICANT: City of Vallejo

PROJECT NUMBERS: Environmental Document (ED) #21-0001
Zoning Code Text Amendment (CTA) #21-0001
Zoning Code Map Amendment (ZMA) #21-0001
General Plan Amendment (GPA) #21-0001
Specific Plan Amendments (SPA) #21-0002,
#21-0003, and #21-0004

PROJECT DESCRIPTION: The City of Vallejo has completed a comprehensive update to its Zoning Code (Vallejo Municipal Code Title 16) that includes both text and map amendments to reflect the goals, policies, and implementation measures expressed in General Plan 2040. The Project also includes the following: (1) Amendments to the General Plan Text and Land Use Map; (2) Repeal of the Northgate Specific Plan; and (3) Amendments to the Downtown Vallejo Specific Plan and White Slough Specific Area Plan. *(The Draft New Zoning Code and related documents are available on the City of Vallejo's website by clicking [HERE](#).)*

PROPOSED ENVIRONMENTAL DETERMINATION: Pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study and Draft Mitigated Negative Declaration (MND) have been prepared for the New Zoning Code Project tiering from the General Plan 2040/Sonoma Boulevard Specific Plan Environmental Impact Report (EIR) certified by City Council in August 2017. It has been determined that with mitigations, the proposed project will not have a significant effect on the environment.

STAFF RECOMMENDATION: Staff recommends the Planning Commission Re-Open the Public Hearing and at the conclusion of the hearing, take the following actions:

1. Adopt Resolution PC 21-03
Recommending that the City Council Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the New Zoning Code Project.
2. Adopt Resolution No. PC 21-04A, Intent to Amend the General Plan 2040 Text and Land Use Map as Part of the New

Zoning Code Project.

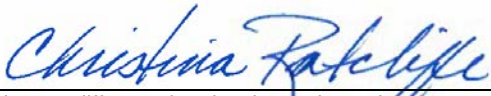
3. Adopt Resolution No. PC 21-04
Recommending that the City Council
Adopt Amendments to the General Plan
2040 Text and Land Use Map as Part of
the New Zoning Code Project.
4. Adopt Resolution No. PC 21-05A, Intent
to Repeal the Northgate Specific Plan
and Planned Unit Developments #575
and #582 as Part of the New Zoning
Code Project.
5. Adopt Resolution No. PC 21-05
Recommending that the City Council
Adopt an Ordinance to Repeal the
Northgate Specific Plan/Master Plan and
Planned Unit Developments #575 and
#582.
6. Adopt Resolution No. PC 21-06A, Intent
to Amend the Downtown Vallejo Specific
Plan and White Slough Specific Area
Plan as Part of the New Zoning Code
Project.
7. Adopt Resolution No. PC 21-06
Recommending that the City Council
Adopt Ordinances to Amend the
Downtown Vallejo Specific Plan and
White Slough Specific Area Plan.
8. Adopt Resolution No. PC 21-07A, Intent
to Amend the Zoning Code by the
Adoption of the New Zoning Code and
Zoning Map.
9. Adopt Resolution No. PC 21-07
Recommending that the City Council
Adopt an Ordinance to Repeal the
Current Zoning Code, Title 16 of the
Vallejo Municipal Code and Repeal the

Existing Zoning Map, and Adopt the New
Zoning Code and Zoning Map to be
Included as Revised Title 16.

PROJECT MANAGER: Michelle Hightower, Senior Planner
michelle.hightower@cityofvallejo.net

5. ADJOURNMENT

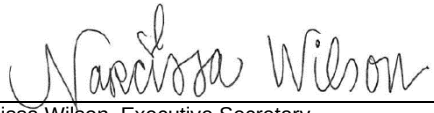
Dated: March 26, 2021



Christina Ratcliffe, Interim Planning and Development Services Director

I, Narcissa Wilson, 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 3:00 p.m., Friday, March 26, 2021.

Dated: March 26, 2021



Narcissa Wilson, Executive Secretary