



AGENDA

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

Diosdado “J.R.” Matulac, Chair
Peggy Cohen-Thompson
Jamar Stamps
Charles Palmares
Melissa Bowman
Donald Douglass
Eric Blind

VIA TELECONFERENCE

www.cityofvallejo.net

August 16, 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. 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>

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.

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. OATH OF OFFICE OF NEWLY APPOINTED AND RE-APPOINTED COMMISSIONERS
4. ROLL CALL
5. ELECTION OF CHAIR AND VICE CHAIR
6. APPROVAL OF MINUTES
 - A. July 7, 2021
7. WRITTEN COMMUNICATIONS
8. REPORT OF THE SECRETARY
9. CITY ATTORNEY REPORT
10. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION
11. REPORT OF THE SUBCOMMITTEES
12. REPORT OF THE CITY COUNCIL LIAISON
13. 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#

14. 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#

15. PUBLIC HEARINGS - NONE

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#

16. 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.

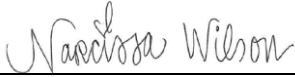
17. OTHER

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 a 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#

18. 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, August 10, 2021.

Dated August 10, 2021



Narcissa Wilson, Planning Executive Secretary

Minutes

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
July 7, 2021**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Matulac, Vice-Chair Diohep, Commissioners Palmares, Stamps, Cohen-Thompson and Bowman

Absent: None

Staff present: Interim Planning and Development Services Director Ratcliffe, Planning Manager Kavanaugh-Lynch, Senior Planner Atkinson, City Attorney Nebb, Assistant City Attorney Zagaroli

4. APPROVAL OF MINUTES

A. June 21, 2021

Action: Moved by Commissioner Cohen-Thompson, second by Commissioner Bowman, the Commission approved the minutes with the following vote:

VOTE:

AYES: Chair Matulac, Vice-Chair Diohep, Commissioners Palmares, Bowman, Stamps, Douglass and Cohen-Thompson

NOES: None

ABSENT: None

ABSTAIN: None

5. WRITTEN COMMUNICATION

- Written communications received after Planning Commission packet went out were forwarded to Commissioners via email.

6. REPORT OF THE SECRETARY

A. Upcoming Meetings:

July 19, 2021- No items tentatively scheduled.

August 2, 2021- No Items Tentatively scheduled.

Planning Manager Kavanaugh-Lynch provided a brief update on the following:

1. 1888 Broadway will be brought back to the Commission as soon as the studies are completed.

7. CITY ATTORNEY REPORT – None

8. REPORT OF THE PRESIDING OFFICER, MEMBERS OF THE PLANNING COMMISSION AND LIAISON REPORTS

- Commissioner Stamps will out of town the week of July 19th.
- Commissioner Diohep noted that this is her last meeting or until a new Commissioner is put in place.
- Chair Matulac noted that his term as Chair is coming to an end as well and the Commission will be electing a new Chair and Vice Chair.

9. REPORT OF THE SUBCOMMITTEES – None

10. REPORT OF THE CITY COUNCIL LIAISON – None

11. COMMUNITY FORUM

Public Speaker - Nicole Jackson

12. CONSENT CALENDER AND APPROVAL OF THE AGENDA

Action: Moved by Commissioner Stamps, second by Commissioner Bowman, the Commission approved the consent calendar and agenda with the following vote:

VOTE:

AYES: Chair Matulac, Vice-Chair Diohep, Commissioners Palmares, Bowman, Douglass, Cohen-Thompson and Stamps

NOES: None

ABSENT: None

ABSTAIN: None

13. PUBLIC HEARING

- A. Appeal request from Anthony Brown of R&L Carriers located in Vallejo, CA. The request is to overturn Minor Use permit (20-0012) and Minor Exception Permit (21-0004), approval for life enhancement services.

Senior Planner Atkinson introduced and presented the item.

Commissioner Stamps recused himself.

Max Del Real provided comments on behalf of the appellant, Anthony Brown.

Commissioners asked questions and staff and the applicant responded.

Jill Serman, David Elias and Scott Candell provided comments on behalf of the applicant, Hakeem Brown.

Commissioners asked questions and staff and the applicant responded.

Chair Matulac opened the public hearing.

Public Comments

- Jamila Haneef, Monique Martin, Nicole Jackson, phone ending 834, Rosemary Louissaint, Juan Garcia, Anne Carr, Andrea, Emily Parker,

Rick Sereghy, Jackie Jones, Orlando Graham, X, Iman Hanif, Lei Duenas

Chair Matulac closed the public hearing.

Action: Moved by Commissioner Cohen-Thompson, second by Commissioner Bowman to approve the Resolution that denies the Appeal to overturn Minor Use Permit (20-0012) and Minor Exception Permit (21-0004).

VOTE:

AYES: Chair Matulac, Vice-Chair Diohep, Commissioners Palmares, Bowman, Douglass, Cohen-Thompson

NOES: None

ABSENT: None

ABSTAIN: Commissioner Stamps

14. ACTION CALENDAR

Interim Planning and Development Services Director Ratcliffe updated the Commission on the Phase II List of the Zoning Code.

Vice-Chair Diohep provided comments on prioritization of certain items.

15. OTHER- None

16. ADJOURNMENT

Chair Matulac adjourned the meeting at 9:57 p.m.

DIOSDADO "J.R." MATULAC, CHAIRPERSON

ATTEST:

Anthony Cook
SECRETARY