



AGENDA

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

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

VIA TELECONFERENCE

www.cityofvallejo.net

January 18, 2022

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.

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- 1. CALL TO ORDER**
 - 2. PLEDGE OF ALLEGIANCE**
 - 3. ROLL CALL**
 - 4. APPROVAL OF MINUTES**
 - A. December 6, 2021 Meeting
 - 5. WRITTEN COMMUNICATIONS**
 - 6. REPORT OF THE SECRETARY**
 - 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**
 - A. There are no items on the consent calendar.
 - B. Approval of the Agenda.
 - 11. PUBLIC HEARING**
 - A. None.
 - 12. ACTION CALENDAR**
 - A. None.
 - 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. Brown Act Presentation

This is informational only; no Planning Commission action taken.

14. ADJOURNMENT

I, Anthony Cook, Planning and Development Services Administrative Analyst, 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. Wednesday, January 13, 2021.

Dated January 12, 2022

Anthony Cook

Minutes

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
December 6, 2021**

1. CALL TO ORDER

The meeting was called to order by Chairman Cohen-Thompson at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

Absent: None

Staff present: Planning Manager Kavanaugh-Lynch, Assistant City Attorney Zagaroli

4. APPROVAL OF MINUTES

A. November 15, 2021

Action: Moved by Commissioner Palmares, second by Commissioner Bowman, the Commission approved the minutes with the following vote:

VOTE:

AYES: Chair Cohen-Thompson, Vice-Chair Stamps, Commissioners Matulac, Palmares, Blind, Douglas and Bowman

NOES: None

ABSENT: None

ABSTAIN: None

5. WRITTEN COMMUNICATION – None

6. REPORT OF THE SECRETARY

- a. Update on Planning Commission Rules and Procedures: It should be going before City Council in January
- b. Air and Noise Study completed for 1888 Broadway

7. CITY ATTORNEY REPORT – None

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

- a. Commissioner Bowman gave an update on holiday activities
- b. Vice Chair Stamps gave updates on Plan Bay Area 2050
- c. Commissioner Douglas gave updates on an open studio event

9. REPORT OF THE CITY COUNCIL LIAISON

- a. Councilmember Miessner welcomed everyone back in-person.

10. COMMUNITY FORUM- No Speakers

11. CONSENT CALENDER AND APPROVAL OF THE AGENDA

Action: Moved by Vice-Chair Stamps, second by Commissioner Blind, the Commission approved the consent calendar and agenda with the following vote:

VOTE:

AYES: Chair Cohen-Thompson, Vice-Chair Stamps, Commissioners Matulac, Palmares, Blind, Douglas and Bowman

NOES: None

ABSENT: None

ABSTAIN: None

12. PUBLIC HEARING - None

13. ACTION CALENDAR

- a. General Plan Conformance Review for Fiscal Mid-Year 2021-2022 Capital Improvement Program. Planning Manager Margaret Kavanaugh-Lynch noted two corrections to the draft resolution:
 - i. Date of the meeting is December 6, 2021
 - ii. Reference to Chair should show Chair Cohen-Thompson
- b. Acting Public Works Director Melissa Tigbao gave a presentation regarding the item and answered questions.
- c. Transportation Program Superintendent, Mark Helmbrecht also answered questions asked by the Commissioners.

- i. Action: Moved by Vice-Chair Stamps with corrections, second by Commissioner Douglas, the Commission approved the resolution with the following vote:

1. VOTE:

- a. **AYES:** Chair Cohen-Thompson, Vice-Chair Stamps, Commissioners Matulac, Palmares, Blind, Douglas and Bowman

- b. NOES: None
- c. ABSENT: None
- d. ABSTAIN: None

14. OTHER

- a. Discussion of Future Agenda Items
 - i. Upcoming Meetings:
 - ii. Mare Island- Annual Report.
 - iii. Development projects: Overview of development project review procedures.
 - iv. Overview of new state laws when provided by State Housing
- b. Other items:

15. ADJOURNMENT

Action: Moved by Commissioner Blind, second by Commissioner Douglas, the Commission adjourned the meeting with the following vote:

VOTE:

AYES: Chair Cohen-Thompson, Vice-Chair Stamps, Commissioners Matulac, Palmares, Blind, Douglas and Bowman

NOES: None

ABSENT: None

ABSTAIN: None

Chair Cohen-Thompson adjourned the meeting at 7:36 p.m.

Peggy Cohen-Thompson, CHAIRPERSON

ATTEST:

Manager Kavanaugh-Lynch
SECRETARY