



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

February 23, 2022

IMPORTANT NOTICE

Until further notice, meetings of the Planning Commission are being conducted via teleconference due to the current declaration of a local emergency and in accordance with Government Code Section 54953(e) and Resolution No. 22-021 N.C.. The live stream of the meeting may be viewed on television or online. Details may be found at www.cityofvallejo.net.

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 five hundred feet or 1,000 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. ROLL CALL

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

Upon motion of any Commissioner, all items placed upon the consent calendar may be acted upon collectively, and each shall be deemed to have received the action recommended by the Secretary or City Attorney; except that if any Commissioner objects to the placement of an item on the consent calendar, or if any member of the public wishes to address the Commission on any such item, the item shall be removed from the consent calendar and shall be heard and acted upon in its proper place on the agenda as designated by the Presiding Officer.

After making changes in the agenda, if any, as permitted under these rules of order and procedure, the Commission shall approve the agenda which shall constitute the agenda of business to be considered at the meeting. The motion offered to approve the agenda shall include the adoption of the consent calendar.

A. APPROVAL OF MINUTES

1. January 18, 2022 Meeting

B. OTHER CONSENT ITEMS

1. General Plan Annual Progress Report for 2021 with Attachments
 1. Resolution Recommending City Council Acceptance of APR
 2. Annual Progress Report

5. REPORT OF THE CITY COUNCIL LIAISON

The City Council Liaison, from time to time, may wish to make certain unagendized announcements, and report on items of activity that may be of interest to the Commission and the general public.

6. COMMUNITY FORUM

The Presiding Officer shall announce that members of the public have the opportunity to directly address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission and not on the current agenda. Fifteen (15) minutes shall be set aside for the community forum, and each speaker shall be allocated up to three (3) minutes, unless time is extended by the Presiding Officer with the Commission's consent. Items of business listed on the agenda shall not be further discussed under the community forum.

Due to the current declaration of a local emergency and in accordance with Government Code Section 54953(e) and Resolution No. 22-021 N.C., the City of Vallejo has opted to hold all 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#

7. PUBLIC HEARING

The Presiding Officer shall announce the commencement of the first public hearing. They will direct the order of the hearing, including the staff presentation, questions from Commissioners, presentation of the applicant, etc. After the presentations are completed, the Presiding Officer shall open the public comment period. Anyone desiring to address the Commission on the subject of the public hearing may indicate such interest in any of the three following ways: 1. Persons may submit

a written request to the Secretary in advance of the meeting. 2. If a virtual meeting, persons will be called on by the presiding officer within the platform procedures. 3. Persons may fill out a card that will be available at the start of all Planning Commission meetings, and submit the card to the Secretary during the meeting. 4. Persons may approach the podium to speak when the Presiding Officer opens the public hearing and indicates that persons wishing to address the Commission may do so at that time. The Presiding Officer shall allow up to three minutes per person for public comment.

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A. PROJECT TITLE: V- Town Farms

APPLICATION #: Major Use Permit (MJP) #21-0001

PROJECT APPLICANT: Charles Wesley
Kolaboration Vallejo, LLC

PROPERTY OWNER: RPJR, LLC and JRMVP, LLC

PROJECT DESCRIPTION:

Request to amend Major Use Permit (UP) #20-0008 conditions of approval for V-Town Farms as it pertains to required 60 percent storefront transparency improvements and \$600,000 annual charitable donations.

PROPOSED ENVIRONMENTAL DETERMINATION:

The project is statutorily exempt pursuant to California: Environmental Quality Act (CEQA) Guidelines Section 15270 ("Projects Which Are Disapproved").

STAFF

RECOMMENDATION:

Hold a public hearing and consider the request to modify the conditions of approval for the Major Use Permit. Adopt a Resolution to DENY request to amend conditions of approval.

PROJECT PLANNER:

Jonathan Atkinson, Senior Planner
jonathanatkinson@cityofvallejo.net

8. ACTION ITEMS

Items before the Planning Commission for action but not subject to public noticing requirements as listed in State and local regulations.

9. WRITTEN COMMUNICATIONS

Written communications from the public will be received and filed. Written communications regarding items on the agenda will be noted at the time the item is considered.

10. REGULAR REPORTS

A. SECRETARY'S REPORT

The Secretary may, from time to time, report on items that may be of interest to the Commission and general public.

B. CITY ATTORNEY'S REPORT

The City Attorney may, from time to time, report on items that may be of interest to the Commission and general public.

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

The Presiding Officer and any Commissioner may, from time to time, wish to make certain unagendized announcements, request information from staff, and to report on items of activity that may be of interest to the Commission and the general public.

D. REPORT OF THE SUBCOMMITTEES

11. OTHER AGENDA ITEMS

The Secretary, City Attorney, or the Presiding Officer may place items on the agenda of interest to the Commission and the general public or for action by the Commission.

A. FUTURE AGENDA ITEMS

12. ADJOURNMENT

I, Anthony Cook, Planning & 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. Thursday, February 17, 2022

Dated February 17, 2022

Anthony Cook