

AGENDA



VALLEJO PLANNING COMMISSION REGULAR MEETING – 7:00 P.M. COUNCIL CHAMBERS

555 Santa Clara Street, Vallejo, California

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

September 19, 2022

NOTICE: Members of the public will be able to participate in-person or remotely via Zoom. City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.

VIEW THE MEETING:

There are four different ways you can view this public meeting:

- In Person
- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar: <https://ZoomRegular.Cityofvallejo.net>

IMPORTANT NOTICE

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 for an item not listed on the AGENDA, no specific answers or responses should be expected at this meeting per State law.

Pursuant to Government Code Section 54954.3 of the Brown Act, members of the public shall be afforded the opportunity to speak on any agenda item of interest to them after being recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the Secretary of the Planning Commission prior to the consideration of the item or raise their hand via ZOOM: (<https://ZoomRegular.Cityofvallejo.net>) or by phone: Dial (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 remotely during public comment, please visit www.cityofvallejo.net/publiccomment. In person speakers will be recognized first.

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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, by filing a written appeal with the Director of Planning and Development Services. 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 Director of Planning and Development Services 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.



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 – May 2, 2022 and July 18, 2022 Minutes

B. OTHER CONSENT ITEMS - None

5. REPORT OF THE CITY COUNCIL LIAISON

The City Council Liaison may, from time to time, wish to make 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. Up to 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. Anyone desiring to address the Commission may indicate such interest in one of the two ways listed below:

1. Any interested members of the public desiring to communicate with the Planning Commission for this item may approach the podium to speak when the Presiding Officer opens the Community Forum and indicate that they would like to do so.

*2. Any interested members of the public desiring to communicate with the Planning Commission for this item may do so via ZOOM:(<https://ZoomRegular.Cityofvallejo.net>), or by phone: Dial (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 remotely during public comment, please visit, www.cityofvallejo.net/publiccomment. Please know that in-person speakers will be recognized first.*

7. PUBLIC HEARING - None

8. ACTION ITEMS

A. GENERAL PLAN CONFORMANCE REVIEW FOR NEW PROJECT, PW9728: SACRAMENTO STREET ROAD DIET PHASE II PROJECT, TO ADD INTO FISCAL YEAR 2022-2023 CAPITAL IMPROVEMENT PROGRAM

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 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.

12. INFORMATIONAL ITEMS

Anyone desiring to address the Commission on the subject of the Informational Item may do so in any of the three following ways:

- 1. Submit a written request to the Secretary in advance of the meeting.*
- 2. Submit a speaker card to the Secretary during the meeting.*
- 3. Via ZOOM: (<https://zoomregular.cityofvallejo.net>), or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. Please know that in-person speakers will be recognized first.*

13. ADJOURNMENT

I, Jasmine Thibaux, Planning & Development Services 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, September 13, 2022

Jasmine Thibaux

Dated September 13, 2022

Jasmine Thibaux

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
May 2, 2022**

1. CALL TO ORDER

The meeting was called to order by Chairman Cohen-Thompson at 7:01 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

Absent: None

Staff present: Planning Manager Kavanaugh-Lynch, Melissa Tigbao, Public Works Director and Assistant City Attorney Laura Zagaroli

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. February 23, 2022 Minutes

B. April 18, 2022 Joint Meeting of Planning Commission and City Council

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

VOTE:

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

NOES: None

ABSENT: None

ABSTAIN: None

5. REPORT OF THE CITY COUNCIL LIASION - None

6. COMMUNITY FORUM – No Speakers

7. PUBLIC HEARING - None

8. ACTION ITEMS

A. General Plan Conformance Review for Fiscal Year 2022-2023 Capital Improvement Program

Recommendation: Adopt a Resolution finding that the 2022-2023 Capital Improvement Program is in conformance with the City of Vallejo's General Plan 2040.

Action: Moved by Vice-Chair Stamps, second by Commissioner Matulac, the Commission approved the resolution with the following vote:

VOTE:

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

NOES: None

ABSENT: None

ABSTAIN: None

9. WRITTEN COMMUNICATIONS – None

10. REGULAR REPORTS

A. SECRETARY’S REPORT – Planning Manager Kavanaugh- Lynch shared recent staff updates: Mike Malone has been appointed as the City Manager. City Manager Malone appointed Assistant City Manager Davis, Assistant City Manager Hayes and Narcissa Wilson is the Executive Assistant to the City Manager. Melissa Tigbao is the permanent Public Works Director, Christina Ratcliffe is permanent as Planning and Development Services Director and Beth Schoenberger is permanent Director of Water Department. Further, the Planning Division is onboarding an Assistant Planner and Associate Planner after final confirmations.

B. CITY ATTORNEY’S REPORT – None

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

- i. Commissioner Matulac – Presentation from Congressman John Garamendi reported support for Mare Island and more development in Vallejo.
- ii. Chair Cohen-Thompson – Meeting with Congressman John Garamendi on Vallejo dry docks, offering hiring and training.

D. REPORT OF THE SUBCOMMITTEES – None

11. OTHER AGENDA ITEMS

A. FUTURE AGENDA ITEMS

1. Discussion of Future Agenda Items

- i. Upcoming Meetings (Future Agenda Items):
 1. Phase 2 Zoning Code Update Timing
 2. Housing, Safety and Environmental Justice Elements Timing
 3. Mare Island – Annual Report
 4. Development Projects: Overview of Development Project Review Procedures
 5. Overview of New State Housing Laws

12. ADJOURNMENT

Action: Moved by Commissioner Douglass, second by Commissioner Blind, the Commission

adjourned the meeting with the following vote:

VOTE:

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

NOES: None

ABSENT: None

ABSTAIN: None

Chair Cohen-Thompson adjourned the meeting at 7:42 p.m.

Peggy Cohen-Thompson, CHAIRPERSON

ATTEST:

Manager Kavanaugh-Lynch
SECRETARY

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
July 18, 2022**

1. CALL TO ORDER

The meeting was called to order by Chairman Cohen-Thompson at 7:03 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL Present: Chair Cohen-Thompson, Vice-Chair Stamps, Commissioners Matulac, Palmares, Blind, Douglass

Absent: Commissioner Bowman

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

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF MINUTES - None

B. OTHER CONSENT ITEMS – None

Action: Moved by Vice Chair Stamps second by Commissioner Matulac the Commission approved the agenda with the following vote:

VOTE:

AYES: Chair Cohen-Thompson, Vice-Chair Stamps, Commissioners Matulac, Palmares, Douglass, Blind

NOES: None

ABSENT: Commissioner Bowman

ABSTAIN: None

5. REPORT OF THE CITY COUNCIL LIASION – None

6. COMMUNITY FORUM – None

7. PUBLIC HEARING - None

8. ACTION ITEMS - None

9. WRITTEN COMMUNICATIONS – None

10. REGULAR REPORTS

A. SECRETARY'S REPORT Planning Manager Kavanaugh-Lynch announced the hiring of two new planning staff: Laura Solomon- Assistant Planner and Mark Brown - Associate Planner. She reported that two staff planning positions remain to be filled.

B. CITY ATTORNEY'S REPORT– None

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

– None

D. REPORT OF THE SUBCOMMITTEES – None

11. OTHER AGENDA ITEMS

- A. INFORMATIONAL ITEM:** The Nimitz Group, LLC - 2022 Development Agreement Annual Review (DA #22-0001) – Informational item only, no action taken

Planning Manager Kavanaugh-Lynch introduced the item. Anna Radonich, Contract Planner and Brian Nagy of Mare Island Company gave the annual presentation and answered questions from the Planning Commission.

12. ADJOURNMENT

Action: Moved by Vice Chair Stamps second by Commissioner Matulac the Commission adjourned the meeting with the following vote:

VOTE:

AYES: Chair Cohen-Thompson, Vice-Chair Stamps, Commissioners Matulac, Palmares Douglass, Blind

NOES: None

ABSENT: Commissioner Bowman

ABSTAIN: None

Chair Cohen-Thompson adjourned the meeting at 8:33 p.m.

Peggy Cohen-Thompson, CHAIRPERSON

ATTEST:

Manager Kavanaugh-Lynch
SECRETARY



DATE: September 19, 2022
TO: Planning Commission
FROM: Melissa L. Tigbao, Public Works Director
SUBJECT: **GENERAL PLAN CONFORMANCE REVIEW FOR NEW PROJECT, PW9728: SACRAMENTO STREET ROAD DIET PHASE II PROJECT, TO ADD INTO FISCAL YEAR 2022-2023 CAPITAL IMPROVEMENT PROGRAM**

RECOMMENDATION

After a public hearing, adopt attached Resolution finding that the proposed new project PW9728: Sacramento Street Road Diet Phase II Project, conforms with the City of Vallejo's General Plan 2040 and therefore may be added to the Fiscal Year (FY) 2022-23 Capital Improvement Program.

REASONS FOR RECOMMENDATION

Pursuant to California Government Code Section 65401, the Planning Commission must review the CIP for conformance with the City's General Plan and convey its findings to the City Council. The Planning Commission completed its annual review of the CIP in May of this year. This project is proposed to be added to that list. The Commission's review is limited to General Plan conformance and does not include approval of the projects listed in or the budget projections of the CIP. Following this hearing, the City Council will conduct its own hearing and make a determination as to whether or not to add this new project to the FY22-23 CIP.

BACKGROUND AND DISCUSSION

Capital improvements are those individual construction projects and purchases of land, equipment, and contract services that cost more than \$50,000. Capital improvement planning is one of the main ways communities implement their General Plan. CIP funding priorities reflect community values, needs, desired services and projects and resources to accomplish them.

The objectives of the CIP are as follows:

- To provide increased planning and coordination of CIP projects
- To relate the planning of CIP projects more effectively to general City goals and fiscal capability
- To assist City staff in projecting impacts on future workload requirements, department programs and the City's operating budget
- To ensure conformance of the capital projects with the City's General Plan
- To allocate resources to the City's highest priority projects
- To identify funding shortfalls and develop funding strategies

Pursuant to California Government Code Section 66002(a), the CIP must include the location, size, time of availability, and estimated costs for all improvements. Below is a current description of the proposed new

project as it currently stands. City Council shall determine the funding of the new project and this Commission's obligation is to determine General Plan conformance.

Fund No.	Fund Source	Project No	Project Title	Amount
Fund 221	Grant - Transportation Development Act Article 3	PW9728	Sacramento Street Road Diet Phase II	\$ 75,000
Fund 221	Grant - One Bay Area Grant Cycle 3	PW9728	Sacramento Street Road Diet Phase II	\$850,000
Fund 201	Capital Outlay - Local Match	PW9728	Sacramento Street Road Diet Phase II	\$ 50,000
			TOTAL	\$975,000

On August 29, 2017, the City Council adopted General Plan 2040, a comprehensive statement of the City's land use policies for the next 25 years. The Planning Commission's task relative to the CIP is to review new projects and determine whether they conform with the General Plan.

CONFORMANCE WITH THE GENERAL PLAN

Pursuant to California Government Code Section 66002(a), the CIP includes the location, size, time of availability, and estimated costs for all improvements. Staff has conducted an audit of General Plan policies and has prepared the table below to document how the new project conforms with the City's General Plan. In general, each CIP project implements a program or policy in the General Plan, which are identified by policy number and description further below.

Category	Project No.	Project Name	Description	Location
Infrastructure: Transportation	PW9728	Sacramento Street Road Diet Phase II	This project will reduce the number of travel lanes on Sacramento Street between Tennessee Street and Frisbee Street, from four lanes down to two lanes. Turning lanes and loop detectors at the traffic signals will be realigned. Bicycle lanes and pedestrian accessibility improvements will also be part of the project	Sacramento Street between Tennessee Street & Frisbee Street

GENERAL PLAN 2040 POLICIES RELATED TO CAPITAL IMPROVEMENTS

POLICY MTC-2.1 Safety First. Prioritize pedestrian, bicycle, and automobile safety over traffic flow.

- Action MTC-2.1A. Prepare a citywide Bicycle and Pedestrian Master Plan that builds on the 1998 Plan, identifies improvements needed to close gaps in the network and work toward a “Vision Zero” target for eliminating traffic fatalities and reducing non-fatal collisions.
- Action MTC-2.1B. Prioritize completion of sidewalk and bicycle projects listed in the Bicycle and Pedestrian Master Plan as City resources allow.
- Action MTC-2.1C. Establish a neighborhood traffic-calming program to involve residents in identifying issues on neighborhood streets and actions to address them.

POLICY MTC-2.4 Citywide Mobility. Maintain a transportation network that provides mobility for all ages and abilities and for all areas of the community.

- Action MTC-2.4A. Annually update and prioritize the Capital Improvement Program list of roadway and transportation improvements needed to support all modes of travel in Vallejo.

POLICY MTC-2.7 Complete Streets. Increase accessibility for and use of streets by pedestrians, bicyclists, and transit riders.

- Action MTC-2.7A. Investigate preparing and refining a Complete Streets map, classifying and prioritizing streets for alternative modes of transport.
- Action MTC-2.7B. Seek funding to improve sidewalk conditions, including widening of substandard sidewalks and adding street trees and lighting.
- Action MTC-2.7D. Adopt the National Association of City Transportation Officials (NACTO) Urban Street Design Guide and Urban Bikeway Design Guide to direct future improvement projects.
- Action MTC-2.7E. Factor in bus operational and access needs when considering the location, planning, and design of site improvements, considering such factors as bus operational needs, proximity of building to streets, and provision of sidewalks, supporting an efficient, reliable, and safe transit system accessible to all.

There can sometimes be a concern that the amount budgeted for capital projects may not be adequate to support projected community growth. Conversely, another concern is that capital improvements might facilitate growth that exceeds planned levels, leading to development that is disorderly or adversely impacts the environment. Staff has reviewed the proposed CIP and finds no evidence that it will preclude the City from accommodating the growth envisioned in the General Plan or cause any growth-management thresholds to be exceeded.

FISCAL IMPACT

The projects identified in the CIP are funded through a variety of mechanisms including grants, fees, gas tax, etc. Each project in the CIP document identifies the funding source(s) to be allocated for that project over the course of the five-year planning period. The City Council will authorize specific funding sources and amounts as part of the budget process, or at the time of individual project approval.

ENVIRONMENTAL REVIEW

Review of the CIP list by the Planning Commission does not require environmental review under the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

- 1) The Planning Commission is required to review the CIP list for General Plan consistency by Gov. Code section 65401, which speaks only of proposed projects. Nothing in the Commission's review commits the City to actually going forward with any of the projects, and the Commission's review does not constitute any approval or recommendation for approval by the Commission of the individual CIP projects themselves. A project "approval" occurs only when the agency commits to a definite course of action, to include funding and authorization to initiate work (such as via a construction contract). Thus, the General Plan conformance review fails to meet the "project approval" requirement under CEQA, and no environmental impact review is required.
- 2) Furthermore, under CEQA Guidelines section 15378, organizational or administrative activities by a governmental agency that will not result in direct or indirect physical changes in the environment are exempt from CEQA. Commission review of a list of proposed projects to determine whether the projects conform to the General Plan will not result in direct or indirect physical changes in the environment. Therefore, review by the Commission of a CIP is not a project for purposes of CEQA.

ATTACHMENTS

1. Draft Resolution

CONTACT

Melissa L. Tigbao, Public Works Director, (707) 648-4433

Melissa.Tigbao@cityofvallejo.net

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 22-XX

A RESOLUTION OF THE PLANNING COMMISSION
FINDING THE PROPOSED PROJECT
PW9728: SACRAMENTO STREET ROAD DIET PHASE II
TO BE IN CONFORMANCE WITH THE GENERAL PLAN

* * * * *

WHEREAS, California Government Code Section 65401 requires the City's Planning Commission to determine whether the City's Capital Improvement Projects are in conformance with the City's General Plan, and to report its determination to the City Council; and

WHEREAS, on September 19, 2022, the Planning Commission held a public hearing on a proposed addition of project PW9728: Sacramento Street Road Diet Phase II; and

WHEREAS, during the public hearing, City staff presented information from the Staff Report detailing the sections and language of the Vallejo General Plan 2040 which are relevant for the Planning Commission's determination of conformance.

NOW THEREFORE, the Planning Commission of the City of Vallejo hereby finds, determines, and resolves as follows:

Section 1: The recitals set forth above are found to be true and correct and are incorporated herein by reference.

Section 2: The Planning Commission has duly considered the full record before it on this matter, which includes but is not limited to such things as the City staff report, testimony by staff and the public, and any other materials or evidence submitted or provided to the Commission.

Section 3: This action is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, since it is not a "project" as defined under CEQA.

Section 4: The proposed project PW9728: Sacramento Street Road Diet Phase II conforms to the Vallejo General Plan 2040.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 19th day of September 2022 by the following vote, to-wit:

AYES:
NOES:

ABSENT:

Peggy Cohen-Thompson, CHAIRPERSON
City of Vallejo Planning Commission Attest:

Margaret Kavanaugh-Lynch, SECRETARY
City of Vallejo Planning Commission