

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
Melissa Bowman
Donald Douglass
Eric Blind
Wanda Madeiros
Anthony Taylor

June 5, 2023

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 AGENDA

B. Approval of the April 17, 2023 Minutes

C. 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 PW9728: SACRAMENTO STREET ROAD DIET PHASE 2 FOR FISCAL YEAR 2023-2024 CAPITAL IMPROVEMENT PROGRAM

10. 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.

11. 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

12. OTHER AGENDA ITEMS

A. Discussion of Future Agenda Items

- a. Phase 2 Zoning Code Updates
- b. Housing, Safety and Environmental Justice Elements
- c. Overview of new State housing laws

13. ADJOURNMENT

I, Jasmine Thibeaux, 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. Thursday, June 1, 2023.

Jasmine Thibeaux

Dated: June 1, 2023

Jasmine Thibeaux

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
April 17, 2023**

1. CALL TO ORDER

The meeting was called to order by Chairman Cohen-Thompson at 7:05 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Cohen-Thompson, Vice-Chair Stamps, Commissioners Bowman, Douglass, Madeiros, Taylor

Absent: Blind (Excused)

Staff present: Planning Manager Margaret Kavanaugh-Lynch, City Attorney Laura Zagaroli, Daniel A. Sequeira, City Engineer, Kent Carothers Water Engineering Manager and Beth Schoenberger Water Department Director

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

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 Bowman, Douglass, Madeiros, Taylor

NOES: None

ABSENT: Blind

ABSTAIN: None

A. APPROVAL OF AGENDA

B. OTHER CONSENT ITEMS - 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 2023-2024 CAPITAL IMPROVEMENT PROGRAM

Planning Manager Kavanaugh-Lynch introduced the item before Commission. Daniel A. Sequeira, City Engineer, Kent Carothers Water Engineering Manager gave a presentation to the Commission and responded to questions.

Action: Moved by Vice-Chair Stamps, second by Commissioner Douglas, the Commission Recommended the City Council Approve the General Plan Conformance Review for Fiscal Year 2023-2024 Capital Improvement Program.

VOTE:

AYES: Chair Cohen-Thompson, Vice-Chair Stamps, Commissioners Bowman, Douglass, Madeiros, Taylor

NOES: None

ABSENT: Blind

ABSTAIN: None

9. WRITTEN COMMUNICATIONS – None

10. REGULAR REPORTS

A. SECRETARY'S REPORT – The Planning Manager updated the Commission on recent development projects.

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 – None

A. Discussion of Future Agenda Items

- i. Phase 2 Zoning Code Updates
- ii. Housing, Safety and Environmental Justice Elements
- iii. Overview of new State housing laws

12. ADJOURNMENT

Chair Cohen-Thompson adjourned the meeting at 7:22 p.m.

Peggy Cohen-Thompson, CHAIRPERSON

ATTEST:

Manager Kavanaugh-Lynch
SECRETARY



DATE: June 5, 2023
TO: Planning Commission
FROM: Melissa Tigbao PE, Public Works Director
SUBJECT: GENERAL PLAN CONFORMANCE REVIEW FOR PW9728: SACRAMENTO STREET ROAD DIET PHASE 2 FOR FISCAL YEAR 2023-2024 CAPITAL IMPROVEMENT PROGRAM

RECOMMENDATION

After a public hearing, adopt Resolution 23-04 finding that the proposed PW9728: Sacramento Street Road Diet Phase II Project for Fiscal Year (FY) 2023-2024 Capital Improvement Program (CIP) Project conforms with the City of Vallejo's General Plan 2040.

REASONS FOR RECOMMENDATION

California Government Code Section 65401 requires the City's Planning Commission to determine whether the "ensuing fiscal year" of the CIP (Fiscal Year, or FY, 2023-2024 in this case) is in conformance with the City's General Plan, and to report its determination to the City Council. It was discovered that one project was missed in that April 17, 2023 review of the FY 2023-2024 CIP and still needs to be reviewed for its conformance with the General Plan: PW9728: Sacramento Street Road Diet Phase II Project.

BACKGROUND AND DISCUSSION

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. On April 17, 2023, the Planning Commission adopted the proposed Capital Improvement Program new projects for their compliance to the General Fund. One project was missed in that process and now staff are returning to the Planning Commission to review the PW9728: Sacramento Street Road Diet Phase II Project for its conformance to the General Plan.

Category	Project ID	Project Name	Description	Location
Infrastructure	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 also be rearranged.	Sacramento Street between Tennessee Street & Frisbee Street

Conformance with the General Plan for PW9728: Sacramento Street Road Diet Phase II Project

Project ID	Project Name	Vallejo General Plan 2040		
		Chapter	Topical Area	Applicable Goals/Policies
PW9728	Sacramento Street Road Diet Phase II	Safe Streets, Citywide Mobility	Sustainable Transportation	MTC-2.1, MTC-2.4, MTC-2.7

FISCAL IMPACT

There is no fiscal impact with the approval of this project since this review is only for the General Plan Conformance. The City Council will authorize specific funding sources and amounts as part of the budget process for FY 2023-2024.

ENVIRONMENTAL REVIEW

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guidelines Section 15378. CEQA review is conducted for individual projects at the time of project approval.

ATTACHMENTS

1.	Resolution 23-04
2.	Text of General Plan Policies Applicable to PW9728: Sacramento Street Road Diet Phase II Project

CONTACT

Margaret Kavanaugh-Lynch, Planning Manager (707) 648-8604
margaret.kavanaugh-Lynch@cityofvallejo.net

Melissa L. Tigbao, Public Works Director (707) 648-4316
melissa.tigbao@cityofvallejo.net

Approved as to form:

By:  for
Veronica A.F. Nebb
City Attorney

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 23-04

**A RESOLUTION OF THE PLANNING COMMISSION FINDING THE
PW9728: SACRAMENTO STREET ROAD DIET PHASE 2 PROJECT
TO BE IN CONFORMANCE WITH THE GENERAL PLAN**

WHEREAS, on April 17, 2023, the Planning Commission approved the Capital Improvement Projects to be in conformance with the General Plan per the Planning Commission Resolution No. 23-3, N.C.; and

WHEREAS, PW9728: Sacramento Street Road Diet Phase II was not part of the group of projects approved on April 17, 2023 and still needs to be approved for its conformance to the General Plan to be part of the budget process for Fiscal Year 2023-2024; and

WHEREAS, California Government Code Section 65401 requires the City's Planning Commission to determine whether the "ensuing fiscal year" of the CIP (Fiscal Year, or FY, 2023-24 in this case) is in conformance with the City's General Plan, and to report its determination to the City Council; and

WHEREAS, on June 5, 2023, the Planning Commission held a public hearing on the proposed FY 2023-2024 CIP Project PW9728: Sacramento Street Road Diet Phase 2.

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

Section 1: 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, the PW9728: Sacramento Street Road Diet Phase II Project, testimony by staff and the public (if any), and any other materials or evidence submitted or provided to the Commission. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

Section 2: 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 3: The proposed Project PW9728: Sacramento Street Road Diet Phase 2 FY 2023-2024 CIP conforms with 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 5th day of June 2023, by the following vote to-wit:

AYES:
NOES:

ABSENT:

ATTEST:

Peggy Cohen-Thompson, CHAIRPERSON
City of Vallejo Planning Commission

Margaret Kavanaugh-Lynch, PLANNING MANAGER
City of Vallejo Planning Commission

**GENERAL PLAN 2040 POLICIES RELATED TO
CAPITAL IMPROVEMENTS, PUBLIC FACILITIES AND
INFRASTRUCTURE**

Chapter 6 – Mobility, Transportation, & Connectivity

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.*