

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
Donald Douglass
Eric Blind
Wanda Madeiros
Anthony Taylor
Tara Beasley-Stansberry

September 18, 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. **ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON**

5. **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. OTHER CONSENT ITEMS -None.

6. **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.

7. **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.*

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. Presentation of the Public Review Draft of the Vallejo Housing Element

Planning Manager Kavanaugh-Lynch and Placeworks Consulting Firm will provide an overview of the Draft Housing Element and receive input prior to submittal to the State Department of Housing and Community Development (HCD). No action will be taken at this meeting.

B. 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, September 14, 2023.

Jasmine Thibeaux

Dated: September 14, 2023

Jasmine Thibeaux



**MEMORANDUM
CITY OF VALLEJO
PLANNING COMMISSION**

ITEM

Item No. 12A

DATE OF MEETING:

September 18, 2023

PREPARED BY:

Margaret Kavanaugh-Lynch, Planning Manager

ATTACHMENT:

Housing Element PowerPoint Presentation

The public review draft of the City of Vallejo Housing Element is being released from September 8 to October 24, 2023, in order for the public to review and provide comments, before it is sent to the California State Department of Housing and Community Development Department for its initial review.

The purpose of this public meeting will be to provide an overview of the public review draft of the Housing Element, provide an outline for the review process itself, and to ensure that the public will have an opportunity to provide verbal comments on the document. No action will be taken at this meeting.

Vallejo



Housing Element Update

Planning Commission
Study Session
September 18, 2023



Housing Element Overview



Purpose

- To provide an overview of the Draft Housing Element and to receive input prior to submittal to the State Department of Housing and Community Development (HCD).

Housing Element Overview

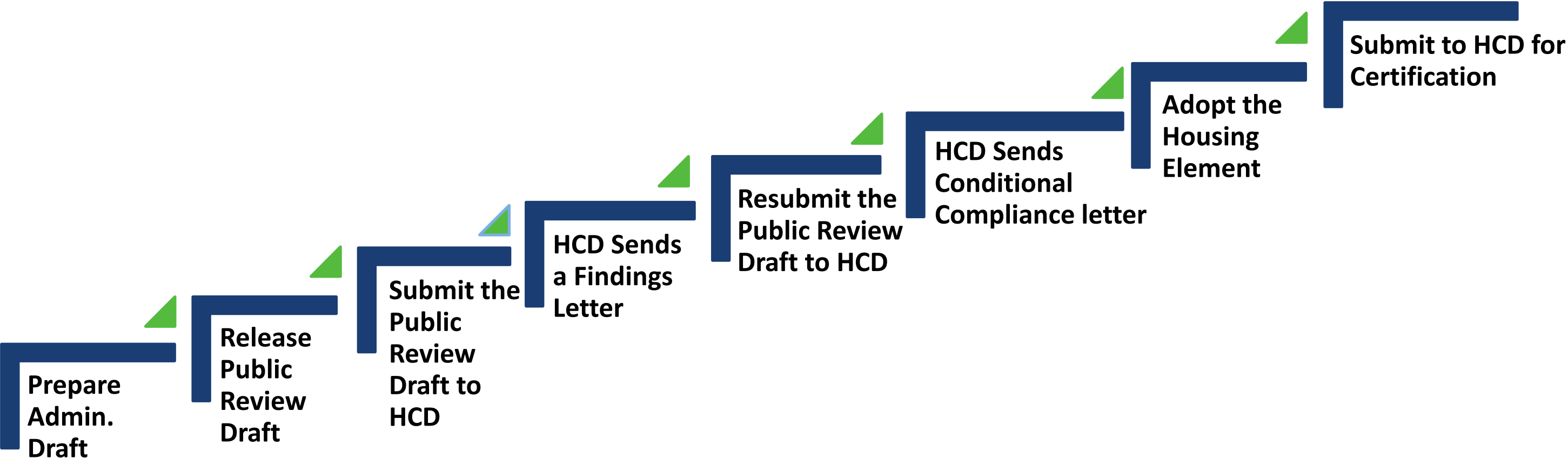
- One of the eight mandated elements of the General Plan
- Must be updated every 8 years
- **Adopted Deadline: January 31, 2023**
 - » 5th Cycle Planning Period: January 31, 2015 – January 31, 2023
 - » 6th Cycle Planning Period: January 31, 2023 – January 31, 2031
- **Plan for accommodating a jurisdiction’s “fair share” of the Regional Housing Need Allocation (RHNA)**

What does the Housing Element include?

Regional
Effort

Housing Needs Assessment	• Analysis of existing and projected housing needs
Fair Housing Assessment	• Identifies fair housing issues and strategies to address any barriers to fair housing
Housing Sites Inventory	• Inventory of land to accommodate housing
Constraints Analysis	• Analysis of potential constraints to housing (i.e. Permit processing procedures, fees, etc.)
Evaluation of Past Performance	• Evaluates implementation progress on the past Housing Element
Goals, Policies, Programs	• Includes new programs to comply with state law and reflect the plan for accommodating the communities needs

Housing Element Update Process



Housing Element Outreach



Housing Element Outreach

Activity	Dates
Local Stakeholder Consultations	November 2021 – February 2022
Community Workshops	January 2022
Community Workshops – Housing Needs Assessment	March 2022
Joint PC/CC Study Session to present an overview of the HE process	April 18, 2022
Community Workshops – Fair Housing Assessment	June 2022
Roundtable Stakeholder Meeting	July 21, 2022
Planning Commission Study Session to present the Draft Housing Element	September 18, 2023

Regional Housing Needs Allocation (RHNA)



Regional Housing Needs Allocation (RHNA)

State

- Housing and Community Development (HCD)

Region

- Association of Bay Area Governments (ABAG) – *441,176 units*
- Regional Housing Needs Determination (RHND)

Local Jurisdiction

- Every town, city, and county must plan to accommodate its fair share of the regional housing need:
 - Provide sites with appropriate zoning and housing development strategies
 - Not a mandate to construct homes

City Vallejo: 6th Cycle RHNA – 2,900 units

5th Cycle RHNA – 1,362 units

Plan to Meet the 6th Cycle RHNA

Income Category	6 th Cycle RHNA	Vacant Site Capacity	Pipeline Project Capacity	Projected ADUs	Total Capacity	Surplus
Very Low Income	690	835	250	118	1,203	144
Low Income	369					
Moderate Income	495	461	25	59	545	84
Above Moderate Income	1,346	0	2,370	20	2,390	1,044
Total	2,900	1,296	2,645	197	4,138	1,272

Programs



Housing Element Programs

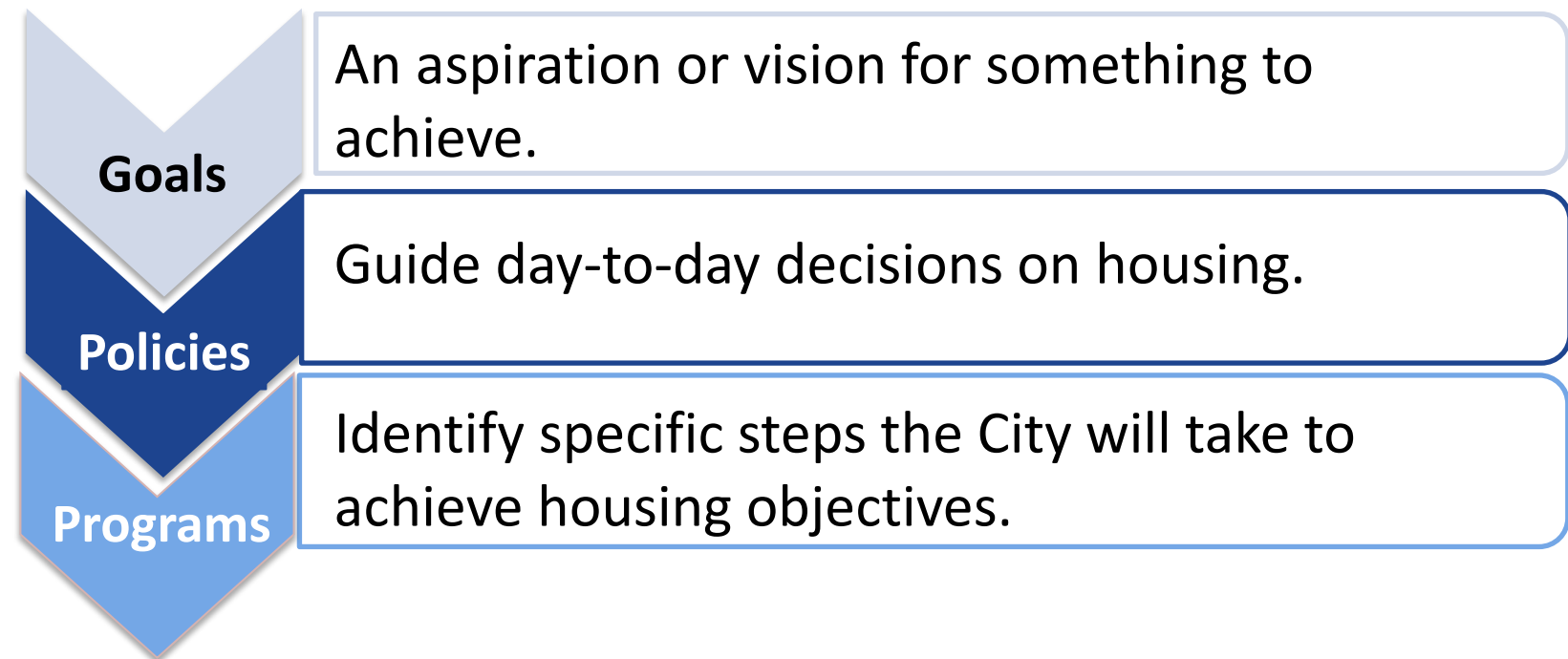
- 2023 – 2031 Housing Element includes:

- » 9 goals
- » 20 policies
- » 33 programs

- Programs include:

- » 6 new programs
- » 27 modified programs

- Proposed changes to the programs were made as a result of public comments received, along with changes in State Law.



New Programs

- Program A 4.1.1: Preliminary Applications (Senate Bill [SB] 330) and Streamlined Approval (SB 35)
- Program C 1.1.3: Replacement of Existing Affordable Units
- Program E.1.1.1: Incentives for Special-Needs Housing
- Program E 1.1.6: Extremely Low-Income Housing
- Program F 1.1.3: Rent Monitoring Program
- Program H 4.1.2: Accessory Dwelling Units

Modified Programs

- Program A 1.1.1: Land Inventory and RHNA Monitoring
- Program A 1.1.2: Mixed-Use Development
- Program A 3.1.1: Removal of Governmental Constraints
- Program B 1.1.1: Housing Choice Voucher (Section 8) Rental Assistance
- Program B 2.1.1: Inclusionary Housing Ordinance
- Program B 2.1.2: Commercial Linkage Fee
- Program B 2.1.3: Seek Funding to Support Affordable Development
- Program C 1.1.1: Preservation of At-Risk Housing Units
- Program C 1.1.2: Below-Market-Rate Financing Program (Preservation)

Modified Programs

- Program D 1.1.1: Sweat-Equity Program for Homeownership
- Program E 1.1.2: Senior Housing Needs
- Program E 1.1.3: Homeless/Unhoused Needs
- Program E 1.1.4: Reasonable Accommodations and Universal Design
- Program E 1.1.5: Support for Persons with Developmental Disabilities
- Program F 1.1.1: Housing Discrimination Monitoring and Referral Program
- Program F 1.1.2: Improve Access to Resources

Modified Programs

- Program G 2.1.1: Housing Rehabilitation Program
- Program G 3.1.1: Code Enforcement Program
- Program G 4.1.1: Vallejo Community Public Safety Program
- Program G 5.1.1: Rental Property Inspection Program
- Program H 1.1.1: Neighborhood Park Access Program
- Program H 2.1.1: Transit-Oriented Development
- Program H 2.1.2: Downtown Vallejo Specific Plan and Sonoma Boulevard Specific Plan
- Program H 3.1.1: Objective Standards
- Program H 4.1.1: Regulate for Housing Variety
- Program I. 1.1.1: Promote Energy Conservation

Project Schedule



Project Schedule

Task	Timeline
Post Public Draft on City website (public review period)	September 8 – October 24, 2023
★ Planning Commission to review Draft Housing Element	September 18, 2023
City Council to review the Draft Housing Element	October 24, 2023
Submit Draft to HCD (90-Day Review)	October/November 2023 – January/February 2024
Revise Draft Housing Element for resubmittal to HCD	February 2024
Submit 2 nd Draft to HCD (60-day Review)	February/March 2024 – April/May 2024
Prepare Addendum	February – March 2024
Planning Commission Authorization to Council for Adoption	May/June 2024
Council Adoption Hearing	June/July 2024
Submit Final Adopted Housing Element to HCD – Review and Certification (Up to 60 days)	June/July – August/September 2024



Thank You

