



AGENDA

VALLEJO DESIGN REVIEW BOARD REGULAR MEETING – 7:00 P.M. CITY COUNCIL CHAMBERS October 12, 2023

Matt Kennedy, Chairperson
Oskar Lugtu
Michael Eli

www.cityofvallejo.net

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.

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 Design Review Board 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 Design Review Board 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.

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 Design Review Board 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 Design Review Board may, within ten days after the rendition of the decision of the Design Review Board, 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 Design Review Board. 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 Design Review Board. 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. APPROVAL OF MINUTES
 - A. June 8, 2023 Minutes
5. WRITTEN COMMUNICATIONS
6. REPORT OF THE SECRETARY
7. CITY ATTORNEY REPORT
8. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE DESIGN REVIEW BOARD AND LIAISON REPORTS
 - A. Report of the Members of the Design Review Board
 - B. Council Liaison to Design Review Board
9. COMMUNITY FORUM

*Any interested members of the public desiring to communicate with the Design Review Board for which another opportunity to speak is not provided on the agenda and which is in the jurisdiction of the Design Review Board to resolve may do so in person by submitting a completed speaker's card to the Secretary or 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. When called upon, each speaker should step to the podium, state his/her name for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to a maximum of three minutes pursuant to Vallejo Municipal Code Section 2.02.300.*

10. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

11. PUBLIC HEARINGS

- A. PROJECT NUMBER:** Design Review (DR21-0005), Development Review (DVR21-0021) and Landscape Review (LR22-0009)

PROJECT LOCATION: 5180 Sonoma Boulevard / APN: 0067-150-280

PROJECT SUMMARY: The project consists of a Development Review, Design Review, and Landscape review for the demolition of an existing vacant commercial building and construction of 429 dwelling units distributed across 11 buildings and one central amenity building. The project also includes site improvements such as 105,959 square feet square feet of new landscaping, new lighting throughout the site, pedestrian paths along the new buildings, short-term bicycle racks and a total of 698 new off-street

	parking spaces. The Design Review Board only has purview over the Design Review and Landscape Review.
RECOMMENDATION:	Staff recommends that the Design Review Board adopt Resolution No. DRB 23-03 and Recommend Approval of Application numbers: DR21-0005 and LR22-0009. to the Planning Commission.
APPLICANT:	Russell Square Consulting, Inc. 41428 McKenzie Court Murrieta, CA 92562
PROPERTY OWNER:	ACV Vallejo, LLC 465 First Street West, 2nd Floor Sonoma, CA 95476
GENERAL PLAN DESIGNATION:	District - North Gateway (D-NG)
ZONING DISTRICT:	Central Corridor Commercial (CC)
 B. PROJECT NUMBER: Design Review (DR23-0012) and Development Review (DVR23-0031)	
PROJECT LOCATION:	1850 Broadway Street / APN: 0052-090-260
PROJECT SUMMARY:	The proposed project consists of installing a new freestanding canopy at the SolTrans Administrative Office over an existing parking lot at 1850 Broadway Street. The freestanding canopy will have a total area of 35,146 square feet with an overall height of 31 feet and seven inches. All structures will be compromised of metal columns and beams supporting future electrical equipment for charging EV buses. Matching the existing façade of the main building, the equipment screening on the canopy will be a Ribbed Metal High Panel and the electrical conduit bridge will be a copper color panel grid. All exposed steel will be painted with Sherwin Williams 'High Reflective White' (SW 7757) and all bollards will be painted with Sherwin Williams 'Safety Yellow' (SW 4084). Power connection will be to existing utility grid on the site.
RECOMMENDATION:	Staff recommends that the Design Review Board adopt Resolution No. DRB23-02 to Approve DR23-0012 and DVR23-0031
APPLICANT:	Patricia Carr 311 Sacramento Street Vallejo, CA 94590
PROPERTY OWNER:	City of Vallejo 555 Santa Clara Street Vallejo, CA 94590

GENERAL PLAN DESIGNATION: Public Facilities and Institutions (PF)

ZONING DISTRICT: Public and Semi-Public (PS)

C. PROJECT NUMBER: Design Review (DR22-0007), Development Review (DVR22-0013), Use Permit (UP22-0005), Parcel Map (PM22-0005) and Landscape Review (LR22-0003)

PROJECT LOCATION: APN: 0067-140-200

PROJECT SUMMARY: The project consists of a Major Use Permit, a Parcel Map, Design Review, Development Review and Landscape Review for a new 4,947 square-foot restaurant with a drive-through for Chick-Fil-A. The project will have an overall building footprint of 9,909 square feet including the two canopies proposed over the service area. In addition, the project will include site improvements for a three-lane drive through, new surface parking, a trash enclosure and new landscaping. Days and hours of operation are proposed as Monday through Saturday, 6 a.m. to 11 p.m. The Design Review Board only has purview over the Design Review and Landscape Review.

RECOMMENDATION: Staff recommend that the Design Review Board adopt Resolution No. DRB23-0004 to Recommend Approval to the Planning Commission for DR22-0007 and LR22-0003.

APPLICANT: LRG Investors JSR, LLC
ATTN: Ryan Nickelson
2099 Mt. Diablo Blvd., Suite 206
Walnut Creek, CA 94596

PROPERTY OWNER: Sonoma Gateway, LLC
2908 Dumbarton Street NW
Washington, DC 20007

GENERAL PLAN DESIGNATION: District – North Gateway (D-NG)

ZONING DISTRICT: Central Corridor Commercial (CC)

12. OTHER AGENDA ITEMS – None

13. ADJOURNMENT

I, Jasmine Thibeaux, 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 Design Review Board, 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., Friday, October 6, 2023

Jasmine Thibeaux

Dated: October 6, 2023

Executive Secretary