

AGENDA



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

555 Santa Clara Street, Vallejo, California

Jamar Stamps, Chair
Eric Blind, Vice Chair
Peggy Cohen-Thompson,
Donald Douglass
Wanda Madeiros
Anthony Taylor
Tara Beasley-Stansberry

November 13, 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, appeal the decision 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. PUBLIC HEARING

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

PREPARED BY: John Dacey, Senior Planner

PROJECT LOCATION: Vacant Property located between Sonoma
Blvd./Broadway St, south of Mini Dr /
APN: 0067-140-200

APPLICABLE GENERAL PLAN: District – North Gateway

APPLICABLE ZONING DISTRICT: Central Commercial Corridor (CC)

PROJECT SUMMARY: The project consists of a constructing a new 4,947 square-foot restaurant with a drive-through for Chick-Fil-A and the approval of a parcel map. The project will have an overall building footprint of just under 10,000 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. The exterior is proposed to incorporate stucco and be painted SW 7566 “West Highland White”, SW 6172 “Hardware”, and SW CFA Custom “Urban Night”. The proposed canopy metal fascia is proposed with a Dark Bronze finish and the parapet wall coping is finished Midnight Bronze. The trash enclosure will have a stucco exterior and be painted SW 6172 “Hardware”, while the doors, post caps and hinges will be SW 2807 “Rockwood Medium Brown”. SW 6172 “Hardware” will also be incorporated on the exterior walls and columns for the canopy facing Sonoma Boulevard. The site will include approximately 16,331 square feet of landscaping and 88 off-street parking spaces. The parcel map will create a new 1.80-acre parcel (the project site) and a remainder 10.86-acre parcel from an existing 12.66-acre parcel.

CEQA: Staff has determined that it is exempt from the requirements of the California Environmental Quality Act (CEQA). Under CEQA, the State has identified classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA. The project is exempt pursuant to CEQA Guidelines, Section 15303 (Class 3: “New Construction or Conversion of Small Structures”) because the project is less than 10,000 square feet in floor area and located on a site zoned for the proposed use and it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment and, further, pursuant to CEQA Guidelines Section 15315 (Class 15: “Minor Land Divisions”) because the project is in an urbanized area zoned for commercial, use, the proposed subdivision is of four or fewer parcels and the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are to local standards and are available, the parcel has not been involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent.

RECOMMENDATION: Staff recommend that the Planning Commission:

1. Adopt Resolution No. PC23-10 approving a Major Use Permit (UP22-0005), Parcel Map (PM22-0005), Design Review (DR22-0007), Development Review (DVR22-0013), Landscape Review (LR22-0003), to authorize construction restaurant with a drive-through, subject to the findings contained in the Resolution and Conditions of Approval contained in Exhibit A to the resolution.

9. ADJOURNMENT

I, Jasmine Thibeaux, 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. on Thursday, November 9, 2023.

Dated: November 9, 2023



Jasmine Thibeaux