

AGENDA



VALLEJO PLANNING COMMISSION REGULAR 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

January 17, 2024

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.

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 and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

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. **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 MINUTES

- a. **June 5, 2023**
- b. **August 21, 2023**
- c. **September 18, 2023**
- d. **October 16, 2023**
- e. **November 6, 2023**
- f. **November 13, 2023**

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 HEARINGS

A.

PROJECT NUMBER(S): Major Use Permit (MJP23-0001)
Public Convenience or Necessity (PCN23-0003)

PREPARED BY: Kristin Pollot, AICP, Interim Planning Manager

PROJECT LOCATION: 4301 Sonoma Blvd / APN: 0051-250-700

PROJECT SUMMARY: The project consists of a Major Use Permit to secure a Type 20 Alcoholic Beverage Control (ABC) license for “off-sale beer and wine” within an existing 1,725 square foot Arco AM/PM convenience store with associated fuel sales, at 4301 Sonoma Boulevard. A Determination of Public Convenience or Necessity is also required because the proposed beer and wine sales would be located within Census Tract 2518.02, which has an existing over-concentration of off-sale alcohol licenses.

CEQA DETERMINATION: The project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1: “Existing Facilities” of the CEQA Guidelines.

RECOMMENDATION Staff recommends the Planning Commission open the public hearing, accept comments, and then continue to the item to February 7, 2024.

B.

PROJECT NUMBER: Site Development (SD19-0004)

PREPARED BY: Cesar Orozco, Principal Planner

PROJECT LOCATION: 1888 and 1887 Broadway / APN: 0052-090-170, -210, -220, -230, 0052-080-190

PROJECT SUMMARY: The project consists of Site Development for the legalization of previously installed equipment upgrades at an existing concrete batch facility. The project includes legalization of six new pieces of equipment that were installed without the benefit of permits, including: a feed hopper, a radial stacker, two silos, an aggregated storage bin and a new dust collection system.

CEQA DETERMINATION: The project is categorically exempt pursuant to Section 15303 and 15311 of the California Environmental Quality Act (CEQA) Guidelines (Class 3: “New Construction or Conversion of small structures” and Class 11: “Accessory Structures”). Therefore, no further environmental review is required.

RECOMMENDATION: Staff recommends the Planning Commission open the public hearing, accept comments, and then continue to the item to a date uncertain.

8. 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.

9. 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

10. OTHER AGENDA ITEMS

A. INFORMATIONAL ITEM – None

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

11. ADJOURNMENT

I, Jasmine Thibaux, 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 Friday, January 12, 2024.

Dated: January 12, 2024



Jasmine Thibaux

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
June 5, 2023**

1. CALL TO ORDER

The meeting was called to order by Chair Cohen-Thompson at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

Absent: Commissioners Bowman, Madeiros

Staff present: Planning and Development Services Director Christina Ratcliffe, City Attorney Laura Zagaroli, Transportation Manager Mark Helmbrecht

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF AGENDA

Action: Moved by Commissioner Blind, second by Commissioner Douglass, the Commission approved the consent calendar and agenda with the following vote:

VOTE:

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

NOES: None

ABSENT: Commissioners Bowman, Madeiros

ABSTAIN: None

B. Approval of the April 17, 2023 Minutes

Action: Moved by Commissioner Douglass, second by Commissioner Taylor, the Commission approved the April 17, 2023 Minutes with the following vote:

VOTE:

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

NOES: None

ABSENT: Commissioners Bowman, Madeiros

ABSTAIN: Commissioner Blind

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

Action: Moved by Commissioner Blind, second by Commissioner Taylor, the Commission approved the General Plan PW9728 with the following vote:

VOTE:

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

NOES: None

ABSENT: Commissioners Bowman, Madeiros

ABSTAIN: None

9. **WRITTEN COMMUNICATIONS** - None

10. **REGULAR REPORTS**

A. SECRETARY'S REPORT

City Hall is closed this week due to low staffing and a COVID outbreak. The offices should reopen tomorrow, June 6, 2023.

B. CITY ATTORNEY'S REPORT – None

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION – Well wishes for staff to get better soon

D. REPORT OF THE SUBCOMMITTEES - None

11. **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
- d. Commissioner Blind requested the Mare Island specific plan be put on future agenda items

12. ADJOURNMENT

Chair Cohen-Thompson adjourned the meeting at 7:24 p.m.

Peggy Cohen-Thompson, CHAIRPERSON

ATTEST:

Manager Kavanaugh-Lynch
SECRETARY

DRAFT

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
August 21, 2023**

1. CALL TO ORDER

The meeting was called to order by Chair Cohen-Thompson at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Cohen-Thompson, Vice-Chair Stamps, Commissioners Beasley-Stansberry, Blind, Madeiros, Taylor

Absent: Commissioner Douglass

Staff present: Planning Manager Margaret Kavanaugh-Lynch, City Attorney Laura Zagaroli, Senior Planner Cesar Orozco

4. OATH OF OFFICE OF NEWLY APPOINTED COMMISSIONER

City Clerk, Dawn Abrahamson, administered the oath of office to newly appointed Commissioners Beasley-Stansberry and Taylor.

5. CONSENT CALENDAR AND APPROVAL OF AGENDA

Manager Margaret Kavanaugh-Lynch requested to move the Secretary's Report in front of the Public Hearing.

A. APPROVAL OF AGENDA

B. OTHER CONSENT ITEMS – None

Action: Moved by Chair Cohen-Thompson, second by Commissioner Blind, the Commission approved the consent calendar and agenda with the movement of the Secretary's report in front of the public hearing with the following vote:

VOTE:

AYES: Chair Cohen-Thompson, Vice-Chair Stamps, Commissioners Beasley-Stansberry, Blind, Madeiros, Taylor

NOES: None

ABSENT: Commissioner Douglass

ABSTAIN: None

6. REPORT OF THE CITY COUNCIL LIASION - None

7. COMMUNITY FORUM - None

8. SECRETARY'S REPORT

Planning Manager, Margaret Kavanaugh-Lynch, discussed the overview of State housing regulations. The staff report contains direct excerpts of the report that focuses on Density Bonus Law (DBL), SB330 and the Housing Accountability Act (HAA).

9. PUBLIC HEARING

A. PROJECT NUMBER(S):

Development Review (DVR22-0046)
Design Review (DR22-0013)
Landscape Review (LR22-0010)

Environmental Document (ED23-0001)

PREPARED BY:

Cesar Orozco, Principal Planner

PROJECT LOCATION:

961 Porter Street / APN: 0061-160-180

APPLICABLE ZONING CODE SECTION(S):

Development Review (VMC Chapter 16.605)
Design Review (VMC Chapter 16.604)
Landscape Review (VMC Chapter 16.504)
Lot Line Adjustment (VMC Chapter 17.30)

PROJECT SUMMARY:

The project consists of 122 new units to an existing 182-unit multi-family apartment complex, comprising the following entitlements: Development Review, Design Review, Landscape review, Lot Line Adjustment, and environmental review. The project also includes site improvements, new landscaping, three new trash enclosures, new exterior lighting throughout the site, pedestrian paths between the new buildings, short-term bicycle parking, and a total of 155 new vehicle parking spaces.

CEQA:

Staff recommends that the Planning Commission determine that the project is categorically exempt from the requirements of CEQA under Class 32 (Section 15332 of the CEQA Guidelines) after making the required findings.

RECOMMENDATION:

Staff recommend that the Planning Commission adopt Resolution No. PC23-05 and APPROVE DR22-0013, LR22-0010, DVR22-0046, and ED23-0001.

Action: Moved by Vice-Chair Stamps, second by Commissioner Blind, the Commission approved Resolution No. PC23-05 and Approved DR22-0013, LR22-0010, DVR22-0046, and ED23-0001.

VOTE:

AYES: Chair Cohen-Thompson, Vice-Chair Stamps, Commissioners Beasley-Stansberry, Blind, Madeiros, Taylor

NOES: None

ABSENT: Commissioner Douglass

ABSTAIN: None

10. WRITTEN COMMUNICATIONS - None

11. REGULAR REPORTS

A. CITY ATTORNEY'S REPORT - None

B. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION - None

C. REPORT OF THE SUBCOMMITTEES - None

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
- d. Commissioner would like to include the Mare Island specific report added to a future meeting agenda items

13. ADJOURNMENT

Action: Moved by Vice-Chair Stamps, second by Commissioner Beasley-Stansberry, the Commission adjourned the meeting.

Chair Cohen-Thompson adjourned the meeting at 8:23 p.m.

Peggy Cohen-Thompson, CHAIRPERSON

ATTEST:

Manager Kavanaugh-Lynch
SECRETARY

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
September 18, 2023**

1. CALL TO ORDER

The meeting was called to order by Chair Cohen-Thompson at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Cohen-Thompson, Commissioners Blind, Douglass, Madeiros, Taylor, and Beasley-Stansberry

Absent: Vice-Chair Stamps (excused)

Staff present: Planning and Development Services Director Christina Ratcliffe, City Attorney Laura Zagaroli and Planning Manager Margaret Kavanaugh-Lynch

4. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON – Action tabled until the return of Vice-Chair Stamps

Action: Moved by Commissioner Blind, second by Commissioner Douglass, the Commission approved tabling the election of the Chairperson and the Vice Chairperson until the following meeting with the following vote:

VOTE:

AYES: Chair Cohen-Thompson, Commissioners Blind, Douglass, Madeiros, Taylor, and Beasley-Stansberry

NOES: None

ABSENT: Vice-Chair Stamps

ABSTAIN: None

5. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF AGENDA

B. OTHER CONSENT ITEMS – None

Action: Moved by Commissioner Beasley-Stansberry, second by Commissioner Taylor, the Commission approved the consent calendar and agenda with the following vote:

VOTE:

AYES: Chair Cohen-Thompson, Commissioners Blind, Douglass, Madeiros, Taylor, and Beasley-Stansberry

NOES: None

ABSENT: Vice-Chair Stamps

ABSTAIN: None

6. REPORT OF THE CITY COUNCIL LIASION – None

7. COMMUNITY FORUM

A member of the community addressed the ADA accessibility of the Council Chambers.

8. WRITTEN COMMUNICATIONS – None

9. REGULAR REPORTS

A. SECRETARY’S REPORT – Planning Manager Margaret Kavanaugh-Lynch addressed the ribbon cutting of 2118 Sacramento, Eden Housing.

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

10. OTHER AGENDA ITEMS

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

Margaret Kavanaugh-Lynch, Planning Manager, and Jenifer of Placeworks provided a PowerPoint presentation on the Housing Element.

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

d. Commissioner Madeiros requested more clarification on unequivocally exempt CEQA projects. City Attorney Laura Zagaroli will discuss as a future agenda item.

e. Commissioner Blind would like to add the Mare Island specific plan.

11. ADJOURNMENT

Chair Cohen-Thompson adjourned the meeting at 8:09 p.m.

Peggy Cohen-Thompson, CHAIRPERSON

ATTEST:

Manager Kavanaugh-Lynch
SECRETARY

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
October 16, 2023**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Cohen-Thompson, Vice-Chair Stamps, Commissioners Douglass, Madeiros, Taylor, Douglass and Beasley-Stansberry

Absent: None

Staff present: Planning and Development Services Director Christina Ratcliffe, City Attorney Laura Zagaroli and Senior Planner John Dacey

4. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

Action: Chair Cohen-Thompson, second by Commissioner Beasley-Stansberry, nominated Commissioner Stamps to be Chairperson.

VOTE:

AYES: Chair Cohen-Thompson, Vice-Chair Stamps, Commissioners Douglass, Madeiros, Taylor, Blind and Beasley-Stansberry

NOES: None

ABSENT: None

ABSTAIN: None

Action: Commissioner Cohen-Thompson, seconded by Commissioner Madeiros, nominated Commissioner Blind to be Vice-Chairperson.

VOTE:

AYES: Chair Stamps, Commissioners Douglass, Cohen-Thompson, Madeiros, Taylor, Blind and Beasley-Stansberry

NOES: None

ABSENT: None

ABSTAIN: None

5. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF AGENDA

Action: Moved by Commissioner Cohen-Thompson, Seconded by Commissioner Madeiros, to approve the agenda with the following vote:

VOTE:

AYES: Chair Stamps, Commissioners Douglass, Cohen-Thompson, Madeiros, Taylor, Blind and Beasley-Stansberry
NOES: None
ABSENT: None
ABSTAIN: None

B. OTHER CONSENT ITEMS - None

- 6. REPORT OF THE CITY COUNCIL LIASION** – Councilmember Palmares provided a welcome to new the Chair and Vice-Chair.

7. COMMUNITY FORUM

Solano Group of the Sierra Club provided comments on the draft of the Housing Element Draft.

8. PUBLIC HEARING

A. PROJECT NUMBER(S): Major Use Permit (UP22-0001), Zoning Compliance (ZC23-0094)

PREPARED BY: John Dacey, Senior Planner

PROJECT LOCATION: 3790 Sonoma Boulevard/ APN: 0053-010-760

APPLICABLE ZONING: Central Corridor (CC)

PROJECT SUMMARY: The project consists of establishing a new community assembly use within an existing 5,306 square-foot vacant commercial building and the installation of new signage. The project would serve Calvary Chapel Vallejo and be primarily used for Sunday services, with other activities held throughout the week between 8 a.m. to 10 p.m. Parking would be shared with the adjacent shopping center.

CEQA: The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Class 1: "Existing Facilities") as the proposed use would be located in an existing, vacant structure that was previously occupied by commercial businesses and therefore, no further environmental review is required.

RECOMMENDATION: Staff recommend that the Planning Commission adopt Resolution No. PC23-06 and APPROVE UP22-0001 and ZC23-0094.

Action: Moved by Commissioner Cohen-Thompson, Seconded by Commissioner Beasley-Stansberry, the Commission Adopted Resolution No. PC23-06, Major Use Permit (UP22-0001), and Zoning Compliance (ZC23-0094).

VOTE:

AYES: Chair Stamps, Vice-Chair Blind, Commissioners Douglass, Cohen-Thompson, Madeiros, Taylor, and Beasley-Stansberry
NOES: None
ABSENT: None
ABSTAIN: None

B. PROJECT NUMBER: Appeal (APP23-0001)

PREPARED BY: Margaret Kavanaugh-Lynch, Planning Manager

PROJECT LOCATION: 600 Kentucky St / APN: 0056-104-160

APPLICABLE ZONING CODE SECTION(S): Appeal (VMC Chapter 16.602.14)

PROJECT SUMMARY: The proposed project consists of an Appeal of the Director's determination to deny a Certificate of Conformity to allow six residential units at 600 Kentucky Street.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. PC 23-007 to uphold the Decision of the Director of Planning and Development Services and Deny APP23-001.

Action: Moved by Commissioner Cohen-Thompson, second by Chair Stamps, the Commission adopted Resolution No. PC 23-007 to uphold the Decision of the Director of Planning and Development Services and Deny APP23-001.

VOTE:

AYES: Chair Stamps, Commissioners Douglass, Cohen-Thompson, and Taylor

NOES: Commissioner Madeiros, Vice-Chair Blind

ABSENT: None

ABSTAIN: Commissioner Beasley-Stansberry

9. WRITTEN COMMUNICATIONS – None

10. REGULAR REPORTS

A. SECRETARY'S REPORT – The Secretary updated the Commission on the resignation of the Planning Manager, Margaret Kavanaugh- Lynch, and also provided an update on the Housing Element.

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. 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 Stamps adjourned the meeting at 9:16 p.m.

Jamar Stamps, CHAIR

ATTEST:

Christina Ratcliffe
SECRETARY

DRAFT

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
November 6, 2023**

1. CALL TO ORDER

The meeting was called to order by Chair Stamps at 8:02 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Stamps, Vice-Chair Blind, Commissioners Cohen-Thompson, Douglass, Madeiros, Taylor, and Beasley-Stansberry

Absent: None

Staff present: Planning and Development Services Director Christina Ratcliffe, City Attorney Laura Zagaroli and Principal Planner Cesar Orozco

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF AGENDA

Action: Moved by Commissioner Cohen-Thompson, seconded by Commissioner Taylor, to approve the agenda with the following vote:

VOTE:

AYES: Chair Stamps, Vice-Chair Blind, Commissioners Cohen-Thompson, Douglass, Madeiros, Taylor, and Beasley-Stansberry

NOES: None

ABSENT: None

ABSTAIN: None

B. OTHER CONSENT ITEMS - None

5. REPORT OF THE CITY COUNCIL LIASION – None

6. COMMUNITY FORUM – None

7. PUBLIC HEARING

A. PROJECT NUMBER(S): Development Review (DVR21-0021)
Design Review (DR21-0005)
Landscape Review (LR21-0009)
Environmental Document (ED23-0002)

PREPARED BY: Cesar Orozco, Principal Planner

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

APPLICABLE ZONING: Central Corridor (CC)

APPLICABLE GENERAL PLAN District: North Gateway

PROJECT SUMMARY: The project consists of demolishing the existing vacant commercial building and constructing a total of 429 dwelling units that will be distributed across 11 buildings. Each of the 11 residential buildings will have a building height of 59 feet and four inches. Exterior materials would include a mixture of stucco, stone veneer, and horizontal siding and will be painted a Sherwin Williams Peppercorn, Gray Matter, and Pure White. In addition to the residential buildings, the project will provide a central amenity building containing leasing offices, restrooms, and a mailroom on the ground floor. Similar to the residential buildings, the amenity building will include a mixture of stucco, stone veneer, and horizontal siding and will be painted a Sherwin Williams Peppercorn, Gray Matter, and Pure White. Additionally, the site includes approximately 105,959 square feet of new landscaping that will provide for private and common open spaces, and 698 off-street parking spaces.

CEQA: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15074 of the Title 14 Public Resources of the California Code of Regulations, an Initial Study and Mitigated Negative Declaration were prepared and circulated for thirty days for this project.

RECOMMENDATION: Staff recommend that the Planning Commission:

1. Adopt Resolution No. PC23-08 adopting the Initial Study/Mitigated Negative Declaration (ED23-0002) and approving the Mitigation Monitoring and Reporting Program; and
2. Adopt Resolution No. PC23-09 approving Development Review (DVR21-0021), Design Review (DR21-0005) and Landscape Review (LR21-0009) to authorize construction of 429-unit multi-family residential project, subject to the findings contained in the Resolution and Conditions of Approval contained in Exhibit A to the resolution.

Action: Moved by Commissioner Beasley-Stanberry, seconded by Commissioner Cohen-Thompson, the Commission adopted Resolution No. PC23-08 adopting the Initial Study/Mitigated Negative Declaration (ED23-0002) and approving the Mitigation Monitoring and Reporting Program.

VOTE:

AYES: Chair Stamps, Vice-Chair Blind, Commissioners Douglass, Cohen-Thompson, Madeiros, Taylor, and Beasley-Stansberry

NOES: None

ABSENT: None

ABSTAIN: None

Action: Moved by Commissioner Cohen-Thompson, seconded by Commissioner Madeiros, the Commission adopted Resolution No. PC23-09 approving Development Review (DVR21-0021), Design Review (DR21-0005) and Landscape Review (LR21-0009) to authorize construction of 429-unit multi-family residential project, subject to the findings contained in the Resolution and Conditions of Approval contained in Exhibit A to the resolution.

VOTE:

AYES: Chair Stamps, Vice-Chair Blind, Commissioners Douglass, Cohen-Thompson, Madeiros, Taylor, and Beasley-Stansberry

NOES: None

ABSENT: None
ABSTAIN: None

8. WRITTEN COMMUNICATIONS – None

9. REGULAR REPORTS

A. SECRETARY'S REPORT – The Secretary introduced Kristin Pollot as the Interim Planning Manager. She also addressed the staffing issues with the loss of another full-time Planner, consultants will fill in in the interim. The draft Housing Element was submitted to HCD the previous Thursday and the Staff is working on the inclusionary ordinance.

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

10. OTHER AGENDA ITEMS

A. Discussion of Future Agenda Items

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

11. ADJOURNMENT

Chair Stamps adjourned the meeting at 9:01 p.m.

Jamar Stamps, CHAIR

ATTEST:

Christina Ratcliffe
SECRETARY

**CITY OF VALLEJO PLANNING COMMISSION
SPECIAL MEETING MINUTES
COUNCIL CHAMBERS
November 13, 2023**

1. CALL TO ORDER

The meeting was called to order by Chair Stamps at 7:01 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

Absent: Commissioner Beasley-Stansberry

Staff present: Planning and Development Services Director Christina Ratcliffe, City Attorney Laura Zagaroli and Senior Planner John Dacey

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.

Action: Moved by Commissioner Cohen-Thompson, seconded by Commissioner Douglass, the Commission adopted Resolution No. PC23-10 approving 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.

VOTE:

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

NOES: None

ABSENT: Commissioner Beasley-Stansberry

ABSTAIN: None

5. ADJOURNMENT

Chair Stamps adjourned the meeting at 8:36 p.m.

Jamar Stamps, CHAIR

ATTEST:

Christina Ratcliffe
SECRETARY



**STAFF REPORT
CITY OF VALLEJO
PLANNING COMMISSION**

I. PROJECT INFORMATION

Item No. 7A

DATE OF MEETING:

January 17, 2024

PROJECT NUMBER:

Major Use Permit (UP23-0001)
Public Convenience or Necessity (PCN23-0003)

PREPARED BY:

Kristin Pollot, AICP, Interim Planning Manager

PROJECT LOCATION:

4301 Sonoma Boulevard / APN: 0051-250-700

**APPLICABLE ZONING
CODE SECTION(S):**

Major Use Permit (Vallejo Municipal Code (VMC)
Section 16.606)
Alcoholic Beverage Sales (VMC Section 16.305)

PROJECT SUMMARY:

The project consists of a Major Use Permit to secure a Type 20 Alcoholic Beverage Control (ABC) license for "off-sale beer and wine" within an existing 1,725 square foot Arco AM/PM convenience store with associated fuel sales, at 4301 Sonoma Boulevard. A Determination of Public Convenience or Necessity is also required because the proposed beer and wine sales would be located within Census Tract 2518.02, which has an existing over-concentration of off-sale alcohol licenses.

CEQA DETERMINATION:

The project is categorically exempt under the California Environmental Quality Act (CEQA) pursuant to Section 15301 Class 1: "Existing Facilities" of the CEQA Guidelines.

RECOMMENDATION:

Staff recommends the Planning Commission continue the public hearing to February 7, 2024.

II. PROJECT DATA SUMMARY

APPLICANT:

BP North America c/o Rawlings Consulting
Attn: Steve Rawling
26023 Jefferson Ave. Ste D
Murrieta, CA 94562

PROPERTY OWNER:

4301 Sonoma LLC
17343 Signature Drive

Granada Hills, CA 91344

GENERAL PLAN DESIGNATION:

Business/Limited Residential

ZONING DISTRICT:

Central Corridor Commercial (CC)

EXISTING LAND USE:

Convenience Store with Associated Fuel Sales
(Gas Station)

SURROUNDING LAND USE:

North – Commercial and Light Industrial (fast-food restaurant with self-storage beyond)
South – Commercial (auto parts store)
East – Commercial (Park Place Shopping Center; hardware store) and Residential (mobile home park) across Sonoma Boulevard (Hwy 29)
West – Light Industrial (commercial transportation services)

LOT AREA:

One-acre, existing parcel

TOTAL FLOOR AREA:

1,725 square feet for existing convenience store,
with 36 square feet dedicated to alcohol sales

**PARKING REQUIREMENTS/
PROVIDED:**

4 Required / 21 Existing

III. BACKGROUND

Planning staff is requesting additional time to complete information collection and analysis in order to formulate a recommendation as to whether or not the required findings can be made to support the project.

IV. NOTICING AND PUBLIC COMMENTS

On November 17, 2023, pursuant to VMC Section 16.602.08 – Noticing. A notice for the December 4, 2023, hearing was published in the Times Herald, mailed to all active neighborhood groups, all property owners within 500 feet of the subject property, all members of the Planning Commission, the applicant and property owner.

On December 4, 2023, the Planning Commission opened the public hearing for the project and continued the hearing to January 17, 2024.

Staff has not received any comments or questions from the public on the application as of writing this staff report.

V. STAFF RECOMMENDATION

Based on the need for additional background information to determine compliance with required findings, staff recommends that the Planning Commission continue the public hearing to February 7, 2024.



**STAFF REPORT
CITY OF VALLEJO
PLANNING COMMISSION**

I. PROJECT INFORMATION

Item No. 7B

DATE OF MEETING:

January 17, 2024

PROJECT NUMBER:

Site Development (SD19-0004)

PREPARED BY:

Cesar Orozco, Principal Planner

PROJECT LOCATION:

1888 and 1887 Broadway / APN: 0052-090-170,
-210, -220, -230, 0052-080-190

**APPLICABLE ZONING
CODE SECTION(S):**

Site Development (VMC Chapter 16.90)

PROJECT SUMMARY:

The project consists of a Site Development for the legalization of previously installed equipment upgrades at an existing concrete batch facility. The project includes legalization of six new pieces of equipment that were installed without the benefit of permits, including: a feed hopper, a radial stacker, two silos, an aggregated storage bin and a new dust collection system.

CEQA DETERMINATION:

The project is categorically exempt pursuant to Section 15303 and 15311 of the California Environmental Quality Act (CEQA) Guidelines (Class 3: "New Construction or Conversion of small structures" and Class 11: "Accessory Structures"). Therefore, no further environmental review is required.

RECOMMENDATION:

Staff recommends the Planning Commission continue the public hearing to a date uncertain.

II. PROJECT DATA SUMMARY

APPLICANT:

Bunty Sidhu
39 Crawford Way
American Canyon, CA 94503

PROPERTY OWNER:

Balwinder K. Sidhu
39 Crawford Wat
American Canyon, CA 94503

GENERAL PLAN DESIGNATION:	Business / Light Industrial (B/LI)
ZONING DISTRICT:	Linear Commercial (CL) Intensive Use (IU) ¹
EXISTING LAND USE:	Construction Sales and Services
SURROUNDING LAND USE:	North – Tuolumne Street/Commercial/Residential South - Vacant Land/Residential East – California Northern Railway / Almond Avenue / Residential West – Broadway Street / Commercial / Residential
TOTAL LOT AREA:	172,219 square feet (3.9 Acres)

III. BACKGROUND

Planning staff is requesting additional time to complete information collection and analysis in order to formulate a recommendation as to whether or not the required findings can be made to support the project.

IV. NOTICING AND PUBLIC COMMENTS

On January 3, 2024, pursuant to prior VMC Section 16.90.050 (C), a notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups, all property owners within 500 feet of the subject property, and any other local agency expected to provide water, wastewater treatment, or other essential facilities or services to the project, as well as to members of the Planning Commission, the applicant and property owner.

As of writing this staff report, staff has not received any comments or questions regarding this application.

V. STAFF RECOMMENDATION

Based on the need for additional background information to determine compliance with required findings, staff recommend that the Planning Commission continue the public hearing to a date uncertain.

¹ Project is subject to review under the previous zoning code since the application was deemed complete prior to the adoption of the new code on July 22, 2021.