

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

February 21, 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.

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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. 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. January 17, 2024 – Regular Meeting

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)

PROJECT PLANNER: David Storer, 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 that the Planning Commission adopt Resolution No. PC 23-011 to APPROVE MJP23-0001, and PCN23-0003, subject to conditions.

B.

PROJECT NUMBER: Major Use Permit (MJP23-0004)
Minor Use Permit (MUP23-0017)
Public Convenience or Necessity (PCN23-0004)

PROJECT PLANNER: Adriana Ortiz, Contract Planner

PROJECT LOCATION: 5182 Sonoma Blvd, Suite 200 / APN: 0067-150-290

PROJECT SUMMARY: The project consists of a Minor Use Permit to allow the operation of a convenience store and a Major Use Permit to secure a Type-21 Alcoholic Beverage Control (ABC) license for “Off-Sale General” within an existing 2,650 square foot Meadows Store, at 5182 Sonoma Boulevard, Suite 200. A Determination of Public Convenience or Necessity is also required because the proposed beer, wine, and distilled spirits sales would be located within Census Tract 2518.03 and would result in 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 that the Planning Commission adopt Resolution No. PC 24-01 to **APPROVE** MJP23-0004, MUP23-0017 and PCN23-0004, subject to conditions.

C.

PROJECT NUMBER:	Minor Use Permit (MUP22-0008) and Development Review (DVR22-0025)
PROJECT PLANNER:	Douglas Fenn, Contract Planner
PROJECT LOCATION:	100 W. Baxter Street (vacant lot); APN: 0051-163-140)
PROJECT SUMMARY:	The project involves constructing a 3,048 square foot two-story single-family (livable space) residence, including a 2-car garage on a vacant hillside 6,305 square foot parcel (100 W. Baxter Street). The residence's first floor consists of two (2) bedrooms with a shared bathroom, a laundry room, an entertainment area, a downstairs living room, and a storage room. The second floor will have a kitchen, living area, storage room, powder room, and master suite.
CEQA DETERMINATION:	The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303 Class 3(a) because it proposes a single-family residence in a residential zone. Up to three single-family residences may be constructed or converted under this exemption in urbanized areas.
RECOMMENDATION:	Staff recommends that the Planning Commission adopt a Resolution to APPROVE Minor Use Permit (MUP22-0008) and Development Review (DVR22-0025) based on the findings and in Resolution No. PC 24-02.

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 – New Commission/Board Budget/Work Plan policy

B. POSSIBLE DISCUSSION OF FORMATION OF AD HOC SUBCOMMITTEE TO WORK ON PLANNING COMMISSION BUDGET/WORK PLAN

C. 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 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 Friday, February 16, 2024.

Dated: February 16, 2024



Jasmine Thibeaux