

AGENDA



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

Eric Blind, Vice Chair
Donald Douglass
Wanda Madeiros
Anthony Taylor
Tara Beasley-Stansberry
Phillip Balbuena

555 Santa Clara Street, Vallejo, California

September 4, 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

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. **OATH OF OFFICE OF NEWLY APPOINTED COMMISSIONER(S)**
4. **ROLL CALL**

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. APPROVAL OF MINUTES

a. June 3, 2024 - Regular Meeting

C. 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.*

8. PUBLIC HEARINGS

A. PROJECT TITLE

1765 Broadway

PROJECT NUMBER:

Design Review (DR23-0004)
Landscape Review (LR23-0001)
Development Review (DVR23-0005)
Minor Use Permit (MUP23-0001)
Zoning Compliance (ZC23-0007)

PREPARED BY:

Cesar Orozco, Planning Manager

PROJECT LOCATION:

1765 Broadway / APN: 0052-160-100,
0052-172-170

PROJECT SUMMARY:

The project consists of Design Review, Development Review, Landscape Review, Minor Use Permit, Zoning Compliance, and Lot Line Adjustment to merge two vacant parcels and to construct 111 dwelling units distributed across five buildings and one amenity building. The project also includes site improvements including 44,890 square feet of new landscaping, new lighting throughout the site, pedestrian paths along the new buildings, short- and long-term bicycle racks and a total of 128 new off-street parking spaces.

CALIFORNIA ENVIRONMENTAL
QUALITY ACT:

Staff recommends that the Planning Commission find the project categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines (Class 32 "Infill Development Projects").

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution Approving Design Review (DR23-0004), Landscape Review (LR23-0001), Development Review (DVR23-0005), Minor Use Permit (MUP23-0001), and Zoning Compliance (ZC23-0007), to allow construction of a 111-unit multi-family residential project, subject to the findings contained in the Resolution and Conditions of Approval contained in Exhibit A to the Resolution.

B. PROJECT TITLE

Panda Express

PROJECT NUMBER(S):

Major Use Permit (UP22-0004)
Development Review (DVR22-0012)
Design Review (DR22-0006)
Landscape Review (LR22-0002)
Exception (EXC22-0011)

PREPARED BY:	Cesar Orozco, Planning Manager
PROJECT LOCATION:	Vacant site north of 4301 Sonoma Boulevard APN: 0051-250-680
PROJECT SUMMARY:	The proposed project consists of a Major Use Permit, Design Review, Development Review, Landscape, and Exception Review to construct a 2,700-square-foot quick service restaurant with a drive-through with associated on-site improvements, landscaping and 33 off-street parking spaces.
CALIFORNIA ENVIRONMENTAL QUALITY ACT (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 recommends that the Planning Commission Adopt Resolution Approving Major Use Permit (UP22-0004), Development Review (DVR22-0012), Design Review (DR22-0006), Landscape Review (LR22-0002), and Exception (EXC22-0011), to allow the construction of 2,700 square-foot restaurant with drive-through, subject to the findings contained in the Resolution and Conditions of Approval contained in Exhibit A to the Resolution.

C. PROJECT TITLE

Raising Cane's

PROJECT NUMBER(S):	Major Use Permit (MJP24-0001) Development Review (DVR24-0007) Design Review (DR24-0004) Landscape Review (LR23-0007) Zoning Compliance (ZC24-0021)
PREPARED BY:	Cesar Orozco, Planning Manager
PROJECT LOCATION:	Vacant lot at corner of Admiral Callaghan Lane and Turner Parkway / APN:0069-480-020
PROJECT SUMMARY:	The project consists of a 2,691 square-foot restaurant with an attached 708 square-foot covered patio area, a 735 square-foot drive-through canopy for double drive-through lanes, and a 525 square-foot trash enclosure: totaling a total of 4,659 square feet in new structures. In addition, the project will include site improvements for a new surface parking lot with 21 off-street parking spaces and 1,465 square feet of new landscaping. Requesting to operate seven days a week from 9 a.m. to 3 a.m.
CEQA:	The project is categorically exempt from the requirements of the California Environmental

Quality Act (CEQA) pursuant to Section 15303(c) of the CEQA Guidelines (Class 3 “New Construction or Conversion of Small Structures”) because the project consists of restaurant structures totaling less than 10,000 square feet in building floor area on a site zoned for the proposed use (not involving the use of significant amounts of hazardous substances) where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to APPROVE MJP24-0001, DVR24-0007, DR24-0004, LR24-0007, and ZC24-0021, subject to the findings contained in the Resolution and Conditions of Approval contained in Exhibit A to the Resolution.

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. 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.

11. ADJOURNMENT

I, Cesar Orozco, 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, August 30, 2024.

Dated: August 30, 2024

Cesar Orozco

Cesar Orozco