

AGENDA



VALLEJO DESIGN REVIEW BOARD REGULAR MEETING – 7:00 P.M. COUNCIL CHAMBERS

Matt Kennedy, Chair
Oskar Lugtu
Michael Eli
Jamiah Adams
Daniel Gordon

555 Santa Clara Street, Vallejo, California

Thursday, October 10, 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 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 Board Member 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 Board.

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, 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 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. **CONSENT CALENDAR AND APPROVAL OF AGENDA**

Upon motion of any Board Member, 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 Board Member objects to the placement of an item on the consent calendar, or if any member of the public wishes to address the Board Member 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 Board Member 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. July 11, 2024 – Regular Meeting

C. OTHER CONSENT ITEMS - None.

5. **REPORT OF THE CITY COUNCIL LIASION**

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 Board and the general public.

6. **COMMUNITY FORUM**

The Presiding Officer shall announce that members of the public have the opportunity to directly address the Design Review Board on items of interest to the public that are within the subject matter jurisdiction of the Board 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 Board's consent. Items of business listed on the agenda shall not be further discussed under the community forum. Anyone desiring to address the Design Review Board may indicate such interest in one of the two ways listed below:

1. Any interested members of the public desiring to communicate with the Design Review Board 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 Design Review Board 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 HEARING

A. PROJECT NAME:

ROLLINGWOOD SUBDIVISION

PROJECT NUMBER:

Development Review (DVR23-0042)
Design Review (DR23-0019)
Landscape Review (LR23-0013)
Minor Use Permit (MUP23-0019)
Tentative Map (TM23-0003)

PREPARED BY:

Cesar Orozco, Planning Manager

PROJECT LOCATION:

201 Rollingwood Drive / APNs: 0072-170-050 & -060

PROJECT SUMMARY:

The project consists of a Development Review, Design Review, Landscape Review, Minor Use Permit, and Tentative Map for the development of 130 single-family homes. The project also includes site improvements, new landscaping, new lighting throughout the site, and a pedestrian path. The Design Review Board only has purview over the Design Review and Landscape Review.

RECOMMENDATION:

Staff recommend that the Design Review Board open the public hearing, accept comments, and then continue the item to November 14, 2024.

B. PROJECT NAME:

WISE VALLEJO AUTO COMPLEX

PROJECT NUMBER:

Design Review (DR23-0014)
Development Review (DVR23-0032)
Landscape Review (LR23-0006)
Minor Use Permit (MUP23-0014)
Parcel Map (PM23-0004)
Variance (VAR23-0003)
Exception (EXC24-0005)

PREPARED BY:

Laura Solomon, Associate Planner

PROJECT LOCATION:

500 Redwood Street / APN: 0051-010-320

PROJECT SUMMARY:

The project consists of a Design Review, Development Review, Landscape Review, Minor Use Permit, Parcel Map, Variance and Exception, to subdivide a 12.45-acre parcel into three parcels and develop one of the lots into an auto dealership. The proposed auto dealership includes a new 24,963 square foot building and a detached 1,437 square-foot car wash. The project also includes a total of 37,792 square feet of new landscaping frontage improvements along Sonoma Boulevard and 199 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 a resolution recommending that the Planning Commission approve Design Review (DR23-0014) and, Landscape Review (LR23-0006), for the overall design and

landscaping improvements for the proposed new auto dealership, subject to the findings contained in 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 Board and general public.

B. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE DESIGN REVIEW BOARD

The Presiding Officer and any Board Member 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 Board and the general public.

C. REPORT OF THE SUBCOMMITTEES – NONE

10. OTHER AGENDA ITEMS - NONE

11. ADJOURNMENT

I, Dalia Vidor, 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 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. on Monday, October 7, 2024.

Dated: October 7, 2024



Dalia Vidor