



AGENDA

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

555 Santa Clara Street, Vallejo, California

October 21, 2024

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

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. **SELECTION OF NEW CHAIR AND VICE CHAIR**

6. **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. September 4, 2024 - Regular Meeting

C. OTHER CONSENT ITEMS -None.

7. **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 Commission and the general public.

8. **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.*

9. PUBLIC HEARINGS

A. PROJECT TITLE:	Zoning Code Clean Up and Corrections (Phase One)
PROJECT NUMBER:	Code Text Amendment CTA24-0003
PREPARED BY:	Christina Ratcliffe, AICP, Planning Consultant
APPLICABLE ZONING CODE SECTIONS:	Chapter(s) 16.202 - Residential Districts, 16.203 -Mixed-Use Districts, 16.204 - Commercial Districts, 16.212 - Hillside Development Standards, 16.301 - Use Standards Table, 16.306 – Animal Keeping and Services, 16.508 - Off-Street Parking and Loading, 16.701 - Land Use Terms and Definitions, as well as other amendments correcting clerical errors in Title 16.
PROJECT SUMMARY:	Proposed amendments to Title 16 (Zoning Code) of the Vallejo Municipal Code (VMC) to clarify, streamline and make clerical corrections.
CEQA DETERMINATION:	This action is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the “common sense exemption,” because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
RECOMMENDATION:	Staff is recommending that Planning Commission continue the hearing to allow staff additional time to finalize the proposed amendments.

8. PRESENTATION

A. Housing Element Status Update

This is an information item only; no action will be taken.

9. 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.

10. 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

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

12. 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 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, October 18, 2024.

Dated: October 18, 2024



Dalia Vidor

**CITY OF VALLEJO PLANNING COMMISSION
Regular MEETING MINUTES
COUNCIL CHAMBERS
September 4, 2024**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. OATH OF OFFICE OF NEWLY APPOINTED COMMISSIONER(S)

4. ROLL CALL

Present: Vice-Chair Blind, Commissioners Douglass, Taylor, and Balbuena

Absent: Commissioners Madeiros and Beasley-Stansberry

Staff present: Planning and Development Services Director Pollot, Planning Manager Orozco and Assistant City Attorney Zagaroli

5. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF AGENDA

B. APPROVAL OF MINUTES

a. June 3, 2024 – Regular Meeting

C. OTHER CONSENT ITEMS – None

Action: Moved by Commissioner Taylor, seconded by Douglass, the Commission approve the agenda, and meeting minutes with the following vote:

VOTE:

AYES: Vice-Chair Blind, Commissioners Douglass, Taylor, and Balbuena

NOES: None

ABSENT: Commissioners Madeiros and Beasley-Stansberry

ABSTAIN: None

6. REPORT OF THE CITY COUNCIL LIASION – None

7. COMMUNITY FORUM – None

8. PUBLIC HEARING

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.

Planning Manager Orozco presented the item.

Commission asked questions and staff, and the applicant responded.

Vice Chair Blind opened the public hearing.

Speakers: None

Vice Chair Blind closed the public hearing.

Commissioners made comments and asked questions.

Action: Moved by Commissioner Taylor, second by Commissioner Balbuena, to adopt a resolution to approve Design Review, (DR23-0004), Landscape Review (LR23-0001), Development Review (DVR23-0005), Minor Use Permit (MUP23-0001) and Zoning Compliance (ZC23-0007), and make amendments to conditions of approval #29 and #30 to correct the expiration dates, with the following vote:

VOTE:

AYES: Vice-Chair Blind, Commissioners Douglass, Taylor, and Balbuena

NOES: NONE

ABSENT: Commissioners Madeiros and Beasley-Stansberry

ABSTAIN: NONE

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:
Boulevard

Vacant site north of 4301 Sonoma

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.

Planning Manager Orozco presented the item.

Commission asked questions and staff, and the applicant responded.

Vice Chair Blind opened the public hearing.

Speakers: None

Vice Chair Blind closed the public hearing.

Commissioners made comments and asked questions.

Action: Moved by Commissioner Douglass, second by Commissioner Taylor, to 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, with the following vote:

VOTE:

AYES: Vice-Chair Blind, Commissioners Douglass, Taylor, and Balbuena

NOES: NONE

ABSENT: Commissioners Madeiros and Beasley-Stansberry

ABSTAIN: NONE

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.

Planning Manager Orozco presented the item.

Commission asked questions and staff, and the applicant responded.

Vice Chair Blind opened the public hearing.

Speakers: None

Vice Chair Blind closed the public hearing.

Commissioners made comments and asked questions.

Action: Moved by Commissioner Taylor, second by Vice Chair Blind, to 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, with the following vote:

VOTE:

AYES: Vice-Chair Blind, Commissioners Douglass, Taylor, and Balbuena

NOES: NONE

ABSENT: Commissioners Madeiros and Beasley-Stansberry

ABSTAIN: NONE

- 9. WRITTEN COMMUNICATIONS** – Received one written communication regarding the housing project at 1765 Broadway.

10. REGULAR REPORTS

A. SECRETARY'S REPORT

Planning Manager Orozco turned it over to Planning and Development Services Director Pollot. Planning and Development Services Director Pollot provided an update on the housing element and is published for public review and updated that one of the commissioners' resignations from the commission and City Council will be interview to applications. Director Pollot provided an update on staffing.

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. 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

The Planning and Development Services Director provided an update on items under Discussion of Future Agenda Items.

ADJOURNMENT

Chair Stamps adjourned the meeting at 8:27 p.m.

ATTEST:

ERIC BLIND, VICE CHAIR

ATTEST:

Cesar Orozco
SECRETARY

Vallejo



Housing Element Update

Planning Commission
October 21, 2024



Purpose

To provide the Commission and the public with an update on the status of the 6th Cycle Housing Element.

Agenda

- Housing Element Overview
- Changes to Initial Draft
- Adoption & Certification Schedule

Housing Element Overview



Housing Element Overview

- One of the eight mandated elements of the General Plan
- Must be updated every 8 years
- **Adopted Deadline: January 31, 2023**
 - » 5th Cycle Planning Period: January 31, 2015 – January 31, 2023
 - » 6th Cycle Planning Period: January 31, 2023 – January 31, 2031
- **Plan for accommodating a jurisdiction’s “fair share” of the Regional Housing Need Allocation (RHNA)**

Housing Element Contents

Regional
Effort

Housing Needs Assessment

- Analysis of existing and projected housing needs

Fair Housing Assessment

- Identifies fair housing issues and strategies to address any barriers to fair housing

Housing Sites Inventory

- Inventory of land to accommodate housing

Constraints Analysis

- Analysis of potential constraints to housing (i.e. Permit processing procedures, fees, etc.)

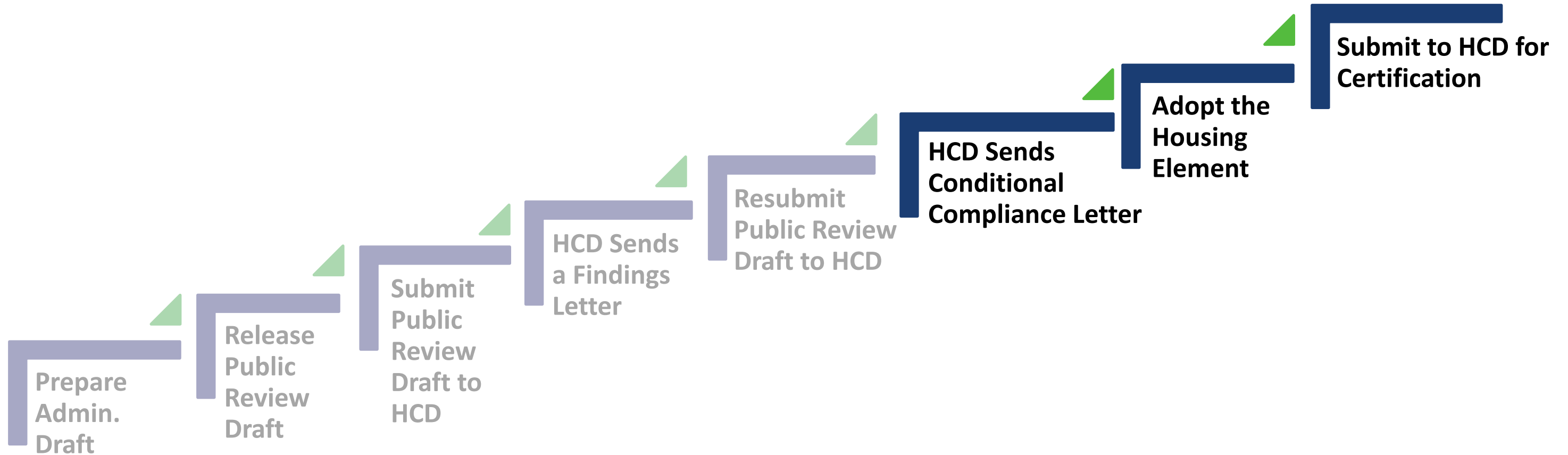
Evaluation of Past Performance

- Evaluates implementation progress on the past Housing Element

Goals, Policies, Programs

- Includes new programs to comply with state law and reflect the plan for accommodating the communities needs

Housing Element Update Process



Changes to Initial Draft



Chapter 2 – Public Participation

- Included additional comments from:
 - » Sierra Club Solano Group and
 - » Legal Services of Northern California

- Added new comments from:
 - » Public Advocates/Vallejo Housing Justice Coalition/United Way Bay Area
 - » Public Advocates/Public Interest Law Group
 - » Public Advocates/Urban Habitat
 - » Other members of the public

- Met w/commentors on July 22 and August 8, 2024

Chapter 4 – Housing Resources & Constraints

- Updated RHNA progress table
- Added information regarding MTC's TOC Policy related to the area near the ferry terminal
- Revised assumptions for realistic capacity calculations
- Removed Site #81 (Benicia Rd.) from Sites Inventory – 346 units

Chapter 4 – Housing Resources & Constraints

- Moved some Pipeline Projects (Permitted and Under Construction Projects) to the Sites Inventory to address HCD review

- Added to Sites Inventory:
 - Sites #62-63 (Broadway St. Surplus Land Sites) – 11 units
 - Sites #86-89 (Mare Island Wy. Surplus Land Sites) – 837 units
 - Sites #74-78 (McLane St. Pending Affordable Housing Project) – 13 units

- Added **Programs A 1.1.4** and **A 1.1.5** to facilitate housing production on above sites

Chapter 4 – Housing Resources & Constraints (cont.)

- Added analysis and supporting information about small sites and government-owned sites
- Replaced “Pipeline Project List” with “Permitted and Under Construction Project List”
- Added ADU building permit data from 2023
- Included homeless estimate from 2024 Point-in-Time Count
- Added information about entitlement and permitting process

Chapter 5 – Goals, Policies, Programs

- Added **Program A 1.1.3** to disperse lower-income sites more evenly across city in relatively higher income areas (such as east of I-80)
- Added **Program A 1.1.4** to address state requirements for government-owned sites
- Added **Program A 1.1.5** to facilitate the development of lower income units on small sites (0.5 acres or smaller)
- Added **Program A 1.1.6** to address shortfall in lower-income sites through upzoning from Residential Medium Density (RMD) to Residential High Density (RHD)

Chapter 5 – Goals, Policies, Programs (cont.)

- Added **Program A 1.1.7** to allow 20% affordable housing projects without discretionary review
- Revised **Program A 3.1.1** text regarding residential care facilities, emergency shelters, transitional/supportive housing, ADUs, and SROs
- Revised **Program B 1.1.1** adding objective of maintaining at least 1,800 housing choice vouchers (Section 8)
- Revised **Program B 2.1.1** committing to adoption of an inclusionary housing ordinance by Q3 2025.

Chapter 5 – Goals, Policies, Programs (cont.)

- Revised **Program D 1.1.1** to target outreach for a sweat-equity rehabilitation program in areas with older homes or higher displacement risk.
- Revised **Program E 1.1.2** adding objective of 100 new senior housing units by end of planning period (Jan. 2031)
- Revised **Program E 1.1.4** text regarding additional development standard exemptions for reasonable accommodations

Chapter 5 – Goals, Policies, Programs (cont.)

- Revised **Program E 1.1.6 adding incentives and** adding objective of setting aside at least 20% of CDBG funds for extremely low-income residents, particularly seniors, farmworkers, and persons with disabilities
- Revised **Program F 1.1.1** adding objective of providing annual fair housing trainings for landlords and/or property managers
- Revised **Program F 1.1.2** to prioritize transitional buffers between residential and industrial uses in areas with high CalEnviroScreen scores

Chapter 5 – Goals, Policies, Programs (cont.)

- Revised **Program F 1.1.3** committing to completion of a community outreach and a market/feasibility analysis for just cause eviction and rent stabilization policies by June 2025
- Revised **Program G 4.1.1** adding objective of completing CPTED reviews for at least one multi-family complex per year
- Revised **Program G 5.1.1** committing to recommendation of a rental property inspection program model by December 2026

Chapter 5 – Goals, Policies, Programs (cont.)

- Revised **Program H 1.1.1** adding objective of including neighborhood or pocket parks in at least three new residential developments
- Revised **Program H 2.1.1** adding objective of providing density incentive information to developers of at least ten transit-oriented development projects
- Revised **Program H 4.1.2** to add an action to promote housing voucher use in ADUs
- Added **Program H 5.1.1** committing to annual public workshops for housing topics including ADUs, reasonable accommodations, tenant rights, and legal aid resources

Changes in Progress

- Adding additional analysis of racially or ethnically concentrated poverty (R/ECAPs) areas
- Adding additional local knowledge about fair housing issues
- Expanding analysis of farmworker housing needs
- Incorporating additional place-based strategies for community preservation and revitalization

Adoption & Certification Schedule



Schedule

Key Milestone	Target Date
✓ September 2024 draft released for public review	September 11, 2024
✓ September 2024 draft submitted to HCD for 60-day review	September 13, 2024
✓ Meeting with HCD to discuss preliminary review	September 27, 2024
☐ Planning Commission status update	October 21, 2024
☐ Planning Commission recommendation hearing	November 13, 2024
☐ HCD 60-day review period ends	November 12, 2024
☐ City Council adoption hearing	December 10, 2024
☐ Submit adopted element to HCD for certification review	December 11, 2024
☐ HCD certification letter due	February 9, 2025



Thank You





**STAFF REPORT
CITY OF VALLEJO
PLANNING COMMISSION**

I. PROJECT INFORMATION

Item No. 9A

DATE OF MEETING:	October 21, 2024
PROJECT TITLE:	Zoning Code Clean Up and Corrections (Phase One)
PROJECT NUMBER:	Code Text Amendment CTA24-0003
PREPARED BY:	Christina Ratcliffe, AICP, Planning Consultant
PROJECT LOCATION:	City-wide
APPLICABLE ZONING CODE SECTIONS:	Vallejo Municipal Code Chapters: 16.203 - Mixed-Use Districts, 16.204 - Commercial Districts, 16.212 - Hillside Development Standards, 16.301 - Use Standards Table, 16.508 - Off-Street Parking and Loading, and 16.701 - Land Use Terms and Definitions.
PROJECT SUMMARY:	Proposed amendments to Title 16 (Zoning Code) of the Vallejo Municipal Code (VMC) to correct errors and inconsistencies within the Code.
CEQA DETERMINATION:	This action is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the "common sense exemption," because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
RECOMMENDATION:	Staff recommends that the Planning Commission continue the item to a date certain.
APPLICANT:	City of Vallejo 555 Santa Clara St. Vallejo, CA 94589

Staff is recommending that Planning Commission continue the hearing to allow staff additional time to finalize the proposed amendments.