

AGENDA



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

555 Santa Clara Street, Vallejo, California

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

December 11, 2023

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. ROLL CALL
4. PUBLIC HEARING

A. PROJECT TITLE:

6th Cycle Housing Element Update

PROJECT NUMBER:

General Plan Amendment (GPA24-0001)
Code Text Amendment (CTA24-0004)

PREPARED BY:

Hector Rojas, AICP, Long-Range Planning Manager

PROJECT SUMMARY:

The Planning Commission will hold a public hearing to consider a recommendation to the City Council on the proposed 6th Cycle Housing Element Update, which includes amendment of the General Plan, a zoning map amendment to upzone three sites (APNs 0052110140, 0051250230, and 0069032240) and a text amendment to Chapter 16.301 of the Vallejo Municipal Code to confirm “by right” development provisions for certain Housing Element sites, as required by State Law in order to accommodate the City’s Regional Housing Needs Allocation (RHNA). The Housing Element is a key component of Vallejo’s General Plan that outlines the policies and programs for accommodating current and future housing needs, including the 6th Cycle RHNA. It is mandated by state law and must be updated every eight years.

CEQA DETERMINATION:

The City, acting as Lead Agency, certified an Environmental Impact Report (EIR) (SCH# 2014112035) as part of the General Plan Update in 2017. The City has prepared an addendum to the 2017 EIR, which describes the proposed 6th Cycle Housing Element and compares its impacts to those identified in the 2017 EIR. The analysis in the addendum demonstrates that the proposed 6th Cycle Housing Element does not require the preparation of a Subsequent EIR or Supplemental EIR per the requirements of the California Environmental Quality Act (CEQA) statutes (Public Resources Code Section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations 15000 et seq.).

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution recommending City Council adoption of the Addendum to the Vallejo General Plan 2040 Environmental Impact Report (SCH#2014112035), repeal of the existing General Plan Housing Element, adoption of the General Plan Housing Element Update for the 2023-2031 Planning Period, and adoption of the General Plan and Zoning Amendments to implement Housing Programs A 1.1.6 and A 1.1.7.

9. 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, December 6, 2024.

Dated: December 6, 2024

Dalia Vidor

Dalia Vidor