

AGENDA



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

Roberto Cortez, Chair
Robert Schussel, Vice-Chair
Marvin Kinney
Diosdado "J.R." Matulac
Chris Platzer
Peggy Cohen-Thompson
Kathleen Diohep

City Hall
555 Santa Clara Street
Vallejo, CA 94590

APRIL 16, 2018

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.

Agenda Items: Those wishing to address the Commission on a scheduled agenda item should fill out a speaker card and give it to the Secretary. Speaker time limits for scheduled agenda items are five minutes for designated spokespersons for a group and three minutes for individuals.

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 for public inspection at City Hall, 555 Santa Clara St., 2nd Floor, or the Vallejo Public Library, 505 Santa Clara St. at the same time that the public records are distributed or made available to the Planning Commission. Such documents may also 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 in writing to the City Council by filing a written appeal with the City Clerk. 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 the City Clerk 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.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

The Council may affirm, reverse or modify any decision of the Planning Commission which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

If any party challenges the Planning Commission's actions on any of the following items, they may be limited to raising only those issues they or someone else raised at the public hearing described in this agenda or in written correspondence delivered to the Secretary of the Planning Commission.

The ADA symbol, which is a stylized figure in a wheelchair.	Vallejo City Council Chambers 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.
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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. APPROVAL OF THE MINUTES

A. April 2, 2018

5. WRITTEN COMMUNICATIONS

6. REPORT OF THE SECRETARY

A. Upcoming Meetings:

May 7, 2018

Development Code Study Session (Tentative)

Development Review Process Improvements and Michael
Baker International Report Update (Tentative)

B. Staff-Level Approved Projects

7. CITY ATTORNEY REPORT

**8. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION
AND LIAISON REPORTS**

A. Report of the Presiding Officer and Members of the Planning Commission

B. Council Liaison to Planning Commission

C. Planning Commission Liaison to City Council

9. COMMUNITY FORUM

Anyone wishing to address the Commission on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Commission to resolve, is requested to submit a completed speaker card to the Secretary. When called upon, each speaker should step to the podium, state his/her name and address for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300. The Commission may take information but may not take action on any item not on the agenda.

10. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Consent Calendar items appear below, with the Secretary's or City Attorney's designation as such. Members of the public wishing to address the Commission on Consent Calendar items are asked to address the Secretary and submit a completed speaker card prior to the approval of the agenda. Such requests shall be granted, and items will be addressed in the order in which they appear in the agenda. After making any changes to the agenda, the agenda shall be approved. All matters are approved under one motion unless requested to be removed for discussion by a commissioner or any member of the public.

11. PUBLIC HEARING

- A. Project Title: Site Development Permit (SD) #17-0023
Tentative Map (TM) #17-0004
Minor Exception (ME) #18-0002
Landscape Review (LR) #17-0009
- Applicant: CHDC/NR
- Location: 759 Sonoma Blvd.
- Project Description: The project proposes 11 new attached zero lot line for sale below market rate attached single-family homes along with parking and landscaping at the southwest corner of Sonoma Boulevard and McLane Street. The homes face Sonoma Boulevard, with detached garports in the rear. The lot size is 30,056 sq. ft. (.69 acres). There are two proposed models: a 1,626-square-foot model (Unit A) with three bedrooms and three baths and a 1,359-square-foot model (Unit B) with three bedrooms and two and half baths. The lots would vary in size from 1,289 square feet to 1,854 square feet. A minor exception for a reduction of five required parking spaces and three-foot height increase is being requested.
- Proposed Environmental Determination: Pursuant to the California State Environmental Quality Act (CEQA) Guidelines, Section 15332 of Title 14 Public Resources of the California Code of Regulations (Class 32 Categorical Exemption, "In Fill Development Projects"), therefore no further review is required.
- Staff Recommendation: Staff recommends the Planning Commission take the following actions:
1. Adopt a Resolution Approving the Site Development Permit to allow construction of eleven attached single-family homes with (SD #17-0023);
 2. Approve the Tentative Map (TM #17-0004) to allow the subdivision establishing two parcels;
 3. Approve the Minor Exception (ME #18-0002) to allow a reduction of three required parking spaces; and
 4. Approve the Landscape Review (LR #17-0009) based on the findings contained in the Resolution, and subject to the Conditions of Approval contained in Exhibit A to the Resolution.
- Project Manager: Marcus Adams, (707) 648-5392,
marcus.adams@cityofvallejo.net

i. Disclosure of Ex Parte Communications

- B. Project Title: Code Text Amendment (CTA) #18-0001
Applicant: City of Vallejo

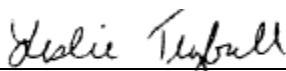
Location:	City-wide
Project Description:	Introduction of an Ordinance amending Title 16 of Vallejo Municipal Code (Zoning Ordinance) regarding adult-use “recreational” marijuana cultivation, manufacturing, and distribution. The amendment adds adult-use “recreational” marijuana cultivation, manufacturing, and distribution as a permitted use subject to a Minor Use Permit in the Intensive Use (IU), Intensive Use-Limited (IUL), and Planned Development Industrial (PDI).
Proposed Environmental Determination:	The adoption of the Code Text Amendment is exempt from the California Environmental Quality Act. California Business & Professions Code Section 26054(h), as amended by the Medicinal and Adult-Use Cannabis Regulation & Safety Act of 2017, provides that the California Environmental Quality Act does not apply to the adoption of an ordinance, rule, or regulation by a local jurisdiction that requires discretionary review and approval of permits, licenses, or other authorizations to engage in commercial cannabis activity. The discretionary review in the proposed Code Text Amendment includes any applicable environmental review pursuant to CEQA.
Staff Recommendation:	Adopt a resolution recommending City Council adoption of an Ordinance amending Title 16 of Vallejo Municipal Code regarding recreational marijuana cultivation, manufacturing and distribution, based on the findings.
Project Manager:	Joanna Altman, (707) 648-4362, joanna.altman@cityofvallejo.net

i. Disclosure of Ex Parte Communications

12. ADJOURNMENT

I, Leslie Trybull, Planning Executive Secretary, 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. Thursday, April 12, 2018.

Dated Thursday, April 12, 2018



Leslie Trybull, Planning Executive Secretary