



# AGENDA

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

Landis Graden, Chairperson  
Marvin Kinney, Vice-Chair  
Roberto Cortez  
Anthony Adams  
Karimah Karah  
Robert Schussel  
Jim Scoggin

City Hall  
555 Santa Clara Street  
Vallejo, CA 94590

**FEBRUARY 19, 2014**

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., 2<sup>nd</sup> 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.ci.vallejo.ca.us](http://www.ci.vallejo.ca.us) 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.



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.

**If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.**

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**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL OF THE MINUTES**

A. January 22, 2014

**5. WRITTEN COMMUNICATIONS**

**6. REPORT OF THE SECRETARY**

A. Upcoming Meetings:

March 3, 2014 SVIPPP Master Plan/Anchor Self Storage (Tentative)

March 17, 2014 Use Permit for Alcohol at a restaurant (Tentative)

Entitlement Permits associated with a Mixed Use Development in the Northgate area that includes Chick-fil-A, CVS, and Chipotle (Tentative)

Marijuana Ordinance (Tentative)

PC Training – PC's role in the General Plan

**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 the General Plan Working Group

D. 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: **Use Permit #13-0012 (This project is being recommended for continuance to the April 7, 2014 meeting)**
- Applicant: Jesus Reynoso
- Location: 1400 Tennessee Street
- Project Description: The applicant is petitioning the City to establish on-site beer and wine sales at an existing restaurant (formerly IHOP) located at the northeast corner of Tennessee and Carroll Street. Taqueria El Valle proposes alcohol service during their business hours of Monday-Sunday, 9:00 a.m. to 9:00 p.m.
- Proposed Environmental Determination: Pursuant to the California Environmental Quality Act (CEQA), the proposed project qualifies for a Class 1 Categorical Exemption, Section 15301 (Existing Facilities Project) of Title 14 of the California Code of Regulations.
- Staff Recommendation: Continue the public hearing to the April 7, 2014 Planning Commission meeting.
- Project Manager: Marcus Adams, (707) 648-5392  
[marcusadams@ci.vallejo.ca.us](mailto:marcusadams@ci.vallejo.ca.us)

**i. Disclosure of Ex Parte Communications**

- B. Project Title: **Code Text Amendment #13-0003**
- Applicant: City of Vallejo
- Location: Citywide
- Project Description: City-initiated amendment to Chapter 16.78 of the Vallejo Municipal Code regarding nonconforming uses, structures and parcels city-wide.
- Proposed Environmental Determination: The Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061 (b) (3) of Title 14 of the California Code of Regulations (General Rule of the California Environmental Quality Act).

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Staff Recommendation: Continue the public hearing to a future Planning Commission meeting.  
Project Manager: Andrea Ouse, (707) 648-4163  
[aouse@ci.vallejo.ca.us](mailto:aouse@ci.vallejo.ca.us)

**i. Disclosure of Ex Parte Communications**

C. Project Title: **Use Permit #12-0008**  
Applicant: Saul & Alfonso Farias  
Location: 1457 Solano Ave.  
Project Description: The applicant is petitioning the City to extend the closing business hours of Billar Los Portales(billiards/pool hall) from twelve midnight to 2 a.m. Friday-Saturday. Due to the business being located within 300 feet of residential uses, a major conditional use permit is required for operation beyond midnight, pursuant to Section 16.57.030(A)(1) of the Vallejo Municipal Code.

Proposed Environmental Determination: Pursuant to the California Environmental Quality Act (CEQA), the proposed project qualifies for a Class 1 Categorical Exemption, Section 15301 (Existing Facilities Project) of Title 14 of the California Code of Regulations.

Staff Recommendation: Adopt a Resolution Approving Major Conditional Use Permit #12-0008 subject to the Conditions of Approval and consideration of finding the project exempt from the California Environmental Quality Act.

Project Manager: Marcus Adams, (707) 648-5392  
[marcusadams@ci.vallejo.ca.us](mailto:marcusadams@ci.vallejo.ca.us)

**i. Disclosure of Ex Parte Communications**

D. Project Title: **Use Permit #13-0014**  
Applicant: Nima Gabbay  
Location: 2000 Glen Cove Marina Road  
Project Description: The applicant has proposed to convert an existing restaurant space within the Glen Cove Marina to a banquet hall/facility with operating hours ending at 11:00 pm Monday through Thursday, 12-midnight on Friday and Sunday, and 1:00 am on Saturday.

Proposed Environmental Determination: The proposed project qualifies for a Class 3 Categorical Exemption (New Construction or Conversion of Small Structures), pursuant to Section 15303(c) of Title 14 of the California Code of Regulations.

Staff Recommendation: Adopt the attached Resolution Approving the Major Conditional Use Permit based on the findings contained in the Resolution and subject to the Conditions of Approval in Exhibit A.

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Project Manager: Michelle Hightower, (707) 648-4506  
[mhightower@ci.vallejo.ca.us](mailto:mhightower@ci.vallejo.ca.us)

**i. Disclosure of Ex Parte Communications**

**12. ADJOURNMENT**