



# AGENDA

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

Adam Chavez, Chairperson  
Cynthia Ripley, Vice-Chair  
Patrick Moran  
Lina Villenas  
Patricia Brown

City of Vallejo Council Chambers  
555 Santa Clara Street  
Vallejo, CA 94590  
[www.cityofvallejo.net](http://www.cityofvallejo.net)

### July 11, 2019

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 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 Board 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 Design Review Board 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 Design Review Board. Such documents may also be available on the City of Vallejo website at [www.cityofvallejo.net](http://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 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 Design Review Board. 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 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.

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 Design Review Board 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 Design Review Board'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 Design Review Board.

	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 MINUTES - None**
- 5. WRITTEN COMMUNICATIONS**
- 6. REPORT OF THE SECRETARY**

A. Upcoming Meetings:

August 2019	No items tentatively scheduled; meeting may be canceled
September 2019	Northern Waterfront – Planned Development Unit Plan for 175 Single-family Residential units (Study Session)

- 7. CITY ATTORNEY REPORT**
- 8. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE DESIGN REVIEW BOARD AND LIAISON REPORTS**
  - A. Report of the Members of the Design Review Board
  - B. Council Liaison to Design Review Board

**9. COMMUNITY FORUM**

*Anyone wishing to address the Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Board 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 Board 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 Board 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.*

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*All matters are approved under one motion unless requested to be removed for discussion by a board member or any member of the public.*

**11. PUBLIC HEARING**

- A. Project Application Number: Planned Development Unit Plan (PD) #19-0001
- Applicant: Ellis Architects, Inc.
- Location: 201 Maine Street  
APN 0055-170-350,310
- Project Description: Façade renovation, landscaping upgrades and associated site improvements including ADA upgrades to the existing 236-unit residential development and community building.
- Proposed Environmental Determination: The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (a) (Class 1, "Existing Facilities"); therefore, no further review is required.
- Recommendation: Staff recommends the Design Review Board adopt Resolution No. DRB 19-03 to **APPROVE** PD #19-0001, based on the findings in the Resolution and subject to the conditions of approval attached to the Resolution.
- B. Project Application Number: Planned Development Unit Plan (PD) #18-0006
- Applicant: Karly Stephens  
Smith Development and Construction
- Location: 1300 Sonoma Boulevard  
APN 0058-022-130
- Project Description: Redevelopment of an existing automobile fueling station and convenience store on a 12,940 sq. ft. parcel, including: 1) demolition of all existing structures; 2) construction of new convenience store and fueling station; 3) regrading and repaving of

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entire site; and 4) refurbishment of landscaping.

Proposed Environmental Determination:

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15302(b) (Class 2, "Replacement or Reconstruction"), therefore, no further review is required.

Recommendation:

Staff recommends the Design Review Board adopt Resolution No. DRB 19-01 to **APPROVE** PD #18-0006, including the requested major exceptions, based on the findings and subject to the attached conditions.

## **12. ADJOURNMENT**

I, Narcissa Wilson, 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 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 2:00 p.m., Friday, July 5, 2019.



Dated: July 5, 2019

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for Narcissa Wilson, Planning Executive Secretary