

## CITY OF VALLEJO PLANNING COMMISSION

Charles Legalos, Chairperson  
Kent Peterman, Vice Chair  
Gary Salvadori  
Linda Engelman  
Robert McConnell  
Norm Turley  
Gail Manning

**WEDNESDAY  
17 JANUARY 2007**

**7:00 P.M.**

City Hall  
555 Santa Clara Street  
Vallejo, California 94590

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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.

Those wishing to address the Commission on any matter not listed on the agenda but within the jurisdiction of the Planning Commission may approach the podium during the "Community Forum" portion of the agenda. The total time allowed for Community Forum is fifteen minutes with each speaker limited to three minutes.

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.

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.

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

A. ORDER OF BUSINESS CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF THE MINUTES: None.

E. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

F. REPORT OF THE SECRETARY

1. Upcoming Meeting of Monday, February 5, 2007
  - a. Code Text Amendment 06-0004 Revision of Chapter 16.70 Screening and Landscaping Regulations. *Continued from the meeting of 12/18/06.*
  - b. Planned Development 06-0025 Zio Fraedo's addition
  - c. Inclusionary Housing Ordinance
  - d. Planned Development 06-0018 for an new custom home in Hiddenbrooke
  - e. Planned Development 06-0024 for a new church to replace an existing church on the 700 block of Sonoma Avenue.

G. CITY ATTORNEY REPORT

H. COMMUNITY FORUM

I. REPORT OF THE PRESIDING OFFICER AND COMMISSIONERS

J. LIAISON REPORTS

1. Council Liaison to Planning Commission
2. Planning Commission Liaison to City Council

K. PUBLIC HEARINGS

1. Planned Development 06-0025 addition to Zio Fraedo's.  
**Continued to the meeting of February 5, 2007.**
2. Planned Development 02-0022 and Development Agreement 05-0008. Amendments to the Vallejo Station Project and Waterfront Project as required by the City's CEQA lawsuit settlement agreement with the Vallejo Waterfront Coalition. The Commission will be advisory to the City Council. Proposed CEQA Action: An addendum to the Waterfront Project EIR is proposed.

Staff recommends a recommendation of **APPROVAL** to the City Council.

3. Code Text amendment 06-0007 to amend Chapter 16 of the Vallejo Municipal Code to supplement the City's Design Review Board Ordinance. The amendment integrates the unit plan review process described in Chapter 16 of the VMC with the new language in Chapter 2.39 of the VMC, addresses the DRB unit plan appeal process, and references relevant documents and agreements. Proposed CEQA Action: Exempt.

Staff recommends a recommendation of **APPROVAL** to the City Council.

4. Use Permit 06-0023 for the expanded hours of operation for a new restaurant located at 324 Virginia. Proposed CEQA Action: Exempt.

Staff recommends **APPROVAL** based on the findings and conditions in the staff report.

5. Planned Development 06-0017 for a new building in the Downtown Specific Plan area located at 401 Pennsylvania Street. Proposed CEQA Action: Exempt.

Staff recommends **APPROVAL** based on the findings and conditions in the staff report.

L. OTHER ITEMS

None.

M. WRITTEN COMMUNICATIONS

None.

N. ADJOURNMENT