

CITY OF VALLEJO PLANNING COMMISSION

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

MONDAY
18 JUNE 2007

7:00 P.M.

City Hall
555 Santa Clara Street
Vallejo, California 94590

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: March 19, 2007, April 2, 2007, April 16, 2007 and June 4, 2007.

E. WRITTEN COMMUNICATIONS: None.

F. REPORT OF THE SECRETARY

1. Upcoming Meeting of Monday, July 16, 2007

- a. Code Text Amendment 06-0004 to revise Chapter 16.70 – Screening and Landscaping Regulations. *Continued from the meeting of April 16, 2007 to the meeting of July 16, 2007 has been continued August 20, 2007.* Staff Person: Katherine Donovan, 648-4327.
- b. Tentative Map 06-0003 to create 23 parcels for Skyline Estates subdivision. Staff Person: Marcus Adams, 648-5392.
- c. Site Development 06-0022 for a second story addition in the View District located at 35 Burnham St. Staff Person: Marcus Adams 648-5392.

2. a. Receiving Planning Commission Packets Electronically Starting July 16, 2007

G. CITY ATTORNEY REPORT

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

1. Report of the Presiding Officer and members of the Planning Commission
2. Council Liaison to Planning Commission
3. Planning Commission Liaison to City Council

I. COMMUNITY FORUM

Members of the public wishing to address the Commission on items not on the agenda are requested to submit a completed speaker card to the Secretary. The Commission may take information but may not take action on any item not on the agenda.

J. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Consent Calendar items appear below in section K, 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.

K. PUBLIC HEARINGS

1. Specific Plan 98-01C and Code Text Amendment 06-0006 for an amendment to Architectural Heritage and Historic Preservation Ordinance. Staff Person: Michelle Hightower, 648-4506.

2. Use Permit 06-0019 is an application for conversion of a commercial building into a church, located at 2020 Sacramento Street. Proposed CEQA Action: Exempt per Section 14332, "In-Fill Development". Staff Person: Devan Reiff 649-3409.
3. Use Permit 07-0002 – Reconsideration of tow yard located at 107 Couch Street. The applicant is proposing a tow storage yard with capacity for 30 vehicles. Access to the yard would be from Couch Street only. No structures are proposed for the yard which is enclosed by a chain link fence with vinyl slats. The applicant operates a towing storage yard on Maine Street and the current proposed yard would serve as an over-flow yard for the Maine Street lot. Proposed CEQA Action: Exempt per Section 15332, "In-Fill Development". Staff Person: Marcus Adams, 648-5392.

L. OTHER ITEMS

Election of officers.

M. ADJOURNMENT