

# AGENDA



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

Landis Graden, Chairperson  
Marvin Kinney, Vice-Chair  
Roberto Cortez  
Robert Schussel  
Diosdado "J.R." Matulac  
Chris Platzer

City Hall  
555 Santa Clara Street  
Vallejo, CA 94590

**JUNE 19, 2017**

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.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 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 icon is the international symbol of access, a white wheelchair on a blue square background.	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.**

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**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL OF THE MINUTES**

A. May 15, 2017

**5. WRITTEN COMMUNICATIONS**

**6. REPORT OF THE SECRETARY**

A. Upcoming Meetings:

July 3, 2017

This meeting is proposed to be cancelled.

July 17, 2017

Code Text Amendment for Accessory Dwelling Units and Assisted Living Facilities (Tentative)

Use Permit for a Panera Bread restaurant on Plaza Dr. (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.*

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11. PUBLIC HEARING

- A. Project Title: Appeal #17-0002 (Appeal of PD16-0006 and MUP16-0002)  
Applicant: CCRC  
Location: 415-417 Georgia St.  
Project Description: An appeal of the Community and Economic Development Director's decision to approve permit applications associated with the reuse of a vacant commercial building in downtown Vallejo for La Clinica de la Raza to relocate and expand an existing health care facility. The proposed facility will provide medical, dental and optical care services Monday through Friday from 8:00 am to 8:00 pm, and on Saturday from 8:30 am to 5:30 pm. At full operation, the project proponent anticipates having up to 100 full-time employees servicing 220 patient visits per day. The appellant contends (1) that approval of the project will allow medical uses to dominate a small downtown and impact existing commercial, retail, office and residential uses; (2) the proposed project will negatively impact existing businesses and uses in the area due to the increased need for parking related to the clinic; and (3) further environmental review is necessary.
- Proposed Environmental Determination: The proposed project is exempt from the California Environmental Quality Act (CEQA) under Section 15301, Class 1, as the use will occur within an existing building with only minor exterior alterations and no potential significant effect on the environment.
- Staff Recommendation: Adopt a Resolution **Upholding** the Community and Economic Development Director's decision to **Approve** Planned Development Unit Plan #16-0006 and Minor Use Permit #16-0002 based on the findings and conditions provided in the Staff Report dated March 22, 2017, and findings and additional conditions provided in the attached Resolution.
- Project Manager: Michelle Hightower, (707) 648-4506,  
[michelle.hightower@cityofvallejo.net](mailto:michelle.hightower@cityofvallejo.net).

i. Disclosure of Ex Parte Communications

- B. Project Title: General Plan 2040  
Applicant: City of Vallejo  
Location: City-wide  
Project Description: General Plan 2040 is the long-range vision and policy document to guide City growth and land development for the next 25 years (to 2040). The project consists of

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Proposed Environmental Determination: revisions to the General Plan 2040, including its land use map, originally recommended for City Council adoption by the Planning Commission on November 2, 2016.

Staff Recommendation: An Environmental Impact Report (EIR) was recommended by the Planning Commission for certification by City Council on November 2, 2016. The proposed revisions to General Plan 2040 do not materially change the environmental analysis and findings included in the Final Environmental Impact Report for General Plan 2040 ("FEIR"), nor will the proposed revisions create any new significant impacts or worsen any significant impacts identified in the FEIR. No changes to the FEIR are required due to the minor revisions recommended by the Planning Commission with this action.

Project Manager: Adopt a resolution recommending City Council adoption of General Plan 2040 with the revisions described in the staff report.

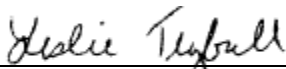
Project Manager: Mark Hoffheimer, (707) 645-2610, [mark.hoffheimer@cityofvallejo.net](mailto:mark.hoffheimer@cityofvallejo.net).

**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 3:30 p.m. Tuesday, June 13, 2017.

Dated Tuesday, June 13, 2017

  
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Leslie Trybull, Planning Executive Secretary