



AGENDA

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

Diosdado “J.R.” Matulac, Chair
Robert Schussel, Vice-Chair
Marvin Kinney
Chris Platzer
Peggy Cohen-Thompson
Kathleen Diohep
Randy Larson

**John F. Kennedy Library
The Vallejo Room, Basement
Level**

DECEMBER 3, 2018

505 Santa Clara Street
Vallejo, CA 94590
www.cityofvallejo.net

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., 2nd 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 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 Vallejo Room in the JFK Library 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.
Please note:

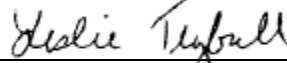
Due to upgrades being done to the City Hall Council Chambers, from June the end of 2018, all Planning Commission meetings will be held in the Vallejo Room, located at the basement level of the JFK Library. For general or ADA access information regarding this alternate location, please contact the Planning Division at (707) 648-4326.

Applicant:	Environmental Review (ED) #18-0002 Six Flags Discovery Kingdom
Location:	1001 Fairgrounds Dr.
Project Description:	The applicant proposes to construct a new Batman Roller Coaster Ride in the southeast area of the Six Flags Discovery Kingdom Theme Park. The new roller coaster would be approximately 117 feet tall and would replace the Thunder Road Speedway Go-Kart Track Ride in an undefined zone of the Theme Park. The applicant proposes to designate this area as part of Zone 4 which allows for open air rides up to 150 feet tall. The expansion of Zone 4 requires the approval of a Major Use Permit to amend Use Permit #04-0011, and the construction and operation of the new ride requires a Site Development Permit.
Proposed Environmental Determination:	Pursuant to the California State Environmental Quality Act (CEQA) Guidelines, Section 15074 of Title 14 Public Resources of the California Code of Regulations, an Initial Study and Proposal to Adopt a Mitigated Negative Declaration for the project was prepared by the City. Pursuant to Section 15105, the document was made available to the public for review on October 22, 2018. Adoption of the Mitigated Negative Declaration is part of this project. No impacts were identified as potentially significant that could not be mitigated to a less-than-significant level.
Staff Recommendation:	Staff recommends the Planning Commission take the following actions: <ol style="list-style-type: none">(1) Adopt Resolution No. PC 18-14 Adopting the Initial Study/Mitigated Negative Declaration and approving the Mitigation Monitoring and Reporting Program (ED #18-0002);(2) Adopt Resolution No. PC 18-15 Approving Major Conditional Use Permit (UP) #18-0005 to allow the expansion of the Theme Park's Zone 4, and approving Site Development Permit (SD) #18-0010 for the construction of a new 117-foot tall Batman Roller Coaster Ride in the expanded Zone 4 area, subject to the Findings and Conditions of Approval contained in Exhibit A to the Resolution
Project Manager:	Michelle Hightower, (707) 648-4506, michelle.hightower@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 3:00 p.m. Wednesday November 28, 2018.



Dated November 28, 2018

Leslie Trybull, Planning Executive Secretary