

AGENDA



City Hall
555 Santa Clara Street
Vallejo, CA 94590

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

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

NOVEMBER 2, 2016

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.ci.vallejo.ca.us 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 stylized figure in a wheelchair, enclosed in a square.	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. PUBLIC HEARING

A. Project Title: General Plan 2040, Sonoma Blvd. Specific Plan, Associated Environmental Impact Report
Applicant: City of Vallejo
Location: **City-wide**
Project Description: **Draft General Plan:** Long-range vision and policy document to guide City growth and land development for the next 25 years (to 2040). Applies citywide.
Draft Sonoma Blvd Specific Plan: Long range vision for the revitalization of Sonoma Boulevard between Curtola Parkway and Redwood Street, focusing on improvements to both the public realm (i.e. street and sidewalk) and private development along the street frontage.
Draft Environmental Impact Report (EIR): Analysis of potential environmental impacts for both the General Plan and Specific Plan.

Proposed Environmental Determination:

The Draft EIR analyzes potential environmental impacts for both the General Plan and the Sonoma Boulevard Specific Plan. The Draft EIR was circulated for a 45-day public review period, ending on September 7th, 2016. The associated environmental documents may be reviewed on-line at: <http://propelvallejo.com/draft-general-plan-and-eir-available-for-review/>.

Staff Recommendation:

Adopt the resolutions recommending: 1) adoption of the General Plan 2040 by City Council; 2) adoption of the Sonoma Boulevard Specific Plan by City Council; and 3) certification of the Environmental Impact Report by City Council, making Findings and Statement of Overriding Considerations, and Mitigation Monitoring Program.

Project Manager:

Mark Hoffheimer, (707) 645-2610
mark.hoffheimer@cityofvallejo.net

i. Disclosure of Ex Parte Communications

5. 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 11:00 a.m., Tuesday, October 25, 2016.

Dated Tuesday, October 25, 2016



Leslie Trybull, Planning Executive Secretary