

CITY OF VALLEJO PLANNING COMMISSION

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

**WEDNESDAY
21 FEBRUARY 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: November 20, 2006; December 4, 2006; December 18, 2006; January 17, 2007; and February 5, 2007.
- E. CONSENT CALENDAR AND APPROVAL OF THE AGENDA
- F. REPORT OF THE SECRETARY
 - 1. Upcoming Meeting of Monday, March 5, 2007
 - a. Use Permit 04-0022 for a self-service refueling center, fast food and sit-down restaurant on a vacant parcel fronting on Sonoma Blvd.
 - b. Use Permit 06-0018, is a request to modify the Planning Commission conditions placed on an Ice Cream Commissary located at 1853 Broadway Street. *Continued from the meeting of February 5, 2007.*
 - c. Planned Development 06-0018 for a new custom home in Hiddenbrooke located at 1757 Durrow Ct. *Continued from the meeting of February 5, 2007.*
 - d. Use Permit 06-0021 beer and wine service at existing Mexican restaurant located at 1598 Fairgrounds Drive.
- 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. Use Permit #546A – Appeal of staff determination concerning Rose Imports located at 1605 Solano Ave. *Continued from the meeting of December 18, 2006.*

Staff recommends the Planning Commission **DENY** the appellants appeal and **AFFIRM** the Planning Division’s determination that the used auto sales occurring at 1605 Solano Avenue require use permit approval, as stated in Section 16.22.040(B)(3) of the Vallejo Municipal Code.
 - 2. Use Permit 06-0024 for a new auto dealership, Team GMC, Pontiac, Buick located at 301 Auto Mall Parkway. Proposed CEQA Action: Revised Initial Study and Mitigated Negative Declaration.

Staff recommends **approval** based on the findings and conditions.
 - 3. Inclusionary Housing Ordinance.

Staff recommends opening the public hearing for discussion and public input then continuing the item to the meeting of March 5, 2007.

L. OTHER ITEMS

None.

M. WRITTEN COMMUNICATIONS

None.

N. ADJOURNMENT