



# AGENDA

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

Landis Graden, Chairperson  
Marvin Kinney, Vice-Chair  
Roberto Cortez  
Anthony Adams  
Karimah Karah  
Robert Schussel  
Jim Scoggin

City Hall  
555 Santa Clara Street  
Vallejo, CA 94590

### JUNE 2, 2014

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.ci.vallejo.ca.us](http://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.

	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.**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. APPROVAL OF THE MINUTES**

A. May 19, 2014

**5. WRITTEN COMMUNICATIONS**

**6. REPORT OF THE SECRETARY**

A. Upcoming Meetings:

June 16, 2014

Planned Development Unit Plan for a self-storage facility  
(Tentative)

Use Permit for alcohol at the Empress Theatre (Tentative)

Training – Conditions of Approval (Tentative)

**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 the General Plan Working Group

D. 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.*

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*All matters are approved under one motion unless requested to be removed for discussion by a commissioner or any member of the public.*

**11. PUBLIC HEARING**

- A. Project Title: **Planned Development Unit Plan (PD) #13-0007  
Use Permits (UP) #13-0016, #13-0017  
Minor Use Permit (MUP) #13-0005  
Specific Plan Amendment (SPA) #13-0002**
- Applicant: Chick-fil-A, Inc.
- Location: Southeast corner of Admiral Callaghan Lane and Auto Mall Parkway
- Description: The applicant has proposed a mixed-use commercial development, (Northgate Corner) on a vacant 4.66-acre site consisting of a Chick-fil-A quick-service/drive-thru restaurant without alcohol sales, a Chipotle dine-in restaurant with on-site alcohol sales, and a drive-thru CVS retail pharmacy with off-site alcohol sales. The project involves a combined total of approximately 23,292 square feet of new retail/commercial uses and a shared parking lot with 138 spaces.
- The applicant has also applied for amendments to the Northgate Specific Plan to allow a drive-thru facility associated with a quick-service restaurant and to allow a restaurant without alcohol in the Northgate Specific Plan Mixed Use Development - Commercial area.
- 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 Revised and Recirculated Mitigated Negative Declaration for the project was prepared by the City and made available to the public for review on April 28, 2014. 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: Adopt the following six Resolutions:
- (1) Adopt the Revised and Recirculated Mitigated Negative Declaration and Approve the Mitigation Monitoring and Reporting Program (PC 14-07);
  - (2) Recommend to City Council Adoption of the Specific Plan Amendment to allow a restaurant without alcohol sales and with a drive-thru facility in Northgate (PC14-08);

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- (3) Approve the Planned Development Unit Plan for the Northgate Corner Mixed Use Commercial Development project (PC 14-09);
  - (4) Approve the Major Use Permit to allow the Chick-fil-A quick-service restaurant with a drive-thru facility on the site (PC 14-10);
  - (5) Approve the Major Use Permit to allow CVS Pharmacy to offer off-site alcohol sales on the site (PC 14-11); and
  - (6) Approve the Minor Use Permit to allow Chipotle restaurant to offer on-site alcohol sales on the site (PC 14-15).

Project Manager:

Michelle Hightower, (707) 648-4506  
[mhightower@ci.vallejo.ca.us](mailto:mhightower@ci.vallejo.ca.us)

**i. Disclosure of Ex Parte Communications**

**12. OTHER**

A. DA #14-0001

Lennar Mare Island, LLC Development Agreement  
Annual Review  
***This is an informational item; no Planning Commission Action is required.***

**13. ADJOURNMENT**