

AGENDA



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

Roberto Cortez, Chair
Robert Schussel, Vice-Chair
Marvin Kinney
Diosdado "J.R." Matulac
Chris Platzer
Peggy Cohen-Thompson
Kathleen Diohep

City Hall
555 Santa Clara Street
Vallejo, CA 94590

SEPTEMBER 6, 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., 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.

	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. August 21, 2017
 5. **WRITTEN COMMUNICATIONS**
 6. **REPORT OF THE SECRETARY**
 - A. Upcoming Meetings:
September 18, 2017 Use Permit and Site Development Permit to demolish and replace the Shell gas station and mini-mart at 1604 Lewis Brown Drive (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.

11. PUBLIC HEARING

- A. Project Title: Planned Development Master Plan/Unit Plan (PD) #17-0005
Major Use Permit (UP) #17-0003
Environmental Review (ED) #17-0002
- Applicant: Fulcrum Real Estate and Development Company
- Location: 101, 120, 140 Glen Cove Marina Road
- Project Description: The applicant proposes to amend the Marina Village at Glen Cove Master Plan Project (PD 89-03) to allow the construction of an approximately 112,000 square foot, 3-story senior assisted living and memory care facility with associated site amenities, and a total of 55 parking spaces on the remaining vacant parcels in the Master Plan area. The project includes 140 residential units for seniors, two courtyards and other ancillary uses. The facility will operate 24 hours per day, seven days per week and have a total of 70 employees. The project also includes modifying a Public Access Easement (PAE) for public parking and access to the nearby trails and the waterfront.
- 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 and made available to the public for review on August 15, 2017. 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 Three Resolutions:
1. Recommend to City Council Adoption of the Initial Study/Mitigated Negative Declaration (ED #17-0002) and Approval of the Mitigation Monitoring and Reporting Program;
 2. Recommend to City Council the Adoption of an Ordinance Amending Planned Development Master Plan 89-03, and a Resolution Approving a Unit Plan for a Senior Assisted Living and Memory Care Facility on the property and relocating a recorded PAE, based on the findings contained in the Resolution; and
 3. Approve a Major Use Permit to Allow the Senior Assisted Living and Memory Care Facility on the property, based on the findings contained in the Resolution
- Project Manager: Michelle Hightower, (707) 648-4506,
michelle.hightower@cityofvallejo.net

i. Disclosure of Ex Parte Communications

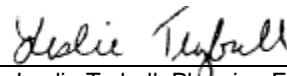
- B. Project Title: Appeal #17-0003
Appellant: Allan C. Moore, Wendel Rosen Black & Dean LLP,
representing Central Core Restoration Corporation (CCRC)
- Project Description: Wendel Rosen Black & Dean LLP, on behalf of Central Core Restoration Corporation, (CCRC) has filed an appeal of the Planning Manager's decision to classify La Clinica de La Raza's proposed use for their relocation and expansion project in the Downtown Specific Plan area as "Medical services." La Clinica has proposed to relocate and expand their existing facility at 200 Georgia Street to a vacant building in the downtown to provide a variety of services including medical, dental, optometry, and counseling. Medical services are permitted by right along the Georgia Street corridor. The project was initially classified as "Clinic services" requiring a Minor Use Permit in error.
- Proposed Environmental Determination: The appeal is determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 16 Public Resources general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.
- Staff Recommendation: Staff recommends the Planning Commission Adopt a Resolution to **Deny** the Appeal and **Uphold** the Community and Planning Manager's land use determination.
- 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 7:00 p.m. Thursday, August 31, 2017.

Dated Thursday, August 31, 2017



Leslie Trybull, Planning Executive Secretary