



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

JANUARY 21, 2015

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.

	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. January 5, 2014

5. WRITTEN COMMUNICATIONS

6. REPORT OF THE SECRETARY

A. Upcoming Meetings:

February 2, 2015

This meeting is proposed to be canceled

February 18, 2015

Use Permit for a Day Center at 1020 Colusa
(Tentative)

Draft Housing Element Review (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.

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: **Code Text Amendment #12-0004**
Applicant: City of Vallejo
Location: City-wide
Project Description: The project involves staff initiated amendments to the Vallejo Municipal Code in compliance with 2008 Senate Bill 2 and the 2009-2014 Housing Element that would (1) allow emergency shelters for the homeless which meet objective locational, development, operational and management standards by right (without a discretionary permit) in Intensive Use (IU) zoned districts; and (2) establish definitions in accordance with state law for “supportive and transitional housing types.”
- The project also includes changes to the “clinic services” land use category to (1) include “counseling and social service for the homeless,” (2) prohibit the use in residential zoning districts; and (3) require a major conditional use permit in the Pedestrian Shopping and Service (CP) zoning district.
- Proposed Environmental Determination: This action is exempt under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) of Title 14 of the California Code of Regulations as the proposed amendments will not have a significant effect on the environment.
- Staff Recommendation: Adopt a Resolution of Intention by the Planning Commission to Amend the Vallejo Municipal Code Zoning Ordinance regarding emergency shelters, transitional and supportive housing and clinic services, and adopt a Resolution Recommending the Planning Commission Forward Code Text Amendment #12-0004 to the City Council for adoption.
- Project Managers: Marcus Adams, (707) 648-5392
marcus.adams@cityofvallejo.net
Michelle Hightower, (707) 648-4506
michelle.hightower@cityofvallejo.net

i. Disclosure of Ex Parte Communications

- B. Project Title: **Use Permit Review #13-0014**
Applicant: Nima Gabbay
Location: 2000 Glen Cove Road
Project Description: A 12-Month Review of the subject Use Permit is scheduled pursuant to Condition of Approval No. 13 of Resolution PC #14-05, as approved by the Planning

Commission on February 19, 2014. The Use Permit allows a banquet hall/facility to host private events such as weddings, parties, company dinners and classes on the property. Events can be held seven days per week with events ending at 10:00 pm, Sunday through Thursday, 11:00 pm on Friday, and 12-midnight on Saturday (excluding time required for breakdown/clean-up).

The applicant is also requesting amendments to Condition No. 6 to allow an amplified microphone to be used for outdoor ceremonies and Condition No. 7 to extend the event hours to 2:00 am on New Year's Eve.

Proposed Environmental Determination:

The proposed project qualifies for an Exemption from the California Environmental Quality Act (CEQA), per Section 15061(b)(3) of Guidelines for CEQA, Title 14 of the California Code of Regulations.

Staff Recommendation:

Accept the Use Permit Review and adopt the Resolution amending Conditions of Approval No. 6 and 7 for Use Permit #13-0014.

Project Manager:

Michelle Hightower, (707) 648-4506
michelle.hightower@cityofvallejo.net

i. Disclosure of Ex Parte Communications

12. ADJOURNMENT