

AGENDA



VALLEJO PLANNING COMMISSION REGULAR 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

City Hall
555 Santa Clara Street
Vallejo, CA 94590

APRIL 3, 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.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF THE MINUTES

A. December 19, 2016

B. February 22, 2017

C. February 27, 2017

D. March 6, 2017

5. WRITTEN COMMUNICATIONS

6. REPORT OF THE SECRETARY

A. Upcoming Meetings:

April 17, 2017

This meeting is proposed to be cancelled (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 Unit Plan Amendment (PD) #17-0002; Use Permit Amendment (UP) #17-0001
- Applicant: Orin Swift Cellars, LLC
- Location: 1095 Nimitz Avenue, Mare Island
- Project Description: The applicant has proposed to amend Planned Development Unit Plan (PD) #16-0007 and Use Permit (UP) #16-0008 granted by the Planning Commission in October 2016 regarding the reuse of Buildings 45/45A and 65 on Mare Island as a distillery complex for alcohol production with two on-site tasting rooms. The proposed amendment is to include a store that offers off-site beer, wine and distilled spirits sales in Building 65. The proposed “specialty wine and spirits” retail store will occupy 300 square feet and have four full-time and two part-time employees. The store will operate seven days a week from 10:00 am to 7:00 pm.
- Proposed Environmental Determination: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15301 (“Existing Facilities”) of Title 14 of the California Code of Regulations.
- Staff Recommendation: Adopt the attached Resolution to APPROVE the Planned Development Unit Plan Amendment and Use Permit Amendment based on the findings contained in the Resolution, and subject to the Conditions of Approval provided in Exhibit A to the Resolution.
- Project Manager: Michelle Hightower, (707) 648-4506
michelle.hightower@cityofvallejo.net

i. Disclosure of Ex Parte Communications

- B. Project Title: Code Text Amendment (CTA) #17-0001;
Specific Plan Amendments (SPA) #17-0001;
Planned Development Master Plan Amendment (PD) #17-0001
- Applicant: City of Vallejo
- Location: City-wide
- Project Description: The project involves City staff-initiated amendments of the Vallejo Municipal Code Zoning Ordinance, the Downtown Vallejo, Mare Island, and Northgate Specific Plans, and the Vallejo Waterfront Planned Development Master Plan regarding alcohol sales, service and production establishments that would: (1) Revise and add new definitions of restaurants, eating, drinking, and retail establishments, and production facilities that sell, serve or

produce alcohol; (2) Designate restaurants and other eating establishments with alcohol service as “permitted” uses; (3) Introduce a new Administrative Permit process for certain alcohol sales, service and production uses; (4) Introduce a major use permit requirement for any “new” alcohol sales or service use that offers late night alcohol sales or service (after 11:30 PM), dancing and/or live entertainment; (5) Clarify that the 1,000-foot separation requirement applies only to the establishment of new convenience, liquor stores and mini-markets with fuel sales.

Proposed Environmental Determination:

Exempt from the California Environmental Quality Act (CEQA) under sections 15301 and 15061(b)(3) of Title 14 of the California Code of Regulations s.

Staff Recommendation:

Adopt a Resolution of Intention by the Planning Commission to Amend the Vallejo Municipal Code Zoning Ordinance, the Downtown Vallejo, Mare Island, and Northgate Specific Plans, and the Vallejo Waterfront Planned Development Master Plan regarding alcohol sales, service and production establishments; and

Adopt a Resolution to Approve an Amendment to the Vallejo Municipal Code Zoning Ordinance (CTA #17-0001) and amendments to the Downtown Vallejo, Northgate and Mare Island Specific Plans (SPA #17-0001) and the Vallejo Planned Development Master Plan (PD #17-0001) regarding alcohol sales, service and production establishments, and forward to the City Council for Adoption.

Project Manager:

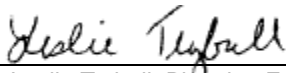
Paul Richardson, Economic Development Consultant, (707) 648-5404, ed.consultant@cityofvallejo.net

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 4:00 p.m., Wednesday, March 29, 2017.

Dated Wednesday, March 29, 2017



Leslie Trybull, Planning Executive Secretary