

AGENDA



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

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

City Hall
555 Santa Clara Street
Vallejo, CA 94590

AUGUST 21, 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 appellants are 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.

11. PUBLIC HEARING

- A. Project Title: Site Development Permit (SD) #15-0015
Major Use Permit (UP) #15-0012
Variance (VAR) #15-0001
Environmental Review (ED) #15-0004
This item was continued from the August 7, 2017 Planning Commission meeting.
- Applicant: In-N-Out Burger
Location: 720 Admiral Callaghan Lane
Project Description: The proposal is to demolish an existing vacant one-story building and remove 43 surface parking spaces, and construct a 3,867 square-foot building for use as an In-N-Out Burger quick service restaurant with a drive-thru facility and 45 parking spaces. The proposed restaurant is located on a .98-acre site that is part of the Redwood Plaza Shopping Center. The proposed project would also include a 65-foot tall freestanding freeway-oriented sign.
- 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 June 29, 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: (1) Adopt a Resolution to Adopt the Initial Study/Mitigated Negative Declaration, and Approve the Mitigation Monitoring and Reporting Program (ED #15-0004); and
(2) Adopt a Resolution to Approve the Site Development Permit (SD #15-0015) and Major Use Permit (UP #15-0012), and Deny the Variance (VAR #15-0001)
- Project Manager: Michelle Hightower, (707) 648-4506,
michelle.hightower@cityofvallejo.net

i. Disclosure of Ex Parte Communications

- B. Project Title: Code Text Amendment (CTA) #17-0003
Applicant: City of Vallejo
Location: City-wide
Project Description: The proposal is to amend Title 3 (Revenue and Finance) and Title 16 (Zoning Ordinance) of the Vallejo Municipal Code to address new State requirements for Accessory Dwelling

Units (ADUs), previously known as “Second Family Dwelling Units”, and commonly known as in-law units or granny flats.
This item was continued from the August 7, 2017 Planning Commission meeting.

Proposed Environmental Determination:

The proposed project is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has the potential for causing a significant effect on the environment, pursuant to Section 15061 (b)(3) of Title 14 of the California Code of Regulations.

Staff Recommendation:

(1) Adopt a Resolution of Intention of the Planning Commission to amend Titles 3 and 16 the Vallejo Municipal Code; and
(2) Adopt a Resolution to Approve and Forward a Recommendation to City Council to Adopt Code Text Amendment #17-0003 regarding accessory dwelling units.

Project Manager:

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

i. Disclosure of Ex Parte Communications

12. OTHER

A. DA #17-0001

Lennar Mare Island, LLC Development Agreement Annual Review

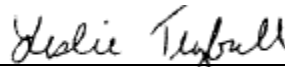
This is an informational item; no Planning Commission Action is required.

B. Selection of Planning Commission Liaison to City Council

13. 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 7:30 p.m. Wednesday, August 16, 2017.

Dated Wednesday, August 16, 2017



Leslie Trybull, Planning Executive Secretary