

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

MAY 21, 2018

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. May 7, 2018
 - 5. WRITTEN COMMUNICATIONS**
 - 6. REPORT OF THE SECRETARY**
 - A. Upcoming Meetings:

June 4, 2018	Use Permit and Site Development Permit for a car wash at 2035 Solano Ave. (Tentative)
	Public Works CIP Report (Tentative)
June 18, 2018	Lennar Mare Island Development Agreement Annual Review (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: Major Use Permit (UP) #18-0003
Applicant: Daisy Villanueva
Location: 703 Sutter St.
Project Description: The applicant proposes to reconstruct a three-story fourplex located on the corner of Sutter and York Streets in the Vallejo Architectural Heritage District that was predominantly destroyed during a fire. The structure and use are considered nonconforming and pursuant to Sections 16.78.030(C)(2) and 16.78.040(G) of the Vallejo Municipal Code (VMC), a nonconforming structure and use may be restored to its original condition when it meets certain conditions with the approval of a Use Permit from the Planning Commission.
- Proposed Environmental Determination: The proposed project is exempt under Section 15302 Class 2 "Replacement or Reconstruction" of Title 14, California Code of Regulations, Chapter 3 - Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 19 - Categorical Exemptions. The proposal is to reconstruct an existing structure and the new structure will be located on the same site as the structure replaced, and will have the same purpose and capacity as the structure replaced.
- Staff Recommendation: The proposed project is also exempt from CEQA under Section 15303 (b), Class 3 "New Construction or Conversion of Small Structures", which exempts projects involving the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. The proposal is to reconstruct a fourplex on the property. Based on the above two exemptions, no further environmental review is required.
- Project Manager: Approve Use Permit 18-0003 to allow the reconstruction of a nonconforming fourplex at 703 Sutter Street, subject to the findings in Resolution PC 18-06 and conditions of approval provided in Exhibit A.
- Michelle Hightower, (707) 648-4506,
michelle.hightower@cityofvallejo.net

i. Disclosure of Ex Parte Communications

- B. Project Title: General Plan 2040 Map Amendment
Applicant: City of Vallejo
Location: City-wide
Project Description: On August 29, 2017, the City adopted General Plan 2040, a long-range vision and policy document, including a Land Use Map, that will help guide City-wide growth and land

development over the next 25 years (to 2040). On November 7, 2017, City Council amended General Plan 2040's Land Use Map with minor revisions. Based on additional review and comments received since November 7, 2017, City staff has identified additional minor revisions to the General Plan 2040 Land Use Map for consideration. The proposed amendments to the map correct improperly designated parcels, particularly those at the edge of two adjacent areas, and align the General Plan 2040 Land Use Map with existing uses. The General Plan 2040 Land Use Map applies citywide.

Proposed Environmental
Determination:

The City Council certified an Environmental Impact Report (EIR) for General Plan 2040 on August 29, 2017.

Staff Recommendation:

Adopt a resolution recommending City Council adoption of an Amendment to General Plan 2040 with the revisions described in the staff report.

Project Manager:

Mark Hoffheimer, (707) 645-2610,
mark.hoffheimer@cityofvallejo.net

i. Disclosure of Ex Parte Communications

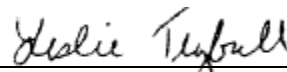
12. OTHER

A. Study Session for Mare Island Golf Course Project

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 4:00 p.m. Wednesday, May 16, 2018.

Dated Wednesday, May 16, 2018



Leslie Trybull, Planning Executive Secretary