



# AGENDA

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

Diosdado “J.R.” Matulac, Chair  
Robert Schussel, Vice-Chair  
Marvin Kinney  
Chris Platzer  
Peggy Cohen-Thompson  
Kathleen Diohep  
Randy Larson

**John F. Kennedy Library  
The Vallejo Room, Basement  
Level**

**OCTOBER 15, 2018**

505 Santa Clara Street  
Vallejo, CA 94590  
[www.cityofvallejo.net](http://www.cityofvallejo.net)

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., 2<sup>nd</sup> 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](http://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.

	The Vallejo Room in the JFK Library 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.  
Please note:

**Due to upgrades being done to the City Hall Council Chambers, from June the end of 2018, all Planning Commission meetings will be held in the Vallejo Room, located at the basement level of the JFK Library. For general or ADA access information regarding this alternate location, please contact the Planning Division at (707) 648-4326.**

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1. **CALL TO ORDER**
  2. **PLEDGE OF ALLEGIANCE**
  3. **ROLL CALL**
  4. **APPROVAL OF MINUTES**
    - A. October 1, 2018
  5. **WRITTEN COMMUNICATIONS**
  6. **REPORT OF THE SECRETARY**
    - A. Upcoming Meetings:

November 5, 2018	Use Permit for on-site alcohol sales at Century Theater at 109 Plaza Dr. (Tentative)
November 19, 2018	Use Permit for a new Six Flags Ride (Tentative)
	Cannabis Code Text Amendment Study Session (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
  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.*

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**11. PUBLIC HEARING**

- A. Project Title: Site Development Permit (SD) #16-0018  
Conditional Use Permit (UP) #16-0012  
Landscape Review (LR) #16-0007  
Environmental Review (ED) #16-0004
- Applicant: NorCal Devco LLC
- Location: 4375 Sonoma Blvd.
- Project Description: The proposed project involves commercial development of a vacant .876 acre parcel. The parcel was formerly occupied by a gas station. The proposed project consists of a new 2,741 square foot drive-thru Sonic Burger restaurant with 22 parking stalls and associated parking only. New access to the site is proposed via a 30-foot wide driveway on Sonoma Boulevard (SR29). The previous retail building is no longer part of the project.
- 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 January 26, 2017. Adoption of the Mitigated Negative Declaration is part of this project. No potentially significant impacts that could not be mitigated to a less-than-significant level have been identified.
- Staff Recommendation: Staff recommends the Planning Commission take the following actions:
1. Adopt a Resolution Adopting the Initial Study/Mitigated Negative Declaration (ED #16-0004);
  2. Adopt a Resolution Approving the Site Development Permit to allow construction of a 2,741-square foot building (SD #16-0018);
  3. Approve a Major Conditional Use Permit to allow the Sonic Burger Restaurant with a drive-thru facility on the site (UP #16-0012); and
  4. Approve the Landscape Review (LR #16-0007) based on the findings contained in the Resolution, and subject to the Conditions of Approval contained in Exhibit A to the Resolution.
- Project Manager: Afshan Hamid, (707) 648-4382,  
[afshan.hamid@cityofvallejo.net](mailto:afshan.hamid@cityofvallejo.net)

**i. Disclosure of Ex Parte Communications**

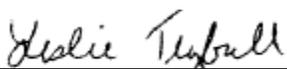
**12. OTHER**

- A. Cannabis Code Text Amendment Study Session  
***This is an informational item only; no Planning Commission Action is required.***

**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 5:45 p.m. Wednesday, October 10, 2018.

Dated October 10, 2018

  
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Leslie Trybull, Planning Executive Secretary