



**\*REVISED 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

**City Council Chambers**

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

**June 3, 2019**

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 Statelaw.

**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.

**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:**

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- 1. CALL TO ORDER**
  - 2. PLEDGE OF ALLEGIANCE**
  - 3. ROLL CALL**
  - 4. APPROVAL OF MINUTES**
    - A. May 20, 2019
  - 5. WRITTEN COMMUNICATIONS**
  - 6. REPORT OF THE SECRETARY**
    - A. Upcoming Meetings:

June 17, 2019	Zoning Code Study Session Module 1 (Tentative)
July 1, 2019	General Plan Amendment on Density Reduction, Mare Island Causeway Bike Facility and Interim Zoning Policy (Tentatively continued from June 3, 2019)
	North Gateway Implementation Tools – Presentation (Tentative)
	Hichborn (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.*

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**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: General Plan Amendments (GPA) #19-0001  
Applicant: City of Vallejo  
Location: City-wide  
Project Description: The City has initiated amendments to General Plan 2040 to do the following: (1) Reduce the allowed "minimum" density along commercial corridors designated as District – North Gateway, Central Corridor, Neighborhood Corridor, and Business/Limited Residential; and (2) Change Mare Island Causeway from a proposed Class I Bike Path to a proposed Class III Bike Route. The City also proposes to amend the Interim Zoning Policy Land Use Consistency Table to include additional zoning districts for consistency with selected General Plan 2040 land use designations until the New Zoning Code is adopted. This includes (1) Rural Residential District and Medium Density Residential District in Primarily Single Family land use designations; 2) Neighborhood Shopping and Service District in Primarily Single-Family, Mix of Housing Types and Primarily Multi-Family land use designations; (3) High Density Residential in Central Corridor and Neighborhood Corridor land use designations; and (4) White Slough Specific Area Plan in Mix of Housing Types and Public Facilities and Institutions land use designations.
- Proposed Environmental Determination: The project has been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of Title 16 Public Resources, common sense rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed General Plan Amendments will not result in additional environmental impacts beyond those already analyzed and considered in the Final General Plan/Sonoma Blvd Plan Environmental Impact Report (FEIR) certified with the adoption of 2040 General Plan in August 2017.
- Staff Recommendation: Staff recommends the Planning Commission continue the item to the July 1, 2019 Planning Commission meeting.

Project Manager: Michelle Hightower, (707) 648-4509,  
[michelle.hightower@cityofvallejo.net](mailto:michelle.hightower@cityofvallejo.net)

- B. Project Title: 21 Rancho Square (UP) #19-0001  
Applicant: Stefan O. Crespo-Sharkey  
Location: 21 Rancho Square  
Project Description: The proposed project would add an off-sale general "liquor" license (Type 21 Alcoholic Beverage Control (ABC) License) at an existing 1,650 square foot convenience store. No change to store hours is proposed. The store currently has an off-sale beer and wine license (Type 20).

Proposed Environmental Determination: The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301(a) (Class 1, Existing Facilities); therefore, no further environmental review is required.

Staff Recommendation: Staff recommends that the Planning Commission adopt a Resolution to APPROVE UP #19-0001, based on the findings contained in Resolution No. 19-08 and subject to the conditions attached to the Resolution.

Project Manager: Cesar Orozco, (707) 648-5436 [cesar.orozco@cityofvallejo.net](mailto:cesar.orozco@cityofvallejo.net)

- C. Project Title: 400 Mare Island GP/Zoning Amendment (GPA) #19-0002  
Applicant: Greg Nyhoff  
Location: 400 Mare Island Way  
Project Description: The City of Vallejo is requesting a General Plan and zoning map amendment for existing building at 400 Mare Island Way to allow a Public Facility at the current location. The existing General Plan 2040 designation for 400 Mare Island Way is Business Limited/Residential (BL/R), and the existing zoning is Planned Development Commercial (PDC). In order to allow the proposed Police facility at 400 Mare Island Way, General Plan and zoning amendments are required.

Proposed Environmental Determination: Pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities, Class 1, 400 Mare Island Way is an existing building and allows for existing public or private structures and therefore no further environmental review is required.

Staff Recommendation: General Plan Amendment for 400 Mare Island Way, based on the findings contained in Resolution No. 19-03.

Project Manager: Afshan Hamid, (707) 648-4382, [afshan.hamid@cityofvallejo.net](mailto:afshan.hamid@cityofvallejo.net)

## **12. ADJOURNMENT**

I, Narcissa Wilson, Planning Executive Secretary, do hereby certify that I have caused a true copy of the above notice and

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**City of Vallejo Planning Commission**

**June 3, 2019**

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 3:30 p.m. Friday, May 31, 2019.



Dated May 31, 2019

Narcissa Wilson, Planning Executive Secretary