



AGENDA

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

Robert Schussel, Chair
Peggy Cohen-Thompson, Vice-Chair
Diosdado "J.R." Matulac
Chris Platzer
Kathleen Diohep
Randy Larson
Thomas Judt

City Council Chambers

555 Santa Clara Street
Vallejo, CA 94590
www.cityofvallejo.net

December 2, 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 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.

	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:**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

A. November 18, 2019

5. WRITTEN COMMUNICATIONS

6. REPORT OF THE SECRETARY

A. Upcoming Meetings:

December 16, 2019

Zoning Code Study Session – Module 4 (Tentative)
Chamber Survey – Informational Update (Tentative)
Planning Division Update (Tentative)

January 6, 2020

0 Hichborn – Site Development (Tentative)
Fairview at Northgate Planned Development – Study Session (Tentative)
General Plan VMT Study Session (Fehr & Peers) (Tentative)
New Capital Improvement Project Update (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.

11. PUBLIC HEARING

A. Project Title: General Plan Amendment (GPA) #19-0002 and
Zoning Map Amendment (ZMA) #19-0001
Applicant: City of Vallejo
Location: 400 Mare Island Way, APN #0055-160-560
Project Description: City-initiated amendment to General Plan 2040, and
amendment to Zoning Map, to address the following:

- (1) Change the General Plan designation from Business/ Limited Residential (B/LR) to Public Facilities (PF); and
- (2) Change the existing Mixed Use Planned Development (MUPD) on the Zoning Map to Public and Quasi-Public Facilities District (PF).

Proposed Environmental Determination: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301 Existing Facilities, 400 Mare Island Way is an existing building and will be expanded by fewer than 10,000 square feet, and therefore this project qualifies for a Class 1 categorical exemption, and no additional review is necessary.

Staff Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. PC 19-15 recommending that the City Council approve Amendments to General Plan 2040 to (1) Change the General Plan designation from Business/ Limited Residential (B/LR) to Public Facilities (PF); and (2) Change the existing Mixed Use Planned Development (MUPD) classification on the Zoning Map to Public and Quasi-Public Facilities District (PF).

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

B. Project Title: Site Development Permit (SD) #16-0022 and
Major Use Permit (UP) #17-0002
Applicant: Sha Petro Inc.
c/o: Shashi Sharma
Location: 829 Wilson Avenue (APN: 0051-100-040)

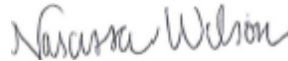
Project Description:	Partial demolition/reconstruction of an existing fire-damaged convenience store (C-store) and adjacent fishing bait shop, with architecture and landscaping upgrades and a new trash enclosure. The applicant has also requested a Use Permit to allow (1) reestablishment of beer and wine sales previously conducted on the site, (2) business hours starting at 5 a.m., rather than 6 a.m., and (3) “substantial remodeling” of a nonconforming use (the C-store). The existing automobile fuel pumps and tanks will be cleaned, secured and upgraded to meet current regulatory standards; no expansion of the fuel use is proposed and these upgrades are allowed by right.
Proposed Environmental Determination:	The project is categorically exempt pursuant to Sections 15301(d) and (l), 15302(b), and 15303(e) of the California Environmental Quality Act (CEQA) Guidelines. Therefore, no further environmental review is required. See Section III.G of this staff report for further details.
Staff Recommendation:	Staff recommends that the Planning Commission adopt a Resolution to APPROVE SD#16-0022, UP#17-0002, based on the findings in Resolution No. PC 19-12.
Project Manager:	Allan Calder, (707) 648-4356, allan.calder@cityofvallejo
C. Project Title:	Amendment of General Plan 2040
Applicant:	City of Vallejo
Location:	City-wide
Project Description:	The City of Vallejo is requesting to amend the General Plan 2040 to identify the Mare Island Causeway Class III Bicycle (Route) Facility. A Class III bike facility is a bike “route”, which designates a preferred route for bicyclists on streets shared with motor traffic.
Proposed Environmental Determination:	The City Council certified an Environmental Impact Report (EIR) for General Plan 2040 on August 29, 2017.
Staff Recommendation:	Staff recommends the Planning Commission adopt resolution PC19-14 to amend General Plan 2040 to identify the Mare Island Causeway Class III Bicycle (Route) Facility.
Project Manager:	Cesar Orozco, (707) 648-5436, cesar.orozco@cityofvallejo

12. OTHER

A. Discussion of Future Agenda Items

13. ADJOURNMENT

I, Narcissa Wilson, 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 6:30 p.m. Monday, November 25, 2019.



Dated November 25, 2019

Narcissa Wilson, Planning Executive Secretary