

# AGENDA



## VALLEJO PLANNING COMMISSION STUDY SESSION – 6:00 P.M SECOND FLOOR CONFERENCE ROOM

Landis Graden, Chairperson  
Marvin Kinney, Vice-Chair  
Roberto Cortez  
Anthony Adams  
Karimah Karah  
Robert Schussel  
Jim Scoggin

City Hall  
555 Santa Clara Street  
Vallejo, CA 94590

### SEPTEMBER 24, 2014

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.ci.vallejo.ca.us](http://www.ci.vallejo.ca.us) 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 icon is the international symbol of access, consisting of a stylized person in a wheelchair.	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.
--	--

**If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.**

1. CALL TO ORDER

2. ROLL CALL

3. STUDY SESSION

- A. Project Title: **Site Development Permit (SD) #14-0010 (6:00 p.m.)**  
Applicant: Steven Felderman  
Location: 3684 Sonoma Blvd.  
Description: Study session regarding site and elevation improvements to a 31,087 square foot former furniture store retail space to establish a 22,040 square foot 99 Cents Only store and up to three retail spaces totaling 9,024 square feet.  
  
Project Manager: Bill Tuikka, (707) 648-5391  
[btuikka@ci.vallejo.ca.us](mailto:btuikka@ci.vallejo.ca.us)
- B. Project Title: **Planned Development (PD) #13-0004 (7:00 p.m.)**  
Applicant: Ed Boersma/Cubix Construction  
Location: 501 Solano Ave.  
Description: Study session regarding revised elevations and landscape plans for the proposed new self-storage facility on a vacant 3.9 acre site located at the southeast corner of Solano Avenue and Sonoma Boulevard. The facility will consist of approximately 925 storage units contained in three single-story storage buildings along the perimeter of the site and one two-story building within the interior area. A two-story office/manager's unit is also proposed adjacent to the main entrance. The total size of the project is approximately 133,274 square feet. Primary access to and from the facility will be provided along Sonoma Boulevard.  
  
Project Manager: Michelle Hightower, (707) 648-4506  
[mhightower@ci.vallejo.ca.us](mailto:mhightower@ci.vallejo.ca.us)

4. ADJOURNMENT