

CALL TO ORDER:

The regular meeting of the Vacaville Planning Commission was called to order by Chairman Broadwater at 7:00 p.m.

A. ROLL CALL:

Present: Chairman Broadwater, Vice-Chair Johnson, Commissioner Crim, Commissioner Kallios  
Commissioner Nadasdy, Commissioner Niccoli, Commissioner Williams.

Also Present: Community Development Director Sexton, City Planner Buderl, Senior Planner Carson.

C. COMMUNICATIONS:

None.

D. APPROVAL OF AGENDA:

Commissioner Kallios moved, Vice-Chair Johnson seconded to approve the agenda. Motion approved 7-0.

E. APPROVAL OF MINUTES:

Vice-Chair Johnson moved, Commissioner Williams seconded to approve the minutes of January 16, 2007. Motion approved 7-0.

F. BUSINESS FROM THE FLOOR:

None.

G. PUBLIC HEARINGS:

1. OSH PLAZA ARCO/BP SERVICE STATION – ARC, Inc., applicant

Staff Contact: Peyman Behvand

File No. 06-078

a. Conditional Use Permit

b. Reaffirmation of Previous Environmental Assessment

Senior Planner Behvand reviewed the project and introduced the resolution into the record, noting that the project proposal is to construct an 8-pump BP/ARCO service station with a 3,600 sq. ft. convenience store and drive-thru car wash at the northwest corner of Peabody Road and Hume Way at OSH Plaza. The project includes a request for the sale of alcoholic beverages. On January 16, 2007 the Planning Commission voted unanimously to deny the Conditional Use Permit and the request for Public Convenience and Necessity to sell alcoholic beverages. However, since findings for denial had not been prepared, the Planning Commission directed staff to prepare findings for denial of the entire project on a single resolution. This resolution with the findings for denial has been prepared and will be presented to the Planning Commission.

COMMISSION ACTION:

Commissioner Niccoli moved, Commissioner Williams seconded that the Planning Commission adopt Resolution 06-078 denying the OSH Plaza ARCO/BP Conditional Use Permit and Public Convenience and Necessity. Motion approved 7-0.

H. BUSINESS ITEMS:

1. ANNUAL APARTMENT VACANCY AND RENT SURVEY

Staff Contact: Maureen Carson

Senior Planner Carson reviewed the report, noting that it is required by the Condominium Conversion Ordinance, a citywide apartment vacancy and rent survey was completed in October 2006. The findings of the survey will be presented to the Commission.

COMMISSION ACTION:

No action required for this item.

2. ABAG PROJECTIONS 2007 AND REGIONAL HOUSING NEEDS ALLOCATION PROCESS  
Staff Contact: Maureen Carson

Senior Planner Carson reviewed the report, noting that this is a presentation of the Association of Bay Area Governments Projections 2007 as it relates to Vacaville. There will also be a presentation regarding the Regional Housing Needs Allocation (RHNA) process which is leading into the preparation of a revised Housing Element.

COMMISSION ACTION:

No action required for this item.

H. DIRECTOR'S REPORT:

1. Community Development Director Sexton reported on City Council actions pertaining to Planning Commission items and reviewed the tentative schedule of future Planning Commission meetings and select items under staff review.

I. ADJOURNMENT:

There being no further business to discuss at this regular meeting of the Planning Commission, the meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Mary Page  
Recording Secretary