



VALLEJO PLANNING COMMISSION REGULAR MEETING 7:00 PM

MARCH 17, 2025

HYBRID MEETING
www.Cityofvallejo.net

**Council Chambers
555 Santa Clara Street
Vallejo, CA 94590**

COMMISSIONERS

Eric Blind, (Chair)
Anthony Taylor, (Vice-Chair)
Donald Douglass
Wanda Madeiros
Tara Beasley-Stansberry
Phillip Balbuena
Craig Standafer

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom	City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.
PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (https://ZoomRegular.Cityofvallejo.net), or via phone, by dialing (669) 900-6833.	For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment
VIEW THE MEETING: There are four different ways you can view this public meeting: • In Person • Watch Vallejo local channel 28 • Stream from the City website: www.cityofvallejo.net/Streaming • Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net	Scan QR code for live captions and translation in Spanish and Tagalog. 
Hybrid Options are available for members of the public to participate. To participate remotely	
<u>Option to Join by Computer</u> From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313	<u>Option to Join by Phone</u> Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute
Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the City Council less than 72 hours before the meeting will be posted concurrently on the City's website at www.cityofvallejo.net/agendas Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the City Clerk	
	Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available from the Staff Secretary. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the Staff Secretary's office by contacting via email Dalia.Vidor@cityofvallejo.net or via telephone at (707) 648-4326 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

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. 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.

- A. APPROVAL OF THE AGENDA
- B. **APPROVAL OF THE MINUTES**
Recommendation: By Motion, Approve March 3, 2025 - Regular Meeting Minutes.
- C. APPROVAL OF THE CONSENT CALENDAR

- 5. REPORT OF THE CITY COUNCIL LIAISON**
- 6. 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 follow those as the City Council and 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.

- 7. PUBLIC HEARING**

- A. **ADOPT A RESOLUTION ACCEPTING, AND RECOMMENDING CITY COUNCIL APPROVAL OF, THE GENERAL PLAN AND HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR THE CALENDAR YEAR 2024**

State law requires that all cities, including charter cities like Vallejo, submit an annual progress report (APR) on the implementation status of their general plans and housing elements. The City will comply with this requirement by submitting the attached APR to the Governor's Office of Planning and Research, recently renamed to the Office of Land Use and Climate Innovation (LCI), and the Department of Housing and Community Development (HCD).

- B. ADOPT A RESOLUTION APPROVING A MAJOR USE PERMIT (MJP24-0006) TO ALLOW ALCOHOL SALES OF BEER AND WINE FOR OFFSITE CONSUMPTION AT THE QUARTERS COFFEE HOUSE LOCATED AT 1015 WALNUT AVENUE (APN:0066-050-170) AFTER FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15301

Project Name: Quarters Coffee House – Alcohol Sales
Project Summary: The project consists of a request to allow the retail sale of beer and wine for off-site consumption (Type 20 ABC License) within the existing Quarters Coffee House tenant space.
Project Number(s): Major Use Permit (MJP24-0006)
Location: 1015 Walnut Avenue/ APN: 0066-050-170
Applicant: Keith Seabury
Owner: Mare Island Company
General Plan Land Use Designation: District - Mare Island
Zoning District: SP-4 (Mare Island Specific Plan)
CEQA: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1 "Existing Facilities).

8. **WRITTEN COMMUNICATIONS**

9. **REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION**

A. **SECRETARY'S REPORT**

B. **CITY ATTORNEY'S REPORT**

C. **REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION**

D. **REPORT OF THE ADHOC SUBCOMMITTEES**

10. **ADJOURNMENT**

ADDITIONAL CITY INFORMATION

Members of the public can:

- Like us on Facebook and Instagram ([@cityofvallejo](#))
- Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)
- Sign up for emergency alerts at: alertsolano.com

I, Dalia Vidor, Staff Secretary do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to

Eric Blind, (Chair)
Anthony Taylor, (Vice-Chair)
Donald Douglass
Wanda Madeiros
Tara Beasley-Stansberry
Phillip Balbuena
Craig Standafer,

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
, 3/13/2025.

Dated: 3/13/2025

Dalia Vidor

Dalia Vidor, Staff Secretary