



VALLEJO PLANNING COMMISSION REGULAR MEETING 7:00 PM

APRIL 7, 2025

COMMISSIONERS

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

HYBRID MEETING
www.Cityofvallejo.net

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

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
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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 Commission 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 Commission Secretary	
	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 and March 17, 2025 - Regular Meeting Minutes.

- 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. HOLD A PUBLIC HEARING AND CONSIDER THE ADOPTION OF A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A GENERAL PLAN MAP AMENDMENT (GPA23-0001) AND ZONING MAP AMENDMENT (CTA23-0001) FOR 1235 WARREN AVENUE (APN: 0074-160-730)

Project Summary: The project consists of a General Plan Amendment to change the site's existing General Plan land use map designation from "Primarily Single-Family" to "Business/Limited Residential," as well as a Zoning Map Amendment to change the zoning district from "Residential Low Density" to "Regional Commercial."

Location: 1235 Warren Avenue / APN: 0074-160-730

Applicant/Owner: Scott Foster

General Plan Land Use Designation: Primarily Single-Family (Existing) / Business/Limited Residential (Proposed)

Zoning District: Residential Low Density (Existing) / Regional Commercial (Proposed)

CEQA: Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164 ("Addendum to an EIR or Negative Declaration"), the City of Vallejo has prepared an addendum to the previously certified EIR related to the General Plan 2040.

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. **OTHER**
11. **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
5:00 PM, 04/03/2025.

Dated: 04/03/2025

Dalia Vidor

Dalia Vidor, Staff Secretary

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
March 3, 2025**

1. CALL TO ORDER

The meeting was called to order at 7:03 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Blind, Vice-Chair Taylor, Commissioners Madeiros, Standafer, and Douglass and Balbuena

Absent: Commissioners Beasley-Stansberry

Staff present: Assistant City Attorney Zagaroli, Planning and Development Services Director Pollot, and Planning Manager Orozco – Current Development, Principal Planner Thacker

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF AGENDA

B. APPROVAL OF MINUTES

a. January 22, 2025 – Regular Meeting

C. OTHER CONSENT ITEMS – None

Action: Commissioner Madeiros, seconded by Commissioner Douglass and carried unanimously (Absent – Beasley-Stansberry) to approve the agenda and approval of the January 22, 2025 - regular meeting minutes.

5. REPORT OF THE CITY COUNCIL LIASION

Council Member Matulac reminded the commissioners about their budget that can be used for potential trainings and provided an overview of the appeal of the Planning Commissioner's action that went before City Council.

6. COMMUNITY FORUM - None

7. PUBLIC HEARING

A. PROJECT TITLE:

Sky Zone – Entertainment Facility

PROJECT NUMBER:

Major Use Permit (MJP24-0004)

RECOMMENDATION:

Find the project meets the requirements of CEQA Guidelines Sections 15301, and approve Major Use Permit (MJP24-0004), based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the resolution.

Principal Planner Thacker presented the item.

The applicant provided a statement and was available to answer questions.

The commission asked questions and staff and the applicant responded.

Chair Blind opened the public hearing.

Speakers: None

Chair Blind closed the public hearing.

Commissioners deliberated, made comments and asked questions.

Staff presented the item

Action: Moved by Vice-Chair Taylor, seconded by Commissioner Maderios, and carried unanimously (Absent – Beasley-Stansberry) to find the project to meet the requirements of CEQA guidelines Section 15301 and Major Use Permit (MJP24-0004), based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the resolution.

8. WRITTEN COMMUNICATIONS - NONE

9. REGULAR REPORTS

A. SECRETARY'S REPORT

Planning Manager Orozco provided an update on the upcoming League of California Cities training and about future training opportunities, provided an update on future items coming before the commission.

B. CITY ATTORNEY'S REPORT

Council Member Matulac added additional information regarding the appeal that went before the City Council and the additional conditions of approval that were added to the project.

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION

Chair Blind commented on what the process is for complaints the City receives regarding uses that have been approved by planning commission.

Commissioner Douglas commented on an article that he found online regarding the role of a planning commissioner.

Commissioner Maderios commented on additional information that is available on the League of all Cities website regarding the role of a planning commissioner.

D. REPORT OF THE SUBCOMMITTEES – None

10. OTHER AGENDA ITEMS

A. INFORMATIONAL ITEM - None

B. DISSCUSION OF FUTURE AGENDA ITEMS - None

11. ADJOURNMENT

The meeting was adjourned at 7:42 p.m.

ATTEST:

ERIC BLIND, CHAIR

ATTEST:

Cesar Orozco
SECRETARY

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
March 17, 2025**

1. CALL TO ORDER

The meeting was called to order at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Blind, Vice-Chair Taylor, Commissioners Madeiros, Standafer, and Douglass, Balbuena and Beasley-Stansberry

Staff present: Assistant City Attorney Zagaroli, Planning and Development Services Director Pollot, and Planning Manager Orozco – Current Development, Principal Planner Thacker, Associate Planner Solomon

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF AGENDA

B. APPROVAL OF MINUTES

a. March 3, 2025 – Regular Meeting

C. OTHER CONSENT ITEMS – None

Action: Chair Blind, Second by Vice-chair Taylor, and carried unanimously to approve the agenda with the modification of making item 7B to 7A, continue the March 3, 2025, meeting minutes to next regular scheduled meeting and approval of the consent calendar.

5. REPORT OF THE CITY COUNCIL LIASION

Council Member Matulac thanked the commission for their dedicated time and everything they do, provided an overview of the last appeal that went before council and how the Planning Commission and Economic Development can collaborate and have forward thinking.

6. COMMUNITY FORUM – Daniel B. Susan Nicoles

7. PUBLIC HEARING

B. PROJECT TITLE:

Quarters Coffee House – Alcohol Sales

PROJECT NUMBER:

Major Use Permit (MJP24-0006)

RECOMMENDATION:

Adopt a resolution approving a Major Use Permit (MJP24-0006) to allow alcohol sales of beer and wine for offsite consumption at Quarters Coffee House located at 1015 Walnut Avenue (APN:0066-050-170) after finding the project exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

Principal Planner Thacker presented the item.

The applicant provided a statement and was available to answer questions.

The commission asked questions and staff, and the applicant responded.

Chair Blind opened the public hearing.

Speakers: Daniel B.

Chair Blind closed the public hearing.

Commissioners deliberated, made comments and asked questions.

Staff presented the item

Action: Moved by Commissioner Beasley-Stansberry, seconded by Commissioner Douglass, and carried unanimously to find the project to meet the requirements of CEQA guidelines Section 15301 and Major Use Permit (MJP24-0006) and, based on the findings provided in the Resolution and subject to the Conditions of Approval provided as Exhibit A to the resolution and amend Condition of Approval #3 to hours of operation of the sale alcoholic beverage shall be from 8 a.m. to 3p.m.

A. **PROJECT TITLE:**

General Plan and Housing Element Annual Progress Report for the Calendar Year 2024

RECOMMENDATION:

Adopt a resolution accepting, and recommending City Council approval of, the General Plan and Housing Element Annual Progress Report for the Calendar Year 2024.

Associate Planner Solomon presented the item.

The commission asked questions and staff responded.

Chair Blind opened the public hearing.

Speakers: None.

Chair Blind closed the public hearing.

Commissioners deliberated, made comments and asked questions.

Action: Moved by Vice-Chair Taylor, seconded by Commissioner Madeiros, and carried unanimously to adopt a resolution accepting, and recommending City Council approval of, the General Plan and Housing Element Annual Progress Report for the Calendar Year 2024.

8. WRITTEN COMMUNICATIONS

The Planning Division received the four written communications opposing the request of the Major Use Permit for offsite alcohol sales for Quarter Café.

9. REGULAR REPORTS

A. SECRETARY'S REPORT

Planning Manager Orozco called the update project meeting memo attached to the secretary report of upcoming projects that will come before the Planning Commission and create a digital Planning Commissioners binder.

B. CITY ATTORNEY'S REPORT

Assistant Attorney Zagaroli had no update but wanted to ask what Plan B for the commission to receive communications from the staff.

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION - None

D. REPORT OF THE SUBCOMMITTEES – None

10. OTHER AGENDA ITEMS

A. INFORMATIONAL ITEM - None

B. DISCUSSION OF FUTURE AGENDA ITEMS - None

11. ADJOURNMENT

The meeting was adjourned at 8:32 p.m.

ATTEST:

ERIC BLIND, CHAIR

ATTEST:

Cesar Orozco
SECRETARY

DRAFT



STAFF REPORT – PLANNING CITY OF VALLEJO PLANNING COMMISSION

DATE: April 7, 2025
TO: Planning Commission
FROM: Robert Busick, AICP, Senior Planner
SUBJECT: **HOLD A PUBLIC HEARING AND CONSIDER THE ADOPTION OF A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A GENERAL PLAN MAP AMENDMENT (GPA23-0001) AND ZONING MAP AMENDMENT (CTA23-0001) FOR 1235 WARREN AVENUE (APN: 0074-160-730)**

PROJECT INFORMATION

Project Summary: The project consists of a General Plan Amendment to change the site's existing General Plan land use map designation from "Primarily Single-Family" to "Business/Limited Residential," as well as a Zoning Map Amendment to change the zoning district from "Residential Low Density" to "Regional Commercial."

Location: 1235 Warren Avenue / APN: 0074-160-730

Applicant/Owner: Scott Foster

General Plan Land Use Designation: Primarily Single-Family (Existing) / Business/Limited Residential (Proposed)

Zoning District: Residential Low Density (Existing) / Regional Commercial (Proposed)

CEQA: Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164 ("Addendum to an EIR or Negative Declaration"), the City of Vallejo has prepared an addendum to the previously certified EIR related to the General Plan 2040.

RECOMMENDATION

Staff recommends that the Planning Commission hold a public hearing and consider adoption of a resolution recommending City Council approve a General Plan Map Amendment (GPA23-0001) and a Zoning Map Amendment (CTA23-0001) for 1235 Warren Avenue (APN: 0074-160-730).

BACKGROUND AND DISCUSSION

Background:

On August 29, 2017, the City Council adopted the Propel Vallejo, General Plan 2040, and designated the project site as Primarily Single-Family (R-SF).

On June 22, 2021, the City Council adopted a new Zoning Code and Zoning Map and rezoned the project site to Residential Low Density (RLD), to ensure consistency with the updated General Plan.

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On May 18, 2023, the applicant formally submitted a request for General Plan Map Amendment and Zoning Map Amendment (GPA23-0001, CTA23-0001) to change the site's land use and zoning designations.

Site Context and Surrounding Land Uses:

The project site consists of a 0.49-acre parcel located at the southwest corner of Warren Avenue and Glen Cove Road, directly adjacent to the westbound I-780 on-ramp. The site is generally flat and sits approximately 10-15 feet below the existing freeway grade to the south. The site was previously developed with a commercial building (originally designed for a veterinary clinic) and surrounding surface parking; however, it has been sitting vacant since approximately 2023.

The immediate vicinity of the project site is characterized by existing cemetery uses and established low-density residential uses within the jurisdiction of Solano County (see Figure 1 in Attachment 2). The Carquinez Cemetery is located immediately to the north of the site and St. Vincent's All Souls Cemetery is located east of the site across Glen Cove Road. The westbound on-ramp for Interstate 780 (I-780) is located directly south of the project site, with a vacant parcel utilized as a construction storage yard to the west of the site with unincorporated Solano County further west. Interstate 80 (I-80) is approximately 1 mile to the west of the project site, and directly across I-780 to the southeast is a multi-tenant retail commercial shopping center ("Glen Cove Center") anchored by a grocery store.

Project Description:

The proposed project consists of a request for General Plan Amendment to change the site's existing General Plan land use map designation from "Primarily Single-Family" to "Business/Limited Residential," and Zoning Map Amendment to change the zoning designation from "Residential Low Density" (RLD) to "Regional Commercial" (RC).

The applicant has stated that they have no plans to redevelop the site at this time; however, they would like to change the zoning in order to broaden the marketability of the site for commercial uses that may more appropriately fit with the existing commercial structure on the site. As such, the proposed project includes the request for general plan amendment and zoning change only, with no other entitlement or development request proposed at this time.

CODE COMPLIANCE:

General Plan: VMC Section 17.04.060 and Government Code Section 65358 provide authority for the City Council to approve an amendment of the General Plan if it finds that the proposed change "is in the public interest." VMC Section 17.04.060 states that any proposed amendment to the General Plan must first be referred to the Planning Commission for a report, and VMC 17.04.020 requires that any recommendation on a proposed General Plan amendment by the Planning Commission shall be adopted by resolution "carried by the affirmative vote of not less than a majority of its total voting members."

Zoning: VMC Section 17.06.020 and Government Code Section 65359 state that, in every instance, the Zoning Code shall be consistent with the General Plan. VMC Table 16.102-A provides that the proposed "Regional Commercial" zoning district for the site is considered consistent with the proposed "Business/Limited Residential" General Plan land use designation. Therefore, the project as proposed will retain consistency between documents.

VMC Section 16.611.02.C further provides that any proposal for a zoning amendment shall be analyzed for conformity with the required findings in VMC Section 16.611.03.B for approving a zoning amendment and an environmental document prepared in compliance with the California Environmental Quality Act.

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1235 WARREN AVENUE (APN: 0074-160-730)**

VMC Section 16.611.03(B) states that the Planning Commission shall not recommend approval of a zoning amendment to the City Council unless it makes the following required findings:

1. The change in district boundaries is consistent in principle with the general plan;
2. The change in district boundaries is consistent with the purpose of the Zoning Code to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, and general welfare; and
3. The change in district boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the general plan, and to increase the inventory of land within a given zoning district.

STAFF ANALYSIS:

Staff believes that the required findings as listed above can be made for the proposed project. A summary of staff's analysis is included below, with specific analysis associated with each required finding, including a recommended statement of fact, incorporated into the attached resolution (Attachment 1 of this report).

I. General Plan Map Amendment

As mentioned above, the current General Plan land use designation for this site is "Primarily Single-Family," which applies to residential neighborhoods consisting primarily of detached single-family homes. Some older areas within this designation contain attached dwellings and small stores which are scaled to serve the immediate surrounding residential neighborhood. The existing RLD zoning district applicable to this project site is currently consistent with the Primarily Single-Family General Plan land use designation.

The proposed General Plan land use designation of "Business/Limited Residential" provides for high quality employment-based businesses including restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of businesses, employees, and residents of the surrounding area. Residential uses are also accommodated within this designation, with a minimum residential density of 25 dwelling units per acre (du/ac), up to 50 du/ac. With the location of this subject site adjacent to a major transportation corridor and an existing freeway on-ramp, as well as being in close proximity to an existing retail commercial shopping center immediately south of the I-780 freeway, the project site would be more conducive to the wider array of commercial and residential uses under the proposed "Business/Limited Residential" land use designation. Additionally, any commercial use located in this area would be more likely to attract and serve a combination of local and regional visitors, which would be better served by the "Business/Limited Residential" land use designation versus the current "Primarily Single-Family" General Plan land use designation.

Changing the project site's proposed General Plan land use designation to "Business/Limited Residential" also furthers existing General Plan Goals as follows:

- Goal EET-2 calls for good jobs, education, and training. This goal includes policies to attract employment- and tax-generating businesses to Vallejo.
- Goal NBE-2 aims to establish Vallejo as an attractive place to live, work, shop, and enjoy time off. Within this goal, policies calling for a balance between jobs and housing, as well as promoting economically feasible infill development serving the community on underutilized sites would be furthered through the proposed change in land use designation for this site.

Lastly, the proposed change for the site from "Primarily Single-Family" to "Business/Limited Residential" would not

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result in a loss of potential residential development within the City, as the "Business/Limited Residential" land use designation would allow for residential development at a higher density than the "Primarily Single-Family" land use designation.

II. Zoning Map Amendment

As mentioned above, the project site is currently zoned RLD which allows for low-density residential uses with a primary focus on permanent single unit residences, including detached and attached units (VMC 16.202). A few small, neighborhood-serving commercial uses are also permitted within this zoning district, mostly through the Minor Use Permit process. The RLD zoning district permits a maximum residential density of 12 units per acre.

The proposal is to change the zoning district for this site from RLD to "Regional Commercial" (RC). The intent of the RC zoning district, as outlined in VMC 16.204, is to provide for a broader range of general retail, services, and entertainment at a scale to serve not only the immediate surrounding residential neighborhood, but consumers and visitors from the wider region. In addition to a wider range of permitted commercial uses, the RC zoning district continues to allow for residential development at a higher density than the existing RLD zoning district permits, with a minimum of 18 units per acre and a maximum of 50 units per acre.

The change in district boundaries would be considered consistent in principle with the General Plan, in that the subject property is located adjacent to the I-780 freeway, allowing for access by local and regional customers. Additionally, this amendment proposes a land use change (from residential to commercial) that is consistent with other commercial uses along the corridor, most notably, the existing retail commercial shopping center located immediately southwest of the project site across the freeway.

The proposed change in district boundaries would be considered consistent with the purpose of the Zoning Code, which is to promote the growth of the city in an orderly manner, promoting and protecting the public health, safety, and general welfare. The subject site is already served by existing utilities and infrastructure and the proposed change from RLD to RC will serve to broaden the array of allowable uses at the site at an appropriate scale considering the site's location adjacent to a major transportation corridor and an existing freeway on-ramp, as well as being in close proximity to an existing retail commercial shopping center immediately south of the I-780 freeway.

Lastly, the change in district boundaries would be necessary to achieve the balance of land uses desired by the city, consistent with the general plan, and to increase the inventory of land within a given zoning district. The subject property is increasing the amount of RC zoned land by just under one-half acre, which would also still allow for the development of the parcel with a residential use at greater density than is permitted by the current zoning district.

ENVIRONMENTAL REVIEW

The City retained ESA Associates, Inc. (ESA) to prepare an addendum to the existing EIR pertaining to the City of Vallejo's General Plan 2040 to evaluate whether the proposed changes would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the General Plan 2040 EIR. The addendum prepared by ESA is included as Attachment 2 to this staff report. It concludes that none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred; therefore, no environmental review is required beyond that which is provided in the addendum.

NOTICE AND COMMENTS

On March 17, 2025, pursuant to VMC Section 16.602.08 "Noticing," a 21-calendar day notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups and all property owners within 500 feet of

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the subject parcel, and any other local agency expected to provide water, wastewater treatment, or other essential facilities or services to the project, as well as to members of the Planning Commission, the applicant and property owner.

As of the writing of this report, staff have not received any comments.

CONCLUSION

Based on the analysis contained in this staff report, staff recommends that the Planning Commission adopt a resolution recommending that the City Council approve the Addendum to the Vallejo General Plan 2040 EIR and approve amendments to (1) change the General Plan land use map designation from Primarily Single-Family to Business/Limited Residential and (2) change the existing Zoning Map from Residential Low Density to Regional Commercial, based on the findings provided in the attached Resolution.

EXPIRATION

N/A

APPEAL PROCEDURE

The applicant, or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendering of the decision of the Planning Commission appeal in writing to the City Council by filing a written appeal with a fee as prescribed in the Master Fee Schedule 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 five hundred feet of the project boundary. The Council may affirm, reverse, or modify any decision of the Planning Commission that is appealed.

LEVINE ACT:

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office, (City Officers) who have received a campaign contribution of more than \$250 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$250 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$250 made to the City Officers, such as the Mayor and/or Councilmembers, within 12 months prior to the date of the proceeding. City Officers are prohibited from accepting, soliciting, or directing a contribution of more than \$250 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

ATTACHMENTS

1.	Recommended Resolution
2.	ESA prepared Addendum _April 2025

Date: April 7, 2025

**Subject: HOLD A PUBLIC HEARING AND CONSIDER THE ADOPTION OF A RESOLUTION
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CONTACT

Robert Busick, AICP, Senior Planner
(707) 648-5422
Robert.Busick@cityofvallejo.net

Approved as to form:

ATTACHMENT 1

By:  for
Veronica A.F. Nebb
City Attorney

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 25-XX

**RESOLUTION RECOMMENDING THE VALLEJO CITY COUNCIL APPROVE A
GENERAL PLAN MAP AMENDMENT (GPA23-0001) AND ZONING MAP
AMENDMENT (CTA23-0001) FOR 1235 WARREN AVENUE
(APN: 0074-160-730)**

WHEREAS, Scott Foster is the property owner of a 0.49-acre parcel located at 1235 Warren Avenue (APN: 0074-160-730) (the "Project Site" or "Subject Property"); and

WHEREAS, the Project Site is currently occupied by a one-story, non-conforming commercial building and an adjacent surface parking lot. Existing uses surrounding the Project Site primarily consist of residential, commercial, and public and semi-public uses. To the north of the Project Site, across Warren Avenue, are cemeteries including the St. Vincent Cemetery and Carquinez Cemetery. To the east of the Project Site, across Glen Cove Road is the All Souls Cemetery and Funeral Center. To the south of the Project Site, across the I-780, are residential uses as well as the Glen Cove Center which includes commercial uses. To the west of the Project Site, within unincorporated Solano County, are primarily residential uses; and

WHEREAS, on August 29, 2017, the City Council adopted the Vallejo General Plan 2040, and designated the Project Site as Primarily Single-Family (R-SF); and

WHEREAS, on June 22, 2021, the City Council adopted a new Zoning Code and Zoning Map and rezoned the Project Site to Residential Low Density (RLD), to ensure consistency with the updated General Plan; and

WHEREAS, on May 18, 2023, Mr. Foster (the "Applicant") applied for a General Plan Amendment to change the existing General Plan land use map designation of the property from "Primarily Single-Family" to "Business/Limited Residential" and a Zoning Map Amendment to change the zoning designation from "Residential Low Density" to "Regional Commercial" (the "Project"); and

WHEREAS, Section 17.04.060 of the Vallejo Municipal Code (VMC) and Government Code Section 65358 provide authority for the City Council to approve an amendment of the General Plan if it finds that the proposed change "is in the public interest." VMC Section 17.04.060 provides that any proposed amendment to the General Plan must first be referred to the Planning Commission for a report, and VMC 17.04.020 requires that any recommendation on a proposed General Plan amendment by the Planning Commission shall be adopted by resolution "carried by the affirmative vote of not less than a majority of its total voting members"; and

WHEREAS, VMC Section 17.06.020 and Government Code Section 65359 provide that, in every instance, the Zoning Code shall be consistent with the General Plan. VMC Table 16.102-A provides that the proposed "Regional Commercial" zoning district for the site is considered consistent with the proposed "Business/Limited Residential" General Plan land use designation. Therefore, the Project as proposed will retain consistency between documents; and

WHEREAS, VMC Section 16.611.03(B) states that the Planning Commission shall not recommend approval of a zoning amendment to the City Council unless it makes the following required findings:

- The change in district boundaries is consistent in principle with the general plan;
- The change in district boundaries is consistent with the purpose of the Zoning Code to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, and general welfare; and
- The change in district boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the general plan, and to increase the inventory of land within a given zoning district; and

WHEREAS, the Project is subject to the requirements of the California Environmental Quality Act (CEQA), as amended (Public Resources Code Sections 21000-21178), and the California Environmental Quality Act Guidelines (California Code of Regulations Title 14, Chapter 3); and

WHEREAS, the City caused an Addendum to the EIR to be prepared for the Project in accordance with CEQA Guidelines Section 15162 and 15164; and

WHEREAS, on March 17, 2025, pursuant to Vallejo Municipal Code (VMC) Section 16.602.08(A), notice of this hearing was published in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the Subject Property and electronically mailed to the members of the Planning Commission and to the Applicant; and

WHEREAS, on April 7, 2025, the City of Vallejo Planning Commission, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing to consider and receive public testimony on the Project.

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby finds, determines and resolves as follows:

Section 1. Recitals.

The foregoing recitals are true and correct, and the same are incorporated herein by reference.

Section 2. Record.

The Record of Proceedings ("Record") upon which the Planning Commission bases its recommendation includes but is not limited to: the application, including all designs, plans, studies, data and correspondence submitted to the City in connection with the Project; the Addendum to the City of Vallejo General Plan 2040 prepared for the Project; all staff reports, decision letters and other documentation and information produced by or on behalf of the City in connection with the Project; all documentary and oral evidence received at the public hearings regarding the Project; all matters of common knowledge and all official enactments and acts of the City, including without limitation: (a) the City of Vallejo General Plan 2040 and its related EIR; (b) the 2021 Zoning Code and its Initial Study and Mitigated Negative Declaration; (c) the Vallejo Municipal Code; (d) all designs, plans, studies, data and correspondence submitted to the City in connection with the Project; (e) all documentary and oral evidence received at the public hearing regarding the Project; (f) other applicable City of Vallejo policies and regulations; and (g) all applicable state and federal laws, rules, regulations, reports, records and projections related to development within the City of Vallejo and its surrounding areas.

The Custodian of Record is the Director of the Planning and Development Services of the City of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

Section 3. CEQA Findings.

In accordance with Public Resources Code Section 21166 and California Environmental Quality Act Guidelines Sections 15162 and 15164, no environmental review beyond an addendum to the previously certified Environmental Impact Report for the Vallejo General Plan 2040 is required for the Project because:

1. The Project does not represent a substantial change from the General Plan 2040 which would require major revisions of the General Plan 2040 EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. The project contains no substantial changes with respect to the circumstances under which the proposed land use and zoning amendments are undertaken. Therefore, the Project would not require any major revisions of the General Plan 2040 EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
3. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the General Plan 2040 EIR was adopted, shows any of the following:
 - A. Pursuant to CEQA Guidelines Section 15162(a)(3)(A), the Project would not have new significant effects not discussed in the General Plan 2040 EIR.
 - B. Pursuant to CEQA Guidelines Section 15162(a)(3)(B), no significant effects previously identified in the General Plan 2040 EIR would be substantially more severe as a result of the Project.
 - C. Pursuant to CEQA Guidelines Section 15162(a)(3)(C), there are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible. The Project is not proposing any changes that would affect the feasibility of previously discussed mitigation measures or alternatives.
 - D. Pursuant to CEQA Guidelines Section 15162(a)(3)(D), the Project would not result in any new or substantially more severe significant impacts that were not previously disclosed in the General Plan 2040 EIR. The Project's General Plan Amendment and Zoning Map Amendment are not proposing any changes that would require consideration of new or different mitigation measures or alternatives from those adopted in the General Plan 2040 EIR that would substantially reduce one or more significant effects on the environment.

Section 4. General Plan Map Amendment Findings.

1. The proposed General Plan Map Amendment would be in the public interest.

Facts in Support: The proposed General Plan land use designation of "Business/Limited Residential" provides for high quality employment-based businesses including restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of businesses, employees, and residents of the surrounding area. Residential uses are also accommodated within this designation, with a minimum residential density of 25 dwelling units per acre (du/ac), up to 50 du/ac. With the location of this Project Site adjacent to a major transportation corridor and an existing freeway on-ramp, as well as being in close proximity to an existing retail commercial shopping center immediately south of the I-780 freeway, the Project Site would be more conducive to the wider array of commercial and residential uses under the proposed "Business/Limited Residential" land use designation. Additionally, any use located in this area would be more likely to attract and serve a combination of local and regional visitors, which would be better served by the "Business/Limited Residential" land use designation versus the current "Primarily Single-Family" General Plan land use designation.

Changing the Project Site's proposed General Plan land use designation to "Business/Limited Residential" furthers the following existing General Plan Goals because it would allow for tax-generating and other commercial businesses:

- Goal EET-2 calls for good jobs, education, and training. This goal includes policies to attract employment- and tax-generating businesses, to Vallejo.
- Goal NBE-2 aims to establish Vallejo as an attractive place to live, work, shop, and enjoy time off. The policies which implement this Goal call for a balance between jobs and housing, and the promotion of economically feasible infill development serving the community on underutilized sites.

Last, the proposed change from "Primarily Single-Family" to "Business/Limited Residential" would not result in a loss of potential residential development within the City, as the "Business/Limited Residential" land use designation would allow for residential development at a higher density than the "Primarily Single-Family" land use designation.

Section 5. Zoning Map Amendment Findings.

1. The change in district boundaries is consistent with the General Plan;

Facts in Support: The Subject Property is located adjacent to the I-780 freeway, allowing for access by local and regional customers. Additionally, this amendment proposes a land use change (from residential to commercial) that is consistent with other commercial uses along this corridor, and consistent with VMC Table 16.201-A, which states that the Business/Limited Residential General Plan land use designation is implemented by the Regional Commercial zoning district.

2. The change in district boundaries is consistent with the purpose of the Zoning Code to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, and general welfare;

Facts in Support: The Subject Property is located at the intersection of the existing major transportation corridors of Interstate 780 and Glen Cove Road and the change in district boundaries to allow commercial uses would provide a transitional buffer between the busy highway intersection and the residential neighborhoods beyond. Additionally, the Subject Property is presently served by utilities and infrastructure required for commercial uses.

3. The change in district boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the general plan, and to increase the inventory of land within a given zoning district.

Facts in Support: The Subject Property is increasing the amount of land zoned Regional Commercial by just under one-half acre, which still allows for the development of the parcel with a residential use at greater density than is permitted by the current zoning district.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends that the City Council approve the General Plan Amendment (GPA23-0001), and the Zoning Map Amendment (CTA23-0001) based on the above findings.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 7th day of April 2025 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ERIC BLIND, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

Kristin Pollot, AICP SECRETARY
City of Vallejo Planning Commission

1235 WARREN AVENUE ADDENDUM

**Prepared for
City of Vallejo**

April 2025



1235 WARREN AVENUE ADDENDUM

**Prepared for
City of Vallejo**

April 2025

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1235 WARREN AVENUE PROJECT ADDENDUM

1. General Project Information

1.1 Project Title

1235 Warren Avenue Project

1.2 Lead Agency Name and Address

City of Vallejo
Planning and Development Services
555 Santa Clara Street
Vallejo, CA 94590

1.3 Project Case File Number

General Plan Map Amendment (GPA23-0001)

Zoning Map Amendment (CTA23-0001)

1.4 Contact Person and Phone Number

Robert Busick, AICP, Senior Planner
Planning and Development Services
Robert.Busick@cityofvallejo.net
(707) 648-5422

1.5 Project Location

1235 Warren Avenue
Vallejo, CA 94591
Assessor's Parcel No. 0074-160-730

1.6 Existing General Plan Designation

Primarily Single-Family (R-SF)

1.7 Existing Zoning Designation

Residential Low Density (RLD)

1.8 Requested Permits

Implementation of the Project would require the following discretionary actions by the City of Vallejo City Council:

- Approval of a General Plan Map Amendment
- Approval of a Zoning Map Amendment

2. Purpose and Determination

This document is an Addendum to the Environmental Impact Report (EIR) for the Propel Vallejo General Plan Update and Sonoma Boulevard Specific Plan EIR (State Clearinghouse No. 2014112035), which was certified by the Vallejo City Council on August 29, 2017, and included the preparation of a General Plan Update as well as the development of a Specific Plan for the Sonoma Boulevard corridor (Sonoma Boulevard Specific Plan) and a citywide Zoning Code Update which were undertaken in parallel with the General Plan Update. The Final EIR, including the Draft EIR, discussed the potential environmental impacts associated with future development citywide under the General Plan 2040 (General Plan 2040 EIR) and along a 1.8-mile-portion of Sonoma Boulevard under the Sonoma Boulevard Specific Plan through 2040.

The General Plan 2040 serves as the previous California Environmental Quality Act (CEQA) document considered in this CEQA Analysis. The document is hereby incorporated by reference and can be obtained from the City of Vallejo Planning and Development Services at 555 Santa Clara Street, Vallejo, CA 94590, and on the City of Vallejo Long-Range Plans webpage at: <https://www.cityofvallejo.net/cms/One.aspx?portalId=16925451&pageId=17560683>.

2.1 Purpose of Addendum

The purpose of this Addendum is to disclose and discuss any potential environmental impacts associated with the 1235 Warren Avenue Project (Project) to the General Plan 2040. The Project would involve changing the land use designation and zoning district of the project site (see Section 4, *Project Description* below for more details). This Addendum evaluates whether these proposed changes would result in any new or substantially more adverse significant effects or require any new mitigation measures not identified in the General Plan 2040 EIR.

2.1.1 Overview of CEQA Guidelines

Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when changes are proposed to a project that has a previously certified EIR. When considering the need for additional environmental review, the fundamental determination a lead agency must make is whether the previously certified EIR retains some informational value or whether changes in the project or circumstances have rendered it wholly irrelevant. If the previously certified EIR has continuing informational value, the lead agency then must determine whether the proposed changes in the project require additional environmental review under Public Resources Code Section 21166 and CEQA Guidelines Section 15162.

Pursuant to the CEQA Guidelines Section 15164, a lead agency will prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in CEQA Section 15162 calling for preparation of a subsequent EIR have occurred. CEQA Guidelines Section 15162(a) states that no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines Section 15164(e) requires an addendum to include a brief explanation as to why no subsequent EIR is required. As further described in Section 2.2, *Determination*, below, the City has determined that the Project would result in none of the conditions described in Section 15162 of the CEQA Guidelines requiring the preparation of a Subsequent EIR. Therefore, this Addendum is the appropriate environmental document to demonstrate compliance with CEQA and no additional environmental documentation or analysis is required.

2.2 Determination

Pursuant to CEQA Guidelines Section 15162(a)(1), the Project does not represent a substantial change from the General Plan 2040 which would require major revisions of the General Plan 2040 EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Pursuant to CEQA Guidelines Section 15162(a)(2), the Project contains no substantial changes with respect to the circumstances under which the proposed land use and zoning amendments are undertaken. Therefore, the Project would not require any major revisions of the General Plan 2040 EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

Pursuant to CEQA Guidelines Section 15162(a)(3), no new information of substantial importance, which was not known and could not have been known with the exercise of

reasonable diligence at the time the General Plan 2040 EIR was adopted, shows any of the following:

- A. Pursuant to CEQA Guidelines Section 15162(a)(3)(A), the Project would not have new significant effects not discussed in the General Plan 2040 EIR. The discussion in Section 5, *Environmental Analysis*, below provides reasons for this finding.
- B. Pursuant to CEQA Guidelines Section 15162(a)(3)(B), no significant effects previously identified in the General Plan 2040 EIR would be substantially more severe as a result of the Project. The discussion in Section 5, *Environmental Analysis*, below provides reasons for this finding.
- C. Pursuant to CEQA Guidelines Section 15162(a)(3)(C), there are no mitigation measures or alternatives previously found not to be feasible that would in fact be feasible. The Project is not proposing any changes that would affect the feasibility of previously discussed mitigation measures or alternatives.
- D. Pursuant to CEQA Guidelines Section 15162(a)(3)(D), the Project would not result in any new or substantially more severe significant impacts that were not previously disclosed in the General Plan 2040 EIR. The Project's General Plan Amendment and Zoning Map Amendment are not proposing any changes that would require consideration of new or different mitigation measures or alternatives from those adopted in the General Plan 2040 EIR that would substantially reduce one or more significant effects on the environment.

Therefore, in accordance with Public Resources Code Section 21166 and CEQA Guidelines Section 15162, no supplemental environmental review is required beyond this addendum. The Project is eligible for CEQA streamlining provisions in accordance with CEQA Guidelines Section 15164 for the use of an Addendum to the General Plan 2040 EIR.

3. Background

3.1 Planning Context

The project site is located within the Propel Vallejo General Plan 2040 (General Plan 2040), for which the City of Vallejo certified an EIR in August 2017, pursuant to CEQA. The General Plan 2040 is the City's primary land use regulatory tool used to guide physical change within the City through the year 2040. As described below, the General Plan 2040 EIR analyzed the environmental impacts of adoption and implementation of the General Plan 2040, and where the level of detail available was adequate for analyzing potential environmental effects, the General Plan 2040 EIR provided program-level CEQA review for foreseeable development.

3.2 CEQA Context

3.2.1 General Plan 2040 EIR

The General Plan 2040 EIR is a program EIR which was prepared pursuant to Section 15168 of the CEQA Guidelines due to the long-term planning horizon of the project and the permitting, planning, and development actions that are related both geographically and as logical parts in the chain of contemplated actions for implementation. Once a program EIR has been certified, subsequent activities within the program must be evaluated to determine whether additional CEQA review needs to be prepared. However, if the program EIR addresses the program's effects as specifically and comprehensively as possible, subsequent activities could be found to be within the program EIR scope, and additional environmental review may not be required (CEQA Guidelines Section 15168[c]). When a program EIR is relied on for a subsequent activity, the lead agency must incorporate feasible mitigation measures and alternatives developed in the program EIR into the subsequent activities (CEQA Guidelines Section 15168[c][3]). This document is an addendum to the General Plan 2040 EIR which provides the planning level analysis evaluating the potential significant environmental impacts that could result from the reasonably foreseeable maximum development under the General Plan 2040.

To analyze potential impacts of full buildout, the General Plan 2040 EIR used the following growth projection: 24,826 new residents; 8,127 new households; 8,352 new housing units; and 26,532 new jobs (see Table 3-4 of the General Plan EIR). According to the 2020 census, the City of Vallejo currently has about 126,000 residents (U.S. Census Bureau 2025).

The General Plan 2040 EIR identified potentially significant environmental effects, some of which could be feasibly mitigated or avoided. Such effects and corresponding mitigation measures are identified in the General Plan 2040 EIR and are incorporated herein by reference. The mitigation measures and mitigation monitoring program are listed in the General Plan 2040 EIR.

4. Project Description

4.1 1235 Warren Avenue Project Site

4.1.1 Project Location

The project site is located at 1235 Warren Avenue and is an approximately 0.49-acre parcel (Assessor's Parcel Number 0074-160-730). The project site is bounded by Warren Avenue to the north, a vacant lot to the west, and an Interstate 780 (I-780) on-ramp to the east and south (see **Figure 1**).

4.1.2 Existing Site Conditions and Surrounding Context

The project site is currently occupied by a one-story, non-conforming commercial building and an adjacent surface parking lot. Existing uses surrounding the project site primarily consist of residential, commercial, and public and semi-public uses. To the north of the project site, across Warren Avenue, are cemeteries including the St. Vincent Cemetery and Carquinez Cemetery. To the east of the project site, across Glen Cove Road is the All Souls Cemetery and Funeral Center. To the south of the project site, across the I-780, are residential uses as well as the Glen Cove Center which includes commercial uses. To the west of the project site, within unincorporated Solano County, are primarily residential uses.

4.2 Project Characteristics

4.2.1 Project Components

The project site is currently designated as Primarily Single-Family (R-SF) under the City of Vallejo's General Plan and has a zoning district of Residential Low Density (RLD). The Project would involve a General Plan Map Amendment to convert the project site's land use designation from Primarily Single-Family to Business/Limited Residential (B/LR) and a Zoning Map Amendment to convert the zoning district from Residential Low Density to Regional Commercial (RC).



SOURCE: ESA, 2025; National Geographic, 2025.

1235 Warren Avenue

Figure 1
Project Vicinity



5. Environmental Analysis

The General Plan 2040 EIR identified potentially significant environmental effects, some of which could be feasibly mitigated or avoided. The Project would result in a land use designation and zoning district change, therefore the topics of Land Use and Planning as well as Cultural and Tribal Cultural Resources are discussed in more detail. The Project does not propose any components that would result in physical impacts or additional new impacts to the environment that were not identified in the General Plan 2040 EIR.

5.1 Land Use and Planning

The certified EIR found that land use and planning impacts from General Plan buildout would be less than significant and that no mitigation measures would be required.

The Project proposes a General Plan Map Amendment to convert the project site's land use designation from Primarily Single-Family (R-SF) to Business/Limited Residential (B/LR). The R-SF land use designation applies to residential neighborhoods primarily characterized by detached single-family homes, although some older areas also have attached dwellings and small stores. The maximum permitted residential density in the R-SF designation is 9 dwelling units per acre; however, in single-family areas where accessory dwelling units are allowed, maximum permitted residential density is 12 dwelling units per acre. Therefore, under the current land use designation the maximum buildout of the project site would be 6 dwelling units.

The B/LR land use designation is intended to facilitate high quality employment-based businesses, including professional office; health care and life sciences; research and development; production, distribution, and repair (PDR); and light industrial, manufacturing, and similar uses conducted primarily inside of buildings. A mix of lot sizes is encouraged to accommodate small businesses as well as larger campus-style uses. Restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of businesses, employees, and residents of the surrounding area are accommodated in the B/LR designation. Residential-only or mixed-use projects containing a residential component are also accommodated, providing that findings of compatibility can be made. The maximum permitted Floor Area Ratio (FAR) in the B/LR designation is 2.0, with minimum residential density of 25 dwelling units per acre up to 50 dwelling units per acre. Therefore, under the proposed B/LR land use designation the maximum buildout of the project site would be 25 units and approximately 42,700 square feet (sf). This could equate to an additional 75 residents, which is within the City's projected 25,000 new residents, for a total build out of 142,744 residents by 2040 (City of Vallejo 2016). The potential 75 new residents would equal less than 1 percent of the additional population analyzed in the General Plan 2040 EIR.

The Project also proposes a Zoning Map Amendment to convert the zoning district from Residential Low Density (RLD) to Regional Commercial (RC). The RLD Zoning District is for low-density residential areas in which permanent single unit residences, including detached and attached (duplexes and townhouses) units, are the primary use. The RC Zoning District is intended to create and establish regulations for sites that provide general retail, services, and

commercial recreation and entertainment for local residents as well as consumers and visitors from the region. Design and development standards will accommodate auto-oriented uses and require buffering and transitions to adjacent residential neighborhoods. The RC designation has a minimum and maximum density of 18 and 50 units per net acre, respectively. Therefore, the maximum buildout of the project site would be 25 units. Additionally, the RC designation has a maximum non-residential FAR of 1.5 and a maximum height of eight stories. Therefore, the maximum buildout of the project site for non-residential use would be approximately 32,000 sf. Although the General Plan 2040 EIR did not analyze a maximum square footage for non-residential use, it included a future growth projection of about 26,500 new jobs for a total of approximately 58,000 jobs throughout the City. If the Project site is developed with non-residential uses, the additional jobs (up to 160) would be within those buildout assumptions (City of Vallejo 2016). The potential 160 new jobs would equal less than 1 percent of the additional jobs analyzed in the General Plan 2040 EIR.

According to the Use Standards Table in Chapter 16.301 in the Vallejo Municipal Code the following uses are permitted, but may be subject to Zoning Compliance Review determination under the RC designation:

- Grooming and pet store
- Pet clinic/hospital
- Auto broker, office only
- Auto broker, office with indoor display
- Auto/vehicle new sales, leasing and rentals – major
- Alternative fuels and recharging facilities
- Auto/vehicle washing/detailing under 2,500 sf
- Auto/vehicle/equipment repair – light
- Bank and credit union
- Check cashing business
- Business services
- Catering service
- Electronic game center
- Entertainment facility, small-scale
- Restaurant, full service
- Restaurant, limited service
- Equipment rental
- Financial, insurance and real estate services
- Grocery store/supermarket small (less than 10,000 sf)
- Grocery store/supermarket medium (10,000 sf to 50,000 sf)
- Grocery store/supermarket large (50,001 sf to 75,000 sf)
- Produce store
- Laboratory
- Hotels, motels
- Maintenance or repair services
- Nursery and garden center, small (less than 10,000 sf)
- Nursery and garden center, large (10,000 sf or more)

- Business and professional offices
- Medical and dental office
- Personal services, physical training
- General retail small (less than 10,000 sf)
- General retail large (10,000 sf – 75,000 sf)
- Swap meet (indoor)
- Artisan/small scale manufacturing
- Artist's studio-light
- Media production support facility
- Research and development
- Childcare center/family day care small (less than 5,000 sf)
- Childcare center/family day care large (5,000 sf or more)
- Colleges and trade schools, public or private small (less than 10,000 sf)
- Community assembly small (less than 5,000 sf)
- Cultural facility
- Government office
- Parks and recreation facilities, public
- Public safety facility
- Social services center small (less than 5,000 sf)
- Residential single-unit, attached¹
- Residential duplex
- Accessory dwelling unit
- Group residential small (6 or fewer)
- Shopkeeper unit
- Supportive housing
- Transitional housing
- Communications equipment within buildings
- Passenger station
- Utilities, minor

According to the Use Standards Table in Chapter 16.301 in the Vallejo Municipal Code, the RC Zoning District requires Zoning Compliance Review for the following uses:

- Mobile food vending, off-street
- Live/work unit
- Massage service²
- Massage therapy
- Community garden

¹ 2-10 units permitted subject to Director decision. 11-49 units permitted subject to Director decision with Design Review Board recommendation. 50 or more units requires Design Review Board recommendation and Planning Commission decision. If project complies with State Gov. Code Sec. 65589.4, project is exempt from Design Review Board and Planning Commission review.

² May not be located within 500 ft. from other Massage Services or 1,000 ft. of a school or park; a Major Use Permit is required for 3 or more operators.

According to the Use Standards Table in Chapter 16.301 in the Vallejo Municipal Code, the RC Zoning District requires a Minor Use Permit for the following uses:

- Commercial vehicles and equipment
- Recreational vehicles storage, public
- Auto/vehicle new sales, leasing and rentals - minor³
- Auto/vehicle washing detailing
- Auto/vehicle/equipment repair – heavy
- Service station - full service
- Service station - minimum service
- Entertainment facility large-scale (outdoor)
- Live theatre
- Movie theater
- Bar/tavern/lounge
- Brewpub
- Nightclub
- Tasting room/wine bar
- Convenience store⁴
- Farmers' market
- Public market small (less than 30,000 sf)
- Bed and breakfast
- Parking facilities, commercial
- Building materials, sales and services
- Cannabis, retail
- Firearm sales
- Pawnshop
- Swap meet (outdoor)
- Artist's studio-heavy
- Brewery production – micro
- Brewery production – large
- Media production full-service facility
- Recycling small
- Indoor warehousing and storage⁵
- Colleges and trade schools, public or private large (10,000 sf or more)
- Hospitals and clinics extended care
- School (K-12) small (less than 10,000 sf)
- Social services center large (5,000 sf or more)
- Multi-unit residential (three or more units)⁶

³ Minor Use Permit not required for new auto sales on Auto Mall Parkway and west side of Sonoma Blvd. between Yolano Drive and Highway 37.

⁴ A Minor Use Permit is required between 2,500 sf and 5,000 sf and a Major Use Permit is required for more than 5,000 sf.

⁵ Allowed as an indoor accessory use, consistent with Chapter 16.302, Accessory Uses.

⁶ 2-10 units permitted subject to Director decision. 11-49 units permitted subject to Director decision with Design Review Board recommendation. 50 or more units requires Design Review Board recommendation and Planning

- Group residential large (more than 6)
- Residential care facility senior
- Single room occupancy
- Communications antenna

According to the Use Standards Table in Chapter 16.301 in the Vallejo Municipal Code, the RC Zoning District requires a Major Use Permit for the following uses:

- Entertainment facility large-scale (indoor)
- Restaurant with drive-through
- Public market large (30,000 sf or more)
- Funeral and interment service
- Large format retail (more than 75,000 sf)
- Smoke shop or tobacco retailer⁷
- Community assembly large (5,000 sf or more)
- Conference/convention facility
- Hospital
- School (K-12) large (10,000 sf or more)

The proposed changes to the land use designation and zoning district of the Project site would not result in new significant impacts on the environment over those identified in the existing General Plan 2040 EIR. The B/LR land use designation and the RC zoning district proposed are consistent with the primarily residential and commercial uses in the surrounding area. Furthermore, the City would require additional site-specific environmental review and compliance with CEQA once a development application is received and prior to the City's entitlement approval. As the analysis shows, the Project does not propose any components which would result in physical impacts or new impacts to the environment that were not identified in the General Plan 2040 EIR.

5.2 Cultural and Tribal Cultural Resources

The certified EIR found that cultural resource impacts related to historical resources, human remains, and tribal cultural resources from General Plan buildout would be less than significant and require no mitigation measures. However, the certified General Plan 2040 EIR identified potentially significant impacts to archeological and paleontological resources due to the lack of specific implementing procedures surrounding future development from the General Plan buildout. Buildout from the General Plan could result in direct adverse impacts to known archaeological resources, and there is a high probability of additional, unidentified, archaeological resources being found within areas that would be redeveloped under the General Plan. The certified EIR identified Mitigation Measure CULT-2 which puts in place procedures to identify as-yet-unidentified archaeological resources prior to development. Although there were no known paleontological resources within the General Plan area at the time of the certified EIR, the geology of the General Plan area could

Commission decision. If project complies with State Gov. Code Sec. 65589.4, project is exempt from Design Review Board and Planning Commission review.

⁷ May not be located within 1,000 ft. from another Tobacco Shop, or 1,000 ft. of a residential district, school or park. A Major Use Permit is required to include a Cigar/Hookah Lounge, Bar, or Cafe.

contain undiscovered paleontological resources. The certified EIR identified Mitigation Measure CULT-3 which puts in place procedures in the event that paleontological resources are encountered during development. These mitigation measures would reduce the impacts to archeological and paleontological resources to less than significant.

ESA conducted a Northwest Information Center (NWIC) records search for the parcel at 1235 Warren Ave (Records Search 24-1183). There are no cultural resources recorded in the parcel; however, the parcel has not been previously surveyed for cultural resources. The adjacent St. Vincent Cemetery is recorded as P-48-001040. The nearest archaeological resource is P-48-000083, Nelson 236, located 1.25 miles south of the parcel and is an indigenous habitation and burial site. As discussed above, the certified EIR determined that there was potential to encounter undiscovered archeological and paleontological resources. Similarly, future development of the site could encounter undiscovered archeological and paleontological resources; however, the mitigation measures identified in the certified EIR would still be applicable and are incorporated herein by reference. The proposed project would not require new or different mitigation measures from those adopted in the certified EIR. Therefore, the proposed project would not result in any new or more significant impacts on cultural resources not discussed in the certified General Plan 2040 EIR.

5.3 Conclusion

The Project would implement a change to the General Plan Land Use Designation and Zoning Map District of the project site. No development projects are proposed at this time that would result in physical impacts or additional new impacts to the environment. Future development projects would be required to obtain City approval prior to construction. Furthermore, future projects must comply with the General Plan, zoning ordinance, state and federal permits, and local development standards, as well as relevant mitigation measures in the certified General Plan 2040 EIR. In addition, future discretionary actions (i.e., use permits, site plan review) would require independent and project-specific environmental review to comply with CEQA.

No significant impacts would result from the Project based on a review of the relevant CEQA sections. Therefore, the proposed General Plan Map Amendment and Zoning Map Amendment would have no new significant impacts on the environment over those identified in the existing General Plan 2040 EIR, and an addendum is sufficient to comply with CEQA.

6. Summary of Findings

Based on the information above, the Project would not result in any new impacts or increase the severity of previously identified significant impacts analyzed in the certified General Plan 2040 EIR. No new mitigation measures would be required. The proposed General Plan Map Amendment and Zoning Map Amendment would not result in a substantial change to the project analyzed in the General Plan 2040 EIR, so no additional environmental review is required.

This analysis was performed pursuant to CEQA Guidelines Sections 15162 and 15164 and is intended to determine if additional environmental review is required or if the changes proposed by the project are within the scope of the previously certified General Plan 2040 EIR. This

analysis determined that the General Plan 2040 EIR is of continuing informational value. The Project is within the scope of that previously certified EIR, and none of the conditions requiring the preparation of subsequent or supplemental environmental review under CEQA Guidelines section 15162 exists. Therefore, the City of Vallejo, as lead agency, has determined that this Addendum to the EIR is sufficient to meet the requirements of CEQA and no additional environmental review is required. Pursuant to CEQA Guidelines section 15164, this Addendum does not need to be circulated for public review and can be included in or attached to the final EIR. The decision-making body shall consider the Addendum with the certified EIR prior to deciding on the Project. Therefore, this Addendum satisfies the requirements of CEQA Guidelines Sections 15162 and 15164.

7. References

City of Vallejo, 2016. *Propel Vallejo General Plan Update and Sonoma Boulevard Specific Plan Draft EIR*, July 2016. Available at: <https://www.vallejo.gov/common/pages/DisplayFile.aspx?itemId=17961505>. Accessed January 27, 2025.

City of Vallejo, 2017. *Propel Vallejo General Plan 2040*, adopted August 29, 2017. Available at: <https://www.cityofvallejo.net/common/pages/DisplayFile.aspx?itemId=17961496>. Accessed January 27, 2025.

U.S. Census Bureau. 2025. QuickFacts: City of Vallejo. Available at: <https://www.census.gov/quickfacts/fact/table/vallejocitycalifornia/PST040223#PST04022>. Accessed April 3, 2025.



**MEMORANDUM
PLANNING DIVISION**

DATE: April 7, 2025
TO: **Members of the Planning Commission**
FROM: Cesar Orozco, Planning Manager – Current Development
SUBJECT: Upcoming Tentative Planning Commission Meeting items.

Hello Planning Commission,

Below is a list of projects that are tentatively scheduled to come before the Planning Commission soon:

- April 21, 2025
 - o La Quinta Hotel
 - Action item for the development of a four-story, 49,741-square-foot hotel featuring 96 guest rooms and on-site amenities including gym, dining area, bar, and outdoor pool on the vacant site located at 5190 Sonoma Boulevard.
 - o General Plan Conformance Review for Capital Improvement Plan – New Projects
 - Action of finding the proposed new projects for the Capital Improvement Plan conform with the City of Vallejo General Plan 2040.
- May 8, 2025
 - o Walmart Signage
 - Request of a Variance to allow additional signage for the neighborhood Walmart located at 501 Sereno Drive.

The following items are projects that are not yet scheduled but are expected to come before the Commission later this year:

- Vista Cove Residential Development (51 units)
- KB Rollingwood Residential Subdivision (130 units)
- Housing Element Program Implementation Zoning Amendments
- Fairview at Northgate Housing (Increase from 178 units to 245 units)