



VALLEJO PLANNING COMMISSION REGULAR MEETING 7:00 PM

APRIL 21, 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
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 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**

[SECTION_TEXT]

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 April 7, 2025 - Regular Meeting Minutes

5. REPORT OF THE CITY COUNCIL LIAISON

6. COMMUNITY FORUM

[SECTION_TEXT]

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 FINDING THE PROJECT TO BE EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO ARTICLE 12 (SPECIAL SITUATIONS), SECTION 15183 (PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN, OR ZONING) AND APPROVING DESIGN REVIEW (DR24-0014), DEVELOPMENT REVIEW (SD20-0010), LANDSCAPE REVIEW (LR20-0003), PARCEL MAP (PM20-0002), AND MINOR USE PERMIT (MNP24-0007) FOR THE LA QUINTA HOTEL PROJECT AT 5190 SONOMA BOULEVARD

Project Summary: The project consists of 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. The project also includes on-site and off-site improvements including 27,457 square feet of new landscaping, 89 off-street parking spaces, lighting and

frontage improvements along Broadway and Sonoma Boulevard. The project also proposes to subdivide the 13.14-acre parcel into three parcels.

Location: 5190 Sonoma Boulevard (APN:0067-140-070)
Applicant: Shaan Ibrahim
Owner: Sonoma Gateway, LLC
General Plan Land Use Designation: District - North Gateway (D-NG)
Zoning District: Central Corridor Commercial (CC)
CEQA: Exempt pursuant to CEQA Guidelines Section 15183 (Projects consistent with a Community Plan, General Plan, or Zoning)

B. ADOPT A RESOLUTION FINDING THE PROPOSED CAPITAL IMPROVEMENT PLAN TO BE IN CONFORMANCE WITH THE CITY OF VALLEJO GENERAL PLAN 2040

The City's CIP is an important planning tool that identifies infrastructure and other public facility projects, cost, funding mechanisms, and priorities for execution. The CIP is adopted for a five-year period and updated annually to show unspent funds for projects not yet completed and to add a new year to the cycle. It also reflects any changes in the priorities for projects that have not yet started. Each year, pursuant to California Government Code Section 65401, the Planning Commission must review the "ensuing fiscal year" of the CIP for conformance with the City's General Plan and convey its findings to the City Council. The Commission's review is limited to General Plan conformance and does not include recommendations on the projects (except as related to General Plan conformance), priorities or budget projections of the CIP. After this meeting, the City Council will conduct a public hearing and make a determination as to final adoption of the revised FY 2024-25 CIP.

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
6:00, 4/17/2025.

Dated: 4/17/2025

Dalia Vidor

Dalia Vidor, Staff Secretary