



# **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](http://www.Cityofvallejo.net)

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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <p><b>NOTICE:</b> Members of the Public will be able to participate in-person or remotely via Zoom</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>PUBLIC COMMENT:</b> Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (<a href="https://ZoomRegular.Cityofvallejo.net">https://ZoomRegular.Cityofvallejo.net</a>), or via phone, by dialing (669) 900-6833.</p>                                                                                                                                                                                                                                                                                                       | <p>For additional instructions on how to speak remotely during public comment, please visit, <a href="http://www.cityofvallejo.net/publiccomment">www.cityofvallejo.net/publiccomment</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>VIEW THE MEETING:</b><br/>There are four different ways you can view this public meeting:</p> <ul style="list-style-type: none"> <li>• In Person</li> <li>• Watch Vallejo local channel 28</li> <li>• Stream from the City website: <a href="http://www.cityofvallejo.net/Streaming">www.cityofvallejo.net/Streaming</a></li> <li>• Join the Zoom webinar: <a href="https://ZoomRegular.Cityofvallejo.net">https://ZoomRegular.Cityofvallejo.net</a></li> </ul>                                                                                                             | <p>Scan QR code for live captions and translation in Spanish and Tagalog.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>Hybrid Options are available for members of the public to participate. To participate remotely</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b><u>Option to Join by Computer</u></b><br/>From your browser go to <a href="https://ZoomRegular.CityofVallejo.net">https://ZoomRegular.CityofVallejo.net</a> to launch and join the zoom application.<br/>Meeting ID: 914 0075 0676#<br/>Meeting Password: 131313</p>                                                                                                                                                                                                                                                                                                        | <p><b><u>Option to Join by Phone</u></b><br/>Dial (669) 900-6833<br/>Enter Meeting ID: 914 0075 0676#<br/>Meeting Password: 131313<br/>Press *9 to digitally raise your hand from the phone.<br/>Press *6 to unmute/mute</p>                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p>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 <a href="http://www.cityofvallejo.net/agendas">www.cityofvallejo.net/agendas</a> 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</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>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 <a href="mailto:Dalia.Vidor@cityofvallejo.net">Dalia.Vidor@cityofvallejo.net</a> 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</p> |

## **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](http://www.cityofvallejo.net/subscribe))
- Sign up for emergency alerts at: [alertsolan.com](http://alertsolan.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

**CITY OF VALLEJO PLANNING COMMISSION  
REGULAR MEETING MINUTES  
COUNCIL CHAMBERS  
April 7, 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, Balbuena and Beasley-Stansberry

**Absent:** Vice-Chair Taylor, Commissioners Madeiros and Beasley-Stansberry

**Staff present:** Assistant City Attorney Zagaroli, Planning Manager Orozco – Current Development, Senior Planner Robert Busick, AICP

**4. CONSENT CALENDAR AND APPROVAL OF AGENDA**

**A. APPROVAL OF AGENDA**

**B. APPROVAL OF MINUTES**

**a. March 3, 2025 – Regular Meeting**

**b. March 17, 2025 – Regular Meeting**

**Action:** Commissioner Standafer, Second by Chair Blind, and carried unanimously (absent Taylor, Madeiros, and Beasley-Stansberry) to approve the agenda and the March 3, 2025 – Regular Meeting and March 17, 2025 meeting minutes.

**5. REPORT OF THE CITY COUNCIL LIASION**

Council Member Matulac thanked the commission for their dedicated time and everything they do, and encourage the Planning Commission and Economic Development to create an AD HOC committee.

**6. COMMUNITY FORUM – None**

**7. PUBLIC HEARING**

**A. PROJECT TITLE:**

Warren Street Map Amendments

**PROJECT NUMBER:**

General Plan Map Amendment (GPA23-0001)  
Zoning Map Amendment (CTA23-0001)

**RECOMMENDATION:**

Adopt a resolution and consider the adoption of a resolution recommending the City Council Approve a General Plan Map Amendment (GPA21-0001) and Zoning Map Amendment (CTA23-0001) for 1235 Warren Avenue.

Senior Planner Busick 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 Commissioner Balbuena, seconded by Commissioner Douglass, and carried unanimously (Absent: Taylor, Madeiros and Beasley-Stansberry) to recommend to the City Council to approve a General Plan Map Amendment (GPA23-0001) and Zoning Map Amendment (CTA23-0001) for 1235 Warren Avenue (APN:0074-160-730)

**8. WRITTEN COMMUNICATIONS**

**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, recently assigned cyber security training due on May 19 and create a digital Planning Commissioners binder.

**B. CITY ATTORNEY'S REPORT - NONE**

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

Commissioner Balbuena asked on how to add an item to the agenda and requested to add the possibility of the creation of an AD HOC committee.

**D. REPORT OF THE SUBCOMMITTEES – None**

**10. OTHER AGENDA ITEMS**

**A. INFORMATIONAL ITEM - None**

**B. DISSCUSSION OF FUTURE AGENDA ITEMS - None**

**11.ADJOURNMENT**

The meeting was adjourned at 7:50 p.m.

ATTEST:

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ERIC BLIND, CHAIR

ATTEST:

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Kristin Pollot, AICP  
SECRETARY



**STAFF REPORT – PLANNING  
CITY OF VALLEJO  
PLANNING COMMISSION**

**DATE:** April 21, 2025  
**TO:** Planning Commission  
**FROM:** Robby Thacker, Principal Planner  
**SUBJECT:** **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**

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**PROJECT INFORMATION**

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

**RECOMMENDATION**

Staff recommends that the Planning Commission continue the project to a date uncertain.

**ATTACHMENTS**

None

**CONTACT**

Robby Thacker, Principal Planner (707) 648-4506  
[Robby.Thacker@cityofvallejo.net](mailto:Robby.Thacker@cityofvallejo.net)



**DATE:** April 21, 2025  
**TO:** Planning Commission  
**FROM:** Melissa Tigbao, PE, Public Works Director  
**SUBJECT:** **ADOPT A RESOLUTION FINDING THE PROPOSED CAPITAL IMPROVEMENT PLAN TO BE IN CONFORMANCE WITH THE CITY OF VALLEJO GENERAL PLAN 2040**

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**PROJECT INFORMATION**

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.

**RECOMMENDATION**

Adopt a resolution finding the proposed Capital Improvement Plan to be in conformance with the City of Vallejo General Plan 2040.

**ATTACHMENTS**

|    |                               |
|----|-------------------------------|
| 1. | Staff Report                  |
| 2. | PC Reso CIP 2025.2026         |
| 3. | FY25-26 CIP CP Conform Matrix |
| 4. | FY25-26 General Plan Policies |

**CONTACT**

Melissa Tigbao, PE, Public Works Director  
(707) 648-4326 | melissa.tigbao@cityofvallejo.net

**Subject:** ADOPT A RESOLUTION FINDING THE PROPOSED CIP FOR FISCAL YEAR 2025-2026 TO BE IN CONFORMANCE WITH THE CITY OF VALLEJO GENERAL PLAN 2040

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## **BACKGROUND AND DISCUSSION**

Capital improvements are those individual construction projects and purchases of land, equipment, and contract services that cost more than \$50,000. Capital improvement planning is one of the main ways communities implement the General Plan. CIP funding priorities reflect community values, needs, desired services and projects and resources to accomplish them.

The objectives of the CIP are as follows:

- To provide increased planning and coordination of CIP projects
- To relate the planning of CIP projects more effectively to general City goals and fiscal capability
- To assist City staff in projecting impacts on future workload requirements, department programs and the City's operating budget
- To ensure conformance of the capital projects with the City's General Plan
- To allocate resources to the City's highest priority projects
- To identify funding shortfalls and develop funding strategies

The CIP forecasts the City's proposed major projects over the next five years. The capital needs for the City exceed the amount of available (and anticipated) revenue, therefore, the CIP includes both funded and unfunded projects to capture the full needs of the City and enable the City Council to prioritize the projects. Pursuant to California Government Code Section 66002(a), the CIP includes the location, size, time of availability, and estimated costs for all improvements.

### **Conformance with the General Plan**

Staff has conducted an audit of General Plan policies and has prepared the attached matrix (Attachment 3) to document how each proposed new capital improvement project conforms with the City's General Plan. In general, each CIP item implements a program or policy in the General Plan, which are identified by policy number and description for reference in the attached matrix.

The General Plan has a time frame spanning 25 years; however, the City Council prioritizes and allocates limited resources every year. Not all General Plan goals or plans may be funded during each year of the CIP. The City Council ultimately decides spending priorities and determines if they are in harmony with the General Plan. Consequently, the proposed CIP does not spread City capital funding equally among all plan areas but must prioritize funding based on the City Council's assessment of community needs and priorities. While a five-year future cost is forecast, the Council adopts fund allocations for a single-year CIP, so future years are not shown on the attached matrix.

There can sometimes be a concern that the amount budgeted for capital projects may not be adequate to support projected community growth. Conversely, another concern is that capital improvements might facilitate growth that exceeds planned levels, leading to development that is disorderly or adversely impacts the environment. Staff has reviewed the proposed CIP and finds no evidence that it will preclude the City from accommodating the growth envisioned in the General Plan or cause any growth-management thresholds to be exceeded. (See Attachments 3 and 4.)

**Subject:** ADOPT A RESOLUTION FINDING THE PROPOSED CIP FOR FISCAL YEAR 2025-2026 TO  
BE IN CONFORMANCE WITH THE CITY OF VALLEJO GENERAL PLAN 2040

### **ENVIRONMENTAL REVIEW**

This action is exempt from environmental review under the California Environmental Quality Act (CEQA) because it is not a project which has potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guidelines Section 15378(b)(4), therefore no further review is required. CEQA review will be conducted for individual projects at the time of project approval.

### **FISCAL IMPACT**

The projects identified in the CIP are funded through a variety of mechanisms including grants, fees, gas tax, etc. Each project in the CIP document identifies the funding source(s) for that project to be allocated over the course of the five-year planning period. The City Council will authorize specific funding sources and amounts as part of the budget process, or at the time of individual project approval.

### **CONCLUSION**

Staff recommends the Planning Commission adopt a resolution finding the proposed fiscal year 2025-2026 CIP to be in conformance with the City of Vallejo General Plan 2040.

CITY OF VALLEJO PLANNING COMMISSION RESOLUTION

NO. PC 25-XX N.C.

RESOLUTION OF THE PLANNING COMMISSION FINDING THE PROPOSED CAPITAL  
IMPROVEMENT PLAN FOR FISCAL YEAR 2025-2026 TO BE IN CONFORMANCE WITH  
THE CITY OF VALLEJO GENERAL PLAN 2040

\* \* \* \* \*

**WHEREAS**, California Government Code Section 65401 requires the Planning Commission of the City of Vallejo to determine whether the “ensuing fiscal year” of the City of Vallejo’s Capital Improvement Plan (CIP) is in conformance with the General Plan, and to report its determination to the City Council; and

**WHEREAS**, on August 29, 2017, the City Council adopted General Plan 2040 which serves as a guide for the community’s future growth and development; and

**WHEREAS**, the CIP is a five-year program adjusted on an annual basis that identifies anticipated capital improvements and the estimated costs to construct these improvements; and

**WHEREAS**, Government Code Section 65401 requires that the Planning Commission review the ensuing fiscal year’s CIP for conformity with the General Plan; and

**WHEREAS**, on April 21, 2025, the Planning Commission held a duly noticed public meeting on the proposed CIP for fiscal year 2025-2026, during which staff of the Public Works Department presented its report and the Planning Commission and received public comment; and

**WHEREAS**, in accordance with the California Environmental Quality Act (CEQA), the Planning Commission’s action to determine whether a proposed CIP project is in conformance with the General Plan is not a “project” which has potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment pursuant to Section 15378(b)(4) of the CEQA Guidelines. Environmental review will be conducted for individual projects at the time of project approval.

**NOW THEREFORE**, the Planning Commission of the City of Vallejo hereby finds, determines, and resolves as follows:

**Section 1:** The recitals set forth above are found to be true and correct and are incorporated herein by reference.

**Section 2:** The proposed fiscal year 2025-2026 CIP conforms with the Vallejo General Plan 2040.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 21st day of April 2025, by the following vote to-wit:

AYES:  
NOES:  
ABSENT:

ATTEST:

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Eric Blind, CHAIRPERSON  
City of Vallejo Planning Commission

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Kristin Pollot, AICP, SECRETARY  
City of Vallejo Planning Commission

**Attachment 3  
FY24-25 General Plan-CIP Conformance Matrix**

|     | Category       | Project ID | Project Name                                        | Description                                                                                                                                                                                                                                                               | Location                                                                                                                                                                                             | Vallejo General Plan 2040                                                                     |                                                                                                                                         |                                                                     |
|-----|----------------|------------|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
|     |                |            |                                                     |                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                      | Chapter                                                                                       | Topical Area                                                                                                                            | Applicable Goals/Policies (all are policies unless otherwise noted) |
| New | Infrastructure | MP2025     | Streets Paving 2025 Measure P Project               | This project is part of a 10 year plan to rehabilitate the City's streets. Repairing deteriorating roads and maintaining is the purpose of this project for fiscal year 2024-25 where the construction work will start in May or June of 2025.                            | Citywide (specific list will be presented to Measure P committee and to City Council prior to any construction award)                                                                                | Mobility, Transportation, & Connectivity                                                      | Citywide Mobility, Pavement Condition, Sustainable Transportation                                                                       | MTC-2.4, MTC-2.6, MTC-2.11                                          |
| New | Infrastructure | MP2026     | Streets Paving 2026 Measure P Project               | This project is part of a 10 year plan to rehabilitate the City's streets. Repairing deteriorating roads and maintaining is the purpose of this project for fiscal year 2025-26.                                                                                          | Citywide (specific list will be presented to Measure P committee and to City Council prior to any construction award)                                                                                | Mobility, Transportation, & Connectivity                                                      | Citywide Mobility, Pavement Condition, Sustainable Transportation                                                                       | MTC-2.4, MTC-2.6, MTC-2.11                                          |
| New | Infrastructure | PW9714     | Fifth Street Bike & Pedestrian Safety Grant Project | Project involves design and implementation of measures to calm traffic and create a 'slow street' environment safe for cycling and pedestrians.                                                                                                                           | Fifth Street from Solano Ave to Sequoia Ave.                                                                                                                                                         | Community & People Mobility, Transportation, & Connectivity                                   | Active Transportation Network<br>Safety First, Citywide Mobility, Sustainable Transportation                                            | CP-1.6, MTC-2.1, MTC-2.4, MTC-2.11                                  |
| New | Infrastructure | PW9715     | Road Edgeline Project                               | Adding white edgelines to local collector streets as an appropriate lanes, avoiding sideswipe accidents. This project is expected to be implemented in coordination with Vallejo's increased roadway pavement management program and on-call roadway re-striping program. | Major Collector streets including Admiral Callaghan Lane, Ascot Parkway, Benicia Road, Borges Lane, Camino Alto, Corcoran Ave., Florida Street, Glen Cove Parkway, Nebraska Street, and Whitney Ave. | Mobility, Transportation, & Connectivity                                                      | Safety First, Citywide Mobility, Sustainable Transportation                                                                             | MTC-2.1, MTC-2.4, MTC-2.11                                          |
| New | Infrastructure | PW9716     | Joint City-County Sidewalk Project                  | Solano County and City of Vallejo collaboration focusing on bridging sidewalk connection gaps between unincorporated and incorporated sections of Vallejo.                                                                                                                | Homeacres/Starr Subdivision area, with other locations to be added at a later date                                                                                                                   | Community & People Economy, Education, & Training<br>Mobility, Transportation, & Connectivity | Active Transportation Network<br>Municipal Services First/Last Mile Connections, Citywide Mobility, Coordinated Transportation Planning | CP-1.6, EET-1.9, MTC-1.3, MTC-2.4, MTC-3.1                          |

**Attachment 3  
FY24-25 General Plan-CIP Conformance Matrix**

|     | Category       | Project ID | Project Name           | Description                                                             | Location                                                                                      | Vallejo General Plan 2040                |                                                                   |                                                                     |
|-----|----------------|------------|------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------|-------------------------------------------------------------------|---------------------------------------------------------------------|
|     |                |            |                        |                                                                         |                                                                                               | Chapter                                  | Topical Area                                                      | Applicable Goals/Policies (all are policies unless otherwise noted) |
| New | Infrastructure | PWC117     | Grind & Paving Project | This project is for roadways needing major rebuilding (grind & paving). | Citywide<br>(specific list will be presented to City Council prior to any construction award) | Mobility, Transportation, & Connectivity | Citywide Mobility, Pavement Condition, Sustainable Transportation | MTC-2.4, MTC-2.6, MTC-2.11                                          |

**GENERAL PLAN 2040 POLICIES RELATED TO  
CAPITAL IMPROVEMENTS, PUBLIC FACILITIES AND  
INFRASTRUCTURE**

**Chapter 3 – Community & People**

POLICY CP-1.6 Active Transportation Network. Promote the health benefits of walking and bicycling by providing a convenient and safe network of bicycle paths and routes, sidewalks, pedestrian paths, and trails, including connections with major destinations such as civic facilities, educational institutions, employment centers, shopping, and recreation areas.

- *Action CP-1.6A. Identify problem locations in Vallejo regarding pedestrian/auto and bicycle/auto collisions, identify measures (e.g., traffic calming, improved street lighting) to reduce collisions, and develop a prioritized program for implementing identified measures.*
- *Action CP-1.6B. Support and expand Vallejo's Safe Routes to Schools program in collaboration with the VCUSD, Vallejo Police Department, Solano Public Health, and Solano Transportation Authority (STA).*
- *Action CP-1.6D. Develop guidelines for public and private projects that promote safe, convenient, and attractive bike and pedestrian facilities, including amenities to enhance bike and pedestrian activity, such as bicycle racks, lockers, street trees, public art, and street furniture.*

**Chapter 5 – Economy, Education, & Training**

POLICY EET-1.9 Municipal Services. Provide robust, high-quality municipal services and build revenue to achieve a self-sustaining model of funding.

- *Action EET-1.9A. Continue to partner with public agencies to enhance Vallejo's infrastructure, including active transportation and transit connections and facilities, and services needed for new development and investment.*

**Chapter 6 – Mobility, Transportation, & Connectivity**

POLICY MTC-1.3 First/Last Mile Connections. Provide enhancements to the local transit network that make it easier and more convenient to use regional transit.

- *Action MTC-1.3A. Pursue One Bay Area grants and other funding to better connect regional transit and the local bicycle and pedestrian network, including through physical infrastructure, wayfinding signage, and real-time information displays.*

POLICY MTC-2.1 Safety First. Prioritize pedestrian, bicycle, and automobile safety over traffic flow.

- *Action MTC-2.1A. Prepare a citywide Bicycle and Pedestrian Master Plan that builds on the 1998 Plan, identifies improvements needed to close gaps in the network and work toward a “Vision Zero” target for eliminating traffic fatalities and reducing non-fatal collisions.*
- *Action MTC-2.1B. Prioritize completion of sidewalk and bicycle projects listed in the Bicycle and Pedestrian Master Plan as City resources allow.*
- *Action MTC-2.1C. Establish a neighborhood traffic-calming program to involve residents in identifying issues on neighborhood streets and actions to address them.*

POLICY MTC-2.4 Citywide Mobility. Maintain a transportation network that provides mobility for all ages and abilities and for all areas of the community.

- *Action MTC-2.4A. Annually update and prioritize the Capital Improvement Program list of roadway and transportation improvements needed to support all modes of travel in Vallejo.*

POLICY MTC-2.6 Pavement Condition. Improve street pavement condition in Vallejo, prioritizing neighborhood corridors and arterials.

- *Action MTC-2.6A. Target neighborhood corridors, commercial corridors, and arterial segments that have a pavement condition index (PCI) of 50 or less and enhance economic development opportunities as top priorities and seek funding for improvements.*

POLICY MTC-2.11 Sustainable Transportation. Ensure that circulation improvements can be operated and maintained within existing and future resource limitations.

- *Action MTC-2.11A. Annually review transportation projects in the City’s Capital Improvement Program to ensure that near-term priorities are achievable given available resources.*

POLICY MTC-3.1 Coordinated Transportation Planning. Ensure that improvements to the transportation network support a land use pattern that connects the community and facilitates travel among Vallejo’s neighborhoods.

- *Action MTC-3.1A. Work with Caltrans, Solano County, Soltrans, and the Solano Transportation Authority to identify and seek funding for improvements that make intra-city travel easier, including for transit, bicycles, and pedestrians.*
- *Action MTC-3.1B. Synchronize improvements to the local street network with planned expansion of the County bicycle network and the regional trail system in Vallejo.*
- *Action MTC-3.1C. Involve residents, businesses, and other community members in choosing among options for street improvement projects to create a stronger sense of place and neighborhood ownership in the design of roads, streetscapes, and other transportation related facilities.*



**MEMORANDUM  
PLANNING DIVISION**

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**DATE:** April 21, 2025  
**TO:** **Members of the Planning Commission**  
**FROM:** Cesar Orozco, Planning Manager – Current Development  
**SUBJECT:** Upcoming Tentative Planning Commission Meeting items.

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Hello Planning Commission,

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

- May 8, 2025
  - o Walmart Signage
    - Request of a Variance to allow additional signage for the neighborhood Walmart located at 501 Sereno Drive.
- May 19, 2025
  - o Fairview at Northgate – Tentative Map
    - Request to subdivide a vacant 143,075 square-foot (3.2-acres) lot into three parcels: Parcel A: 50,884 square feet (1.16-Acres), Parcel B: 36,114 square feet (0.82-Acres) and Parcel C: 56,077 square feet (1.28-Acres).

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

- “La Quinta” hotel – 98-room hotel with on-site amenities.
- 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)