



VALLEJO PLANNING COMMISSION REGULAR MEETING 7:00 PM

MAY 5, 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 April 21, 20205 - 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. 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.

B. ADOPT A RESOLUTION APPROVING VARIANCE (PLN25-0026) AND SIGN PERMIT (SP24-0011), AS CONDITIONED, AND FINDING THE PROJECT EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15311(A) - ACCESSORY STRUCTURES: ON-PREMISES SIGNS

Project Summary: The project consists of a request to install 209 square feet of new building-mounted channel letter signs exceeding the maximum square footage permitted.

Location: 501 Sereno Drive (APN:0052-180-070)

Applicant: Ryan Ybarra, The Signs and Services Company

Owner: Walmart Real Estate Business Trust

General Plan Land Use Designation: Business/Limited Residential (B/LR)

Zoning District: Central Corridor Commercial (CC)

CEQA Determination: Exempt pursuant to Section 15311(A) - Accessory Structures: On-Premises Signs

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: 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
5:00 PM, 4/28/2025.

Dated: 4/28/2025

Dalia Vidor

Dalia Vidor, Staff Secretary

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
April 21, 2025**

1. CALL TO ORDER

The meeting was called to order at 7:01 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

Absent: Chair Blind, Commissioners Standafer and Beasley-Stansberry

Staff present: Assistant City Attorney Zagaroli and Planning and Development Services Director Pollot, AICP

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF AGENDA

Action: Commissioner Madeiros, second by Commissioner Douglass and carried unanimously (absent: Blind, Standafer and Beasley-Stansberry) to approve the agenda.

B. APPROVAL OF MINUTES

a. April 7, 2025 – Regular Meeting

Action: Commissioner Madeiros, second by Balbuena, and carried unanimously (absent: Blind, Standafer and Beasley-Stansberry) to approve the April 7, 2025 – Regular Meeting minutes.

5. REPORT OF THE CITY COUNCIL LIASION

Council Member Matulac wanted to put on the radar of the Planning Commission is the Council's focus on economic development and the upcoming Mare Island Specific Plan and upcoming commissioner's interviews for boards and commissions.

6. COMMUNITY FORUM – None

7. PUBLIC HEARING

A. PROJECT TITLE:

"La Quinta Hotel"

PROJECT NUMBER:

Design Review (DR24-0014)

Development Review (SD20-0010)
Landscape Review (LR20-0003)
Parcel Map (PM20-0002)
Minor Use Permit (MUP24-0007)

RECOMMENDATION:

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

Planning and Development Services Director Pollot requested the Planning Commission continue the item to a date uncertain due to the rebranding of the hotel that will create façade changes.

Action: Moved by Commissioner Madeiros, seconded by Commissioner Douglass, and carried unanimously (absent: Blind, Standafer and Beasley-Stansberry) to continue the item to a date uncertain.

B. PROJECT TITLE:

“CIP conformance with Vallejo GP 2040”

RECOMMENDATION:

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

Planning and Development Services Director Pollot presented the item.

Commissioners deliberated, made comments and asked questions.

Action: Commissioner Balbuena, second by Maderios, to continue the item to the next regular scheduled meeting of May 5, 2025, and carried unanimously (absent: Blind, Standafer and Beasley-Stansberry).

8. WRITTEN COMMUNICATIONS - NONE

9. REGULAR REPORTS

A. SECRETARY’S REPORT

Planning and Development Services Director Pollot reminded the commission regarding upcoming training, provided an update on the project meeting memo attached to the secretary report of upcoming projects that will come before the Planning Commission and the updated VALUE list will be posted online.

B. CITY ATTORNEY’S REPORT - NONE

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

Commissioner Maderios asked a question regarding update on 20 day notice before a planning commission holds a public hearing on and ordinance affecting the permitted use of real property.

D. REPORT OF THE SUBCOMMITTEES – None

10. ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

ATTEST:

ERIC BLIND, CHAIR

ATTEST:

Kristin Pollot, AICP
SECRETARY



DATE: May 5, 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**

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.	Recommended Resolution
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

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, the Planning Commission continued the item to the next regular scheduled meeting; and

WHEREAS, on May 5, 20205, 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:

Eric Blind, CHAIRPERSON
City of Vallejo Planning Commission

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 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 Mobility, Transportation, & Connectivity	Active Transportation Network 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 (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.*



DATE: May 5, 2025
TO: Planning Commission
FROM: Robby Thacker, Principal Planner
SUBJECT: **ADOPT A RESOLUTION APPROVING VARIANCE (PLN25-0026) AND SIGN PERMIT (SP24-0011), AS CONDITIONED, AND FINDING THE PROJECT EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO CEQA GUIDELINES SECTION 15311(A) - ACCESSORY STRUCTURES: ON-PREMISES SIGNS**

PROJECT INFORMATION

Project Summary: The project consists of a request to install 209 square feet of new building-mounted channel letter signs exceeding the maximum square footage permitted.

Location: 501 Sereno Drive (APN:0052-180-070)

Applicant: Ryan Ybarra, The Signs and Services Company

Owner: Walmart Real Estate Business Trust

General Plan Land Use Designation: Business/Limited Residential (B/LR)

Zoning District: Central Corridor Commercial (CC)

CEQA Determination: Exempt pursuant to Section 15311(A) - Accessory Structures: On-Premises Signs

RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution approving Variance (PLN25-0026) and Sign Permit (SP24-0011), as conditioned, and finding the project exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15311(a) (Accessory Structures: On-premises signs).

ATTACHMENTS

1.	Staff Report
2.	Proposed Resolution
3.	Exhibit A - Conditions of Approval
4.	Project Plans

CONTACT

Robby Thacker, Principal Planner (707) 648-4506
Robby.Thacker@cityofvallejo.net

Date: May 5, 2025

Subject: Public Hearing to Consider the Adoption of a Resolution Approving a Variance (PLN25-0026) and Sign Permit (SP24-0011) for the Walmart Neighborhood Market at 501 Sereno Drive

BACKGROUND AND DISCUSSION

Background

The existing Walmart Neighborhood Market, located at 501 Sereno Drive, was originally opened in 2013 after the closure of the former Mervyn's retail store. In 2013 and 2018, building permits were issued to install signage on the building, which measured 260 square feet in total sign area.

On October 10, 2024, Ryan Ybarra, applicant, on behalf of Walmart Real Estate Business Trust, the property owner, submitted a Sign Permit application to remove and replace existing building signage at the Walmart Neighborhood Market located at 501 Sereno Drive. During the review of the permit, it was determined that the proposed signage consisting of three wall-mounted channel letter signs measuring a total of 209 square feet exceeds the maximum square footage of 100 square feet permitted for building-mounted signage for a single business within the Central Corridor Commercial (CC) zoning district.

Staff advised the applicant of the available options to move forward with the project, which included 1) revising the plans to reduce the size of the signage to comply with the standard, 2) apply for an Exception to grant an additional 25% of sign area above the maximum sign area allowed, or 3) to apply for a Variance to permit the signage as proposed.

On February 11, 2025, the applicant submitted a Variance application to request approval of the signage as proposed, and on March 10, 2025, the project application was deemed complete.

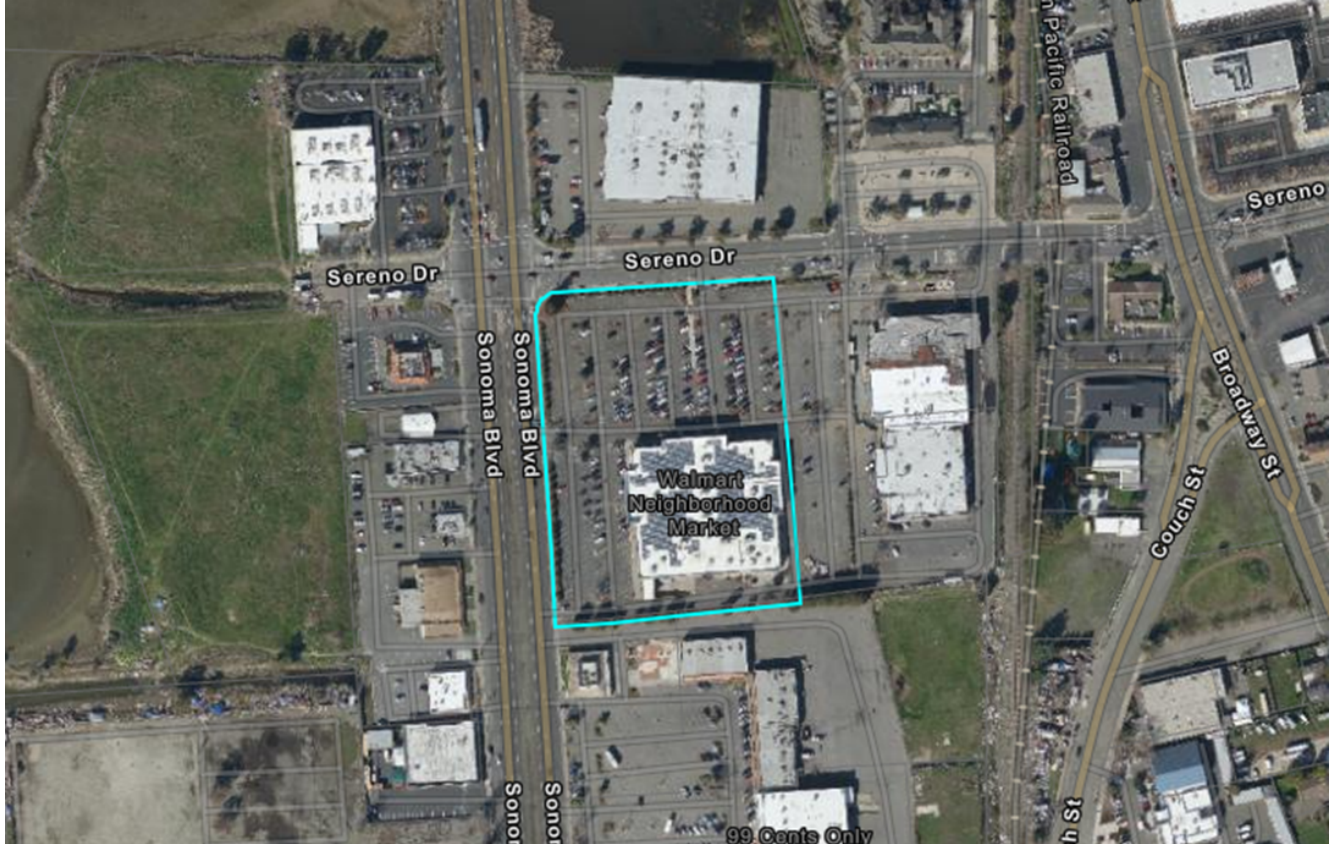
Location and Land Use Context

The project is located at 501 Sereno Drive in the northern portion of the city. The 5.22-acre parcel has a 57,000 square-foot commercial building, with associated surface parking, that is currently occupied by a Walmart Neighborhood Market. The project site is located at the southeast corner of Sereno Drive and Sonoma Boulevard/State Route 29 (SR-29) and is surrounded by commercial development on all sides (See Figure 1).

Date: May 5, 2025

Subject: Public Hearing to Consider the Adoption of a Resolution Approving a Variance (PLN25-0026) and Sign Permit (SP24-0011) for the Walmart Neighborhood Market at 501 Sereno Drive

Figure 1 – Land Use Context



Sonoma Boulevard/SR-29 runs parallel to the site, with State Route 37 (SR-37) approximately 0.84 miles to the north, and Interstate 80 (I-80) approximately 1.39 miles to the east. These provide regional access, while SR-29 and Sereno Drive provide direct access to the project site. The site's General Plan 2040 Land Use Designation is District – Business/Limited Residential (B/LR) and its zoning designation is Central Corridor Commercial (CC).

Project Description

The project consists of the removal and replacement of existing signage located on the building. The proposal includes the installation of 209 square feet of new building signage consisting of two illuminated and one non-illuminated channel letter signs, one directional “pickup” banner sign affixed to an existing parking lot light fixture, and an address sign (see Table 1 for sign summary).

The building currently has 260 square feet of building signage. The proposed signage would reduce the existing signage by 51 square feet to 209 square feet.

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Table 1: Summary of Proposed Signage				
Sign Description	Quantity	Color	Square Footage	Total Square Footage
“Walmart Vallejo Market” sign with spark logo	1	White (Letters) Yellow (Logo)	150.39	150.39
“Pharmacy” sign	1	White	17.63	168.02
“Pickup” with left arrow logo sign	1	White	40.83	208.85
Address directional sign	1	Black	3	N/A*
“Pickup” directional sign	1	Blue/White	5	N/A*
Total Building Signage				208.85

**Exempt signage per Vallejo Municipal Code (VMC) Section 16.509.03.K and 16.509.03.O*

CODE COMPLIANCE

I. General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is Business/Limited Residential (B/LR). The General Plan characterizes this designation as follows:

The B/LR 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 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.

The existing use of the site as a retail store that provides employment, tax revenue, and retail goods for residents and visitors is consistent with the B/LR designation. The proposed project would update the existing aging signage at an appropriate scale to the building to allow the building to maintain visibility to vehicles and pedestrians along both Sonoma Boulevard/SR-29 and Sereno Drive. A summary of the General Plan policies that the project is consistent with is provided in Table-2 below.

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Table 2 - General Plan 2040 Policies and Actions

Policies and Actions	Staff's Analysis
Policy NBE-2.3: Inviting, Compatible Design. Promote attractive development that is compatible with surrounding uses.	<i>The proposed project would allow the applicant to install new signage that is in scale with the existing business frontage and is a compatible design with the existing architecture and with surrounding uses.</i>
Policy EET-1.3: Economic Diversification. Attract employment and tax generating businesses that support the economic diversity of the city.	<i>The project would provide new signage for an existing large-scale retail business that provides tax revenue and employment for the City.</i>
Policy EET-3.2: Local Business Retention. Retain existing businesses and encourage their expansion within Vallejo.	<i>The proposed project would allow an existing business to update its existing signage with new branding to allow the business to maintain their ability to promote the business effectively to customers.</i>

II. Zoning Code Compliance

The project site has a zoning designation of Central Corridor Commercial (CC). The Zoning Code provides the following description of the CC zoning district:

The CC Zoning District is intended to create and establish regulations for community serving mixed-use areas along the Sonoma Boulevard Central Corridor and areas subject to the Sonoma Boulevard Specific Plan. Land uses include mixed-use with housing, medium and high density residential or non-residential uses at street level, subject to design and development standards to promote a mixed-use and pedestrian orientation.

VMC Table 16.102-A: Zoning Districts provides that the CC Zoning District implements the B/LR General Plan Land Use Designation.

The proposed project was reviewed against the applicable standards set forth in Vallejo Municipal Code (VMC) Chapter 16.509 – Signs. Section 16.509.01 (Purpose and Applicability) provides that “the development standards for signs are intended to appropriately limit the placement, type, size, and number of signs allowed” and “are intended to implement General Plan policies to preserve and

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enhance the community's aesthetic quality by limiting excessive and inappropriate signage that creates visual clutter and has an adverse impact on overall visual appearance of the environment.”

A summary of the applicable development standards for the proposed project is set forth in Table-3 below.

Table 3 – VMC Chapter 16.509: Signs			
Code Section	Development Standard	Proposal	Compliant
VMC Section 16.509.04 (General Requirements)	All signs located on the same site as subject of sign	The proposed signs are mounted on the building.	Yes
	No signs permitted within public right-of-way	The proposed signs are not proposed within a public right-of-way.	
	Signs shall relate to architectural design of buildings	The proposed signs are architecturally compatible with the building and do no cover the building's architectural features.	
	Signs do not cover architectural features of buildings	No impact to pedestrian or vehicular safety.	
	Signs do not impact pedestrian or vehicular safety		
Table 16.509-B: Signs Standards for Mixed-Use, Commercial, and Industrial Zoning Districts	Signs located below edge of roof or top of parapet	All signs proposed below edge of roof	Yes
	Three of any combination of allowed sign types per business	Three wall-mounted channel letter signs proposed	Yes
	One square-foot of sign area per linear foot of primary building frontage, with a maximum of 100 square feet permitted for all signs.	Primary frontage = 255 linear feet Secondary frontage = 220 linear feet Project proposes 208.85 square feet of total sign area for all signs.	Yes, with Requested Variance

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The project is consistent with VMC Section 16.509.04 (General Requirements for All Signs) as shown in Table-3. The proposed signs feature white and yellow channel letters that would be securely affixed to the existing masonry with all wiring hidden from public views. The proposed sign area was calculated using the measurement method outlined in VMC Section 16.509.04 and new signage would not be located within the right-of-way. Further, new signage would be in scale and compatible with the existing building and would not cover any distinctive architectural features as shown on the project plans included as Attachment 4.

However, the project is inconsistent with regard to the maximum sign area allowed for all signs. As proposed, the three building mounted signs include a total of 209 square feet of proposed signage, exceeding the allowed maximum of 100 square feet.

III. Required Entitlements & Findings

The Planning Commission will take final action on the proposed Variance and Sign Permit. The specific components being considered by the Planning Commission are as follows:

a. Variance

According to VMC Section 16.607.01(A), variances may be granted to vary or modify dimensional and performance standards but shall not be granted to allow uses or activities that this Zoning Code does not authorize for a specific lot or site.

VMC Section 16.607.03 requires the review authority to make the following factual findings prior to granting a Variance:

- i. That a hardship peculiar to the property and not created by any act of the owner exists. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations are not hardships justifying a Variance. Further, a previous Variance can never set a precedent, for each case must be considered only on its individual merits;
- ii. That such Variance is necessary for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity and that a Variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his neighbors;
- iii. That the granting of the variance will not be materially detrimental to the public health, safety or welfare or will not impair an adequate supply of light and air to adjacent property;
- iv. That the conditions upon which the requested Variance is based would not be applicable, generally, to other property within the same zoning classification;
- v. That either the Variance is so insignificant that granting it will not be incompatible with the General Plan; or the potentially adverse effects of the Variance on said plan, which would be avoided by denying the Variance, are exceeded by the individual hardship which would be relieved by granting the Variance; and

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- vi. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

b. Sign Permit

According to VMC Section 16.509.02 - Sign Permit Requirements, no sign shall be installed, constructed, or altered unless a sign permit and, where applicable, a sign program approval, is first obtained.

VMC Section 16.509.02 (D), requires that the approving authority make the following findings prior to granting a Sign Permit:

- i. The proposed signs do not exceed the standards of this Chapter and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;
- ii. The size, location, and design of the signs are visually complementary and compatible with the scale and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and
- iii. The proposed signs are in substantial conformance with the design criteria in any adopted City Design Guidelines.

STAFF ANALYSIS

Staff believes all applicable Variance and Sign Permit findings listed above can be made for the proposed project. A summary of staff's analysis is included below, with specific analyses associated with each required finding, including recommended statement of fact, included in the attached Resolution (Attachment 3 of this report).

Variance

The project has been reviewed to determine whether all of the required findings for a Variance can be met with the proposed Variance. The existing Walmart building is a large retail store approximately 57,000 square feet and has a primary building frontage of 255 feet. The existing signage, which is in scale with the size of the building and is approximately 260 square feet, was permitted and installed prior to the adoption of the current Zoning Code. The current regulations limit total building sign area for a business to 100 square feet. The applicant provided an elevation of the building with signage that complies with the 100-square-foot limitation (Figure 2). As shown, strict application of the development standard results in building signage out of scale with the building frontage would be difficult to interpret from either Sonoma Boulevard/SR-29 or Sereno Drive. As shown in Figure-3, the proposed signage is in scale with the building frontage and would be legible from the adjacent streets and sidewalks.

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Figure 2 – Code Compliant Signage (100 square feet sign area)



Figure 3 – Proposed Project Signage (208.85 square feet - Variance Required)



Staff's analysis finds that a hardship exists for the property due to the size and configuration of the existing building on the parcel with application of the current development standards for building-mounted signs. The building is setback a significant distance from Sonoma Boulevard/SR-29 and Sereno Drive, requiring building signage larger than 100 square feet to maintain adequate visibility from the street to passing vehicles and pedestrians. The project is consistent with the General Plan as it will support policies that promote economic viability and successful commercial development within the City.

The request would not constitute a special privilege as the applicant is proposing to reduce the overall square footage of the existing building signs. Moreover, the proposed signage would not be detrimental to the public health, safety, or welfare as it is in scale with the existing building and would enhance visibility. Conversely, strict application of the development standards might result in signage that is out of scale with the building, and which would violate the intent and purpose of the Chapter. Therefore, staff believes all of the factual findings required for a Variance can be met for the proposed project.

Sign Permit

The proposed signs are visually complimentary and in scale with the existing building and its architectural style. Additionally, the project would reduce the overall square footage of signage on the building and is the minimum height necessary for motorists and pedestrians to identify the business from a reasonable distance to safely access the site.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the provisions CEQA (Public Resources Code §21000, et seq.) and the California Code of Regulations (Title 14, §15000, et seq.) pursuant to Section 15311(a) (Accessory Structures: On-Premises Signs), as the project involves the installation of new signage for an existing business on a commercial building.

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Additionally, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource. Therefore, no further environmental review is required.

NOTICE AND COMMENTS

On April 14, 2025, pursuant to VMC Section 16.602.08, a notice of the May 5, 2025 hearing was published in the Times Herald, mailed to all active neighborhood groups and all property owners within 500 feet of the subject property, any other interested parties, local agencies expected to provide water, wastewater treatment, and/or other essential facilities or services to the project, the applicant, property owner and electronically sent to the members of the Planning Commission.

As of the writing of this staff report, staff have not received any comments or questions from the public about the application.

CONCLUSION

Based on the analysis contained in this staff report, staff recommends that the Planning Commission: 1) find the project exempt from the provisions of CEQA, pursuant to Section 15311(A) (Accessory Structures: On-Premises Signs); 2) approve a Variance (PLN25-0026); and 3) approve a Sign Permit (SP24-0011), based on the findings provided in the attached Resolution, and subject to the Conditions of Approval set forth in Exhibit A of the Resolution.

EXPIRATION

Pursuant to VMC Section 16.509.02 (E), approval of Sign Permit shall automatically expire 12 months from its date of issuance (May 5, 2026), unless a later expiration date is stated in conditions at the time of approval.

Pursuant to VMC Section 16.602.12(A.2), approval of a Variance shall automatically expire 24 months after its approval unless the use has commenced prior to the expiration date of May 5, 2027 (if approved at this meeting and not appealed).

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 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

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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 500 feet of the project boundary. The Council may affirm, reverse, or modify any decision of the Planning Commission that is appealed.

LEVINE ACT: GOVERNMENT CODE 84308

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.

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 25-XX

**A RESOLUTION OF THE PLANNING COMMISSION APPROVING VARIANCE
(PLN25-0026) AND SIGN PERMIT (SP24-0011) FOR THE WALMART SIGN
PROJECT AT 501 SERENO DRIVE
(APN: 0052-180-070)**

I. RECITALS

WHEREAS, on October 10, 2024, Ryan Ybarra, on behalf of Walmart Real Estate Business Trust, the applicant and property owner, submitted an application for Sign Permit (SP24-0011) to install new building and directional signage for the Walmart Neighborhood Market store at 501 Sereno Drive, in Vallejo (the “Subject Property”); and

WHEREAS, on August 29, 2017, the City Council adopted General Plan 2040; and

WHEREAS, the Subject Property has a General Plan 2040 land use designation of Business/Limited Residential; and

WHEREAS, on June 22, 2021, the City Council adopted a new Zoning Code and Zoning Map; and

WHEREAS, the Subject Property is located in the Central Corridor Commercial Zoning District; and

WHEREAS, the existing building-mounted signs for the Walmart Neighborhood Market, installed in 2013 and 2018, are legal non-conforming; and

WHEREAS, on February 11, 2025, the applicant applied for a Variance (PLN25-0026) to install new signage which exceeds the maximum allowed sign area for a business within the Central Corridor Commercial Zoning district; and

WHEREAS, the proposed directional signage is permitted without a Sign Permit, pursuant to VMC Section 16.509.03; and

WHEREAS, on March 13, 2025, the project application (including both Sign Permit and Variance) was determined to be complete; and

WHEREAS, on April 14, 2025, pursuant to Vallejo Municipal Code (VMC) Section 16.602.08(A), notice of the May 5, 2025 Planning Commission hearing at 7:00 p.m., was published in the Times Herald, mailed to all active neighborhood groups and property owners within 500 feet of the subject property, local agencies expected to provide water, wastewater treatment, and/or other essential facilities or services to the project, the

applicant, property owner and electronically mailed to the members of the Planning Commission; and

WHEREAS, the Record of Proceedings ("Record") upon which the City Council bases its decision on the Project at issue herein, includes, but is not limited to: (1) the environmental document prepared for the Project and the appendices and technical reports cited in and/or relied upon in preparing same, if any; (2) the staff reports, City files and records and other documents, prepared for and/or submitted to the City relating to the environmental document and to the Project; (3) the evidence, facts, findings and other determinations set forth in this resolution; (4) the City of Vallejo General Plan and its related EIR; (5) the Vallejo Municipal Code and its related environmental documents; (6) all designs, plans, studies, data and correspondence submitted to the City in connection with the environmental document and the Project; (7) all documentary and oral evidence received at public workshops, meetings, and hearings regarding the environmental document(s) and the Project; (8) all other matters of common knowledge to the City Council including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City of Vallejo and its surrounding areas; and

WHEREAS, the location and custodian of the records is the City of Vallejo Community and Development Services Department, Planning Division, 555 Santa Clara Street, Vallejo, California 94590; and

WHEREAS, on May 5, 2025 at 7:00 p.m., the Planning Commission held a duly noticed public hearing on the Project, during which staff of the Planning and Development Services Department presented its report and all interested persons had an opportunity to be heard; and

WHEREAS, the Planning Commission considered all public comments and evidence, both written and oral, provided at the public hearing, as well as other documents contained in the Record relating to the Project; and

WHEREAS, based on evidence received in the staff report and the public hearing, the Planning Commission makes the following factual findings:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code §21000, et seq.) and the California Code of Regulations (Title 14, §15000, et seq.) pursuant to Section 15311(a) (Accessory Structures: On-Premises Signs). The project involves the installation of new signage for an existing business on a commercial building.

Additionally, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not affect any historical resource. Therefore, no further environmental review is required.

III. FINDINGS RELEVANT TO THE APPROVAL OF A VARIANCE (VMC § 16.607.03)

1. That a hardship peculiar to the property and not created by any act of the owner exists. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations are not hardships justifying a Variance. Further, a previous Variance can never set a precedent, for each case must be considered only on its individual merits;

The Walmart Neighborhood Market has 260 square feet of existing building signage from building permits issued in 2013 and 2018, prior to adoption of the current Zoning Code. The existing signage is considered legal nonconforming and the applicant is proposing to update the existing signage with new, smaller signs. VMC Table 16.509-B states a maximum of 100 square feet of building sign area is permitted for each business. The existing building is a large 57,000 square foot, single tenant building. It is setback approximately 260 feet from Sereno Drive, and approximately 140 feet from Sonoma Boulevard/State Route-29, with no freestanding signage along the street frontage to help identify the business. Due to the significant setback from the adjacent roadways and lack of freestanding signage, installation of new smaller building signs in conformance with the VMC required 100 square foot maximum, would render the signage difficult to discern to vehicular and pedestrian traffic from both Sereno Drive and Sonoma Boulevard. The current development standards for signs were adopted after the construction of the existing building, resulting in a hardship related to the building/business size and its location on the site, which is peculiar to the property.

2. That such Variance is necessary for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity and that a Variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his neighbors;

The requested variance is necessary for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity. The applicant has existing building signage comparable to other businesses in the vicinity, and is proposing to update that signage with new, smaller scale signs that will remain compatible with the size of the existing building and will not constitute a special privilege of the recipient, not enjoyed by neighboring properties.

3. That the granting of the Variance will not be materially detrimental to the public health, safety or welfare or will not impair an adequate supply of light and air to adjacent property;

The granting of the variance will not be materially detrimental to the public health, safety or welfare or will not impair an adequate supply of light and air to adjacent properties, in that the proposed building mounted signage will not impede light and air to property to the east which contains an existing commercial building. Further, due to the large size of the building, the site, and the setbacks, smaller signage (in compliance with the VMC) could be detrimental to vehicular traffic in the vicinity by making the business harder to locate.

4. That the conditions upon which the requested Variance is based would not be applicable, generally, to other property within the same zoning classification;

The requested variance is solely based on the subject site which includes a large single tenant building on a large site with significant setbacks from both major street frontages. This condition will not generally be applicable to other properties within the same zoning classification. The existing building configuration, signage, and setback from public streets are unique to the project site and are not applicable to other properties within the same zoning district.

5. That either the Variance is so insignificant that granting it will not be incompatible with the General Plan; or the potentially adverse effects of the Variance on said plan, which would be avoided by denying the Variance, are exceeded by the individual hardship which would be relieved by granting the Variance; and

The granting of the variance is insignificant in that approval of the variance would not result in any condition that would be inconsistent with the General Plan. Additionally, the proposed variance is consistent with policies of the General Plan including Policy NBE-2.3: Inviting, Compatible Design; Policy EET-1.3: Economic Diversification' and Policy EET-3.2: Local Business Retention. The project will support the continued success of a neighborhood serving business that provides employment and tax revenue within the city, and the project will allow the business to effectively promote their business to customers. The proposed signage is in scale with the existing building and is compatible with the existing design and surrounding development to promote attractive, successful commercial centers.

6. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this Chapter.

As mentioned above, the project is categorically exempt from the provisions of CEQA pursuant to Section 15311(a) (Accessory Structures: On-Premises Signs).

IV. FINDINGS RELEVANT TO THE APPROVAL OF A SIGN PERMIT (VMC § 16.509.02)

1. The proposed signs do not exceed the standards of this Chapter and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;

The proposed signs exceed the standards for maximum allowable sign area contained within VMC Section 16.509 (Signs); however, and the applicant has requested a Variance to allow the proposed signage with increased sign area, as part of the project. The total proposed building sign area is less than the existing building signage and meets the minimum height and area needed to enable motorists and pedestrians to identify the business from a sufficiently safe distance to adequately access the site.

2. The size, location, and design of the signs are visually complementary and compatible with the scale and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and

The proposed project includes three building-mounted channel letter signs dispersed across the building frontage. The existing building frontage measures approximately 255 linear feet and the total proposed building sign area is 209 square feet, which will be less than one square foot per linear foot of primary building frontage. The proposed signage is visually complementary and in-scale with the existing building and architectural style.

3. The proposed signs are in substantial conformance with the design criteria in any adopted City Design Guidelines.

Not applicable. No design guidelines have been adopted by the City.

V. **RESOLUTION APPROVING THE PROJECT**

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby approves the project for a Variance (PLN25-0026) and Sign Permit (SP24-0011), based on the above findings and subject to the Conditions of Approval contained in Exhibit A of this Resolution.

VI. **VOTE**

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 5th day of May 2025, by the following vote to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ERIC BLIND, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

KRISTIN POLLOT, AICP, SECRETARY
City of Vallejo Planning Commission

CONDITIONS OF APPROVAL

VARIANCE (PLN25-0026)
SIGN PERMIT (SP24-0011)

501 Sereno Drive
(APN: 0052-180-070)

PERMIT DESCRIPTION: The project consists of the installation of three new building mounted signs totaling 209 square feet, for the Walmart Neighborhood Market at 501 Sereno Drive (APN: 0052-180-070)

A. **PLANNING DIVISION**

*Staff contact: Robby Thacker, Principal Planner
Robby.thacker@cityofvallejo.net | 707.648.4506*

Pre-Building Permit

1. Prior to building permit issuance, submit a numbered list to the Planning Division with a written response on how each condition of approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate continued development of the project. The approved conditions of approval shall also be included in the permit set after the cover sheet with each condition listed.
2. Prior to building permit issuance, the **Planning Division** shall confirm that the building permit drawings and subsequent construction substantially conform with the approved Planning application drawings included in this report.
3. The maximum allowed building-mounted sign area is 209 square feet as shown on the approved plans and as approved by Variance (PLN25-0026) and Sign Permit (SP24-0011).

Signs

4. Moving, Flashing, Electronic/Digital and Windblown Signs. No moving, rotating, flashing, or changing of color intensity or signs with electronic/digitally created content (i.e., electronic reader board signs), and no windblown signs, such as posters, pennants, streamers, or strings of light bulbs, balloons, or other inflated objects are permitted. The only exceptions to these requirements are time and temperature devices and signs installed by a governmental agency in carrying out its responsibility to protect public health, safety, and general welfare. (VMC Section 16.509.07 (C))

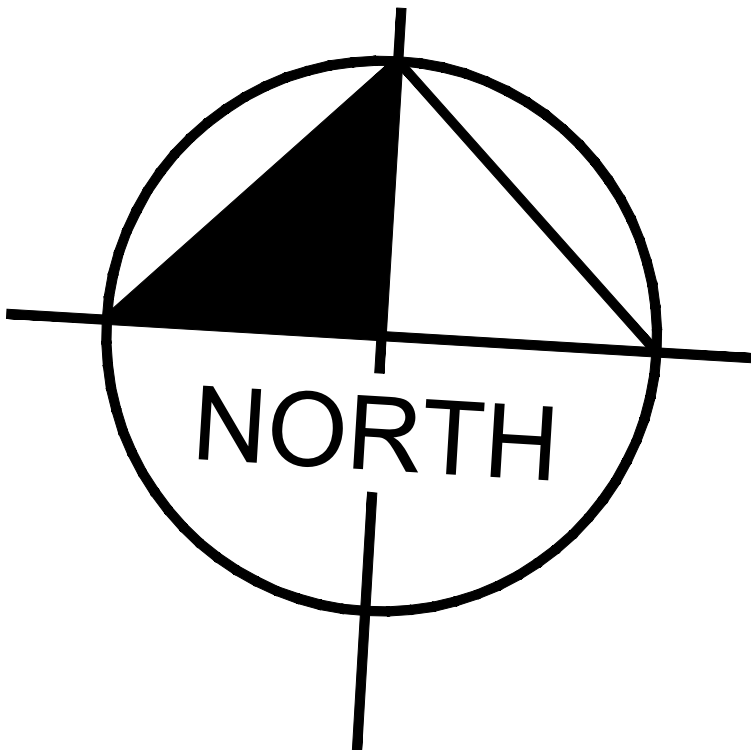
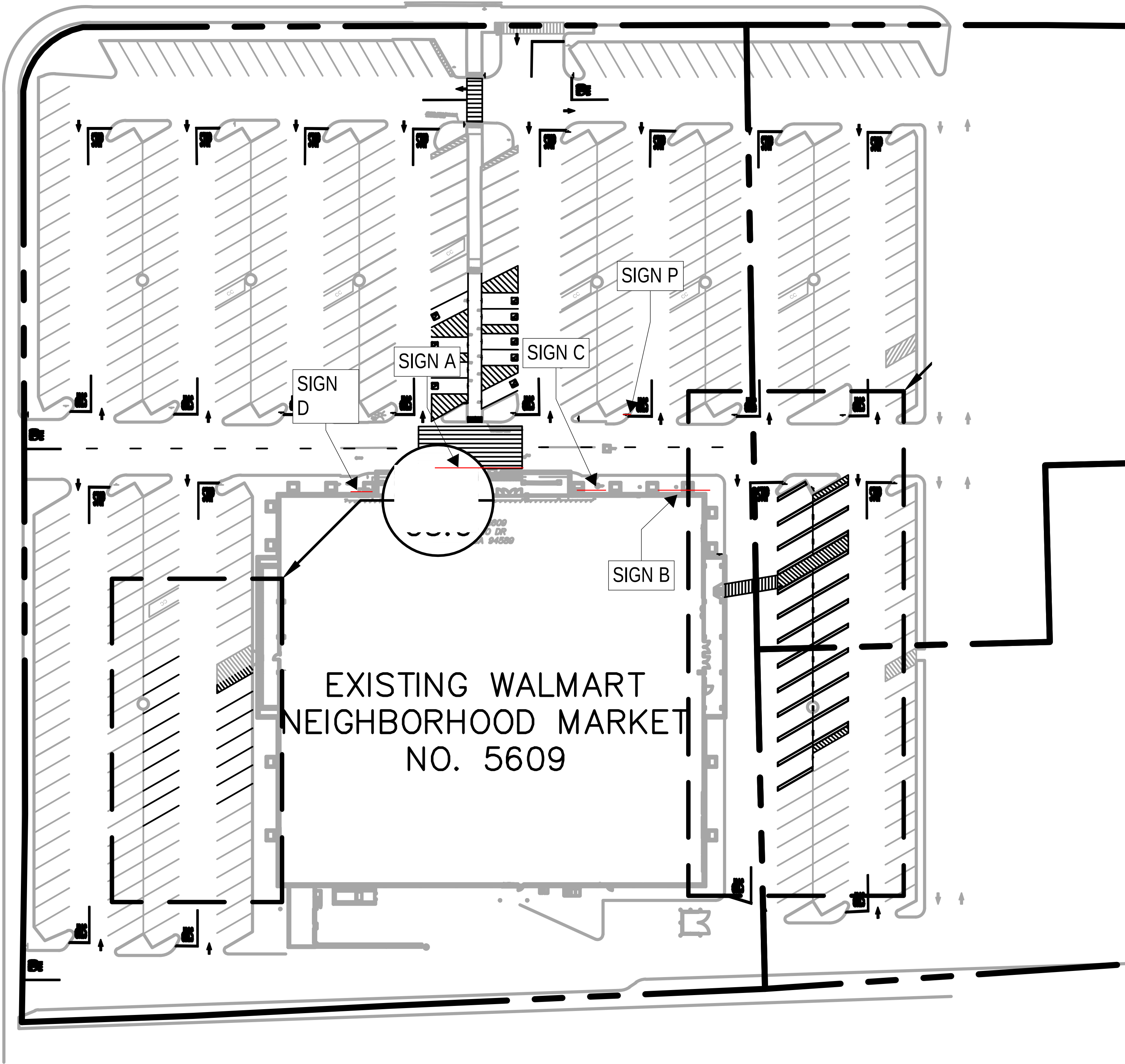
General Requirements

5. This project approval shall automatically expire within two years of the effective date (May 5, 2027; if approved), unless exercised or extended. If a permit is granted in conjunction with approval of new construction, issuance of a building permit shall constitute exercise of rights; provided, however, that, unless otherwise specified as a condition of project approval, the permit shall expire if:
 - i. The Building Permit expires.
 - ii. Final inspection is not completed, or certificate of occupancy issued within the time specified as a condition of project approval.
 - iii. The rights granted under the permit are not exercised within one year following the earliest to occur of the following: issuance of a certificate of occupancy; or if no certificate of occupancy is required, the last required final inspection for the new construction. (VMC Section 16.602.11 (B))

6. The Director may approve a one-year extension of any permit or approval granted for a residential or non-residential project under the Zoning Code upon receipt of a written application and fees received fifteen calendar days before the expiration date with the required fee prior to expiration of the permit. (VMC Section 16.602.11 (C.1))
7. No change in the use or structure for which a permit or other approval has been issued is permitted unless the permit is modified as provided for in the Zoning Code. (VMC Section 16.602.11 (D))
8. The Applicant shall obtain an inspection from the Planning Division before the final building inspection. All inspections require a minimum of 24-hour notice. Occupancy permits shall not be granted until all construction and landscaping are completed and finalized by the approved plans and required conditions of approval or a bond has been posted to cover all costs of the unfinished work as agreed to by the Planning and Development Services Director.
9. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

SERENO DR

SONOMA BLVD

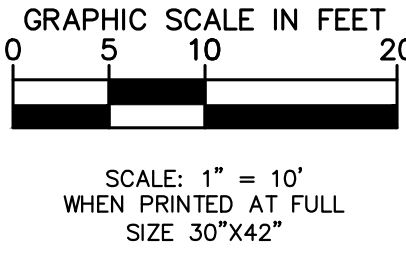


INDEX MAP
SCALE: 1" = 125'

LEGEND

----- PROPERTY LINE

SITE PLAN 2
SCALE: 1" = 10'



STIPULATION FOR REUSE
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OF THE LAW.

CONSULTANTS
Kimley-Horn
2000 KIMLEY-HORN AVENUE, SUITE 200
VALLEJO, CA 94592
TEL: 707.326.1000
WWW.KIMLEY-HORN.COM

Walmart
Neighborhood Market
VALLEJO, CA
501 SERENO DR
STORE NO: 5609 - 216
JOB NUMBER: 31002 | PROTO: 40

ISSUE BLOCK	

CHECKED BY: JG
DRAWN BY: KK
PROTO CYCLE: 02/23/24
DOCUMENT DATE: 05/06/24



PICKUP 2.0 SITE
PLAN

SHEET: C3.0

PICKUP

COLOR LEGEND



	P#	COLOR NAME
	P49E	DARK GRAY
	P76J	WALMART BLUE (URETHANE-LIKE)
	P134E	LIGHT GRAY
	P162E	BLACK GRAY
	P5E	SAFETY YELLOW
	P21E	SAFETY RED
	P33E	CREAM
	P36E	BLACK

- PAINT RESTRICTIONS: N/A
- ALLOWED SIGNAGE SF: 300 SQ FT
- EXISTING SIGNAGE SF: 260.88 SQ FT
- PROPOSED SIGNAGE SF: 208.85 SQ FT

1. DOOR HOODS, STEEL DOORS AND FRAMES. EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL. MATCH ADJACENT BUILDING COLOR AND
 - IF THERE ARE TWO COLORS AT WALL ADJACENT TO DOOR AND FRAME, USE BOTTOM COLOR FOR ENTIRE DOOR AND FRAME
2. PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC OR OTHER SURF.
3. PAINT SECURITY WALL PACK HOUSINGS TO MATCH ADJACENT WALL
4. REMOVE PAINT OVSPEY FROM LENSES
 - DO NOT PAINT WINDOW FRAMES OR STOREFRONT DOOR FRAMES
5. PAINT ANY ROOFTOP GAS PIPING (PSE)
 - WHERE EXTERIOR WALL IS BURNING PAINT, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BUILDING
 - DO NOT PAINT METERS OR VALVES
6. NOT USED.
7. NOT USED.

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT: VALLE JO, CA. CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 06/28/2011, IT IS NOT TO BE REUSED ON ANY OTHER PROJECT, SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT WITHOUT THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS IS PROHIBITED. ANY REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

Walmart*
Neighborhood Market

VALLEJO, CA
501 SERENO DRIVE
STORE NO: 05609.215

3/10/02 PROTO:

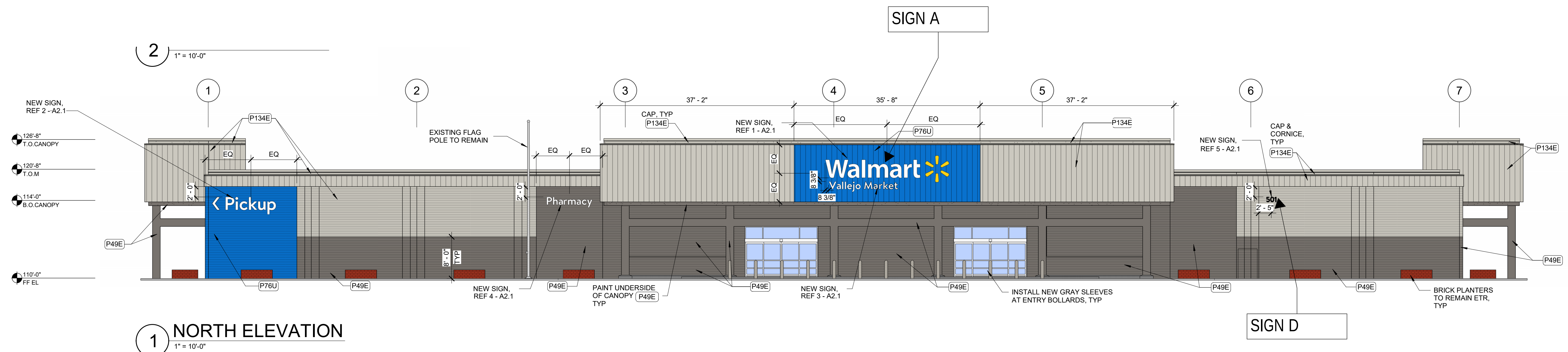
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CHECKED BY:	LLM
DRAWN BY:	KVZ
PROTO CYCLE:	02/23/24
DOCUMENT DATE:	05/06/24



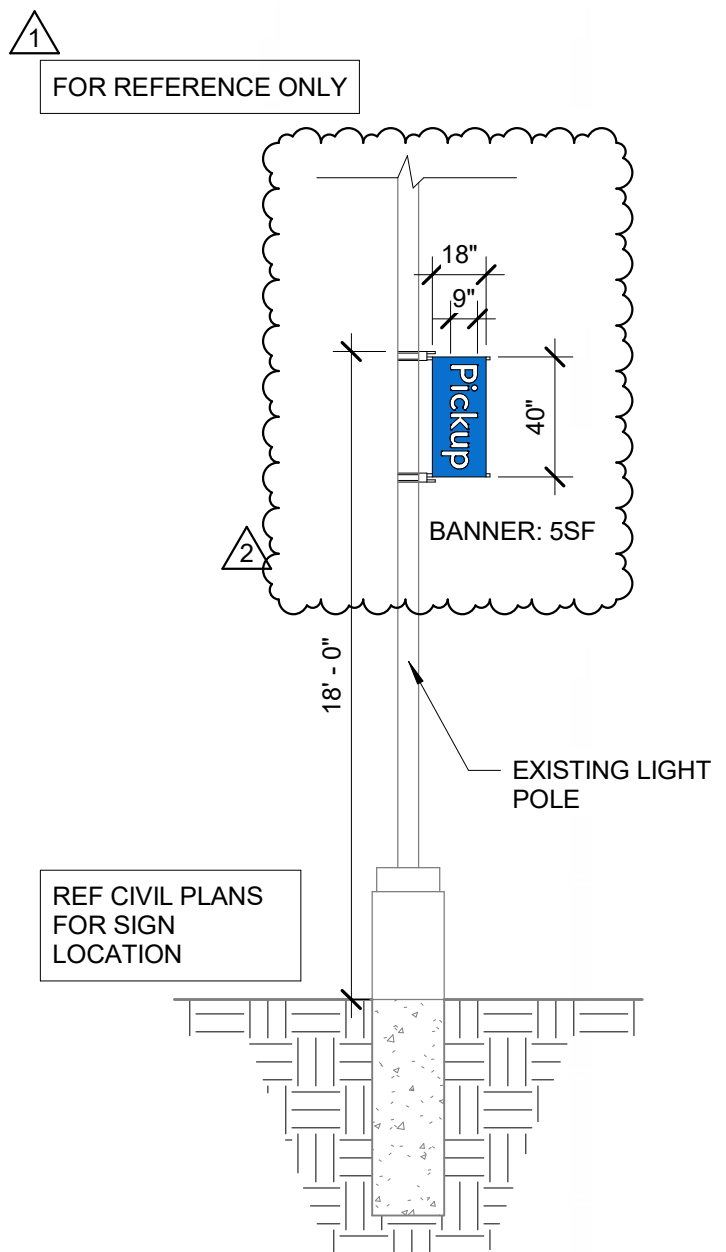
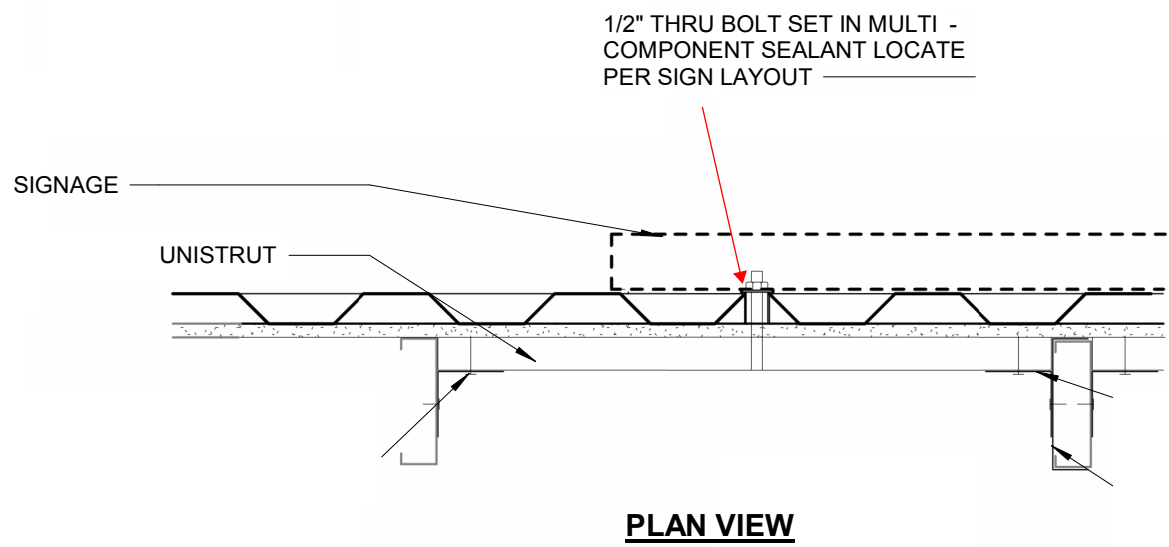
SHEET:

A2



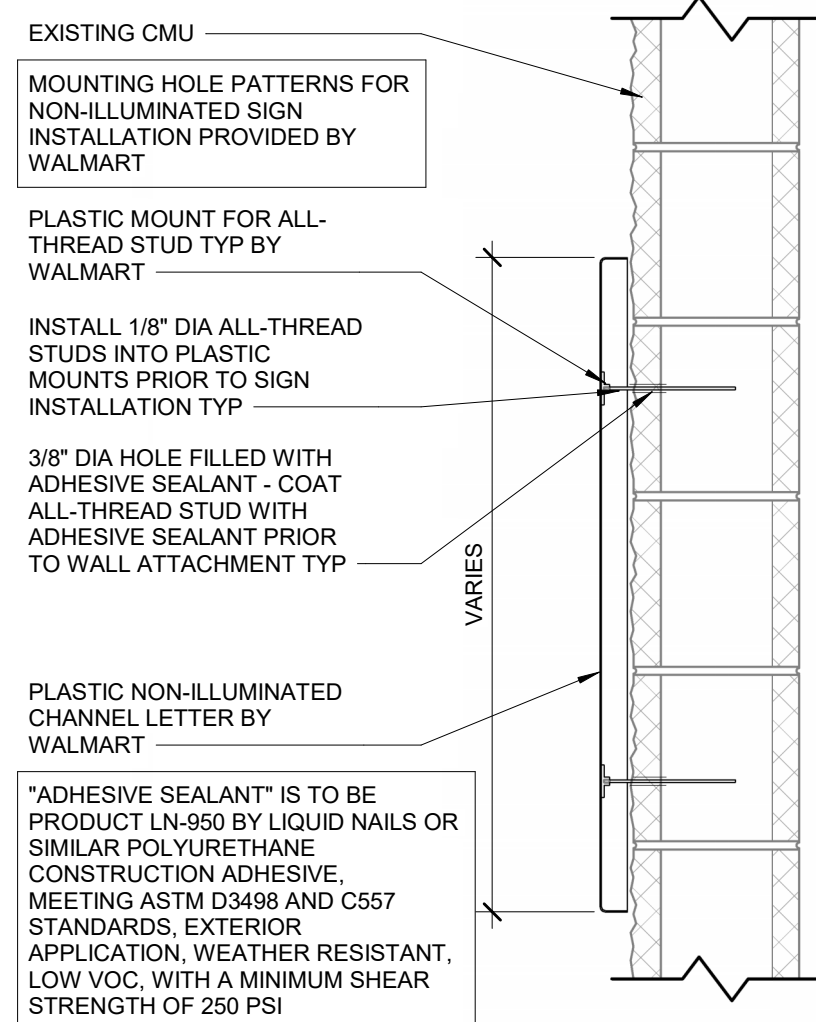
1/14/2024 1:20:37 PM
C:\Users\KVZ\Documents\6669_VALLEJO_CA_40_R_ARCH_V2_KVZ\DPF.M

NEW SIGNAGE SCHEDULE						EXISTING SIGNAGE SCHEDULE					
FRONT SIGNAGE	QTY	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA	SIGNAGE LOCATION	QTY	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
Walmart	1	WHITE				FRONT SIGNAGE	1	WHITE			
spark	1	YELLOW	3'-6"	123.73 SF	123.73 SF	WALMART	1	GREEN			
Vallejo Market	1	WHITE	1'-6"	26.66 SF	26.66 SF	Neighborhood Market	1	YELLOW	3'-6"	188.30 SF	188.30 SF
Pickup (left arrow)	1	WHITE	2'-6"	40.83 SF	40.83 SF	spark	1	YELLOW	2'-0"	31.32 SF	31.32 SF
Pharmacy	1	WHITE	1'-6"	17.63 SF	17.63 SF	Pharmacy	1	RED	2'-0"	31.32 SF	31.32 SF
Address (501)	1	BLACK	1'-0"	N/A	N/A	Pickup	1	WHITE	1'-6"	41.26 SF	41.26 SF
TOTAL FRONT SIGNAGE					208.85 SF	spark	1	YELLOW	3'-6 3/4"	41.26 SF	41.26 SF
TOTAL BUILDING SIGNAGE					208.85 SF	TOTAL FRONT SIGNAGE					260.88 SF
						TOTAL BUILDING SIGNAGE					260.88 SF



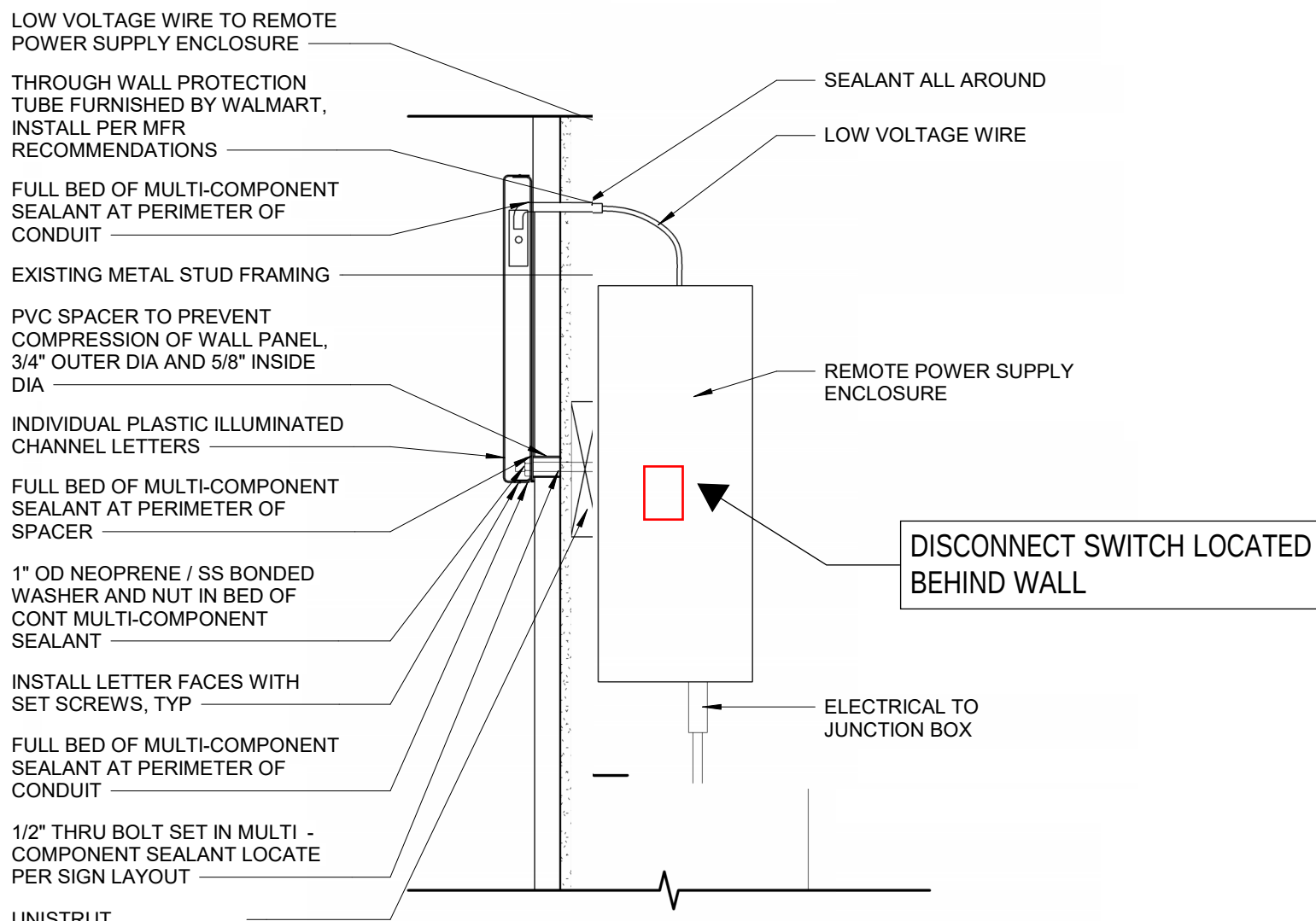
9 PICKUP BANNER AT EXISTING LIGHT POLE
3/16" = 1'-0"

SIGN P



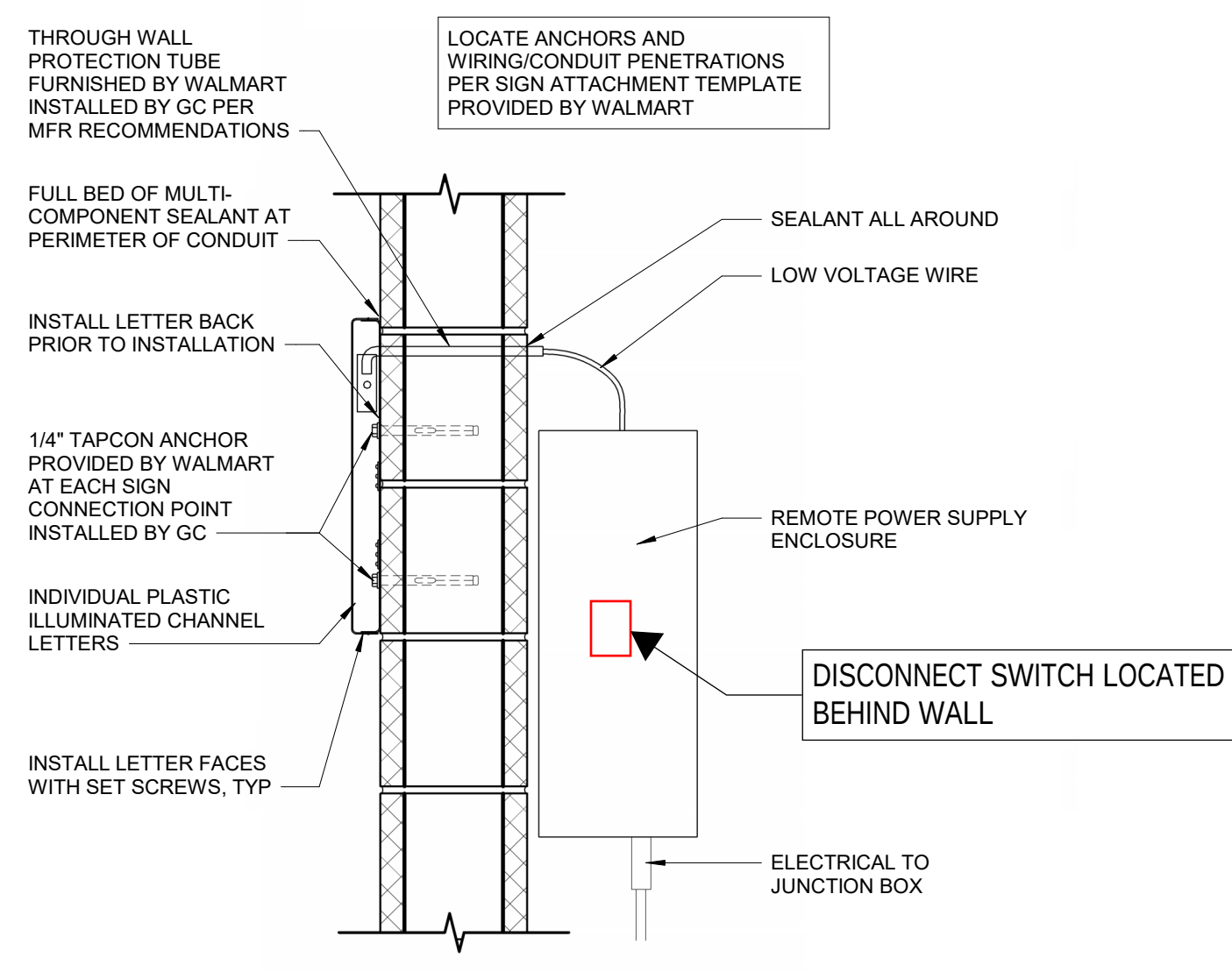
8 ATTACHMENT AT CMU WALL
NONILLUMINATED SIGNAGE ATTACHMENT
1 1/2" = 1'-0"

SIGN C & D



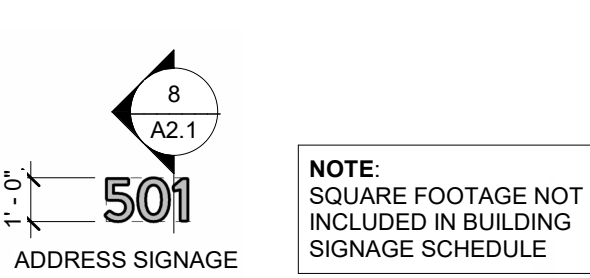
7 ATTACHMENT AT STUDS AND DURASIL
ILLUMINATED SIGNAGE ATTACHMENT
1 1/2" = 1'-0"

SIGN A



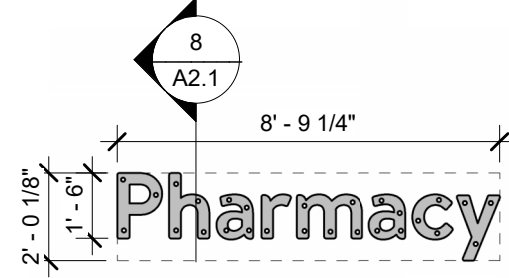
6 ATTACHMENT AT CMU BELOW ROOF LINE
ILLUMINATED SIGNAGE ATTACHMENT
1 1/2" = 1'-0"

SIGN B



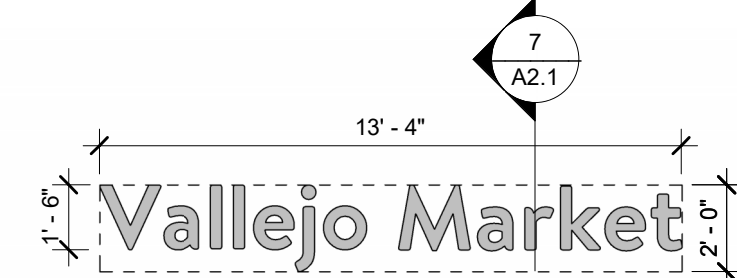
5 SIGNAGE
1/4" = 1'-0"

SIGN D



4 SIGNAGE
1/4" = 1'-0"

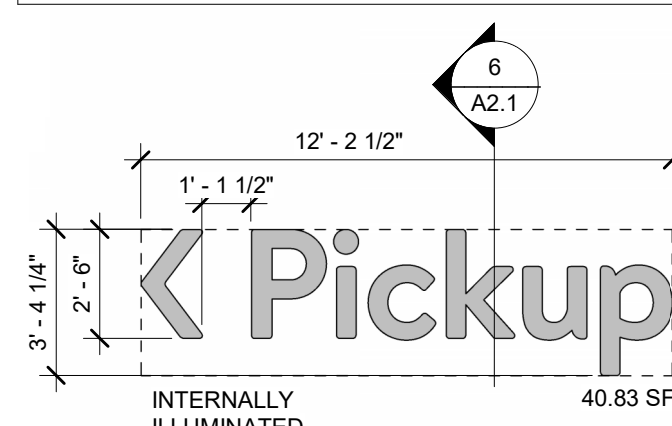
SIGN C



3 SIGNAGE
1/4" = 1'-0"

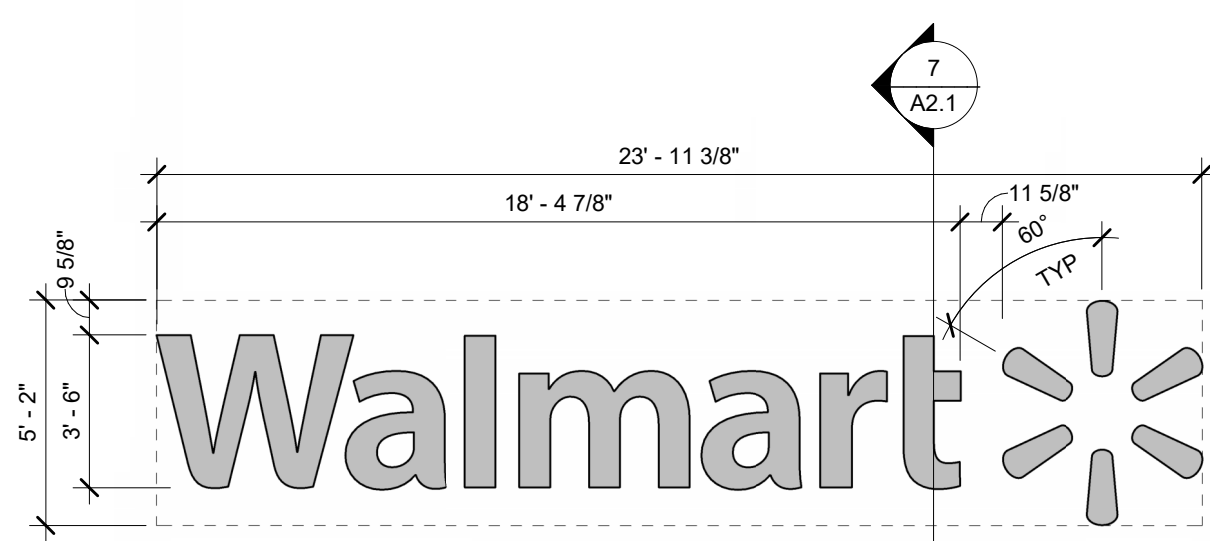
SIGN A

NOTE TO SIGN INSTALLER:
A. ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED
B. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE
C. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES



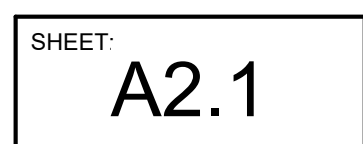
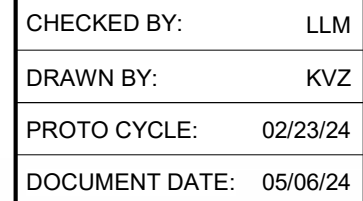
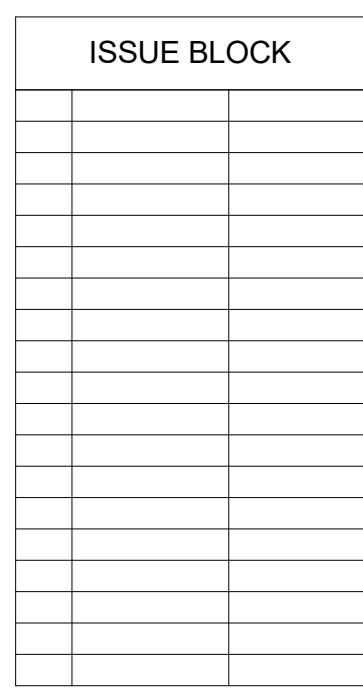
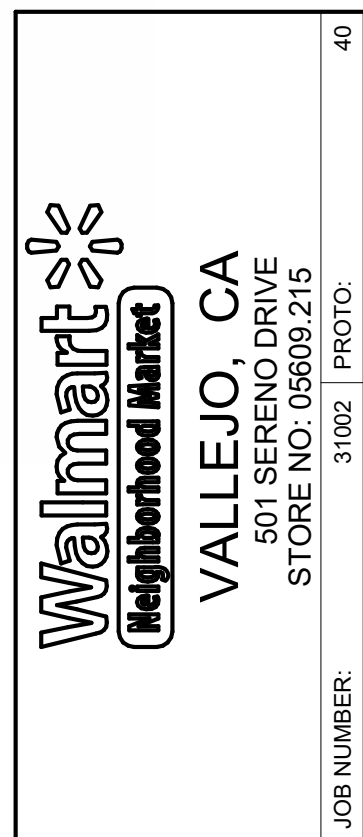
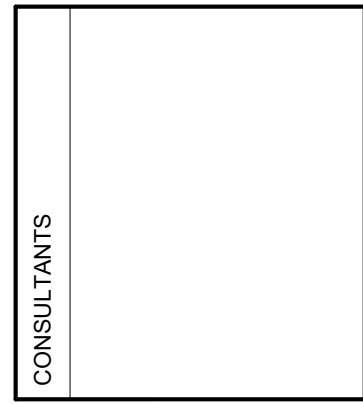
2 SIGNAGE
1/4" = 1'-0"

SIGN B



1 SIGNAGE
1/4" = 1'-0"

SIGN A





**MEMORANDUM
PLANNING DIVISION**

DATE: May 5, 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:

- 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).
 - o Mare Island Development Agreement Update for Calendar years 2023 and 2024.

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

- 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)

Vallejo Land Use Entitlements (VALUE) Lists

The VALUE lists include both the current development project pipeline and the long range development projects for the City of Vallejo. Both lists are updated quarterly and include a snapshot of what projects are currently in review or have recently been approved.

- Current Development (attachment a)
- Long Range (attachment b)

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST
Updated 4/28/25

Project Type	Project Name	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Public Hearings (Estimated)	Project Manager
Commercial	Liquor Store Relocation	2168 Springs Road (APN:0069-175-240)	1	UP22-0007 VAR24-0001 LR24-0013 EXC24-0006	Relocating an existing liquor store to a new tenant space in a new parcel.	N/A	Approved	PC:12/18/24 (Approved) CC: 2/25/25 (Approved on Appeal)	Cesar Orozco
Commercial	Raising Canes	Admiral Callaghan Ln & Turner Parkway (APN:0081-490-010)	1	MJP24-0001 DVR24-0007 DR24-0004 LR24-0007 ZC24-0021 ZC24-0022 ZC24-0023	New 2,691 square-foot restaurant with an attached 708 square-foot covered patio area, a 735 square-foot drive-through canopy for double drive-through lanes, and a 525 square-foot trash enclosure, 1,456 square feet of new landscaping, a new trash enclosure, new lighting throughout, American Disabilities Act (ADA) paths from the parking lot to the building entry points, three short-term bicycle parking racks, and a total of 21 off-street parking spaces	4,659 square feet	Approved	PC: 9/4/2024 (Approved)	Cesar Orozco
Commercial	Sky Zone	105 Plaza Drive #107 (APN:0081-570-120)	1	MJP24-0004	The proposed project consist of an indoor playground and tampline park within an existing vacant tenant space. The	N/A	Approved	PC: 3/3/25 (Approved)	Robby Thacker
Commercial	Fairview at Northgate Tentative Map	Corner of Admiral Callaghan Lane and Turner Parkway	1	TM24-0003	Original parcel map subdivided the site into three parcels. Costco, retail and residential parcel. Tentative Map to subdivide retail parcel number two into three parcels.	N/A	Incomplete	N/A	Robert Busick
Commercial	La Quinta Inn & Suites	Vacant lot on Sonoma Blvd. near Mini Drive (APN: 0067-140-070)	2	SD20-0010 PM20-0002 DR24-0014 LR24-0003 PM20-0002	Approximately 49,741-square-foot, four-story hotel, which would include 96 guest rooms and onsite guest amenities, including an outdoor swimming pool, fitness room, bar, a dining room and community gathering areas	49,741 square feet	Under Review	PC: 6/16/25 (Tentative)	Robby Thacker

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST
Updated 4/28/25

Project Type	Project Name	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Public Hearings (Estimated)	Project Manager
Commercial	Chick Fil A	Sonoma Blvd South of Mini Drive (APN:0067-140-200)	2	UP22-0005 DR22-0007 DVR22-0013 DR22-0007 LR22-0003	A new 4,947 square-foot restaurant with three drive-through lanes with onsite improvements including 16,331 square feet of new landscaping, a new trash enclosure, new lighting throughout the site, American Disabilities Act (ADA) paths from the parking lot, six short-term bicycle parking racks, four long-term bicycle parking storage spaces and a total of 81 off-street parking spaces.	4,997 square feet	Approved	PC:11/13/23 (APPROVED)	Cesar Orozco
Commercial	Federal Building Event Center	823 Marin Street (APN:0056-161-040)	4	UP18-0002 COA23-0005	Establishment of an event center	N/A	Incomplete	AHLC: TBD PC: TBD	Cesar Orozco
Commercial	Panda Express Restaurant with Drive Thru	4301 Sonoma Blvd (APN0051-250-680)	4	UP22-0004 DR22-0006 DVR22-0012 LR22-0002 EXC22-0011	A new 2,700-square-foot restaurant with a drive-through for Panda Express. Site improvements are being proposed throughout the site to include 15,484 square-feet of landscaping, outdoor seating, a new trash enclosure, new lighting, American Disabilities Act (ADA) paths from the parking lot to the building, three short-term bicycle parking racks, two long-term bicycle storage spaces and a total of 33 off-street parking spaces, including two ADA parking spaces.	2,700 square feet	Under Construction	PC: 9/4/2024 (Approved)	Cesar Orozco

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST
Updated 4/28/25

Project Type	Project Name	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Public Hearings (Estimated)	Project Manager
Commercial	New Auto Dealerships	500 Redwood Street (APN:0051-010-320)	4	DVR23-0032 DR23-0014 EXC24-0005 MUP23-0014 PM23-0004 VAR23-0003	Project consists of a subdivision of an existing 12.45 vacant parcel into three parcels (Parcel A at 4.46 acres, Parcel B at 4.17 acres, and Parcel C at 3.64 acres), and the development on the new Parcel B of a 24,963 square-foot auto dealership with a 1,437 square-foot car wash for the Hyundai automotive brand. The project also includes a total of 37,792 square feet of new landscaping, frontage improvements along Sonoma Boulevard, and 199 off-street parking spaces for customers, employees and vehicle storage.	26,400 square feet	Approved	PC:1/22/25 (Approved)	Laura Solomon
Commercial	Coal Sheds Improvements	850 Nimitz Avenue (APN:0066-050-120)	4	PR24-0006	Preliminary Review of the Coal Sheds out on Mare Island for façade removal and replacement to City Landmark structures, new outdoor paving, flexible landscaping in pots, and signage.	N/A	Preliminary Review	N/A	Laura Solomon
Commercial	Blue Wave Express Carwash	4375 Sonoma Blvd. (APN: 0051-250-460)	4	DVR24-0006 DR24-0003 LR24-0006 MUP24-0003 ZC24-0020	Project consists of a new 4,456 square-foot express carwash, with a 3,232 square-foot covered vacuum bays and a 1,050 square-foot covered pay station, with on site and off site improvements.	8,738 square feet	Under Review	N/A	Julliette Avila
Commercial	ABC License for Quarter Cafe	1015 Walnut Avenue (APN:0066-050-170)	4	MJP24-0006	Request to add Type 20 (off-site sales of beer and wine) ABC license for Quarter's Cafe.	N/A	Approved	PC: 3/17/2025 (Approved)	Robby Thacker
Commercial	Waterfront Commercial	913 Wilson Avenue	4	DVR22-0019 DR22-0008 LR22-0006 LLA23-0001	2,020 square-foot sales office with two tiny home park model RVs on cement pads for sales offices.	2,020 square feet	Complete	PC: TBD	Cesar Orozco

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST
Updated 4/28/25

Project Type	Project Name	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Public Hearings (Estimated)	Project Manager
Commercial	Jack in the Box - Remodel	400 Broadway (APN:0056-062-190)	5	PLN25-0030	The project consists of an exterior modification to the facade of the existing Jack In the Box.	N/A	Incomplete	N/A	Laura Solomon
Commercial	El Barbas	444 Broadway (APN:0056-062-220)	5	PLN25-0061	Project consists of the legalization of the installation of sign, additions without the benefit of permits.	N/A	Incomplete	N/A	Donna Baarsch
Commercial	Child Start and First 5 Solano Facility	1450 Colonel Avenue (APN:0074-195-010)	6	DVR24-0024 LR24-0017	Project consists of a new surface parking lot containing 67 spaces with a new driveway access from Cbrillo Avenue and Expansion of an existing parking lot from 30 to 46 spaces with an existing access from Cornel Avenue; total of 113 off-street spaces.	N/A	Approved	Director (Approved: 3/17/25)	Cesar Orozco
Industrial	Concrete batch Plant	1888 Broadway St (APN:0052-090-210)	4	SD19-0004	Legalize unpermitted concrete batch plant.	N/A	Under Review	PC: TBD	Cesar Orozco
Industrial	Fairgrounds Self Storage	384 Fairgrounds Dr. (APN:0052-320-280)	4	SD19-0008 MJP19-0008 VAR19-0001 LR19-0002 SP19-0022	Project consists of a self-storage facility involving 1,117 storage units, three buildings, and a total building area of 106,360 square feet and associated site improvements. The building breakdown is as follows: Storage Building A (78,850 square feet), Storage Building B (25,150 square feet), and Manager's Building (2,360 square feet).	106,360 square feet	Building Permit Finaled	PC: 5/18/20 (Approved)	Cesar Orozco

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST
Updated 4/28/25

Project Type	Project Name	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Public Hearings (Estimated)	Project Manager
Industrial	DXD Self-Storage	1609 Lewis Brown Drive (APN:0052-040-530, -140,	4	PLN25-0027	The project consists of demolishing two single-level commercial buildings totaling 28,260 square-feet and constructing a four-story, 138,161 square-foot climate controlled self-storage facility. The building will have an overall building height of 49 feet. On-site improvements such as off-street parking, long and short-term bicycle parking and landscaping throughout the site is proposed. Off-site improvements include new sidewalk, curb and gutter, and a new driveway.	138,161 square feet	Under Review	DRB: TBD PC: TBD	Robert Busick
Industrial	VMT/Sperry Mill Interim Uses	790-800 Derr St.	6	SD20-0020	Temporary vehicle & equipment parking; maintenance & repair of automotive heavy equipment; temporary construction storage; minor building materials assembly		Withdrawn	2020 Application deemed withdrawn. Applicant will submit new application	Cesar Orozco
Mixed Use	Fairview at Northgate (Costco)	Admiral Callaghan Ln./Turner Pkwy. (Cooke Property) (APN:0081-490-010)	1	PR22-0018 PD17-0007 TM17-0002 ZMA17-0001 UP18-0007	153k sq. ft. Costco, 4 retail pads, 178 small-lot SFDs (proposed amendment to develop a 157,417 sq. ft. Costco, modifications to stormwater features, the layout of gas station aisles/pumps, and changes to building pad elevations)	179,688 square feet 178 single-family	Under Construction	CC:6/9/2020 (Approved)	Cesar Orozco
Mixed Use	Solano Ranch Mixed-Use Project	Columbus Pkwy. at Admiral Callaghan Ln. (APN:0182-020-010, -020 and -080)	1	PD21-0001 ME21-0001 LR21-0001 CTA21-0001 GPA20-0001 SP21-0001	Mixed-use development on vacant 32-acre site at the intersection of Columbus Pkwy. and Admiral Callaghan Ln. The project includes 264 apartment units, 4 commercial buildings totaling 32,725 sq. ft., 11 acres of wetland/open space	32,725 square feet 264 multi-units	Hold - by applicant	DRB: June 13 PC: TBD	Robby Thacker
Mixed Use	149.1-acre Solano County Fairgrounds site	Solano 360	1	PR22-0005	Preliminary review for Solano 360		Preliminary Review	N/A	Cesar Orozco

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST
Updated 4/28/25

Project Type	Project Name	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Public Hearings (Estimated)	Project Manager
Public and Semi-Public	Turo University Guard House	1310 Club Drive (APN:0052-130-050)	4	COA24-0004 DVR24-0029 DR24-0013	Project consists of a 340 square feet guard house for Turo University and proposed on-site and off-site improvements.	340 square feet	Under Review	AHLC: TBD	Robert Busick
Public and Semi-Public	Truett Hall Renovation	251 Moore Street (APN: 0066-170-010)	4	COA21-0001	Construct a new exterior stairway and replace windows on historic structure.	N/A	Building Permit Finaled	AHLC: 11/17/22	David Storer
Public and Semi-Public	PD Building	111 Amador Street (APN:0056-216-080)	5	PLN25-0021	The project consists of demolishing existing police station and construction a new facility.	89,025 square feet	Under Review	PC: TBD	Cesar Orozco
Residential	Blue Rock Springs	655 Columbus Pkwy.	1	PR19-0002	500-600 lot residential subdivision & 18-hole golf course	600-units	Preliminary Review	N/A	Gillian Hayes
Residential	Fairview at Northgate Housing	Admiral Callaghan Ln./Turner Pkwy. (Cooke Property) (APN:0081-490-010)	1	TM24-0002 DVR24-0021 DR24-0008 LR24-0015 PD24-0002	Fairview at Northgate - Residential Amendment - The project consist of amending the residential component of the the Fairview at Northgate Master Plan. The proposal consists of a total of 245-units; 119 detached single-family residences and 126 cluster type single-familyy detached homes. The area includes a neighborhood park, linear apark and dog park.	245-units	Under Review	DRB: 5/8/25 (Tentative) PC: 6/19/25 (Tentative) CC: 7/22/25 (Tentative)	Cesar Orozco

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST
Updated 4/28/25

Project Type	Project Name	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Public Hearings (Estimated)	Project Manager
Residential	418 Multi-Family	5180 Sonoma Blvd (APN:0067-150-280)	2	DVR21-0021 DR21-0005 LR21-0009	Project Consists demolition of an existing vacant commercial building and construction of 429 dwelling units distributed across 11 buildings and one central amenity building. The project also includes site improvements such as 105,959 square feet of new landscaping, new lighting throughout the site, pedestrian paths along the new buildings, short-term	429-units	Approved	PC: 11/6/2023 (Approved)	Cesar Orozco
Residential	Permanent Supportive Housing	APN: 0067-140-150	2	DVR22-0022	permanent supportive housing for 47 individuals and provide various on-site services for people experiencing homelessness.	47-units	Under Construction	N/A	Cesar Orozco
Residential	Bordges Ranch	0068-570-100	2	PR24-0005	Preliminary Review for a 418-unit subdivision with affordable housing	418-units	Preliminary Review		Cesar Orozco
Residential	Jamella Court Subdivision	Jamella Court (APN:0068-580-120)	2	PLN25-0043	Preliminary review for 22 detached single-family residences on a previously recorded tentative map	22-units	Preliminary Review	TPRC: 4/17/25	Robby Thacker
Residential	Waterstone Phase 2A/2B	APN:0082-010-260	3	DVR22-0002	185 single-family homes for Waterstone Phase 2A/2B	185-units (Market Rate)	Under Construction	N/A	Cesar Orozco
Residential	Vista Cove	NE corner Shady Ln and Wildflower St. APN: 0079-171-170	3	DVR23-0017 DR23-0006 LR23-0002 MUP23-0010 TM23-0001 PD24-0001	Proposed development for 51 single-family dwelling units.	51-units	Under Review	DRB: TBD PC:TBD CC: TBD	Cesar Orozco
Residential	Vista La Terraza	1390 Eucalyptus Drive	3	SB24-0002	SB330 application for 15 market rate units	15-units	Preliminary Review	N/A	Laura Solomon
Residential	Vallejo Broadway Housing	1765 Broadway APN:0052-160-100	4	DVR23-0005 DR23-0004 MUP23-0001 LR23-0001 ZC23-0007 LLA23-0002	111- multi-family residential project on approximately 4-acre site with a leasing office/community room. Two parcels will be merged together.	111-units	Approved	DRB: 5/9/2024 (Recommended to PC) PC: 9/4/2024 (Approved)	Cesar Orozco

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST
Updated 4/28/25

Project Type	Project Name	Address	District Number	Project Number(s)	Project Description	Unit Count or Square Footage (New Construction)	Application Status	Public Hearings (Estimated)	Project Manager
Residential	Senior to Affordable Housing	2261 Tuolumne Street APN:0052-330-080	4	DVR24-0031	AB2011 and Density Bonus - conversion of an existing 24-unit independent living and 69-unit assisted living senior housing into a 93-unit affordable housing. `	93-units	Under Review	N/A	Donna Baarsch
Residential	SB-9 Lot Split	902 Kentucky Street (APN:0056-114-200)	5	DVR23-0028 DR23-0010 LR23-0028 PM23-0003	SB9 application. The project consists of subdividing an existing 6,500 square-foot lot into two 3,189 square-foot lots. Each lot will a two-story duplex, for a total of four units. Unit A and C will have a total area of 1,490 square feet and an attached two-car garage and Unit B and D will have a total building area of 1,070 square feet and an attached one car garage.	4-units	Approved	N/A	Cesar Orozco
Residential	Porter Street Housing	961 Porter Street APN: 0061-160-180	6	DVR22-0046 DR22-0013 LR22-0010	Density Bonus Project: adding an additional 122 units to an existing apartment complex. 20 percent of the units will be for low income level. Request of nine waivers and one concession.	122-units	Approved	PC: 8/21/23 (Approved)	Cesar Orozco
Residential	KB Homes	201 Rollingwood Drive APN: 0072-170-050, -060	6	DVR23-0042 DR23-0019 LR23-0013 MUP23-0019 TM23-0003	The project consists of a new subdivision with 138 new parcels, 130 single-family residence and a total of 8 parcels dedicated for bio-retention swells and open space.	130-units	Complete	DRB: 12/12/2024 PC: TBD	RObby Thacker
Residential	14-unit Afforable Housing project	1140 Fifth Street APN:0062-070-090	6	DVR24-0035 DR24-0016 LR24-0022	Density Bonus/SB35 - 14-unit affordable housing project with onsite amenities and services	14-units	Incomplete	N/A	Robert Busick
Residential	Reis Ave. subdivision	Off Reis Ave (APN:0074-110-500)	6	PLN25-0039	Preliminary Review consits of a 5-lot subdivision, featuring attached duplexes with 1,424 square feet of living area on each lot, as well as three detached Accessory Dwelling Units (ADUs)	13-units (10SFR + 3ADUs)	Preliminary Review	N/A	Julliete Avila
Residential	Senior Affordable Housing	759 Sonoma Boulevard (APN:0061-051-010, -020, -030, -040, & -050	6	PLN25-0075	SB330: Preliminary Application - The project consists a new construction to provide 78 units for senior affordable housing.	78-units	Preliminary Review	N/A	Cesar Orozco
Residential	Senior Affordable Housing	720 Sonoma Boulevard (APN:0061-052-130)	6	PLN25-0076	SB330: Preliminary Application - The project consists a new construction to provide 20 units for senior affordable housing.	20-units	Preliminary Review	N/A	Cesar Orozco

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST

Long Range Planning Projects

Updated 4/28/25

Project:	Description:	Project Type(s):	Staff Planner(s):	Begin Date:	Status:
General Plan Housing Element Update for the 6th Cycle (2023-2031)	This project is the City's 6th Cycle Housing Element Update, which includes amendment of the General Plan, a general plan map amendment to designate three sites (APNs 0052110140, 0051250230, and 0069032240) from Mix of Housing Types/Medium Density (R-MH) to Primarily Multi-Family (R-MF), a zoning map amendment to rezone the same sites from Residential Medium Density (RMD) to Residential High Density (RHD), and a text amendment to Chapter 16.301 of the Vallejo Municipal Code to confirm "by right" development provisions for certain Housing Element sites, as required by State Law in order to accommodate the City's Regional Housing Needs Allocation (RHNA).	General Plan Amendment	Hector Rojas	4/18/2022	Completed
General Plan Annual Progress Report for Calendar Year 2024	This is an annual report that the City is required to submit to the State. It tracks progress in implementing the General Plan, with a particular focus on the Housing Element, and includes updates on housing production, policy actions, and the City's progress toward its planning goals. The APR must be reviewed by the Planning Commission and City Council prior to submittal.	Annual Report	Hector Rojas/Laura Solomon	2/1/2025	Completed
General Plan Amendments to Address Environmental Justice Requirements	This project will integrate environmental justice policies and actions into the overall General Plan, in compliance with Senate Bill 1000, which requires cities to address the needs of disadvantaged communities by promoting equitable access to resources, improving public health outcomes, and reducing environmental burdens.	General Plan Amendment	Hector Rojas	1/1/2025	In Progress
General Plan Amendments to Address Climate Adaptation, Wildfire Risk, Flooding and Sea Level Rise	This project will update the General Plan's Nature and Built Environment Chapter, in compliance with Government Code Section 65302(g), to incorporate climate adaptation and resilience strategies. These include a climate vulnerability assessment, wildfire risk reduction, extreme heat mitigation, and flood protection, along with related goals, policies, and implementation measures to safeguard the community from climate-related hazards.	General Plan Amendment	Hector Rojas	1/1/2025	In Progress

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST

Long Range Planning Projects

Updated 4/28/25

Project:	Description:	Project Type(s):	Staff Planner(s):	Begin Date:	Status:
Mare Island Specific Plan	This project is a comprehensive update to the Mare Island Specific Plan, originally adopted by the Vallejo City Council in 1999. The draft specific plan submitted by the Mare Island Company in October 2024 envisions the redevelopment of Mare Island into nine livable, connected, and diverse neighborhoods, each featuring a range of development patterns and unique character inspired by the island's history and ecology. The land use plan in the draft is estimated to generate up to 14,000 dwelling units and between 14,900 and 17,000 jobs.	Specific Plan	Hector Rojas	10/10/2024	In Progress
Mare Island Development Agreement Annual Review (DA24-0001)	Annual update and review of the Mare Island Development Agreement. Includes a presentation to Planning Commission	Annual Report	Cesar Orozco	6/5/2024	Review In Progress
Downtown Vallejo Specific Plan Update	This project is a comprehensive update to the Downtown Vallejo Specific Plan, originally adopted by the Vallejo City Council in 2005. This update is intended to develop a community-supported and implementable plan that addresses land use, mobility, infrastructure, housing, equity, economic development, and environmental sustainability. The process will build consensus through meaningful public engagement, integrate market realities and infrastructure needs, and ensure full compliance with state statutes, the California Environmental Quality Act (CEQA), and the Metropolitan Transportation Commission's (MTC) Transit-Oriented Communities (TOC) Policy. At build out, the planning area may accommodate about 1,100 new housing units.	Specific Plan; Planned Development Area Grant	Hector Rojas	5/1/2025	In Progress
Vallejo Waterfront Specific Plan	This project is a specific plan that will replace the Vallejo Waterfront Planned Development Master Plan and Design Guidelines adopted by the Vallejo City Council/Redevelopment Agency in 2005. The project is intended to develop a community-supported and implementable plan that addresses land use, mobility, infrastructure, housing, equity, economic development, and environmental sustainability. The process will build consensus through meaningful public engagement, integrate market realities and infrastructure needs, and ensure full compliance with state statutes, the California Environmental Quality Act (CEQA), and the Metropolitan Transportation Commission's (MTC) Transit-Oriented Communities (TOC) Policy. At build out, the planning area may accommodate about 2,300 new housing units.	Specific Plan; Planned Development Area Grant	Hector Rojas	5/1/2025	In Progress

VALLEJO LAND USE ENTITLEMENT (VALUE) LIST

Long Range Planning Projects

Updated 4/28/25

Project:	Description:	Project Type(s):	Staff Planner(s):	Begin Date:	Status:
ADU Ordinance Update	This project will amend Vallejo Municipal Code Chapter 16.303 (Accessory Dwelling Units) to comply with State ADU Law under Government Code Sections 65852.2 and 65852.22, ensuring that local regulations align with state requirements for both accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).	Zoning Text Amendment	Hector Rojas	4/1/2025	In Progress
CEQA/VMT Transportation Impact Analysis Guidelines	This project will update the City's Transportation Impact Analysis (TIA) Guidelines to establish general procedures and requirements for preparing CEQA-compliant transportation impact studies for land use development projects in Vallejo, consistent with Senate Bill 743, which shifts the focus of transportation analysis from vehicle delay (LOS) to vehicle miles traveled (VMT).	General Plan Amendment	Hector Rojas	3/1/2025	In Progress
Inclusionary Housing Zoning and In-lieu Fee Feasibility Study	This project will evaluate the feasibility of adopting an inclusionary housing ordinance in Vallejo, including an analysis of in-lieu fee options. The study will assess market conditions, development economics, and policy alternatives to determine appropriate inclusionary requirements and fee structures that support affordable housing production while maintaining development viability.	Study	Hector Rojas	9/12/2023	In Progress
Commercial Linkage Fee Nexus Study	This project will prepare a nexus study to evaluate the relationship between new commercial development and the demand for affordable housing in Vallejo. The study will analyze employment generation, wage levels, and housing needs associated with commercial projects to determine a legally defensible fee structure that supports affordable housing production.	Study	Hector Rojas	9/12/2023	In Progress
Priority Conservation Area Amendments	This project will amend Vallejo's existing Priority Conservation Areas (PCAs) to ensure consistency with the Metropolitan Transportation Commission's (MTC's) updated PCA framework.	Mapping	Hector Rojas	2025	In Progress
Zoning - Clean Up (Phase II)	Focus on cleaning up procedures & permits (part 6)	Zoning Text Amendment	Hector Rojas	Future - TBD	On Hold
Sonoma Boulevard Specific Plan Update		Specific Plan	Hector Rojas	Future - TBD	On Hold
Bicycle and Pedestrian Master Plan		Master Plan	Hector Rojas	Future - TBD	On Hold
Vacation Rental Policy		Zoning Text Amendment	Hector Rojas	Future - TBD	On Hold