

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
May 5, 2025**

1. CALL TO ORDER

The meeting was called to order at 7:12 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

Absent: Chair Blind, Commissioners Standafer and Balbuena

Staff present: Assistant City Attorney Zagaroli and Planning Manager Orozco

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 Balbuena) to approve the agenda and continue the April 21, 2025 – Regular Meeting Minutes to the next meeting.

5. REPORT OF THE CITY COUNCIL LIASION

Council Member Matulac wanted to remind the commission that if they review the meeting video for the meeting they missed, they can vote on the meeting minutes, importance of the CIP review and collaboration between the Planning and Economic Development.

Council Member Matias echoed Council Member Matulac on the importance of collaboration and Economic Development and the importance of updating the Sonoma Boulevard Specific Plan.

6. COMMUNITY FORUM – Paul Theiss

7. PUBLIC HEARING

A.

PROJECT TITLE: “CIP General Plan Conformance”

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

Transportation Program Superintendent Helmbrecht presented the item.

Commissioners asked questions and staff responded.

Vice-Chair Taylor opened the public hearing.

Speakers: None

Vice-Chair Taylor closed the public hearing.

Commissioners deliberated, made comments and asked questions.

Action: Moved by Commissioner Beasley-Stansberry, seconded by Commissioner Douglass, and carried unanimously (absent: Blind, Standafer and Balbuena) to Adopt a resolution finding the proposed Capital Improvement Plan to be in conformance with the City of Vallejo General Plan 2040.

B.

PROJECT TITLE: Walmart Sign Variance

PROJECT NUMBER: Planning Project (PLN25-0026)
Sign Permit (SP24-0011)

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).

Principal Planner Thacker presented the item.

Commissioners asked questions and staff responded.

Vice-Chair Taylor opened the public hearing.

Speakers: None

Vice-Chair Taylor closed the public hearing.

Commissioners deliberated, made comments and asked questions.

Action: Commissioner Douglass, second by Maderios, and carried unanimously (absent: Blind, Standafer and Balbuena), to 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).

8. WRITTEN COMMUNICATIONS

A letter received via-email from Paul Theiss regarding goals and actions of the housing element specifically the inclusionary housing ordinance and renter protection.

9. REGULAR REPORTS**A. SECRETARY'S REPORT**

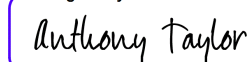
Planning Manager Orozco reminded the commission regarding upcoming training, provided an update on the project meeting memo attached to the secretary report of upcoming projects that will come before the Planning Commission and the updated VALUE list posted online.

B. CITY ATTORNEY'S REPORT - NONE**C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION - NONE****D. REPORT OF THE SUBCOMMITTEES – None****10. ADJOURNMENT**

The meeting was adjourned at 8:25 p.m.

ATTEST:

Signed by:

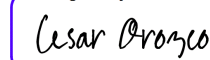


7/21/2025

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ERIC BLIND, CHAIR

ATTEST:

Signed by:



7/21/2025

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Kristin Pollot, AICP
SECRETARY