

**CITY OF VALLEJO PLANNING COMMISSION  
SPECIAL MEETING MINUTES  
COUNCIL CHAMBERS  
December 11, 2024**

**1. CALL TO ORDER**

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

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**Present:** Chair Blind, Commissioner Madeiros, Douglass, Balbuena, and Standafer

**Absent:** Vice-Chair Taylor and Commissioner Beasley-Stansberry

**Staff present:** Planning Manager Rojas – Long Range, Planning Manager Orozco – Current Development, Assistant City Attorney Zagaroli and Assistant City Manager Haen

**4. PUBLIC HEARING**

**A. PROJECT TITLE:**

6th Cycle Housing Element Update

**PROJECT NUMBER:**

General Plan Amendment (GPA24-0001)  
Code Text Amendment (CTA24-0004)

**RECOMMENDATION:**

Adopt a Resolution recommending City Council adoption of the Addendum to the Vallejo General Plan 2040 Environmental Impact Report(SCH#2014112035), repeal of the existing General Plan Housing Element, adoption of the General Plan Housing Element Update for the 2023-2031 Planning Period, and adoption of the General Plan and Zoning Amendments to implement Housing Programs A. 1.1.6 and A. 1.1.7.

Planning Manager Rojas and the Placeworks Consultant presented the item. Thereafter, Chair Blind opened the public hearing.

**Speakers:** Shannon McCarthy, Emilia Hussle, Crystal, Paul, Skylar, Teherra, Lea, Council Member Palmeras

Chair Blind closed the public hearing.

The Planning Commissioners deliberated and made comments.

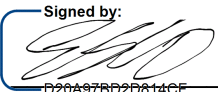
**Action:** Moved by Chair Blind, seconded by Commissioner Madeiros, and carried unanimously by members present (Absent - Taylor, Beasley-Stansberry) to adopt a Resolution recommending City Council adoption of the Addendum to the Vallejo General Plan 2040 Environmental Impact Report (SCH#2014112035), repeal of the existing General Plan Housing Element, adoption of the General Plan Housing Element Update for the 2023-2031 Planning Period, and adoption of the General Plan and Zoning Amendments to implement Housing Programs A. 1.1.6 and A. 1.1.7, and recommending revising Program F.1.1.3 of the Housing Element to read: "To further protect tenants from displacement, increase household stability, and preserve housing that is affordable to lower-income-earning households, the City Council will consider proposed ordinances to establish regulations for rent stabilization and just cause for eviction. These ordinances proposed would include additional protections for residents, above and beyond those provided under State law. The City will continue to work closely with community-based organizations and interested stakeholders to ensure that the ordinances, if adopted, will provide the regulations necessary to protect residents from displacement without constraining new housing development," and changing the timeline associated with this program from June 2026 to September 2025.

## 5. ADJOURNMENT

The meeting was adjourned at 9:27 p.m.

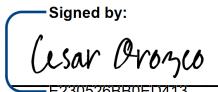
ATTEST:

Signed by:

  
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ERIC BLIND, CHAIR

ATTEST:

Signed by:

  
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Cesar Orozco  
SECRETARY