



VALLEJO PLANNING COMMISSION REGULAR MEETING 7:00 PM

NOVEMBER 3, 2025

COMMISSIONERS

Eric Blind, (Chair)
Anthony Taylor, (Vice-Chair)
Donald Douglass
Wanda Madeiros
Tara Beasley-Stansberry
Phillip Balbuena
Chris White

HYBRID MEETING
www.Cityofvallejo.net

Council Chambers
555 Santa Clara Street
Vallejo, CA 94590

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom	City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.
PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (https://ZoomRegular.Cityofvallejo.net), or via phone, by dialing (669) 900-6833.	For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment
VIEW THE MEETING: There are four different ways you can view this public meeting: • In Person • Watch Vallejo local channel 28 • Stream from the City website: www.cityofvallejo.net/Streaming • Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net	Scan QR code for live captions and translation in Spanish and Tagalog. 
Hybrid Options are available for members of the public to participate. To participate remotely	
<u>Option to Join by Computer</u> From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313	<u>Option to Join by Phone</u> Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute
Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the Commission less than 72 hours before the meeting will be posted concurrently on the City's website at www.cityofvallejo.net/agendas Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the Commission Secretary	
	Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available from the Staff Secretary. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the Staff Secretary's office by contacting via email Dalia.Vidor@cityofvallejo.net or via telephone at (707) 648-4326 no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OATH OF OFFICE OF NEWLY APPOINTED COMMISSIONER(S)**
- 4. ROLL CALL**
- 5. SELECTION OF NEW CHAIR AND VICE CHAIR**

6. 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

7. REPORT OF THE CITY COUNCIL LIAISON

8. 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.

9. PUBLIC HEARING

- A. ADOPT A RESOLUTION MAKING FINDING RELATING TO AN ADDENDUM TO THE CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN 2040 AND APPROVING A VESTING TENTATIVE MAP (TM23-0003), DEVELOPMENT REVIEW (DVR23-0042), EXCEPTION (EXC24-0001), MINOR USE PERMIT (MUP23-0019), LANDSCAPE REVIEW (LR23-0013) AND DESIGN REVIEW (DR23-0019) FOR THE DEVELOPMENT OF 130 SINGLE-FAMILY RESIDENCES AT 201 ROLLINGWOOD DRIVE (APNS: 0072-170-050 & 0072-050-060)**

Project Summary: The project consists of the subdivision of two parcels into 140 parcels including the construction of 130, two-story, single-unit dwellings, 10 new parcels for stormwater detention, biotreatment retention, open space and roadway dedication, and installation of new

landscaping improvements, public and private streets, and lighting.

Application Number(s): DVR23-0042, TM23-0003, MNP23-0019, EXC24-0001, LR23-0013

Location: 201 Rollingwood Drive/ APN: 0072-170-050 & -060

Applicant: KB Home North Bay, LLC

Owner: Vallejo City Unified School District

General Plan Land Use Designation: Mix of Housing Types/Medium Density (R-MH)

Zoning District: Residential Medium Density (RMD)

CEQA: Pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15162 (Subsequent EIRs and Negative Declarations) and Section 15164 (Addendum to an EIR or Negative Declaration), the City of Vallejo has prepared an addendum to the previously certified Environmental Impact Report (EIR) related to the previously certified General Plan EIR (State Clearinghouse #2014112035).

10. WRITTEN COMMUNICATIONS

11. 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**

12. ADJOURNMENT

ADDITIONAL CITY INFORMATION

Members of the public can:

- Like us on Facebook and Instagram ([@cityofvallejo](#))
- Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)
- Sign up for emergency alerts at: alertsolano.com

I, Dalia Vidor, Staff Secretary do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to

Eric Blind, (Chair)
Anthony Taylor, (Vice-Chair)
Donald Douglass
Wanda Madeiros
Tara Beasley-Stansberry
Phillip Balbuena
Chris White,

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, October 30, 2025.

Dated: October 30, 2025

Dalia Vidor

Dalia Vidor, Staff Secretary