



**VALLEJO PLANNING COMMISSION
REGULAR MEETING 7:00 PM**



JANUARY 21, 2026

COMMISSIONERS

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

HYBRID MEETING
www.Cityofvallejo.net

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

<p>NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom</p>	<p>City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.</p>
<p>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.</p>	<p>For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment</p>
<p>VIEW THE MEETING: There are four different ways you can view this public meeting:</p> <ul style="list-style-type: none"> • In Person • Watch Vallejo local channel 28 • Stream from the City website: www.cityofvallejo.net/Streaming • Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net 	<p>Scan QR code for live captions and translation in Spanish and Tagalog.</p> 
<p>Hybrid Options are available for members of the public to participate. To participate remotely</p>	
<p><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</p>	<p><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</p>
<p>Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the Commission less than 72 hours before the meeting will be posted concurrently on the City’s website at 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</p>	
	<p>Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available from the Staff Secretary. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the Staff Secretary’s office by contacting via email 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</p>

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 the December 15, 2025, 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. CONTINUE THE PUBLIC HEARING TO CONSIDER ADOPTING A RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE VALLEJO MUNICIPAL CODE BY ADDING A NEW CHAPTER 16.216 TO TITLE 16 (ZONING) AND AMENDING THE ZONING MAP TO ESTABLISH A BY-RIGHT HOUSING OVERLAY DISTRICT FOR HOUSING ELEMENT INVENTORY SITES: #41 (APN 0052110140); #42 (APN 0051250230); AND #55 (APN 0069032240) TO IMPLEMENT HOUSING ELEMENT PROGRAMS A1.1.6 AND A1.1.7

Project Summary: The Project consists of amendments to Title 16 (Zoning) of the Vallejo Municipal Code and the Official Zoning Map to establish a By-Right Housing Overlay District (BRH Overlay) applicable to three Housing Element inventory sites identified in the 2023–2031 Housing Element (Sites #41, #42, and #55). The proposed amendments would implement

State housing law and Housing Element Programs A 1.1.6 and A 1.1.7 by: (1) establishing a minimum residential density of 20 dwelling units per acre; (2) limiting allowable uses on these parcels to residential uses only (with mixed-use allowed if at least 50 percent of floor area is residential); and (3) consolidating previously adopted by-right approval provisions for qualifying lower-income housing developments into a new Chapter 16.216 (By-Right Housing Overlay District).

Application Number: PLN25-0222
Location: Housing Element Sites Inventory – Sites #41 (APN 0052110140); #42 (APN 0051250230); and #55 (APN 0069032240)
Applicant: City of Vallejo Planning and Development Services Department
Owners: TRA Lending LLC (Site #41); Param Dhillon (Site #42); and Michael & Beverly Garton (Site #55)
General Plan Land Use Designation: Primarily Multi-Family (R-MF)
Zoning District: Residential High Density (RHD)
CEQA: An Addendum to the General Plan 2040 FEIR was adopted by the City Council for the 2023–2031 Housing Element pursuant to the California Environmental Quality Act (CEQA). The current request is within the scope of that project. Accordingly, no further environmental review is required.

- B. **ADOPT A RESOLUTION OF THE PLANNING COMMISSION MAKING A RECOMMENDATION TO CITY COUNCIL TO (1) ADOPT A SUBSEQUENT MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO CEQA GUIDELINES SECTION 15162 AND PUBLIC RESOURCES CODE SECTION 21166 AND (2) APPROVE A TENTATIVE MAP (TM23-0001), PLANNED DEVELOPMENT (PD24-0001), DEVELOPMENT REVIEW (DVR23-0017), DESIGN REVIEW (DR23-0006) AND LANDSCAPE REVIEW (LR23-0002) FOR THE DEVELOPMENT OF 51 SINGLE-FAMILY RESIDENCES (“VISTA COVE SUBDIVISION”) ON A 20.13 ACRE SITE AT THE NORTHEAST CORNER OF SHADY LANE AND WILDFLOWER AVENUE (APNs: 0079-171-170 & 0079-120-100)**

Project Name: Vista Cove Subdivision
Project Summary:

The proposed project includes a Tentative Map, Planned Development (rezoning), Development Review, Design Review, and Landscape Review to allow the subdivision of two vacant parcels totaling

approximately 20.13 acres into 57 parcels for the development of 51 detached single-family residences, and four parcels for open space and bioretention, one parcel for a new private roadway network, and one parcel for a new sewer pump station. The new single-family homes would include four distinct modern farmhouse-style floor plans ranging in size from 2,494 to 2,674 square feet, each featuring an attached two-car garage and driveway parking. The development also includes construction of a new private street, sidewalks, curbs and gutters, private alleys, street lighting, landscaping, and other related site improvements to support the proposed residential neighborhood.

Project Number(s):

Tentative Map (TM23-0001)
Planned Development (PD24-0001)
Development Review (DVR23-0017)
Design Review (DR23-0006)
Landscape Review (LR23-0002)

Location:

Northeast corner of Shady Lane and Wildflower Avenue
APNs:0079-171-170 & 0079-120-100

Applicant:

Sancerra Vista Cove, LLC

Owner(s):

Litton Chen, Tammy Dong, Terrence F. Wei, Thomas Chen, Tiffancy Chen Herrero, Timothy Wei, Tina T. Dong, Troy Chuang, Tyler C. Chung

General Plan Land Use Designation:

Primarily Single-Family and Mix of Housing Types/Medium Density

Zoning District:

Residential Low Density and Residential Medium Density

CEQA:

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162 ("Subsequent EIRs and Negative Declarations"), the City of Vallejo has prepared a Subsequent Mitigated Negative Declaration (MND).

8. WRITTEN COMMUNICATIONS
9. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION
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

Anthony Taylor, (Chair)
Donald Douglass, (Vice-Chair)
Phillip Balbuena
Eric Blind
Tara Beasley-Stansberry
Wanda Madeiros
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, January 16, 2026.

Dated: January 16, 2026

Dalia Vidor

Dalia Vidor, Staff Secretary