



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



FEBRUARY 18, 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><u>VIEW THE MEETING:</u> 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 January 21, 2026 - Regular Meeting and January 29, 2026 - Special 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 APPROVING A TENTATIVE MAP (TM24-0003) TO SUBDIVIDE ONE PARCEL INTO THREE PARCELS AT THE SOUTHEAST CORNER OF ADMIRAL CALLAGHAN LANE AND TURNER PARKWAY FOR THE FAIRVIEW AT NORTHGATE COMMERCIAL DEVELOPMENT (APN: 0069-480-040), AFTER FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15315 - "MINOR LAND DIVISION"

Project Summary: The project consists of the subdivision of an undeveloped 3.29-acre parcel, associated with the Fairview at Northgate commercial development, into three (3) parcels. Parcel A would have an overall area of 1.17 acres, Parcel B would have an overall area of 0.83 acres, and Parcel C would have an overall area of 1.29 acres. No additional development is proposed as part of the subdivision.

Location: Southeast Corner of Admiral Callaghan Lane and Turner Parkway / APN: 0069-480-040

Applicant: Kier + Wright c/o Danny Luu

Owner: Vallejo-Fairview Developers, LLC

General Plan Land Use Designation: Retail/Entertainment

Zoning District: Regional Commercial – Vested Planned Development ("Fairview at Northgate Planned Development")

CEQA: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15 – Minor Land Division), as it involves the division of property in an urbanized area zoned for commercial use into four or fewer parcels and is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the property was not involved in a division of a larger parcel within the previous two years, and the property does not have an average slope greater than 20 percent.

- 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**
 - A. DISCUSS THE "BOARDS, COMMISSIONS, AND COMMITTEES ASSESSMENT REPORT" AND PROVIDE FEEDBACK TO STAFF**
 - B. DISCUSS AND CONSIDER AGENDIZING THE CREATION OF A WORK PLAN AD-HOC SUBCOMMITTEE**
- 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
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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 2:00 PM, February 11. 2026.

Dated: February 11. 2026

Dalia Vidor

Dalia Vidor, Staff Secretary