



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



**APRIL 20, 2026**

**COMMISSIONERS**

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

**HYBRID MEETING**  
[www.Cityofvallejo.net](http://www.Cityofvallejo.net)

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

<p><b>NOTICE:</b> 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><b>PUBLIC COMMENT:</b> Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (<a href="https://ZoomRegular.Cityofvallejo.net">https://ZoomRegular.Cityofvallejo.net</a>), or via phone, by dialing (669) 900-6833.</p>	<p>For additional instructions on how to speak remotely during public comment, please visit, <a href="http://www.cityofvallejo.net/publiccomment">www.cityofvallejo.net/publiccomment</a></p>
<p><b>VIEW THE MEETING:</b> There are four different ways you can view this public meeting:</p> <ul style="list-style-type: none"> <li>• In Person</li> <li>• Watch Vallejo local channel 28</li> <li>• Stream from the City website: <a href="http://www.cityofvallejo.net/Streaming">www.cityofvallejo.net/Streaming</a></li> <li>• Join the Zoom webinar: <a href="https://ZoomRegular.Cityofvallejo.net">https://ZoomRegular.Cityofvallejo.net</a></li> </ul>	<p>Scan QR code for live captions and translation in Spanish and Tagalog.</p> 
<p><b>Hybrid Options are available for members of the public to participate. To participate remotely</b></p>	
<p><b><u>Option to Join by Computer</u></b> From your browser go to <a href="https://ZoomRegular.CityofVallejo.net">https://ZoomRegular.CityofVallejo.net</a> to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313</p>	<p><b><u>Option to Join by Phone</u></b> 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 <a href="http://www.cityofvallejo.net/agendas">www.cityofvallejo.net/agendas</a> 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 <a href="mailto:Dalia.Vidor@cityofvallejo.net">Dalia.Vidor@cityofvallejo.net</a> 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 March 16, 2026 - 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. HOLD A PUBLIC HEARING AND ADOPT A RESOLUTION RECOMMENDING THE CITY COUNCIL: (1) CONSIDER AN ADDENDUM TO THE CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR FAIRVIEW AT NORTHGATE PURSUANT TO CEQA GUIDELINES SECTIONS 15162 AND 15164, (2) ADOPT AN ORDINANCE ADOPTING AN AMENDMENT TO THE FAIRVIEW AT NORTHGATE MASTER PLAN (PD24-0002) TO INCREASE THE NUMBER OF RESIDENTIAL DWELLING UNITS FROM 178 TO 245 AND AMENDING THE ZONING MAP (PLN25-0110) TO CHANGE THE ZONING DESIGNATION OF THE SUBJECT PROPERTY FROM RESIDENTIAL MEDIUM DENSITY (RMD) (APN: 0069-048-030) AND REGIONAL COMMERCIAL (RC) (0069-048-040, -050) TO PLANNED DEVELOPMENT (PD); (3) AND APPROVE DEVELOPMENT REVIEW (DVR24-0021), DESIGN REVIEW (DR24-0008), LANDSCAPE REVIEW (LR24-0015), AND A VESTING TENTATIVE MAP AMENDMENT (TM24-0002)**

**Project Name:** Fairview at Northgate Master Plan - Amendments

**Project Summary:**

The project consists of an Amendment to the Fairview at Northgate Master Plan, Amendment to the Vesting Tentative Map, Development Review, Design Review, and Landscape Review to increase the residential dwelling units from 178 to 245 units, including 119 detached single-family residences and 126 clustered (i.e., bungalows) single-family homes. The project also includes the subdivision of a vacant 23.8-acre parcel into 161 lots to accommodate the proposed amendment. The Fairview at Northgate Master Plan would continue to include a central open space buffer to protect the wetlands between the commercial and residential portions of the Master Plan, as well as a neighborhood park, a linear park, and new infrastructure such as roadways, sidewalks, lighting, and utilities. Additionally, the project includes the correction of a zoning map error to change the zoning district from Regional Commercial (RC) (APN:0069-048-040, -050) and Residential Medium Density (RMD) (APN:0081-490-030) to Planned Development (PD).

**Project Numbers:**

Amended Fairview at Northgate Master Plan (PD24-0002)  
Amended Vesting Tentative Map (TM24-0002)  
Development Review (DVR24-0021)  
Design Review (DR24-0008)  
Landscape Review (LR24-0002)  
Zoning Map Amendment (PLN25-0110)

**Location:**

Vacant site off Admiral Callaghan Lane and Turner Parkway / APN: 0069-048-030, -040, -050)

**Applicant/Owner:**

Fairview Residential Development, LP

**General Plan Land**

**Use Designation:**

Mix of Housing Types/Medium Density (R-MH)

**Vested Zoning**

**District:**

Planned Development (PD)

**CEQA:**

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164 (“Addendum to an Environmental Impact Report [EIR] or Negative Declaration”) an addendum to the previously certified EIR related to the Fairview at Northgate Project (State Clearinghouse [SCH] #2018102007). Development of the proposed amendments would not cause any new or substantially more severe significant environmental effects that were not previously examined in the

Certified EIR and would not require any new mitigation measures.

**B. HOLD A PUBLIC HEARING TO CONSIDER A RESOLUTION RECOMMENDING THE CITY COUNCIL AMEND THE VALLEJO MUNICIPAL CODE BY REPEALING AND REPLACING CHAPTER 16.303 (ACCESSORY DWELLING UNITS) AND FINDING SUCH ACTIONS EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080.17 AND CEQA GUIDELINES SECTION 15282(h)**

**Project Summary:** The Project consists of amending Chapter 16.303 (Accessory Dwelling Units) of Title 16 (Zoning) of the Vallejo Municipal Code. The proposed amendments would repeal and replace the City's existing Accessory Dwelling Unit (ADU) ordinance in order to maintain consistency with State ADU laws contained in Government Code Sections 66310 through 66342. The proposed ordinance would establish updated standards and procedures governing the development of ADUs and JADUs, including provisions related to ministerial approval, development standards, application review timelines, parking requirements, and design standards.

**File Number:** PLN26-036

**Location:** Citywide

**Applicant:** City of Vallejo Planning and Development Services Department

**Owner:** Not applicable

**General Plan Land Use Designation:** Various

**Zoning District:** Various residential zoning districts

**CEQA:** The Project is statutorily exempt from environmental review pursuant to Public Resources Code Section 21080.17 CEQA Guidelines Section 15282(h), which exempt the adoption of local ordinances implementing State ADU law.

**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 AD-HOC SUBCOMMITTEES**

**10. OTHER**

A. REVIEW OF EXISTING BUSINESS CORRIDORS (COUNCIL REFERRAL)

B. WORK PLAN AD-HOC SUBCOMMITTEES

**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](http://www.cityofvallejo.net/subscribe))
- Sign up for emergency alerts at: [alertsolan.com](http://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)  
Eric Blind  
Tara Beasley-Stansberry  
Wanda Madeiros  
Chris White  
VACANCY,

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 5:30 PM, April 16, 2026.

Dated: April 16, 2026

*Dalia Vidor*

Dalia Vidor, Staff Secretary