



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



**MAY 4, 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 April 20, 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. REVIEW PROPOSED FISCAL YEAR 2026-27 CAPITAL IMPROVEMENT PROGRAM FOR CONFORMITY WITH THE GENERAL PLAN PURSUANT TO GOVERNMENT CODE SECTION 65401**

Recommendation: Hold a public hearing and adopt a Resolution finding that the proposed Capital Improvement Program (CIP) for Fiscal Year (FY) 2026-27 conforms with the City of Vallejo's General Plan 2040.

**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 THE 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 3:00 PM, April 27, 2026.

Dated: April 27, 2026

*Dalia Vidor*

Dalia Vidor, Staff Secretary

**CITY OF VALLEJO PLANNING COMMISSION  
REGULAR MEETING MINUTES  
COUNCIL CHAMBERS  
April 20, 2026**

**1. CALL TO ORDER**

The meeting was called to order at 7:06 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**Present:** Chair Taylor, Vice Chair Douglass, Commissioners, Beasley-Stansberry, White, and Blind

**Staff present:** Assistant City Attorney Zagaroli, Planning and Development Services Director Pollot, Planning Manager Orozco, Planning Manager Rojas

**Absent:** Commissioner Madeiros

**4. CONSENT CALENDAR AND APPROVAL OF AGENDA**

- A. APPROVAL OF THE AGENDA**
- B. APPROVAL OF Minutes**

**Action:** Moved by Blind, second Douglass, to approve the agenda and the March 16, 2026– regular meeting minutes by the following vote:

<b>AYES:</b>	Taylor, Douglass, Beasley-Stansberry, White and Blind
<b>NOES:</b>	None
<b>ABSTAIN:</b>	None
<b>ABSCENT:</b>	Madeiras

**5. REPORT OF THE CITY COUNCIL LIASION - None**

**6. COMMUNITY FORUM – None**

**7. PUBLIC HEARING**

**A.**

**PROJECT TITLE:** Fairview at Northgate - Amendments

**RECOMMENDATION:** Hold a public hearing and adopt a resolution recommending the City Council: (1) Consider and Addendum to the Certified Environmental Impact Report (EIR) for Fairview at

Northgate pursuant to CEQA guidelines Section 15162 and 115164, (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)(APN:0069-048-040, -050) to Planned Development (PD); (30 and approve Development Review (DVR24-0021), Design Review (DR24-008), Landscape Review (LR24-0015) and Vesting Tentative Map Amendment) (TM24-0002).

Planning Manager Orozco presented the item.

The applicant provided a presentation.

Members of the Commission asked questions and staff and the applicant responded.

Chair Taylor opened the public hearing.

Speakers: Jose C.

Chair Taylor Closed the public hearing.

Commissioners deliberated, made comments and asked questions.

**Action:** Moved by Chair Taylor, second by Commissioner White, and carried unanimously (one absent: Madeiros) to adopt a resolution recommending City Council (1) Consider and Addendum to the Certified Environmental Impact Report (EIR) for Fairview at Northgate pursuant to CEQA guidelines Section 15162 and 115164, (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)(APN:0069-048-040, -050) to Planned Development (PD); (30 and approve Development Review (DVR24-0021), Design Review (DR24-008), Landscape Review (LR24-0015) and Vesting Tentative Map Amendment) (TM24-0002).

**B.**

**PROJECT TITLE:** **Accessory Dwelling Units – Ordinance Update**

**RECOMMENDATION:** 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 action exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources code section 21080.17 and CEQA Guidelines section 152825 (h).

Planning Manager Rojas presented the item.

Members of the Commission asked questions and staff responded.

Chair Taylor opened the public hearing.

Speakers: None

Chair Taylor closed the public hearing.

Commissioners deliberated, made comments and asked questions.

**Action:** Moved by Chair Taylor, second by Vice-Chair Douglass, and carried unanimously (one absent: Madeiros) to adopt a resolution recommending City Council amend the Vallejo Municipal Code by repealing and replacing Chapter 16.303 (Accessory Dwelling Units and finding such action exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources code section 21080.17 and CEQA Guidelines section 152825 (h).

**8. WRITTEN COMMUNICATIONS - NONE**

**9. REGULAR REPORTS**

**A. SECRETARY'S REPORT**

Planning Manager Orozco provided an update on upcoming projects coming to Planning Commission and Planning Manager Rojas provided an update on long-range projects.

**B. CITY ATTORNEY'S REPORT – NONE**

**C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION - NONE**

**D. REPORT OF THE SUBCOMMITTEES – NONE**

**10. OTHER**

**A. PREVIEW OF EXISTING BUSINESS CORRIDORS (COUNCIL REFERRAL)**

Planning and Development Services Director Pollot provided additional information on the referral from City Council regarding identifying opportunities to streamline projects in commercial projects.

**B. WORK PLAN AD-HOC SUBCOMMITTEE**

The creation of the AD-HOC subcommittee was continued to the next regular scheduled meeting.

**11. ADJOURNMENT**

The meeting was adjourned at 8:54 p.m.

ATTEST:

\_\_\_\_\_  
ANTHONY TAYLOR, CHAIR

ATTEST:

\_\_\_\_\_  
KRISTIN POLLOT, AICP  
SECRETARY



**STAFF REPORT – PLANNING  
CITY OF VALLEJO  
PLANNING COMMISSION**

**DATE:** May 4, 2026  
**TO:** Planning Commission  
**FROM:** Oscar Alcantar, Interim Public Works Director  
**SUBJECT:** **REVIEW PROPOSED FISCAL YEAR 2026-27 CAPITAL IMPROVEMENT PROGRAM FOR CONFORMITY WITH THE GENERAL PLAN PURSUANT TO GOVERNMENT CODE SECTION 65401**

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**PROJECT INFORMATION**

Each year, pursuant to California Government Code Section 65401, the Planning Commission must review the “ensuing fiscal year” of the City’s Capital Improvement Program (CIP) for conformity with the City’s General Plan and convey its findings to the City Council. The Commission’s review is limited to General Plan conformity and does not include recommendations on the project priorities or budget projections of the CIP.

Following the hearing before the Planning Commission, the City Council will conduct its own hearing and make a determination regarding the adoption of the FY 2026-27 CIP.

**BACKGROUND AND DISCUSSION**

Capital improvements are those individual construction projects and purchases of land, equipment, and contract services that cost more than \$50,000. Capital improvement planning is one of the main ways communities implement the General Plan. CIP funding priorities reflect community values, needs, desired services and projects and resources to accomplish them.

The objectives of the CIP are as follows:

- To provide increased planning and coordination of CIP projects
- To relate the planning of CIP projects more effectively to general City goals and fiscal capability
- To assist City staff in projecting impacts on future workload requirements, department programs and the City’s operating budget
- To ensure conformance of the capital projects with the City’s General Plan
- To allocate resources to the City’s highest priority projects
- To identify funding shortfalls and develop funding strategies

The CIP forecasts the City’s proposed major projects over the next five years. The capital needs of the City exceed the amount of available (and anticipated) revenue and, therefore, the CIP includes both funded and unfunded projects to capture the full needs of the City and enable the City Council to prioritize projects. Pursuant to California Government Code Section 66002(a), the CIP must include the location, size, time of availability, and estimated costs of all improvements.

On August 29, 2017, the City Council adopted General Plan 2040, a comprehensive statement of the City’s land use policies for the next 25 years. The Planning Commission’s task relative to the CIP is to review the proposed ensuing fiscal year’s CIP and determine whether it conforms with the General Plan.

**Subject: REVIEW PROPOSED FISCAL YEAR 2026-27 CAPITAL IMPROVEMENT PROGRAM  
FOR CONFORMITY WITH THE GENERAL PLAN PURSUANT TO GOVERNMENT  
CODE SECTION 65401**

**CONFORMANCE WITH THE GENERAL PLAN**

Staff has conducted an audit of General Plan policies and has prepared the table below for each new CIP project to demonstrate how each proposed new capital improvement project conforms with the City’s General Plan. In general, each project included in the 2026-27 CIP implements a General Plan goal or policy, which is identified by number and description for reference in the tables below.

The General Plan has a time frame spanning the next 22 years. However, the City Council prioritizes and allocates limited resources every year. Not all General Plan goals or plans may be funded during each year of the CIP. The City Council ultimately decides spending priorities and determines if they are in alignment with the General Plan. Consequently, the proposed CIP does not spread City capital funding equally among all plan areas but must prioritize funding based on the City Council’s assessment of community needs and priorities.

There is sometimes a concern that the amount budgeted for capital projects may not be adequate to support projected community growth. Conversely, there may be a concern that capital improvements might facilitate growth that exceeds planned levels, leading to development that is disorderly or that adversely impacts the environment. Staff has reviewed the proposed ensuing year’s CIP and finds no evidence that it will preclude the City from accommodating the growth envisioned in the General Plan or cause any growth-management thresholds to be exceeded.

**LIST OF NEW PROJECTS**

<b>Project Summary:</b>	<b>Hiddenbrooke Traffic Calming (New Project No. PWL010)</b> -- CIP Category: Streets-Infrastructure -- This project is designed to prioritize pedestrian, bicycle, and automobile safety over traffic flow. This traffic-calming program identifies safety issues on neighborhood streets and the actions that will address them. Specific traffic-calming items include high visibility crosswalks, advance warning signs, "No Parking" zones, rumble strips, and speed tables. The locations will be finalized by the City Transportation Superintendent and the Hiddenbrooke Property Owners Association.
<b>Location:</b>	Hiddenbrooke
<b>Applicant:</b>	City of Vallejo
<b>Owner:</b>	City of Vallejo
<b>General Plan Land Use Designation:</b>	Chapter: Safe Streets, Citywide Mobility Topical Area: Sustainable Transportation Applicable Goals/Policies: MTC-2.1, MTC,2.4
<b>CEQA:</b>	Environmental review under CEQA will be conducted for individual projects at the time of project approval.

<b>Project Summary:</b>	<b>Hiddenbrooke Pavement Rehabilitation (New Project No. PWL011)</b> -- CIP Category: Streets-Pavement -- This reconstruction project will consist of pavement rehabilitation,
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**Subject: REVIEW PROPOSED FISCAL YEAR 2026-27 CAPITAL IMPROVEMENT PROGRAM  
FOR CONFORMITY WITH THE GENERAL PLAN PURSUANT TO GOVERNMENT  
CODE SECTION 65401**

	removal and replacement of non-compliant Americans with Disabilities Acts (ADA) curb ramps, sidewalk, curb and gutter and driveways.
<b>Location:</b>	Hiddenbrooke Parkway from McGary Road to Songwood Road, Bennington Drive from Songwood Road to Hiddenbrooke Parkway and internal residential streets
<b>Applicant:</b>	City of Vallejo
<b>Owner:</b>	City of Vallejo
<b>General Plan Land Use Designation:</b>	Chapter: Citywide Mobility, Pavement Condition Topical Area: Sustainable Transportation Applicable Goals/Policies: MTC-2.4, MTC,2.6
<b>CEQA:</b>	Environmental review under CEQA will be conducted for individual projects at the time of project approval.

<b>Project Summary:</b>	<b>Measure P Cycle 3 - Streets Pavement Project (New Project No. MPC3)</b> -- CIP Category: Streets-Pavement -- This project will design pavement in three (3) phases and then consist of pavement rehabilitation through Cape Seal and Mill/Overlay process, and removal and replacement of non-compliant Americans with Disabilities Acts (ADA) curb ramps. The first phase will begin in the FY2026-27 season and will encompass ADA curb ramps. The second phase will include Cape Seal pavement work and the third phase will include Mill/Overlay pavement work. Specific locations will be determined through the design phase of the project, once the project is set-up using the P-TAP pavement management project already set-up in the 10-year pavement management plan.
<b>Location:</b>	Citywide
<b>Applicant:</b>	City of Vallejo
<b>Owner:</b>	City of Vallejo
<b>General Plan Land Use Designation:</b>	Chapter: Citywide Mobility, Pavement Condition Topical Area: Sustainable Transportation Applicable Goals/Policies: MTC-2.4, MTC,2.6
<b>CEQA:</b>	Environmental review under CEQA will be conducted for individual projects at the time of project approval.

**GENERAL PLAN POLICIES**

**Chapter 6 - Mobility, Transportation, & Connectivity**

Guiding Principles from Mobility, Transportation, & Connectivity Chapter

Goal MTC-2: Mobile Community: Enhance local transportation options and maintain a safe, convent, and sustainable local transportation system.

POLICY MTC-2.1 Safety First. Prioritize pedestrian, bicycle, and automobile safety over traffic flow.

**Subject: REVIEW PROPOSED FISCAL YEAR 2026-27 CAPITAL IMPROVEMENT PROGRAM FOR CONFORMITY WITH THE GENERAL PLAN PURSUANT TO GOVERNMENT CODE SECTION 65401**

*Action MTC-2.1C. Establish a neighborhood traffic-calming program to involve residents in identifying issues on neighborhood streets and actions to address them.*

POLICY MTC-2.4 Citywide Mobility. Maintain a transportation network that provides mobility for all ages and abilities and for all areas of the community.

*Action MTC-2.4A. Annually update and prioritize the Capital Improvement Program list of roadway and transportation needs to support all modes of travel in Vallejo.*

POLICY MTC-2.6 Pavement Condition. Improve street pavement condition in Vallejo, prioritizing neighborhood corridors and arterials.

*Action MTC-2.6A. Target neighborhood corridors, commercial corridors, and arterial segments that have a pavement condition index (PCI) of 50 or less and enhance economic development opportunities as top priorities and seek funding for improvements.*

**RECOMMENDATION**

Hold a public hearing and adopt a Resolution finding that the proposed Capital Improvement Program (CIP) for Fiscal Year (FY) 2026-27 conforms with the City of Vallejo's General Plan 2040.

**ATTACHMENTS**


1.	Recommended Resolution
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**CONTACT**

Oscar Alcantar, Interim Public Works Director (707) 648-4433

[oscar.alcantar@cityofvallejo.net](mailto:oscar.alcantar@cityofvallejo.net)

Approved as to form:

By:  for  
Veronica A.F. Nebb  
City Attorney

**CITY OF VALLEJO PLANNING COMMISSION**

**RESOLUTION RESOLUTION NO. PC 26-XX**

**RESOLUTION OF THE PLANNING COMMISSION FINDING THE PROPOSED FISCAL YEAR 2026-27 CAPITAL IMPROVEMENT PLAN TO BE IN CONFORMITY WITH THE VALLEJO GENERAL PLAN PURSUANT TO GOVERNMENT CODE § 65401**

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**WHEREAS**, the City of Vallejo Capital Improvement Plan (CIP) is a five-year program adjusted annually that lists the proposed public works projects recommended for planning, initiation, or construction to meet the City’s needs; and

**WHEREAS**, a proposed CIP has been developed for the 2026-31 time period for City Council review and adoption; and

**WHEREAS**, California Government Code Section 65401 requires the City’s Planning Commission to determine whether the “ensuing fiscal year” of the proposed CIP (Fiscal Year, or FY, 2026-27 in this case) is in conformity with the City’s General Plan, and to report its determination to the City Council; and

**WHEREAS**, in accordance with the California Environmental Quality Act (CEQA), the Planning Commission’s action to determine whether a proposed CIP project is in conformity with the General Plan is not subject to CEQA pursuant to CEQA Guidelines Section 15378 in that General Plan conformance findings required by State law are not a project as defined under CEQA; and

**WHEREAS**, on May 4, 2026, the Planning Commission held a duly noticed public hearing on the proposed CIP for FY 2026-27 during which interested persons had an opportunity to testify; and

**WHEREAS**, at the May 4, 2026, Planning Commission meeting, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, the Commission considered all evidence relating to the FY 2026-27 CIP’s conformity with the General Plan.

**NOW THEREFORE**, the Planning Commission of the City of Vallejo hereby finds, determines, and resolves as follows:

**Section 1. Recitals**

The recitals set forth above are found to be true and correct and are incorporated herein by reference.

**Section 2. Record**

The Record of Proceedings ("Record") upon which the Planning Commission bases its decision includes but is not limited to: (1) the staff report, City files and records and other documents prepared for and/or submitted to the City relating to FY 2026-27 CIP, including but not limited to the MPC3 Measure P Cycle 3 – Streets Pavement Project, PWL010 Hiddenbrooke Traffic Calming Project, and PWL011 Hiddenbrooke Pavement Rehabilitation Project; (2) Vallejo General Plan 2040 and its certified final Environmental Impact Report ("GP EIR"); (3) the Vallejo 2023-2031 Housing Element and the Addendum to the GP EIR; (4) the Vallejo Municipal Code; (5) all documentary and oral evidence received at public meetings, hearings, or submitted to the City during the public hearing; and (6) all other matters of common knowledge to the Planning Commission including, but not limited to, City state, and federal laws, policies, rules, regulations, reports, records, and projections related to development within the City of Vallejo and its surrounding areas.

The location and custodian of the records is the Public Works Department of the City of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

**Section 3. California Environmental Quality Act**

This action is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378, since it is not a "project" as defined under CEQA.

**Section 4. Decision**

**NOW, THEREFORE, LET IT BE RESOLVED**, the Planning Commission hereby adopts a resolution finding the proposed Fiscal Year 2026-2027 Capital Improvements Projects (CIP) conforms with the Vallejo General Plan 2040.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 4th day of May 2026, by the following vote to-wit:

AYES:

NOES:

ABSENT:

ATTEST:

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Anthony Taylor, CHAIRPERSON  
City of Vallejo Planning Commission

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Kristin Pollot, PLANNING & DEVELOPMENT SERVICES DIRECTOR  
City of Vallejo Planning Commission



# Planning & Building Monthly Report

May 4, 2026



# Recent City Council Actions/Updates

## City Council Special Meeting, April 27, 2026

- Mare Island
  - Mare Island Specific Plan Update
  - Beautification Project
  - Connolly Corridor Project
  - Coral Sea Village

## City Council Meeting, April 28, 2026

- Short-Term Rental Ordinance



## Upcoming Planning Commission Actions

- Use Permit and Sign Permit for a Pawn Shop known as “Cash For Gold” (5/18/26 - *Tentative*)
- Use Permit for Off-site Alcohol Sales at 480 Redwood Street (5/18/26-*Tentative*)
- Mare Island DA Annual Update (5/18/26 – *Tentative*)



# Building Division – Activity Tracker

Permit Activity Types	Dec-25	Jan-26	Feb-26	26-Mar
Overall (Total) Building Permits Issued	264	227	241	307
Single- Family Permits Issued	80	78	85	114
Single- Family Permits Finaled	72	57	63	92
ADU Permits Issued	3	3	2	2
Solar Permits Issued	34	19	51	61
Total Fees Collected (for Issued Permits)	\$235,533	\$144,061.77	\$692,424.49	\$175,902.60
Job Valuation Issued	\$8,954,288	\$4,488,213.58	\$11,031,666.77	\$5,424,560.60
Inspections Completed	815	833	771	937



# Advanced Planning Updates

## Downtown & Waterfront Specific Plans

- Consultant Interviews held March 3, 2026
- Contract going to City Council for approval in May 2026

## Environmental Justice (EJ) General Plan Amendments

- Proposed EJ General Plan amendments published for a public review period, from: **March 6, 2026 – July 20, 2026.**
- Link to draft:  
<https://www.cityofvallejo.net/common/pages/GetFile.ashx?key=dpVDAcpr>

## Mare Island Specific Plan

- Special meeting held on April 27, 2026 provided City Council updates on a wide variety of Mare Island items.
- March 2026, misc. updates from Mare Island Co.

### Commercial Updates

- B47 - Performed semi-annual roof maintenance
- B102 - Removed debris from South end of building
- B112 - Repaired malfunctioning HVAC unit
- B112 - Conducted annual Infrared electrical inspection
- B112 - Performed semi-annual roof maintenance
- B112 - Performed semi-annual roof maintenance
- B112 - Performed quarterly jet wash
- B112 - Repaired leaking toilet in suite 115
- B116 - Opened 6 windows to provide mechanical ventilation
- B116 - Installed 6 electrical outlets
- B117 - Conducted annual Infrared electrical inspection
- B117 - Performed semi-annual roof maintenance
- B126 - Conducted annual Infrared electrical inspection
- B126 - Performed semi-annual roof maintenance
- B147 - Performed semi-annual roof maintenance
- B149 - Conducted annual Infrared electrical inspection
- B149 - Performed semi-annual roof maintenance
- B149 - Removed graffiti from men's restroom
- B163 - Conducted annual Infrared electrical inspection
- B213 - Removed graffiti from building exterior
- B221 - Performed semi-annual roof maintenance
- B223 - Performed semi-annual roof maintenance
- B459 - Conducted annual Infrared electrical inspection
- B459 - Performed semi-annual roof maintenance
- B461 - Performed semi-annual roof maintenance
- B483 - Conducted annual Infrared electrical inspection
- B483 - Performed semi-annual roof maintenance
- B521 - Performed semi-annual roof maintenance
- B533 - Performed quarterly jet wash
- B535 - Performed semi-annual roof maintenance on North end
- B545 - Performed semi-annual roof maintenance
- B559 - Installed bird netting on open windows
- B599 - Performed semi-annual roof maintenance
- B605/A - Performed semi-annual roof maintenance
- B676 - Swept and removed debris from 2 lower floors
- B678 - Swept and removed debris from 2<sup>nd</sup> floor
- B678 - Performed semi-annual roof maintenance
- B680 - Performed semi-annual roof maintenance
- B851 - Removed debris from North yard
- B851 - Cleaned 2 storm drains
- B851 - Repaired cut fence
- B853 - Cleaned oil stain in interior
- B853 - Serviced hot water heater
- B1310 - Conducted annual Infrared electrical inspection
- B1310 - Performed semi-annual roof maintenance
- M37 - Swept and removed debris
- M37 - Removed graffiti from interior of building
- North Island - Removed approximately 17 cubic yards of illegal dumping
- North Island - Repaired approximately 36 LF of damaged cattle fencing

- March 2026, misc. updates from Mare Island Co. (continued)

## Leasing

In *March*, the Mare Island Co. leasing team worked with new and existing tenants to complete the following agreements:

- New Leases:
  - Pinnacle Power Services executed a new lease in Building 102*
  - Confidential executed a new lease of Building 853, 400' of berth, & yard*
- Lease Extensions:
  - Pinnacle Power Services Renewed their lease in Building 117*
  - Bedrock Robotics renewed their lease of Yard 84*
  - DL Equipment renewed their lease in Building 117*
  - Blue and Gold renewed their lease of Berth 9*
  - Americ Machinery corp. renewed their lease in Building 459*
  - Americ Machinery corp. renewed their lease in Building 102*
  - Law Offices of Christopher Sweeney renewed their lease of Quarters 29*
  - Right Traffic California renewed their lease of Yard 4*
  - Red Barn Productions renewed their lease in Building 535*
- Move-Outs:
  - Packaging Arts vacated Quarters EF.*



# Staff-Level Approvals

## March 9, 2026 – April 27, 2026

Project Number	Address	Project Planner	Entitlement	Description	Approval Date
PLN25-0006	101 Harrier Avenue	Erica McCray	Minor Use Permit	Development on a site with an average slope greater than 15%	3/19/2026
PLN25-0221	180 Anchor Court	Donna Baarsch	Development Review	579 square-foot addition	3/30/2026
PLN25-0226	3032 Sonoma Boulevard	Donna Baarsch	Sign Permit	Signage for "Napa Auto Parts"	4/21/2026
PLN26-0011	1024 Nimitz Avenue	Laura Solomon	Temporay Use Permit	Ferry Fest Event	4/9/2026
PLN26-0028	1195 Walnut Avenue	Laura Solomon	Temporay Use Permit	Deced Out at Quarter Music Even	4/9/2026
PLN26-0030	150 Georgia Street	Juliette Avila	Temporay Use Permit	Temporary Storage Yard for a CIP project.	3/26/2026
PLN26-0034	Vacant Site of Rollingwood Drive	Donna Baarsch	Temporay Use Permit	Staging site for Cape Seal CIP project	4/1/2026
PLN26-0035	8308 Bennington Court	Erica McCray	Sign Permit	Signage for "Butter Chicken Blockbuster Indo-American Cuisine"	4/2/2026
PLN26-0037	300 Hospital Drive	Juliette Avila	Temporay Use Permit	Temporary placement of a PET & CT Trailer	4/16/2026
PLN26-0038	101 Temple Way	Erica McCray	Zoning Compliance	Minor Modifications to existing telecommunication facility	4/2/2026
PLN26-0040	850 Nimitz Avenue	Laura Solomon	Temporay Use Permit	Girls on the Run 5K Event	4/24/2026
PLN26-0041	2900 Sonoma Boulevard	Juliette Avila	Sign Permit	Signage for "Salon Bales"	4/16/2026
PLN26-0043	24 Tennessee Street	Donna Baarsch	Sign Permit	Signage for "5 Star Chicken"	4/21/2026
PLN26-0045	3829 Sonoma Boulevard	Juliette Avila	Sign Permit	Signage for "Amex Insurance"	4/21/2026
PLN26-0054	860 Nimitz Avenue	Laura Solomon	Temporay Use Permit	Lei of Aloha Festival Event	4/24/2026
ZC24-0084	101 Harrier Avenue	Erica McCray	Accessory Dwelling Unit	Development of a detached 749 square-foot ADU	3/19/2026



**THANK YOU**



MEMORANDUM  
PLANNING DIVISION

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**DATE:** May 4, 2026  
**TO:** Members of the Planning Commission  
**CC:** Kristin Pollot, Planning and Development Services Director  
**FROM:** Cesar Orozco, Planning Manager – Current Development  
**SUBJECT:** Creation of the Work Plan AD-HOC Subcommittee

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The Commission may wish to consider the establishment of an ad hoc subcommittee to support development of the Commission’s upcoming work plan. Prior to forming the subcommittee, the Commission should discuss and clearly define its intended purpose and scope. This discussion may include identifying the specific responsibilities of the subcommittee, such as reviewing current priorities, evaluating potential new initiatives, and preparing a draft work plan for the Commission’s consideration. Establishing clear objectives and an anticipated timeline for completing this work will help ensure the subcommittee’s efforts remain focused and allow the full Commission sufficient opportunity to review and finalize the work plan.

Should the Commission decide to establish the ad hoc subcommittee, it will also need to determine its membership and structure. To comply with open meeting requirements, the subcommittee may not constitute a quorum of the Commission and should therefore be limited to no more than three Commissioners. Commissioners may volunteer to serve on the subcommittee, or they may nominate colleagues they believe would be well suited to participate. Following selection of members, the Commission may also wish to provide general direction regarding the subcommittee’s expected meeting schedule and the timeframe for returning to the full Commission with a proposed work plan for review and consideration.

## Example Work Plan (For Reference)

### McCune Commission Work Plan - FINAL

Drafted November 14, 2025

Revised January 9, 2026 to incorporate comments from McCune Commissioners

Revised again on February 13, 2026 to incorporate final comments from McCune Commissioners

#### About the McCune Commission

The McCune Commission serves as the key body managing Vallejo's McCune Collection of rare books and art. As such, it serves both to advise the City Council and City Manager and to implement approved preservation and public programming activities. The McCune Commission leads the all-volunteer work of keeping the McCune Collection open to the public.

History: When the City of Vallejo accepted the private donation of the McCune Collection beginning in the late 1960s from Dr. Donovan McCune, the collection was overseen by Vallejo's Library Advisory Board. When the Vallejo Library ceded to the Solano County Library, the City of Vallejo intentionally retained its ownership of the McCune Collection as well as the JFK Library building. (Dr. Donovan McCune, who served for many years on the Vallejo Library Advisory Board, is credited with rallying support and funding to build the JFK Library for Vallejo, which today houses his unique historical collection.) Eventually, the Vallejo Library Advisory Board was disbanded and, because the McCune Collection requires hands-on management, the McCune Commission was established in 2015.

#### Commission Purpose and Authority

The responsibilities of the McCune Commission, as outlined in Vallejo Municipal Code [Chapter 2.51](#), are:

1. To advise the City Council and the city manager on matters of policy and public interest related to the management, use, and preservation of the McCune Collection facilities and property, investigate and make advisory reports on such matters to the city council and the city manager, and render such other specific services as are consistent with its role in managing the McCune Collection.
2. To advise the city council on matters related to the McCune Collection Endowment Fund as required in Vallejo Municipal Code [Chapter 3.30](#):
  - a. To submit to the City of Vallejo finance director its findings and determination concerning the financial status of the fund and those acquisitions or projects to be undertaken and completed by expenditures from the fund.
  - b. Once approved by City Council, to proceed with implementation of the acquisitions or projects selected.

## About the McCune Rare Books and Art Collection

The McCune Collection consists of rare books, printing equipment, and binding tools given as a bequest to the City of Vallejo by Dr. Donovan J. McCune in 1967. The strengths of this collection are fine printing and binding, Californiana, and examples of early printed works. The Californiana collection includes photography and fine art prints relating to California and/or California artists.

## About the McCune Endowment

In 1985, the City of Vallejo established a trust fund, known as the McCune Endowment, with monies received from the sale of books and other items from the McCune Collection that were not central to the focus areas of the collection. Interest earned on the principal amounts deposited in the McCune Endowment shall be expended only to preserve and enhance the remainder of the McCune collection or other purposes consistent with the spirit of Dr. McCune's gift to the city as determined by the McCune Collection Commission.

## Alignment with City Initiatives

- Add to the mix of what makes Vallejo a unique destination by assuring the distinctive assets of the McCune Collection are accessible to the public.
- Provide educational and recreational opportunities for residents, especially youth, and visitors.
- Support resident artists as a key element of downtown revitalization.
- Partner with educators to utilize the McCune Collection's primary resources and interactive learning opportunities to support literacy, standard's aligned content knowledge, and instill students' love of learning.
- Activate under-utilized City-owned spaces to bring people together and bring people downtown.
- Attract additional financial and other resources from beyond Vallejo to support the regionally unique asset that is the McCune.

## Commission Focus Areas

In October 2024, as it began developing a strategic work plan to guide and focus its efforts, the McCune Commission established three priorities. (See **Additional Items** for a list of work areas not selected as current top priorities.)

1. **Cataloging:** Transition the current catalog from a stand-alone, spreadsheet to an onlinesearchable catalog that utilizes current technologies and best practices in the field for cataloging and maximizes public visibility of the McCune catalog.

2. **Preservation:** Establish criteria, standards, and practices for curation, storage, display, security, access, and restoration of items in the collection.
  3. **Public Access:** Ensure and enhance public access to the collection for research, education, and enjoyment.
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## 1. CATALOGING

**Who:** Commissioners, professional curator/archivist/librarian to advise, additional volunteers

**When:**

Phase 1 Discovery: Q1 – Q2 2026

Phase 2 Implementation: Q3 2026 – Q2 2027

Phase 3 Launch: Q3 2027

**Why:** Understanding and sharing what is in the collection underpins every other focus area. An accurate, accessible catalog of the collection is essential to support the other activities. In 1984, as part of a City-commissioned analysis of the best uses for the McCune Collection, the collection was fully inventoried. Since then, a classification system that is unique to the McCune was added and the paper catalog was digitized in a stand-alone spreadsheet. While some new acquisitions have been added to the catalog since then, a complete review and update to the catalog have not been completed in some time.

**Success Metrics and/or Deliverables:**

- Phase 1 Discovery: Assess needs and establish cataloging criteria. Continue engaging with librarians and archivists of similar collections to survey best practices and recommendations for catalog platform options and establish criteria for the McCune’s needs
- Phase 2: Implementation
  - Select a cataloging platform
  - Assess resources needed to implement the transfer
  - Develop and adopt a plan for transferring current catalog to new platform
- Phase 3 Test and Launch: Utilize catalog on new platform

**Key Tasks**

- Phase 1: Identify new catalog platform (Quarter 1 2026)
  - Consult with practitioners/experts
  - Assess the collection’s cataloging needs and establish criteria
    - What information is relevant to a collection like the McCune
    - Assess digital reproduction needs (digital images of items) and extent of integration with cataloging project

- Research available options
- Assess strengths and weaknesses of options (cost, features, ease of use)
- Forecast costs
- Recommend best option and gain approval(Quarter 2 2026)
- Phase 2: Transfer current catalog to new platform (Beginning Quarter 3 2026)
  - Assess completeness and accuracy of existing records
  - Create a plan for transferring existing records to new platform
  - Create a plan to identify and enter uncatalogued items into new platform
  - Assess resources needed to complete the work
  - Document plans and procedures for volunteers
  - Establish project manager; recruit volunteers; train volunteers
  - Monitor data input for quality/accuracy
  - Document procedure manual
- Phase 3: Launch new platform (Quarter 3 2027)
  - Troubleshoot and beta test
  - Go live
  - Implement ongoing management and updates
  - Review in one year (Quarter 4 2028)

**Budget Needs:**

- Potential costs: paid professional to advise or oversee the work
- Catalog platform fees, upfront and/or ongoing

**Dependencies:**

- Funding
- Volunteers

**2. PRESERVATION**

**Who:** Commissioners, professional curator and/or restoration professional

**When:** Begin Quarter 3 2026

**Why:** To protect the assets in the collection

**Success Metrics and/or Deliverables:** Annual report on the health of the collection and list of items needing priority restoration work

**Key Tasks:**

- Establish the collection’s baseline conditions: Work with a professional curator or preservationist to assess the current state of the collection and recommend a) items needing restoration work, and b) an approach for ongoing monitoring. Q3 2026

- Recommend a plan for managing preservation and restoration tasks of the current collection. Q1 2027
- Prevent harm by identifying any urgent improvements to current methods for storage and display of the collection, including lighting and climate control. Q1 2027

**Budget Needs:**

- Potential costs: consultation with professional curator/s or preservationist/s
- Professional restoration work, as needed
- Minor facility improvements (Full facility assessment not included in Preservation scope. See Additional Items: Facilities, below.)
- Appropriate exhibition cases, in alignment with Public Programming needs.

**Dependencies:**

- Funding availability, identifying appropriate professional advisors

**3. PUBLIC ACCESS**

**Who:** Commissioners, other volunteers, speakers/presenters, exhibitors

**When:**

Ongoing: continue Tuesday and Saturday open hours, continue Friday Art Walk exhibits. Restart public demonstrations of Albion press beginning December 2025.

Q1-Q2 2026: Develop and begin testing some limited new programming

- Consider resuming Sunday programming
- Demonstrations and presentations of phases of printing (paper, typesetting, printing methods, binding, elements of design, etc.) using teaching-artifacts and reference materials in the collection
- Showcase highlights of the collection in engaging displays
- Launch interactive Alphabet learning module for use with early-grade teachers and students (utilize collection’s alphabet reference books, typefaces, examples through history; each child receives a printed alphabet poster we print together)

Q3-Q4 2026: Develop plans, possibilities, and parameters for further enhancing public access

Q1 2027: Finalize plan for enhancing public access and continue growing the capabilities of public engagement

**Why:** To facilitate and enhance public access and public understanding and use of the collection

**Success Metrics and/or Deliverables:** Recommend plans for enhancing public access and public understanding and use of the collection

**Key Tasks:**

- Establish criteria/goals/benchmarks for McCune events (highlight features of the collection, increase visitors to the McCune, and support local arts and downtown activities).
- Establish what kinds of events are allowable uses of the McCune Room (community meetings, fundraisers, private events, etc.) and whether room rental fees are permissible
- Develop list of ideas for future displays highlighting aspects of the collection.
- Seek feedback from various stakeholders on their preferences for engagement activities and their interests.
- Update McCune handbook and procedures to support public engagement plan

#### **Budget Needs:**

- Potential costs: honoraria for visiting artists, educators, lecturers
- Appropriate exhibition cases for various types of artifacts, in alignment with Preservation needs

#### **Dependencies:**

- Volunteers
- Supervision/Event Manager
- Librarian/Familiarity with the collection

**ADDITIONAL ITEMS** that were not selected as Commission priorities for the current workplan are to be addressed in future work plans, projected to begin as early as Q4 2027. These items include:

- **Volunteers & Staffing:** Managing the McCune Collection is 100% volunteer based; a robust volunteer management program is required. Future planning needs include defining appropriate roles for volunteers versus paid professionals; volunteer job descriptions to support cataloging, preservation, and public access; and implementing a system for volunteer training, oversight, and management.
- **Facilities:** Assess the existing facilities' (the McCune Room) strengths and risks regarding physical protection and health of and access to the Collection; recommend areas to be improved or enhanced; oversee approved projects; conduct regular assessments.
- **Acquisitions:** Develop guidelines governing additions to the collection; establish procedures for documenting and cataloging acquisitions.
- **Partnerships:** Identify areas where partnerships with other organizations, institutions, or businesses can support the goals and needs of the McCune Collection and McCune Commission.
- **Fundraising and Resources:** Align fundraising, via the McCune Foundation, with the priorities and project identified and approved in the preceding categories.

## BUDGET JUSTIFICATION

The McCune Endowment relies heavily on volunteer support from McCune Commissioners and other volunteers. Because the collection has not utilized paid employees, it has sufficed with a maximum budget of \$5,000 per fiscal year. The McCune Collection is currently supported by

- proceeds from the McCune Endowment, as needed
- a small stipend of \$2,500 from the City of Vallejo for security services and preservation needs.

Should this workplan and the projects it outlines require additional funding, the expectation would be for the existing McCune Foundation to raise the funds through grants and other philanthropic activities, thereby bringing more resources to the City of Vallejo and its residents.

## TIMELINE [TBD]

\*\*\*MC = McCune Commission

### Q1 2026

<u>Priority Area</u>	<u>Tasks</u>	<u>Responsible Party</u>	<u>Partners</u>
Catalog	Vet platforms & recommend	MC	Professional advisors
Public Engagement	Test new programming	MC	

### Q2 2026

<u>Priority Area</u>	<u>Tasks</u>	<u>Responsible Party</u>	<u>Partners</u>
Catalog	Platform selected	MC with Council approval	
Public Engagement	Test new programming	MC	

### Q3 2026

<u>Priority Area</u>	<u>Tasks</u>	<u>Responsible Party</u>	<u>Partners</u>
Catalog	Transfer data, ongoing	MC or manager with volunteers	
Public Engagement	Develop ongoing plan	MC with public input	

### Q4 2026

<u>Priority Area</u>	<u>Tasks</u>	<u>Responsible Party</u>	<u>Partners</u>
Catalog	Transfer data, ongoing	MC or manager with volunteers	
Preservation	Est. baseline conditions	MC	
Preservation	Develop pres. plan	MC with advisors	
Public Engagement	Develop ongoing plan	MC with public input	

### Q1 2027

<u>Priority Area</u>	<u>Tasks</u>	<u>Responsible Party</u>	<u>Partners</u>
Catalog	Transfer data, ongoing	MC or manager with volunteers	

Preservation	Finalize pres. plan	MC with Council approval
Preservation	Identify urgent interventions	MC with Council approval
Public Engagement	Finalize plan	MC with Council approval

Q2 2027

<u>Priority Area</u>	<u>Tasks</u>	<u>Responsible Party</u>	<u>Partners</u>
Catalog	Transfer data, conclude	MC or manager with volunteers	

Q3 2027

<u>Priority Area</u>	<u>Tasks</u>	<u>Responsible Party</u>	<u>Partners</u>
Catalog	Launch	MC with tech support	

Q4 2027

<u>Priority Area</u>	<u>Tasks</u>	<u>Responsible Party</u>	<u>Partners</u>
Additional Areas	Align with above work	MC with McCune Foundation	

Q4 2028

<u>Priority Area</u>	<u>Tasks</u>	<u>Responsible Party</u>	<u>Partners</u>
Catalog	Review success,	MC	

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**Members of the Commission**

- Henry Beecher
- Joel Benson, Vice Chair
- Zachary Kent
- Vince Tajima, Treasurer
- Rebekah Truemper, Chair

**Council Liaison**

Charles Palmares

**Staff**

- Annette Taylor
- Laura Zagaroli