



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



**JUNE 1, 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**

**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 A RESOLUTION FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO SECTION 15301(e) (CLASS 1 – “EXISTING FACILITIES) AND APPROVING A MAJOR USE PERMIT AND SIGN PERMIT (COLLECTIVELY, “PLN25-0148”) TO LEGALIZE A PAWN SHOP AND SIGNAGE AT 3716 SONOMA BOULEVARD (APN: 0053-010-740) TO JULY 6, 2026 AT 7:00 P.M.**

**Project Summary:** The project involves the legalization of an existing pawnshop and installation of “Cash for Gold” signage. The business would operate from Monday through Saturday, from 10:00 am to 5:00 pm. with at least two employees on-site at all times. Security measures at the site include a bullet-proof transaction window, an alarm system, surveillance cameras and a secured safe to store goods and jewelry.

**Location:** 3716 Sonoma Boulevard / APN: 0053-010-740

**Applicant:** Ali Hijaz

**Owner:** MH Property Investment LLC

**General Plan Land Use Designation:** Central Corridor (CC)  
**Zoning District:** Central Corridor Commercial (CC)  
**CEQA:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15301(e) (Class 1 “Existing Facilities”) of the CEQA Guidelines.

- B. ADOPT A RESOLUTION FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTIONS 15301 (CLASS 1 - EXISTING FACILITIES) AND APPROVE MAJOR USE PERMIT AND PUBLIC CONVENIENCE OR NECESSITY (COLLECTIVELY, PLN25-0151) FOR THE ADDITION OF ALCOHOL SALES AT 480 REDWOOD STREET (APN: 0051-010-630)

**Project Summary:** The project consists of a request to sell alcoholic beverages (beer and wine) for off-site consumption within an existing 1,092-square-foot grocery store. The request also requires a determination of Public Convenience or Necessity due to an over concentration of off-site consumption retail alcohol licenses within the census tract. No other store modifications or new construction is proposed as part of the project.

**Location:** 480 Redwood Street, Suite 33 / APN: 0051-010-630

**Applicant:** Lianne Garcon

**Owner:** Redwood Square Enterprises, LLC

**General Plan Land Use Designation:** Neighborhood Corridor (NC)

**Zoning District:** Zone 3 of the White Slough Specific Plan (WSSP) / Central Corridor Commercial (CC)

**CEQA:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15301(e) (Class 1 “Existing Facilities”) of the CEQA Guidelines.

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**

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

**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](http://www.cityofvallejo.net/subscribe))
- Sign up for emergency alerts at: [alertsolano.com](http://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

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

Dated:

*Dalia Vidor*

Dalia Vidor, Staff Secretary