



**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

**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

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](#))
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- Sign up for emergency alerts at: 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



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

DATE: June 1, 2026
TO: Planning Commission
FROM: Laura Solomon, Associate Planner
SUBJECT: **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 INFORMATION

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.

RECOMMENDATION

Continue the public hearing to consider a resolution finding the project to be exempt from environmental review pursuant to CEQA Guidelines Section 15301 (Class 1 – “Existing Facilities) and approve a Major Use Permit and Sign Permit (collectively, PLN25-0148) to July 6, 2026 at 7 p.m.

ATTACHMENTS

None

CONTACT

707-648-5391
laurasolomon@cityofvallejo.net



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

DATE: June 1, 2026
TO: Planning Commission
FROM: Robert Thacker, Principal Planner
SUBJECT: 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 INFORMATION

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.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a Resolution finding the project to be exempt from environmental review pursuant to CEQA guidelines Section 15301 (Class 1 – “Existing Facilities”) and approving a Use Permit with determination of Public Convenience or Necessity (PLN25-0151) for the Lakayamn Goods grocery store, based on the findings provided in the attached Resolution and subject to the Conditions of Approval.

ATTACHMENTS

1.	Staff Report
2.	Recommended Resolution
3.	Attachment - Supporting Information (Tables and Images)

Date: June 1, 2026

Subject: 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)

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CONTACT

Robert Thacker, Principal Planner, (707) 648-4506, Robby.Thacker@cityofvallejo.net

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

BACKGROUND AND DISCUSSION

Background

The subject tenant space at 480 Redwood Street, Suite 33, is currently occupied by Lakayamn Goods, which a small grocer that has been in operation since 2024. Prior to 2024, the tenant space was utilized as office space for various businesses.

On August 4, 2025, Lianne Garcon, the applicant, filed an application with the Planning Division for a Minor Use Permit to allow for the retail sale of beer and wine for off-site consumption as part of the existing retail grocery store. The applicant has also concurrently filed an application for a Type 20 (Off-Sale beer and wine) alcohol license from the California Department of Alcohol Beverage Control (ABC), which regulates the sales of alcoholic beverages including beer and wine. The project was subsequently deemed complete for processing on October 24, 2025.

After reviewing the application further and consulting with ABC, it was determined that a determination of a Public Convenience or Necessity would be required due to an overconcentration of active off-sale alcohol licenses within the census tract that the project is located within. According to ABC, there are currently 12 existing licenses in the tract, where only 2 would normally be allowed. Because of the high overconcentration of existing licenses and the location of the shop being adjacent to the White Slough, as well as a large nearby homeless encampment, the Planning Director referred the application to the Planning Commission for final consideration.

Location and Land Use Context

The project site is located at 480 Redwood Street, Suite 33, between Sonoma Boulevard/State Route-29 (SR-29) and Sacramento Street. The tenant space is within the Redwood Square commercial shopping center, which includes different uses such as restaurants, personal services, general retail, and medical offices.

The site is surrounded by the White Slough to the north, a general retail and vacant property to the east, Redwood Street to the south with a multi-family residential development and commercial shopping center beyond, and another multi-family residential development to the west. The project site is located approximately 0.2 miles west from Sonoma Boulevard/SR-29 and 0.47 miles south of State Route 37 (SR-37). SR-29 and SR-37 provide regional access, while Redwood Street provides direct access to the site. The site's General Plan 2040 Land Use Designation is Neighborhood Corridor (NC) and the site is within Zone 3 of the White Slough Specific Plan (WSSP).

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

Figure 1 – Location Map



Figure 2 – Existing Conditions

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

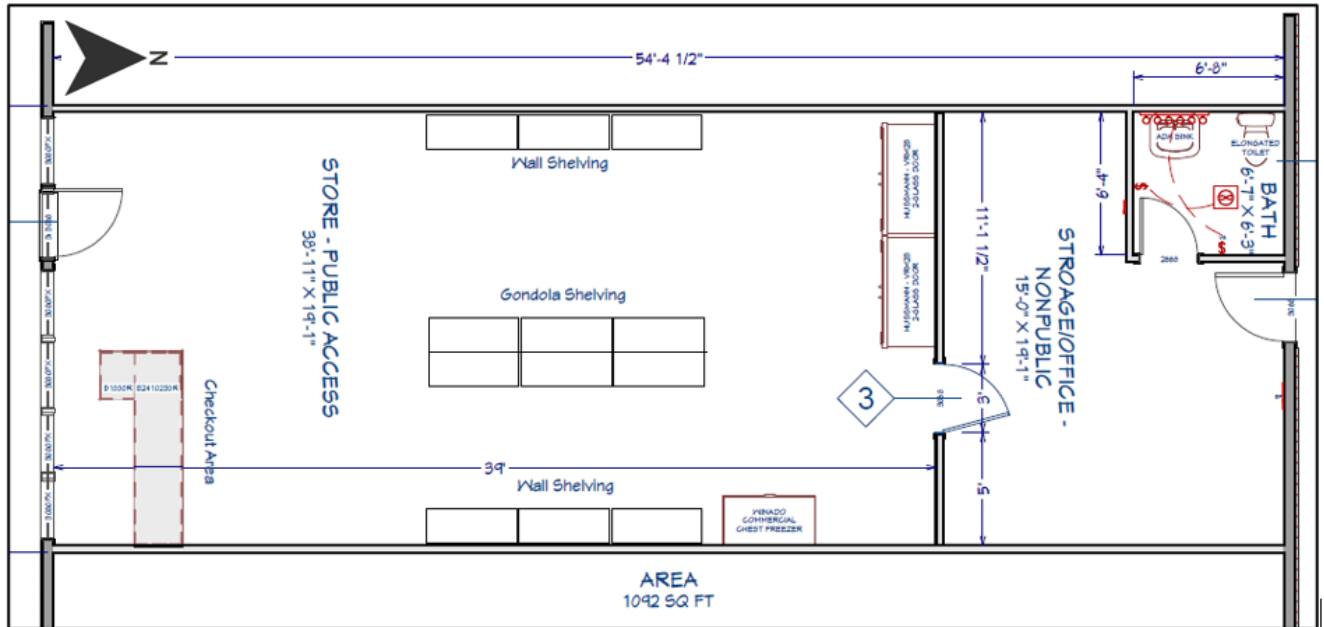


Project Description

The project consists of adding retail sales of beer and wine products for off-site consumption, to the existing “Lakayanm Goods” grocery store, which offers Haitian based foods and related goods to customers for retail sale. The existing tenant space is 1,092 square feet in area, which is made up by a retail floor area of approximately 650 square feet at the front of the store, with a storage area and bathroom at the rear (see Figure 3 – Floor Plan Layout). The applicant proposes to utilize no more than 10% of existing retail sales area to stock beer and wine products for retail sales, to be consumed off-site after purchase. The proposal includes new beer and wine display areas totaling approximately 110 square feet (10 percent) of the retail sales floor area which would include the display of beer and wine on shelving behind the cashier at point of sales counter. The business currently operates from 9:00am – 6:00pm Sunday through Friday (closed Saturday). The hours of operation are not proposed to change and no alterations to the existing tenant space are proposed to accommodate the additional sales of beer and wine as part of this project. Further, the proposal would not result in a change of occupancy of the building, nor require modifications to the space that would trigger the need for the applicant to obtain a building permit to establish the alcoholic beverage sales as proposed.

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

Figure 3 – Existing Floor Plan



Required Entitlements & Findings

Vallejo Municipal Code (VMC) Chapter 16.305 – Alcoholic Beverage Sales, states, “no person shall dispense for sale or other consideration, alcoholic beverages, including beer, wine, malt beverages, and distilled spirits, for on-site or off-site consumption without first obtaining a minor or major use permit unless the sale or service is associated with a bona fide eating place, as defined by the California State Department of Alcoholic Beverage Control.” As such, the request to add off-site alcoholic beverage sales to an existing grocery store requires a Minor Use Permit.

VMC Section 16.305.03 – Determination of Public Convenience or Necessity, states, “The director or the planning commission may make a determination of public convenience or necessity to allow the establishment of a new retail alcohol sales establishment or to allow the issuance of an additional license for any alcohol sales establishment in any area of the city that has an undue concentration of retail alcohol outlets or a higher crime rate than the average defined by the California Business and Professions Code Section 23958.4 (a).” As mentioned above, according to ABC there are 12 existing licenses in the census tract, where only 2 would normally be allowed. As such, determination of a Public Convenience or Necessity (PCN) is required due to an overconcentration of active retail alcohol licenses within the census tract the project is located within.

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

Additionally, VMC Section 16.606.02 (a) – Procedures (Minor Use Permit), states, “ *The director shall review, approve, conditionally approve, or deny an application for a minor use permit based on consideration of the requirements of this chapter. The director may, at his/her discretion, refer any application for a minor use permit for a project the director determines may generate substantial public controversy or involve significant land use policy decisions to the planning commission for a decision. In that case, the application must be processed as a major use permit.* ”

Due to the overconcentration of active retail alcohol licenses within the census track, the director has referred the application for the Minor Use Permit to the Planning Commission. As such, the project will be processed concurrently as a Major Use Permit with the PCN.

A. Use Permit Findings

VMC Section 16.606.03 – Required Findings, requires the review authority to make the following findings:

1. The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code
2. The proposed use is consistent with the general plan and any applicable specific plan or planned development and any other applicable plans;
3. The subject parcel is physically suitable for the type of land use being proposed;
4. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation;
5. The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood;
6. The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare; and
7. The project has been reviewed in compliance with the California Environmental Quality Act (CEQA), if applicable, and the requirements of this chapter.

STAFF ANALYSIS

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

Staff believe all the applicable Use Permit findings listed above can be made for the proposed project. A summary of staff’s analysis is included below, with specific analysis associated with each required finding, including recommended statements of fact, incorporated into the attached Resolution (Attachment 3).

Code Compliance:

I. General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is Neighborhood Corridor (NC). The General Plan characterizes this designation as follows:

The NC designation is intended to promote pedestrian-oriented neighborhood "main streets" with an emphasis on shops and services catering to the daily needs of local residents, particularly at mixed-use Urban Villages. Permitted uses in the NC designation include multifamily developments, retail, personal and automotive services, professional offices, community facilities, and other uses conducted primarily inside of buildings and compatible with an eclectic neighborhood-oriented mixed-use environment.

The project is consistent with the General Plan policies and actions, as further illustrated in Table 1 (below).

Table 1 - General Plan 2040 Policies and Actions	
Policies and Actions	Staff's Analysis
<p>General Plan Policy EET-2.1 Economic Diversification. Attract employment and tax-generating businesses that support the economic diversity of the city.</p> <p>General Plan Policy EET-2.2 Good Jobs. Retain and attract new businesses offering high quality jobs</p>	<p><i>The project aims to retain and support an existing employment and tax generating business within the city by allowing retail sales of a wider variety of beverage products to the customers, which would increase revenue and customer traffic for the business. The addition of alcohol sales to an existing ethnic grocery store will not only support the existing business and improve sales tax revenue, and but it will also support continued economic vitality and diversity in the City.</i></p>
<p>General Plan Policy CP-1.1 Responsible Alcohol Sales. Promote responsible alcohol sales through regulation and education.</p>	<p><i>As required by the VMC Section 16.305, the project would implement regulations to promote responsible sales of alcohol. The proposed use permit would include conditions of approval limiting the sale of alcohol to beer and wine only (spirits prohibited), limiting the total area dedicated to the display and sale of alcohol to no more than 10 percent of the total area of the tenant space, limiting the allowed hours of the sale of alcoholic beverages to 8:00am - 12:00 midnight, and requiring the surrounding area to be maintained free of graffiti and litter.</i></p>

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

II. White Slough Specific Plan Consistency

The project is located within Zone 3 of the WSSP. The project is consistent with the goals and policies of the WSSP and would not impact policies and guidelines intended to continue to protect and preserve White Slough. The WSSP provides goals and policies to address various conditions within the plan area including the protection and enhancement of wetland and marshland habitat, address improvements to State Route (SR) 37, improve flood control for areas south of White Slough, public access policy for North and South White Slough, designation of appropriate land use designations for wetland preservation areas and commercial land use opportunities, sanitary sewer improvements along SR 37, and street improvements for streets within the plan area. Per the WSSP, the project site is designated Mixed Use Planned Development (MUPD) and located within Zone 3, which encompasses the land abutting the south side of South White Slough and fronting Redwood Street. The WSSP authorizes compatible land uses within each zone designation and permits food and beverages retail sales within Zone 3. The proposed alcohol sales within the existing grocery store is consistent with the WSSP in that it would not result in any exterior changes to the existing commercial center that would impact the White Slough or any existing wetland preservation areas within the plan area.

III. Zoning Code Compliance

Although the project is located within the WSSP, the proposal is still subject to special land use regulations within the Zoning Code, including VMC section 16.305, for Alcoholic Beverage Sales.

Alcoholic Beverage Sales – Special Use Regulations

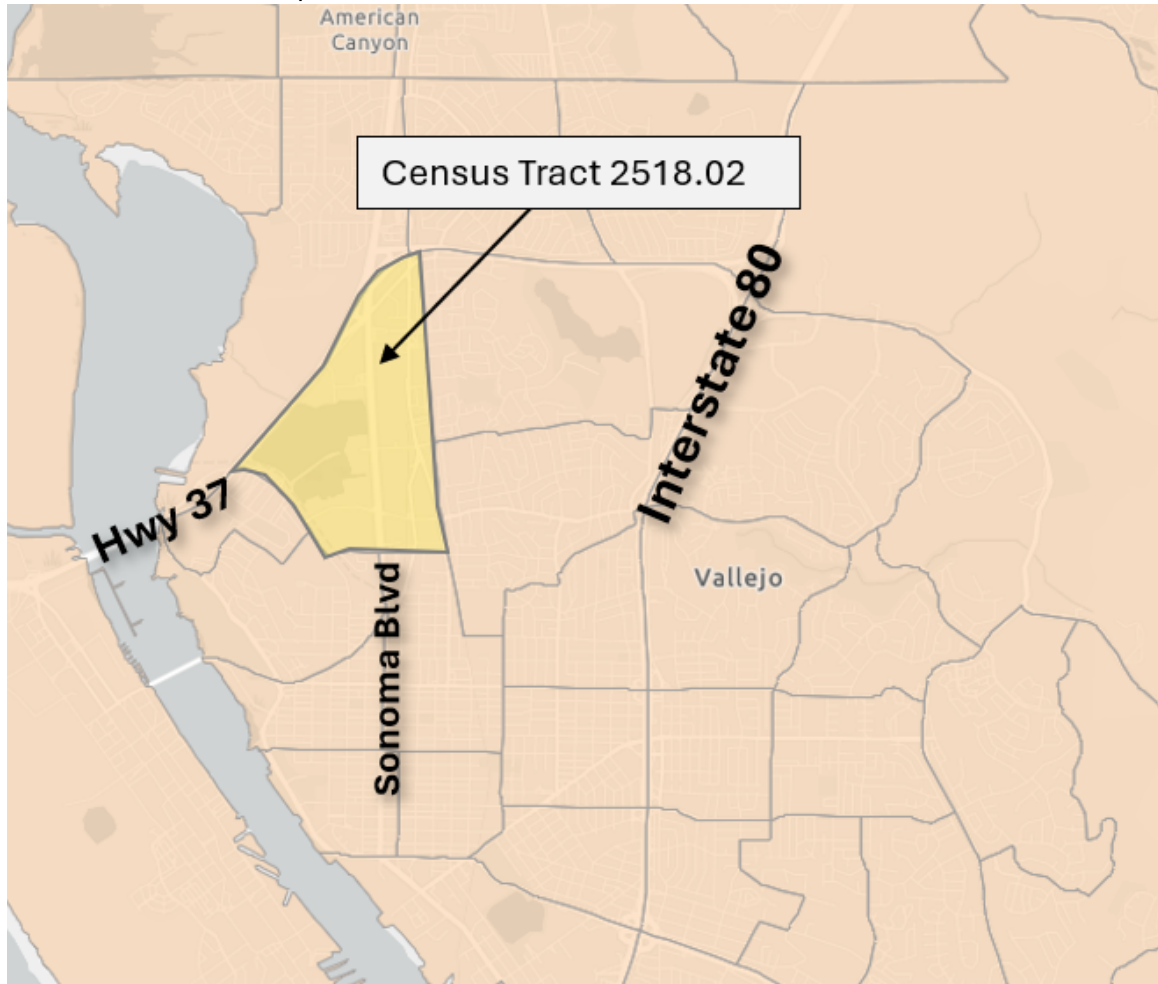
As mentioned above, the VMC includes additional special use regulations intended to mitigate potential impacts associated with the sale of alcoholic beverages. These regulations would ensure the operator of the business prevents loitering on-site, limits late-night sales of alcohol, keeps the property clean and free of litter/graffiti, displays proper signage related to regulations, allows for periodic inspections by City staff, and follows proper requirements if/when the business changes hands to a new operator. The existing hours of operation of the business are not proposed to change and would continue to be 7:00am – 6:00pm daily; however, alcohol sales would only be authorized beginning at 8:00am per VMC Section 16.305.02.B(3), which requires that alcohol sales do not occur between the hours of 12:00am – and 8:00am. These regulations are proposed to be included as conditions of approval as necessary, to ensure implementation of these operational standards.

Public Convenience or Necessity

In addition to the Use Permit, a Public Convenience or Necessity finding is required due to an overconcentration of off-premises alcohol sales. The project is located within Census Tract No. 2518.02 (see Image 4, below), which according to ABC is allowed a maximum of 2 active off-sale licenses. According to ABC records, there are currently 12 existing active off-sale licenses in the census tract, which exceeds the maximum allowed by 10 licenses and has resulted in an overconcentration for the area.

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

Figure 4 – Census Tract Map



The subject census tract has an estimated population of 3,200 within an area of approximately 0.95 square miles. The census tract is composed primarily of several commercial centers along Sonoma Boulevard as well as industrial, single-family residential neighborhoods, multi-family residential development and the White Slough. Due to the high concentration of commercial development that allows for retail uses, the census tract is likely to experience a higher-than-average concentration of retail alcohol licenses compared to other areas of the city.

As shown in Table 3 below, of the 12 active licenses, there are nine Off-Sale General licenses (Type 21) which allow for the retail sale of beer, wine, and spirits, and three Off-Sale Beer and Wine (Type 20) licenses. The table below provides a list of the existing active off-sale retail alcohol licenses within this census tract.

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Table 3 – Active Off-sale Retail Alcohol Licenses Source: Department of Alcohol Beverage Control (ABC)			
<i>Business Name</i>	<i>License Type</i>	<i>Address</i>	<i>Distance from Project Site (miles)</i>
Food Basket	20 (Off-sale beer and wine)	1694 Broadway St	0.55
Dollar Tree	20	3475 Sonoma Blvd	0.18
Seafood City	21 (Off-sale General)	3495 Sonoma Blvd	0.10
Jacks Food and Liquor	21	857 Sereno Dr	0.55
Bonfare Market	21	2240 Sacramento St	0.16
Smart and Final	21	3901 Sonoma Blvd	0.3
CVS Pharmacy	21	3678 Sonoma Blvd	0.29
Walmart	21	701 Sereno Dr	0.29
168 Market	21	765 Sereno Dr	0.39
99 Cents Only Store	21	3684 Sonoma Blvd	0.30
Arco	20	4301 Sonoma Blvd	0.61
TJ Mart (Convenience Store)	21	2400 Sacramento St	0.30

Average distance to project from all licenses = 0.34mi.

VMC Section 16.305.03 (B) – Basis for Determination, establishes the criteria upon which the Planning Commission may determine that public convenience or necessity exists for the requested off-sale license. The following analysis of the criteria used to determine whether a public convenience or necessity exists is listed below:

- i. A special or unusual circumstance exists in that the existing retail business desires the ability to offer beer and wine products for retail sale for customers to improve sales and drive additional customers to the business which strictly offers ethnic foods and goods offered for retail sale.

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

-
- ii. The business owner and applicant has indicated that the existing business model lacks profitability and it has been demonstrated that the sale of alcoholic beverages at retail stores can improve profitability of a business.
 - iii. The business is not relocating from a different location within the same census tract.
 - iv. The project is consistent with the 2040 General Plan and proposes to improve and retain existing business and improving economic success and diversity within the City. The project is also consistent with the White Slough Specific Plan.
 - v. There are existing retail stores in the nearby vicinity along Redwood Street that offer alcohol beverages for purchase, however, this business offers goods that are unique and would not readily available to customers at other nearby retail and grocery stores.
 - vi. The proposed location is not located near a residential development or other sensitive land uses such as a school, transitional housing, or facilities providing services to homeless persons.
 - vii. Granting of the license will provide a economic benefit to the City and help support the success of the existing commercial center and the other existing businesses within the other tenant spaces of the buildings on the parcel.
 - viii. The history of reported crimes within the immediate area are not abnormally high or unique as compared to other areas of the City.

Staff believes, a determination of Public Convenience can be made for the project based on the outlined criteria for a determination, consistency with the goals and policies of the 2040 General Plan, local crime analysis, and the unique attributes of the project and the surrounding land uses with respect to overconcentration of licenses. The existing specialty grocery business desires the ability to offer beer and wine products for retail sale for customers to improve sales and drive additional customers to the business to promote economic development, employment, and sales tax revenue. The proposal would be limited to beer and wine only and display of beverages would be limited to no more than 10 percent of the tenant space, maintaining the principal use of the business as a grocery store. While there is an overconcentration of 10 licenses in the census tract, the vast majority of the tract is developed with neighborhood and regional commercial retail development and shopping centers, where these licenses are most appropriately allocated and common with large scale retail businesses and small-scale convenient stores. Additionally, the Vallejo Police Department has analyzed the crime statistics within the vicinity of the project and has found no record of abnormally high crime rates associated with alcohol related crimes compared to other areas of the city. The license would allow customers looking for specialty groceries to also have convenient access to beer and wine products in one location. With these considerations, staff believes a determination of public convenience or necessity can be made for the project.

ENVIRONMENTAL REVIEW

The proposed project is exempt from environmental review under Section 15301(e) (Class 1 “Existing Facilities”) of the California Environmental Quality Act (CEQA) Guidelines due to the proposed addition of

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

alcohol sales for off-site consumption will not result in the expansion of the footprint of the existing tenant space.

Moreover, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource. Therefore, no further environmental review is required.

NOTICE AND COMMENTS

On May 7, 2026, pursuant to VMC Section 16.602.08, a notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups, all property owners within 500 feet of the subject property, and any other interested parties and local agencies expected to provide water, wastewater treatment, and/or other essential facilities or services to the project, the applicant and property owner. On May 12, 2026, the notice was electronically sent to the members of the Planning Commission.

As of the writing of this staff report, staff have not received any comments or questions from the public on the application.

CONCLUSION

Based on the analysis contained in this staff report, staff recommends that the Planning Commission adopt a resolution finding the project exempt from environmental review pursuant to CEQA guidelines Section 15301 (Class 1 – Existing Facilities) and approve Major Use Permit and Public Convenience or Necessity (collectively, PLN25-0151), based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the Resolution.

EXPIRATION

Pursuant to VMC Section 16.602.11, a final decision on an application for any discretionary approval subject to appeal shall become effective after the expiration of ten calendar days following the date of action, unless an appeal is filed.

Pursuant to VMC Section 16.602.12(A.2), approval of a Major Use Permit and Public Convenience or Necessity (PLN25-0151) shall automatically expire 24 months after its taken affect unless the use has commenced prior to the expiration date (June 1, 2028); if approved at this meeting and not appealed).

APPEAL PROCEDURE

The applicant, or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendering of the decision of the Planning Commission appeal in writing to the City Council by filing a written appeal with a fee as prescribed in the Master Fee Schedule with the City Clerk. Such written

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

appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council’s consideration of the appeal, shall be sent by the City Clerk to all property owners within five hundred feet of the project boundary. The Council may affirm, reverse, or modify any decision of the Planning Commission that is appealed.

LEVINE ACT: GOVERNMENT CODE 84308

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office, (City Officers) who have received a campaign contribution of more than \$500 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$500 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$500 made to the city officers, such as the mayor and/or councilmembers, within 12 months prior to the date of the proceeding. City officers are prohibited from accepting, soliciting, or directing a contribution of more than \$500 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 26-XX

A RESOLUTION OF THE PLANNING COMMISSION APPROVING A MAJOR USE PERMIT AND PUBLIC CONVENIENCE OR NECESSITY (COLLECTIVELY, PLN25-0151) TO ALLOW OFF-SITE ALCOHOL SALES FOR LAKAYANM GOODS AT 480 REDWOOD STREET, SUITE 33 (APN: 0051-010-630)

WHEREAS, in November 1995, the City Council adopted the White Slough Specific Plan (WSSP), which was amended in November 2006, November 2009, December 2009, December 2010, June 2018, July 2018, January 2020, and June 2021, resulting in the current version the WSSP; and

WHEREAS, on August 29, 2017, the City Council adopted the Vallejo General Plan 2040; and

WHEREAS, on August 4, 2025, Lianne Garcon, the applicant, formally applied for a Minor Use Permit to add off-sale alcohol sales for beer and wine at 480 Redwood Street, Suite 33 (APN: 0051-010-630) (the “subject property”); and

WHEREAS, the subject property has a General Plan 2040 land use designation of Neighborhood Corridor; and

WHEREAS, on June 22, 2021, the City Council adopted the new Zoning Code and Zoning Map; and

WHEREAS, the subject property is within the Central Corridor Correction (CC) zoning district and the subject property is located within land use Zone 3 of the WSSP; and

WHEREAS, on October 24, 2025, the application for the project was determined to be complete for processing; and

WHEREAS, it was determined in consultation with the Department of Alcohol Beverage Control (ABC), that a determination of a Public Convenience or Necessity due to overconcentration of off-sale alcoholic sales is required; and

WHEREAS, In compliance with Vallejo Municipal Code (VMC) Section 16.606.02, “Procedures – Minor Use Permit” the director has referred any application for a minor use permit to the planning commission for a decision, and the application must be processed as a major use permit; and

WHEREAS, on May 12, 2026, pursuant to Vallejo Municipal Code (VMC) Section 16.602.08(A), notice of this hearing was published in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the subject property, any other local agency expected to provide water, wastewater treatment, or

other essential facilities or services to the project, the applicant and property owner, and electronically mailed to the members of the City of Vallejo Planning Commission; and

WHEREAS, on June 1, 2026, the City of Vallejo Planning Commission, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing.

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby finds, determines and resolves as follows:

Section 1. Recitals

The foregoing recitals are true and correct, and the same 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: the application, including all designs, plans, studies, data and correspondence submitted to the City in connection with the project; all staff reports, decision letters and other documentation and information produced by or on behalf of the City in connection with the project; all documentary and oral evidence received at the public hearings regarding the project; all matters of common knowledge and all official enactments and acts of the City, including without limitation: (a) the City of Vallejo General Plan 2040 and its related EIR; (b) the 2021 Zoning Code and its Initial Study and Mitigated Negative Declaration; (c) the Vallejo Municipal Code; (d) all designs, plans, studies, historic impact analysis, data and correspondence submitted to the City in connection with the project; (e) all documentary and oral evidence received at the public hearing regarding the project; (f) other applicable City of Vallejo policies and regulations; and (g) all applicable state and federal laws, rules, regulations, reports, records and projections related to development within the City of Vallejo and its surrounding areas. The Custodian of Record is the Director of the Planning and Development Services of the City of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

Section 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Facts in Support: The proposed project is exempt from environmental review under Section 15301(e) (Class 1 "Existing Facilities") of the California Environmental Quality Act (CEQA) Guidelines due to the proposed addition of alcohol sales for off-site consumption will not result in the expansion of the footprint of the existing tenant space.

Moreover, none of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource. Therefore, no further environmental review is required.

Section 4. Major Use Permit Findings

Vallejo Municipal Code (VMC) Section 16.606.03 requires the review authority make the following findings:

1. The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code.

Facts in support: VMC Section 16.305 (Alcoholic Beverage Sales) requires that a Minor Use Permit is required to dispense for retail sale alcoholic beverages for off-site consumption within the Central Corridor Commercial (CC) zoning district. The operation of off-site alcohol sales shall be subject to conditions of approval requiring:

- a) The operator of the use shall prevent loitering or other activity in the parking lot that would be a nuisance to adjacent uses and/or residential neighborhoods (Condition #8)*
- b) Hours of operation are limited to 8:00a.m. to 12:00 midnight (Condition #6);*
- c) The site shall be maintained free of litter and graffiti at all times (Condition #7);*
- d) Notices shall be prominently displayed that prohibit loitering and littering and request patrons to not disturb to not disturb neighbors or block driveways (Condition #9);*
- e) Employees of the establishment shall walk a one-hundred-foot radius from the facility at some point prior to thirty minutes after closing and shall pick up and dispose of any discarded beverage containers and other trash left by patrons (Condition #10);*
- f) The following signs shall be prominently displayed in a readily visibly manner:
 - I. California State Law prohibits the sale of alcoholic beverages to persons under twenty-one years of age.*
 - II. No loitering or public drinking; and*
 - III. It is illegal to possess an open container of alcohol in the vicinity of this establishment (Condition #11);**
- g) A copy of the conditions of approval and the ABC license shall be required to be kept on the premises and presented to any law enforcement officer or authorized city official upon request (Condition #12);*
- h) All businesses that engage in retail alcoholic beverage sales shall be subject to inspection by the city staff any time the chief of police, or their designee, finds that criminal or nuisance activities are occurring on or near the premises (Condition #13).*

Implementation of these conditions of approval will ensure the use is in compliance with applicable requirements for alcohol sales.

In addition to the Minor Use Permit, a Public Convenience or Necessity is required pursuant to VMC Section 16.305.03 due to an overconcentration of off-premises alcohol sales. The project is located within Census Tract No. 2518.02 (Census Tract) and is allowed a maximum of 2 active off-sale licenses. According to the State Department of Alcoholic Beverage Control (ABC), there are currently 12 existing active off-sale licenses in the census tract, exceeding the maximum allowed by 10 licenses and resulting in an overconcentration. The following analysis based on the criteria for determination of public convenience or necessity for the requested off-sale license is summarized below:

- i. A special or unusual circumstance exists in that the existing retail business desires the ability to offer beer and wine products for retail sale for customers to improve sales and drive additional customers to the business which strictly offers ethnic foods and goods offered for retail sale.*
- ii. The business owner and applicant has indicated that the existing business model lacks profitability and it has been demonstrated that the sale of alcoholic beverages at retail stores can improve profitability of a business.*
- iii. The business is not relocating from a different location within the same census tract.*
- iv. The project is consistent with the 2040 General Plan and proposes to improve and retain existing business and improving economic success and diversity within the City. The project is also consistent with the White Slough Specific Plan.*
- v. There are existing retail stores in the nearby vicinity along Redwood Street that offer alcohol beverages for purchase, however, this business offers goods that are unique and would not readily available to customers at other nearby retail and grocery stores.*
- vi. The proposed location is not located near a residential development or other sensitive land uses such as a school, transitional housing, or facilities providing services to homeless persons.*
- vii. Granting of the license will provide a economic benefit to the City and help support the success of the existing commercial center and the other existing businesses within the other tenant spaces of the buildings on the parcel.*
- viii. The history of reported crimes within the immediate area are not abnormally high or unique as compared to other areas of the City.*

The determination of a Public Convenience can be made for the project based on the outlined criteria for a determination, consistency with the goals and policies of the 2040 General Plan, local crime analysis, and the unique attributes of the project and the surrounding land uses with respect to overconcentration of licenses. The existing specialty grocery business desires the ability to offer beer and wine products for retail sale for customers to improve sales and drive additional customers to the business to promote economic development, employment, and sales tax revenue. The proposal

would be limited to beer and wine only and display of beverages would be limited to no more than 10 percent of the tenant space, maintaining the principal use of the business as a grocery store. While there is an overconcentration of 10 licenses in the census tract, the vast majority of the tract is developed with neighborhood and regional commercial retail development and shopping centers, where these licenses are most appropriately allocated and common with large scale retail businesses and small scale convenient stores. Additionally, the Vallejo Police Department has analyzed the crime statistics within the vicinity of the project and has found no record of abnormally high crime rates associated with alcohol related crimes compared to other areas of the city. The license would allow customers looking for specialty groceries to also have convenient access to beer and wine products in one location. With these considerations, staff believes a determination of public convenience or necessity can be made for the project.

1) The proposed use is consistent with the general plan and any applicable specific plan or planned development and any other applicable plans;

Facts in support: This project site has a land use designation of Neighborhood Corridor (NC). The NC designation is intended to promote pedestrian-oriented neighborhood "main streets" with an emphasis on shops and services catering to the daily needs of local residents, particularly at mixed-use Urban Villages. Permitted uses in the NC designation include multifamily developments, retail, personal and automotive services, professional offices, community facilities, and other uses conducted primarily inside of buildings and compatible with an eclectic neighborhood-oriented mixed-use environment.

The proposed Minor Use Permit to allow the sale of alcohol at the existing grocery store is consistent with the purpose and intent of the NC designation as the proposed grocery store with alcohol sales will provide a neighborhood serving use with the retail sale of ethnic goods and alcoholic beverages to local residents in the surrounding area. The addition of alcohol sales to an existing ethnic grocery store will support the existing business and improve sales tax revenue and will support economic vitality and diversity in the City. The project also supports Vallejo General Plan Policies, as described in Table 1:

Table 1 - General Plan 2040 Policies and Actions	
Policies and Actions	Staff's Analysis

<p>General Plan Policy EET-2.1 Economic Diversification. Attract employment and tax-generating businesses that support the economic diversity of the city.</p> <p>General Plan Policy EET-2.2 Good Jobs. Retain and attract new businesses offering high quality jobs</p>	<p><i>The project aims to retain and attract employment and tax generating businesses that support the economic diversity of the city by increasing revenue and customer traffic to the tenant space by offering a wider variety of beverages products to customers. The addition of alcohol sales to an existing ethnic grocery store will support the existing business and improve sales tax revenue and will support economic vitality and diversity in the City.</i></p>
<p>General Plan Policy CP-1.1 Responsible Alcohol Sales. Promote responsible alcohol sales through regulation and education.</p>	<p><i>The project will implement regulations to promote responsible sales of alcohol. The proposed use permit will be limited to the sale of beer and wine (spirits prohibited), limiting the total area dedicated to the display and sale of alcohol to 10 percent of the total area of the tenant space, limiting the allowed hours of the sale of alcoholic beverages to 8:00am - 12:00 midnight, and maintaining the project area free of graffiti and litter.</i></p>

A. *The project is located within the boundaries of the White Slough Specific Plan (WSSP). The project is consistent with the goals and policies of the WSSP and will not impact policies and guidelines intended to continue to protect and preserve White Slough. The WSSP provides goals and policies to address various conditions within the plan area including the protection and enhancement of wetland and marshland habitat, address improvements to State Route (SR) 37, improve flood control for areas south of White Slough, public access policy for North and South White Slough, designation of appropriate land use designations for wetland preservation areas and commercial land use opportunities, sanitary sewer improvements along SR 37, and street improvements for streets within the plan area. The project site is located within land use Zone 3 and is designated Mixed Use Planned Development (MUPD) by the WSSP, which allows food and beverage retail sales. The proposed alcohol sales within the existing grocery store is consistent with the WSSP in that it will not result in any exterior changes to the existing commercial center that would result in impacts to White Slough or any existing wetland preservation areas within the plan area.*

2) The subject parcel is physically suitable for the type of land use being proposed;

Facts in support: The proposed use is located within an existing multi-tenant commercial building that is occupied with several businesses including restaurants, retail, personal services, and medical offices. The existing development is consistent with typical commercial centers with a parking lot for patrons, landscaping, and lighting improvements. The existing improvements and existing tenant space is suitable for adding the sale of alcoholic beverages for off-site consumption to the existing grocery store within the center, and therefore, the parcel is physically suitable for the proposed land use.

- 3) The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation;**

Facts in support: proposed addition of alcohol sales to an existing grocery store is compatible with the existing and permissible land uses within this zoning district and surrounding neighborhood. The existing tenant space is 1,092 square feet and occupies only a small portion of an existing commercial center, and the additional alcohol sales would not result in a change to the size, intensity, hours of operation, or number of employees for the business. The project would also not result in any visible exterior changes or expansion to the tenant space, therefore no physical impacts to the surrounding neighborhood would occur.

- 4) The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood;**

Facts in support: The physical location and placement of the use is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. The proposed addition of alcohol sales will not result in any physical changes to the existing tenant space of the existing business located within an existing commercial center. Any increase in retail sales associated with the business will not result in any physical or other detrimental impacts to adjacent properties which include multi-unit apartment complexes to the south and west, White Slough to the north, and a commercial building to the east.

- 5) The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare; and**

Facts in support: The proposed use will add alcoholic beverages for sale within an existing grocery store and will not result in any emissions of odors, dust, gas, noise, vibration, smoke, heat, or glare. The project will comply with special use regulations for the sale of alcoholic beverages (VMC Section 16.305) that will mitigate potential negative impacts associated with

alcohol sales. The proposed use will not result in any physical or operational changes to the space that would impact the surrounding neighborhood or adjacent uses.

- 6) The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.**

Facts in support: see environmental Review Section above.

Section 5. Decision

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby determines that the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(e) (Class 1 "Existing Facilities").

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Major Use Permit and Public Convenient or Necessity (PLN25-0151) based on the above findings and subject to the Conditions of Approval contained in Exhibit A of this Resolution, and the time limitations and indemnity below.

Section 6. Time Limitations & Indemnity

- a) Applicant shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against the City or its agents, officers, attorneys, or employees to attack, set aside, void, or annul the action(s) at issue herein. This indemnification shall include damages or fees awarded against the City, if any, costs of suit, attorneys' fees, and other costs and expenses incurred in connection with such action whether incurred by the Applicant, the City, and/or parties initiating or bringing such action.
- b) Applicant shall defend, indemnify, and hold harmless the City and its agents, officers, attorneys, and employees for all costs incurred in additional investigation of or study of, or for supplementing, preparing, redrafting, revising, or amending any document, if made necessary by said legal action and the Applicant desires to pursue securing such approvals, after initiation of such litigation, which are conditioned on the approval of such documents in a form and under conditions approved by the City Attorney.
- c) In the event that a claim, action, or proceeding described in paragraphs a. or b. above is brought, the City shall promptly notify the Applicant of the existence of the claim, action, or proceeding, and the City will cooperate fully in the defense of such claim, action, or proceeding. Nothing herein shall prohibit the City from participating in the defense of any claim, action, or proceeding; the City shall retain the right to: (1) approve the counsel to so defend the City; (ii) approve all significant decisions concerning the manner in which the defense is conducted; and (iii) approve any and all settlements, which approval shall not be unreasonably withheld. The City shall also have the right not to participate in said defense, except that the City agrees to cooperate with the Applicant in the defense of said claim, action, or proceeding. If the City chooses to have counsel of its own to defend any claim, action, or proceeding where the Applicant has already retained counsel to

defense the City in such matters, the fees and expenses of the counsel selected by the City shall be paid by the City. Notwithstanding the immediately preceding sentence, if the City Attorney's Office participates in the defense, all City Attorney fees and expenses shall be paid by the Applicant.

- d) The Applicant, property owner and/or any successor(s) in interest, whether in whole or in part, to either of them, indemnifies the City for the City's costs, fees, and damages which the City incurs in enforcing the above indemnification provisions.
- e) Pursuant to VMC Section 15.08.08, the Applicant, or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendering of the decision of the Planning Commission, appeal in writing to the City Council by filing a written appeal with a fee as prescribed in the Master Fee Schedule with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 1st day of June 2026 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ANTHONY TAYLOR, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

Kristin Pollot, AICP, SECRETARY
City of Vallejo Planning Commission

Exhibit A: Conditions of Approval

**EXHIBIT A
CONDITIONS OF APPROVAL
MAJOR USE PERMIT
PUBLIC CONVENIENCE OR NECESSITY
(COLLECTIVELY, PLN25-0151)
480 REDWOOD STREET, SUITE 33
(APN: 0051-010-630)**

A. PLANNING DIVISION

1. Project Authorization. The project shall be constructed and operated in substantial conformity with the authorized use as described in the application materials, the project description, and the approved plans, date stamped October 24, 2025 (attached), and as amended by the following conditions of approval. Any additional uses or facilities beyond those approved herein, shall require a separate application. Any deviation from the project description and/or approved plans requires review and written authorization from the Planning Manager.
2. Compliance Review. Before building permit issuance, applicant shall submit a numbered list to the Planning Division with a written response on how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner, who will coordinate continued development review of the project. A copy of all conditions of approval shall also be included in the building permit set, after the cover sheet.
3. Compliance with Other Requirements. The project applicant shall be responsible for compliance with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to, those imposed by the City's Building Division, Fire Department, Water Department, Public Works Department, Vallejo Flood and Wastewater District, and Department of Transportation, as applicable.
4. Compliance with Other Requirements. Applicant shall obtain an applicable license from the Department of Alcoholic Beverage Control prior to the commence of sales of alcoholic beverages from the premises. The license shall be limited to the sale of beer and wine only.
5. Operational Standard. A maximum area permitted for the display of alcoholic beverages shall not exceed 10 percent of the tenant space (109.7 square feet). Expansion of the use beyond this measurement shall require additional permitting from the Planning Division.
6. Operational Standard. Hours of operation of the sale of alcoholic beverages shall be limited to 8:00am – 12:00 midnight.

7. Operational Standard. The site shall be maintained free of litter and graffiti at all times. The owner or operator is responsible for daily removal of trash, litter, and debris from premises and on all abutting sidewalks with twenty feet of the premises. One permanent, non-flammable trash receptacle shall be installed near all public entrances and exits to the establishment.
8. Operational Standard. The operator of the use shall prevent loitering or other activity in the parking lot that would be a nuisance to adjacent uses and/or residential neighborhoods.
9. Operational Standard. Notices shall be prominently displayed that prohibit loitering and littering and request patrons to not disturb to not disturb neighbors or block driveways.
10. Operational Standard. Employees of the establishment shall walk a one-hundred-foot radius from the facility at some point prior to thirty minutes after closing and shall pick up and dispose of any discarded beverage containers and other trash left by patrons.
11. Operational Standard. The following signs shall be prominently displayed in readily visible manner:
 - a. California State Law prohibits the sale of alcoholic beverages to persons under twenty-one years of age.
 - b. No loitering or public drinking; and
 - c. It is illegal to possess an open container of alcohol in the vicinity of this establishment.
12. Operational Standard. A copy of the of the conditions of approval and the ABC License shall be required to be kept on the premises and presented to any law enforcement officer or authorized city official upon request.
13. Operational Standard. businesses that engage in retail alcoholic beverage sales shall be subject to inspection by the city staff any time the chief of police, or their designee, finds that criminal or nuisance activities are occurring on or near the premises.
14. Effective Date and Expiration. This approval shall become effective immediately following the appeal period of ten (10) calendar days unless an appeal is filed. Pursuant to VMC Section 16.602.12(A)(14), approval of this application shall automatically expire two years from the date of approval, or on June 1, 2028, unless rights are exercised or extended. If a permit is granted in conjunction with approval of new construction, the issuance of a Building Permit shall constitute the

exercise of rights; provided, however, that, unless otherwise specified as a condition of project approval, the permit shall expire if:

- a. The Building Permit expires;
- b. Final inspection is not completed, or Certificate of Occupancy is not issued within the time specified as a condition of project approval; or
- c. The rights granted under the permit are not exercised within one year following the earliest to occur of: issuance of a Certificate of Occupancy, or if no Certificate of Occupancy is required, the last required final inspection for the new construction. (Section 16.602.12.B.15 of the VMC).

15. Indemnification. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

Attachment 2 – Supporting Information (Tables and Images)

Key policies and actions relevant to the project are shown in **bold**, followed by staff’s analysis in *italic* (See table 1):

Table 1 - General Plan 2040 Policies and Actions	
Policies and Actions	Staff’s Analysis
<p>General Plan Policy EET-2.1 Economic Diversification. Attract employment and tax-generating businesses that support the economic diversity of the city.</p> <p>General Plan Policy EET-2.2 Good Jobs. Retain and attract new businesses offering high quality jobs</p>	<p><i>The project aims to retain and attract employment and tax generating businesses that support the economic diversity of the city by increasing revenue and customer traffic to the tenant space by offering a wider variety of beverages products to customers. The addition of alcohol sales to an existing ethnic grocery store will support the existing business and improve sales tax revenue and will support economic vitality and diversity in the City.</i></p>
<p>General Plan Policy CP-1.1 Responsible Alcohol Sales. Promote responsible alcohol sales through regulation and education.</p>	<p><i>The project will implement regulations to promote responsible sales of alcohol. The proposed use permit will be limited to the sale of beer and wine (spirits prohibited), limiting the total area dedicated to the display and sale of alcohol to 10 percent of the total area of the tenant space, limiting the allowed hours of the sale of alcoholic beverages to 8:00am - 12:00 midnight, and maintaining the project area free of graffiti and litter.</i></p>

Attachment 2 – Supporting Information (Tables and Images)

Table 2 –Title-16 Development Standards			
Code Section	Development Standard	Proposal	Compliant
VMC Section 16.305.02.A (Alcoholic beverage sales requirements)	Use Permit Required. No person shall dispense for sale or other consideration, alcoholic beverages, including beer, wine, malt beverages, and distilled spirits, for on-site or off-site consumption without first obtaining a minor or major use permit unless the sale or service is associated with a bona fide eating place, as defined by the California State Department of Alcoholic Beverage Control.	Applicant has applied for and is requesting approval of a Major Use Permit.	Yes
VMC Section 16.305.02.B (Alcoholic beverage sales requirements)	The operator of the use shall prevent loitering or other activity in the parking lot that would be a nuisance to adjacent uses and/or residential neighborhoods;	Included as a condition of approval.	Yes
VMC Section 16.305.02.B (Alcoholic beverage sales requirements)	use shall not be located in a reporting district with more than the recommended maximum concentration of the applicable on or off-premises sales use, as recommended by the State of California Alcoholic Beverage Control Board (ABC), nor with a high crime rate as reported by the Vallejo Police Department unless the director or the planning commission has made a determination of public convenience or necessity as provided for by state law and Section 16.305.03,	Included as a condition of approval.	Yes

Attachment 2 – Supporting Information (Tables and Images)

	Determination of Public Convenience or Necessity below		
VMC Section 16.305.02.B (Alcoholic beverage sales requirements)	Hours of operation are limited to 8:00 a.m. to 12:00 midnight, or in the DMX, 8:00 a.m. to 1:00 a.m.	Included as a condition of approval.	Yes
VMC Section 16.305.02.B (Alcoholic beverage sales requirements)	The site shall be maintained free of litter and graffiti at all times. The owner or operator is responsible for daily removal of trash, litter, and debris from premises and on all abutting sidewalks with twenty feet of the premises. One permanent, non-flammable trash receptacle shall be installed near all public entrances and exits to the establishment.	Included as a condition of approval.	Yes
VMC Section 16.305.02.B (Alcoholic beverage sales requirements)	Notices shall be prominently displayed that prohibit loitering and littering and request patrons to not disturb neighbors or block driveways;	Included as a condition of approval.	Yes
VMC Section 16.305.02.B (Alcoholic beverage sales requirements)	Employees of the establishment shall walk a one-hundred-foot radius from the facility at some point prior to thirty minutes after closing and shall pick up and dispose of any discarded beverage containers and other trash left by patrons.	Included as a condition of approval.	Yes
VMC Section 16.305.02.B (Alcoholic beverage sales requirements)	The following signs shall be prominently displayed in readily visible manner: <ul style="list-style-type: none"> a. California State Law prohibits the sale of alcoholic beverages to persons under the age of 21 years of age. b. No Loitering or public drinking. 	Included as a condition of approval.	Yes

Attachment 2 – Supporting Information (Tables and Images)

	c. It is illegal to possess an open container of alcohol in the vicinity of the establishment.		
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Figure 1 – Vicinity Map



Figure 2 – Existing/Proposed Floor Plan (No Changes)



Attachment 2 – Supporting Information (Tables and Images)

