



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



JULY 6, 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**

B. **APPROVAL OF THE MINUTES**

Recommendation: By motion, approve the June 15, 2026 - Regular Meeting minutes.

5. **REPORT OF THE CITY COUNCIL LIAISON**

6. **COMMUNITY FORUM**

Anyone wishing to address the Commission on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Commission to resolve, is requested to submit a completed speaker card to the Secretary. When called upon, each speaker should step to the podium, state his/her name and address for the record. The conduct of the community forum shall follow those as the City Council and shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300. The Commission may take information but may not take action on any item not on the agenda.

7. **PUBLIC HEARING**

A. **HOLD A PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING A MAJOR USE PERMIT AND SIGN PERMIT (COLLECTIVELY, PLN25-0148) TO ESTABLISH A PAWNSHOP AT 3716 SONOMA BOULEVARD (APN: 0053-010-740) AFTER FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 (CLASS 1 – "EXISTING FACILITIES") AND 15311 (CLASS 11 - "ACCESSORY STRUCTURES")**

Project Summary: The project consists of the establishment of a pawnshop and installation of a 24-square-foot awning sign. The proposed business hours are Monday through Saturday, from 10:00 am to 5:00 pm. The business would be staffed by the owner plus one employee. The facility includes comprehensive security measures appropriate for pawnshop operations, including a bullet-resistant transaction window, a

monitored alarm system, surveillance cameras and a secured safe.

Location: 3716 Sonoma Boulevard/ APN: 0053-010-740
Applicant: Cali Gold Exchange Corp / Ali Hijaz
Owner: MH Property Investment LLC, C/O Vallejo Realty Management
General Plan Land Use Designation: Business/ Limited Residential
Zoning District: Central Corridor Commercial
CEQA: The proposed project is exempt from environmental review pursuant to Section 15301 (Class 1 - "Existing Facilities") and 15311 (Class 11 - "Accessory Structures") of the California Environmental Quality Act (CEQA) Guidelines due to the proposed use will be conducted within an existing building, only minor modifications to the building and a new sign are proposed as part of the project.

B. HOLD A PUBLIC HEARING TO CONSIDER A RESOLUTION RECOMMENDING THE CITY COUNCIL AMEND CHAPTER 16.303 RELATING TO 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 15282(h)

Project Name: Accessory Dwelling Unit (ADU) Ordinance Updated (Revised), PLN 26-0036
Project Summary: The Project consists of amending Chapter 16.303 (Accessory Dwelling Units) of Title 16 (Zoning) of the Vallejo Municipal Code. The proposed amendments would repeal and replace the City's existing Accessory Dwelling Unit (ADU) ordinance in order to maintain consistency with State ADU laws contained in Government Code Sections 66310 through 66342. The proposed ordinance would establish updated standards and procedures governing the development of ADUs and JADUs, including provisions related to ministerial approval, development standards, application review timelines, parking requirements, and design standards.

The Planning Commission previously considered the proposed ordinance at a duly noticed public hearing on April 20, 2026, and recommended City Council adoption. Following that recommendation, the City

received comments and conducted further review of the proposed ordinance. As a result, revisions were made to clarify consistency with Government Code Section 66323 and other provisions of State ADU law. Because these revisions affect substantive provisions previously considered by the Planning Commission, the revised ordinance is being returned to the Planning Commission for reconsideration pursuant to Government Code Section 65857 before proceeding to City Council for introduction and adoption.

Location: Citywide

Applicant: City of Vallejo Planning and Development Services Department

General Plan Land Use Designation: Various

Zoning District: Various residential zoning districts

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

8. WRITTEN COMMUNICATIONS

9. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION

A. SECRETARY'S REPORT

B. CITY ATTORNEY'S REPORT

C. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

D. REPORT OF THE AD-HOC SUBCOMMITTEES

i. WORK PLAN AD-HOC SUBCOMMITTEE

Recommendation:

Contact:

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)
- 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 5:00 PM, July 1, 2026.

Dated: July 1, 2026

Dalia Vidor

Dalia Vidor, Staff Secretary