



**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

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
June 15, 2026**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Taylor, Vice Chair Douglass, Commissioners, White, Madeiros and Beasley-Stansberry (Late)

Staff present: Assistant City Attorney Zagaroli, Planning and Development Services Director Pollot, Senior Planner Busick

Absent: Commissioner Blind

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF THE AGENDA

B. APPROVAL OF THE MINUTES

Action: Moved by Madeiros, second White, and carried unanimously (absent: White and Beasley-Stansberry) to approve the Agenda and the May 4, 2026 – Regular-Meeting and June 1, 2026 – Regular-Meeting minutes.

5. PRESENTATIONS

A. MARE ISLAND DEVELOPMENT AGREEMENT ANNUAL REVIEW

Planning and Development Services Director introduced the item.

Brian Nagy, of Mare Island Company, provided a presentation.

Commissioners asked questions and staff and Brian Nagy responded.

6. REPORT OF THE CITY COUNCIL LIASION

Vice Mayor Matulac provided an update of the new interim City Manager has expressed his priority is economic development and provided an update on the Fairview at Northgate construction happening on site.

7. COMMUNITY FORUM – None

8. PUBLIC HEARING

A.

PROJECT TITLE: **Expedited Permitting Process for Electric Vehicle Charging Stations**

RECOMMENDATION: Hold a public hearing to consider a resolution recommending the City Council adopt an ordinance adding Chapter 16.616 to the Vallejo Municipal Code establishing an expedited permitting process for electric vehicle charging stations.

Senior Planner Busick provided a presentation.

Chair Taylor opened Public Hearing.

Speakers: None

Chair Taylor closed Public Hearing.

Commissioners asked questions and staff responded.

Action: Moved by Commissioner Madieros, second by Commissioner Beasley-Stansberry, and carried unanimously (absent: Blind) to approve a resolution recommending the City Council adopt an Ordinance adding Chapter 16.616 to the Vallejo Municipal Code establishing an expedited permitting process for electric vehicle charging stations.

9. WRITTEN COMMUNICATIONS - NONE

10. REGULAR REPORTS

A. SECRETARY'S REPORT

Planning and Development Services Director provided an update on the open recruitment for Chief Building Official, memos prepared for the City Council referral have been compiled and have been shared with Economic Development Commission staff and tentatively scheduled to go before the commission in July and provided an update on the approval of the second reading of the Fairview at Northgate Master Plan.

B. CITY ATTORNEY'S REPORT – NONE

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

D. REPORT OF THE SUBCOMMITTEES

I. WORK PLAN AD-HOC SUBCOMMITTEE

Commissioner Madeiros provided an update on their upcoming meeting and requested the fellow commissioners to provide her with their top three goals to work on for next year.

11. OTHER

12. ADJOURNMENT

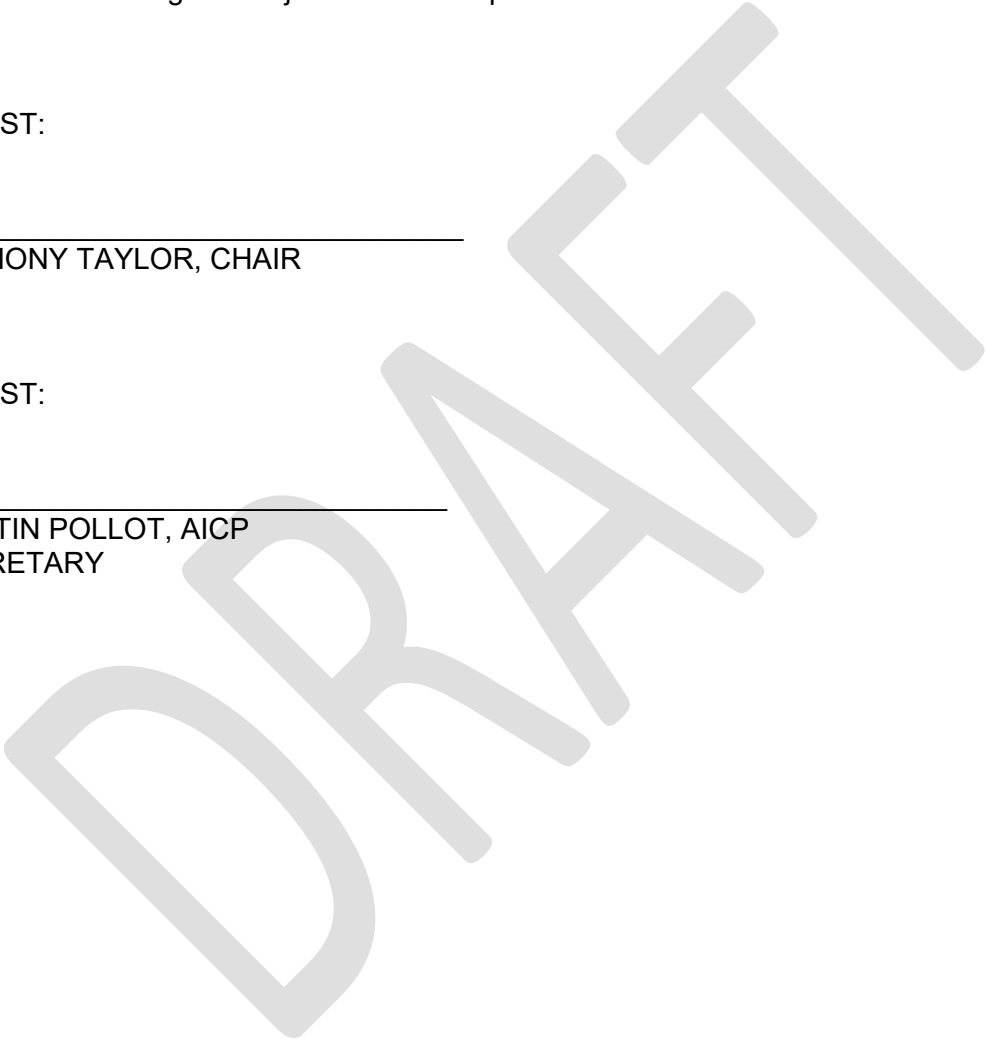
The meeting was adjourned at 8:05 p.m.

ATTEST:

ANTHONY TAYLOR, CHAIR

ATTEST:

KRISTIN POLLOT, AICP
SECRETARY





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

DATE: July 6, 2026
TO: Planning Commission
FROM: Laura Solomon, Associate Planner
SUBJECT: **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 INFORMATION

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.

RECOMMENDATION

Staff recommends that the Planning Commission, after holding a public hearing, adopt a resolution approving a Use Permit and Sign Permit (collectively, “PLN25-0148”) after finding the project exempt from environmental review pursuant to CEQA Guidelines Section 15301 (Class 1 “Existing Facilities”) and 15311 (Class 11 "Accessory Structures"), subject to the Conditions of Approval provided as Exhibit A to the Recommend Resolution.

ATTACHMENTS

1.	Staff Report
2.	Recommended Resolution
3.	Exhibit D to the Recommended Resolution: Store Floor Plan

Subject: 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")

4.	Exhibit E to the Recommended Resolution: Sign Plans
5.	Business License Search for Jewelry Store and Pawnshops (Active and Delinquent)
6.	3-Block Radius Crime Data Report
7.	City Council Written Comment

CONTACT

Laura Solomon, Associate Planner
707.648.5391 | laura.solomon@cityofvallejo.net

Subject: ADOPT A RESOLUTION FINDING THE PROJECT TO BE EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND SECTION 15311 AND APPROVE MAJOR USE PERMIT AND SIGN PERMIT (COLLECTIVELY, PLN25-0148) FOR ESTABLISHMENT OF A PAWNSHOP AND SIGNAGE AT 3716 SONOMA BOULEVARD (APN: 0053-010-740)

BACKGROUND AND DISCUSSION

Background

On October 10, 2022, the City of Vallejo received a business license application for Cali Gold Exchange Corporation with a description and business type of Jewelry Store.

On November 10, 2022, Planning approved the business license as retail which is permitted in the Central Commercial Corridor zoning district.

On July 2, 2025, the City of Vallejo received complaints regarding sign violations for the subject business and Code Enforcement opened a Zoning Violation case (ZV25-0371) to investigate and send an administrative notice to alert the business of the process for abatement. Upon investigation of the sign violations, staff discovered that the business was buying gold products (not just selling), which places the use in the “pawnshop” use category (according to the Zoning Code) versus just retail sales, and which requires a use permit in order to legally operate at the location.

On July 7, 2025, an administrative notice was mailed to the business owner detailing legalization of their existing business including the required Minor Use Permit to operate a pawnshop within the Central Corridor Commercial zoning district and Sign Permit for the storefront sign.

On July 28, 2025, the applicant, Cali Gold Exchange Corp, on behalf of MH Property Investment, LLC, the property owner, submitted an application for a Minor Use Permit and Sign Permit (PLN25-0148) to establish a pawnshop operating under the name “Cali Gold Exchange Corporation” and propose a new store front sign.

On October 25, 2025, pursuant to VMC Section 16.602.08, a mailed notice of pending Director-level approval of the project, was sent to all active neighborhood groups and all property owners within 300 feet of the subject parcel, the applicant and property owner, the Vallejo City Unified School District, any other local agency expected to provide water, wastewater treatment, streets, roads, schools, or other essential facilities or services to the project.

On October 30, 2025, the Planning Division received an email in response to the public notice, with questions from the public regarding the proposed use.

On March 9, 2026, after further review of the project details, the director made a determination to refer the application for a minor use permit to the planning commission for a decision pursuant to VMC 16.606.02, due to the sensitive nature of the use and the number of complaints received related to illegal signage posted around the city.

Location and Land Use Context

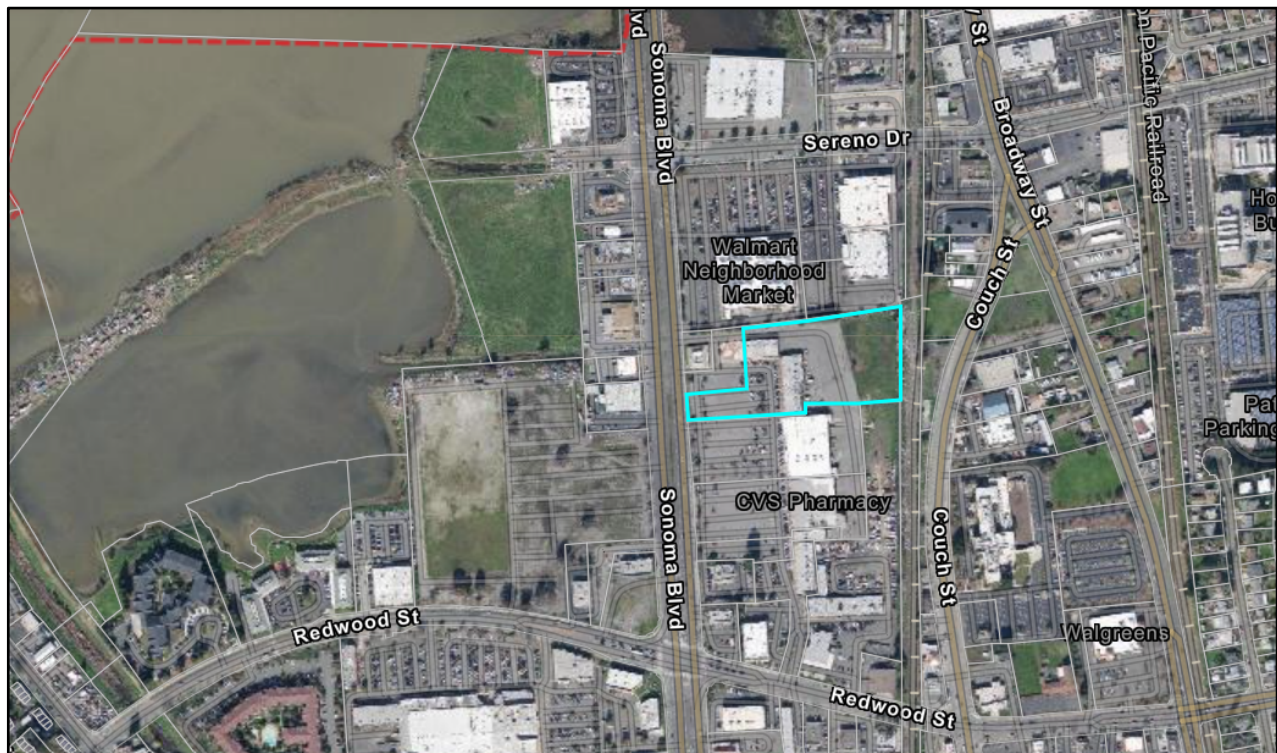
The project site is located at 3716 Sonoma Boulevard which is part of an existing shopping plaza.

Subject: ADOPT A RESOLUTION FINDING THE PROJECT TO BE EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND SECTION 15311 AND APPROVE MAJOR USE PERMIT AND SIGN PERMIT (COLLECTIVELY, PLN25-0148) FOR ESTABLISHMENT OF A PAWNSHOP AND SIGNAGE AT 3716 SONOMA BOULEVARD (APN: 0053-010-740)

The plaza includes a mix of general retail, personal services and restaurants.

State Route 29/Sonoma Boulevard (SR-29) is located adjacent to the existing parking lot to the west and State Route 37 (SR-37 is located approximately 1 mile to the north, providing both local and regional access to the site. The immediate vicinity of the project site is characterized by existing commercial uses to the north and south and along Sonoma Boulevard to the west. The Union Pacific Railroad runs immediately behind the parcel, to the east (See Figure 1).

Figure 1 – Vicinity Map



Subject: ADOPT A RESOLUTION FINDING THE PROJECT TO BE EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND SECTION 15311 AND APPROVE MAJOR USE PERMIT AND SIGN PERMIT (COLLECTIVELY, PLN25-0148) FOR ESTABLISHMENT OF A PAWNSHOP AND SIGNAGE AT 3716 SONOMA BOULEVARD (APN: 0053-010-740)

Project Description

The proposed project consists of establishing a pawnshop and installation of new “Cali Gold Exchange” signage that totals 24 square-foot in sign area. The current business occupies a 1,500 square-foot tenant space within an established shopping center. The interior of the tenant space includes an approximate 416.5 square-foot customer waiting area that has jewelry display areas and a service counter that includes bullet-resistant glass. Through a set of security doors, there is a secondary jewelry display area, secured safe, an office and a restroom (see Figure 2). The business is currently operating from Monday through Saturday, from 10:00 am to 5:00 pm. and is staffed by at least two employees (including the owner plus one employee) at all times. 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.

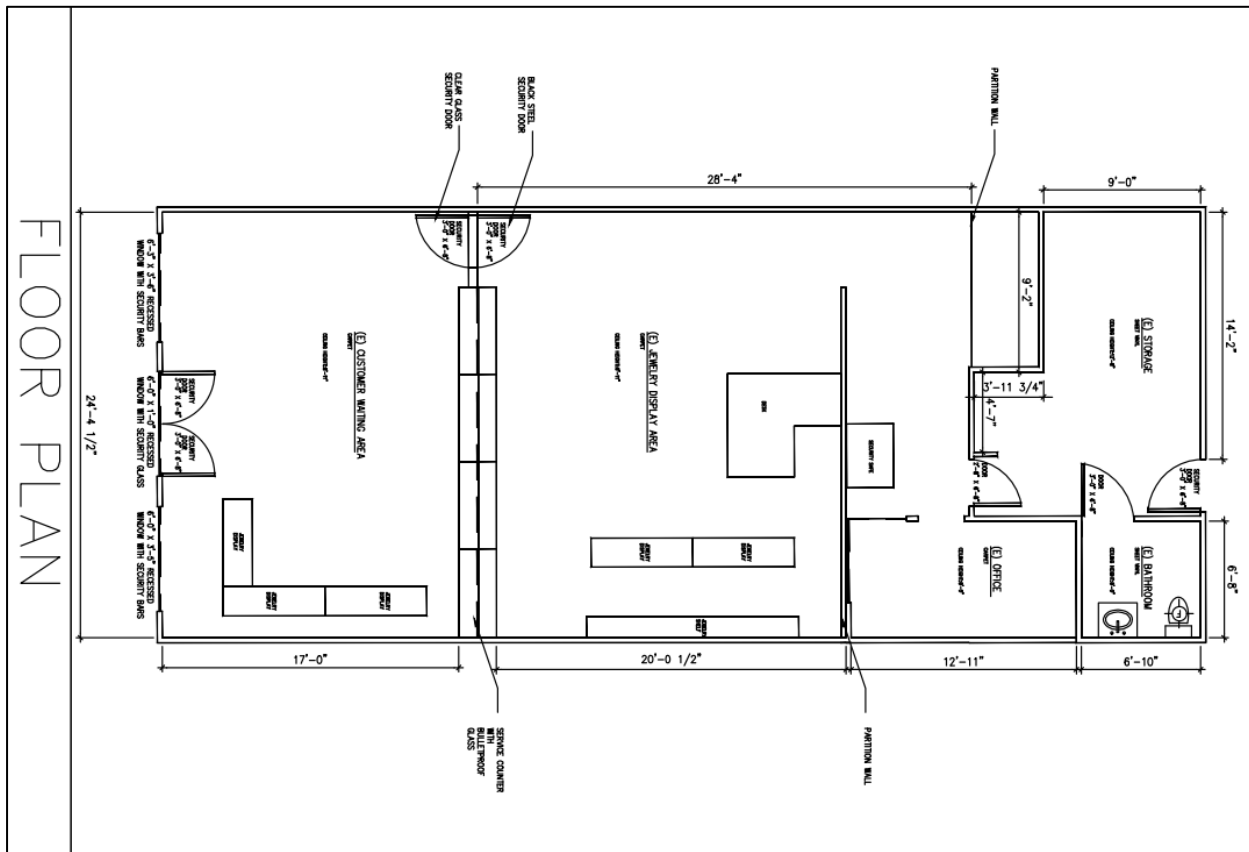


Figure 2 – Floor Plan

Subject: ADOPT A RESOLUTION FINDING THE PROJECT TO BE EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND SECTION 15311 AND APPROVE MAJOR USE PERMIT AND SIGN PERMIT (COLLECTIVELY, PLN25-0148) FOR ESTABLISHMENT OF A PAWNSHOP AND SIGNAGE AT 3716 SONOMA BOULEVARD (APN: 0053-010-740)

Required Entitlements & Findings

The Vallejo Municipal Code (VMC) defines a pawnshop as a use that *"is engaged in the buying, selling, trading, accepting for consignment, accepting for auctioning, or auctioning of new or secondhand merchandise and offering loans in exchange for or secured by personal property."* The proposed use is not an exact fit to the pawnshop definition; however, VMC Section 16.301.01 states that, *"in cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character."* In accordance with this section of the VMC, the Director has determined that the most appropriate land use classification for the proposed use is a pawnshop.

According to VMC Table 16.301-A: Land Use Regulations, a Minor Use Permit is required to establish a pawnshop within the Central Corridor Commercial Zoning District. In addition, no sign shall be installed, constructed, or altered unless a Sign Permit is first obtained in compliance with VMC Chapter 16.509.

VMC Section 16.606.02: 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."* The director has forwarded the application to legalize the Pawnshop to the Planning Commission due to the sensitive nature of the use and the number of complaints the city received regarding unpermitted signs being installed throughout the city.

In accordance with the VMC, the director has referred the application for the Minor Use Permit to the Planning Commission and as such, it will be processed as a Major Use Permit.

A. Use Permit Findings

Vallejo Municipal Code (VMC) Section 16.606.03 (Required Findings), requires that the approving authority make the following findings prior to granting a use permit establishing a pawnshop:

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.

Subject: ADOPT A RESOLUTION FINDING THE PROJECT TO BE EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND SECTION 15311 AND APPROVE MAJOR USE PERMIT AND SIGN PERMIT (COLLECTIVELY, PLN25-0148) FOR ESTABLISHMENT OF A PAWNSHOP AND SIGNAGE AT 3716 SONOMA BOULEVARD (APN: 0053-010-740)

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.
7. The project has been reviewed in compliance with the California Environmental Quality Act (CEQA), if applicable, and the requirements of this Chapter.

B. Sign Permit Findings

VMC Section 16.509.02.D (Required Findings), requires the Planning and Development Services Director to make the following findings prior to approval:

1. The proposed signs do not exceed the standards of this chapter and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.
2. The size, location, and design of the signs are visually complementary and compatible with the scale and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and
3. The proposed signs are in substantial conformance with the design criteria in any adopted city design guidelines.

STAFF ANALYSIS

Staff believe all applicable Use Permit and Sign Permit findings listed above can be made for the proposed project. A detailed summary of staff's analysis associated with each required finding is included in the attached Resolution.

Code Compliance:

I. General Plan Consistency

The General Plan 2040 Land Use Designation for the subject parcel is Business/ Limited Residential (B/LR). The General Plan characterizes this designation as follows:

Subject: ADOPT A RESOLUTION FINDING THE PROJECT TO BE EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND SECTION 15311 AND APPROVE MAJOR USE PERMIT AND SIGN PERMIT (COLLECTIVELY, PLN25-0148) FOR ESTABLISHMENT OF A PAWNSHOP AND SIGNAGE AT 3716 SONOMA BOULEVARD (APN: 0053-010-740)

The B/LR designation is intended to facilitate high quality employment-based businesses, including professional office; health care and life sciences; research and development; production, distribution, and repair (PDR); and light industrial, manufacturing and similar uses conducted primarily inside of buildings. A mix of lot sizes is encouraged to accommodate small businesses as well as larger campus style uses. Restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of businesses, employees, and residents of the surrounding area are accommodated in the B/LR designation. Residential-only or mixed-use projects containing a residential component are also accommodated, providing that findings of compatibility can be made. The maximum permitted FAR in the B/LR designation is 2.0, with minimum residential density of 25 dwelling units per acre up to 50 dwelling units per acre.

The project is consistent with the B/LR land use designation in that it involves the establishment of a pawnshop which is a small retail business located within an existing shopping center compatible with the surrounding variety of businesses including Cost Rite Furniture, restaurants, a bakery, beauty salon, dentist office and jewelry store. Additionally, the project implements applicable General Plan 2040 policies and actions as shown in **Exhibit B** of the recommended resolution.

II. Zoning Consistency

The subject parcel is located within the Central Corridor Commercial (CC) zoning district. The Zoning Code provides the following description of the CC zoning district:

The CC Zoning District is intended to create and establish regulations for community serving mixed-use areas along the Sonoma Boulevard Central Corridor and areas subject to the Sonoma Boulevard Specific Plan. Land uses include mixed-use with housing, medium and high density residential or non-residential uses at street level, subject to design and development standards to promote a mixed-use and pedestrian orientation.

VMC Table 16.102-A: Zoning Districts provides that the CC Zoning District implements the B/LR General Plan Land Use Designation. VMC Table 16.301 – A: Land Use Regulations provides that “Pawnshop” is permitted through the approval of a Minor Use Permit. Since the project has been forwarded to the Planning Commission, the request will be processed as a Major Use Permit.

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 in that within an existing retail shopping center, the business is expected to operate from Monday through Saturday, from 10:00 am to 5:00 pm. and being staffed by the owner plus one employee.

Subject: ADOPT A RESOLUTION FINDING THE PROJECT TO BE EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND SECTION 15311 AND APPROVE MAJOR USE PERMIT AND SIGN PERMIT (COLLECTIVELY, PLN25-0148) FOR ESTABLISHMENT OF A PAWNSHOP AND SIGNAGE AT 3716 SONOMA BOULEVARD (APN: 0053-010-740)

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. As the use relates to public interest, health, safety, or general welfare, staff analyzed if there is an overconcentration of this use type. According to City of Vallejo business license records, included as Exhibit G, there are only two active "Pawnbroker" businesses, one active "Coin shop" business, and twenty-three active "Jewelry Store" businesses. There are, however, there is 1 delinquent "Pawnbroker" and 19 delinquent or pending "Jewelry Store" locations being tracked which may or may not be closed. Additionally, the proposed hours of operation and security measures were reviewed and approved by the Vallejo Police Department (VPD). Per the VPD crime data report, included as Exhibit H, going back to January 2025 for the 3-block radius in the area, several crimes have been reported within the vicinity of the subject property. Most offenses were for larceny, but others include aggregated and simple assault, robbery and vandalism. However, no complaints or calls for service were generated directly related to this specific address.

The proposed project was also reviewed against applicable development standards found in the following Chapters:

- VMC Chapter 16.508 – Off-Street Parking and Loading
- VMC Chapter 16.509 – Signs

Parking

VMC Table 16.508-B: Minimum Number of Off-Street Parking Spaces requires 2 parking spaces per 1,000 square feet of commercial use.

The leased space has a total area of 1,500 square feet which requires 2 total spaces. As shown in Exhibit C of the recommended resolution, the existing site will be able to accommodate the required two-off-street-parking spaces within the existing 33 off-street parking spaces provided on the site. The proposed use complies with the required amount of parking available.

Signs

VMC Table 16.509-B: Sign Standards for Mixed-Use, Commercial & Industrial Zoning Districts states, the maximum sign area for awning signs is determined by 1 square feet (sf.) for each linear ft. of primary building or store frontage (for buildings with multiple frontages, 1 sf. for each linear foot of primary frontage plus 0.5 sf. for each foot of secondary frontage). At least 10 sf., and no more than 100 sf., are allowed for each business unless approved in a separate Sign Program.

Subject: ADOPT A RESOLUTION FINDING THE PROJECT TO BE EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND SECTION 15311 AND APPROVE MAJOR USE PERMIT AND SIGN PERMIT (COLLECTIVELY, PLN25-0148) FOR ESTABLISHMENT OF A PAWNSHOP AND SIGNAGE AT 3716 SONOMA BOULEVARD (APN: 0053-010-740)

The leased space frontage has a linear frontage of 24 feet, allowing a maximum sign area of 24 square feet. The proposed "Cali Gold Exchange" awning sign measures 24 square feet and will incorporate 3-D lettering (see Figure 4). The proposed signage complies with the allowable limit. The proposed awning sign is consistent with existing signage for adjacent businesses within the shopping center (see Figure 5).

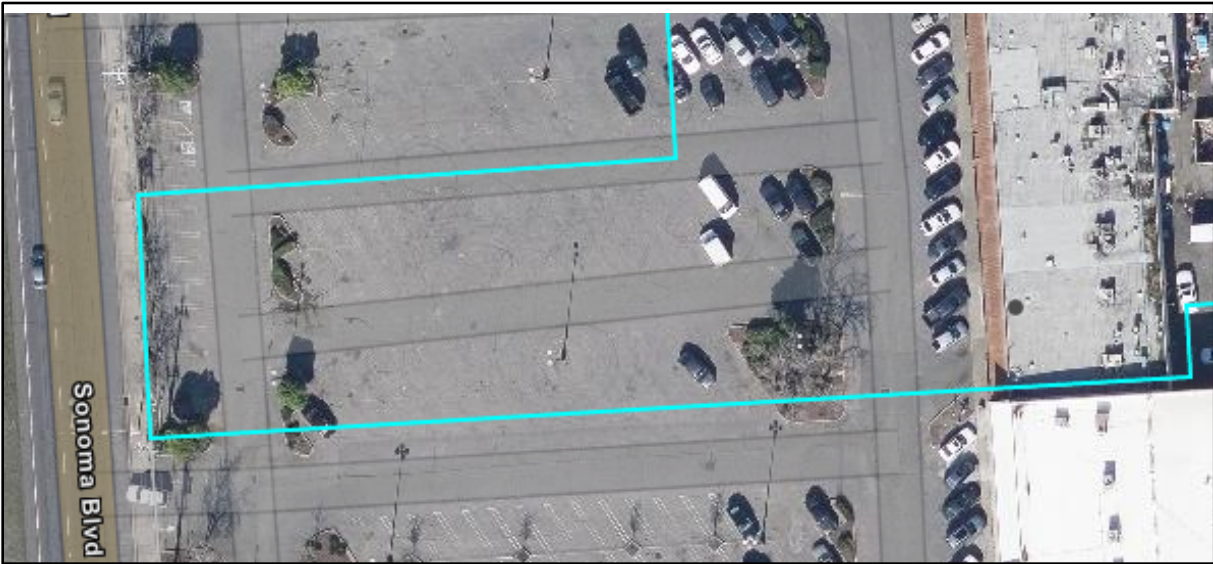
VMC Section 16.509.07 – Prohibited Signs states the tacking, posting, painting, marking, writing, gluing, taping or otherwise affixing of signs, including, but not limited to, posters, flyers and handbills, to or on any tree, pole, post, or any other structure, whether publicly or privately owned, which is located on public property or within the public right-of-way, without the prior written authorization of the governmental entity owning or in control thereof, is a public nuisance and is prohibited.

Case ZV25-0430 was closed on January 9, 2026, due to the abatement of the prohibited signs throughout the city and the business is now in compliance with this violation.

As conditioned per **Exhibit A** of the recommended resolution, the window and door signage shall comply with VMC Chapter 16.509 – Signs in that permanent window signs shall not occupy more than twenty percent of the total window area and shall consist of individual letters, logos, or symbols applied to the glass surface. Additionally, any temporary signs are displayed for a maximum of 10 days.

Based on the provided analysis, the project is consistent with applicable Municipal Code sections as shown in **Exhibit C** of the recommended resolution.

Figure 3 – Existing Parking Lot



Subject: ADOPT A RESOLUTION FINDING THE PROJECT TO BE EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND SECTION 15311 AND APPROVE MAJOR USE PERMIT AND SIGN PERMIT (COLLECTIVELY, PLN25-0148) FOR ESTABLISHMENT OF A PAWNSHOP AND SIGNAGE AT 3716 SONOMA BOULEVARD (APN: 0053-010-740)

Figure 4 – Proposed Signage

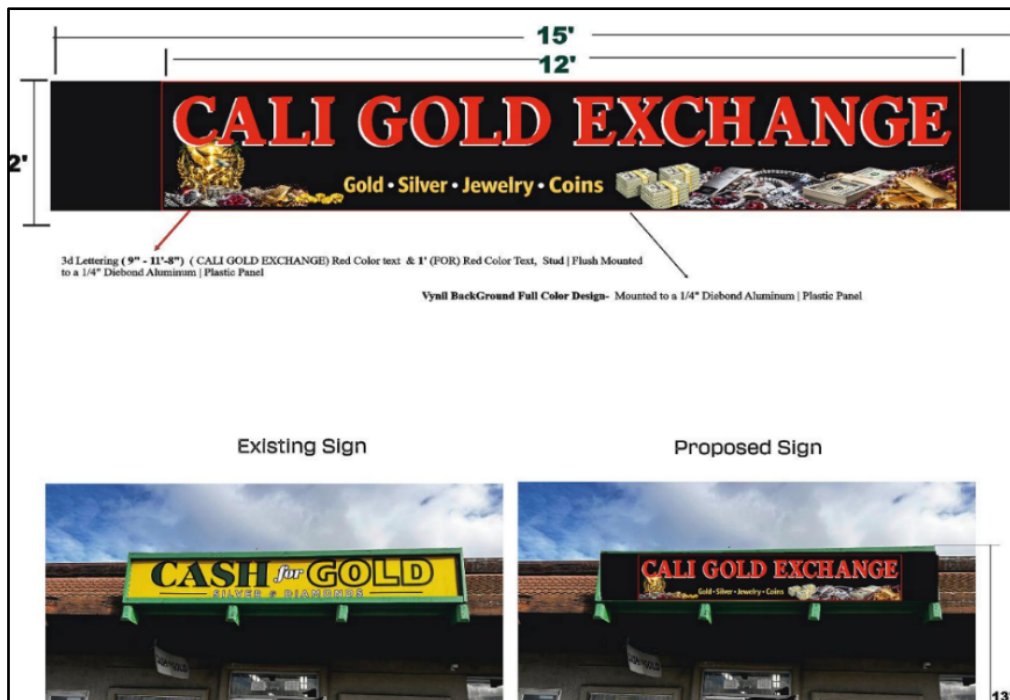


Figure 5 – Existing Shopping Center Signage



Subject: ADOPT A RESOLUTION FINDING THE PROJECT TO BE EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND SECTION 15311 AND APPROVE MAJOR USE PERMIT AND SIGN PERMIT (COLLECTIVELY, PLN25-0148) FOR ESTABLISHMENT OF A PAWNSHOP AND SIGNAGE AT 3716 SONOMA BOULEVARD (APN: 0053-010-740)

ENVIRONMENTAL REVIEW

The proposed project is exempt from environmental review under Section 15301(e) (Class 1 “Existing Facilities”) and Section 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 and no modifications to the building and site are proposed as part of the project.

Moreover, none of the exceptions listed in CEQA Guidelines, Section 15300.2 apply, in that: (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 15, 2026, Pursuant to VMC Section 16.602.08 – Noticing, a mailed notice was sent to all active neighborhood groups and all property owners within 500 feet of the subject parcel, the applicant and property owner, the Vallejo City Unified School District, any other local agency expected to provide water, wastewater treatment, streets, roads, schools, or other essential facilities or services to the project. On May 17, 2026, notice of the public hearing was published in the Times Herald. On May 18, 2026, notice of the public hearing was mailed was electronically mailed to members of the Planning Commission, the applicant, property owner, and any interested parties.

As of the writing of this report, staff received one comment provided as Attachment 7.

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 15311 (Class 11 “Accessory Structures”) and approving Use Permit and Sign Permit (collectively, “PLN25-0148”), subject to the Conditions of Approval provided as **Exhibit A** to the Recommend Resolution.

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 appeal shall state the reason or reasons for the appeal and why

Date: July 6, 2026

Subject: ADOPT A RESOLUTION FINDING THE PROJECT TO BE EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND SECTION 15311 AND APPROVE MAJOR USE PERMIT AND SIGN PERMIT (COLLECTIVELY, PLN25-0148) FOR ESTABLISHMENT OF A PAWNSHOP AND SIGNAGE AT 3716 SONOMA BOULEVARD (APN: 0053-010-740)

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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.

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

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 FINDING THE PROJECT TO BE EXEMPT FROM CEQA PURSUANT TO SECTION 15301 (CLASS 1 – “EXISTING FACILITIES) AND 15311 (CLASS 11 “ACCESSORY STRUCTURES”) AND APPROVING A USE PERMIT AND SIGN PERMIT (COLLECTIVELY, “PLN25-0148”) TO ESTABLISH A PAWNSHOP AT 3716 SONOMA BOULEVARD (APN: 0053-010-740)

WHEREAS, on August 29, 2017, the City of Vallejo City Council adopted General Plan 2040 and certified the Environmental Impact Report; and

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

WHEREAS, on November 10, 2021, OTH Gold Corporation, the applicant and business owner, applied for a business license for a ‘Jewelry Store’ at 3716 Sonoma Boulevard (APN: 0053-010-740) (“subject property”); and

WHEREAS, on October 10, 2022, the City of Vallejo received another business license application for “Cali Gold Exchange Corporation” at the subject property, which also had a description and business type listed as ‘Jewelry Store;’ and

WHEREAS, on July 2, 2025, the City of Vallejo received complaints regarding sign violations for the subject business and Code Enforcement opened a Zoning Violation case (ZV25-0371) to investigate and send an administrative notice to alert the business of the process for abatement. Upon investigation of the sign violations, staff discovered that the business was buying gold products (not just selling), which places the use in the “pawnshop” use category (according to the Zoning Code) versus just retail sales, and which requires a use permit in order to legally operate at the location; and

WHEREAS, on July 7, 2025, an administrative notice was mailed to the business owner to inform them that their business had been operating illegally and that a Use Permit application was needed in order to operate a pawnshop within the Central Corridor Commercial zoning district, as well as a Sign Permit for the storefront sign; and

WHEREAS, on July 28, 2025, Cali Gold Exchange Corp, the applicant, on behalf of MH Property Investment, LLC, the property owner (collectively the “applicant”), submitted an application for a Minor Use Permit and Sign Permit (collectively, PLN25-0148) to establish a pawnshop and install business signage (“Project”) at the subject property; and

WHEREAS, the subject property has a current General Plan 2040 land use designation of Business Limited/Residential (BL/R) and Zoning District of Central Corridor Commercial (CC); and

WHEREAS, on August 25, 2025, the application was determined to be complete for processing; and

WHEREAS, on October 30, 2025, pursuant to Vallejo Municipal Code (VMC) Section 15.08.040(D), a notice of Director taking action on the item was mailed to all active neighborhood groups and property owners within 300 feet of the subject property, the Vallejo City Unified School

District, 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 Planning Commission and interested parties; and

WHEREAS, on October 30, 2025, the Planning Division received an email with questions/concerns from the public regarding the proposed use; and

WHEREAS, on March 9, 2026, following receipt of the emailed public comment, and further review of the application details, the Director made a decision pursuant to VMC Section 16.606.02 to refer the application to establish the pawnshop to the Planning Commission due to the sensitive nature of the use and the number of complaints the city had previously received regarding unpermitted signs being installed throughout the city by the applicant; and

WHEREAS, on May 15, 2026, pursuant to VMC Section 16.602.08 – Noticing, a mailed notice for the June 1, 2026, public hearing was sent to all active neighborhood groups and all property owners within 500 feet of the subject property, the applicant and property owner, the Vallejo City Unified School District, any other local agency expected to provide water, wastewater treatment, streets, roads, schools, or other essential facilities or services to the project. On May 17, 2026, the same notice was published in the Times Herald and on May 18, 2026, the notice was mailed electronically to all members of the Planning Commission, the applicant, property owner, and any interested parties; and

WHEREAS, on June 1, 2026, the Planning Commission held a public meeting and voted unanimously to continue the public hearing for the project to its next regular meeting date of July 6, 2026 at 7:00 p.m.; and

WHEREAS, on July 6, 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; and

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 as 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: (a) the application, including all designs, plans, studies, data and correspondence submitted to the City in connection with the Project; (b) all staff reports, other documentation and information produced by or on behalf of the City in connection with the Project; (c) all documentary and oral evidence received at the public hearings regarding the Project; (d) all matters of common knowledge and all official enactments and acts of the City, including without limitation: (i) the City of Vallejo General Plan 2040 and its related EIR; (ii) the 2021 Zoning Code and its Initial Study and Mitigated Negative Declaration; (iii) the Vallejo Municipal Code; (iv) other applicable City of Vallejo policies and regulations; (e) all documentary and oral evidence received at the public hearing regarding the Project; and (f) 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 Findings.

Facts in support: Under the California Environmental Quality Act (CEQA), the State has identified a list of classes of projects which have been determined to not have a significant effect on the environment and are therefore exempt from the requirements of CEQA. The Planning Commission determines that the proposed project is categorically exempt pursuant to Section 15301 (Class 1 "Existing Facilities") and 15311 (Class 11 "Accessory Structures") of the CEQA Guidelines as the proposed use will operate the pawnshop within an existing building and minor modifications to the building and site including a new sign are proposed as part of the project.

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;

The project would not impact an environmental resource of hazardous or critical concern designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies.

(b) There are no cumulative impacts as a result of the project;

There is no substantial evidence in the Record that the cumulative impact of successive projects of the same type in the same place, over time would be significant.

(c) There are no significant effects due to unusual circumstances;

There are no unusual circumstances relating to the project that would result in significant effects on the environment.

(d) The project is not located near a scenic highway;

The project is not located near a scenic highway, as there are no scenic highways within the Vallejo.

(e) The project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5 [the "Cortese List"], and

The project site is not located on the Cortese List.

(f) The project would not adversely affect any historical resource.

The project would not adversely affect any historical resource.

Therefore, no further environmental review is required.

Section 4. Use Permit Findings.

A. 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: The subject site is governed by the land use standards contained within the VMC Section 16.204 "CC Zoning District." The proposed use of 'Pawnshop' is permitted within the CC Zoning District with a minor use permit. The CC Zoning District is intended to create and establish regulations for community serving mixed-use areas along the Sonoma Boulevard Central Corridor and areas subject to the Sonoma Boulevard Specific Plan. Land uses include

*mixed-use with housing, medium and high density residential or non-residential uses at street level, subject to design and development standards to promote a mixed-use and pedestrian orientation. The business is expected to operate from Monday through Saturday, from 10:00 am to 5:00 p.m. with the owner plus one employee will staff the business. Proposed security measures include a bullet-proof transaction window, an alarm system, surveillance cameras and a secure safe to store goods and jewelry. Vehicular traffic will continue to utilize the existing parking lot off Sonoma Boulevard. Additionally, the project is consistent with applicable development standards of the CC as illustrated in **Exhibit C** of this Resolution. The project, as proposed, meets all applicable development standards of the Municipal Code.*

B. 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: The subject site is currently identified as Business/Limited Residential (B/LR) on the General Plan 2040 Land Use Designation map. The B/LR land use designation is intended to:

“Facilitate high quality employment-based businesses, including professional office; health care and life sciences; research and development; production, distribution, and repair (PDR); and light industrial, manufacturing and similar uses conducted primarily inside of buildings. A mix of lot sizes is encouraged to accommodate small businesses as well as larger campus style uses. Restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of businesses, employees, and residents of the surrounding area are accommodated in the B/LR designation. Residential-only or mixed-use projects containing a residential component are also accommodated, providing that findings of compatibility can be made. The maximum permitted FAR in the B/LR designation is 2.0, with minimum residential density of 25 dwelling units per acre up to 50 dwelling units per acre.”

*The proposed use involves the establishment of a pawnshop which is a small retail business located within an existing shopping center compatible with the surrounding variety of businesses including Cost Rite Furniture, restaurants, a bakery, beauty salon, dentist and jewelry store. In addition to being consistent with the Land Use Designation, the project also helps implement the goals and policies of the General Plan 2040 as demonstrated in **Exhibit B** of this Resolution. The subject property is not within the Sonoma Boulevard Specific Plan or other area specific plan.*

C. The subject parcel is physically suitable for the type of land use being proposed;

Facts in Support: The subject parcel is within an established shopping center home to a variety of commercial uses. The site is bordered by Sonoma Boulevard and the nearby cross streets of Redwood Street and Sereno Drive. The proposed use will utilize an existing storefront and an existing parking lot that has ample space to provide the required minimum of 5 off-street parking spaces for the use. Therefore, this location is physically suitable for a pawnshop.

D. 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: The project is compatible with existing and permissible land uses within the CC zoning district and with adjacent existing commercial uses, such as Cost Rite Furniture, restaurants, a bakery, beauty salon, dentist office and jewelry store. The business is expected to operate from Monday through Saturday, from 10:00 am to 5:00 p.m. and will be staffed by the owner plus one employee. The facility includes comprehensive security measures appropriate for pawnshop operations, which have been reviewed and approved by the Vallejo

Police Department (VPD), including a bullet-resistant transaction window, a monitored alarm system, surveillance cameras and a secured safe. Therefore, the pawnshop use will be limited in intensity and nature.

- E. 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 proposed pawnshop is to be located within the existing storefront at 3716 Sonoma Boulevard and is compatible with adjacent existing commercial uses and has ample parking available in the abutting existing parking lot. Vehicular traffic will continue to utilize Sonoma Boulevard to access the existing parking lot off Sonoma Boulevard. Additionally, per the VPD crime data report going back to January 2025, multiple crimes have been reported within the 3-block radius of the subject property. Most offenses were for larceny, but others include aggregated and simple assault, robbery and vandalism. However, complaints or calls for service were not generated by or directly related to the subject property's specific address.

- F. 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 be operated indoors. As conditioned, the proposed use will not generate odors, dust, gas, noise, vibration, smoke, heat, or glare at any levels exceeding ambient conditions. As proposed and conditioned, the use will not be detrimental to the public interest, health, safety, or general welfare.

- G. 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 above.

Section 5. Sign Permit Findings

- A. The proposed signs do not exceed the standards of this chapter and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site.**

Facts in support: VMC Table 16.509-B: Sign Standards for Mixed-Use, Commercial & Industrial Zoning Districts states, the maximum sign area for awning signs is determined by 1 square foot (sf.) for each linear ft. of primary building or store frontage (for buildings with multiple frontages, 1 sf. for each linear foot of primary frontage plus 0.5 sf. for each foot of secondary frontage). At least 10 sf., and no more than 100 sf., are allowed for each business unless approved in a separate Sign Program.

The subject site is within the Central Commercial Corridor zoning district. The leased space frontage has a linear frontage of 24 feet, allowing a maximum sign area of 24 square feet. The proposed "Cali Gold Exchange" awning sign measures 24 square feet, which complies with the allowable limit.

The proposed awning sign is necessary to enable motorists and pedestrians to readily identify the facility from the front of the building and parking lot.

- B. The size, location, and design of the signs are visually complementary and compatible with the scale and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and**

Facts in support: Per figure 4 of the staff report, the awning sign proposed in the plans is visually complementary and compatible with the scale and architectural style of the primary structure and surrounding store tenants. Additionally, as conditioned per Exhibit A of this Resolution, window and door signage shall comply with VMC Chapter 16.509 - Signs.

- C. The proposed signs are in substantial conformance with the design criteria in any adopted city design guidelines.**

Facts in support: Not applicable; there are no adopted city design guidelines. The proposed awning sign is consistent with the adopted sign standards in the Vallejo Municipal Code.

Section 6. Decision.

NOW, THEREFORE, LET IT BE RESOLVED, that the Planning Division hereby determines that the project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1 "Existing Facilities") and 15311 (Class 11 "Accessory Structures"), subject to the Conditions of Approval provided as **Exhibit A** herein.

BE IT FURTHER RESOLVED that the Planning Commission hereby approves Major Use Permit and Sign Permit (PLN25-0148) based on the above findings and subject to the Conditions of Approval set forth in **Exhibit A** of this resolution, and the time limitations and indemnity below.

Section 7. 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 defend

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 6th day of July 2026 by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

ANTHONY TAYLOR, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

Kristin Pollot, AICP, SECRETARY
City of Vallejo Planning Commission

Exhibits:

- A. Conditions of Approval
- B. General Plan Consistency
- C. Zoning Code Consistency
- D. Store Floor Plan
- E. Sign Plans

**EXHIBIT A
CONDITIONS OF APPROVAL
MINOR USE PERMIT AND SIGN PERMIT (PLN25-0148)
3716 SONOMA BOULEVARD
(APN: 0053-010-740)**

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 (attached as Exhibits D and E), 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, requirements specific to pawnshops/secondhand dealers set forth in State Law, Business and Professions Code, Section 21625 et seq., as well as any other applicable statutes or ordinances 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.

Operational Conditions:

4. **Hours of Operation.** Hours of operation for the business shall be limited to Monday through Saturday, from 10:00 am to 5:00 pm.
5. **Periodic Inspection.** The business shall be subject to inspection by City staff any time the Chief of Police or his designee finds that criminal or nuisance activities are occurring on or near the premises.
6. **Site Maintenance.** The business owner or operator shall maintain in good repair all building exteriors, walls, windows, door entry areas and associated parking areas. The premises shall be kept clean and free of liter and weeds. Any graffiti painted on the property shall be removed within 48 hours of occurrence.
7. **Video Monitoring.** The facility shall maintain a digital video recording system that covers all points of entry, exit and areas of purchase. The video recording shall also cover areas where cash and gold/precious metals are stored within the facility. Records of this

recording capability shall be of good quality and shall be archived for a minimum of 45 days. These video archives shall be accessible to members of the Vallejo Police Department and California Department of Justice upon request. The hard-drive or computer storing all digital records shall be maintained in a secure area and away from the view of the public.

8. License Requirements. The following licensing requirements shall be maintained by the applicant/owner:
 - a. The applicant shall maintain a valid City of Vallejo Business Tax License for a “pawnshop” use classification.
 - b. The applicant shall maintain a valid Secondhand Dealer’s License issued by the California Department of Justice (21641 Business & Professions Code). This license shall be displayed in a conspicuous manner as to easily be seen by the public.
9. Product Documentation. The applicant shall properly document all property taken in trade or exchanged for cash and documented by the Secondhand Dealer Report Form (JUS123). The following forms of documentation/processes shall be administered during each customer transaction:
 - a. A clear photo or digital copy of each person’s driver’s license, identification card, passport, military identification or any valid government issued form of identification.
 - b. No sales will be conducted without proper identification. The identification provided will be photocopied and attached to the sales receipt or slip. A description of the property shall be entered on the sales receipt.
 - c. A digital photograph of each item of property taken in trade or exchanged for cash. This photograph shall be maintained by the business for a minimum of five (5) years.
 - d. Items purchased from a customer shall be stored and maintained by the business for 30 days prior to disposition and these shall be available for inspection at any time by the Vallejo Police Department or any other law enforcement agency.
 - e. All Secondhand Dealer Report Forms shall be maintained at the site and made available for inspection by the Vallejo Police Department upon request.
10. Authority to Revoke Permits. The applicant shall abide by all conditions of approval or the City of Vallejo Planning Commission may elect to revoke the Conditional Use Permit.
11. Noise. Construction, demolition, and/or related loading/unloading activities associated with the business that may generate noise shall be limited to the following: 7 a.m. to 6 p.m. Monday-Friday and 9 a.m. to 6 p.m. on Saturdays, with noise generating activities prohibited on Sundays and holidays.

12. Lighting. Lighting shall be designed, located, and installed to be directed downward or toward structures, be shielded or fully shielded, and shall be well-maintained in order to prevent glare, light trespass (unwanted light on adjacent lots and public rights-of-way), and light pollution to the maximum extent feasible. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness, as determined by the Planning and Development Services Director. (VMC Section 16.506.04 (B))
13. Temporary Signs. Signs that are temporary, incidental, and used for the purpose of conveying information concerning goods, services, or facilities available on the premises shall be permitted in addition to permanent signs allowed, subject to the following requirements:
- a. Temporary signage shall be permitted to be displayed on site for a total of fourteen consecutive days unless otherwise specified.
 - b. Temporary signage, including pennants, flags and other attention-getting devices, may be permitted for no longer than sixty days immediately following the initial opening of a business on a particular site.
 - c. Informational signs pertaining to events or activities occurring on the premises such as holidays, special sales and promotions. The signage shall only be permitted on four occasions throughout a calendar year, thirty-two square feet each in total sign area and not more than two in number;
 - i. Temporary window signage, limited to a maximum of twenty-five percent of each window surface;
 - ii. Temporary service station signs, such as merchandise display, promotions, and signs located on gasoline pumps;
 - iii. Temporary signs pertaining to events or activities conducted by a community, public service, educational, or religious assembly use subject to compliance with the standards for the zoning district in which the use is located.
 - d. Window Signs. The following standards apply to window signs in all zoning districts where allowed by Section 16.509.05, Zoning District Sign Standards.
 - e. Maximum sign area. Permanent window signs shall not occupy more than twenty percent of the total window area.
 - f. Permanent window signs.
 - i. Signs shall be allowed only on windows located on the ground level and second story of a building frontage.
 - ii. Signage shall consist of individual letters, logos, or symbols applied to the glass surface; however, neon signs with transparent backgrounds may be hung inside the window glass line.
 - g. Temporary window signs. Temporary window signs may be allowed provided that the signs:
 - i. Are displayed inside a window for a maximum of ten days;
 - ii. Shall only be located within the ground-floor windows of the structure.
14. Off-Site Temporary Signs Prohibited. The tacking, posting, painting, marking, writing, gluing, taping or otherwise affixing of signs, including, but not limited to, posters, flyers and handbills, to or on any tree, pole, post, or any other structure, whether publicly or privately owned, which is located on public property or within the public right-of-way shall be prohibited.

15. 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 effectiveness, or July 16, 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).
16. 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.

B. BUILDING DIVISION

- 1. Building permits and applicable fees will be required. Any tenant improvements requested will require an F-04 Accessibility upgrade worksheet to be reviewed by Chief Building Official.

C. FIRE PREVENTION DIVISION

- 1. Prior to final inspection, in accordance with the 2022 California Fire Code Section 505 approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high (6" for Commercial) with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.

2. Rooms or areas containing controls for HVAC systems, electrical panels, automatic fire extinguishing systems, fire alarm equipment or other detection, suppression or control elements shall be identified with appropriate signs.
3. If the building has an existing automatic fire sprinkler system and modification to the system is needed, a permit from the Vallejo Fire Department is required prior to any work being completed.
4. If the building has an existing fire alarm system, any modifications to a fire alarm system require a permit from the Fire Department prior to the work being completed.
5. Prior to final inspection, the minimum fire-extinguisher requirement shall be one 2A-10BC rated portable unit in such locations so that maximum floor-travel distance does not exceed 75' to the nearest extinguisher from any portion of the building with a maximum of 3,000 square feet of floor area surveyed. Plan submittal shall include the proposed location of extinguishers. Final location shall be approved in the field by the Fire Department.
6. All fire extinguishers shall be mounted in a conspicuous and readily accessible location either on a bracket or within an approved storage cabinet. Fire extinguishers shall be mounted so the top of the unit is 3 feet to 5 feet off the finished floor. If the extinguisher is not readily visible, a sign shall be located directly above the extinguisher. The sign shall be legible and of a contrasting color with its background. Final installation measures and identification signage shall be approved in the field by the Fire Department prior to final inspection.
7. All buildings shall comply with the 2022 California Building Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware and exit illumination
8. Locking devices on exit doors shall conform to the 2022 California Fire Code Chapter 10, only one lock or latch requiring one motion/operation to open/unlock is required. No double keyed dead-bolts are permitted on exit doors.
9. Maintain the width of the exit system; tables, chairs, merchandise storage systems and other devices shall not obstruct the means of egress along the path of exit travel based on the cumulative occupant load served. Maintain clear access to all exits.
10. A final inspection from the Fire Prevention Division is required prior to permit sign-off.

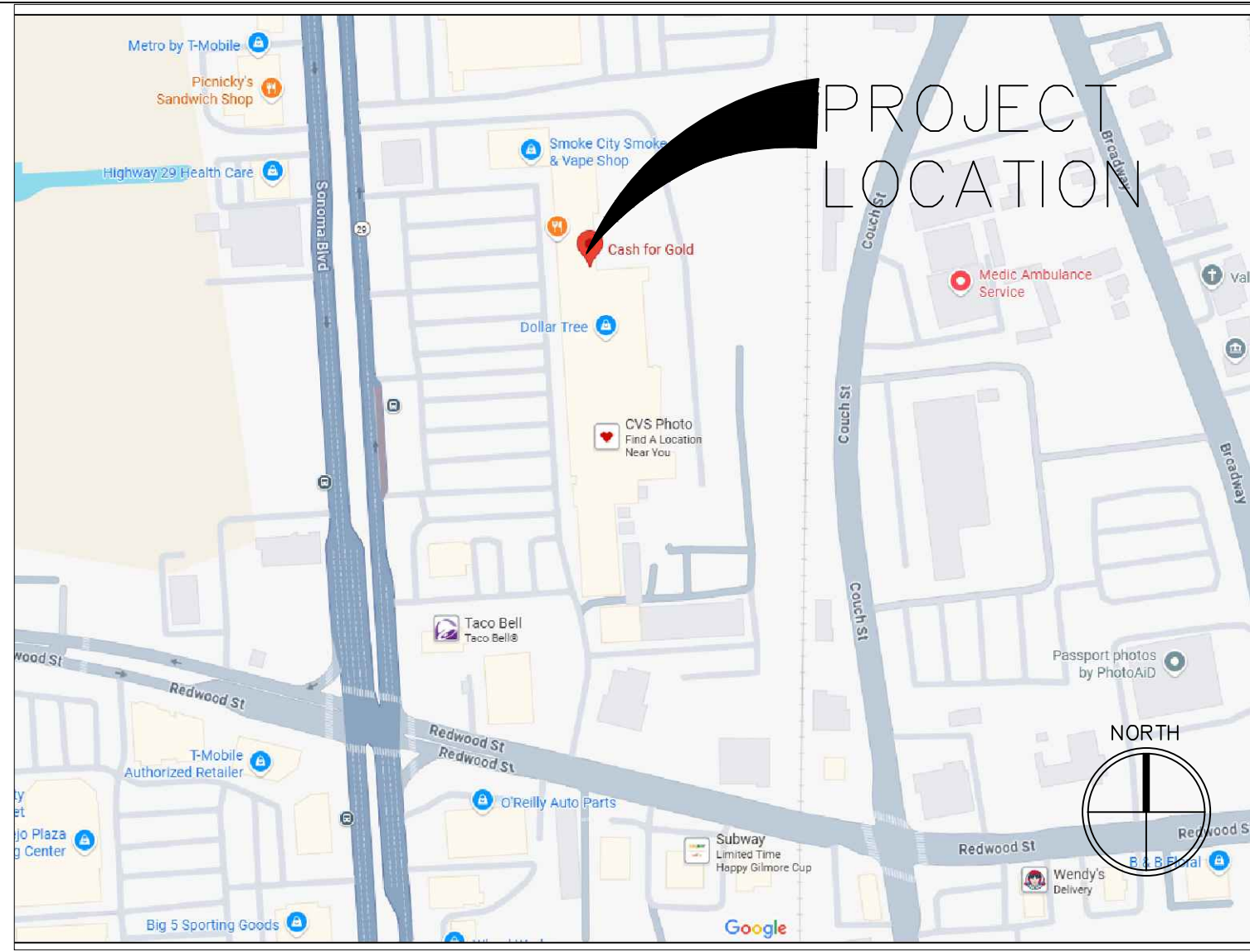
EXHIBIT B – General Plan Consistency

Table 1 – General Plan 2040 Policies and Actions	
Policies and Actions	Staff's Analysis
<p style="text-align: center;">Policy NBE2.8: Infill Development.</p> <p>Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.</p>	<p><i>This project would promote infill development of the existing storefront along State Route 29 adjacent to commercial land uses within an existing shopping center.</i></p>
<p style="text-align: center;">Policy NBE3.12: Sonoma-Broadway District.</p> <p>Foster a mixed-use employment district well-served by transit in the area surrounding Kaiser Permanente and Soltrans properties.</p>	<p><i>This project fosters mixed-use employment by adding an additional use to an existing shopping center located along Sonoma Boulevard and within 1 mile of the Sereno Transit Village and Kaiser Permanente.</i></p>
<p style="text-align: center;">Policy EET2.1: Economic Diversification.</p> <p>Attract employment- and tax-generating businesses that support the economic diversity of the city.</p>	<p><i>This project facilitates a retail use adjacent to other commercial uses such as restaurants, a jewelry store, beauty salons, a furniture store and other retail options which create employment within and generate tax revenue for the City of Vallejo.</i></p>

EXHIBIT C – Zoning Code Consistency

Table 2 –Applicable Development Standards			
Development Standard		Proposal	Compliant
<i>VMC Chapter 16.508 – Off-Street Parking and Loading</i>			
<i>VMC Table 16.508-B: Minimum Number of Off-Street Parking Spaces</i>	<i>2 per 1,000 sq feet of commercial use; 2 total spaces needed for 1,500 sq feet</i>	33	Yes
<i>VMC Chapter 16.509 – Signs</i>			
<i>VMC Table 16.509-B: Sign Standards for Mixed-Use, Commercial & Industrial Zoning Districts</i>	<i>Awning sign: Below edge of roof or top of parapet 2; 1 sq. ft. for each linear ft. of store frontage (max 24.375 sq. ft.)</i>	<i>Below edge of roof; 24 sq. ft.</i>	Yes

DRAFT



PROJECT LOCATION

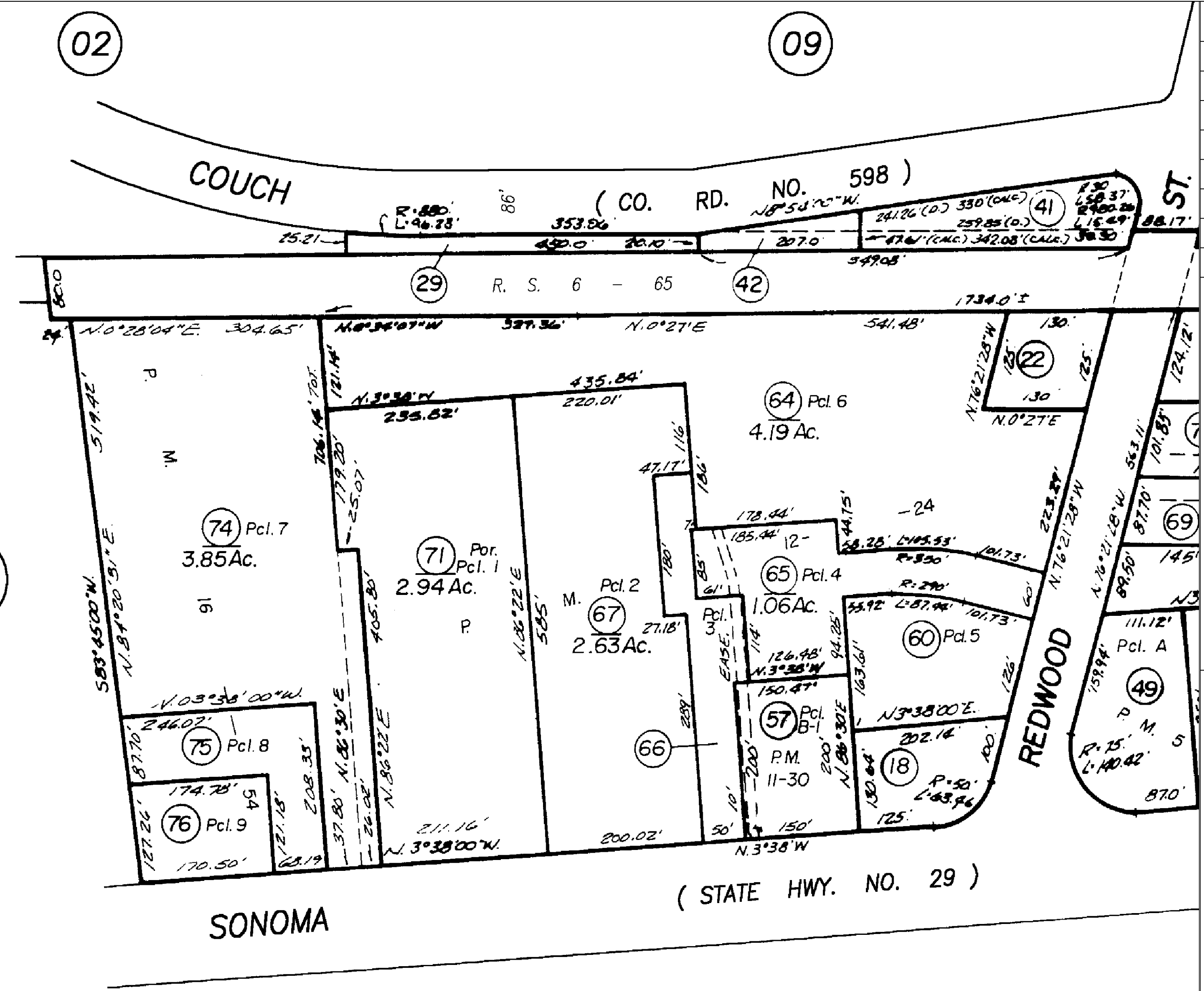
APPLICABLE CODES

CALIFORNIA ENERGY CODE	2022 EDITION
CALIFORNIA RESIDENTIAL CODE	2022 EDITION
CALIFORNIA MECHANICAL CODE (CMC)	2022 EDITION
CALIFORNIA PLUMBING CODE (CPC)	2022 EDITION
CALIFORNIA ELECTRICAL CODE (CEC)	2022 EDITION
CALIFORNIA RESIDENTIAL CODE (CRC)	2022 EDITION

SCOPE OF WORK

CASH FOR GOLD STORE LAYOUT

Cali Gold Exchange Corp Layout



REVISIONS

No.	DATE	DESCRIPTION

CASANOVA CONSULTING
 SERGIO CASANOVA
 701 W D ST S
 DIXON CA 95620
 PHONE: (707) 373-3279

VICINITY MAP N.T.S.

PROPERTY OWNER

APN: 0053-010-740
 ALI HIJAZ
 3716 SONOMA BLVD
 VALLEJO, CA 94590
 PHONE: 707-631-1552

UTILITIES

WATER	CITY OF VALLEJO, UTILITIES DIVISION
SANITARY SEWER	CITY OF VALLEJO, PW DEP'T
STORM DRAINAGE	CITY OF VALLEJO, PW DEP'T
FIRE	VALLEJO FIRE PROTECTION DISTRICT
POLICE	CITY OF VALLEJO
GAS	PACIFIC GAS & ELECTRIC
ELECTRIC	PACIFIC GAS & ELECTRIC
TELEPHONE	PACIFIC BELL
PARKS & RECREATION	CITY OF VALLEJO
SCHOOLS	VALLEJO UNIFIED SCHOOL DISTRICT

EXISTING BUILDING DATA

BLDG. AREA: EXISTING = 1,500 SQ.FT.
 BUILDING TYPE: TYPE V-N, WOOD FRAME, STUCCO

PROPERTY DATA

APN: 0053-010-740
 ZONED: PEDESTRIAN SHOPPING AND SERVICE DISTRICT
 USE: COMMERCIAL
 AREA OF LOT: 3.85 ACRES
 TOTAL USE SPACE: 1,500 SQ.FT.

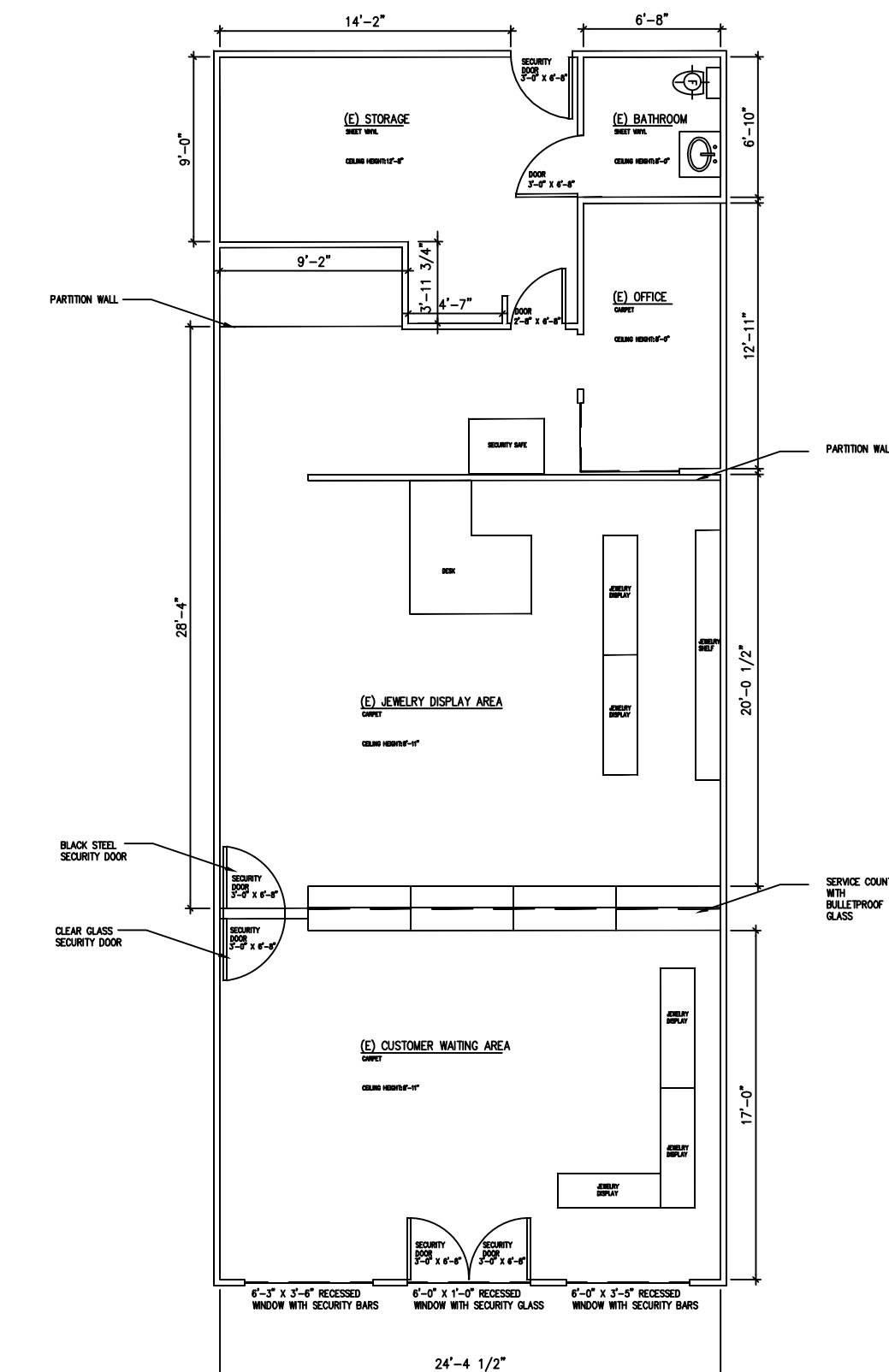
LIST OF DRAWINGS

T1 SITE PLAN & FLOOR PLAN

SHEET TITLE
 SITE PLAN &
 FLOOR PLAN

ASSESSOR MAP

SCALE: NTS



FLOOR PLAN

SCALE: 1/8" = 1'-0"

JOB AT:
Cali Gold Exchange Corp
 3716 SONOMA BLVD
 VALLEJO, CA. 94590

SCALE: AS SHOWN
 DATE: 07-20-2025
 JOB No. 2507203716

T1



Scale - 1inc = 1ft
QTY 1 - 24 sqft

3d Lettering (9" - 11'-8") (CALI GOLD EXCHANGE) Red Color text & 1' (FOR) Red Color Text, Stud | Flush Mounted to a 1/4" Diebond Aluminum | Plastic Panel

Vynil BackGround Full Color Design- Mounted to a 1/4" Diebond Aluminum | Plastic Panel

DiBond Aluminum Board



Existing Sign

Proposed Sign



Plot Plan

Proposed Sign Location



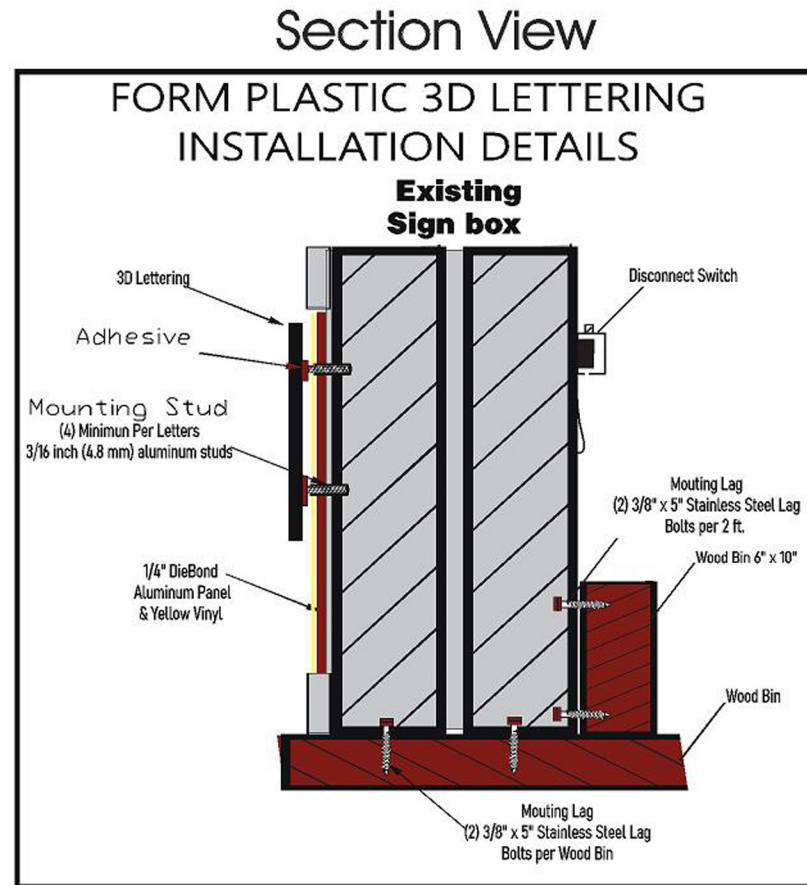
Custom Signs
1620b Springs Rd.
Vallejo, CA 94591
Office: (707) 553-7870
cshelp2020@hotmail.com

Cash For Gold
3716 Sonoma Blvd.,
Vallejo, CA 94589


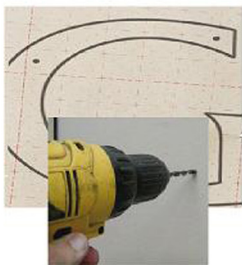



Designer: Edwin Navidad
Signature
Date: 03-04-2026
Job#: 03042026
Revised Date:

Approvals
Date:
Tenant Signature:
Landlord Signature:

I have reviewed and approved the sign details on this drawing for fabrication and installation.
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Combination All Mount Formed Letters / Logos Flat or Uneven Mounting Surface	Install Instructions
Stud through pad mounts on formed letters. Tools Required: Mounting Pattern, level, drill, drill bit, tape measure, cleaning cloth, masking tape, adhesive.	

1. POSITION and Secure Mounting Pattern
 Clean mounting surface before installing letters.
Set Pattern: Level and align mounting pattern on mounting surface. Securely tape flat to surface & perform a final spelling and spacing check.
Mark Holes: Use a center punch or sharpie to mark through all drill holes onto wall.
Remove: Your drilling will be more accurate if you remove pattern before drilling holes.
Tip: Brick or Block walls may require using duct tape to secure pattern

2. DRILL Mounting Holes
Drill & Bits: Use a drill & bit to match your mounting surface. Use a bit that is slightly larger in diameter than your studs (allow for some adjustment).
Drill holes: Hold drill level and drill all marked holes at least 1-1/2" deep.
Clean Holes: After holes are all drilled, clean (blow) out holes to remove all dust.
Tip: Brick or Block may require using a hammer drill & masonry drill bit.

3. DRYFIT Letters
Insert Letters: Take letters in order of number marked on the back and press into drilled holes (do NOT apply adhesive yet and do not force studs into holes).
Adjust: If letters do not press easily into holes, open holes (make hole larger with bit) until letters can be set straight.

4. APPLY Adhesive
Fill holes: Using a quality adhesive, generously fill all drilled holes.
Studs and Pads: Next apply a good coating of the same adhesive to the studs and pads of your #1 letter. Coat the pads with enough adhesive to cover all pad holes.

5. INSTALL Letters
Set Letters: Press studs into drilled holes until the pads touch the wall. Hold letter to wall by placing long strips of masking tape (or duct tape if necessary) on the letter face. Secure letters in numerical order, inserting until all are letters are set.

6. FINAL Adjustment
Adjust & Set: Stand back and view letters at a distance. Hand adjust letters straight by loosening tape and repositioning as needed. Once letters are straight, firmly press pads onto the wall by pressing on letter face. Secure with more tape if needed. Allow adhesive to set (time may vary based on climate), then remove tape & protective masking. Clean off letter faces as needed.

GI-CA/FM/FL-42415



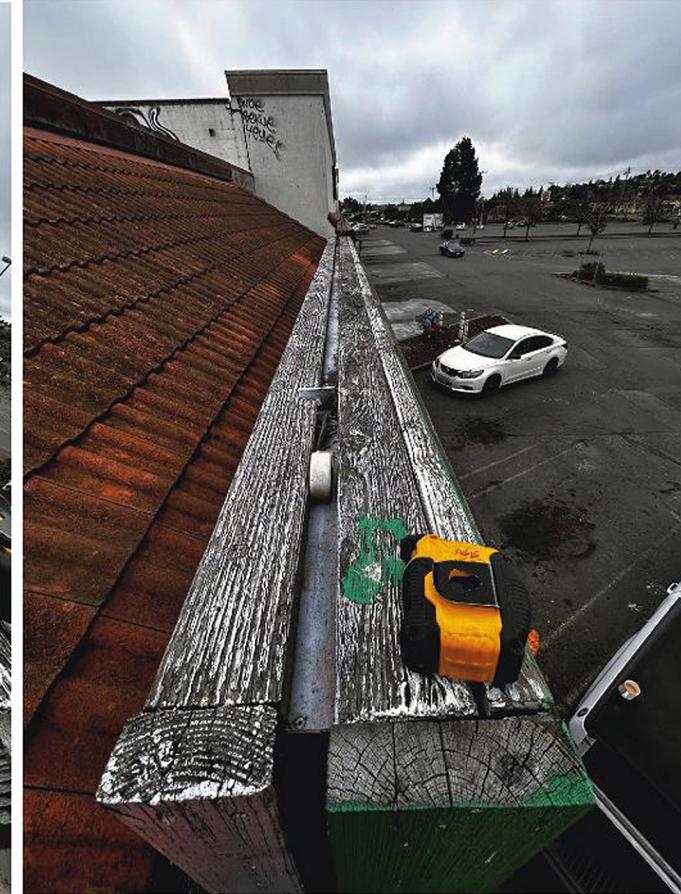
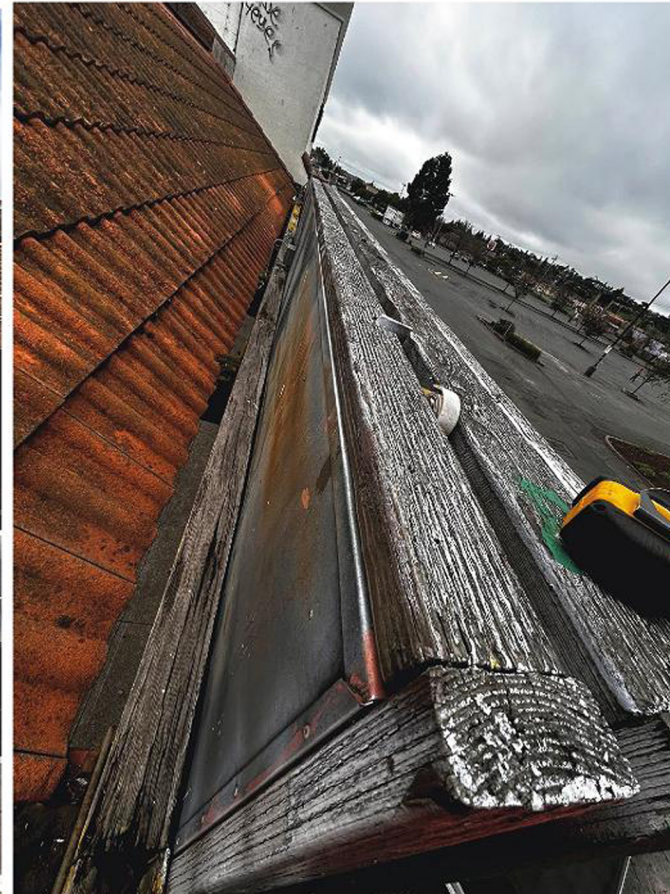
Custom Signs
 1620b Springs Rd.
 Vallejo, CA 94591
 Office: (707) 553-7870
 cshelp2020@hotmail.com

Cash For Gold
 3716 Sonoma Blvd.,
 Vallejo, CA 94589

Designer: Edwin Navidad
 Signature
 Date: 03-04-2026
 Job#: 03042026
 Revised Date:

Approvals
 Date:
 Tenant Signature:
 Landlord Signature:
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Cloud Reporting Portal - - Business Type Report-Export

Account	Business Na	Business: A	Business:	Location Type	Business Type	Account Type	Business Status	License Status	Start Date	Submittal Dat	Expire Date	
1	11703156	ALEXIS JEWELRY & PRINCESS IMPT	923 TENNESSEE ST	VALLEJO, CA	Commercial	Jewelry Store	Renewal	Active	Renewal Sent	04/03/2008	09/10/2025	06/30/2026
2	11710487	ALWAYS IN STYLE	2110 SPRINGS RD	VALLEJO, CA	Mobile	Jewelry Store	Renewal	Active	Renewal Sent	01/13/2010	06/22/2025	06/30/2026
3	11722306	AN ELEGANT ERA BY ANGIE	527 WALLACE AVE	VALLEJO, CA	Home Occupatic	Jewelry Store	New Application	Active	Renewal Sent	08/28/2025	05/13/2025	06/30/2026
4	11717946	AQUA CHERRY	524 GEORGIA ST STE 207	VALLEJO, CA	Residential	Jewelry Store	Renewal	Active	Renewal Sent	11/01/2018	06/18/2025	06/30/2026
5	11710258	ARIA & CO JEWELRY	698 NEBRASKA ST	VALLEJO, CA	Commercial	Jewelry Store	Renewal	Compliance	Delinquent	04/09/2018	07/01/2018	06/30/2019
6	11718509	AXENAYLEE	3505 SONOMA BLVD STE 20 #244	VALLEJO, CA	Home Occupatic	Jewelry Store	Renewal	Active	Renewal Sent	12/07/2020	08/03/2025	06/30/2026
7	11718698	BEAD CREATIONS GA	110 BELLA VISTA WAY	VALLEJO, CA	Home Occupatic	Jewelry Store	Renewal	Compliance	Pending - Taxpayer	07/01/2022	01/27/2025	06/30/2025
8	11706612	BEAUTIFULLY DEFINED/SACRED ME	115 LILLEAN WAY	VALLEJO, CA	Mobile	Jewelry Store	Renewal	Compliance	Delinquent	10/10/2019	08/05/2021	06/30/2022
9	11701960	BEST COLLATERAL INC	3595 SONOMA BLVD	VALLEJO, CA	Commercial	Pawnbroker	Renewal	Active	Current	04/01/2008	05/21/2026	06/30/2027
10	11701474	CALI GOLD EXCHANGE CORP.	5201 SONOMA BLVD	VALLEJO, CA	Commercial	Jewelry Store	Renewal	Active	Renewal Sent	11/28/2011	07/10/2025	06/30/2026
11	11714803	CALI GOLD EXCHANGE CORPORATION	3716 SONOMA BLVD	VALLEJO, CA	Commercial	Jewelry Store	Renewal	Active	To Be Issued	12/01/2021	05/21/2026	06/30/2027
12	11703329	DANIEL'S JEWELERS #196	918 ADMIRAL CALLAGHAN LN	VALLEJO, CA	Commercial	Jewelry Store	Renewal	Active	Renewal Sent	05/10/2016	09/03/2025	06/30/2026
13	11708974	DAVA DESIGN	159 NALISTY DR	VALLEJO, CA	Mobile	Jewelry Store	Renewal	Active	Renewal Sent	12/05/2008	08/31/2025	06/30/2026
14	11709461	DEMARES JEWELERS INC	398 BUCKSKIN PL	VALLEJO, CA	Commercial	Jewelry Store	New Application	Compliance	Pending - Taxpayer	03/25/2008	10/08/2024	06/30/2025
15	11703711	DESIGNS BY PATTIE K	150 BYRON ST	VALLEJO, CA	Mobile	Jewelry Store	Renewal	Active	Renewal Sent	04/04/2008	06/04/2025	06/30/2026
16	11719609	DIVINE FINDZ	107 ZAMORA CT	VALLEJO, CA	Home Occupatic	Jewelry Store	New Application	Compliance	Pending - Taxpayer	04/13/2024	02/06/2024	06/30/2024
17	11712705	DJ BOSSY BLING	148 WINTER HARBOR PL	VALLEJO, CA	Home Occupatic	Jewelry Store	Renewal	Active	Current	07/17/2021	05/26/2026	06/30/2027
18	11709561	DRAGONSONG CREATIONS	1215 DEVLIN DR	VALLEJO, CA	Mobile	Jewelry Store	Renewal	Compliance	Delinquent	04/21/2009	07/01/2016	06/30/2017
19	11712492	GPS JEWELRY GROUP INC	2800 SONOMA BLVD	VALLEJO, CA	Commercial	Jewelry Store	First Renewal	Compliance	Pending - Taxpayer	03/15/2021	06/25/2021	06/30/2022
20	11706544	GRACEFUL SPARKLE	1516 LANDMARK DR	VALLEJO, CA	Mobile	Jewelry Store	Renewal	Compliance	Delinquent	10/02/2019	07/26/2023	06/30/2024
21	11700844	GRACEFULLY AGED ANTIQUES	133 ANCHOR CT	VALLEJO, CA	Mobile	Jewelry Store	Renewal	Active	Renewal Sent	03/26/2008	07/01/2025	06/30/2026
22	11703849	GRANTERS LLC CO	2581 SPRINGS RD	VALLEJO, CA	Commercial	Pawnbroker	Renewal	Active	To Be Issued	11/06/2012	05/26/2026	06/30/2027
23	11723775	J GALLO INC	4380 SONOMA BLVD STE 149	VALLEJO, CA	Commercial	Jewelry Store	New Application	Active	Renewal Sent	11/05/2025	11/06/2025	06/30/2026
24	11718406	JEWELRY GALLO DE ORO LLC	610 MARIN ST	VALLEJO, CA	Commercial	Jewelry Store	Renewal	Active	Renewal Sent	01/01/2023	06/05/2025	06/30/2026
25	11715098	JEWELRY TRENDS CO LLC	117 ILLINOIS ST	VALLEJO, CA	Home Occupatic	Jewelry Store	New Application	Compliance	Delinquent	02/14/2022	02/07/2022	06/30/2022
26	11712219	JUSTJADESJEWELS	120 EXPOSITION DR	VALLEJO, CA	Home Occupatic	Jewelry Store	Renewal	Active	Renewal Sent	03/20/2021	04/06/2026	06/30/2026
27	11708321	KL GRILLZ AND JEWELRY	3712 SONOMA BLVD	VALLEJO, CA	Commercial	Jewelry Store	Renewal	Active	Renewal Sent	08/14/2017	07/30/2025	06/30/2026
28	11712125	LAURA ANN DESIGNS	40 PARKHAVEN CT	VALLEJO, CA	Home Occupatic	Jewelry Store	Renewal	Active	Renewal Sent	02/15/2021	09/01/2025	06/30/2026
29	11718039	LEHELET DESIGNS	150 PHOENIX CIR	VALLEJO, CA	94589-2376	Jewelry Store	New Application	Discovery	Pending - Taxpayer	10/27/2022	10/27/2022	06/30/2022
30	11707475	M LHUILLIER AQUISITION LLC	3495 SONOMA BLVD	VALLEJO, CA	Commercial	Jewelry Store	Renewal	Active	Renewal Sent	05/13/2008	06/05/2025	06/30/2026
31	11711323	M LHUILLIER AQUISITION LLC	3495 SONOMA BLVD	VALLEJO, CA	Commercial	Pawnbroker	Renewal	Compliance	Delinquent	03/17/2011	05/23/2023	06/30/2024
32	11714571	MONICA FIORELLA JEWELRY	100 CARROLL ST	VALLEJO, CA	Home Occupatic	Jewelry Store	Renewal	Active	Renewal Sent	09/07/2021	06/24/2025	06/30/2026
33	11707173	MYSTIQUE STONES	4300 MELODY LN	VALLEJO, CA	Mobile	Jewelry Store	Renewal	Compliance	Delinquent	03/21/2014	07/01/2018	06/30/2019
34	11717014	OSTARA BODY PIERCING	1415 GEORGIA ST	VALLEJO, CA	Commercial	Jewelry Store	Renewal	Active	Renewal Sent	09/20/2022	06/29/2025	06/30/2026
35	11711781	OTH GOLD CORPORATION	3716 SONOMA BLVD	VALLEJO, CA	Commercial	Jewelry Store	Renewal	Active	Pending - City	11/30/2020	07/01/2025	06/30/2026
36	11714598	PAOLA'S JEWELRY	1735 MINI DR	VALLEJO, CA	Home Occupatic	Jewelry Store	Renewal	Compliance	Pending - Taxpayer	09/18/2021	01/22/2025	06/30/2025
37	11705215	QUALITY JEWELRY	312 PENNSYLVANIA ST	VALLEJO, CA	Mobile	Jewelry Store	New Application	Compliance	Delinquent	11/10/2016	07/01/2016	06/30/2017
38	11711660	QUEEN'S BODY BEADS	520 CABRILLO AVE	VALLEJO, CA	Home Occupatic	Jewelry Store	Renewal	Compliance	Delinquent	10/19/2020	11/15/2024	06/30/2025
39	11712696	SUN, MOON & BEADS	714 MODOC ST APT 1	VALLEJO, CA	Home Occupatic	Jewelry Store	First Renewal	Compliance	Delinquent	07/14/2021	07/29/2022	06/30/2023
40	11707975	VALLEJO COIN EXCHANGE	127 TENNESSEE ST	VALLEJO, CA	Commercial	Jewelry Store	Renewal	Active	Renewal Sent	06/13/2008	07/29/2025	06/30/2026
41	11701093	VICTOR JIMENEZ	125 NORTH CAMINO ALTO	VALLEJO, CA	Mobile	Jewelry Store	Renewal	Active	Renewal Sent	09/14/2011	07/02/2025	06/30/2026
42	11712092	WAIST BEADS BY TRINA	1058 SANDHURST DR	VALLEJO, CA	Home Occupatic	Jewelry Store	Renewal	Compliance	Delinquent	12/01/2020	07/19/2022	06/30/2023
43	11702218	WEST COAST MINERAL	178 ZINNIA CIR	VALLEJO, CA	Mobile	Jewelry Store	Renewal	Compliance	Delinquent	03/27/2012	07/01/2019	06/30/2020

CATEGORY	CASE #	DATE REPORTED	DATE OCCURRED	ADDRESS	PLACE	DISTANCE
AGG ASSAULT	25-00044	1/1/2025	1/1/2025	505 COUCH ST	COOLEY RIOLO MORTUARY	0.081236313
AGG ASSAULT	25-05833	6/16/2025	6/16/2025	777 SERENO DR	777 BINGO	0.061068322
AGG ASSAULT	25-06958	7/19/2025	7/18/2025	3684 SONOMA BL	DOLLAR TREE	0.061040532
AGG ASSAULT	25-07104	7/22/2025	7/22/2025	501 SERENO DR	WALMART	0.094858854
AGG ASSAULT	25-09804	10/12/2025	10/12/2025	501 SERENO DR	WALMART	0.099034445
AGG ASSAULT	25-10013	10/19/2025	10/19/2025	3684 SONOMA BL	DOLLAR TREE	0.080079185
ALL OTHER OFFENSES	25-02032	2/25/2025	2/25/2025	3678 SONOMA BL	CVS	0.09827609
ALL OTHER OFFENSES	25-05265	5/31/2025	5/30/2025	3684 SONOMA BL	DOLLAR TREE	0.061009014
BURGLARY	25-05265	5/31/2025	5/30/2025	3684 SONOMA BL	DOLLAR TREE	0.061009014
BURGLARY	25-06250	6/25/2025	6/24/2025	777 SERENO DR	777 BINGO	0.061068322
BURGLARY	25-10313	10/28/2025	10/28/2025	3684 SONOMA BL	DOLLAR TREE	0.061040532
BURGLARY	25-12374	12/31/2025	12/30/2025	3684 SONOMA BL	DOLLAR TREE	0.061100724
DISORDERLY CONDUCT	25-10434	10/30/2025	10/30/2025	501 SERENO DR	WALMART	0.057721659
DISORDERLY CONDUCT	25-11844	12/13/2025	12/13/2025	3684 SONOMA BL	DOLLAR TREE	0.061040532
EMBEZZLEMENT	25-02419	3/9/2025	3/9/2025	501 SERENO DR	WALMART	0.073808173
FAMILY OFFENSE (NON-VIOLENT)	25-05341	5/31/2025	5/30/2025	501 SERENO DR	WALMART	0.073499966
FRAUD	25-02693	3/15/2025	2/27/2025	501 SERENO DR	WALMART	0.07325838
FRAUD	25-08510	9/4/2025	9/2/2025	3678 SONOMA BL	CVS	0.098046874
FRAUD	25-11880	12/12/2025	12/12/2025	501 SERENO DR	WALMART	0.073499966
FRAUD	25-11953	12/15/2025	8/8/2025	765 SERENO DR	172 MARKET	0.091534698
INTIMIDATION	25-01410	2/6/2025	2/6/2025	3678 SONOMA BL	CVS	0.108349319
INTIMIDATION	25-07385	7/29/2025	7/29/2025	501 SERENO DR	WALMART	0.073499966
INTIMIDATION	25-10434	10/30/2025	10/30/2025	501 SERENO DR	WALMART	0.057721659
LARCENY	25-00284	1/6/2025	1/6/2025	3678 SONOMA BL	CVS	0.09827609
LARCENY	25-00937	1/18/2025	1/18/2025	765 SERENO DR	168 MARKET	0.0913426
LARCENY	25-01213	1/27/2025	1/27/2025	3678 SONOMA BL	CVS	0.09827609
LARCENY	25-01309	1/31/2025	1/19/2025	506 COUCH ST	MEDIC AMBULANCE	0.123822296
LARCENY	25-01325	2/4/2025	2/4/2025	3678 SONOMA BL	CVS	0.09827609
LARCENY	25-01352	2/3/2025	2/2/2025	3678 SONOMA BL	CVS	0.09827609
LARCENY	25-01408	2/6/2025	2/5/2025	3678 SONOMA BL	CVS	0.09827609
LARCENY	25-01410	2/6/2025	2/6/2025	3678 SONOMA BL	CVS	0.108349319
LARCENY	25-01856	2/20/2025	2/18/2025	3678 SONOMA BL	CVS	0.09827609
LARCENY	25-02235	3/3/2025	3/3/2025	501 SERENO DR	WALMART	0.073808173
LARCENY	25-02342	3/4/2025	3/4/2025	501 SERENO DR	WALMART	0.07325838
LARCENY	25-02419	3/9/2025	3/9/2025	501 SERENO DR	WALMART	0.073808173
LARCENY	25-03209	4/1/2025	4/1/2025	3737 SONOMA BL	HIGHWAY 29 HEALTH CARE INC	0.118044256
LARCENY	25-03220	3/29/2025	3/26/2025	3845 SONOMA BL		0.12030478
LARCENY	25-04132	4/24/2025	4/24/2025	3678 SONOMA BL	CVS	0.098046874
LARCENY	25-04393	5/2/2025	5/2/2025	501 SERENO DR	WALMART	0.073499966
LARCENY	25-05755	6/14/2025	6/14/2025	3737 SONOMA BL	HIGHWAY 29 HEALTH CARE INC	0.118033043
LARCENY	25-05893	6/17/2025	6/14/2025	501 SERENO DR	WALMART	0.073492825
LARCENY	25-06108	6/19/2025	6/18/2025	3678 SONOMA BL	CVS	0.098046874
LARCENY	25-06147	6/23/2025	6/22/2025	3678 SONOMA BL	CVS	0.098046874
LARCENY	25-06159	6/23/2025	6/22/2025	3678 SONOMA BL	CVS	0.098046874
LARCENY	25-06378	7/2/2025	7/2/2025	3684 SONOMA BL	DOLLAR STORE	0.061040532
LARCENY	25-06534	7/7/2025	7/2/2025	3678 SONOMA BL	CVS	0.098046874
LARCENY	25-06958	7/19/2025	7/18/2025	3684 SONOMA BL	DOLLAR TREE	0.061040532
LARCENY	25-07338	7/29/2025	7/29/2025	3712 SONOMA BL	IV BARBER LOUNGE	0.018939794
LARCENY	25-07440	7/31/2025	7/31/2025	501 SERENO DR	WALMART	0.091233374
LARCENY	25-07527	8/2/2025	8/2/2025	3849 SONOMA BL	BUDS BURGERS	0.118661457
LARCENY	25-07843	8/8/2025	8/8/2025	501 SERENO DR	WALMART	0.073499966
LARCENY	25-07862	8/11/2025	8/11/2025	3684 SONOMA BL	DOLLAR TREE	0.061100724
LARCENY	25-07937	8/12/2025	8/11/2025	3678 SONOMA BL	CVS	0.098046874
LARCENY	25-07939	8/12/2025	8/7/2025	501 SERENO DR	WALMART	0.073499966
LARCENY	25-07946	8/18/2025	8/12/2025	3684 SONOMA BL	DOLLAR TREE	0.061100724
LARCENY	25-08510	9/4/2025	9/2/2025	3678 SONOMA BL	CVS	0.098046874
LARCENY	25-08971	9/17/2025	9/16/2025	777 SERENO DR	777 BINGO	0.061068322
LARCENY	25-09032	9/19/2025	9/19/2025	3678 SONOMA BL	CVS	0.098019997
LARCENY	25-09097	9/19/2025	9/19/2025	3684 SONOMA BL	DOLLAR TREE	0.061100724
LARCENY	25-09446	10/1/2025	10/1/2025	3678 SONOMA BL	CVS	0.098046874

LARCENY	25-09623	10/7/2025	10/7/2025	505 COUCH ST	COOLEY RIOLO MORTUARY	0.081212332
LARCENY	25-09646	10/8/2025	9/22/2025	3678 SONOMA BL	CVS	0.098046874
LARCENY	25-10036	10/18/2025	10/17/2025	765 SERENO DR	173 MARKET	0.091534698
LARCENY	25-11013	11/15/2025	11/15/2025	3737 SONOMA BL	HIGHWAY 29 HEALTH CARE INC	0.117907281
LARCENY	25-11880	12/12/2025	12/12/2025	501 SERENO DR	WALMART	0.073499966
LARCENY	26-00661	1/18/2026	1/2/2026	3678 SONOMA BL	CVS	0.098046874
LARCENY	26-01173	1/26/2026	1/26/2026	3849 SONOMA BL	BUDS BURGERS	0.118661457
LARCENY	26-01292	1/29/2026	1/29/2026	765 SERENO DR	168 MARKET	0.091534698
LARCENY	26-01499	2/6/2026	2/6/2026	501 SERENO DR	WALMART	0.073499966
LARCENY	26-01581	2/10/2026	2/7/2026	765 SERENO DR	174 MARKET	0.091534698
LARCENY	26-02178	3/2/2026	3/2/2026	501 SERENO DR	WALMART	0.073499966
LARCENY	26-02193	3/2/2026	2/28/2026	3730 SONOMA BL	KEEPIN IT ISLAND	0.030291883
LARCENY	26-03267	3/30/2026	3/30/2026	765 SERENO DR	168 MARKET	0.091534698
LARCENY	26-03890	4/15/2026	4/15/2026	765 SERENO DR	175 MARKET	0.091534698
LARCENY	26-04816	5/12/2026	5/11/2026	501 SERENO DR	WALMART	0.073499966
RAPE	25-09070	9/21/2025	9/21/2025	501 SERENO DR	WALMART	0.073499966
RAPE	25-10405	10/30/2025	10/30/2025	501 SERENO DR	WALMART	0.073492825
ROBBERY	25-01176	2/1/2025	2/1/2025	501 SERENO DR	WALMART	0.07325838
ROBBERY	25-02367	3/7/2025	3/7/2025	3678 SONOMA BL	CVS	0.11935364
ROBBERY	25-04130	4/28/2025	4/28/2025	3678 SONOMA BL	CVS	0.098019997
ROBBERY	25-08360	8/31/2025	8/31/2025	3684 SONOMA BL	DOLLAR STORE	0.061040532
ROBBERY	25-10714	11/7/2025	11/7/2025	765 SERENO DR	168 MARKET	0.09148542
SIMPLE ASSAULT	25-03727	4/16/2025	4/16/2025	765 SERENO DR	170 MARKET	0.0913426
SIMPLE ASSAULT	25-03827	4/18/2025	4/18/2025	501 SERENO DR	WALMART	0.121218829
SIMPLE ASSAULT	25-05942	6/18/2025	6/18/2025	750 SERENO DR		0.124108232
SIMPLE ASSAULT	25-07308	7/28/2025	7/28/2025	3684 SONOMA BL	DOLLAR STORE	0.061100724
SIMPLE ASSAULT	26-02573	3/11/2026	3/11/2026	501 SERENO DR	WALMART	0.073492825
SIMPLE ASSAULT	26-03626	4/9/2026	4/9/2026	765 SERENO DR	171 MARKET	0.091534698
STOLEN VEH	25-09623	10/7/2025	10/7/2025	505 COUCH ST	COOLEY RIOLO MORTUARY	0.081212332
VANDALISM	25-00471	1/13/2025	1/7/2025	3684 SONOMA BL	DOLLAR STORE	0.060879626
VANDALISM	25-02342	3/4/2025	3/4/2025	501 SERENO DR	WALMART	0.07325838
VANDALISM	25-03874	4/17/2025	4/17/2025	3678 SONOMA BL	CVS	0.09827609
VANDALISM	25-04132	4/24/2025	4/24/2025	3678 SONOMA BL	CVS	0.098046874
VANDALISM	25-06250	6/25/2025	6/24/2025	777 SERENO DR	777 BINGO	0.061068322
VANDALISM	25-07338	7/29/2025	7/29/2025	3712 SONOMA BL	IV BARBER LOUNGE	0.018939794
VANDALISM	25-08971	9/17/2025	9/16/2025	777 SERENO DR	777 BINGO	0.061068322
VANDALISM	25-10040	10/18/2025	10/18/2025	3630 SONOMA BL	TRI CITY DENTAL	0.114589755
VANDALISM	26-00535	1/17/2026	1/17/2026	3730 SONOMA BL	SHARKIES CHICKEN	0.030118168
VANDALISM	26-01288	1/29/2026	1/8/2026	3768 SONOMA BL		0.088044889
VANDALISM	26-02178	3/2/2026	3/2/2026	501 SERENO DR	WALMART	0.073499966
VANDALISM	26-02573	3/11/2026	3/11/2026	501 SERENO DR	WALMART	0.073492825
VANDALISM	26-04617	5/5/2026	5/5/2026	501 SERENO DR	WALMART	0.073499966
WEAPON VIOL	25-00044	1/1/2025	1/1/2025	505 COUCH ST	COOLEY RIOLO MORTUARY	0.081236313
WEAPON VIOL	25-09199	9/24/2025	9/24/2025	765 SERENO DR	169 MARKET	0.09148542

From: [JR Matulac](#)
To: [Dalia Vidor](#); [Laura Solomon](#)
Cc: [Cesar Orozco](#); [Donna Baarsch](#); [Erica McCray](#); [Hector Rojas](#); [Juliette Avila](#); [Robby Thacker](#); [Robert Busick](#); [Kristin Pollot](#)
Subject: Re: Notice for 3716 Sonoma Boulevard PLN25-0148
Date: Thursday, October 30, 2025 1:30:56 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Outlook-ip2dakuy.png](#)

Is this the same owner/operator (that was brought to my attention about 3-6 months ago) who had "code violations" of marketing signs illegally posted throughout the city of Vallejo?

If so, has the owner/operator resolved/removed, mitigated and paid any/all required restitution of these violations where he is considered to be in "good standing" now?

Respectfully,



Diosdado "J.R." Matulac
Councilmember - District 2
He / Him / His

www.cityofvallejo.net | jr.matulac@cityofvallejo.net

(D) 707-648-4132 | (C) **707-563-3822 (NEW)**

[555 Santa Clara Street | Vallejo, CA | 94590](#)



City Council Agendas - [Click here](#)

From: Dalia Vidor <Dalia.Vidor@cityofvallejo.net>
Sent: Thursday, October 30, 2025 9:56 AM
To: Laura Solomon <Laura.Solomon@cityofvallejo.net>
Cc: Cesar Orozco <Cesar.Orozco@cityofvallejo.net>; JR Matulac <JR.Matulac@cityofvallejo.net>; Cesar Orozco <Cesar.Orozco@cityofvallejo.net>; Donna Baarsch <Donna.Baarsch@cityofvallejo.net>; Erica McCray <Erica.McCray@cityofvallejo.net>; Hector Rojas <Hector.Rojas@cityofvallejo.net>; Juliette Avila <Juliette.Avila@cityofvallejo.net>; Laura Solomon <Laura.Solomon@cityofvallejo.net>; Robby Thacker <Robby.Thacker@cityofvallejo.net>; Robert Busick <Robert.Busick@cityofvallejo.net>
Subject: Notice for 3716 Sonoma Boulevard PLN25-0148

BCC: Planning Commission

Find attached the notice for 3716 Sonoma Boulevard PLN25-0148 pending Director level decision.

Dalia Vidor
Executive Secretary (Confidential)
City of Vallejo | Planning and Development Division
555 Santa Clara Street Vallejo, CA 94590
Office: (707) 648-4326 | dalia.vidor@cityofvallejo.net





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

DATE: July 6, 2026
TO: Planning Commission
FROM: Hector Rojas, Long-Range Planning Manager
SUBJECT: **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 INFORMATION

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.

Subject: 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)

Page 2

RECOMMENDATION

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).

ATTACHMENTS

1.	Staff Report Continuation
2.	Recommended Resolution_CAO Stamp
3.	Cal HDF Comment Letter, dated May 22,2026
4.	Redline Ordinance Showing Revisions Made Following the April 20, 2026 Planning Commission Recommendation

CONTACT

Hector Rojas, Long-Range Planning Manager (707) 553-7283

Hector.Rojas@cityofvallejo.net

BACKGROUND AND DISCUSSION

An accessory dwelling unit (ADU) is a secondary residential unit located on the same lot as a primary dwelling that includes independent living facilities, such as a kitchen and bathroom. ADUs may be constructed as detached units, attached additions to an existing home, or created through the conversion of existing space, such as garages or portions of a primary residence. A related unit type, known as a junior accessory dwelling unit (JADU), is a smaller unit (limited to 500 square feet) that is located entirely within a single-family home and may share sanitation facilities with the primary residence. For purposes of this report, references to “ADUs” may include both accessory dwelling units and junior accessory dwelling units, unless otherwise specified.

In recent years, the State of California has adopted numerous legislative changes intended to promote the development of ADUs as a strategy to increase housing supply and improve housing affordability. These legislative changes significantly expanded the circumstances under which ADUs must be permitted ministerially and limited the ability of local jurisdictions to impose development standards that could constrain ADU construction.

The current State ADU statutes are codified in Government Code Sections 66310 through 66342. These provisions require cities and counties to allow ADUs ministerially in residential zones, establish maximum review timelines for ADU applications, and limit certain development standards that could otherwise act as barriers to ADU construction.

On December 30, 2024, the City Council adopted the 2023–2031 Housing Element Update. The Housing Element includes programs to remove governmental constraints to housing development, including Program A 3.1.1, which directs the City to periodically review and update its ADU regulations to ensure consistency with State ADU law. The City’s current ADU ordinance was adopted in 2021 and has not been updated since that time.

Project Description

The proposed ordinance would repeal and replace Chapter 16.303 (Accessory Dwelling Units) of the Vallejo Municipal Code (VMC). The revised chapter would establish updated standards and procedures governing the development of ADUs within the City.

The proposed amendments include:

- Updated definitions for ADUs, JADUs, and related terms
- Clarified ministerial approval procedures and application requirements
- A 60-day timeline for approval or denial of complete ADU applications
- Development standards governing conversion, attached, and detached ADUs
- Standards for ADUs on both single-family and multi-family residential lots
- Updated parking requirements and exemptions consistent with State law
- Objective design standards applicable to certain newly constructed ADUs
- Clarified provisions regarding utility connections, impact fees, and unit addressing

The proposed ordinance reorganizes and clarifies the City’s ADU regulations to improve usability for both City staff and applicants while ensuring consistency with current State law. It also includes a limited provision that provides additional flexibility beyond minimum State requirements. Specifically, the ordinance exempts ADUs that are 500 square feet or less from parking requirements, which may

reduce development costs and barriers for smaller units. Otherwise, the ordinance is intended to maintain consistency with State ADU law.

Procedural History

On April 20, 2026, the Planning Commission conducted a duly noticed public hearing on the proposed ordinance and voted 5-0, with one absence, to recommend City Council adoption.

Following the Planning Commission's recommendation, the ordinance was scheduled for City Council consideration on May 26, 2026. Prior to the hearing, the City received comments regarding the proposed ordinance, including a comment letter from the California Housing Defense Fund (CalHDF) identifying several provisions that, in CalHDF's view, were inconsistent with Government Code Section 66323 and other provisions of State ADU law. The City also received email correspondence from the Vallejo Flood and Wastewater District (VFWD) regarding the ordinance's utility connection provisions and conducted additional legal and technical review of several sections of the proposed ordinance. As a result, the item was removed from the City Council agenda to allow staff additional time to evaluate the comments and determine whether revisions to the ordinance were warranted.

Following that review, staff prepared revisions intended to clarify consistency with State ADU law and address stakeholder comments. The revisions primarily address the application of historic resource standards, parking requirements, front setback requirements, detached ADU size limitations, and utility connection requirements to certain ADUs that qualify for ministerial approval under State law. The utility connection revisions also clarify that utility providers may require separate utility connections where authorized by State law and applicable utility requirements. Staff also revised the application review procedures to clarify that, following the Building Division's determination that an ADU application is complete, the application must be transmitted to the Planning Division for review of compliance with the requirements of the proposed ordinance to ensure review of applicable objective standards before permit approval.

Because these revisions include changes to substantive provisions previously considered by the Planning Commission, Government Code Section 65857 requires that the revised ordinance be referred back to the Planning Commission for reconsideration before proceeding to the City Council. The revised ordinance now before the Planning Commission incorporates these changes. Staff continues to recommend approval of the ordinance as revised. A redline version of the ordinance showing revisions made following the Planning Commission's April 20, 2026 recommendation is included as an attachment to this staff report.

State Review

Pursuant to Government Code Section 66326, the City must submit the adopted ADU ordinance to HCD within 60 days of adoption. Following submission, HCD may review the ordinance and provide written findings regarding whether the ordinance complies with State ADU law. If HCD identifies provisions that do not comply with State law, the City would have an opportunity to amend the ordinance to address those findings or re-adopt the ordinance with findings explaining why the City believes the ordinance complies. If revisions are required, staff would return to the Planning Commission and City Council with proposed amendments.

CODE COMPLIANCE

VMC Chapter 16.611.02(D) requires that any proposed amendments to the Zoning Code be reviewed and recommended by the Planning Commission at a duly noticed public hearing prior to consideration by the City Council. In addition, Government Code Section 65857 requires that substantive modifications to a proposed zoning ordinance following Planning Commission review be referred back to the Planning Commission for a report and recommendation before City Council action.

To recommend adoption of zoning text amendments, the Planning Commission must make the following findings pursuant to VMC Section 16.611.03(A):

1. The ordinance amendment is consistent in principle with the General Plan and any applicable specific plan; and
2. The ordinance amendment is consistent with the purpose of the Zoning Code to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, and general welfare.

Staff Analysis

The proposed amendments are consistent with the General Plan because they implement Housing Element Program A 3.1.1, which directs the City to maintain consistency between the Zoning Code and current State ADU law. The amendments ensure that the City's regulations do not conflict with or impose constraints beyond those allowed under State law. The revisions made following the Planning Commission's April 20, 2026 recommendation further clarify the ordinance's consistency with State ADU law by specifying how certain local standards apply to ADUs authorized pursuant to Government Code Section 66323.

Accessory dwelling units are considered residential uses that are consistent with the underlying General Plan land use designations and zoning districts pursuant to Government Code Section 66314. Updating the City's ADU ordinance ensures that the municipal code remains consistent with State law while continuing to allow ADUs as an accessory residential use within residential neighborhoods.

The proposed amendments also support the purposes of the Zoning Code by establishing clear, objective standards governing the development of ADUs. These standards provide predictable development regulations while facilitating the construction of additional housing units within existing residential areas. In doing so, the amendments support the City's broader housing goals by encouraging infill development, expanding housing opportunities for residents, and promoting efficient use of existing residential land. Because many ADU development standards are governed by State law, the City's ability to impose additional local regulations is limited.

NOTICE AND COMMENTS

In accordance with VMC Section 16.602.08(A), notice of the July 6, 2026 Planning Commission public hearing for this item was published in the Times-Herald and electronically distributed on June 13, 2026.

Following the Planning Commission's April 20, 2026 recommendation, the City received comments regarding the proposed ordinance, including a comment letter from the California Housing Defense

Fund (CalHDF) and email correspondence from the Vallejo Flood and Wastewater District (VFWD). Those comments resulted in revisions to the proposed ordinance. Staff met with James Lloyd, Director of Planning and Investigations for CalHDF, on June 4, 2026 to review the proposed revisions. During that meeting, Mr. Lloyd indicated that the revisions addressed the concerns raised in CalHDF's comment letter. In email correspondence dated May 26, 2026, VFWD confirmed that the revised utility connection language addressed its concerns and removed the conflict identified with VFWD's ordinance.

Copies of the CalHDF comment letter, revised ordinance, and a redline ordinance showing revisions made following the Planning Commission's April 20, 2026 recommendation are included as attachments to this staff report.

ENVIRONMENTAL REVIEW

The proposed ordinance is statutorily exempt from environmental review pursuant to Public Resources Code Section 21080.17. This section exempts the adoption or amendment of local ordinances that implement State ADU law. The proposed amendments update the VMC solely to maintain consistency with State law governing ADUs and do not authorize development beyond what is already permitted by State statute.

CONCLUSION

The proposed amendments to Chapter 16.303, including the revisions made following the Planning Commission's April 20, 2026 recommendation, would update the City's ADU regulations to ensure consistency with current State law and implement Housing Element Program A 3.1.1. The revised ordinance establishes clear and objective standards that will facilitate the development of ADUs while maintaining orderly development consistent with the City's General Plan and Zoning Code.

Staff recommends that the Planning Commission adopt the attached Resolution recommending that the City Council approve the proposed amendments.

APPEAL PROCEDURE

This agenda item is a request for the Planning Commission's recommendation to the City Council and is not subject to appeal procedures, as it is advisory in nature and does not constitute a final decision on the Project.

LEVINE ACT:

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.

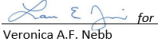
All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$500 made to the City Officers, such as the Mayor and/or Councilmembers,

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.

CONTACT

Hector Rojas, Long-Range Planning Manager (707) 553-7283

Hector.Rojas@cityofvallejo.net

Approved as to form:
By:  for
Veronica A.F. Nebb
City Attorney

CITY OF VALLEJO PLANNING COMMISSION

PC26-12

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL AMEND CHAPTER 16.303 OF THE VALLEJO MUNICIPAL CODE RELATED TO ACCESSORY DWELLING UNITS AND FINDING SUCH ACTION EXEMPT FROM THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO PUBLIC RESOURCES SECTION 21080.17 AND CEQA GUIDELINES SECTION 15282(h)

WHEREAS, Vallejo Municipal Code (“VMC”) Chapter 16.303 addresses accessory dwelling units (“ADU” or “ADUs”); and

WHEREAS, the State of California amended state law regarding ADUs and JADUs, effective January 1, 2026, including Assembly Bill No. 1154 and Senate Bill No. 9 and Senate Bill No. 543; and

WHEREAS, the ADU ordinance of the VMC is recommended to be amended to be consistent with State Law; and

WHEREAS, in accordance with the Vallejo Municipal Code Chapter 16.611, any proposed amendments to the Zoning Code must first be reviewed and recommended by the Planning Commission at a duly noticed public hearing prior to being considered by the City Council; and

WHEREAS, on April 20, 2026, the Planning Commission conducted a duly noticed public hearing regarding the proposed ADU ordinance, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, following the April 20, 2026 public hearing, the Planning Commission adopted Resolution No. PC 26-07 recommending that the City Council adopt the proposed ADU ordinance; and

WHEREAS, following the Planning Commission's recommendation, the proposed ordinance was scheduled for City Council consideration on May 26, 2026; and

WHEREAS, prior to City Council consideration, the City received additional comments regarding the proposed ordinance, including a comment letter from the California Housing Defense Fund and email correspondence from the Vallejo Flood and Wastewater District; and

WHEREAS, following review of those comments, staff prepared revisions intended to clarify the ordinance's consistency with State ADU law and to address stakeholder comments; and

WHEREAS, notices describing the Planning Commission's public hearing on the revised ADU ordinance and its accompanying CEQA determination were mailed to all persons requesting notice pursuant to Section 16.602.08 of the Vallejo Municipal Code, emailed to the members of the Planning Commission, and published in a 1/8th page advertisement in the Times-Herald, a newspaper of general circulation, on June 13, 2026; and

WHEREAS, after giving all public notices required by State law and the VMC, the Planning Commission conducted a duly noticed public hearing on July 6, 2026 to consider and receive public testimony on the proposed revised ordinance.

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 recommendation includes but is not limited to: (1) the staff reports, City files and records, and other documents prepared for the proposed ADU ordinance; (2) the evidence, facts, findings and other determinations set forth in this resolution; (3) the Vallejo General Plan 2040 and its FEIR; (4) the Addendum to the General Plan 2040 FEIR adopted for the 2023-2031 Housing Element; (5) the VMC and its related environmental documents; (6) all documentary and oral evidence received at public meetings, hearings, or submitted to the City relating to the proposed ADU ordinance; and (7) all other matters of common knowledge to the Planning Commission including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records, and projections related to development within the City of Vallejo and its surrounding areas.

The location and custodian of the records is the Planning and Development Services Department of the City of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

Section 3. California Environmental Quality Act Findings.

Based on the Record as described above, and all matters deemed material and relevant prior to adopting this Resolution, the Planning Commission hereby finds and determines that the proposed ADU ordinance is statutorily exempt from environmental review pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), which specifically exempt the adoption of an ordinance to comply with the provisions of Government Code Sections 66310 to 66342. Accordingly, no further environmental review is required, and this determination reflects the Planning Commission's independent judgment and analysis.

Section 4. Findings.

In accordance with Vallejo Municipal Code Section 16.611.03.A.1 and A.2 (Required Findings, Zoning Code Text Amendments), the Planning Commission hereby makes the following findings regarding the ADU ordinance amendment, as detailed in Exhibit A attached hereto and incorporated herein by reference.

A.1 The ordinance amendment is consistent in principle with the general plan and any applicable specific plan;

Facts in support: *The proposed ADU ordinance amendment is consistent with the General Plan because it directly implements two Housing Element programs: Program A 3.1.1, which requires the City to update its Zoning Code to incorporate the most current State ADU law,*

and Program H 4.1.2, which promotes the construction of affordable ADUs. By aligning the City's ADU regulations with current State law, the amendment advances these programs' express goals of expanding housing opportunity and supply in Vallejo. The proposed ordinance also advances the broader housing goals of the General Plan by reducing barriers to infill housing production, consistent with the City's Regional Housing Needs Allocation (RHNA) obligations and the Housing Element's identified programs for accommodating housing need across all income levels. No conflict with any other General Plan element or policy has been identified.

The proposed ordinance is consistent with the City's specific plans. Each of the City's specific plans that applies to residential land uses permits ADU development within its boundaries and does not contain standards or restrictions that would conflict with the proposed ordinance. Where specific plans are silent on ADUs, the proposed ordinance fills that gap consistent with State ADU law, which prevails over any conflicting local provision. No specific plan has been identified that would prohibit or materially restrict ADU development in a manner inconsistent with this ordinance or applicable State law.

A.2. The zoning text amendments are consistent with the purpose of the Zoning Code to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, and general welfare.

Facts in support: The proposed ADU ordinance is consistent with the purpose of the Zoning Code to promote the orderly growth of the City and to promote and protect the public health, safety, and general welfare. The amendment promotes orderly growth by channeling new residential development into existing neighborhoods through infill construction on already-developed lots, making efficient use of existing streets, utilities, and public services without requiring the extension of new infrastructure. The amendment promotes and protects the public health by expanding access to housing, which is a recognized social determinant of health, and by ensuring that all ADUs and JADUs meet applicable building, fire, and safety codes as a condition of permit issuance. The amendment promotes the public safety by establishing clear, objective development standards — including setbacks, height limits, and building compliance requirements — that ensure new ADUs are constructed safely and compatibly with surrounding uses. The amendment promotes the general welfare by expanding the City's housing supply, improving housing affordability, supporting the City's RHNA compliance, and enabling more Vallejo residents to live closer to employment, services, and community resources.

Section 5. Decision.

BE IT FURTHER RESOLVED that, based on the findings set forth herein and the record as a whole, the Planning Commission hereby recommends that the City Council amend the Vallejo Municipal Code by amending Chapter 16.303 relating to Accessory Dwelling Units, as set forth in Exhibit A, attached hereto, and incorporated by reference.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 6th day of July 2026 by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

ANTHONY TAYLOR, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

KRISTIN POLLOT, AICP – SECRETARY
City of Vallejo Planning Commission

Exhibits:

- A. Proposed Ordinance Amending Chapter 16.303 of the Vallejo Municipal Code Relating to Accessory Dwelling Units

DRAFT



May 22, 2026

**City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590**

**By email: Andrea.Sorce@cityofvallejo.net; JR.Matulac@cityofvallejo.net;
Alexander.Matias@cityofvallejo.net; tonia.lediju@cityofvallejo.net;
Charles.Palmares@cityofvallejo.net; Peter.Bregenzer@cityofvallejo.net;
Helen-Marie.Gordon@cityofvallejo.net**

**Cc: city.manager@cityofvallejo.net; City.Atty@cityofvallejo.net;
planning@cityofvallejo.net; dawn.abrahamson@cityofvallejo.net**

Re: Proposed Amendments to the City's ADU Regulations

Dear Vallejo City Council,

The California Housing Defense Fund (CalHDF) submits this letter as a public comment regarding item 9B for the Council meeting of May 26, 2026, an update to the City's code provisions for the construction of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).

We applaud the City for amending its ADU ordinance to keep pace with the changes in state law. However, there are specific portions of the City's ADU code that conflict with state ADU law, and the City must correct these issues before passing the ordinance.

Background

The law gives local governments authority to enact zoning ordinances that implement a variety of development standards on ADUs. (Gov. Code, § 66314.) The standards in these local ordinances are limited by state law so as not to overly restrict ADU development. (See *id.*) Separately from local ADU ordinances, Government Code section 66323 establishes a narrower set of ADU types that local governments have a ministerial duty to approve. "Notwithstanding Sections 66314 to 66322 ... a local agency shall ministerially approve" these types of ADUs. (*Id.* at subd. (a).) This means that ADUs that satisfy the minimal requirements of section 66323 must be approved regardless of any contrary provisions of the local ADU ordinance. (*Ibid.*) Local governments may not impose their own standards on such ADUs.

**2201 Broadway, PH1, Oakland, CA 94612
www.calhdf.org**

(Gov. Code, § 66323, subd. (b) [“A local agency shall not impose any objective development or design standard that is not authorized by this section upon any accessory dwelling unit that meets the requirements of any of paragraphs (1) to (4), inclusive, of subdivision (a).”].)

In addition, ADUs that qualify for the protections of Government Code section 66323, like other ADUs, must be processed by local governments within 60 days of a complete permit application submittal. (Gov. Code, § 66317, subd. (a).)

State law also prohibits creating regulations on ADU development not explicitly allowed by state law. Government Code Section 66315 states, “No additional standards, other than those provided in Section 66314, shall be used or imposed, including an owner-occupant requirement, except that a local agency may require that the property may be used for rentals of terms 30 days or longer.”

Impermissible Historic Standards

City code section 16.303.08(C) imposes historic requirements on all ADUs, including 66323 ADUs.

However, these historic standards are permissible for section 66323 ADUs. This is because section 66323, subdivision (b) forbids the application of local development standards.

The HCD Handbook is clear on the issue of imposing development or design standards on section 66323 ADUs. From page 20 of the January 2025 HCD ADU [Handbook](#) (emphasis added): “A local agency **may not impose development or design standards**, including both local standards and standards found in State ADU Law, on 66323 Units that are not specifically listed in Government Code section 66323. (Gov. Code, § 66323, subds. (a), (b).) This includes, but is not limited to, parking, height, setbacks, **or other zoning provisions** (e.g., lot size, open space, floor area ratio, etc).”

The City must amend its ordinance to exempt section 66323 ADUs from these historic development standards.

Impermissible Parking Requirements

City code section 16.303.08(H) imposes parking requirements on all ADUs, less certain specified exceptions.

However, the City cannot impose local development standards on ADUs that conform to the requirements of Government Code section 66323, subdivision (a), as section 66323, subdivision (b) specifically exempts such ADUs from all local requirements. This means that the City cannot impose parking requirements on section 66323 ADUs (also known as “exemption ADUs”).

From page 20 of the January 2025 HCD ADU [Handbook](#) (emphasis added):

A local agency may not impose development or design standards, including both local standards and standards found in State ADU Law, on 66323 Units that are not specifically listed in Government Code section 66323. (Gov. Code, § 66323, subds. (a), (b).) This includes, but is not limited to, **parking**, height, setbacks, or other zoning provisions (e.g., lot size, open space, floor area ratio, etc.).

From page 34 of the HCD ADU Handbook:

In addition, local agencies may not impose parking requirements on 66323 Units.

The City must amend its ADU ordinance to exempt section 66323 ADUs from parking requirements, as is required by state law.

Impermissible Size Limits on Exemption ADUs

City code section 16.303.12(C)(2) restricts detached ADUs to 1,200 square feet in size.

However, the City should be aware that this size restriction is not permitted for new construction, detached ADUs on multifamily parcels developed pursuant to Government Code section 66323 subdivision (a)(4), which allows up to eight detached ADUs on multifamily parcels without size restrictions.

Size restrictions are plainly forbidden by Government Code, section 66323, subdivision (b), which explicitly exempts statewide exemption ADUs from all local standards: “(b) A local agency shall not impose any objective development or design standard that is not authorized by this section upon any accessory dwelling unit that meets the requirements of any of paragraphs (1) to (4), inclusive, of subdivision (a).” Because Government Code section 66323 subdivision (a)(4) does not contain a size limit, the City may not unilaterally impose one.

HCD reaffirms this requirement of state law on page 20 of the January 2025 HCD ADU [Handbook](#) (emphasis added):

A local agency **may not impose development or design standards**, including both local standards and standards found in State ADU Law, on 66323 Units that are not specifically listed in Government Code section 66323. (Gov. Code, § 66323, subds. (a), (b).) This includes, but is not limited to, parking, height, setbacks, or **other zoning provisions** (e.g., lot size, open space, floor area ratio, etc.).

The City must exempt ADUs developed pursuant to Government Code section 66323, subdivision (a)(4) from all size restrictions.

Impermissible Front Setback Requirement

City code section 16.303.12(D)(2) imposes underlying front setbacks on all detached ADUs, with an exception for ADUs up to 800 square feet: "... the ADU may encroach into the front setback to the extent necessary to allow construction of an ADU of at least 800 square feet."

However, Government Code section 66323, subdivision (a) does not permit any imposition of front setback requirements, if the ADUs qualify for the protections of that section of law. This is because Government Code section 66323, subdivision (b) forbids the application of local development standards.

There are many policy reasons for this. For instance, a homeowner may prefer to preserve a private backyard space while redeveloping the less useful front yard. While children may play in the backyard, the front yard is closer to the street and less safe for a variety of activities. The City therefore must allow front yard ADUs that comply with the standards in Government Code section 66323, subdivision (a) both on single family and on multifamily Properties.

HCD has issued guidance under its authority in Government Code section 66327 (that guidance is located in the January 2025 HCD ADU [Handbook](#), page 18) affirming the duty of local agencies to allow ADUs protected by Government Code section 66323 in the front setback under all circumstances.

The HCD Handbook is clear on the issue of imposing development or design standards on section 66323 ADUs. From page 20 of the January 2025 HCD ADU [Handbook](#) (emphasis added): "A local agency may not impose development or design standards, including both local standards and standards found in State ADU Law, on 66323 Units that are not specifically listed in Government Code section 66323. (Gov. Code, § 66323, subds. (a), (b).) This includes, but is not limited to, parking, height, **setbacks**, or other zoning provisions (e.g., lot size, open space, floor area ratio, etc.)."

The savings clause in City code section 16.303.12(D)(2) relating to 800 square foot ADUs is not sufficient. This provision implements Government Code section 66321, subdivision (b)(3), which relates to local program ADUs. However, Government Code section 66323 establishes a completely different category of ADUs, and the City may not force these ADUs to only "encroach into the front setback to the extent necessary ..." Besides, as discussed above, detached ADUs on multifamily parcels (developed pursuant to Gov. Code, § 66323, subd. (a)(4) may exceed 800 square feet, and the City cannot force these ADUs to be located outside the front setback.

The City must amend its ordinance to remove this front setback requirement for section 66323 ADUs.



It is laudable that the City is updating its ADU regulations as state law changes. However, the City must address the issues we have discussed in this letter.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dylan Casey', with a long horizontal flourish extending to the right.

Dylan Casey
CalHDF Executive Director

A handwritten signature in black ink, appearing to read 'James M. Lloyd', with a long horizontal flourish extending to the right.

James M. Lloyd
CalHDF Director of Planning and Investigations

**Redline Ordinance Showing Revisions Made Following the
April 20, 2026 Planning Commission Recommendation**

CITY COUNCIL OF THE CITY OF VALLEJO

ORDINANCE NO. _____ N.C.(2d)

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALLEJO AMENDING
CHAPTER 16.303 OF THE VALLEJO MUNICIPAL CODE RELATED TO
ACCESSORY DWELLING UNITS**

WHEREAS, Vallejo Municipal Code (“VMC”) Chapter 16.303 addresses accessory dwelling units (“ADU” or “ADUs”); and

WHEREAS, the State of California amended state law regarding ADUs and JADUs, effective January 1, 2026, including Assembly Bill No. 1154 and Senate Bill No. 9 and Senate Bill No. 543; and

WHEREAS, the ADU ordinance of the VMC is recommended to be amended to be consistent with State Law; and

WHEREAS, in accordance with VMC Chapter 16.611, any proposed amendments to the Zoning Code must first be reviewed and recommended by the Planning Commission at a duly noticed public hearing prior to being considered by the City Council; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing regarding the proposed ADU ordinance on April 20, 2026, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, following the April 20, 2026 public hearing, the Planning Commission adopted Resolution No. PC26-07 recommending that the City Council adopt the proposed ADU ordinance; and

WHEREAS, following the Planning Commission's recommendation, the proposed ordinance was scheduled for City Council consideration on May 26, 2026; and

WHEREAS, prior to City Council consideration, the City received additional comments regarding the proposed ordinance, including a comment letter from the California Housing Defense Fund (CalHDF) and email correspondence from the Vallejo Flood and Wastewater District (VFWD) regarding the ordinance's utility connection provisions; and

WHEREAS, following review of those comments, staff prepared revisions intended to clarify the ordinance's consistency with State ADU law and address stakeholder comments; and

WHEREAS, because those revisions affect substantive provisions previously considered by the Planning Commission, Government Code Section 65857 required the revised ordinance to be referred back to the Planning Commission for reconsideration prior to City Council action; and

WHEREAS, on July 6, 2026, after giving all public notices required by State law and the VMC, the Planning Commission conducted a duly noticed public hearing on the proposed amendments and voted 5-0, with one absence, to adopt Resolution No. PC26-12 recommending the City Council amend the VMC by repealing and replacing Chapter 16.303 (Accessory Dwelling Units) and find such actions exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h); and

WHEREAS, on _____, notices describing the City Council’s public hearing on the proposed ordinance were mailed to all persons requesting notice pursuant to VMC Section 16.602.08, emailed to the members of the City Council, and published in a 1/8th page advertisement in the Times-Herald, a newspaper of local circulation; and

WHEREAS, on _____, the City Council, after giving all public notices required by State law and the VMC, conducted a duly noticed public hearing to consider and review public testimony on the proposed ordinance.

NOW, THEREFORE THE CITY COUNCIL DOES ORDAIN 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 City Council bases its decision includes but is not limited to: (1) the staff reports, City files and records, and other documents prepared for the proposed ordinance; (2) the evidence, facts, findings and other determinations set forth herein; (3) the Vallejo General Plan 2040 and its FEIR; (4) the Addendum to the General Plan 2040 FEIR adopted for the 2023-2031 Housing Element; (5) the VMC and its related environmental documents; (6) all documentary and oral evidence received at public meetings, hearings, or submitted to the City relating to the proposed ordinance; and (7) all other matters of common knowledge to the City Council including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records, and projections related to development within the City of Vallejo and its surrounding areas.

The location and custodian of the records is the City Clerk’s Office of the City of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

Section 3. CEQA Findings

Based on the Record as described above, and all matters deemed material and relevant prior to adopting this Ordinance, the City Council hereby finds and determines that the proposed

amendments are statutorily exempt from environmental review pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), which specifically exempt the adoption of an ordinance to comply with the provisions of Government Code Sections 66310 to 66342. Accordingly, no further environmental review is required, and this determination reflects the City Council's independent judgment and analysis.

SECTION 4. Findings

The City Council hereby makes the following findings as required by VMC Sections 16.611.03.A.1 and A.2 (Required Findings, Zoning Code Text Amendments):

A.1. The ordinance amendment is consistent in principle with the general plan and any applicable specific plan;

Facts in support: The proposed amendments are intended to modify the City's existing zoning regulations applicable to ADUs and JADUs to comply with recently adopted State ADU law and to streamline the City's current ADU review process. The amendments implement Housing Element Program A 3.1.1, which requires the City to update its Zoning Code to incorporate the most up to date version of State ADU law, as well as Program H 4.1.2, which promotes the construction of affordable ADUs. Based on the direction and goals of these Housing Element Programs, the proposed amendments are consistent with the General Plan. The proposed amendments are also consistent with the City's specific plans because each specific plan permits ADU development consistent with State ADU law.

A.2. The zoning text amendments are consistent with the purpose of the Zoning Code to promote the growth of the city in an orderly manner and to promote and protect the public health, safety, and general welfare.

Facts in support: The proposed amendments are intended to comply with State law directing local jurisdictions to reduce barriers to the production of ADUs in an effort to address demand for housing in California. Consistent with this statewide goal, the construction and occupancy of these types of housing units would promote the public health, safety, and general welfare of Vallejo by facilitating appropriate infill housing and expanding housing supply while maintaining orderly development consistent with the Zoning Code.

SECTION 5. Repeal of VMC Chapter 16.303

Chapter 16.303 of the VMC is hereby repealed in its entirety.

SECTION 6.

There is hereby added a new Chapter 16.303 to the VMC which is adopted to read as follows:

Chapter 16.303
ACCESSORY DWELLING UNITS

- 16.303.01 Purpose and applicability.**
- 16.303.02 Definitions.**
- 16.303.03 Permit required.**
- 16.303.04 Submittals.**
- 16.303.05 Fees.**
- 16.303.06 Application review, denial, and remedies.**
- 16.303.07 Density and consistency.**
- 16.303.08 General ADU Standards.**
- 16.303.09 Local objective design standards.**
- 16.303.10 Conversion ADU standards.**
- 16.303.11 Attached ADU standards.**
- 16.303.12 Detached ADU standards.**
- 16.303.13 JADU Standards.**
- 16.303.14 Permitted combinations of ADUs and JADUs.**
- 16.303.15 State law preemption.**

16.303.01 – Purpose and applicability.

The purpose of this chapter is to implement Government Code Sections 66310 through 66339.5 by establishing objective standards and a ministerial review process for the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).

16.303.02 – Definitions.

“Accessory dwelling unit (ADU).” An attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with an existing or proposed single-family or multifamily dwelling. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation (including a tub or shower, sink, and toilet) on the same parcel as the single-family or multifamily dwelling is or will be situated. An ADU includes an efficiency unit, as defined in Health and Safety Code Section 17958.1, and a manufactured home, as defined in Health and Safety Code Section 18007.

“Accessory dwelling unit (ADU), attached.” An ADU created through new construction that is physically attached to and shares at least one wall with an existing or proposed single-family dwelling.

"Accessory dwelling unit (ADU), conversion." On a lot with an existing single-family dwelling, an ADU created from space within that dwelling or within an existing accessory structure. On a lot with an existing multifamily dwelling, an ADU created from nonhabitable space within an existing multifamily structure, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages.

"Accessory dwelling unit (ADU), detached." An ADU created through new construction that is structurally independent from and does not share a wall with any existing or proposed single-family or multifamily dwelling on the lot.

"Efficiency kitchen." A kitchen that includes a cooking appliance, a food preparation counter, and storage cabinets of reasonable size in relation to the overall size of the junior accessory dwelling unit. An efficiency kitchen may include a gas or electric range or oven but is not required to do so.

"Junior accessory dwelling unit (JADU)." A residential dwelling unit that is no more than 500 square feet in size; is contained entirely within an existing or proposed single-family dwelling; includes a separate exterior entrance; includes at least an efficiency kitchen; and may include separate sanitation facilities or share sanitation facilities with the existing residence. A JADU shall not be considered a separate or new dwelling unit for the purposes of the California Fire Code.

"Multi-family residential lot." For the purposes of this chapter, a multi-family residential lot is a lot developed with two or more attached dwelling units within the same structure or structures. A lot with multiple detached single-unit dwellings shall not be considered a multi-family residential lot.

16.303.03 – Permit required.

- A. Building permit. A building permit shall be required prior to the construction, establishment, alteration, enlargement, or modification of any ADU or JADU.
- B. Ministerial approval. A building permit application for an ADU or JADU that complies with the provisions of this chapter shall be approved ministerially, without a public hearing or discretionary decision.
- C. Building code compliance. ADUs and JADUs shall be subject to the building code requirements applicable to detached dwellings. However, the construction of an ADU or JADU shall not constitute a Group R occupancy change under the local building code, as described in Section 310 of the California Building Code (Title 24 of the California Code of Regulations), unless the chief building official makes a written finding based on substantial evidence in the record that the construction of the ADU could have a specific, adverse impact on public health and safety.

16.303.04 – Submittals.

A building permit application for an ADU or JADU shall be submitted in writing on forms provided by the Building Division and shall include all information specified in the application submittal checklist established by the Division.

16.303.05 – Fees.

- A. Review fees. A building permit application for an ADU or JADU shall be accompanied by the application review fees set forth in the City’s Master Fee Schedule.
- B. Impact fees. Newly constructed ADUs with a total floor area of 750 square feet or greater shall be subject to impact fees. Any such impact fees shall be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling.
- C. Utility connections and fees.
 - 1. Utility connections. An ADU ~~may~~shall be required to install a new or separate utility connection directly from the utility to the ADU, except when the ADU is created entirely from existing space within a dwelling unit. In such cases, a new or separate connection shall not be required. ~~_, unless the ADU is constructed concurrently with a new single-family or multi-family dwelling.~~
 - 2. Connection fee exemptions. A conversion ADU or JADU shall not be considered a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer services, unless it is constructed concurrently with a new single-family dwelling.
 - 3. Fee proportionality. Any connection fee or capacity charge imposed on a conversion ADU or JADU shall be proportionate to the burden of the unit on the water or sewer system, based on either its square footage or the number of plumbing fixtures, as compared to the primary dwelling.

16.303.06 – Application review, denial, and remedies.

- A. Completeness determination. Within 15 business days of receipt of an application for an ADU or JADU, the Building Division shall determine whether the application is complete and shall provide written notice of that determination to the applicant. If the application is determined to be incomplete, the written notice shall include a list of incomplete items and a description of how the application may be made complete. The Building Division shall not require additional items on resubmittal that were not included in the original notice of incompleteness. Upon determining that an application is complete, the Building Division shall transmit the application to the Planning Division for review of compliance with the requirements of this Chapter.
- B. Approval or denial. The Building Division shall approve or deny a complete application for an ADU or JADU within 60 days of receipt of the complete application. If the permit application for an ADU or JADU is submitted concurrently with a permit application to create a new single-family or multifamily dwelling on the lot, the Building Division may delay approving or denying the ADU or JADU application until the application for the new dwelling is approved or denied. If the applicant requests a delay, the 60-day time period shall be tolled for the period of the delay. An application for an ADU or JADU shall be considered and approved ministerially, without discretionary review or a public

hearing. If the Building Division fails to approve or deny a complete application within the applicable time period, the application shall be deemed approved.

- C. Denial. If an application is denied, the Building Division shall, within 60 days of receipt of a complete application, return to the applicant in writing a full set of comments with a list of items that are defective or deficient and a description of how the application may be remedied.
- D. Appeal. An applicant may appeal in writing to the ~~Director~~Planning Commission a determination that an application is incomplete or denied. The ~~Director~~Planning Commission shall provide a final written determination within 60 business days of receipt of the written appeal. The decision of the ~~Director~~Planning Commission shall be final and shall not be further appealable.
- E. Certificate of occupancy. A certificate of occupancy for an ADU shall not be issued before a certificate of occupancy is issued for the primary dwelling.

16.303.07 – Density and consistency.

An ADU or JADU that complies with the requirements of this chapter shall not count toward the allowable density for the lot on which it is located. It shall be considered a residential use consistent with the existing General Plan land use designation and zoning for the lot.

16.303.08 – General ADU standards.

The following general standards shall apply to ADUs and JADUs:

- A. Non-conforming conditions. The correction of non-conforming zoning conditions, building code violations, or unpermitted structures that do not pose a threat to public health or safety and are not affected by the construction of an ADU or JADU shall not be required as a condition of ministerial approval of a building permit application for an ADU or JADU.
- B. Demolition permit timing. A demolition permit for a detached garage that is proposed to be replaced with a detached or attached ADU shall be reviewed concurrently with the ADU application and issued at the same time as the building permit for the ADU. If the property is designated as a landmark or located within a historic district, written notice or the posting of a placard on the property shall be required.
- C. Historic resources. ADUs and JADUs proposed on properties located within a historic district, designated as a landmark, or listed in the California Register of Historical Resources or the National Register of Historic Places shall comply with applicable objective standards adopted to protect the historic character of the property or district. These standards may include requirements related to massing, materials, location, and architectural features, ~~provided they do not preclude the creation of an ADU or JADU of at least 800 square feet. This subsection shall not apply to any ADU or JADU that is authorized by Government Code Section 66323. This provision does not exempt an ADU~~

~~or JADU from review under CEQA if it would result in a significant impact to a historic resource, as defined in CEQA Guidelines Section 15064.5.~~

- D. Solar energy system. A newly constructed, detached ADU shall be equipped with a solar photovoltaic system in compliance with the applicable provisions of the California Energy Code, unless exempt under the California Electrical Code. The system may be installed on the detached ADU or on the primary dwelling, in accordance with the standards established by the California Energy Commission and the California Electrical Code.
- E. Fire sprinklers. Fire sprinklers shall not be required in an ADU or JADU unless they are required for the existing primary dwelling at the time of the ADU or JADU's construction. The construction of an ADU or JADU shall not trigger a requirement to install fire sprinklers in the primary dwelling. If the primary dwelling does not have fire sprinklers, the construction of an ADU or JADU shall not impose a sprinkler requirement on the primary dwelling, even if the added floor area would otherwise trigger such a requirement.
- F. Addressing. Each ADU or JADU shall be assigned a separate address or unit designation, consistent with the City's addressing policy and emergency response requirements. Addressing shall ensure that:
 - 1. The ADU or JADU can be individually identified by emergency responders;
 - 2. The address is compatible with utility service and billing systems; and
 - 3. Mail and package delivery to the ADU or JADU is not impeded.

The Public Works Department shall assign or approve all addresses during the building permit process, in coordination with applicable departments and service providers.

- G. Urban lot splits. On any lot created through an urban lot split approved pursuant to Government Code Section 66411.7, no more than two total dwelling units shall be permitted, including any combination of primary dwellings, ADUs, or JADUs.
- H. Parking. The following parking requirements shall apply to ADUs and JADUs:
 - 1. Minimum number. One off-street parking space shall be provided for each ADU, except as provided below. No off-street parking shall be required for any ADU or JADU that is authorized by Government Code Section 66323.
 - 2. Configuration and location. Required parking for ADUs may be provided as tandem parking on an existing driveway.
 - 3. Exemptions. No off-street parking shall be required for an ADU if any of the following apply:

- i. The ADU has a floor area of 500 square feet or less.
 - ii. The ADU is located within ½ mile walking distance of public transit, as defined in Government Code Section 66313.
 - iii. The ADU is located within an architecturally or historically significant historic district.
 - iv. The ADU is located entirely within the proposed or existing primary dwelling or accessory structure.
 - v. On-street parking permits are required but not offered to the occupant of the ADU.
 - vi. A car share vehicle, as defined in Vehicle Code Section 22507.1, is located within one block of the ADU.
- I. Replacement Parking. When a garage, carport, covered parking structure, or uncovered off-parking space is demolished or converted in conjunction with the construction of an ADU or JADU, replacement parking shall not be required.
- J. Owner occupancy. Owner-occupancy shall not be required for ADUs. If a JADU has shared sanitation facilities with the primary structure, owner-occupancy shall be required. If the JADU does not have shared sanitation facilities, owner-occupancy shall not be required.
- K. Rentals. An ADU or JADU may be rented only for a term longer than 30 consecutive days.
- L. Sale and separate conveyance. An ADU or JADU shall not be sold or conveyed separately from the primary dwelling. The separate sale, transfer, or conveyance of an ADU or JADU is prohibited, except as expressly allowed under Government Code Section 66341, which provides an exception for properties developed and sold by qualified nonprofit housing organizations to low-income homebuyers under specific conditions.

16.303.09 – Local objective design standards.

The following local objective design standards shall apply only to newly constructed attached and detached ADUs that exceed 800 square feet in floor area. These standards shall not apply to any ADU that is subject to Government Code Section 66323, including conversion ADUs created entirely within the existing space of a primary dwelling or accessory structure.

- A. Materials and colors. The exterior materials and colors of the ADU, including walls, roof, eaves, windows, and doors, shall match the type, color range, and finish of the primary dwelling's exterior materials and colors.
- B. Roof slope, form, and eaves. The roof slope and form of the ADU shall match the slope of the largest portion of the primary dwelling's roof, or shall be flat if the primary dwelling has a flat roof. Roof eaves shall match the size and style of the eaves on the primary dwelling, unless the primary dwelling does not include eaves or overhangs.
- C. Access path. A clear and unobstructed path measuring at least 3 feet wide shall be provided between the entrance of the ADU and the public right-of-way, driveway, or alley.
- D. Mechanical equipment screening. HVAC equipment, water heaters, and other exterior mechanical units shall be screened from public view using fencing, landscaping, or placement behind the ADU.
- E. External staircases. External staircases serving a second-story ADU shall be located at least 5 feet from any side or rear property line unless replacing a legally established staircase in the same location.
- F. Structure separation. A detached ADU shall maintain a minimum separation of 5 feet from the primary dwelling and any other structures on the lot, unless a greater separation is required by the Building or Fire Code.

16.303.10 – Conversion ADU standards.

The following standards shall apply to conversion ADUs:

- A. Location. A conversion ADU shall be located entirely within existing space of a legally established structure, as follows:
 - 1. For single-family residential lots, a conversion ADU may be created only from the proposed or existing space of the primary dwelling, or from the existing space of an accessory structure.
 - 2. For multi-family residential lots, a conversion ADU may be created only from non-livable space of multi-family dwelling structures, such as storage rooms, boiler rooms, passageways, attics, basements, or garages.
- B. Quantity.
 - 1. For single-family residential lots, only one conversion ADU may be permitted per lot with an existing or proposed single-family dwelling.

2. For multi-family residential lots, multiple conversion ADUs may be permitted within the non-livable space of existing multi-family dwelling structures, if each unit complies with state building standards for dwellings. The total number of permitted conversion ADUs shall not exceed 25 percent of the number of existing multi-family dwelling units, or at least one, whichever is greater.
- C. Size. There shall be no minimum or maximum floor area requirement for a conversion ADU.
 - D. Ingress and egress expansion. A conversion ADU created from existing space within an accessory structure may include an expansion of up to 150 square feet beyond the existing physical dimensions of the structure, solely for the purpose of accommodating ingress and egress.
 - E. Setbacks. No setbacks shall be required for a conversion ADU.
 - F. Height. The height of a conversion ADU shall be limited to the existing height of the structure or portion of the structure being converted.
 - G. Exterior access. Access shall be provided to the conversion ADU independent from the primary dwelling.

16.303.11 – Attached ADU standards.

The following standards shall apply to attached ADUs:

- A. Location. An attached ADU shall be physically connected to the primary dwelling and may be created by constructing new space that shares at least one common wall with the proposed or existing single-family dwelling.
- B. Quantity. Only one attached ADU may be permitted on a lot with a proposed or existing single-family dwelling.
- C. Size.
 1. Minimum floor area. The minimum floor area of an attached ADU shall not be less than 190 square feet.
 2. Maximum floor area. The maximum floor area of an attached ADU shall be the lesser of:
 - i. Fifty percent of the floor area of the existing or proposed primary dwelling, or
 - ii. At least 850 square feet for a studio or one-bedroom unit, or 1,000 square feet for a unit with two or more bedrooms.

D. Setbacks.

1. Side and rear setbacks. An attached ADU shall comply with a minimum setback of no more than 4 feet from the side and rear lot lines.
 2. Front yard setbacks. Attached ADUs shall comply with the front yard setback requirements of the underlying zoning district, ~~except where such requirements would preclude the development of an ADU of at least 800 square feet. In such cases, the ADU may encroach into the front setback to the extent necessary to allow construction of an ADU of at least 800 square feet.~~ This subsection shall not apply to any ADU that is authorized by Government Code Section 66323.
 3. Setback exceptions for existing structures. No setback shall be required for an attached ADU that is created within the existing livable space of the primary dwelling, or that is constructed in the same location and to the same dimensions as a legally established existing structure.
- E. Height. An attached ADU may be constructed up to 25 feet in height, or the maximum height permitted for the primary dwelling in the applicable zoning district, whichever is lower.
- F. Exterior access. Access shall be provided to the attached ADU independent from the primary dwelling. An interior connection between an attached ADU and the primary dwelling is permitted, provided the ADU maintains a separate exterior entrance.

16.303.12 – Detached ADU standards.

The following standards shall apply to detached ADUs:

- A. Location. A detached ADU may be constructed on the same lot as an existing or proposed single-family or multi-family dwelling. Detached ADUs shall be physically separate from the primary dwelling and any attached ADU or JADU.
- B. Quantity.
 1. For single-family residential lots. Only one detached ADU may be permitted on a lot with a proposed or existing single-family dwelling.
 2. For multi-family residential lots. On lots with existing multi-family dwellings, up to eight detached ADUs may be permitted, provided the number of detached ADUs does not exceed the number of existing dwelling units on the lot. On lots with proposed multi-family dwellings, not more than two detached ADUs may be permitted. The detached ADUs may be attached to one another, provided they are detached from the existing or proposed multi-family structure and meet all applicable development standards.

C. Size.

1. Minimum floor area. The minimum floor area of a detached ADU shall not be less than 190 square feet.
2. Maximum floor area. The maximum floor area of a detached ADU shall be 1,200 square feet. This subsection shall not apply to any ADU that is authorized by Government Code Section 66323(a)(4).

D. Setbacks.

1. Side and rear setbacks. A detached ADU shall be subject to a minimum setback of four feet from the side and rear lot lines.
2. Front yard setbacks. Detached ADUs shall comply with the front yard setback requirements of the underlying zoning district, ~~except where such requirements would preclude the development of an ADU of at least 800 square feet. In such cases, the ADU may encroach into the front setback to the extent necessary to allow construction of an ADU of at least 800 square feet.~~ This subsection shall not apply to any ADU that is authorized by Government Code Section 66323.
3. Distance between structures. Detached ADUs shall comply with applicable building and fire code requirements for separation between structures.
4. Setback exceptions for existing structures. No setback shall be required for a detached ADU that is created within an existing accessory structure, or that is constructed in the same location and to the same dimensions as a legally established existing structure.

E. Height.

1. Base height limit. A detached ADU may be constructed up to 16 feet in height on a lot with an existing or proposed single-family or multi-family dwelling.
2. Increased height near transit. A detached ADU may be constructed up to 18 feet in height, plus an additional 2 feet to accommodate a roof pitch that matches the roof pitch of the primary dwelling, if the lot meets both of the following criteria:
 - i. It contains an existing or proposed single-family or multi-family dwelling; and
 - ii. It is located within ½ mile of either a major transit stop or a high-quality transit corridor, as defined in Public Resources Code Sections 21064.3 and 21155.

3. Multistory multi-family lots. A detached ADU may be constructed up to 18 feet in height on a lot with an existing or proposed multi-family, multistory dwelling, regardless of proximity to transit.
- F. Other standards. The site development standards in chapters 16.501 through 16.509, including but not limited to lot coverage, floor area ratio, open space, and landscaping, shall not be applied in a manner that would preclude the development of at least one detached ADU of at least 800 square feet in floor area that maintains four-foot side and rear setbacks.

16.303.13 – JADU standards.

The following standards shall apply to JADUs:

- A. Location. A JADU shall be located entirely within the walls of the proposed or existing single-family dwelling. Attached garages shall be considered a part of the proposed or existing single-family residence.
- B. Quantity. Only one JADU may be permitted per lot with a proposed or existing single-family dwelling.
- C. Size.
 1. Minimum floor area. The minimum floor area of a JADU shall not be less than 190 square feet.
 2. Maximum floor area. The floor area of a JADU shall not exceed 500 square feet.
- D. Setbacks. No setback shall be required for a JADU, as it must be located entirely within the existing or proposed single-family dwelling.
- E. Height. Height limits shall not apply to JADUs created entirely within the existing or proposed structure of the primary dwelling. However, any exterior modifications to accommodate a JADU shall comply with the applicable height standards of the primary dwelling, as set forth in this title.
- F. Exterior access. Access shall be provided to the JADU independent from the primary dwelling.
- G. Interior connection. An interior connection between the JADU and the primary dwelling shall not be required, unless the JADU does not include a separate bathroom, in which case the JADU shall provide an interior entrance to the main living area of the primary dwelling for shared sanitation access.
- H. Efficiency kitchen. A JADU shall include an efficiency kitchen.

- I. Deed restriction. Prior to the issuance of a certificate of occupancy for a JADU, the applicant shall provide the Building Division with proof of recordation of a deed restriction with Solano County Assessor/Recorder Department that:
 1. Prohibits the sale of the JADU separate from the sale of the single-family residence, including a statement that the deed restriction shall be enforced against future purchasers; and
 2. Restricts the size and attributes of the JADU as approved by the building permit.

16.303.14 – Permitted combinations of ADUs and JADUs.

This section summarizes the combinations of ADUs and JADUs permitted on single-family and multi-family lots, based on the standards in this chapter:

- A. Single-family residential lots. On a lot with a proposed or existing single-family dwelling:
 1. One JADU; plus
 2. One attached or conversion ADU; plus
 3. One detached ADU.
 4. A conversion ADU created pursuant to Subsection A.2 shall not be prohibited due to the presence of either an attached or detached ADU on the same lot.
 5. Notwithstanding Subsection A.4, the total number of ADUs and JADUs permitted on a single-family lot shall not exceed three units.
- B. Multi-family residential lots. On a lot with existing or proposed multi-family dwellings:
 1. Multiple conversion ADUs, up to 25 percent of the number of existing units (or at least one); and
 2. Up to two detached ADUs on lots with newly constructed or proposed multi-family dwellings, where the ADUs are developed concurrently with the multi-family structure; or
 3. Up to eight detached ADUs on lots with existing multi-family dwellings, provided the total number of detached ADUs does not exceed the number of existing units on the lot.

16.303.15 – State law preemption.

To the extent that any provision of this chapter conflicts with Government Code Sections 66310 through 66339.5, or any other applicable provision of state law governing ADUs and JADUs, the

state law shall control. The provisions of this chapter shall otherwise remain in full force and effect to the extent they are not in conflict with state law.

SECTION 6. Effective Date.

This Ordinance shall take effect and be in full force and effect from and after thirty (30) days after its final passage.

* * * * *

I HEREBY CERTIFY that the foregoing ordinance was first read at a regular meeting of the City of Vallejo City Council on the ____ day of ____ 2026 and was passed and adopted at a regular meeting of the Vallejo City Council on the ____ day of _____, 2026 by the following vote, to wit:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

ANDREA SORCE, MAYOR

ATTEST:

DAWN G. ABRAHAMSON, CITY CLERK