



VALLEJO PLANNING COMMISSION REGULAR MEETING 7:00 PM

JULY 20, 2026

COMMISSIONERS

Anthony Taylor, (Chair)
VACANCY, (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**

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom	City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.
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.	For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment
VIEW THE MEETING: There are four different ways you can view this public meeting: • In Person • Watch Vallejo local channel 28 • Stream from the City website: www.cityofvallejo.net/Streaming • Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net	Scan QR code for live captions and translation in Spanish and Tagalog. 
Hybrid Options are available for members of the public to participate. To participate remotely	
<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	<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
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	
	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

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 July 6, 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 CONTINUED PUBLIC HEARING TO CONSIDER A RESOLUTION FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301 AND 15311 AND APPROVING A RESOLUTION FOR A MAJOR USE PERMIT AND SIGN PERMIT (COLLECTIVELY, PLN25-0148) TO ESTABLISH A PAWNSHOP AT 3716 SONOMA BOULEVARD (APN: 0053-010-740)

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 Commercial Corridor

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).

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**
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: alertsolan.com

I, Dalia Vidor, Staff Secretary do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to

Anthony Taylor, (Chair)
VACANCY, (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 17, 2026.

Dated: July 17, 2026

Dalia Vidor

Dalia Vidor, Staff Secretary

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
July 6, 2026**

1. CALL TO ORDER

The meeting was called to order at 7:04 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

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

Absent: Commissioner Blind

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF THE AGENDA

B. APPROVAL OF THE MINUTES

Action: Moved by Taylor, second by Madeiros, and carried unanimously (absent: Blind) to approve the Agenda and the June 15, 2026 – Regular-Meeting minutes.

5. REPORT OF THE CITY COUNCIL LIASION

Vice Mayor Matulac commented on open application period and process for boards and commissions, provided an update on the Fairview at Northgate construction happening on site, City Council approved the fiscal year 2026-2027 budget and announced upcoming 707 week.

6. COMMUNITY FORUM – None

7. PUBLIC HEARING

A.

PROJECT NAME:

Cash for Gold – Pawnshop

RECOMMENDATION:

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:0053-070-740) after finding the project exempt from environmental review pursuant to CEQA guidelines section 15301 (Class 1 – “existing Facilities) and 15311 (Class 11 – “Accessory Structures”).

Associate Planner Solomon provided a presentation.

Commissioners asked questions and staff responded.

Chair Taylor opened the Public Hearing.

Speakers: None

Chair Taylor closed the Public Hearing.

Commissioners deliberated, asked questions and staff responded.

Action: Moved by Chair Taylor, second by Commissioner Douglass, to continue the 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:0053-070-740) after finding the project exempt from environmental review pursuant to CEQA guidelines section 15301 (Class 1 – “existing Facilities) and 15311 (Class 11 – “Accessory Structures”) to the July 20, 2026 – regular meeting, with the following vote:

AYES: Taylor, Douglass and Besley-Stansberry
NOES: Madeiros and White
ABSTAIN: None
ABSENT: Blind

B.

PROJECT NAME: Accessory Dwelling Unit (ADU)) Ordinance Update (Revised)

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)

Planning Manager Rojos presented the item.

Commissioners asked question and staff responded.

Chair Taylor opened the Public Hearing.

Speakers: None

Chair Taylor closed the Public Hearing.

ACTION: Motion by Commissioner Madieros, seconded by Commissioner White, and carried unanimously (one absent) to adopt 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).

8. **WRITTEN COMMUNICATIONS** – staff received one written communication from Cal HDF in regards to expressing support of the updated Adu ordinance.

9. **REGULAR REPORTS**

A. **SECRETARY’S REPORT**

Planning and Development Services Director provided an update in regards to City Council adopting the new Fiscal Year 2026-2027 budget, upcoming Planning and Development items scheduled before City Council, tentatively scheduled items scheduled to go before Planning Commission, the Building Division building permit tracker and Planning Division director level approvals.

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 three goals for the commission during next meeting.

10. **OTHER**

11.ADJOURNMENT

The meeting was adjourned at 8:38 p.m.

ATTEST:

ANTHONY TAYLOR, CHAIR

ATTEST:

KRISTIN POLLOT, AICP
SECRETARY

DRAFT



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

DATE: July 20, 2026
TO: Planning Commission
FROM: Cesar Orozco, Planning Manager - Current Development
SUBJECT: **HOLD A CONTINUED PUBLIC HEARING TO CONSIDER A RESOLUTION FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15301 AND 15311 AND APPROVING A RESOLUTION FOR A MAJOR USE PERMIT AND SIGN PERMIT (COLLECTIVELY, PLN25-0148) TO ESTABLISH A PAWNSHOP AT 3716 SONOMA BOULEVARD (APN: 0053-010-740)**

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 Commercial Corridor

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).

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.

**Subject: HOLD A CONTINUED PUBLIC HEARING TO CONSIDER A RESOLUTION FINDING
THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION
15301 AND 15311 AND APPROVING A RESOLUTION FOR A MAJOR USE PERMIT
AND SIGN PERMIT (COLLECTIVELY, PLN25-0148) TO ESTABLISH A PAWNSHOP
AT 3716 SONOMA BOULEVARD (APN: 0053-010-740)**

Page 2

ATTACHMENTS

1.	Cali Gold Exchange - Memorandum
2.	Recommended Resolution
3.	Exhibit D to the Recommended Resolution Store Floor Plan
4.	Exhibit E to the Recommended Resolution Sign Plans
5.	Cali Gold Exchange Applicant Response Letter and pictures
6.	July 6, 2026 Planning Commission Item

CONTACT

Cesar Orozco, Planning Manager - Current Development
707.648.5436 | cesar.orozco@cityofvallejo.net



MEMORANDUM
PLANNING DIVISION

DATE: July 20, 2026
TO: Members of the Planning Commission
FROM: Cesar Orozco, Planning Manager – Current Development
CC: Kristin Pollot, AICP – Planning and Development Services Director

SUBJECT: Follow-Up Information Request from the July 6, 2026, Planning Commission Meeting Regarding Pending Application PLN25-0148 (Major Use Permit and Sign Permit) for a Pawn Shop at 3716 Sonoma Boulevard (APN: 0053-010-740)

At the July 6, 2026, Planning Commission meeting, the Commission considered staff's recommendation to approve a resolution for a Major Use Permit and Sign Permit (collectively, PLN25-0148) to establish a pawn shop at 3716 Sonoma Boulevard (APN: 0053-010-740). During the Commission's discussion, several questions and concerns were raised regarding the proposed operation. Commissioners requested additional information from the applicant before taking action and expressed a preference that the applicant attend the meeting to respond directly to the Commission's questions.

Following the meeting, staff contacted the applicant, advised them to review the meeting proceedings, and requested written responses addressing the concerns raised by the Commission and to attend the July 20th Planning Commission Meeting. The applicant provided the following information:

1. Security Measures

The applicant stated that the business is designed with bullet-resistant transaction windows. All customer transactions will occur through these windows, and customers will not have access to the employee work area, similar to the transaction layout commonly found at financial institutions. All valuables, including jewelry and precious metals, are stored behind the bullet-resistant barrier and/or in a safe. Merchandise is displayed to customers using trays as needed, and items offered for sale or pawn are evaluated through the secured transaction area. The business is also equipped with a security camera system and an alarm system.

2. Items Purchased and Sold

The applicant indicated that the business will buy and sell the following items:

- a. Gold

- b. Silver
- c. Coins
- d. Diamonds
- e. Jewelry
- f. Watches

3. Secondhand Dealer Application

The applicant stated that, upon being informed by the City that a Secondhand Dealer license was required, they immediately submitted the required application and paid all associated fees. The applicant indicated they anticipate receiving the license within the next several weeks.

4. Business Licensing

According to the applicant, when the business initially opened at 3716 Sonoma Boulevard, they applied for and received a City business license identifying the operation as a jewelry store. Afterward, City staff informed the applicant that the proposed business activities also required a Secondhand Dealer/Pawn Shop license. The applicant stated that they promptly submitted the required application and paid all applicable fees.

5. Unpermitted Signage

The Commission also discussed signage that had been installed without the benefit of a sign permit. The applicant stated that, after being informed by the City that the signage did not comply with applicable City sign regulations, all unpermitted signage was removed immediately.

The applicant confirmed that they will attend the July 17 Planning Commission Meeting. Staff is providing this memorandum to document the applicant's responses to the questions and concerns raised during the July 6, 2026, Planning Commission meeting. This information is provided for the Commission's consideration in conjunction with the pending request for approval of PLN25-0148.

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

WHEREAS, the City of Vallejo Planning Commission continued the public hearing with a 3-2 vote (one absence) to its next regular meeting date of July 20, 2026 at 7 p.m.; and

WHEREAS, on July 20, 2026, the City of Vallejo Planning Commission, after giving all public notice 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 20th 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 litter 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
Policy NBE2.8: Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.	<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>
Policy NBE3.12: Sonoma-Broadway District. Foster a mixed-use employment district well-served by transit in the area surrounding Kaiser Permanente and Soltrans properties.	<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>
Policy EET2.1: Economic Diversification. Attract employment- and tax-generating businesses that support the economic diversity of the city.	<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>

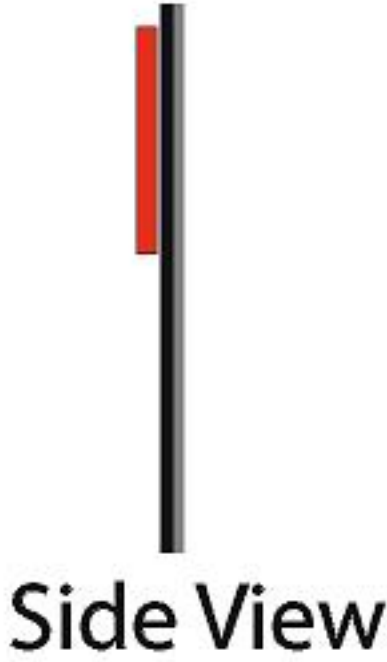
EXHIBIT C – Zoning Code Consistency

Table 2 –Applicable Development Standards			
Development Standard		Proposal	Compliant
VMC Chapter 16.508 – Off-Street Parking and Loading			
VMC Table 16.508-B: Minimum Number of Off-Street Parking Spaces	2 per 1,000 sq feet of commercial use; 2 total spaces needed for 1,500 sq feet	33	Yes
VMC Chapter 16.509 – Signs			
VMC Table 16.509-B: Sign Standards for Mixed-Use, Commercial & Industrial Zoning Districts	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.)	Below edge of roof; 24 sq. ft.	Yes



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



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

DiBond Aluminum Board



Existing Sign



Proposed Sign



Plot Plan

Proposed Sign Location

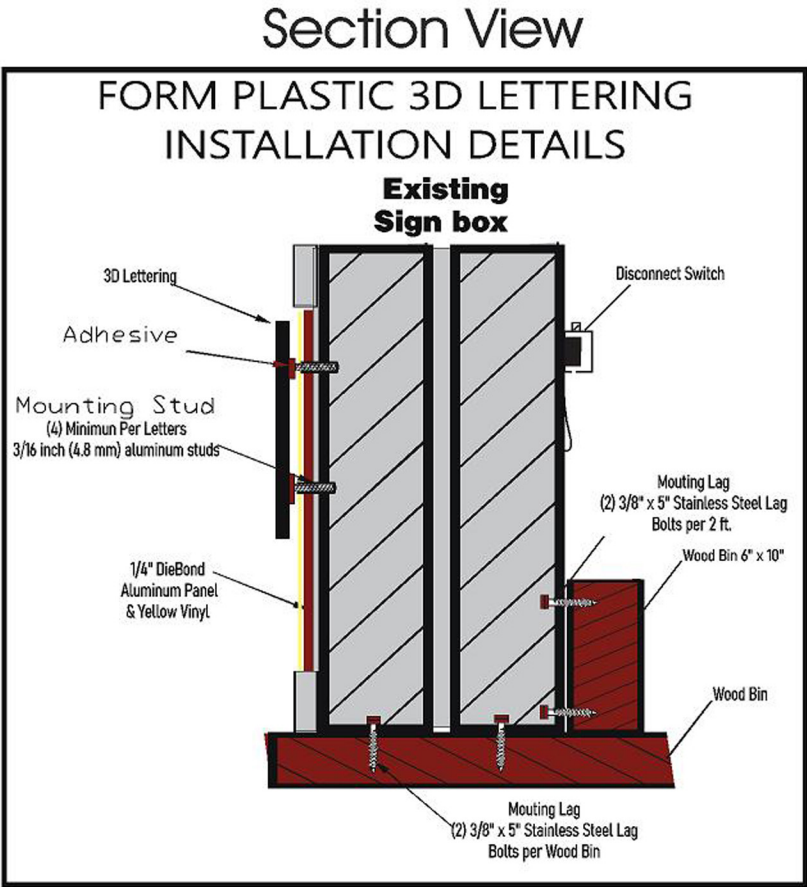


Custom Signs
1620b Springs Rd.
Vallejo, CA 94591
Office: (707) 553-7870
cshelp2020@hotmail.com

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

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

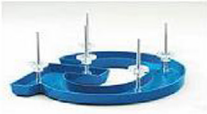
Approvals
Date: _____
Tenant Signature: _____
Landlord Signature: _____
I have reviewed and approved the sign details on this drawing for fabrication and installation.
COPYRIGHT 2023 / ALL RIGHTS RESERVED



**Combination All Mount
Formed Letters / Logos
Flat or Uneven Mounting Surface**

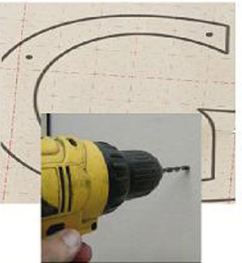
Install Instructions

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.



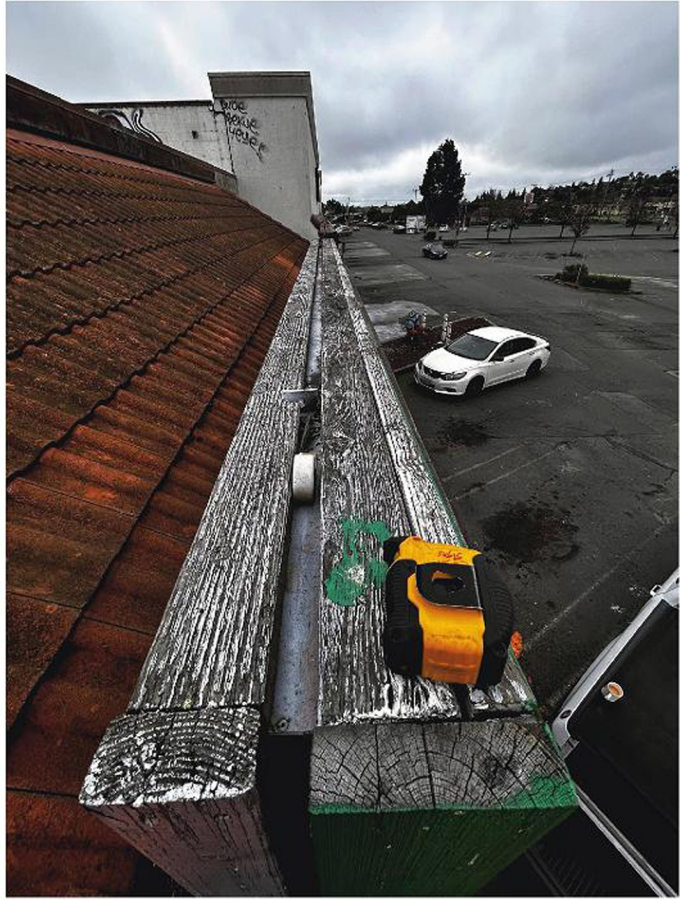
5. INSTALL Letters

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: _____
I have reviewed and approved the sign details on this drawing for fabrication and installation.
COPYRIGHT 2023 / ALL RIGHTS RESERVED

Dated July 10, 2026

Cali Gold Exchange Corporation
3716 Sonoma Blvd, Vallejo, CA 94589

To whom it may concern,

During the previous meeting, the committee had few questions we would like to address:

1)Security issue:

The store is protected with bullet resistance windows. All transactions will be taking place behind the bullet resistance windows. No customer will enter the back area (work area), similar like when you go to any local bank. The employee or owner will be behind the bullet resistance windows (work area), and the customer will be on the opposite side (lobby area). All valuables and jewelry are now behind the bullet resistance windows and or safe. All buying or selling will be conducted behind the bullet resistance windows and the customer on the opposite side (in lobby area). When customers want to buy an item, we get a tray of precious metals or jewelry to show them or get requests to customize the jewelry piece they are seeking. On the buying side, the customer will hand over the precious metals or jewelry, we inspect then give the customer the buying offer. Also equipped with camera and alarm.

2)Items we sell and buy: Precious metals: Gold, Silver, Coins, Diamonds, Jewelry, and watches.

3)Secondhand dealer application:

We applied immediately upon the city request for us to apply for this type of license (Secondhand Dealer) and expect the issuance or receiving this license in the next couple of weeks.

4)Licensing issue:

When we opened business at this location: 3716 Sonoma Blvd. We applied for business license, and we got designated as Jewelry business/ store per city. Then the city brought to our attention that we also need to apply for secondhand dealer/pawn shop license. Then we immediately applied and paid all the necessary fees for this type of license.

5)Signage issue:

Upon realizing city codes for signs and receiving the request from the city that such signs are not allowed in the city. We immediately removed all signage.

Dated July 10, 2026

1)Lobby Area



Dated July 10, 2026

2) Inside owner/employee work area



Dated July 10, 2026

3)Entry to employee work area (bullet resistance door and metal door)



Dated July 10, 2026

4)Back door protected





**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

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)

Page 3

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.

Date: July 6, 2026

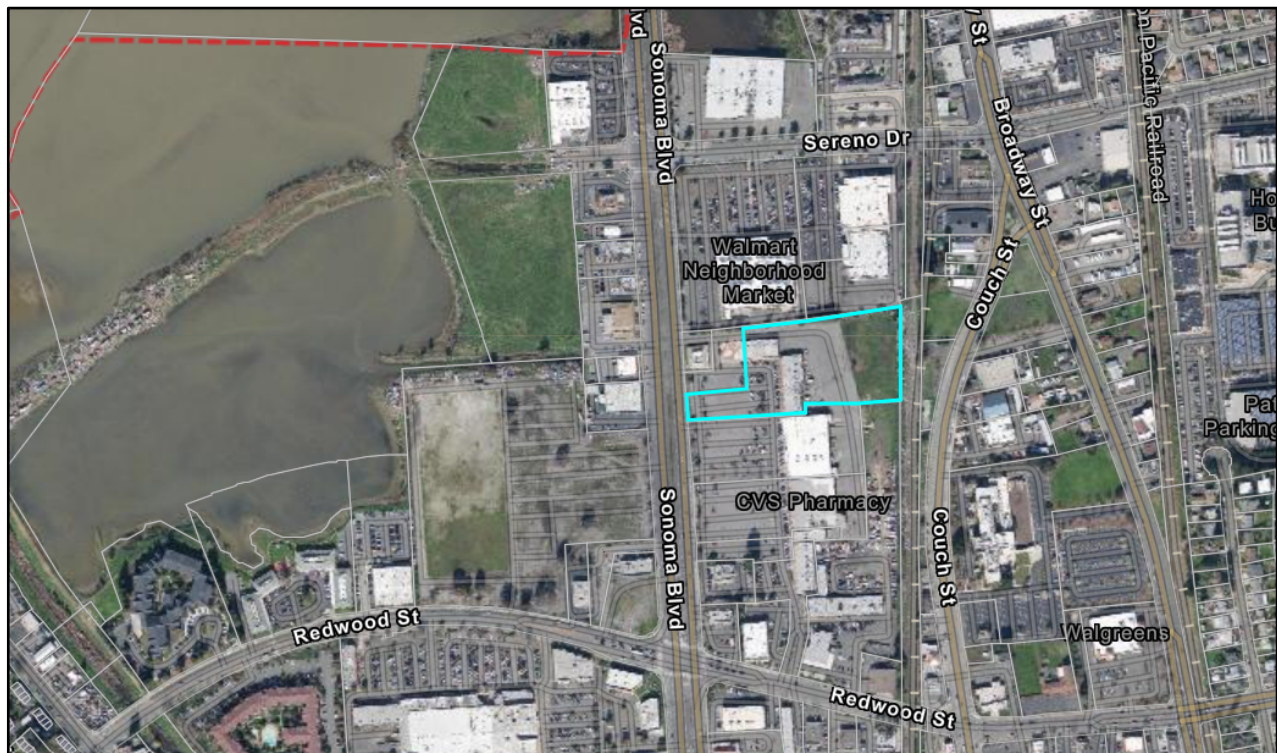
Subject: ADOPT A RESOLUTION FINDING THE PROJECT TO BE EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND SECTION 15311 AND APPROVE MAJOR USE PERMIT AND SIGN PERMIT (COLLECTIVELY, PLN25-0148) FOR ESTABLISHMENT OF A PAWNSHOP AND SIGNAGE AT 3716 SONOMA BOULEVARD (APN: 0053-010-740)

Page 4

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-feet 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.

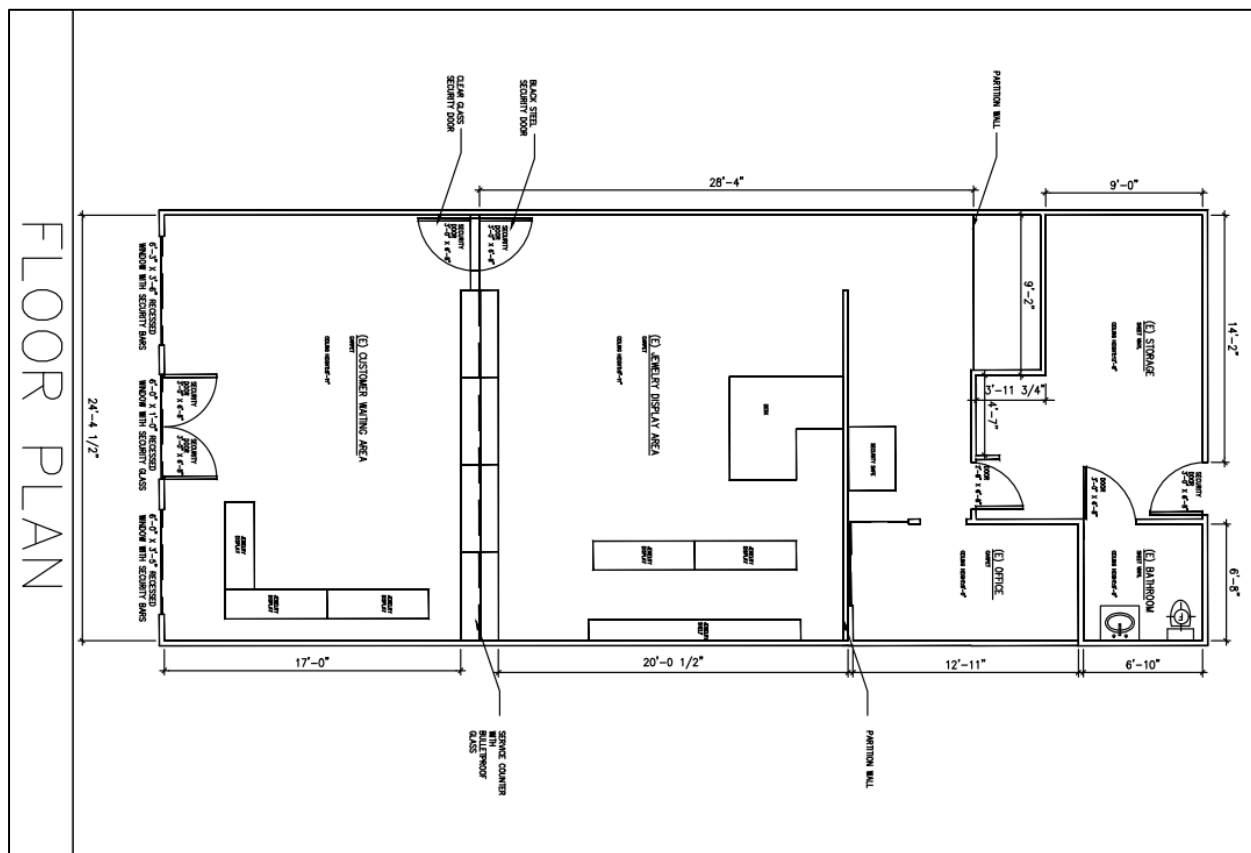


Figure 2 – Floor Plan

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 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.

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)

Page 10

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).

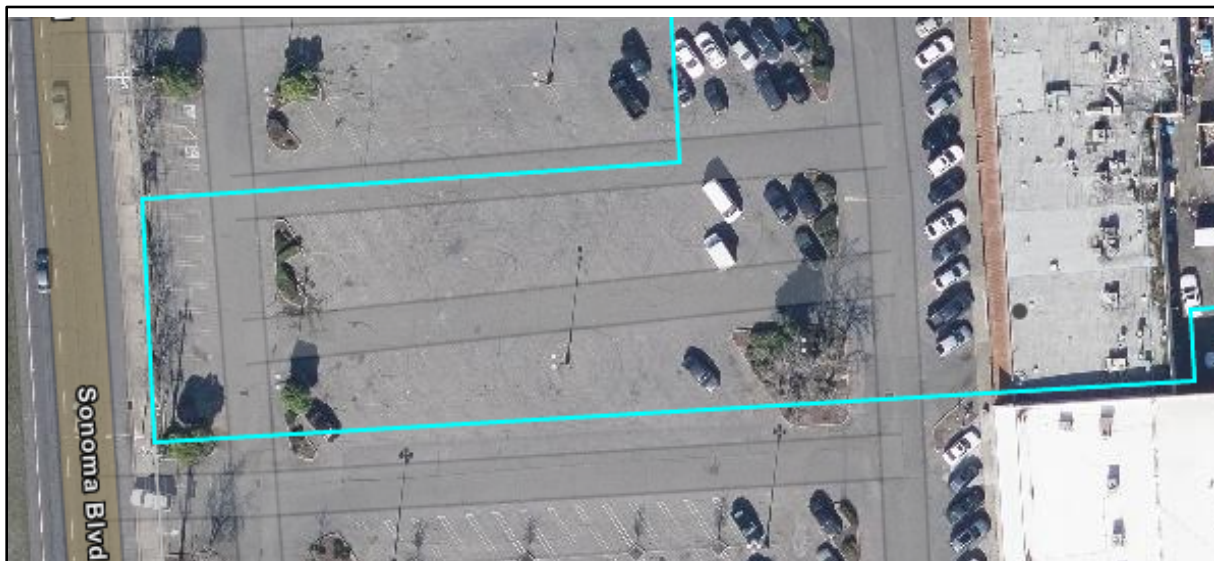
VMC Section 16.509.07 – Prohibited Signs states the tacking, posting, painting, marking, writing, gluing, taping or otherwise affixing of signs, including, but not limited to, posters, flyers and handbills, to or on any tree, pole, post, or any other structure, whether publicly or privately owned, which 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

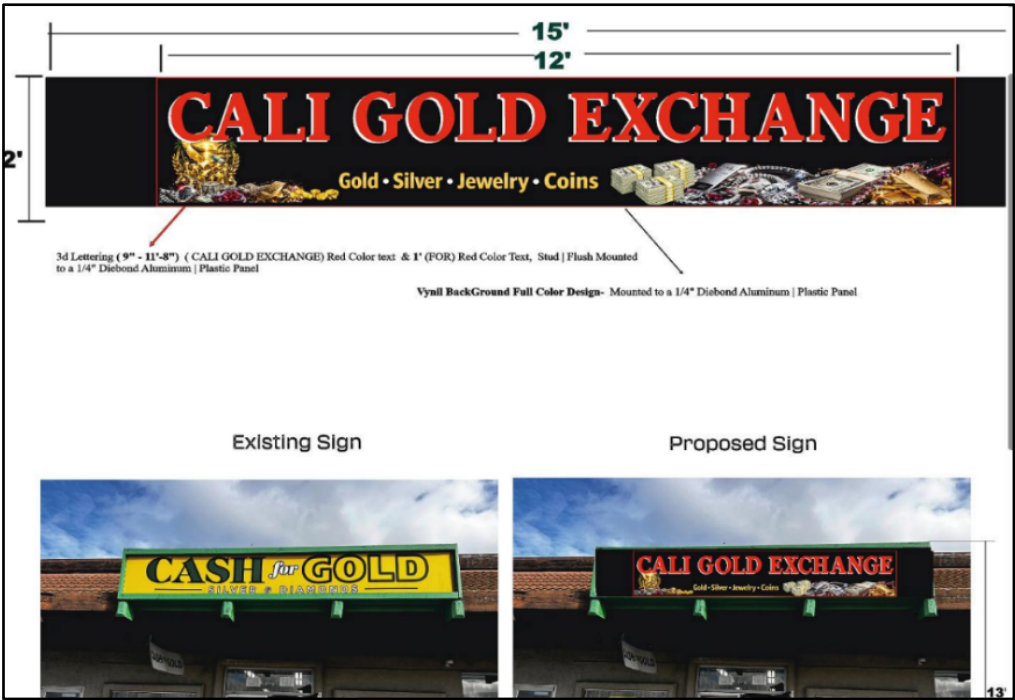


Figure 5 – Existing Shopping Center Signage



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)

Page 13

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 litter 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
Policy NBE2.8: Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.	<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>
Policy NBE3.12: Sonoma-Broadway District. Foster a mixed-use employment district well-served by transit in the area surrounding Kaiser Permanente and Soltrans properties.	<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>
Policy EET2.1: Economic Diversification. Attract employment- and tax-generating businesses that support the economic diversity of the city.	<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>

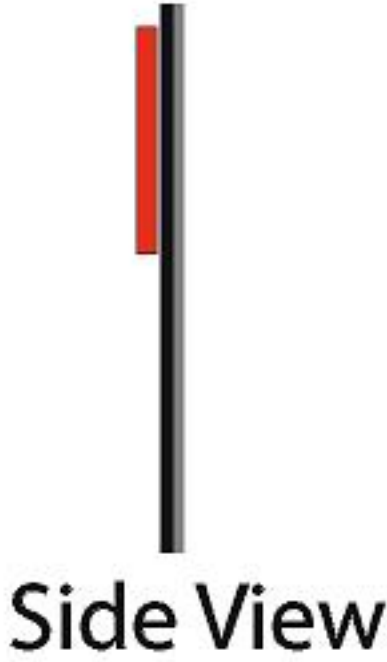
EXHIBIT C – Zoning Code Consistency

Table 2 –Applicable Development Standards			
Development Standard		Proposal	Compliant
VMC Chapter 16.508 – Off-Street Parking and Loading			
VMC Table 16.508-B: Minimum Number of Off-Street Parking Spaces	2 per 1,000 sq feet of commercial use; 2 total spaces needed for 1,500 sq feet	33	Yes
VMC Chapter 16.509 – Signs			
VMC Table 16.509-B: Sign Standards for Mixed-Use, Commercial & Industrial Zoning Districts	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.)	Below edge of roof; 24 sq. ft.	Yes



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



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

DiBond Aluminum Board



Existing Sign



Proposed Sign



Plot Plan

Proposed Sign Location

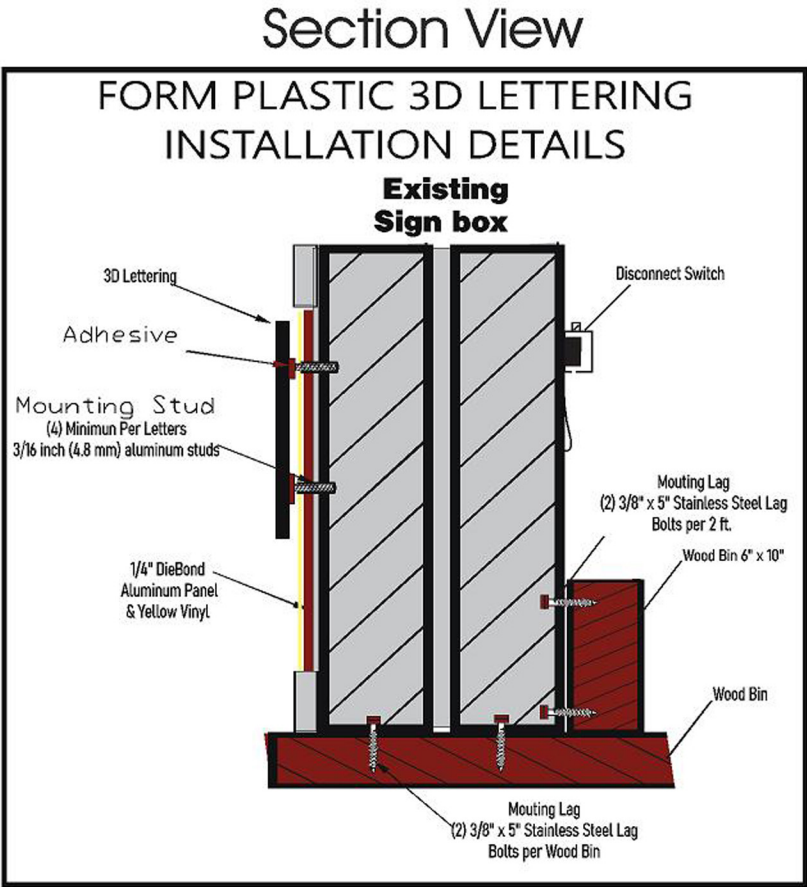


Custom Signs
1620b Springs Rd.
Vallejo, CA 94591
Office: (707) 553-7870
cshelp2020@hotmail.com

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.
COPYRIGHT 2023 / ALL RIGHTS RESERVED



**Combination All Mount
Formed Letters / Logos
Flat or Uneven Mounting Surface**

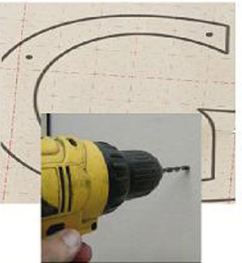
Install Instructions

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.



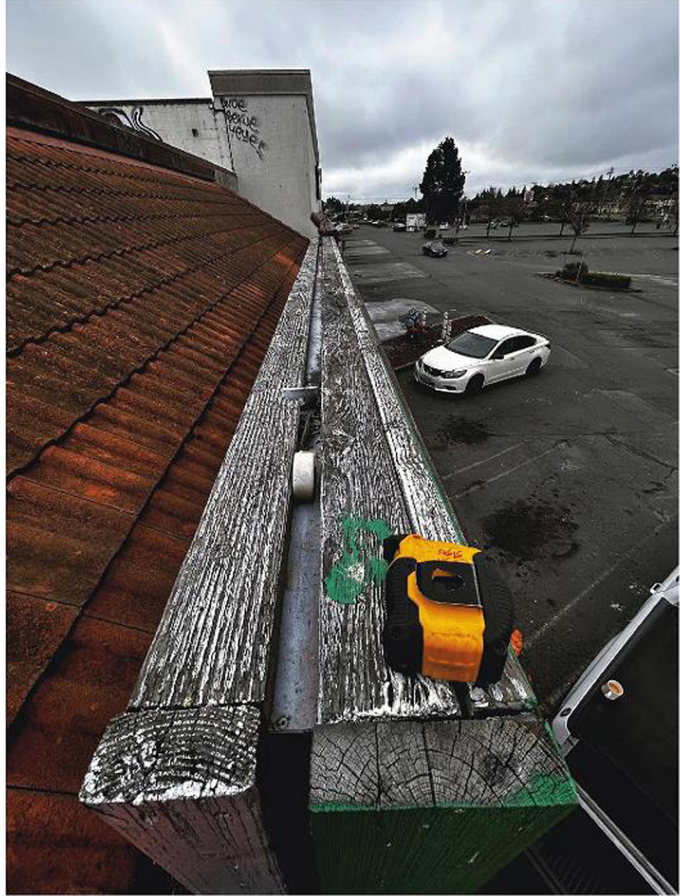
5. INSTALL Letters

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



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-ip2dqkuv.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

