



VALLEJO PLANNING COMMISSION REGULAR MEETING 7:00 PM

AUGUST 3, 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
<u>VIEW THE MEETING:</u> 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 20, 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. CONTINUE THE PUBLIC HEARING TO CONSIDER A RESOLUTION FINDING THE PROJECT EXEMPT FROM THE ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15315 (CLASS 15, "MINOR LAND DIVISIONS") AND APPROVING TENTATIVE PARCEL MAP TO SUBDIVIDE A DEVELOPED PARCEL INTO FOUR PARCELS AT 774 ADMIRAL CALLAGHAN LANE (APN:0069-340-370 & -080) TO THE REGULAR SCHEDULED MEETING OF SEPTEMBER 21, 2026, AT 7P.M.

Project Summary: The project consists of subdividing a 7.502-acre developed parcel into four new parcels: Parcel 1 measuring 5.6-acres, Parcel 2 measuring 0.539-acres, Parcel 3 measuring 0.975-acres and Parcel 4 measuring 0.388-acres. No new development is proposed in conjunction with the project.

Location: 774 Admiral Callaghan Lane ? APN:0069-340-370 & - 080

Applicant: RSC Engineering Inc.

Owner: Redwood VIS, LP c/o Louis Vismara

General Plan Land Use Designation: Retail/Entertainment

Zoning District: Regional Commercial

CEQA: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15 "Minor Land Division").

B. HOLD A PUBLIC HEARING AND CONSIDER A RESOLUTION APPROVING A MAJOR USE PERMIT, DEVELOPMENT REVIEW, DESIGN REVIEW, LANDSCAPE REVIEW, SIGN PERMIT, AND VESTING TENTATIVE PARCEL MAP (COLLECTIVELY, PLN26-0039) FOR A NEW DRIVE-THROUGH 7 BREW COFFEE AT 1176 ADMIRAL CALLAGHAN LANE (APN: 0081-010-350) AFTER FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15303 AND 15315

Project Name: 7 Brew Coffee

Project Summary: The project consists of a request to subdivide one 2.29-acre parcel into two new parcels; Parcel 1 measuring 1.6 acres, and Parcel 1A measuring 0.69 acres. Parcel 1A would be developed with a 910-square-foot, 24-hour "7 Brew Coffee" restaurant featuring dual internal drive-through lanes, an exterior pass-through lane, and dedicated pedestrian paths. Comprehensive site and frontage improvements are also proposed to include 9,749 square feet of new landscaping, a matching 240-square-foot covered trash enclosure, modern lighting, ADA-compliant pathways, short-term bicycle racks, and 9 off-street parking spaces.

Location: 1173 Admiral Callaghan Lane

Applicant: Forza Development – Russ Orsi

Owner: GTL Properties, LLP

General Plan Land Use Designation: Retail/ Entertainment (R/E)

Zoning District: Regional Commercial (RC)

CEQA: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 (Class 3 "New Construction or Conversion of Small Structures") and Section 15315 (Class 15 "Minor Land Division") of the state CEQA Guidelines.

8. WRITTEN COMMUNICATIONS

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

A. **SECRETARY'S REPORT**

B. **CITY ATTORNEY'S REPORT**

C. **REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION**

D. **REPORT OF THE AD-HOC SUBCOMMITTEE**

i. WORK PLAN AD-HOC SUBCOMMITTEE

Recommendation:

Contact:

10. OTHER

11. ADJOURNMENT

ADDITIONAL CITY INFORMATION

Members of the public can:

- Like us on Facebook and Instagram ([@cityofvallejo](#))
- Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)
- Sign up for emergency alerts at: alertsolano.com

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

Anthony Taylor, (Chair)
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 p.m., Thursday, July 30, 2026.

Dated: Thursday, July 30, 2026

Dalia Vidor

Dalia Vidor, Staff Secretary