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 - NONE**

11. ADJOURNMENT

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

ATTEST:

Signed by:

Anthony Taylor

112D2AAC51AA4FF...

ANTHONY TAYLOR, CHAIR

ATTEST:

DocuSigned by:

Kristin Pollot

466B18D647F5420...

KRISTIN POLLOT, AICP
SECRETARY