

**CITY OF VALLEJO PLANNING COMMISSION
 REGULAR MEETING MINUTES
 COUNCIL CHAMBERS
 July 20, 2026**

1. CALL TO ORDER

The meeting was called to order at 7:03 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Taylor, Commissioners; Blind, White, Madeiros and Beasley-Stansberry (late – arrived at 7:06 p.m.)

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

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF THE AGENDA

B. APPROVAL OF THE MINUTES

Action: Moved by Madeiros, second by white, and carried unanimously (absent: Beasley-Stansberry) to approve the Agenda and the July 6, 2026 – Regular-Meeting minutes.

5. REPORT OF THE CITY COUNCIL LIASION

Vice Mayor Matulac commented on Planning Commissioners interviews that were held and new members will be appointed at the August 4, 2026 City Council Meeting and Chick-Fil-A construction has commenced.

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”).

Planning Manager provided a presentation.

Commissioners asked questions and the applicant and staff responded.

Chair Taylor opened the Public Hearing.

Speakers: None

Chair Taylor closed the Public Hearing.

Commissioners deliberated, asked questions and the applicant and staff responded.

Action: Moved by Chair Taylor, second by Commissioner Madeiros, and carried unanimously, to 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 a Major use Permit and Sign Permit (collectively, PLN25-0148) to establish a Pawnshop at 3716 Sonoma Boulevard (APN:0053-070-740) and with the following conditions of approval added:

- a. No weaponry to be bought or sold at the site; and
- b. Provide a copy of the second hand dealer license to the City of Vallejo within 6 months.

8. **WRITTEN COMMUNICATIONS** – Staff received a letter from Mr. Theiss urging the Planning Commission to continue advancing affordable housing initiatives by supporting the adoption of mandated inclusionary zoning, renter protections, and a commercial linkage fee this fall. He cited reports indicating that Vallejo has the highest rent burden in the Bay Area and noted links between high housing costs, homelessness, and mental illness. They referenced the Commission's 2024 direction to expedite these housing measures, acknowledged that an inclusionary zoning draft ordinance has completed public review, and stated that it is time to move all three items forward. He also encouraged the Commission to hold City staff accountable for avoiding further delays and thanked the Commission for considering their comments.

9. **REGULAR REPORTS**

A. SECRETARY'S REPORT

Planning Manager Orozco provided an update on upcoming appointment of Planning Commissioners at the August 4, 2026 City Council meeting, items tentatively scheduled for the August 3, 2026 – Regular Scheduled meeting, and the commission will go dark and not have a second meeting in August.

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 the commissioners and staff a copy of the draft work plan for 2026-2027 and requested the commissioners and staff review and provide comments and feedback at the next regular scheduled meeting.

10. OTHER

11. ADJOURNMENT

The meeting was adjourned at 8:18 p.m.

ATTEST:

Signed by:

Anthony Taylor

ANTHONY TAYLOR, CHAIR

ATTEST:

DocuSigned by:

Kristin Pollot

KRISTIN POLLOT, AICP
SECRETARY