



VALLEJO PLANNING COMMISSION REGULAR MEETING 7:00 PM

SEPTEMBER 9, 2026

HYBRID MEETING
www.Cityofvallejo.net

**Council Chambers
555 Santa Clara Street
Vallejo, CA 94590**

COMMISSIONERS

Anthony Taylor, (Chair)
VACANT
VACANT
Eric Blind
Tara Beasley-Stansberry
Wanda Madeiros
Chris White

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. OATH OF OFFICE OF NEWLY APPOINTED COMMISSIONER(S)**
- 4. ROLL CALL**
- 5. 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 August 3, 2026 - Regular Meeting minutes.

- 6. REPORT OF THE CITY COUNCIL LIAISON**
- 7. 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.
- 8. PUBLIC HEARING**

**A. HOLD A PUBLIC HEARING TO CONSIDER A RESOLUTION
RECOMMENDING THE CITY COUNCIL AMEND VALLEJO GENERAL PLAN
2040 BY ADOPTING THE 2026 TRANSPORTATION ANALYSIS GUIDELINES**

Project Name: Transportation Analysis Guidelines Update, PLN26-0121

Project Summary: The Project consists of adopting the July 2026 Transportation Analysis Guidelines as an amendment to the Vallejo General Plan 2040. These Guidelines would replace the existing 2020 Interim CEQA Transportation Impact Analysis Guidelines (“Interim Guidelines”) currently incorporated as Exhibit A to the General Plan.

The Guidelines establish a uniform approach, methodology, and tool set to evaluate the effects of land use decisions and related transportation projects on the City’s transportation system. The need for and final scope of Traffic Impact Analyses shall be determined by the City of Vallejo.

Location: Citywide

Applicant: City of Vallejo Planning and Development Services Department

General Plan Land Use Designation: Various

Zoning District: Various

CEQA: The Project is not subject to CEQA pursuant to CEQA Guidelines Section 15378 because adoption of the updated Guidelines will not result in a direct physical change or a reasonably foreseeable indirect physical change in the environment. The updated Guidelines establish procedures for evaluating future projects; they do not approve development, authorize construction, change land-use designations, or increase development capacity.

- B. HOLD A PUBLIC HEARING TO CONSIDER A RESOLUTION RECOMMENDING THE CITY COUNCIL AMEND THE VALLEJO MUNICIPAL CODE BY ADDING CHAPTER 16.216 RELATING TO AFFORDABLE HOUSING REQUIREMENTS AND FINDING SUCH ACTION EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15061(b)(3)**

Project Name: Inclusionary Housing Ordinance, PLN26-0120

Project Summary: The Project consists of adding a new chapter to Title 16 (Zoning) of the Vallejo Municipal Code to establish affordable housing requirements for residential development projects of 20 or more units. The proposed ordinance would require a modest percentage of units to be affordable to very low-, low-, or moderate-income households, while allowing alternative methods of compliance such as payment of an in-lieu fee. The ordinance would also establish affordable-unit standards, application requirements, and a waiver or adjustment process.

Location: Citywide

Applicant: City of Vallejo Planning and Development Services Department

General Plan Land Use Designation: Various

Zoning District: Various zoning districts allowing residential development

CEQA: The Project is exempt pursuant to CEQA Guidelines Section 15061(b)(3), the common-sense exemption, because the ordinance does not change allowable land uses, density, intensity, or the physical development envelope and does not approve any particular development project.

- C. HOLD A PUBLIC HEARING AND CONSIDER A RESOLUTION APPROVING A VARIANCE (PLN26-0151) FOR A 12-FOOT SECURITY STEEL WALL AROUND THE POLICE DISPATCH MODULAR BUILDINGS LOCATED AT 111 AMADOR STREET (APN:0056-216-080) AFTER FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW**

PURSUANT TO CEQA GUIDELINES SECTION 15303 (CLASS 3 - "NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES")

Project Name: Police Dispatch Security Steel Wall

Project Summary: The project consists of the installation of a 12-foot steel security wall adjacent to the new police dispatch modular building to provide enhanced protection.

Location: 111 Amador Street | APN:0056-216-080

Applicant: Leonard Job — City of Vallejo Public Works Director

Owner: City of Vallejo

General Plan Land Use Designation: Public Facilities and Insitutions

Zoning District: Public and Semi-Public

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") of the state CEQA Guidelines.

9. WRITTEN COMMUNICATIONS

10. 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

11. OTHER

12. 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)
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Eric Blind
Tara Beasley-Stansberry
Wanda Madeiros
Chris White,

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., August 31, 2026.

Dated: August 31, 2026

Dalia Vidor

Dalia Vidor, Staff Secretary