



City Hall
555 Santa Clara Street
Vallejo, CA 94590

AGENDA

VALLEJO CITY COUNCIL HOUSING AUTHORITY JOINT SPECIAL MEETING OF THE CITY COUNCIL, REDEVELOPMENT AGENCY AND HOUSING AUTHORITY

MAYOR
Anthony Intintoli, Jr.

CITY COUNCIL
Gary Cloutier, Vice Mayor
Gerald Davis
Tony Pearsall
Tom Bartee
Hermie Sunga
Stephanie Gomes

MAY 22, 2007

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the City Council without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law. The Vallejo City Council meets on Tuesdays at 7:00 p.m. weekly unless otherwise posted.

Those wishing to address the Council on any matter for which another opportunity to speak is not provided on the AGENDA but which is within the jurisdiction of the Council to resolve may come forward to the podium during the "COMMUNITY FORUM" portion of the AGENDA. Those wishing to speak on a "PUBLIC HEARING" matter will be called forward at the appropriate time during the public hearing consideration.

Copies of written documentation relating to each item of business on the AGENDA are on file in the Office of the City Clerk and are available for public inspection. Information may be obtained by calling (707) 648-4527, TDD (707) 649-3562, or at our web site: <http://www.ci.vallejo.ca.us/>

The Vallejo Sanitation & Flood Control District is located at 450 Ryder Street, (707) 644-8949. A public agenda book is available at the District Office during regular business hours for those desiring additional information on agenda items.



Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office 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.

NOTICE: Members of the public shall have the opportunity to address the City Council concerning any item listed on this notice before or during consideration of that item. No other items may be discussed at this special meeting.

VALLEJO CITY COUNCIL - SPECIAL MEETING **5:00 P.M. CITY COUNCIL CONFERENCE ROOM**

1. INTERVIEWS FOR DESIGN REVIEW BOARD

VALLEJO HOUSING AUTHORITY – REGULAR MEETING
6:45 P.M. CITY COUNCIL CHAMBERS

1. CALL TO ORDER

2. ROLL CALL

3. CONSENT CALENDAR

- A. APPROVAL OF THE REVISIONS TO CHAPTERS TWO AND FIVE OF THE ADMINISTRATIVE PLAN OF THE HOUSING AUTHORITY OF THE CITY OF VALLEJO

PROPOSED ACTION: Adopt the resolution approving the revisions to Chapters Two and Five of the Administrative Plan.

- B. APPROVAL OF MINUTES OF SPECIAL MEETING OF JANUARY 31, 2006; SPECIAL MEETING OF JANUARY 23, 2007; AND SPECIAL MEETING OF APRIL 3, 2007

PROPOSED ACTION: Approve the minutes.

4. RECESS UNTIL JOINT MEETING WITH VALLEJO CITY COUNCIL AND REDEVELOPMENT AGENCY

5. ADMINISTRATIVE ITEMS

- A. CONSIDERATION OF A RESOLUTION APPROVING EDEN HOUSING AS THE PREFERRED NON-PROFIT HOUSING DEVELOPER WITH WHICH TO NEGOTIATE A PROJECT LOAN AGREEMENT TO DEVELOP AFFORDABLE FAMILY RENTAL HOUSING AT THE SITE LOCATED AT CURTOLA PARKWAY AND LEMON STREET (See City Council Agenda Item Admin. A)

PROPOSED ACTION: Adopt the resolution authorizing the Executive Director of the Housing Authority of the City of Vallejo to approve Eden Housing as the preferred nonprofit housing developer and directing staff to negotiate a project loan agreement of up to \$5.1 million to support the development of affordable workforce rental housing at the site bounded by Curtola Parkway, Lemon Street and Cypress Avenue. (See City Council Agenda Item Admin. A)

6. ADJOURN TO VALLEJO CITY COUNCIL MEETING

VALLEJO CITY COUNCIL
REGULAR MEETING
7:00 P.M. CITY COUNCIL CHAMBERS

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. PRESENTATIONS AND COMMENDATIONS

- A. Presentation of Proclamation Declaring June as Philippine Cultural Month in Vallejo

5. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Members of the public wishing to address the Council on Consent Calendar Items are requested to submit a completed speaker card to the City Clerk. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310. Requests for removal of Consent Items received from the public are subject to approval by a majority vote of the Council. Items removed from the Consent Calendar will be heard immediately after approval of the Consent Calendar and Agenda.

6. CONSENT CALENDAR AND APPROVAL OF AGENDA

All matters are approved under one motion unless requested to be removed for discussion by a Councilmember, City Manager, or member of the public subject to a majority vote of the Council.

- A. APPROVAL OF A RESOLUTION ACCEPTING THE WORK UNDER THE CONTRACT FOR THE ANNUAL REPAIR OF SIDEWALKS FOR FISCAL YEAR 2006/2007 WITH POTTRATZ EQUIPMENT AS COMPLETE

PROPOSED ACTION: Staff recommends adoption of a resolution accepting the contract for the Annual Repair of Sidewalks for fiscal Year 2005/06 with Pottratz Equipment as complete and authorizing the City Clerk to file the Notice of Completion.

- B. RESOLUTION SETTING A PUBLIC HEARING DATE FOR ESTABLISHING AD VALOREM ASSESSMENTS FOR FOURTEEN (14) LANDSCAPE MAINTENANCE DISTRICTS: CIMARRON HILLS/MADIGAN; COLLEGE HILLS; COSTA DEL RIO (SEAVIEW); SOMERSET HIGHLANDS I/II; HUNTER RANCH I/II; MONICA PLACE; RIDGECREST; SOMERSET HIGHLANDS III; SPRINGTREE/FLEMING HILL; SUMMIT II; TOWN AND COUNTRY I; WOODRIDGE; AND GLEN COVE I/II AND GREENMONT/SEAPORT HILLS FOR FISCAL YEAR 2007/2008

Approval of a resolution to set a public hearing date to take public comments regarding Fiscal Year (FY) 2007/2008 assessments within the following fourteen (14) Ad Valorem Landscape Maintenance Districts formed pursuant to the Improvement Act of 1911: Cimarron Hills/Madigan; College Hills; Costa Del Rio (Seaview); Somerset Highlands I/II; Hunter Ranch I/II; Monica Place; Ridgecrest; Somerset Highlands III; Springtree/Fleming Hill; Summit II; Town and Country I; Woodridge; and Glen Cove I/II and Greenmont/Seaport Hills. The 1911 Act

requires annual determination of each district's costs and allocation of those costs by means of annual assessments to the parcels within that district. Assessments for the 1911 Act districts are determined by applying the established assessment rate to each one hundred dollars (\$100.00) of assessed value of each parcel.

Four (4) districts are recommended to remain at the same rate as assessed in FY 2006/07. Staff is recommending an increase for ten (10) districts in FY 2007/2008.

PROPOSED ACTION: Approve a resolution setting a public hearing date for June 12, 2007 at 7:00 p.m. for setting ad valorem assessments for fourteen (14) Landscape Maintenance Districts for FY 2007/2008.

- C. RESOLUTION INITIATING PROCEEDINGS FOR THE LEVY AND COLLECTION OF ASSESSMENTS, PRELIMINARY APPROVAL OF ENGINEER'S REPORT AND DECLARATION OF INTENTION FOR THE LEVY AND COLLECTION OF ASSESSMENTS FOR TEN (10) LANDSCAPE MAINTENANCE DISTRICTS: CARRIAGE OAKS, GARTHE RANCH, GLEN COVE 3, HUNTER RANCH 3, MARINE WORLD/FAIRGROUNDS, MARINVIEW, SANDPIPER POINT, SOUTH VALLEJO BUSINESS PARK, TOWN AND COUNTRY 2-5, NORTHEAST QUADRANT WITH NORTHEAST QUADRANT ZONE A FOR FY 2007/2008 AND SETTING A PUBLIC HEARING

The Landscaping and Lighting Act of 1972 provides for the levy and collection of assessments, by the County of Solano for the City of Vallejo, to generate sufficient revenue to pay for landscape maintenance services, operation, and improvements in landscape maintenance districts created under the Act. This resolution formally starts the process for establishing the Fiscal Year 2007/2008 assessment for the following ten (10) Landscape Maintenance Districts: Carriage Oaks, Garthe Ranch, Glen Cove 3, Hunter Ranch 3, Marine World/Fairgrounds, Marinview, Sandpiper Point, South Vallejo Business Park, Town and Country 2-5, Northeast Quadrant and Northeast Quadrant Zone A.

PROPOSED ACTION: Adopt the resolution initiating proceedings for FY 2007/2008 for the levy and collection of assessments, preliminary approval of Engineer's Report and declaration of intention for the levy and collection of assessments for ten (10) Landscape Maintenance Districts and setting a public hearing on June 12, 2007 at 7:00 PM.

- D. APPROVAL OF A RESOLUTION ACCEPTING FROM ANTHONY MINTON RICHARDS, AN ADDITIONAL RIGHT-OF-WAY, A PUBLIC UTILITY EASEMENT AND A BUS SHELTER EASEMENT ACROSS FROM CERTAIN PROPERTY LOCATED ON BROADWAY STREET BETWEEN SALA AND GARIBALDI STREETS

PROPOSED ACTION: Adopt a resolution accepting from Anthony Minton Richards an additional Right-of-Way, a Public Utility Easement and a Bus Shelter Easement across certain property located on Broadway Street between Sala and Garibaldi.

- E. APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONSULTANT SERVICES AGREEMENT WITH BELLECI & ASSOCIATES, INC., FOR THE DOWNTOWN VALLEJO SQUARE SIDEWALK AND STREET IMPROVEMENT PROJECT

PROPOSED ACTION: Staff recommends adoption of a resolution authorizing the City Manager to execute Consultant Services Agreement with Belleci and Associates Inc, for the design of Downtown Vallejo Square Sidewalk and Street Improvement Project.

- F. APPROVAL OF A RESOLUTION AUTHORIZING CONTRACT CHANGE ORDER NO. 1 IN THE AMOUNT OF \$63,750 TO THE EXISTING AGREEMENT BETWEEN THE CITY OF VALLEJO & VULCAN CONSTRUCTION & MAINTENANCE, INC. FOR THE FISCAL YEAR 2006/2007 WATER METER REPLACEMENT PROJECT

PROPOSED ACTION: Adopt the resolution authorizing Contract Change Order No.1 to the existing agreement with Vulcan Construction and Maintenance Inc. for the Water Meters Replacement Project FY 2006-2007.

- G. APPROVAL OF A RESOLUTION OF INTENTION TO ADOPT AN ORDINANCE REGULATING CAMPING IN CITY OF VALLEJO PARKS

It is proposed that Council approve the Resolution of Intention to adopt a camping ordinance regulating camping in City parks and directing staff to prepare such ordinance for review and possible adoption.

PROPOSED ACTION: Adopt the Resolution of Intention to adopt a camping ordinance regulating camping in City parks and directing staff to prepare such ordinance.

7. PUBLIC HEARINGS

- A. CONSIDERATION OF AN APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF PLANNED DEVELOPMENT UNIT PLAN PERMIT #06-0018 FOR AN 11,754 SQUARE FOOT CUSTOM SINGLE FAMILY HOME LOCATED AT 1757 DURROW COURT IN HIDDENBROOKE

On March 19, 2007, the Planning Commission considered a Planned Development (Unit Plan) application (#06-0018) for a custom single family home located at 1757 Durrow Court. The Planning Division staff had recommended that the proposed project be approved provided the size of the home was reduced. The Planning Commission unanimously approved the proposal as submitted after viewing a full scale model of the proposed home, hearing presentations from staff and neighbors opposed to the project, the applicant's lawyer and designer and a Hiddenbrooke Architectural Review Committee (HARC) representative.

On March 29, 2007, Larry Seamer filed an appeal of the Planning Commission's approval of Planned Development #06-0018.

PROPOSED ACTION: Staff recommends that the City Council grant the appeal of Planned Development (Unit Plan) #06-0018 and require the applicant to revise

the plans as recommended in the Planning Division staff report to the Planning Commission (i.e., lot coverage not to exceed eight percent and total home square footage not to exceed 6,400 square feet).

**8. ADJOURN TO A JOINT REGULAR MEETING OF THE VALLEJO CITY COUNCIL,
THE VALLEJO HOUSING AUTHORITY AND SPECIAL MEETING OF THE VALLEJO
REDEVELOPMENT AGENCY**

9. ADMINISTRATIVE ITEMS

- A. CONSIDERATION OF RESOLUTIONS APPROVING EDEN HOUSING AS THE PREFERRED NON-PROFIT HOUSING DEVELOPER WITH WHICH TO NEGOTIATE A PROJECT LOAN AGREEMENT TO DEVELOP AFFORDABLE FAMILY RENTAL HOUSING AT THE SITE LOCATED AT CURTOLA PARKWAY AND LEMON STREET

PROPOSED ACTION:

Housing Authority: Adopt the resolution authorizing the Executive Director of the Housing Authority of the City of Vallejo to approve Eden Housing as the preferred nonprofit housing developer and directing staff to negotiate a project loan agreement of up to \$5.1 million to support the development of affordable workforce rental housing at the site bounded by Curtola Parkway, Lemon Street and Cypress Avenue.

Redevelopment Agency: Adopt the resolution authorizing the Executive Director of the Vallejo Redevelopment Agency of the City of Vallejo to approve Eden Housing as the preferred nonprofit housing developer and directing staff to negotiate a project loan agreement of up to \$5.1 million to support the development of affordable workforce rental housing at the site bounded by Curtola Parkway, Lemon Street and Cypress Avenue.

City Council: Adopt the proposed resolution authorizing the City Manager of the City of Vallejo to approve Eden Housing as the preferred nonprofit housing developer and directing staff to negotiate a project loan agreement of up to \$5.1 million to support the development of affordable workforce rental housing at the site bounded by Curtola Parkway, Lemon Street and Cypress Avenue.

10. RECONVENE TO THE VALLEJO CITY COUNCIL MEETING

11. POLICY ITEMS

- A. AN URGENCY ORDINANCE, PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65858, EXTENDING UNTIL MARCH 27, 2008, A MORATORIUM ON THE ESTABLISHMENT OF ANY NEW ACTIVITY OR FACILITY SELLING TOBACCO OR TOBACCO RELATED PRODUCTS OR PARAPHERNALIA.

This action would extend the original 45-day interim moratorium on any new activities or facilities selling tobacco or tobacco related products and

paraphernalia for an additional period of time until March 27, 2008 in order to allow staff to draft regulations on such uses.

PROPOSED ACTION: Adopt an urgency ordinance extending the original 45 day moratorium until March 27, 2008.

12. ADMINISTRATIVE ITEMS (Continued)

- B CONSIDERATION BY THE CITY COUNCIL OF A RESOLUTION HOLDING ON FIRST READING AN ORDINANCE CONTAINING A DESCRIPTION OF THE REDEVELOPMENT AGENCY OF VALLEJO'S PROGRAM TO ACQUIRE REAL PROPERTY IN THE MERGED DOWNTOWN / WATERFRONT REDEVELOPMENT PROJECTS BY EMINENT DOMAIN, IN COMPLIANCE WITH HEALTH AND SAFETY CODE SECTION 33342.7.

In 2006, the legislature passed Senate Bill 53, which took effect January 1, 2007, adding Section 33342.7 to the Health and Safety Code. Pursuant to Section 33342.7, a legislative body that adopted a redevelopment plan before January 1, 2007, must adopt an ordinance on or before July 1, 2007, that contains a description of the redevelopment agency's program to acquire real property by eminent domain. The Vallejo Redevelopment Agency's program to acquire real property by eminent domain is set out in several sections of the Redevelopment Plan, in Ordinance No. 1576 N.C. (2d), which approved and adopted the Amended and Restated Redevelopment Plan, and in the Report to City Council prepared at the time the Amended and Restated Redevelopment Plan was adopted (November 28, 2006).

PROPOSED ACTION: Adopt a Resolution of the City of Vallejo holding on first reading an ordinance containing a description of the Vallejo Redevelopment Agency's program to acquire real property by eminent domain in the Merged Downtown / Waterfront Redevelopment Projects.

- C. CONSIDERATION OF TWO RESOLUTIONS AUTHORIZING THE CITY MANAGER TO EXECUTE 1) A CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH MAZE & ASSOCIATES ACCOUNTANCY CORPORATION FOR FINANCIAL AUDITING SERVICES AND 2) A WORKERS' COMPENSATION ADMINISTRATION SERVICES AGREEMENT WITH GREGORY B. BRAGG & ASSOCIATES, INC., FOR WORKERS' COMPENSATION CLAIMS ADMINISTRATION

The purpose of this report is to request the Council adopt resolutions approving professional services agreements to obtain financial auditing services, and workers compensation claims administration services.

PROPOSED ACTION: 1) Adopt a Resolution approving the Consultant and Professional Services Agreement with Maze & Associates Accountancy Corporation for financial auditing services, and authorize the City Manager to execute the Agreement on behalf of the City; 2) Adopt a Resolution approving the Workers' Compensation Administrative Services Agreement with Gregory B. Bragg & Associates, Inc. for workers compensation claims administration services, and authorize the City Manager to execute the Agreement on behalf of the City.

13. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

A. APPOINTMENTS TO THE DESIGN REVIEW BOARD

Applicants were interviewed earlier this evening.

PROPOSED ACTION: Appoint members to the Design Review Board.

14. WRITTEN COMMUNICATIONS

Correspondence addressed to the City Council or a majority thereof, and not added to the agenda by the Mayor or a Council member in the manner prescribed in Government Code, Section 54954.2, will be filed unless referred to the City Manager for a response. Such correspondence is available for public inspection at the City Clerk's office during regular business hours.

15. CITY MANAGER'S REPORT

16. CITY ATTORNEY'S REPORT

17. COMMUNITY FORUM

Anyone wishing to address the Council on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Council to resolve, is requested to submit a completed speaker card to the City Clerk. When called upon, each speaker should step to the podium, state his /her name, and address for the record. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.

18. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CITY COUNCIL

19. CLOSED SESSION: *May recess to consider matters of pending litigation (GC 54956.9), personnel (GC 54957), labor relations (GC 54957.6), and real property negotiations (GC 54956.8). Records are not available for public inspection.*

20. ADJOURNMENT

VALLEJO REDEVELOPMENT AGENCY – SPECIAL MEETING
JOINT WITH CITY COUNCIL AND HOUSING AUTHORITY
7:00 P.M. CITY COUNCIL CHAMBERS

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **ADMINISTRATIVE ITEMS**
 - A. CONSIDERATION OF A RESOLUTION APPROVING EDEN HOUSING AS THE PREFERRED NON-PROFIT HOUSING DEVELOPER WITH WHICH TO NEGOTIATE A PROJECT LOAN AGREEMENT TO DEVELOP AFFORDABLE FAMILY RENTAL HOUSING AT THE SITE LOCATED AT CURTOLA PARKWAY AND LEMON STREET

PROPOSED ACTION: Adopt the resolution authorizing the Executive Director of the Redevelopment Agency of the City of Vallejo to approve Eden Housing as the preferred nonprofit housing developer and directing staff to negotiate a project loan agreement of up to \$5.1 million to support the development of affordable workforce rental housing at the site bounded by Curtola Parkway, Lemon Street and Cypress Avenue. (See City Council Agenda Item Admin. A)
4. **ADJOURN TO VALLEJO CITY COUNCIL MEETING**