



City Hall
555 Santa Clara Street
Vallejo, CA 94590

AGENDA
VALLEJO CITY COUNCIL
VALLEJO REDEVELOPMENT AGENCY
FEBRUARY 27, 2007

VALLEJO SANITATION & FLOOD CONTROL DISTRICT
6:00 P.M.

MAYOR
Anthony Intintoli, Jr.

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

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.

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/>



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.

ITEM

ACTION

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

VALLEJO CITY COUNCIL
SPECIAL MEETING/CLOSED SESSION
5:00 P.M. CITY COUNCIL CONFERENCE ROOM

- A. CONFERENCE WITH LEGAL COUNSEL: Anticipated Litigation: Significant Exposure to Litigation, Pursuant to Government Code Section 54956.9(b); Number of Potential Cases: One (1)

VALLEJO CITY COUNCIL
SPECIAL MEETING
6:30 P.M. CITY COUNCIL CONFERENCE ROOM

- A. INTERVIEWS FOR HOUSING AND REDEVELOPMENT COMMISSION

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 COMENDATIONS – NONE
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 MINUTES FOR THE MEETINGS OF FEBRUARY 7, 2006 and FEBRUARY 6, 2007
- B. APPROVAL OF A RESOLUTION TO AMEND THE FISCAL YEAR (FY) 2006/2007 FEDERAL COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM BUDGET

PROPOSED ACTION: Adopt the resolution amending the Fiscal Year (FY) 2006/2007 Federal Community Development Block Grant (CDBG) Program Budget, allocating additional funds to the Reynaissance Family Center Project, and delaying consideration of the Benson Avenue Project not later than April 30, 2007.

- C. CONSIDERATION OF A RESOLUTION APPROVING THE STREET NAME CHANGE FOR A PORTION OF KENTUCKY STREET BETWEEN TUOLUMNE STREET AND SOLANO AVENUE TO LEE V. ELLENBURG STREET

PROPOSED ACTION: Staff recommends adoption of a resolution approving street name change for a portion of Kentucky Street between Tuolumne Street and Solano Avenue to Lee V. Ellenburg Street.

- D. APPROVAL OF A RESOLUTION ESTABLISHING THE ANNUAL SIDEWALK REPAIR POLICY AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH ACCESS CAPITAL SERVICES, INC. FOR THE PROCESSING OF INVOICES

PROPOSED ACTION: Adopt a resolution approving the Annual Sidewalk Repair Policy and authorizing the City Manager or his designee to execute an agreement

with Access Capital Services, Inc. to handle the processing of invoices to property owners that have been assessed their share of the cost to repair hazardous sidewalk abutting their property.

- E. APPROVAL OF A RESOLUTION OF SUPPORT FOR THE SAN FRANCISCO BAY TRAIL AND BAY AREA RIDGE TRAIL FEASIBILITY STUDY TO IDENTIFY AND RECOMMEND A PREFERRED TRAIL ALIGNMENT

PROPOSED ACTION: Staff recommends that the City Council approve the attached resolution of support for the San Francisco Bay Trail and Bay Area Ridge Trail feasibility study to identify and recommend a preferred trail alignment.

- F. APPROVAL OF A RESOLUTION OF SUPPORT FOR ASSEMBLY BILL 112, HIGHWAY SAFETY ENHANCEMENT – DOUBLE FINE ZONE ON STATE ROUTE 12

PROPOSED ACTION: Staff recommends support of proposed legislation AB 112 to re-establish a double fine zone for Highway 12 between its intersection with Interstate 80 in Solano County and Interstate 5 in San Joaquin County as a “Safety Enhancement-Double Fine Zone” between 2007 and 2012.

- G. APPROVAL OF RESOLUTION ADOPTING THE CITY’S STATEMENT OF INVESTMENT POLICY PURSUANT TO STATE OF CALIFORNIA GOVERNMENT CODE SECTION 53646 AND DELEGATION OF INVESTMENT AUTHORITY TO CITY FINANCE DIRECTOR/TREASURER.

PROPOSED ACTION: Adopt a Resolution of the City Council of the City of Vallejo approving the revised Statement of Investment Policy, and continue delegation of investment authority to the City Finance Director/Treasurer for the period March 1, 2007, through February 28, 2008.

7. PUBLIC HEARINGS

- A. CONSIDERATION OF RESOLUTIONS ADOPTING 1) AN ADDENDUM TO THE VALLEJO STATION PROJECT AND WATERFRONT PROJECT FINAL ENVIRONMENTAL IMPACT REPORT, 2) AN ORDINANCE AMENDING THE WATERFRONT PLANNED DEVELOPMENT MASTER PLAN AND DESIGN GUIDELINES, AND 3) AN AMENDMENT TO THE DEVELOPMENT AGREEMENT TO IMPLEMENT THE REQUIREMENTS OF THE SETTLEMENT AGREEMENT WITH THE VALLEJO WATERFRONT COALITION. (CONTINUED FROM MEETING OF FEBRUARY 13, 2007)

The Final EIR for the Vallejo Station and Waterfront projects was certified by the City Council in November of 2005. The Vallejo Waterfront Coalition subsequently filed a lawsuit challenging the EIR. After almost a year of negotiation, the Coalition, Callahan DeSilva Vallejo, LLC, and the City reached an agreement to settle the lawsuit contingent upon several modifications to the project Planned Development Master Plan (PDMP) and Development agreement (DA). The Settlement Agreement was approved by the City Council on November 28, 2006. Although the overall scope of the project, land use pattern, and general design of the project is not proposed to be changed, the terms of the Settlement Agreement require several modifications to the Planned Development Master Plan and the Development Agreement.

PROPOSED ACTION:

1. Adopt a resolution approving the Addendum to the Vallejo Station Project and Waterfront Project Final EIR.
2. Adopt a resolution holding on first reading an ordinance amending the Waterfront Planned Development Master Plan (PD #00-0022)
3. Adopt a resolution holding on first reading an ordinance amending Development Agreement (DA #05-0008)

B. CONSIDERATION OF A RESOLUTION HOLDING ON FIRST READING AN ORDINANCE AMENDING TITLE 16 OF THE VALLEJO MUNICIPAL CODE RELATED TO THE CREATION OF THE DESIGN REVIEW BOARD AND THE IMPLEMENTATION OF THE DOWNTOWN SPECIFIC PLAN AND DESIGN GUIDELINES AND THE WATERFRONT MASTER PLAN

The newly created Design Review Board (DRB) will utilize the existing Planned Development Unit Plan process to review development in the Downtown and Waterfront areas. These additions to the ordinance language integrate the DRB, created in Title 2, with the unit plan process which is found in Title 16 of the Vallejo Municipal Code.

PROPOSED ACTION: Adopt a resolution holding on first reading an ordinance amending several chapters of Title 16 of the Vallejo Municipal Code related to the establishment for the DRB and the implementation of the Downtown Specific Plan and Design Guidelines and the Waterfront Planned Development Master Plan.

8. **POLICY ITEMS – NONE**

9. **ADJOURN TO A SPECIAL JOINT MEETING WITH THE VALLEJO REDEVELOPMENT AGENCY AND THE VALLEJO CITY COUNCIL**

10. **RECONVENE THE CITY COUNCIL MEETING**

11. **ADMINISTRATIVE ITEMS**

A. CONSIDERATION OF RESOLUTION HOLDING ON FIRST READING ORDINANCE AMENDING MUNICIPAL CODE REGARDING REAL ESTATE ASSET MANAGEMENT AND RESOLUTION REGARDING ADOPTION OF CITY OF VALLEJO REAL PROPERTY ASSET MANAGEMENT POLICY

The purpose of the Real Property Asset Management Policy is to define the process by which the City of Vallejo will manage real property assets, including interests owned and/or controlled by the City. The Real Property Asset Management Policy applies to all real estate assets owned and/or controlled by the City of Vallejo, including but not limited to, City owned and occupied structures, owned properties licensed or leased to third parties (tenants) and vacant parcels. An amendment to the section of the Vallejo Municipal Code that deals with real estate transactions will update the Municipal Code to conform to the Real Property Asset Management Policy.

PROPOSED ACTION: Adopt the resolution holding on first reading an ordinance adding Section 3.20.260 to the Vallejo Municipal Code and adoption of the Real Property Asset Management Policy dated February 27, 2007.

B. CONSIDERATION OF MARE ISLAND EARLY TRANSFER PROCESSING AGREEMENT BETWEEN THE CITY AND WESTON SOLUTIONS

A proposed Early Transfer Processing Agreement has been developed between the City of Vallejo and Weston Solutions regarding the transfer of the remaining Navy-owned land on Mare Island. The agreement addresses the timing and obligations of both parties regarding the transfer of all remaining parcels.

PROPOSED ACTION: Approve the attached resolution authorizing the City Manager to execute an Early Transfer Processing Agreement between the City of Vallejo and Weston Solutions.

12. APPOINTMENTS TO BOARDS, COMMISSIONS, AND COMMITTEES

A. APPOINT MEMBERS TO THE HOUSING & REDEVELOPMENT COMMISSION

Applicants for the Housing & Redevelopment Commission were interviewed earlier this evening.

PROPOSED ACTION: Adopt a resolution appointing members to the Housing & Redevelopment Commission.

13. 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.

14. CITY MANAGER'S REPORT

15. CITY ATTORNEY'S REPORT

16. 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.

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

18. **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.*

19. ADJOURNMENT

**JOINT SPECIAL MEETING OF THE
VALLEJO REDEVELOPMENT AGENCY AND
THE VALLEJO CITY COUNCIL
7:00 P.M. – CITY COUNCIL CHAMBERS**

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

1. CALL TO ORDER

- A. ROLL CALL

2. CONSENT CALENDAR

- A. APPROVAL OF RESOLUTION ADOPTING THE REDEVELOPMENT AGENCY'S STATEMENT OF INVESTMENT POLICY PURSUANT TO STATE OF CALIFORNIA GOVERNMENT CODE SECTION 53646 AND DELEGATION OF INVESTMENT AUTHORITY TO CITY FINANCE DIRECTOR/TREASURER.

PROPOSED ACTION: Adopt a Resolution of the Redevelopment Agency of the City of Vallejo approving the revised Statement of Investment Policy, and continue delegation of investment authority to the City Finance Director/Treasurer for the period March 1, 2007, through February 28, 2008.

3. PUBLIC HEARINGS (CITY COUNCIL AND REDEVELOPMENT AGENCY)

- A. CONSIDERATION OF AN AMENDED AND RESTATED (THIRD) DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY OF THE CITY OF VALLEJO AND CALLAHAN DESILVA VALLEJO, LLC

On October 17, 2000 the Redevelopment Agency of the City of Vallejo (Agency) entered into a Disposition and Development Agreement (DDA) with Callahan/DeSilva Vallejo, LLC (Developer) for the acquisition, disposition and development of certain public and private parcels located within the boundaries of the Marina Vista Redevelopment Project Area, the Vallejo Central Project Area and the Vallejo Waterfront Redevelopment Project Area. The original DDA was amended four times, most recently as of October 27, 2005.

In December 2005 the Vallejo Waterfront Coalition filed an action challenging certain aspects of the Project. The Agency, City, Developer and the Vallejo Waterfront Coalition entered into settlement negotiations, and thereafter entered into a Settlement and Release Agreement as of November 28, 2006 to resolve the action. The Agency and Developer have cooperated in the preparation of an Amended and Restated (Third) Disposition and Development Agreement which modifies certain provisions of, and fully restates, the Existing DDA to reflect progress made over the last year, and the further planning and financial agreements reached by the Agency and the Developer to implement specified terms of the Settlement Agreement.

PROPOSED ACTION: Adopt the following attached resolutions:

- 1) A Resolution of the Redevelopment Agency of the City of Vallejo authorizing the execution of an Amended and Restated (Third) Disposition and Development Agreement between the Redevelopment Agency of the City of Vallejo and Callahan/DeSilva Vallejo, LLC; and
- 2) A Resolution of the City of Vallejo authorizing the execution of an Amended and Restated (Third) Disposition and Development Agreement between the Redevelopment Agency of the City of Vallejo and Callahan/DeSilva Vallejo, LLC.

4. ADJOURNMENT

