VALLEJO CITY COUNCIL
REGULAR MEETING MINUTES
MAY 26, 2026

COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo, California

1. CALL TO ORDER

The meeting was called to order at 7:07 p.m.

2. ROLL CALL
Present: Mayor Sorce, Vice Mayor Matulac, Councilmembers Bregenzer, Gordon, Lediju (arrived at 8:35 p.m.), Matias (arrived at 5:05 p.m.), and Palmares
Absent: None
Staff present: Interim City Manager Black, City Attorney Nebb, and City Clerk Abrahamson

3. PLEDGE OF ALLEGIANCE

4. REPORT OUT OF CLOSED SESSION

City Attorney Nebb reported the following:

- Closed Session Item 3A – Council provided direction to staff.
- Closed Session Item 3B – Council provided direction to its labor negotiator.
- Closed Session Item 3C – Council provided direction to its real property negotiator regarding price and terms of payment.
- Closed Session Item 3D – Council provided direction to its real property negotiator.
- Closed Session Item 3E & 3F – items were not heard and will be taken up at a later time.

5. PRESENTATIONS AND COMMENDATIONS
Action: *proclamations were read and presented by Councilmember Bregenzer and Vice Mayor Matulac and Councilmember Palmares.*

A. **PRESENTATION OF A PROCLAMATION RECOGNIZING JUNE 2026 LESBIAN, GAY, BISEXUAL, TRANSGENDER, QUEER + PRIDE MONTH**

B. **PRESENTATION OF A PROCLAMATION RECOGNIZING PHILIPPINE CULTURAL MONTH - JUNE 2026**

6. FIRST COMMUNITY FORUM
Speakers: Lillie Hurd, Jack Smith, Rosetta Johnson, Sherianne Grimm, Izzy Drumgoole, Jameelaf Hanif, and Kiera Duffy.

7. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS
Speakers: None.

8. CONSENT CALENDAR AND APPROVAL OF AGENDA

Action: *moved by Vice Mayor Matulac and carried unanimously by members present, unless otherwise noted, to approve the Agenda and the Consent Calendar with the recusal of Councilmember Matias from Item 8I, Mayor Sorce from Item 8J, and Vice Mayor Matulac from Item 8K due to conflicts of interest related to property ownership in the respective LMDs, continuing Action Calendar Item 9B, and removing Items 8Q, 8O, 8E, 8R, and 8T, making them Items 8.1, 8.2, 8.3, 8.4, and 8.5 respectively (Absent: Lediju for all except Items 8S and 8T)*

A. **APPROVAL OF MINUTES**

Recommendation: Approve minutes from the special meetings of May 5 and 27 and the special and regular meetings of April 28, 2026

Contact: Dawn G. Abrahamson, MMC, City Clerk (707) 648-4527
Dawn.Abrahamson@cityofvallejo.net

Action: *approved minutes (Absent: Lediju)*

B. **WAIVE READING AND AUTHORIZING INTRODUCTIONS AND/OR ADOPTION OF ORDINANCES BY TITLE ONLY**

Recommendation: Waive reading and authorize introductions and/or adoption of any and all ordinances on this agenda, if any, by title only. This is a standard procedural action so the City Council does not have to read an ordinance in its entirety.

Contact: Dawn G. Abrahamson, MMC, City Clerk (707) 648-4527
Dawn.Abrahamson@cityofvallejo.net

Action: *waived reading and authorized introductions and/or adoption of any and all ordinances on this agenda, if any, by title only. This is a standard procedural action so the City Council does not have to read an ordinance in its entirety (Absent: Lediju).*

C. **PAYMENT OF CLAIMS: MARCH 2026**

Recommendation: Ratify the payment of claims for the period of March 1, 2026, through March 31, 2026.

Contact: Nalungo Conley, Assistant City Manager/Acting Finance Director (707) 648-4301
nalungo.conley@cityofvallejo.net

Action: *ratified payment of claims for the period of March 1 through 31, 2026 (Absent: Lediju).*

D. **ADOPT A RESOLUTION OF THE CITY COUNCIL ACKNOWLEDGING RECEIPT OF THE STATE-MANDATED SENATE BILL 1205 FIRE INSPECTION COMPLIANCE REPORT FOR FY 2025/2026 FROM THE VALLEJO FIRE DEPARTMENT ON BEHALF OF THE CITY OF VALLEJO**

Recommendation: Adopt a resolution acknowledging receipt of the 2025 calendar year state mandated fire inspections report.

Contact: James Rustice, Interim Fire Chief
james.rustice@cityofvallejo.net

Action: *adopted Resolution No. 26-063 N.C. (Absent: Lediju).*

E. **ACCEPTING GRANT FUNDING AWARDED FOR THE COMMUNITY CLEANUP AND ENGAGEMENT PROGRAM (CCEP); AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE RESTRICTED GRANT AGREEMENT AND TAKE ALL ADMINISTRATIVE ACTIONS NECESSARY TO IMPLEMENT THE PROGRAM IN ACCORDANCE WITH GRANT REQUIREMENTS; AND PROVIDING NOTICE OF INTENT TO AMEND THE CITY BUDGET TO APPROPRIATE GRANT FUNDS ASSOCIATED WITH THE PROGRAM (STEP 1 of 2)**

Recommendation: Adopt a resolution accepting grant funding awarded for the Community Cleanup and Engagement Program (CCEP); authorizing the City Manager, or designee, to execute the Restricted Grant Agreement and take all administrative actions necessary to implement the program in accordance with grant requirements; and providing notice of intent to amend the City budget to appropriate grant funds associated with the program.

Contact: Sidney Wilson, Administrative Analyst
Sidney.Wilson@CityofVallejo.net
Action: *item was removed from the Consent Calendar at the request of Councilmember Matias.*

Staff responded to questions from Councilmembers. Councilmembers provided comment.

Speakers: Jameelaf Hanif and Yessica Martinez.

Action: *moved by Vice Mayor Matulac and carried unanimously by members present to adopt Resolution No. 26-064 N.C.(Absent: Lediju).*

F. **ADOPT A RESOLUTION APPROVING AN AMENDED AND RESTATED IMPROVEMENT AGREEMENT FOR THE CHICK-FIL-A PROJECT TO EXTEND THE COMPLETION DEADLINE FOR THE BROADWAY WATER MAIN EXTENSION AND UPDATE PERFORMANCE AND LABOR AND MATERIALS BOND PLANS AND COSTS; APPROVING CONSTRUCTION PLANS FOR THE BROADWAY WATER MAIN EXTENSION (PHASES I, II, AND III) AND BACKBONE INFRASTRUCTURE; AND ACCEPTING PHASES I AND II OF THE WATER MAIN EXTENSION AND THE BACKBONE INFRASTRUCTURE IMPROVEMENTS AS COMPLETE**

Recommendation: Adopt a Resolution approving an Amended and Restated Improvement Agreement for the Chick-Fil-A project to extend the completion deadline for the Broadway water main extension and update performance and labor and materials bond plans and costs; approving construction plans for the Broadway water main extension (Phases I, II, and III) and Backbone Infrastructure; and accepting Phases I and II of the water main extension and the Backbone Infrastructure improvements as complete.

Contact: Leonard Job,t Public Works Director (707) 648-4433
Leonard.Job@cityofvallejo.net
Action: *adopted Resolution No. 26-065 N.C. (Absent: Lediju).*

G. **ADOPT A RESOLUTION APPROVING THE ENGINEER'S REPORT AND DECLARING THE INTENTION TO LEVY AND COLLECT ASSESSMENTS**

FOR FISCAL YEAR 2026- 2027 WITHIN THE CIMARRON HILLS-MADIGAN, COLLEGE HILLS, COSTA DEL RIO (SEAVIEW), SOMERSET HIGHLANDS I/II, GREENMONT/SEAPORT HILLS, MONICA PLACE, SOMERSET HIGHLANDS III, SPRINGTREE-FLEMING HILL, SUMMIT II, TOWN & COUNTRY I, WOODRIDGE, HUNTER RANCH I/II, AND GLEN COVE I/II LANDSCAPE MAINTENANCE DISTRICTS AND SETTING A PUBLIC HEARING ON THE MATTER FOR JUNE 9, 2026 AT 7:00 P.M.

Recommendation: Adopt a resolution approving the Engineer's Report and declaring the intention to levy and collect assessments for Fiscal Year 2026-27 within the Cimmaron Hills-Madigan, College Hills, Costa del Rio (Seaview), Somerset Highlands I/II, Greemont/Seaport Hills, Monica Place, Somerset Highlands III, Springtree-Fleming Hill, Summit II, Town & Country I, Woodridge, Hunter Ranch I/II, and Glen Cove I/II Landscape Maintenance Districts and setting a public hearing on this matter for June 9, 2026 at 7:00 p.m.

Contact: Leonard Job, Public Works Director (707) 648-4433
Leonard.Job@cityofvallejo.net

Action: *adopted Resolution No. 26-066 N.C. (Absent: Lediju).*

H. **ADOPT A RESOLUTION APPROVING THE ENGINEER'S REPORT AND DECLARING THE INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2026- 2027 WITHIN THE RIDGECREST LANDSCAPE MAINTENANCE DISTRICT AND SETTING A PUBLIC HEARING ON THE MATTER FOR JUNE 9, 2026 AT 7:00 P.M.**

Recommendation: Adopt a resolution approving the Engineer's Report and declaring the intention to levy and collect assessments for Fiscal Year 2026-27 within the Ridgecrest Landscape Maintenance District and setting a public hearing on this matter for June 9, 2026 at 7:00 p.m.

Contact: Leonard Job, Public Works Director (707) 648-4433
Leonard.Job@cityofvallejo.net

Action: *adopted Resolution No. 26-067 N.C. (Abstained Due to Conflict of Interest: Matias; Absent: Lediju)*

I. **ADOPT A RESOLUTION APPROVING THE ENGINEER'S REPORT AND DECLARING THE INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2026-2027 WITHIN THE BORDONI RANCH, CARRIAGE OAKS, GARTHE RANCH, HIDDENBROOKE, HUNTER RANCH III, MARINE WORLD/FAIRGROUNDS, MARINVIEW, NORTHEAST QUADRANT, SOUTH VALLEJO BUSINESS PARK, AND TOWN AND COUNTRY II-V LANDSCAPE MAINTENANCE DISTRICTS AND SETTING A PUBLIC HEARING ON THE MATTER FOR JUNE 9, 2026 AT 7:00 P.M.**

Recommendation: Adopt a resolution approving the Engineer's Report and declaring the intent to levy and collect assessments for Fiscal Year (FY) 2026-2027 within the Bordoni Ranch, Carriage Oaks, Garthe Ranch, Hiddenbrooke, Hunter Ranch III, Marine World/Fairgrounds, Marinview, Northeast Quadrant, South Vallejo Business Park, and Town and Country II-V landscape maintenance districts and setting a Public Hearing on the matter for June 9, 2026 at 7:00 p.m.

Contact: Leonard Job, Public Works Director (707) 648-4433
Leonard.Job@cityofvallejo.net

Action: *adopted Resolution No. 26-068 N.C. (Absent: Lediju).*

J. **ADOPT A RESOLUTION APPROVING THE ENGINEER'S REPORT AND DECLARING THE INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2026-2027 WITHIN GLEN COVE III AND GLEN COVE III 2015 LANDSCAPE MAINTENANCE DISTRICTS AND SETTING A PUBLIC HEARING ON THE MATTER FOR JUNE 9, 2026 AT 7:00 P.M.**

Recommendation: Adopt a resolution approving the Engineer's Report and declaring the intention to levy and collect assessments for Fiscal Year 2026-2027 within Glen Cove III and Glen Cove III 2015 Landscape Maintenance Districts and setting a Public Hearing on the matter for June 9, 2026 at 7:00 p.m.

Contact: Leonard Job, Public Works Director (707)648-4433
Leonard.Job@cityofvallejo.net

Action: *adopted Resolution No. 26-069 N.C. (Abstained Due to Conflict of Interest: Sorce; Absent: Lediju)*

K. **ADOPT A RESOLUTION APPROVING THE ENGINEER'S REPORT AND DECLARING THE INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR FISCAL YEAR 2026-2027 WITHIN THE SANDPIPER POINT LANDSCAPE MAINTENANCE DISTRICTS AND SETTING A PUBLIC HEARING ON THE MATTER FOR JUNE 9, 2026 AT 7:00 P.M.**

Recommendation: Adopt a resolution preliminarily approving the Engineer's Report and declaring the intent to levy and collect assessments for Fiscal Year (FY) 2026-2027 for the Sandpiper Point Landscape Maintenance District and setting a Public Hearing on the matter for June 9, 2026 at 7:00 p.m.

Contact: Leonard Job, Public Works Director (707)648-4433
Leonard.Job@cityofvallejo.net

Action: *adopted Resolution No. 26-070 N.C. (Abstained Due to Conflict of Interest: Matulac; Absent: Lediju)*

L. **PROVIDE NOTICE OF INTENT TO AMEND THE BUDGET FOR VARIOUS NON-GENERAL FUNDS TO SUPPORT PUBLIC WORKS OPERATIONS FOR FISCAL YEAR 2025–2026 (STEP 1 of 2)**

Recommendation: Provide a Notice of Intent to amend the budget in the below funds to support critical operational needs for the remainder of FY 2025–26, with funding sourced from available fund balances within each respective fund:
1. Hazmat Revolving Fund (#143) $50,000
2. Landscape Maintenance District Funds: Garthe Estates (#188) $11,000
3. Fleet Maintenance Fund (#501) $417,000

Contact: Leonard Job, Public Works Director (707) 648-4433
Leonard.Job@cityofvallejo.net

Action: *provided Notice of Intent to amend the budget in the below funds to support critical operational needs for the remainder of FY 2025–26, with funding sourced from available fund balances within each respective fund:*
1. Hazmat Revolving Fund (#143) $50,000 (Absent: Lediju)
2. Landscape Maintenance District Funds: Garthe Estates (#188) $11,000
3. Fleet Maintenance Fund (#501) $417,000

M. **NOTICE OF INTENT TO AMEND THE FISCAL YEAR 2025-2026 BUDGET TO ALLOCATE $1,000,000 OF MONSANTO SETTLEMENT FUNDS TO THE MARE ISLAND CEMETERY REHABILITATION PROJECT (STEP 1 OF 2)**

Recommendation: Notice of intent to amend the fiscal year 2025-2026 budget to allocate $1,000,000 of Monsanto Settlement Funds to the Mare Island Cemetery Rehabilitation project (PW9418)

Contact: Leonard Job, Public Work Director, 707-648-4433
Leonard.Job@cityofvallejo.net

Action: *provided Notice of intent to amend the fiscal year 2025-2026 budget to allocate $1,000,000 of Monsanto Settlement Funds to the Mare Island Cemetery Rehabilitation project (PW9418) (Absent: Lediju).*

N. **NOTICE OF INTENT TO AMEND THE FISCAL YEAR 2025-26 SOLID WASTE FUND BUDGET TO ACCEPT TWO CALRECYCLE GRANTS: THE USED OIL PAYMENT PROGRAM GRANT IN THE AMOUNT OF $16,791 AND THE BEVERAGE CONTAINER RECYCLING CITY-COUNTY PAYMENT PROGRAM GRANT IN THE AMOUNT OF $30,407 (STEP 1 OF 2)**

Recommendation: Provide Notice of Intent to amend the Fiscal Year 2025-26 Solid Waste Fund budget to recognize grant revenue from the Used Oil Payment Program and City/County Beverage Container Recycling Program offered through CalRecycle in the amount of $16,791 and $30,407, respectively, and authorize expenditure of the grant funds.

Contact: Leonard Job, Public Works Director (707) 648-4433
Leonard.Job@cityofvallejo.net

Action: *. provided Notice of Intent to amend the Fiscal Year 2025-26 Solid Waste Fund budget to recognize grant revenue from the Used Oil Payment Program and City/County Beverage Container Recycling Program offered through CalRecycle in the amount of $16,791 and $30,407, respectively, and authorize expenditure of the grant funds (Absent: Lediju).*

O. **ADOPT A RESOLUTION APPROVING THREE CONSULTANT AND PROFESSIONAL SERVICES AGREEMENTS WITH CENTER FOR URBAN EXCELLENCE TOTALING $1,806,552, (1) TO PROVIDE INTENSIVE CASE MANAGEMENT, (2) REFERRAL HUB, AND (3) HOSPITAL-BASED VIOLENCE INTERVENTION PROJECT SERVICES THROUGH MARCH 31, 2029, TO FURTHER THE VALLEJO V.I.S.I.O.N PROJECT, AND AUTHORIZE THE CITY MANAGER TO EXECUTE SAID AGREEMENTS**

Recommendation: Adopt a Resolution Authorizing: (1) three Consultant and Professional Services Agreements with Center for Urban Excellence totaling $1,806,552 to provide intensive case management, referral hub, and hospital-based violence intervention program services, for three years through March 31, 2029, to further the Vallejo V.I.S.I.O.N. Project; and (2) the City Manager to executed said Agreements.

Contact: Jason Ta, Chief of Police
jason.ta@cityofvallejo.net

Action: *item was removed from the Consent Calendar at the request of Councilmember Palmares.*

Captain Bautista provided an overview of the V.I.S.I.O.N project and responded to questions from Councilmembers.

***Action**: moved by Vice Mayor Matulac and carried unanimously by members present to adopt Resolution No. 26-071 N.C.(Absent: Lediju).*

P. **ADOPT A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH CAPITOL ADVOCACY PARTNERS AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME**

Recommendation: Adopt a Resolution approving the First Amendment to the Consultant and Professional Services Agreement with Capitol Advocacy Partners and authorizing the City Manager to execute same.
Contact: Jason Ta, Chief of Police
jason.ta@cityofvallejo.net
***Action**: adopted Resolution No. 26-072 N.C. (Absent: Lediju).*

Q. **ADOPT A RESOLUTION EXTENDING THE TERMS OF ALL POLICE OVERSIGHT AND ACCOUNTABILITY COMMISSIONERS**

Recommendation: Adopt a resolution extending the terms of the Police Oversight and Accountability Commission members for one or two years.
Contact: Nalungo Conley, Assistant City Manager
nalungo.conley@cityofvallejo.net
***Action**: item was removed from the Consent Calendar at the request of Mayor Sorce.*

Councilmembers provided comments on the item. Following discussion, by Council consensus, consideration of the item was postponed to a future meeting to allow for a broader discussion regarding funding for training opportunities and a strategic conversation concerning term limits to ensure alignment with the appointing Mayor and Councilmember (Absent: Lediju).

R. **ADOPT A RESOLUTION APPROVING THE CONSULTANT SERVICES AGREEMENT WITH DANNY MURPHY CONSULTING, LLC FOR FY26/27 AND AUTHORIZE THE CITY MANAGER TO SIGN THE SAME**

Recommendation: It is recommended that the Council adopt a Resolution approving the Consultant Sercies Agreement with Danny Murphy Consulting, LLC in an amount not-to-exceed $250,000 and authorize the City Manager to execute same.
Contact: Jason Ta, Chief of Police
jason.ta@cityofvallejo.net
***Action**: item was removed from the Consent Calendar at the request of Councilmember Matias.*

Chief Ta responded to questions from Councilmembers. Councilmembers provided comments.

***Action**: moved by Vice Mayor Matulac and carried unanimously to adopt Resolution No. 26-073 N.C.*

S. **ADOPT A RESOLUTION APPROVING THE THIRD AMENDMENT TO THE CONSULTANT AND PROFESSIONAL SERVICES AGREEMENT WITH OPPENHEIMER INVESTIGATIONS GROUP LLP, INCREASING THE CONTRACT AMOUNT BY $150,000 PER FISCAL YEAR, AND EXTENDING THE TERM OF THE AGREEMENT TO JUNE 30, 2029, AND AUTHORIZING THE CITY ATTORNEY TO EXECUTE THE SAME; PROVIDE NOTICE OF INTENT TO AMEND THE FY 2025/2026 BUDGET TO INCREASE THE LEGAL SERVICES - INVESTIGATIONS BUDGET BY $150,000 (Step 1 OF 2)**

Recommendation: Staff recommends that the City Council adopt a resolution approving the third amendment to the consultant and professional services agreement with Oppenheimer Investigations Group LLP and provide notice of intent to amend the FY 2025/2026 Budget to increase the Legal Services - Investigations budget by $150,000 (Step 1 of 2)

Contact: Randy Risner, Chief Assistant City Attorney
randy.risner@cityofvallejo.net
Action: *adopted Resolution No. 26-074 N.C. (Absent: Lediju)*

T. **CONSIDER DRAFT LETTER IN SUPPORT OF MISTEA AUDIT REQUEST OF THE MARE ISLAND CFDs TO THE STATE CONTROLLERS OFFICE AND POSSIBLY TAKE ACTION TO AUTHORIZE THE MAYOR TO SIGN SAME ON BEHALF OF THE CITY COUNCIL**

Recommendation:

Consider Draft Letter of Support of MISTEA Audit Request Relating to Mare Island CFD's and Authorize the Mayor to Sign Same on Behalf of the City Council.

Contact: Erik Rzomp, Executive Assistant to Mayor Sorce (707) 648-4377
Erik.Rzomp@cityofvallejo.net
Action: *item was removed from the Consent Calendar at the request of Councilmember Gordon.*

Mayor Sorce provided context on the purpose of placing this item on the agenda.

Speaker: Sherianne Grimm.

Action: *moved by Vice Mayor Matulac and carried unanimously to authorize the Mayor to sign and send a letter of support of MISTEA audit request relating to Mare Island CFD's.*

The meeting recessed at 8:59 p.m. and reconvened at 9:12 p.m.

9. ACTION CALENDAR

A. **HOLD A PUBLIC HEARING TO CONSIDER AND (1) ADOPT A RESOLUTION APPROVING AN ADDENDUM TO THE PREVIOUSLY CERTIFIED FAIRVIEW AT NORTHGATE PROJECT ENVIRONMENTAL IMPACT (EIR) PURSUANT TO CEQA GUIDELINES SECTIONS 15162 AND 15164; (2) INTRODUCE AN ORDINANCE AMENDING THE FAIRVIEW AT**

NORTHGATE MASTER PLAN (PD24-0002) TO INCREASE THE NUMBER OF RESIDENTIAL DWELLING UNITS FROM 178 TO 245 AND AMENDING THE ZONING MAP (PLN25-0110) TO CHANGE THE ZONING DISTRICT FOR THE SUBJECT PROPERTY LOCATED AT THE CORNER OF ADMIRAL CALLAGHAN LANE AND TURNER PARKWAY FROM REGIONAL COMMERCIAL (APNs: 0069-048-040, -050) AND RESIDENTIAL MEDIUM DENSITY (RMD) (APN: 0069-048-030) TO PLANNED DEVELOPMENT (PD); AND (3) ADOPT A RESOLUTION APPROVING A VESTING TENTATIVE MAP AMENDMENT (TM24-0002), DEVELOPMENT REVIEW (DVR24-0021), DESIGN REVIEW (DR24-0008), AND LANDSCAPE REVIEW (LR24-0015) FOR DEVELOPMENT OF THE FAIRVIEW AT NORTHGATE PROJECT

Recommendation: Conduct a public hearing to consider and:

I. Adopt a resolution approving an addendum to the previously certified Fairview at Northgate Environmental Impact Report (EIR) pursuant to CEQA Guidelines, Sections 15162 and 15164;
II. Introduce an ordinance approving an amendment to the Fairview at Northgate Master Plan (PD24-0002) to increase the number of residential dwellings from 178 to 245 units, and amending the Zoning Map (PLN25-0110) to change the zoning district for the vacant property on the southeast corner of Admiral Callaghan Lane and Turner Parkway from Regional Commercial (APN: 0069-048-040, -050) and Residential Medium Density (APN:0069-048-030) to Planned Development (PD); and
III. Adopt a resolution approving an amendment to the Vesting Tentative Map (TM24-0002), Development Review (DVR24-0021), Design Review (DR24-0008) and Landscape Review (LR24-0015), for the Development of the Fairview at Northgate Master Plan, subject to conditions of approval.

Contact: Cesar Orozco, Planning Manager - Current Development
(707) 648-5436
cesar.orozco@cityofvallejo.net

Planning Manager Orozco reviewed the purpose of the public hearing item regarding the Fairview at Northgate project, provided background information and an overview of the project setting, discussed the proposed project, requested entitlements, and CEQA and entitlement findings, outlined the notification process and recent related actions of the City Council and Planning Commission, and concluded the presentation with the staff recommendations.

Mayor Sorce opened the Public Hearing.

Danny Luu (Lewis Plan Communities, the Applicant) provided company history information, reviewed the project timeline, and presented an overview of the project, including its residential attributes proposed improvements, and housing types.

Mr. Luu, Peter Bernard (Kier & Wright) and staff responded to questions from Councilmembers.

Speakers: Cristal Gallegos (Vallejo Housing Justice Coalition), Lynda Daniels, and Anne, Carr.

There being no further speakers, the Mayor closed the public hearing.

Another question and answer period followed. Councilmembers provided comment.

I. ***Action:*** *moved by Vice Mayor Matulac and carried unanimously to 1) adopt Resolution No. 26-075 N.C., 2) Introduce an ordinance approving an amendment to the Fairview at Northgate Master Plan (PD24-0002) to increase the number of residential dwellings from 178 to 245 units, and amending the Zoning Map (PLN25-0110) to change the zoning district for the vacant property on the southeast corner of Admiral Callaghan Lane and Turner Parkway from Regional Commercial (APN: 0069-048-040, -050) and Residential Medium Density (APN:0069-048-030) to Planned Development (PD); and 3) adopt Resolution No. 26-076 N.C.*

B. **HOLD A PUBLIC HEARING AND INTRODUCE AN ORDINANCE AMENDING THE VALLEJO MUNICIPAL CODE BY REPEALING AND REPLACING CHAPTER 16.303 RELATED TO ACCESSORY DWELLING UNITS FINDING SUCH ACTIONS STATUTORILY 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)**

Recommendation: Introduce an ordinance amending the Vallejo Municipal Code by repealing and replacing Chapter 16.303 related to Accessory Dwelling Units and finding such actions 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). The Planning Commission Held a Public Hearing on April 20, 2026, and took action to recommend that the City Council adopt the ordinance.

Contact: Kristin Pollot, AICP, Planning & Development Services Director, (707) 648-4326
kristin.pollot@cityofvallejo.net

Action: *item was continued to a future meeting.*

10. INFORMATION CALENDAR – None.

11. CITY MANAGER'S REPORT

Interim City Manager Black thanked the Council for the opportunity to serve as Interim City Manager.

12. CITY ATTORNEY'S REPORT – None.

13. COMMUNITY FORUM

Speakers: Jessica Lozano, Melvin Cowan, Anne Carr, Cristal Gallegos (Vallejo Housing Justice Coalition), and an unidentified member of the public.

14. REQUEST & ACTIONS FOR FUTURE AGENDA ITEMS OR SPECIAL PROJECTS

Councilmember Gordon requested recognition of a "Pearl Pinson Day" in honor of Pearl Pinson and her family. It is unclear at this time whether this request would take the form of a proclamation, naming of a City facility, or honorary street sign designation, all of which are governed by existing Council-adopted policies.

Councilmember Gordon requested safety signs be installed at the former Grant School property. (City Manager to follow up.)

Councilmember Bregenzer requested follow-up information regarding the proposed relocation of three crosswalks on Tennessee Street and requested that Council be allowed to discuss the matter prior to any relocation occurring.

Councilmember Palmares requested agendizing a Housing Strategy as a living document. Council discussion indicated this referral request may already be included on the List.

Councilmember Lediju requested that the City Manager, Mayor, and Vice Mayor discuss and consider improvements to the current process of agendizing items.

Councilmember Lediju requested action regarding the City's street sweeping program, noting concerns that the program appears non-existent. Additional concerns included power washing around City Hall and cleaning the carpets at the JFK Library. (City Manager to follow up and report back.)

Vice Mayor Matulac requested an update on the status of the new Police Department headquarters, specifically regarding project design and funding. City Manager Black indicated this would be included as part of the upcoming FY 2026/27 budget discussions.

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

Councilmembers reported on various community events and meetings attended.

16. ADJOURNMENT

The meeting adjourned at 11:26 p.m. in memory of Pearl Pinson.

Signed by:

Andrea Sorce

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ANDREA SORCE, MAYOR

ATTEST:

DocuSigned by:

Dawn G. Abrahamson

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DAWN G. ABRAHAMSON, CITY CLERK