

**VALLEJO CITY COUNCIL
SPECIAL MEETING MINUTES
VIA TELECONFERENCE**

JUNE 7, 2021

1. CALL TO ORDER

The meeting was called to order at 5:04 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Mayor McConnell, Vice Mayor Verder-Aliga, Councilmembers Arriola, Brown, Dew, Diaz, and Miessner

Absent: None

Staff present: Assistant City Manager Cardwell, City Attorney Nebb and City Clerk Abrahamson

4. ACTION CALENDAR

- A. **CONTINUED PUBLIC HEARING REGARDING APPEAL OF PLANNING COMMISSION APPROVAL OF MAJOR USE PERMIT FOR V-TOWN FARMS AT 5184 SONOMA BOULEVARD, SUITE 300 (Public Hearing was closed on May 25, 2021 - Additional Public Hearing comments are limited to the revised conditions of approval unless otherwise determined by Council)**

Recommendation: Review revised conditions of approval and adopt a Resolution denying Appeal (APP) #21-0004, and upholding the Planning Commission approval of and granting Major Use Permit (UP) #20-0008 for V-Town Farms at 5184 Sonoma Boulevard: Suite 300.

Contact: Christina Ratcliffe, AICP, Interim Planning & Development Services Director (707) 648-4382

Christina.Ratcliffe@cityofvallejo.net

Jonathan Atkinson, Senior Planner (707) 648-4346

Jonathan.Atkinson@cityofvallejo.net

Councilmember Brown recused himself due to a conflict of interest related to a financial interest as a business owner of a collective in town and left the virtual meeting.

Councilmember Dew stated for the record that she does not have a conflict of interest in regards to this item. She has not identified the subject property to the applicant nor has she expressed an opinion about the appropriateness of the proposed use of this location. Further, Councilmember Dew stated that she has not or will not receive compensation of any kind on anything pertaining to this application or the license real estate transaction involved. Therefore, she will not be recusing herself from this item.

Interim Deputy City Manager Hayes provided introductory comments and the purpose of tonight's hearing.

Interim Planning & Development Services Director reviewed project history. Senior Planner Atkinson reviewed Council's direction at their May 25 meeting including additional Conditions of Approval and concluded the presentation outlining recommended actions and the reasons for the recommended actions.

Staff responded to questions from Councilmembers.

By unanimous consensus of Councilmember present, Mayor McConnell re-opened the public hearing and invited members of the public to address the Council.

Speakers: Melissa Swift, Rhonda Chadwick, Sam Houston, Sancho Bluestrip, Chuck Wesley, Wanda Madeiros, Scott Candell, and Max Del Real.

Mayor McConnell closed the public hearing. Another question and answer period followed. Councilmembers provided comment.

Action: Moved by Vice Mayor Verder-Aliga and carried to adopt Resolution No. 21-059 N.C., a resolution denying Appeal (APP) #21-0004 and upholding the Planning Commission approval of and granting Major Use Permit (UP) #20-0008 for V-Town Farms at 5184 Sonoma Boulevard, Suite 300 to include all the Conditions of Approval added to the staff report as presented by staff to the City Council (Ayes: Dew, Diaz, Miessner, and Verder-Aliga; Noes: McConnell and Arriola; Abstain Due to Conflict of Interest: Brown).

Councilmember Brown returned to the virtual meeting.

B. CONTINUED PUBLIC HEARING AND ADOPTION OF RESOLUTIONS AND INTRODUCTION OF ORDINANCES RELATING TO THE COMPREHENSIVE

UPDATE OF THE CITY OF VALLEJO ZONING CODE, RELATED MITIGATED NEGATIVE DECLARATION, AND GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS

Recommendation:

It is recommended that the City Council hold the continued public hearing on the Project and upon conclusion, take the following actions as recommended in the City Council Staff Report dated April 13, 2021:

1. Adopt a resolution to approve the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the New Zoning Code Project.
2. Adopt a resolution to approve amendments to the General Plan 2040 Text and Land Use Map as part of the New Zoning Code Project.
3. Introduce an ordinance to repeal the Northgate Specific Plan/Planned Development Master Plan and Planned Unit Development #575 and #582 as part of the New Zoning Code Project.
4. Introduce an ordinance to amend the Downtown Vallejo Specific Plan/Planned Development Master Plan as part of the New Zoning Code Project.
5. Introduce an ordinance to amend the White Slough Specific Area Plan as part of the New Zoning Code Project.
6. Introduce an ordinance to repeal the Zoning Code, Title 16 of the Vallejo Municipal Code, and repeal the Zoning Map and adopt the New Zoning Code as a reenactment of Title 16 and adopt the New Zoning Map.
7. Allow reading of above stated ordinances identified in Numbers 3 through 6 above by title only, waive reading of the entire ordinances, pursuant to Government Code Section 25131, and set the second hearing for adoption of the ordinances for June 27, 2021.

Contact: Christina Ratcliffe, AICP, Interim Planning & Development Services Director

Christina.Ratcliffe@cityofvallejo.net

Michelle Hightower, Senior Planner

Michelle.Hightower@cityofvallejo.net

Interim Deputy City Manager Hayes provided introductory comments and an overview of the item.

Senior Planner Hightower reviewed the meeting objectives, provided background information and reviewed the Project Development and Schedule.

Craig Lewis (Consultant) discussed the New Zoning Code improvements and other project actions. Christine Abraham (Consultant) discussed the Environmental review process. Interim Planning & Development Services Director Ratcliffe addressed Council and public key issues and concerns, outlined the Planning Commission's recommendations, next steps and Phase II topics.

Interim Deputy City Manager Hayes concluded the presentation by providing a New Zoning Code recap.

Mayor McConnell declared the public hearing open.

Staff and consultants responded to questions from Councilmembers.

Speakers: Anne Carr, Jimmy Genn, Paula Bauer, Greg Sessler, Liat Meitzenheimer, Ruscal Cayangyang, and an unidentified member of the public.

Mayor McConnell closed the public hearing.

Another question and answer period followed. Councilmembers provided comment.

Action: (1) Moved by Vice Mayor Verder-Aliga and carried unanimously adopt Resolution No. 21-060 N.C., a resolution approving the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the New Zoning Code Project.

(2) Moved by Vice Mayor Verder-Aliga and carried unanimously to adopt Resolution No. 21-061 N.C., a resolution approving amendments to the General Plan 2040 Text and Land Use Map as part of the New Zoning Code Project.

(3) Moved by Vice Mayor Verder-Aliga and carried unanimously to introduce an ordinance to repeal the Northgate Specific Plan/Planned Development Master Plan and Planned Unit Development #575 and #582 as part of the New Zoning Code Project.

(4) Moved by Vice Mayor Verder-Aliga and carried unanimously to introduce an ordinance to amend the Downtown Vallejo Specific Plan/Planned Development Master Plan as part of the New Zoning Code Project.

(5) Moved by Vice Mayor Verder-Aliga and carried unanimously to introduce an ordinance to amend the White Slough Specific Area Plan as part of the New Zoning Code Project.

(6) Moved by Vice Mayor Verder-Aliga and carried unanimously to introduce an ordinance to repeal the Zoning Code, Title 16 of the Vallejo Municipal Code, and repeal the Zoning Map and adopt the New Zoning Code as reenactment of Title 16 and adopt the New Zoning Map with the following changes: (1) to include all of the Architectural Heritage & Landmarks Commission's recommendations in the ordinance; (2) chain link fence will be a vinyl chain link where otherwise permissible; and (3) the one parcel of property on Magazine and Sonoma subject to an appeal not be rezoned, left as currently zoned notwithstanding that it is inconsistent with the General Plan and the remainder of the Zoning Ordinance, and ultimately, after the appeal, staff will return to Council to either conform to the Appeal or conform to the Zoning as proposed this evening.

(7) Move by Vice Mayor Verder-Aliga and carried unanimously to allow reading of above stated ordinances identified in Numbers 3 through 6 above by title only, waive reading of the entire ordinances, pursuant to Government Code Section 25131, and set the second hearing for adoption of the ordinances for June 22, 2021.

5. ADJOURNMENT

The meeting adjourned at 9:14 p.m.

DocuSigned by:

ROBERT H. MCCONNELL

ROBERT H. MCCONNELL, MAYOR

ATTEST:

DocuSigned by:

Dawn G. Abrahamson

DAWN G. ABRAHAMSON
CITY CLERK