

**VALLEJO CITY COUNCIL
SPECIAL MEETING MINUTES
SEPTEMBER 20, 2022**

**COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo, California**

1. CALL TO ORDER

The meeting was called to order at 6:04 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

Absent: Councilmember Arriola

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

4. REPORT OUT OF CLOSED SESSION

City Attorney Nebb reported Council provided direction to its legal counsel on both Closed Session Items 3A and 3B.

5. PUBLIC COMMENT REGARDING CONSENT CALENDAR ITEMS

Speakers: Anne Carr (Consent Item 6B).

6. CONSENT CALENDAR

Action: *Moved by Vice Mayor Verder-Aliga and carried unanimously by members present, unless otherwise noted, approval of the Agenda and the Consent Calendar with Mayor McConnell opposed to Consent Calendar Item 6B (Absent – Arriola).*

A. APPROVAL OF MINUTES

Recommendation: Approve minutes for the special and regular meetings of July 26, 2022 and the special meetings of August 23, 2022

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

Dawn.Abrahamson@cityofvallejo.net

Action: *Approved minutes.*

B. ADOPT A RESOLUTION APPROVING THE CITY MANAGER'S RESPONSE TO THE 2021-2022 SOLANO COUNTY GRAND JURY REPORT ENTITLED "DELAYS IN RELOCATION OF VALLEJO POLICE DEPARTMENT ARE COSTLY" AND AUTHORIZING THE CITY CLERK TO FORWARD THE RESPONSE TO THE PRESIDING JUDGE OF THE SOLANO COUNTY SUPERIOR COURT AND FOREPERSON OF THE SOLANO COUNTY GRAND JURY

Recommendation: Adopt a resolution approving the City Manager's response to the 2021-2022 Solano County Grand Jury Report entitled "Delays in Relocation of Vallejo Police Department Are Costly" and authorizing the City Clerk to forward the response to the Presiding Judge of the Solano County Superior Court and Foreperson of the Solano County Grand Jury.

Contact: Mike Malone, City Manager. (707) 648-4576

Mike.Malone@cityofvallejo.net

Action: Adopted Resolution No. 22-159 N.C. (Noes – Mayor McConnell)

C. **ADOPT A RESOLUTION APPROVING AND AUTHORIZING THE CITY'S RESPONSE TO THE 2021-2022 GRAND JURY REPORT REGARDING EFFECTIVE EMERGENCY RESPONSE NEEDS CITY AND COUNTY SUPPORT**

Recommendation: Adopt a resolution approving the City of Vallejo's response to the 2021-2022 Solano County Grand Jury Report entitled "Effective Emergency Response Needs City and County Support" and authorize the City Clerk to forward said response to the Presiding Judge of the Solano County Superior Court and Foreperson of the Solano County Grand Jury.

Contact: Kyle Long, Fire Chief (707) 648-4526

Action: Adopted Resolution No. 22-160 N.C.

7. **ACTION CALENDAR**

A. **CONDUCT THE CONTINUED PUBLIC HEARING OF APPEAL OF PLANNING COMMISSION DENIAL OF MAJOR USE PERMIT AMENDMENT REQUEST BY V-TOWN FARMS LOCATED AT 5184 SONOMA BOULEVARD, SUITE 300**

Recommendation: Conduct the continued public hearing and direct staff to return with findings and a resolution memorializing the Council's decision on Appeal (APP) #22-0001 to amend Major Use Permit (UP) #20-0008 for V-Town Farms at 5184 Sonoma Boulevard, Suite 300.

Contact: Christina Ratcliffe, Planning and Development Services Director

Christina.ratcliffe@cityofvallejo.net (707) 648-4382

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 dais and Council Chamber and was excused for the remainder of the meeting.

Planning & Development Services Director Ratcliffe provided an overview of the purpose of the item, discussed the project history and setting, reviewed the transparency requirement, engineering issues to meet the transparency requirement, proposed floor plan submitted September 6, 2022, community contribution, and incomplete building permit items, provided a recap of the Planning Commission hearing and decision from February 23, 2022 and the City Council hearing held on May 10, 2022 with Council's action, outlined the Applicant's proposal, and concluded by outlining the recommendation.

Staff responded to questions from Councilmembers.

Mayor McConnell opened the public hearing.

Charles Wesley (Appellant/Applicant) reviewed first year donations and revenues, 60% compromise, modified floor plan and TCO work status items.

Mr. Wesley responded to questions from Councilmembers.

Staff addressed comments made by the Appellant/Applicant and clarified the definition of gross receipts.

Mr. Wesley commented on gross receipts and wording proposed.

Speakers: Anne Carr, Martin, and Kimberly Ramos.

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

An additional question and answer period followed. Councilmembers provided comment.

Action: *By consensus of Councilmembers present, provided direction to staff to return with a resolution approving the appeal, overturning the Planning Commission denial, and approving Major Use Permit Amendment for V-Town Farms after finding the project exempt from CEQA per Section 15301 to include the following (Absent – Arriola; Abstain Due to Conflict of Interest – Brown).*

- *1% total gross receipts annually or \$100,00 whichever is greater.*
- *Donations to only recognized 501(C)3 public benefit, non-profit organizations or to the City to be used for youth programming or broader youth uses.*
- *Funds not restricted to only District 2 and can be available citywide to be selected by the applicant as long as they are public benefit nonprofit.*
- *Accounting must be provided to City on or before October 31 of each year and in the event, it is not, a penalty of \$250 per day will be assessed until adequate accounting is received.*
- *2 security guards in lieu of transparency if one is placed inside, and one is placed outside the building.*
- *More landscaping to be decided in agreement with Planning staff, subject to their approval of landscaping design.*
- *Suggestion to applicant and for staff to explore, as part of the contribution of 1% of total gross receipts annually or \$100,000 whichever is greater, the applicant may claim as a credit on a fair market value range of warehouse space in the City of Vallejo, value to be determined by staff, credit for spaces provided to public benefit nonprofit corporations.*
- *Discussion on the returned item limited to discussion about the credit on fair market value range of warehouse space in the City of Vallejo.*

8. ADJOURNMENT

The meeting adjourned at 7:54 p.m.

DocuSigned by:

ROBERT H. MCCONNELL

ROBERT H. MCCONNELL, MAYOR

ATTEST:

DocuSigned by:

Dawn G. Abrahamson

DAWN G. ABRAHAMSON
CITY CLERK