

**October 19, 2004
BENICIA CITY COUNCIL
AGENDA
CITY COUNCIL CHAMBERS**

October 19, 2004

SPECIAL MEETING

I. CLOSED SESSION:

A. CALL TO ORDER: ANNOUNCEMENT OF CLOSED SESSION

ROLL CALL

PLEDGE OF ALLEGIANCE

B. ADOPTION OF AGENDA:

C. COMMUNICATIONS ON CLOSED SESSION ITEMS:

WRITTEN

PUBLIC COMMENT

D. CLOSED SESSION:

E. ADJOURNMENT:

BENICIA CITY COUNCIL

AGENDA

CITY COUNCIL CHAMBERS

October 19, 2004

REGULAR MEETING

7:30 P.M.

II. CALL TO ORDER:

ROLL CALL

PLEDGE OF ALLEGIANCE

NOTE: ALL ITEMS ARE FOR COUNCIL DISCUSSION AND/OR ACTION

III. ANNOUNCEMENTS/APPOINTMENTS

PRESENTATIONS/PROCLAMATIONS:

ANNOUNCEMENTS: Announcement of action taken at Closed Session, if any.

SOLANO TRANSPORTATION IMPROVEMENT AUTHORITY'S (STIA) INDEPENDENT TAXPAYERS WATCHDOG COMMITTEE (ITWC) FOR MEASURE A - Current opening for the City of Benicia's Representative

Opportunities for participation on the AUDIT AND FINANCE COMMITTEE

APPOINTMENTS:

PRESENTATIONS:

PROCLAMATIONS:

NOTE: THE BENICIA CITY COUNCIL WELCOMES CITIZEN PARTICIPATION. WE ASK THAT YOU KEEP YOUR COMMENTS TO ITEMS ON THE AGENDA TO FIVE (5) MINUTES. SHOULD YOU HAVE MATERIAL YOU WISH TO ENTER INTO THE RECORD, PLEASE SUBMIT IT TO THE CITY MANAGER.

IV. ADOPTION OF AGENDA:

V. COMMUNICATIONS:

WRITTEN

PUBLIC COMMENT

Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter jurisdiction of the agency and which is not on the agency's agenda for that meeting. The City Council allows speakers to speak on agendized and non-agendized matters under public comment. Comments are limited to no more than 5 minutes per speaker. By law, no action may be taken on any item raised during the public comment period although informational answers to questions may be given and matters may be referred to staff for placement on a future agenda of the City Council.

VI. CONSENT CALENDAR:

A. Approval of Minutes of October 5, 2004. (City Clerk)

B. Approval of the parcel map for 619 East J Street accepting a sanitary sewer easement associated with a three lot residential subdivision, and authorizing the City Clerk to execute the City Council Certificate on behalf of the City. (Public Works Director)

Recommendation: Adopt the Resolution approving the map and accepting the easement.

C. Resolution declaring the City's intention to vacate a portion of East 3rd Street and a portion of an unnamed alley to the west of East 3rd Street and setting a public hearing date for November 2, 2004. Property owner situated at 298 East S Street would purchase 1670 square foot piece of City right-of-way if there are no unmet or foreseeable street needs. (Public Works Director)

Recommendation: Adopt the Resolution and set the Public Hearing.

D. Authorization for the City Manager to negotiate and execute a contract with Raney Planning and Management, Inc. in the amount of \$80,000 for project planning management services for the Benicia Business Park. Contract costs will be fully reimbursed to the City by Discovery Builders (Seeno). (Community Development Department)

Recommendation: Authorize, by Minute Order, the City Manager to negotiate the contract.

E. Approval to waive the reading of all ordinances introduced and adopted pursuant to this agenda.

VII. PUBLIC HEARINGS:

A. Public Hearing on General Plan amendment and zoning change for 1422, 1430 and 1440 East Second Street continued from October 5, 2004. The proposed mixed-use project is for 1430 and 1440 East Second Street.

The project consists of three separate parcels totaling approximately two-thirds of an acre (29,130 sq. ft.). A mixed-use development is proposed on two of the three parcels; the third parcel will remain in its current use as a single-family residence. The mixed-use development consists of 4,343 sq. ft. of ground floor commercial and three dwelling units on the second floor consisting of 3,851 sq. ft.:

1. Resolution amending the General Plan Land Use designation from Low Density Single Family to Business and Professional Office.
2. Introduction and first reading on and Ordinance changing the zoning from Single Family Residential to Planned Development. (Community Development Director)
Recommendation: Hold Public Hearing and adopt the Resolution amending the General Plan and introduce the Ordinance changing the zoning.

B. Public Hearing on the environmental determination for the new Community Building and X-Park Projects in the Benicia Community Park and consideration of Resolution approving the design of the X-Park and related project improvements:

1. Resolution adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the Community Building, X-Park and related improvements.
2. Resolution approving the design for the X-Park and related improvements. (Parks & Community Services Director)

Recommendation: Hold Public Hearing and adopt the Resolutions.

C. Public Hearing on a Resolution authorizing the expenditure of the Supplemental Law Enforcement Services Fund (SLESF) created by Senate Bill 823. Funds may only be used for front line police services such as hiring an additional police officer. (Police Chief)

Recommendation: Hold Public Hearing and adopt the Resolution.

VIII. UNFINISHED BUSINESS:

A. Continued item from October 5, 2004 agenda: Consideration of Task Order for services to be provided by Cullen-Sherry Engineers to identify and describe the northwest boundary of the Community Park and to prepare a topographical map of the same area.

Recommendation: Continue discussion regarding funding for the proposed task order.

Approval by Minute Order is needed to move the Golf Education Center Project forward.

IX. NEW BUSINESS:

A. Request for General Fund-Development Fee Waiver of \$7,167.55 from Bill Thomason for a single-family residence located at 1208 East 5th Street and moved to 584 Military East. (Assistant City Manager)

Recommendation: Deny, via Minute Order, the request for a General Fund-Development Fee Waiver.

B. Consideration of a Resolution establishing a comprehensive gateway entrance overlay district. (City Manager)

Recommendation: Consider the Resolution then refer to the appropriate Commissions and Committees for further input before taking formal action on it.

C. Discussion of cancellation of second City Council meeting in December. (Assistant City Manager)

Recommendation: Cancel the meeting of December 21, 2004.

X. REPORTS FROM CITY MANAGER:

A. Informational Report on Measure R (oral report). (Assistant City Manager)

Recommendation: Information only

XI. REPORTS FROM CITY COUNCIL COMMITTEES:

A. Committee Reports:

1. Mayors' Committee Meeting (Mayor Messina)

Next Meeting Date: 10-20-04

2. Arsenal Restoration Advisory Board (Council Member Campbell)

Next Meeting Date: 11-17-04

3. Association of Bay Area Governments (ABAG) (Vice Mayor Patterson)

Next Meeting Date: Not scheduled

4. Audit & Finance Committee (Council Member Campbell and Vice Mayor Patterson)

Next Meeting Date: 10-22-04

5. Carquinez Strait Preservation Trust (Council Member Smith)

Next Meeting Date: Currently inactive

6. City Employee Compensation Committee (Council Members Whitney and Campbell)

Next meeting Date: Not scheduled

7. First Street Revitalization Committee (Council Member Smith and Campbell)

Next Meeting Date: October 27, 2004

8. League of California Cities (Council Member Smith)

Next Meeting Date: December 2005

9. Police Station and Civic Center Restoration Committee (Council Member Smith and Mayor Messina)

Next meeting date: Not scheduled

10. School District Liaison (Council Members Whitney and Smith)

Next Meeting Date: 12-02-04 (Note: Time change - 7:00 pm)

11. Sky Valley Area Open Space (Vice Mayor Patterson and Council Member Smith)

Next Meeting Date: Not scheduled

12. Solano EDC Board of Directors (Vice Mayor Patterson)

Next Meeting Date: 11-23-04

13. Solano Transportation Authority (STA) (Mayor Messina)

Next Meeting Date: 12-8-04

14. Solano Water Authority/Solano County Water Agency (Mayor Messina)

Next Meeting Date: 11-11-04

15. Sunshine Committee (Council Member Campbell and Vice Mayor Patterson)

Next Meeting Date: No further meetings

16. Traffic, Pedestrian and Bicycle Safety Committee (Vice Mayor Patterson and Council Member Campbell)

Next Meeting Date: 10-21-04

17. Tri-City and County Regional Parks and Open Space (Council Member Whitney)

Next Meeting Date: 12-13-04

18. Valero Citizens Advisory Panel (CAP) (Council Member Whitney)

Next Meeting Date: 11-16-04

19. Youth Action Task Force (Council Members Whitney and Smith)

Next Meeting Date: 10-27-04

XII. ADJOURNMENT: