

**City Manager's Bi-Weekly Report**  
**Volume 1, Issue 20, July 19, 2013**

**Daniel E. Keen, City Manager**



**OFFICE OF THE CITY MANAGER**

**Temple Art Loft Grand Opening and Re-Opening of Virginia Street**

The first week in August will bring two exciting festivities to the downtown area:

- Monday, August 5: The Temple Art Lofts will be hosting a grand opening celebration. Dignitaries from the U.S. Department of Housing and Urban Development (HUD), which provided much of the funding for the development, as well as City of Vallejo, County and State officials will be present.
- Wednesday, August 7: The City will hold a ribbon cutting ceremony for the re-opening of Virginia Street.

While these two events were originally planned to take place together, a conflict with the schedules of visiting HUD staff resulted in them taking place separately. Both events will highlight Vallejo's unique downtown that focus on its growing Arts and Entertainment District.

**Demolition Project**

Public Works Department Engineering staff will begin demolition of the structure at 1903 El Dorado Street on Monday, July 22. The contractor, Pantano Demolition, anticipates approximately two working days to complete the project.



In addition to demolition, the contractor is tasked to cap the existing utility lines at the back of the sidewalk, apply herbicide to the lawn, and repair the chain link fence. In

anticipation of the demolition, the City's Code Enforcement staff completed weed abatement activity on July 10.



### **Addressing Homeless Issues**

On Wednesday, July 24, the Housing and Community Development Division, in partnership with Vallejo Together, will facilitate a meeting to address the issues facing Vallejo's homeless population. This is the third in a series of workshops that have taken place over the last year. A subcommittee will be formed during this last meeting to further refine the ideas presented and to create a work plan.

The City Council recently approved \$75,000 in the FY 2013-14 Vallejo Housing Authority budget to fund homeless services. The main goal of the workshop and subcommittee is to determine the most effective use of these funds.

### **Entrances and Thoroughfares**

During the City Council's meeting on July 23, the Code Enforcement Division, Public Works Maintenance Division and Caltrans will make an informational presentation highlighting the efforts of the Vallejo Inter-agency Partnership (VIP). Since September 2012, VIP has performed clean-up and landscaping activities on portions of the four major highways in Vallejo, 25 private properties abutting major thoroughfares, and several on and off ramps.

In addition, the team has incorporated the Caltrans "Adopt-A-Highway" Program as a property maintenance component for this effort. California Maritime Academy and Six Flags Discovery Kingdom have adopted parts of Sonoma Boulevard and Highway 37 respectively to maintain and improve these areas. The next VIP clean up activity is scheduled for September.



### **Vacant and Foreclosed Residential Property Registration Program**

During the period of May 1 through July 19, the division has:

- Sent out 435 property registration packets
- Received 29 completed registration packets
- Process approximately 121 applications
- Received \$55,200 in registration fees

City Staff are reviewing registration notices of violation and administrative citation forms in preparation for enforcement activity for delinquent properties.

### **Pro-active Enforcement**

The Code Enforcement Division is collaborating with the Public Works Department to address increasing summertime blight issues, including: graffiti, vandalism, and weeds. Officers will use SeeClickFix to enable direct communication with the public in addressing these issues.

### **PG&E Former Vallejo Manufactured Gas Plant Project Update**

During the period of July 8 through July 19, the following work was completed for the PG&E former Vallejo Manufactured gas plant investigation project:

- Drilled soil borings in City Yard
- Drilled soil borings on Big Bay parcel
- Re-developed existing groundwater monitoring wells, including wells at Boat Launch Facility and Brinkman's Marine

### **Future Agenda Items List**

The Future's List is used exclusively by City staff as a draft working document for planning and tentative scheduling of agenda related items and does not represent any final dates for placement and presentation to the legislative body (City Council, Housing Authority and/or Successor Agency). The list provided is an abbreviated version including only the most significant policy and action items. The list is subject to change by staff and may not represent all items that eventually will appear on any given final meeting agenda. Follow this link to view the [Future's List](#).

## **OFFICE OF THE CITY ATTORNEY**

### **Neighborhood Law Program (NLP)**

NLP attorneys have completed the abatement of nuisances at the following properties:

- 126 Hilborn Avenue
- 15 Antioch Drive
- 39 Michigan Street
- 169 Fairmont Street

The owners of these properties cooperated with the City and successfully evicted tenants. NLP attorneys expect similar results will be achieved within the next month at other nuisance properties, including:

- 742 Indiana Street

- 1933 Santa Clara Street
- 148 Plov Way

### **Litigation**

On June 20, the NLP obtained a Temporary Restraining Order against the occupants and guests of 124 Illinois Street, a longtime nuisance property. The occupants and their guests are restrained from maintaining a nuisance at that property, and were vacated from the property by the Sheriff on July 16. NLP attorneys will attend a court hearing to obtain a preliminary injunction.

### **Receivership Program**

NLP attorneys are hoping to utilize a Health & Safety Receivership to address a large number of property titles that remain in the name of the deceased owner. In an effort to determine who is responsible for nuisances occurring at these homes, the NLP sent four letters to next of kin in an attempt to address these issues.

To implement the receivership program, NLP attorneys opened an RFQ (Request for Qualifications) and received responses from several California receiverships. The time to submit responses has closed and NLP attorneys are now tasked with reviewing applications.

As a pilot, NLP attorneys initiated the first receivership petition on 907 Falcon Drive, an abandoned and fire damaged building, which has created a nuisance for the surrounding community for nearly seven years. The case will go to trial in August. If successful, the selected receivership firm will begin work on the property to bring it into compliance with the City's Building and Municipal codes.

### **Social Nuisance Ordinance**

NLP Attorneys were recently named the "Chief's designee," under Chapter 7.58 of the Vallejo Municipal Code. As the Chief's designee, NLP attorneys will identify and notify property owners of violations of the Vallejo Social Nuisance Ordinance. Owners who fail to correct violations can be cited up to \$5,000. NLP attorneys expect to begin sending out initial notices of violations in the coming weeks.

### **Nextdoor**

The NLP is now on [Nextdoor](#). The department will provide periodic updates about abatement activity in Vallejo and answer questions related to activities. Nextdoor is a free and secure social networking site for neighbors.

## **ECONOMIC DEVELOPMENT DEPARTMENT**

### **General Plan/Zoning Code Effort Finalized**

The City Council approved the final steps towards commencing the General Plan/Zoning Code update at a [special meeting](#) on July 16. The City Council's actions included approval of the formation, structure and purpose of a General Plan Working Group (GPWG) and a limited-term Senior Planner position to manage the entire project.

The structure of the GPWG will be as follows:

- 15-person General Plan Working Group (GPWG)
  - 7 at-large community members, appointed by the City Council
  - 8 City Commissioners, appointed by their respective commissions:
    - \* 3 Planning Commissioners
    - \* 1 Architectural Heritage and Landmarks Committee Member
    - \* 1 Design Review Board Member
    - \* 1 Economic Vitality Commissioner
    - \* 1 Housing and Redevelopment Commissioner
    - \* 1 Beautification Advisory and Code Enforcement Commissioner

The recruitment for appointments to the GPWG is anticipated to kickoff in early August, with appointments by the Council and respective Commissions in September.

### **Planning Statistics**

During the period of July 1 through July 12, the following inquiries were processed:

- 36 Business License sign-offs
- 29 Zoning questions
- 28 General property inquiries
- 22 Building Permit application reviews/sign-offs
- 15 Planning application questions
- 9 Code Enforcement complaints
- 2 Miscellaneous requests

In addition, the department sent out 2 public notices to approximately 7 property owners/organizations announcing upcoming meetings and proposed decisions on planning permits.

### **Building Permits and Certificates of Occupancy**

The Division issued for the following:

- **Belvedere Condominiums:** Located at 1200 Sonata Drive, Belvedere has resumed construction on the third and final building. Each building has a total of 48 units that consist of 2 towers (Building A & B) with 24 units in each tower. There are 3 floors, and 8 units per floor. Building 3A, first floor, is now ready for occupancy. The second floor in Building 3A is currently undergoing final construction in preparation for occupancy.
- **H&R Block:** Located at 1801 Broadway Street, H&R Block was issued a Tenant Improvement permit on May 7. This new business will be located in the Raley's shopping center. The first inspection occurred June 18. The project has a valuation of \$979,400.
- **Walmart Market:** Located at 501 Sereno Drive, former site of Mervyns, Walmart had its grand opening on Wednesday, July 17. The permit was issued January 8, 2013. This project was valued at \$3,140,810.
- **Flyers Gas Station:** Located at 2269 Tennessee Street, Flyers is expected to complete their tenant improvement of retail and counter expansions and renovating their office and restrooms. The valuation for this project was \$829,400.

- **Avery Green Honda Dealership:** Located at 800 Admiral Callaghan Lane, Avery Green Honda Dealership was issued their permit to add 3,200 square-feet to their showroom. The permit was issued July 11, 2013 and the value of this project is \$398,048.

**Walmart Neighborhood Market Opens**

On July 17, the new Walmart Neighborhood Market opened at the former Mervyn’s department store site at 501 Sereno Drive. Mayor Osby Davis and City staff were in attendance to celebrate among the 95 Walmart employees and approximately 250 Vallejo residents.

Transforming the old department store into a market meant changing all the lighting, adding fire exits, reconfiguring the entrance and renovating the landscaping. Installation of shelving, bins, refrigerated areas and signage were also performed. The new store carries fresh produce, meat and dairy products, has a bakery and deli section, along with a wide selection of other food items. It also offers some general merchandise, including; toys, houseware, appliances, cosmetics and over-the-counter medical items.

**FIRE DEPARTMENT**

**Independence Day Celebrations**

The Fourth of July generates a substantial number of calls for service every year. This year there was a 20 percent increase in call volume over last year. During the 24-hour time period from 8:00 a.m. July 4 through 8:00 a.m. July 5, the department responded to 83 calls for service:

<b>Reason</b>	<b>Incidents</b>
Illegal Fireworks	23
False Alarms	9
Emergency Medical Calls	32
Brush/Grass Fires	12
Structure Fires	1
Vehicle Fires	1
Dumpster Fires	2
Look Out Call for Service	1
Vehicle Extrication	1
Smoke/Odor Removal	1

One of the most serious fire incidents during this Independence Day was caused by illegal fireworks (a bottle rocket) being discharged in a local neighborhood. The fire caused more than \$20,000 damage to the home and yard. Luckily, no one was injured during this fire. The Police Department is following up on the Fire Department's investigation of this incident.

**HUMAN RESOURCES DEPARTMENT**

**New Promotional Opportunity**

*Only Eligible employees of the Fire Department may apply*  
 Battalion Chief—Training and/or Suppression

- Salary: \$9,038- \$10,985 (monthly)
- Closing date: **7/26/13**

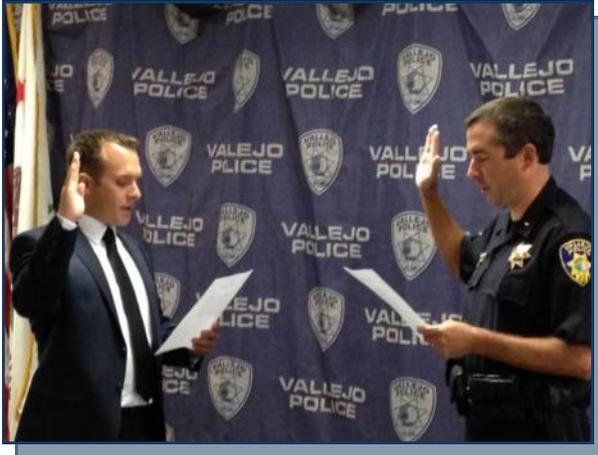
Interested persons can visit the City’s [website](#) for additional information.

## POLICE DEPARTMENT

### New Hire

On July 16, the department welcomed Zach Jacobsen to the police force. Jacobsen served in the United States Army as a Sergeant from 2003 to 2007 in the 98th Maintenance Company and as a Reservist in the 481st Heavy Boat Company.

Jacobsen comes to Vallejo from the Tiburon Police Department with five-and-a-half years of experience. While in Tiburon, Jacobsen worked as a Field Training Officer.



### Arrests

After a 6-month investigation, probable cause was developed to arrest Roberto Mendoza, 23-year-old Vallejo resident, for the auto versus pedestrian hit-and-run that occurred on December 24, 2012 at Broadway Street and Hogan Avenue. The victim suffered critical life threatening injuries and has sustained permanent brain damage. On July 14, Mendoza was located and brought to the station. He initially denied his involvement, but during the interview he confessed to the crime. A bail enhancement was issued in the amount of \$150,000 and Mendoza was booked into the Solano County Jail.

An arrest warrant had been issued for Charles Sanders, 36-year-old Vallejo resident, for the fatal hit and run of a pedestrian and his dog on December 20, 2013. On July 14, service of the warrant was executed at Sanders' residence and he was arrested without incident.

### Citizen Police Academy

The Department is still accepting applications for the next Citizen Police Academy, though there are only a few spots remaining. Participants must be 18-years or older and must work or live in Vallejo. All applicants must successfully pass a background screening.

Police officers and staff will give a series of presentations that provide information on the many aspects of policing, including:

- DUI and Intoxicated subjects

- Criminal Law
- Special Operations and Crime Suppression
- Internal Affairs
- Police Use of Force and Patrol Operations
- Traffic Division and Collision Investigation
- Gang Activity
- Dispatch and Communications
- Special Weapons and Tactics

Classes will be held every Wednesday from 6:00 p.m. to 9:00 p.m. beginning August 7 through October 9. The class will conclude with a final full day of instruction and graduation on Saturday, October 19.

Those who finish the academy will have a more complete understanding of the role and responsibilities, and be more familiarized with the functions, methods, and procedures of the department. Citizens who wish to volunteer with the Vallejo Police Department must attend this course. For additional information or to sign up [click here](#).

### **Awards and Donations**

On July 17, the department accepted a \$2,500 donation from Walmart to be used towards the purchase of additional K-9's as a supplement to the Field Operations Bureau. Officers Brent Garrick, Megan Sheridan and Mark Thompson were on hand for the ribbon cutting ceremony and the presentation of the check.



## **PUBLIC WORKS**

### **SmartSensor Matrix**

The Traffic Section of the Maintenance Division is testing a new product, SmartSensor Matrix by Wavetronix. The SmartSensor is a non-intrusive presence detector designed for use at signalized traffic intersections. The SmartSensor detects vehicles using stop bar radar. When a vehicle moves into the detection zone of the SmartSensor, the radar alerts the controller cabinet, which then changes the traffic signal.

Traffic Supervisor Tom Wright reports that the product is an alternative to the conventional loop detection system which is currently used in most of Vallejo's 123 signalized intersections. Installation of conventional loop detectors requires deep cuts into the asphalt so that loop wires can be placed underneath. Newer City streets have the loop placed between the asphalt lifts so as not to be visible on the surface. Wright noted that loops can fail and become chronic maintenance issues, especially if water leaks into the asphalt sub-base.



The Department has been testing the SmartSensor over the last month at the intersection of Columbus Parkway and Ascot Parkway. The radar detector is mounted on a signal pole and is currently being used to alert the traffic control box of vehicles wishing to turn left from northbound Columbus Parkway onto westbound Ascot Parkway.

The existing loop at this location failed resulting in cars sitting at the left turn without being recognized. In order to fix the loop, crews will have to excavate the asphalt to make repairs, which will lead to traffic disruption and labor costs. The SmartSensor can be moved

from one location to another and can be used until repairs are completed. Another option is to install the SmartSensor at a location as a permanent fixture. No malfunctions have been reported at this test location.

Maintenance Division hopes to purchase this SmartSensor Matrix radar for approximately \$5,000. Maintenance Signal Technicians are pleased with the service and potential applications for the product.

**Maintenance Work Orders Issued**

The Maintenance Division receives numerous reports regarding city-wide maintenance issues. Reports are received via email, voicemail, phone calls, in-person and [SeeClickFix](#).

Between the dates of July 1 through July 15, in addition to regularly scheduled routine maintenance, the Maintenance Division generated the following work orders:

- Graffiti 61
- Street Lights 29
- Illegal Dumping 65
- Weed Abatement 6
- Signs/Poles/Guardrails 31
- Potholes/Skin Patch Repairs 43
- Water Main Breaks/Emergency Call Outs 10
- Water Miscellaneous 63



### **Admiral Callaghan Pavement Rehabilitation Project**

Pavement rehabilitation on Admiral Callaghan Lane began this month. The work limits for this project are Columbus Parkway to Turner Parkway. The utility subcontractor lowered the manhole, valve frame and covers, the electrical subcontractor installed conduit for the traffic loop detectors, and the concrete subcontractor replaced several handicap curb ramps.



Next week, the general contractor plans to grind the existing pavement and place the new base course, the electrical subcontractor will place the traffic signal loops at the signalized intersections, and the final lift of asphalt pavement will then commence. The utility manholes and valves will be raised to finish the grade and striping.

Work will be extended along Admiral Callaghan Lane from Rotary Way to Redwood Parkway and will commence once an encroachment permit from Caltrans has been obtained.

### **Parking Access Revenue Control Systems (PARCS)**

The installation of the Parking Access Revenue Control System (PARCS) is underway. A Resolution was adopted by the City Council on October 23, 2012 to establish the parking fees. The approved parking fees are \$5 per day and \$20 per month to park at the parking structure and adjacent ferry parking lots with no overnight parking. Monthly parkers may pay \$4 a day for overnight parking. Enforcement is anticipated to begin on Thursday, August 1.

The Engineering Division has been working with various departments to make the installation of PARCS a success. The necessary equipment was mounted on two police vehicles by mechanics at the Corporation Yard. Police Department staff who will enforce parking began training on the new License Plate Recognition equipment. Information Technology Division staff have configured the appropriate communications equipment and Maintenance administrative staff participated in a training session on how to use the software.

Additionally, there is an extensive community outreach program underway. Messages will go out via social media, the City's website, emails, flyers to the ferry riders, on-site

signage, and more. Parking Ambassadors will be on-site August 1 and 2 to assist and answer questions.

### **New Solid Waste Containers Coming Soon**

The Recycling Division has purchased 90 garbage cans that will be used to replace the existing City garbage cans. These new garbage cans are durable, tamper proof, graffiti resistant and will enhance the esthetics of the City.



The City's Maintenance crews will install the new garbage cans at the waterfront and then they will systematically begin replacing the old concrete garbage cans throughout the City. The City's Grounds crews have identified locations that need immediate replacement. Additionally, the division has identified new locations that don't have garbage cans.

The City's Recycling Division purchased 90 cans in FY 12-13 and plans to purchase another 100 in FY 13-14 in an effort to eventually replace all cans city-wide.

### **UPCOMING EVENTS**

\*Note: Events are subject to change. Please visit the [City Calendar](#) located on the City's Website for the most up-to-date information.

#### **Interagency Committee Meeting - Location to be determined**

Monday, July 22, at 6:00 p.m.

#### **Participatory Budgeting Steering Committee Meeting**

Monday, July 22, at 6:30 p.m. at Kyles Temple, 912 Florida Street

#### **City Council Meeting**

Tuesday, July 23, at 7:00 p.m. in City Council Chambers

**Beautification Advisory and Code Enforcement Commission**

Monday, July 29, at 6:00 p.m. in City Council Chambers

**Housing and Redevelopment Commission**

Thursday, August 1, at 7:00 p.m. in City Council Chambers

[City of Vallejo Communications Sign-up](#)  
[City of Vallejo Facebook Page](#)  
[Open City Hall](#)  
[Nextdoor](#)