

**City Manager's Bi-Weekly Report  
Volume 1, Issue 21, August 2, 2013**

***Daniel E. Keen, City Manager***



**OFFICE OF THE CITY MANAGER**

**Message From the City Manager**

I will be out of the office August 5 through August 16. While I am out, Assistant City Manager, Craig Whittom, will assume the responsibility of Acting City Manager. In my absence, my dedicated staff will produce my Bi-weekly Report on Friday, August 16.

**Demolition Project**

On July 22, contractors demolished the structural remains of the burnt and graffitied house located at 1903 El Dorado Street. Since 2005, the Code Enforcement Division made several unsuccessful attempts to locate the property owner to perform violation abatement. Due to these struggles, the Division prepared a list of abandoned and damaged properties, and recommended the City Council allocate a portion of Measure B revenue, the City's one percent sales tax, be applied to the demolition of these structures. Upon approval of funding, a collaborative effort began among the Code Enforcement Division, City Attorney's Office, Building Division and Public Works Department, to move forward with the demolition effort.

The first property, 1903 El Dorado Street, acted as the pilot for future private property demolition activity by the City. The lengthy legal process ensued, requiring the City to notice the property owner of the Abatement of Dangerous Buildings Code procedure. Upon completion, the Public Works Engineering Division began the demolition process. The next target for demolition is 618/620 Branciforte Street.



**Communications Sign-up**

**Like us on Facebook**

**Homelessness Workshop**

On July 24, the Housing and Community Development Division in partnership with Vallejo Together, facilitated a meeting to discuss the issues facing Vallejo’s homeless population. Mayor Osby Davis and Councilmember Bob Sampayan were among 50 public officials, community members and social service providers in attendance to brainstorm potential solutions and to identify the many obstacles that prevent those experiencing homelessness from obtaining and maintaining long-term housing.

Wendy Thomas, Mayor of Placerville, spoke on the issues that her community faced and how they were able to find solutions that worked for them. Many attendees contributed ideas during the brainstorming session. A sub-committee was created geared towards the selection of areas to target where the greatest impacts can be made and how to address issues specific to those areas.

**Entrances and Thoroughfares**

On July 23, staff and representatives from Code Enforcement, Public Works Maintenance, Caltrans, California Maritime Academy and Six Flags Discovery Kingdom made a presentation to the City Council highlighting the efforts of the Vallejo Inter-agency Partnership (VIP). The City Council was informed of the inception of the partnership; Maintenance challenges experienced by Public Works and Caltrans including capacity of ongoing trash/litter removal, landscaping and graffiti removal efforts; Clean-up and landscaping activities that were completed in phase areas I-IV; and addressed the significant role the Caltrans “Adopt-A-Highway” program plays in maintaining these efforts. The VIP also announced the formal adoption of the eastbound on- and off-ramps of Highway 37 at Fairgrounds Drive by Six Flags Discovery Kingdom.

The next VIP clean up activity is scheduled to begin in September.

**Code Enforcement Activities**

Since June 1, the Code Enforcement Division has opened 1,078 property maintenance and vacant building cases. The Division has also performed enforcement and abatement activity in collaboration with the Neighborhood Law Program at the following locations:

134 Martin Street	140 Martin Street	907 Falcon Drive
113 Franklin Street	150 Farragut Avenue	39 Michigan Street
1914 Florida Street	100 Bay Street	345 Amelia Street
148 Plov Way	626 Curtola Parkway	137 Muller Street
1212 Elliott Drive	2 Benson Avenue	153 Baxter Street
121 Luann Court	903 Benicia Road	335 Masonic Drive

**General Plan Working Group**

The City of Vallejo is seeking volunteers to be on the [General Plan Working Group](#) (GPWG), a 15-member committee who will advise staff during the preparation of the City’s new General Plan. The General Plan is often described as the “constitution” that guides the development of a city. It will establish a vision for Vallejo’s future, and the

policies and implementation measures that will help it to achieve that vision. Among the issues it will address are land use, housing, open space, circulation, economic development, public services, infrastructure, emergency preparedness and community health. It is the foundation on which all land use planning and regulatory decisions are made.

It is anticipated that the GPWG will begin meeting in late September and be dissolved upon completion of a first draft of the General Plan, expected in May 2015. It will meet one to two times each month, likely on Thursday evenings tentatively scheduled from 7:00 to 9:00 p.m.

Eight of the 15 GPWG members will be appointed by existing City Commissions who will act as liaisons to their respective commissions:

<b>Commission</b>	<b>Tentative Appointment</b>
3 Planning Commissioners	August 5
1 Housing & Redevelopment Commissioner	August 8
1 Design Review Board Member	August 12
1 Economic Vitality Commissioner	August 14
1 Architectural Heritage & Landmarks Committee Member	August 15
1 Beautification Advisory & Code Enforcement Commissioner	August 26

Vallejo registered voters who are interested in serving on this working group are invited to submit an application and supplemental questionnaire for consideration. Seven of these applicants will fill the remaining vacancies and will be appointed by the City Council on September 10.

Applications must be received no later than Thursday, August 22. Additional information on how to apply can be accessed [here](#).

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

During the period of July 15 through July 26, the following work was completed for the PG&E former Vallejo Manufactured gas plant investigation project:

- Drilled soil borings on Big Bay Boat and RV parcel.
- Completed re-development of existing groundwater monitoring wells, including wells at boat launch facility and Brinkman’s Marine.
- Sampled soil gas probes on boat launch facility.
- Surveyed elevations of piezometers (Big Bay Boat and RV and First Capitol Auction parcels) and existing groundwater monitoring wells (historic gas plant parcel and boat launch facility, including 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**

### **Abatements**

Neighborhood Law Program (NLP) Attorneys have completed the abatement of nuisances at the following properties:

- 216 Carolina (pictures below)
- 39 Michigan
- 2221 El Dorado
- 1933 Santa Clara
- 212 Carolina



NLP Attorneys are working with the following properties to abate nuisances and help improve the quality of life in several neighborhoods; which include the following:

- 742 Indiana
- 148 Plov Way
- 814 Carolina Street
- 323 Marks Street
- 705 Modoc Street
- 317 Carolina Street

NLP Attorneys are working with the Code Enforcement and Building Divisions, along with other City departments, to obtain abatements at the following properties where owners have not been cooperative:

- 150 Farragut Avenue
- 618-620 Branciforte Street
- 1914 Florida Street
- 721 Carolina Street
- 50 Mahogany Drive
- 714 Pennsylvania Street

**Demolition**

By use of the Uniform Code for the Abatement of Dangerous Buildings adopted in the Vallejo Municipal Code, the NLP in collaboration with the Code Enforcement and Building Divisions, and Public Works Department, are working with NationStar Mortgage, a subsidiary of Fannie Mae, to demolish the burned out nuisance property located at 212 Carolina Street at their expense.

**Receivership Program**

NLP Attorneys have reviewed responses to the City of Vallejo’s Receivership Request for Qualifications (RFQ), and have chosen to place three firms into their receivership pool. Using this receivership, the NLP hope to appoint receivers who will repair several longstanding nuisance properties.

**Admirals Baseball Game**

Staff from the City Attorney’s Office attended a Vallejo Admirals game on July 31. NLP Attorney, Eli Flushman, was provided the opportunity to throw out the first pitch. The admirals went on to beat the East Bay Lumberjacks 11-2.



**ECONOMIC DEVELOPMENT DEPARTMENT**

**Planning Commission**

At a special meeting on July 23, the City Council appointed two new commissioners to the Planning Commission. Robert Schussel and Jim Scoggin each of whom have taken their Oaths of Office and will participate in their first meeting on August 5.

**Planning Statistics**

During the period of July 15 through July 26, the following inquiries were processed:

Business License sign-offs	46
Planning application questions	30
General property inquiries	29
Zoning questions	29
Building Permit application reviews/sign-offs	22
Code Enforcement complaints	16
Miscellaneous requests	11

In addition, two public notices were sent to approximately 95 property owners and organizations announcing upcoming meetings and proposed decisions on Planning permits.

### **Building Division Updates**

- Meyers Cookware, located at 1 Meyer Plaza, is making progress to their facility. A permit valued at \$2,465,000 was granted on March 11. Meyers is creating office space within their existing warehouse. They have completed their Food Tasting Kitchen, and are now nearing completion of their offices and showroom.
- A Dialysis Clinic, located at 1801 Broadway (in the Raley's Shopping Center), is in the final phase of construction and plans to complete construction by the first week in September.

## **FIRE DEPARTMENT**

### **Solano County Fair**

The Department has a booth at the Solano County Fair as an effort to promote fire and life safety, and to continually strengthen the ties that bind the Fire Department with the Vallejo community. The Fair runs now through Sunday, August 4, from 3:00 to 8:00 p.m. today and 12:00 to 6:00 p.m. Saturday and Sunday.

The Department is offering an interactive Sparky the Dog trailer to teach children the importance of best and safe practices in and out of the home. The trailer is set-up to mimic a home including a kitchen facility, smoke detectors, a telephone, and other interactive devices that instruct and impress upon children the importance of fire safe practices in their daily lives. Additionally, a fire engine is on site to demonstrate the tools, capability, and operational readiness of the Department to respond to and mitigate emergency situations that may arise. Sparky the Dog is also on hand making cameo appearances and participating with the children in "get low and go" and "stop, drop, and roll" exercises throughout the extent of the Fair.



Handouts and brochures are available for the public, including a MEDS packet for medically at-risk individuals. Completed MED packets would then be posted in a conspicuous place in their home (the refrigerator), so that pertinent medical information is available if the individual is found alone and/or unconscious during a medical emergency.

**National Night Out**

The Department will be present and active with fire engines and handouts throughout the City during Vallejo’s National Night Out event on Tuesday, August 6. The goal is to raise awareness about arson.

**Calls for Service**

The Department responds to a variety of calls for various situations. The following is a breakdown of the call volume for the month of July:

EMS calls	764	Truck 21	186
Hazardous conditions	13	Engine 21	52
Fire calls	69	Engine 22	195
False alarms	70	Engine 23	248
Good intent	133	Engine 24	267
		Engine 25	159
		Engine 27	108

Overall, the department responded to 1,734 calls (including multi-unit) and 1,062 incidents. The July call volume was 1033, a 2.9 percent increase over last year.

**Prevention Statistics**

The Fire Prevention Division is responsible for all Fire Life Safety inspections which are performed on an annual basis for specific businesses types, schools, health/residential care facilities and R-2 properties (multi-family three units or more). The Division is required to inspect all new commercially located businesses for Business License sign-off, reviews all plans for new and upgraded fire system permits and other requests made by the Building and Planning Divisions.

Additionally, the Division is responsible for all community outreach and education for fire safety and prevention, schedule of school station visits, and issues fire and investigation reports. During the month of July, the following were processed:

Annual Inspections	116
R-2 Inspections	107
Business License Inspections	14
Fire Investigations	3
Public Education	5
Counter Assistance	93
Plan reviews – Fire	9
Plan Reviews – Building and Planning	5
Fire Reports	8
Development Meetings	7
Trainings	4

## POLICE DEPARTMENT

### Open House

In an effort to build relationships with the community, the Vallejo Police Department (VPD) will open its doors on Saturday, August 17 from 12:00 p.m. to 5:00 p.m. The event, sponsored by the VPD, will be held at the Police Department located on 111 Amador Street.

Events at the Open House will include:

- Meeting Police Officers, Supervisors, Command Staff, Records Personnel, Cadets, Explorers and Volunteers
- Meeting members of the SWAT team and trying on their gear
- Watching K-9 demonstrations
- Exploring Patrol Cars, Armored and Emergency Response Vehicles, and Motorcycles
- Fun for Children:
  - \* Bring your bike to ride the cone course, receive riding tips from Bike Patrol Officers, and get a bike helmet (limited number available)
  - \* Fingerprinting
  - \* Prizes



For additional details please review the [press release](#).

### Murder Conviction

On February 8, 2008 a robbery murder occurred at the 7-Eleven located on Tennessee Street. Two suspects entered the store, one stole a pack of cigarettes while the other held the popular graveyard clerk, Surinder Kumar, at gunpoint and demanded money. When Kumar would not open the safe he was shot and killed. The incident was captured on video but no identification could be made.

Detectives Jim Melville and Brent Pucci were able to eventually identify the shooter as Diovanni Whitmire. He has since been tried, convicted, and sentenced to 50-years to life in prison. The co-defendant was identified as Jovan Strong. His trial began in early July. The jury found Strong guilty of 1st degree murder and he is expected to be sentenced to 25-years to life in prison.

Justice has been served by the great work of Police Department staff and the Solano County Deputy District Attorney Karen Jensen.

## PUBLIC WORKS

### Virginia Street Parking Lot Makeover

The Public Works Maintenance Division Grounds crew recently completed a much needed makeover of the parking lot across from the Empress Theater on Virginia Street. With Phase II of the Downtown Streetscape Project complete, it was only fitting that the parking lot be overhauled to match the street's fresh new look. The Grounds crew transformed the lot by removing and replacing the deteriorating weed barrier and thinning ground cover. Local business owners and patrons have expressed their sincere appreciation for the Grounds crew's quick and impressive work in turning the once unsightly lot into an inviting parking haven.



### Water Main Replacement

Hidden from view, over 600 miles of City-owned and maintained water mains (pipelines) carry raw, untreated water into treatment plants and deliver potable (drinkable) water to the City's customers and water storage for firefighting.

Each fiscal year the Public Works Water Division undertakes the replacement and re-construction of old, undersized and failing water transmission and distribution mains. Sections of the water mains are prioritized for replacement by Department staff based on several factors, including:

- History of breaks and repairs
- Pressure complaints
- Unusual alignments
- Time since the overlying street was paved

Once the water mains have been chosen, Water Division staff prepare plans, specifications and bid documents for the annual projects and inspect the construction. The pipeline improvements enhance water system efficiency, reliability, and fire protection.

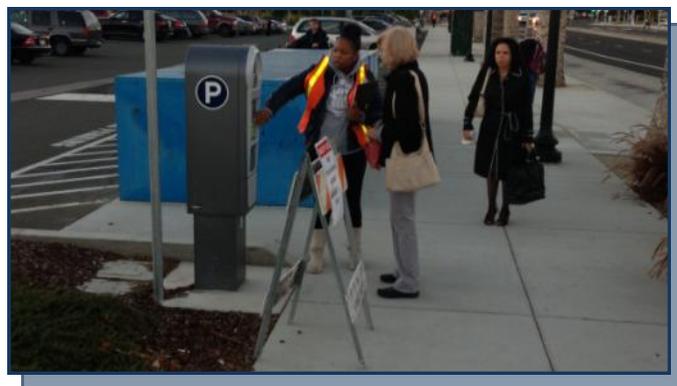


In recent years, California Trenchless, Inc. (CTI) has been awarded contracts for the annual water main capital improvement projects as the lowest responsible bidder. CTI was found to have satisfactorily completed all contract work during Fiscal Year (FY) 2010-11, with contract change orders extending into FY 2011-12 for replacement or install of approximately 22,300 linear feet (4.2 miles) of pipe ranging from 6-inch to 24-inch diameter at a total cost of \$3.88 million.

CTI was again awarded the project for FY 2012-13, with a bid of \$876,560 to install 5,120 lineal feet of PVC pipe and appurtenances, including valves, fire hydrants, water service connections, and blow-offs. The project includes tie-ins, reconnections, miscellaneous fittings, paving, and all other work and facilities necessary to complete the work on main sections along Sherrod Court, Twelfth Street, and Mayo, Sheldon, and Warford Avenues. The project is expected to begin by the end of September and will likely be completed by May 2014. Water Division staff and CTI will communicate with residents before and during the project.

### **Paid Waterfront Parking**

Patrons of the waterfront parking lots and parking structure began paying for parking on August 1. Rates are \$5 per day (24 hours) or \$20 per month (limited hours for commuters). Parking ambassadors were on site to assist users with the paid parking program and [new technology](#). Ambassadors will also be available on Monday, August 5, in anticipation of the BART strike leading many new users to the facilities for their commute. Additional information is available [here](#). The City's Parkmobile zone code is 6789.



### **Sereno Drive Pavement Rehabilitation Project**

This project is currently under design. Pavement repair will extend from Tuolumne Street to Fairgrounds Drive.

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

Reconstruction of Admiral Callaghan Lane continues. Night time paving began August 1 and is anticipated to continue through Sunday, August 11. Additional information can be found [here](#).

### **Mare Island Building 655 Demolition & Abatement**

Demolition and removal of Building 655, damaged by fire in February 2012, is currently being advertised for solicitation of bids. Bid opening is scheduled for August 15, with scheduled demolition this Fall. (Photo Left Below)



### **Hogan School Project Update**

Several handicap curb ramps, sidewalks and driveway approaches have been installed. The contractor plans to complete the majority of the construction before the school year begins. A detour will be set up on Georgia Street during the paving operations at the intersection of Rosewood Street. A decorative streetprint of the Spartan logo (Hogan Middle School mascot) will be installed in the intersection of Rosewood and Georgia Streets. (Photo Right Above)

## **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.

### **Planning Commission Meeting**

Monday, August 5, at 7:00 p.m. in the City Council Chambers

### **Sister City Commission - Welcome of Akashi, Japan Delegates**

Tuesday, August 6, at 1:45 p.m. in the City Council Chambers

**Virginia Street Grand Re-Opening Celebration**

Wednesday, August 7, at 4:00 p.m. on Virginia Street in front of the Empress Theatre, 330 Virginia Street

**Housing and Redevelopment Commission Special Meeting**

Thursday, August 8, at 7:00 p.m. in the City Council Chambers

**Participatory Budgeting Steering Committee Meeting**

Tuesday, August 13, at 6:30 p.m. at the JFK Library Joseph Room

**City Council Meeting - Canceled**

Tuesday, August 13, at 7:00 p.m. in City Council Chambers

**Civil Service Commission**

Monday, August 12, at 5:15 p.m. in the City Council Chambers

**Economic Vitality Commission**

Wednesday, August 14, at 5:30 p.m. in the City Council Chambers

**Architectural Heritage and Landmarks Commission**

Thursday, August 15 at 7:00 p.m. in the City Council Chambers

[City of Vallejo Communications Sign-up](#)

[City of Vallejo Facebook Page](#)

[Open City Hall](#)

[Nextdoor](#)