

**CALL AND NOTICE OF
SPECIAL MEETING
AT 6:00 PM
OF THE VALLEJO CITY COUNCIL
DECEMBER 28, 2021**

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

Members of the City Council Participating Remotely via Zoom:

- Vice Mayor Verder-Aliga: Club Wyndham Grand Dessert, 265 E. Harmon Avenue, Room 871, Las Vegas, Nevada, 89169
- Councilmember Dew: Aston Islander on the Beach, 440 Aleka Place, Room 221, Kapaa, Hawaii, 96746

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom. All in-person participants will be required to wear a face covering.

City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.

PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (<https://ZoomRegular.Cityofvallejo.net>), or via phone, by dialing (669) 900-6833.

For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment

VIEW THE MEETING:

There are four different ways you can view this public meeting:

- In Person
- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar: <https://ZoomRegular.Cityofvallejo.net>

TO THE MEMBERS OF THE VALLEJO CITY COUNCIL:

You are hereby notified that I do hereby call the Vallejo City Council in special session to consider only the matters stated on the agenda listed below.

Hybrid Options are available for members of the public to participate. To participate remotely:

<https://ZoomRegular.CityofVallejo.net>

Option to join by phone:

Dial (669) 900-6833

Enter Meeting ID: 914 0075 0676#

Press *9 to digitally raise your hand from the phone

For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment

NOTICE: Members of the public shall have the opportunity to address the City Council concerning any item listed on the agenda *before or during* consideration of that item. *No other items may be discussed at this special meeting.*

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ACTION CALENDAR**

NOTICE: Members of the public wishing to address the Council on Action Calendar Items may do so in person by submitting a completed speakers card to the City Clerk or via ZOOM (<https://ZoomRegular.Cityofvallejo.net>), or via phone, by dialing (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment. Each speaker is limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420. In person speakers will be recognized first.

- A. **(1) ADOPT RESOLUTION(S) TO APPROVE A TEMPORARY USE PERMIT FOR THE CREATION OF TEMPORARY LIVING FACILITY AT ONE OR MORE OF THE FOLLOWING LOCATIONS: (a) 921 AMADOR STREET; (b) 1140 FIFTH STREET; (c) 709 ADMIRAL CALLAGHAN WAY; OR (d) 441 BROADWAY; (2) CONSIDER THE POSSIBILITY OF THE ESTABLISHMENT OF A TEMPORARY EMERGENCY SHELTER AT 420 MISSISSIPPI STREET AND PROVIDE NOTICE TO THE PUBLIC, AND (3) ADOPT RESOLUTION TO PROVIDE NOTICE OF INTENT TO AMEND THE FY 21/22 BUDGET AND APPROVE FUNDING (ARPA) OR (GENERAL FUND) FUNDS TO EXTEND PROJECT ROOMKEY (PRK) FUNDING**

Recommendation: The choices before the Council are:

1. Approve the TUP for 30-days at 921 Amador St
2. Approve the TUP for 30-days at 1140 Fifth Street
3. Approve funding to 4th Second to pay for 709 Admiral Callaghan Lane, and approve a Temporary Use Permit for that location.
4. Approve the TUP for 30-days at 441 Broadway St.
5. Consider the possibility of the establishment of a temporary emergency shelter at 420 Mississippi Street and provide notice to the public. No formal action by the Council is needed.
6. Approve additional funding and extend Project Roomkey for some amount of time to allow the applicant to find a different location that is acceptable to the Council.

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Contact: Margaret Kavanaugh-Lynch, Planning Manager
margaret.kavanaugh-lynch@cityofvallejo.net (707) 648-8604

5. ADJOURNMENT

Dated: Monday, December 27, 2021

A handwritten signature in blue ink, reading "Dawn G. Abrahamson for".

Robert H. McConnell, Mayor

I, Dawn Abrahamson, City Clerk, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo City Council, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 6:00 p.m., Monday, December 27, 2021.

Dated: Monday, December 27, 2021

A handwritten signature in blue ink, reading "Dawn G. Abrahamson".

Dawn G. Abrahamson, City Clerk

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DATE: December 28, 2021
TO: Mayor and Members of the City Council
FROM: Christina Ratcliffe, Interim Planning & Development Services Director
Margaret Kavanaugh-Lynch, Planning Manager
SUBJECT: (1) **ADOPT RESOLUTION(S) TO APPROVE A TEMPORARY USE PERMIT FOR THE CREATION OF TEMPORARY LIVING FACILITY AT ONE OR MORE OF THE FOLLOWING LOCATIONS: (a) 921 AMADOR STREET; (b) 1140 FIFTH STREET; (c) 709 ADMIRAL CALLAGHAN WAY; OR (d) 441 BROADWAY; (2) CONSIDER THE POSSIBILITY OF THE ESTABLISHMENT OF A TEMPORARY EMERGENCY SHELTER AT 420 MISSISSIPPI STREET AND PROVIDE NOTICE TO THE PUBLIC, AND (3) ADOPT RESOLUTION TO PROVIDE NOTICE OF INTENT TO AMEND THE FY 21/22 BUDGET AND APPROVE FUNDING (ARPA) OR (GENERAL FUND) FUNDS TO EXTEND PROJECT ROOMKEY (PRK) FUNDING**

RECOMMENDATION

The choices before the Council are:

1. Approve the TUP for 30-days at 921 Amador St
2. Approve the TUP for 30-days at 1140 Fifth Street
3. Approve funding to 4th Second to pay for 709 Admiral Callaghan Lane, and approve a Temporary Use Permit for that location.
4. Approve the TUP for 30-days at 441 Broadway St.
5. Consider the possibility of the establishment of a temporary emergency shelter at 420 Mississippi Street and provide notice to the public. No formal action by the Council is needed.
6. Approve additional funding and extend Project Roomkey for some amount of time to allow the applicant to find a different location that is acceptable to the Council.

REASONS FOR RECOMMENDATION

Staff recommends that the City Council approve the Temporary Use Permit for the creation of a temporary living facility or allocate funding to extend Project Roomkey based on the findings and subject to the conditions contained in the staff report.

BACKGROUND AND DISCUSSION

Previous Council Meeting

On December 20, 2021, at a Special Meeting, Council considered an application for a proposed Temporary Use Permit (TUP) for a tent living facility at 921 Amador in a portion of the parking lot of the Church of the Nazarene. Fifty members of the public spoke at the meeting, both in person and via Zoom. Approximately 15 of those spoke in favor of the project, with the remainder, mostly neighborhood members, speaking against the temporary use.

The motion to approve the proposed project did not pass, and the substitute motion to also failed. The

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Council then voted to continue the item to December 28, 2021, and directed the applicant to explore other potential locations. Council further directed staff to return with evaluations of other potential sites as well as the potential for extending Project Roomkey at its current site.

Due to the short review period between meetings, this report includes only a high-level review. Since December 20th, the applicant and Staff have reviewed at least six alternative locations. Four final options are discussed later in the Staff Report. The applicant continues to reach out to potential property owners and will bring any additional options to the meeting for consideration. Whatever the final location, Staff from the Fire, Police, and Planning and Development Services will inspect the site and ensure that public health and safety are maintained.

Staff wishes to clarify that the proposed project is being proposed by a non-profit agency, 4th Second, Inc. and this is not a City project. As further clarification, when Project Roomkey ends, which is the case in all but one option, the project proposed by the applicant is not an extension of Project Roomkey, but open to all unhoused individuals.

Temporary Use Permit Project Description

The Temporary Use Permit application was submitted on December 9, 2021. Because of the community concerns, the Planning and Development Services Director elevated this to the Council level for consideration and decision. Staff believes this proposal offers an innovative, temporary option for providing temporary housing and much needed services for unhoused individuals regardless of location, the number of tents, use, operation, and duration of the temporary use.

The project consists of a temporary facility comprised of a maximum of 40 tents that will serve up to 65 unhoused persons with case management services including social, mental health, housing placement, medical, and other services. The tents are 7.5' by 7.5' in size. Each tent will be made of fire-resistant material and have a number assigned to it on the outside. A map will be posted at the main gate to allow for easy identification and emergency access. Inside each tent will be secure containers that will be used to hold each inhabitant's personal belongings.

The project area will be delineated with privacy fencing, six feet in height. Gate(s) for access will be required. The main gate will have a large tent that will serve as a location for a monitor and a central service center for the inhabitants of the facility. A second service gate may be located depending on the approved location.

Four porta potties are proposed to be located in the project area. Per the application's project narrative, basic sanitation, potable water, a power source as well as case management services will be provided for the inhabitants. Exterior lighting shall be provided at the site.

Section 16.339.02.K.3 of the City's Zoning Ordinance lists specific regulations related to the use of tents. This includes a maximum time limitation of 30 days. The applicant may choose to apply for an extension of the Permit which, if approved, could extend the Permit for up to one year. If this Temporary Use Permit is approved, the extension application will need to be submitted to the City by January 10, 2022, to allow staff to

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process the permit in a timely manner. Staff suggests providing an update to the City Council on how the Temporary Use Permit is being implemented before consideration of an extension.

The Larger Context

The staff are also aware there are unpermitted tent cities throughout Vallejo and the region. County-wide, there are more unhoused individuals than available shelter spaces. This issue is very challenging and remains a priority for the City of Vallejo, as stated by the Council.

Possible Solutions

Below are high-level reviews of the four potential locations as well as a brief description of the cost of extending Project Roomkey at its current location. Maps showing the locations of the proposed sites are included as Attachments, as well as Site Plans for various locations submitted by the applicant.

921 Amador (TUP Required)

This originally proposed site has a General Plan designation of "Mix of Housing Types" and is designated "Residential Medium Density" on the Zoning Map. As such, the proposed temporary residential use is consistent with the General Plan and the Zoning designation. In the case of the originally proposed 921 Amador location, Staff believes that the proposed location of the tents on the site is not optimal, as it is only a few feet from an existing house on the neighboring parcel. Certainly, the neighborhood expressed its concerns at the December 20th meeting. If the Council ultimately chooses this location, Staff is recommending a condition of approval that the site plan be revised to locate the tents closer to Packard Alley on the north side of the property, further away from existing homes.

1140 Fifth Street (TUP Required)

This proposed site has a General Plan designation of "Mix of Housing Types" and is designated "Residential Medium Density" on the Zoning Map. As such, the proposed temporary residential use is consistent with the General Plan and the Zoning designation. The site is owned by Richard Fisher, who is the representative for the project applicant, 4th Second. This site is a vacant lot without drainage, electricity, water, gas, or paving. For these reasons, Staff does not believe that this is an appropriate location for the temporary use, and does not recommend approval of this site.

420 Mississippi (Permitted Use)

This site has a General Plan designation of "Mix of Housing Types" and is designated "Light Industrial" on the Zoning Map. The potential for this site is to create an emergency shelter indoors. This is a permitted use in this area, and does not require Council action. The site is not owned by 4th Second, and an agreement between 4th Second and the owner would need to be in place for this to be a viable site. The building contains 4,000 square feet including restrooms and offices inside and meets the State and City of Vallejo Code requirements for emergency shelter. The applicant is still in discussions with the property owner regarding use of this site and the commitment is not yet secured.

441 Broadway (TUP Required)

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This site has a General Plan designation of "Neighborhood Corridor" and is designated "Neighborhood Mixed Use" on the Zoning Map. As such, the proposed temporary residential use is consistent with the General Plan and the Zoning designation. This is a vacant site, mostly unpaved with a strip of paving bisecting the interior of the lot. This site does not include drainage, electricity, water, gas, or paving except for the interior strip. The site is not owned by 4th Second, and an agreement between 4th Second and the owner would need to be in place for this to be a viable site.

709 Admiral Callaghan Lane (TUP Required)

This proposed site has a General Plan designation of Retail/Entertainment and is designated as Regional Commercial on the Zoning Map. As such, the proposed temporary residential use is consistent with the General Plan and the Zoning designation. The site is not owned by 4th Second, and an agreement between 4th Second and the owner would need to be in place for this to be a viable site. This is a developed, yet vacant site with a parking lot. The inside of the structure has been fire damaged, has potentially hazardous materials, and is not fit for habitation. The site has all utilities, and a parking lot on the property has the potential to accommodate the proposed temporary tent use. There are no residential uses in the immediate vicinity of this site. There is a market within walking distance. If the Council chooses this location, a site plan showing the tent layout, along with all relevant conditions, would be required. The applicant has informed staff that the property owner is asking \$20,000/month in rent and for the applicant to clean and remove hazardous waste from the interior of the building, and to monitor the site for 6 months after the use terminates and agreement to remove squatters in that timeline. The applicant believes that the cost and landlord conditions make this site unfeasible unless funding can be found and monitoring requirements can be lifted.

Potential Extension of Project Roomkey

Staff was directed by Council to review the possibility of an extension of the Project Roomkey program for up to 90 days. Staff have spoken with Hampton Inn ownership and Shelter Inc., the program operator, and both parties are open to the extension of the program. There are 56 individuals in Project Roomkey as of December 22, 2021. If an extension were to be granted, it would allow for additional time to find other housing options for current program recipients. This, however, continues to be challenging due to the lack of housing stock in Solano County. Staff would recommend that if the Council wants to extend the program, no additional participants would be allowed into the program. The program is cost probative, as it averages \$344,000 per month to operate the program. There is no additional funding from county or state grant opportunities to fund an extension of the program. If the program were to be extended for 90 days, the Council would need to appropriate \$1,032,000 from ARPA funds for the 3-month extension for the 56 individuals. A smaller amount of time is also feasible.

Community Notification and Response

Per the Vallejo Zoning Code, a TUP does not require public notice. A courtesy notice was sent for the December 20th meeting for the 921 Amador location. Another notice was sent for this meeting to property owners in a 300-foot radius from the Fifth Street and Admiral Callaghan sites, as well as a re-notice to the Amador Street site for the December 28th meeting. This notice was issued on December 23, 2021. Because of the holiday, the staff notes that the notices were received December 28th.

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As noted above, fifty speakers commented on the originally proposed 921 Amador site for the meeting on December 20th, most of those speakers in opposition to the Amador location. No other locations were proposed at that time. Prior to the first City Council meeting, City staff received twenty-two written comments from the public. Concerns included increased litter, debris, possible criminal acts, noise, as well as questions as to the details of its operation, funding sources (if there was enough revenue to support the operations), and the lack of experience of the applicant. There were also questions related to the possibility of animals being allowed to reside in the facility, and a lack of community outreach. There was one email in support of the project. Based on the comments, staff added conditions of approval to address all the issues listed above.

Staff has prepared draft resolutions for approval for four of the proposed options. Due to the short timeframe, some additional resolutions and/or conditions may be presented at the dais December 27th.

Temporary Use and Possible Extension

If approved at any of the proposed sites requiring a Temporary Use Permit is approved, and thereafter the applicant wants to continue the use longer than 30 days, they would need to apply for an extension of the Temporary Use Permit. If such a request were made, staff would hear from the public, the applicant and the inhabitants about how the facility is operating and approve or deny it at a staff level based on the operation and applicable findings, or could return the item to the Council for analysis of a possible extension up to one year. Additional conditions could be added to further ensure the use is operating in keeping with the required findings listed in the section below if necessary.

At any time after approval, the Council could determine that the use was not operating consistent with the applicable findings, and could require that it be shut down by revoking the permit. Staff has added a condition that the applicant submit a performance bond or other security of an amount to be agreed to by the Planning and Development Services Director to assure that any facilities or structures used for the proposed temporary use will be removed and that the property will be restored to its former condition at project conclusion.

This Temporary Use Permit affords the City and the community 30 days to see if this approach to providing temporary emergency shelter for people is successful. Staff recommends that the City Council approve this short-term, temporary permit based on the findings and conditions included in this report.

Findings

Section 16.339.03 of the Zoning Ordinance requires the following Findings to be made in order to approve a Temporary Use Permit:

1. The operation of the requested use at the location proposed and within the time period specified will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;

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As conditioned, the operation of the requested use will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare because it will provide basic services for up to 65 unhoused community members while ensuring that the surrounding neighborhood maintains its existing standard of living rather than having these individuals without housing camping in unsafe and unhealthy living conditions on the street. Requirements have been included to ensure public health and safety of the inhabitants and the neighbors surrounding the facility. These elements include restrooms, periodic bathing facilities as well as monitors and security patrols.

2. The proposed site is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the site;

As conditioned, the proposed site is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the site since requirements have been included to limit the maximum number of tents and inhabitants, ensure that the tents are appropriately located on site, as well as to control noise, litter and debris as well as light and glare.

3. The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use will or could reasonably generate; and

The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use will or could reasonably generate, since the use is not anticipated to generate much additional traffic as the inhabitants are not expected to bring vehicles. Most of the traffic will be minor in nature and created by service providers and volunteers. All sites are serviced by public thoroughfares.

4. Adequate temporary parking to accommodate vehicular traffic to be generated by the use will be available either on-site or at alternate locations acceptable to the Director.

Adequate temporary parking to accommodate vehicular traffic to be generated by the use will be available since the inhabitants do not typically own vehicles and the majority of the vehicular trips associated with the use will be created by service providers and volunteers and church use.

FISCAL IMPACT

ENVIRONMENTAL REVIEW

The proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the following :

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1) Section 15304.E (Class 4 “Minor Alterations to Land”) of the California Environmental Quality Act (CEQA) Guidelines, since the Project involves a minor temporary use of an existing parking lot, by erecting tents and temporary sanitation facilities for the sheltering of unhoused individuals on an emergency basis; **2)** Section 15332. (Class 32 “In-Fill Development Projects”) of the Guidelines, since the project meets all of the criterion stipulated in this Class in that: a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site is already developed and has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services; **3)** Section 15269. (“Emergency Projects”) of the Guidelines, in that the project is being undertaken to house individuals who will be displaced by the winding down of Project Room Key and would otherwise be homeless during the COVID-19 pandemic; and **4)** Section 15311(c) (Class 11 “Accessory Structures”), since the project involves the placement of temporary tent and sanitation facilities in an existing parking lot of a church facility.

ATTACHMENTS

1.	Resolution Granting TUP 21-0007 Amador_CAO Stamp
2.	Hope Village Exhibit A CoA Final Revised_LZ
3.	Amador Hope Village Site Plan
4.	Hope Village Temporary Use Permit Description
5.	Tent Specification
6.	12-20-2021 Public Comments Hope Village
7.	Resolution Granting TUP 21-0007 Admiral Callaghan_CAO Stamp
8.	Hope Village Exhibit A CoA - Admiral Callaghan_Iz
9.	Resolution Granting TUP 21-0007 - Fifth St_CAO Stamp
10.	Hope Village Exhibit A CoA 5th Street_Iz
11.	PRK Extension Resolution CR_CAO Stamp

CONTACT

Margaret Kavanaugh-Lynch, Planning Manager
margaret.kavanaugh-lynch@cityofvallejo.net (707) 648-8604

Approved as to form:

By:  for
Veronica A.F. Nebb
City Attorney

RESOLUTION NO. 21 - _____ N.C.

RESOLUTION APPROVING TEMPORARY USE PERMIT (TUP 21-0007) FOR A TEMPORARY LIVING FACILITY AT 921 AMADOR STREET IN VALLEJO, CALIFORNIA FOR A PERIOD OF THIRTY DAYS

WHEREAS, on December 9, 2021, the City of Vallejo (City) received an application from 4th Second, Inc. to create a temporary living facility comprised of up to a maximum of 40 tents at 921 Amador Street at the southern edge of the parking lot of the Church of the Nazarene to serve up to 65 persons; and

WHEREAS, on December 20, 2021, the City Council held a public meeting and continued the meeting to December 28, 2021, requesting Staff bring additional information for the Council to consider; and

WHEREAS, the operators of the proposed facility will provide case management services, including social, mental health, housing placement, and medical services for approximately 65 persons; and

WHEREAS, the proposed facility includes privacy fencing, four on-site porta-potties, potable water, washing stations, a power source, and exterior motion lighting; and

WHEREAS, City staff in the Fire, Police, and Planning and Development Services Departments have reviewed the temporary use permit application and provided conditions of approval to ensure that the public's health and safety will be maintained if the permit is approved; and

WHEREAS, those conditions require the applicant to provide: 1) a revised site plan to locate the tents away from residential uses; 2) a security plan; 3) a waste management plan; 4) a temporary parking plan; and 5) an emergency medical plan; and

WHEREAS, the applicant has revised the site plan in response to the conditions proposed by staff at the December 20, 2021 meeting; and

WHEREAS, the proposed site is designated under the General Plan as "Mix of Housing Types" and as "Residential Medium Density" on the Zoning Map; and

WHEREAS, Section 16.339.03 of the City's Zoning Ordinance requires specific findings be made to approve a Temporary Use Permit; and

WHEREAS, Section 16.339.02.K.3 of the City's Zoning Ordinance lists specific regulations related to the use of tents, including a maximum time limitation of 30 days, with a possible extension of up to one year upon further approval; and

WHEREAS, the Record upon which the City Council bases its decision on the project at issue herein includes, but is not limited to: (1) staff's determination the project is categorically exempt from the California Environmental Quality Act (CEQA) as provided in the staff report; (2) the staff report, City files and records and other documents prepared for and/or submitted to the City relating to the environmental document and the project; (3) the evidence, facts, findings and other determinations set forth in this resolution; (4) all designs, plans, studies, data and correspondence submitted to the City in connection with the project; (7) all documentary and oral evidence received during the public meeting regarding the project; and (8) all other matters of common knowledge to the City Council including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City of Vallejo and its surrounding areas; and

WHEREAS, the City Council considered testimony and evidence, both written and oral, provided at the public meeting, as well as other documents contained in the record relating to the project, which are maintained in the offices of the City of Vallejo Planning Division.

NOW THEREFORE, based on the entirety of the Record before it, the City Council hereby makes the following findings:

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING:

The proposed project is exempt from the provisions of the CEQA pursuant to Guidelines Section 15304.E (Class 4 "Minor Alterations to Land"), since the project involves a minor temporary use of an existing parking lot consisting of the erection of tents and temporary sanitation facilities for the sheltering of unhoused individuals on an emergency basis; 2) Section 15332 (Class 32 "In-Fill Development Projects"), since the project meets all of the of the criterion stipulated in this Class in that: a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as all applicable zoning regulations; b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) the project site is already developed and has no value as habitat for endangered, rare or threatened species; d) approval of the project would not result in any significant effects relating to traffic, utilities and public services; 3) Section 15269 ("Emergency Project") in that the project is being undertaken to house currently unhoused individuals during the COVID-19 pandemic; and 4) Section 15311(c) (Class 11 "Accessory Structures"), since the project involves the placement of temporary tents and sanitation facilities in an existing parking lot of a church facility.

II. ZONING AND GENERAL PLAN CONSISTENCY

The proposed residential use is consistent with Zoning and General Plan in that the project site is designated “Residential Medium Density” on the City’s Zoning Map and “Mix of Housing Types” under the City’s General Plan.

III. FINDINGS RELEVANT TO THE APPROVAL OF THE TEMPORARY USE PERMIT (VMC Section 16.16.339.03):

1. The operation of the requested use at the location proposed and within the time period specified will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

Facts in Support: *As conditioned, the operation of the requested use will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare because it will provide basic services for up to 65 unhoused community members while ensuring that the surrounding neighborhood maintains its existing standard of living rather than releasing these individuals without housing and placing them back into unsafe, unhealthy living conditions on the street. Requirements have been included to ensure public health and safety of the inhabitants and the neighbors surrounding the facility. These elements include restrooms, periodic bathing facilities, as well as monitors and security patrols.*

2. The proposed site is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the site.

Facts in Support: *As conditioned, the proposed site is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the site since requirements have been included to limit the maximum number of tents and inhabitants, to ensure that the tents are appropriately located on the site, as well as to control noise, litter, and debris and light and glare.*

3. The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use will or could reasonably generate.

Facts in Support: *The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use will or could reasonably generate since the use is not anticipated to generate much additional traffic as the inhabitants are not expected to bring vehicles. Most of the traffic will be created by service providers and volunteers. The site is bounded by Packard Alley and Amador Street, which measures approximately 59' in width and is a public thoroughfare.*

4. Adequate temporary parking to accommodate vehicular traffic to be generated by the use will be available either on-site or at alternate locations acceptable to the Director.

Facts in Support: *Adequate temporary parking to accommodate vehicular traffic to be generated by the use will be available either on-site since the inhabitants do not typically own vehicles and the majority of the vehicular trips associated with the use will be created by service providers and volunteers. There is a private parking area included on the project site.*

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vallejo, State of California, that based on the findings above, the evidence and testimony, both written and oral, presented at the City Council meeting, and the record as a whole, the City Council hereby GRANTS the Temporary Use Permit (TUP 21-0007) for a temporary living facility at 921 Amador Street in Vallejo, California, subject to the Conditions of Approval attached hereto as Exhibit A.

Adopted by the City Council of the City of Vallejo at a special meeting held on December 28, 2021 with the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ROBERT MCCONNELL, MAYOR

ATTEST:

DAWN G. ABRAHAMSON, CITY CLERK

REVISED
CONDITIONS OF APPROVAL

Temporary Use Permit 21-0007
921 Amador St, Vallejo, CA 94589
APN # 0056-096-210

A. PLANNING DIVISION

Pre-Operation

1. Prior to the commencement of this use, the Applicant/Property Owner (collectively, Applicant) shall submit a numbered list to the Planning Division with a written response on how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project.
2. Prior to the commencement of this use, the Applicant shall receive sign off from the following Divisions: Building, Police and Fire Prevention. A walk through of the site shall be required. Please contact the Planning Division at least 72 hours before the commencement of the use to schedule date and time of inspection.
3. Prior to the commencement of this use, the Applicant shall identify and gain approval of any other necessary operating permits from other agencies, including the Solano County Health Department.
4. Prior to the commencement of this use, the Applicant shall submit the following plans to the Director of Planning and Development Services for their review and consideration. The requested use shall not be commenced until Applicant receives the written approval by the Director of Planning and Development Services of the applicable plan:
 - a. A revised site plan showing the tents located closer to the northern side of the site, near Packard Alley, and away from existing homes and identifies locations of the waste receptacles.
 - b. A Security and Staffing Plan that provides a detailed summary of how the site shall be maintained in a way that ensures health, safety and welfare of the inhabitants and the surrounding community as well as identifying staffing to implement the Safety Plan and site operations. This plan must identify a 24 hour staff contact phone number in case of program issues.
 - c. A Waste Management Plan that includes the number and location of waste and recycling receptacles on site, provides for a designated individual or group to walk the site and the surrounding 200 feet of property, no less than once daily, to collect all loose trash and place in appropriate containers for pickup by Recology. In addition, the plan shall provide a detailed summary of the terms of the agreement with Recology to ensure that appropriate frequency and duration of waste removal is completed and special on call services are available, if needed.
 - d. A Temporary Parking Plan that includes information that illustrates where the mobile showers, volunteers and service providers shall park when serving the facility. Off- site parking is not permitted. The Temporary Parking Plan shall also address resident vehicles if residents with vehicles will be a part of the program.
 - e. An Emergency Medical Plan that includes the location of first aid equipment on site a list of medical and psychological services provided to the inhabitants, emergency phone numbers, etc.

- f. Submission of a performance bond or other security at an amount to be agreed to by the Planning and Development Services Director to assure that any temporary facilities or structures used for the proposed temporary use will be removed from the site following the cessation of the use and that the property will be restored to its former condition.
5. Prior to the occupancy of any of the tents, all tents, temporary fencing, lighting and gates shall be installed and ready for inspection by City Staff.

General Requirements

1. The Temporary Use shall be conducted from January 1, 2022 to January 30, 2022. In order to operate this use past the ending date, the Applicant must apply for an Extension of the Permit, as described in Chapter 16.602, Common Procedures, Section 16.602.12, Expiration and Extension. The Extension application must be submitted and fees paid to the City of Vallejo Planning and Development Services Department no later than January 10, 2022 to allow time for processing.
2. The maximum number of tents on this site shall be 40, along with one large service tent.
3. The maximum number of inhabitants shall be 65 at any one time.
4. The applicant shall designate a site monitor to ensure that the site remains free of litter, debris and trash at all times.
5. The applicant shall designate points of contact; one of which is always available and supply their names and contact information to the Police Department and the Planning and Development Services Department.
6. The Applicant shall develop resident rules to address noise, trash, complaint procedure, grounds for removal of residents, prohibited activities (such as use of open heating or cooking appliances, open flame products, smoking rules, etc.)
7. All gate locks shall be approved by the Fire Prevention Officer and must be secured by a knock box or other approved device that may be opened by first responders.
8. Noise and quiet hours. Maximum Noise Level in dBA (level not to be exceeded more than 30 minutes in any hour) shall not exceed 65 dBA, measured at the property line, pursuant to Table 16.502-C. The exterior noise limits for any source of noise within any residential zone shall be reduced by 10 dBA between 10:00 p.m. and 7:00 a.m. Generators shall only be operated between the hours of 7:00 am to 10:00 pm.
9. Lighting. The following lighting requirements shall apply:
 - a. Exterior lighting shall be in place prior to the use commencing.
 - b. Lights shall be directed and shielded so as not to illuminate adjoining properties.
 - c. Broken or burnt-out lights shall be replaced within 48 hours.
10. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with the design and construction of the improvements on the site, Applicant's operations, or any subcontractor's operations, to be performed in any way associated with this permit or use, Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant,

or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

11. Any proposed modification, alteration, and/or expansion of the use authorized by this Temporary Use Permit shall require the prior review and approval of the City of Vallejo Planning and Development Services Director, unless otherwise specified.

Approval Time/Revocation

12. Approval of this Temporary Use Permit shall automatically expire 30 days from the date of approval.
13. If the Planning Division, either independently or as a result of complaints from the public, becomes aware that the use is being conducted in a manner which violates the conditions of this Permit or other applicable City regulations, and Planning Division staff is unable to obtain compliance or abatement, staff will refer the Temporary Use Permit to Code Enforcement and/or the City Council for possible suspension or revocation.

B. BUILDING DIVISION

Steve Arnold | steve.arnold@cityofvallejo.net | (707) 648-4387

1. Permits required per California Code of Regulations, Title 24 and applicable City Ordinance in effect Per 2019 CBC 3103.1 Temporary membrane structures shall comply with California Fire Code if erected less than 180 days.
2. If use continues 180 days or longer, building permits shall be required for any structures greater than 120 square feet and any electrical, plumbing or mechanical equipment or installation.

C. CITY ATTORNEY'S OFFICE

1. Prior to the establishment of the use, the Applicant and the Property Owner shall provide Liability Insurance with specific limits and specifications to the satisfaction of the City Attorney's Office.

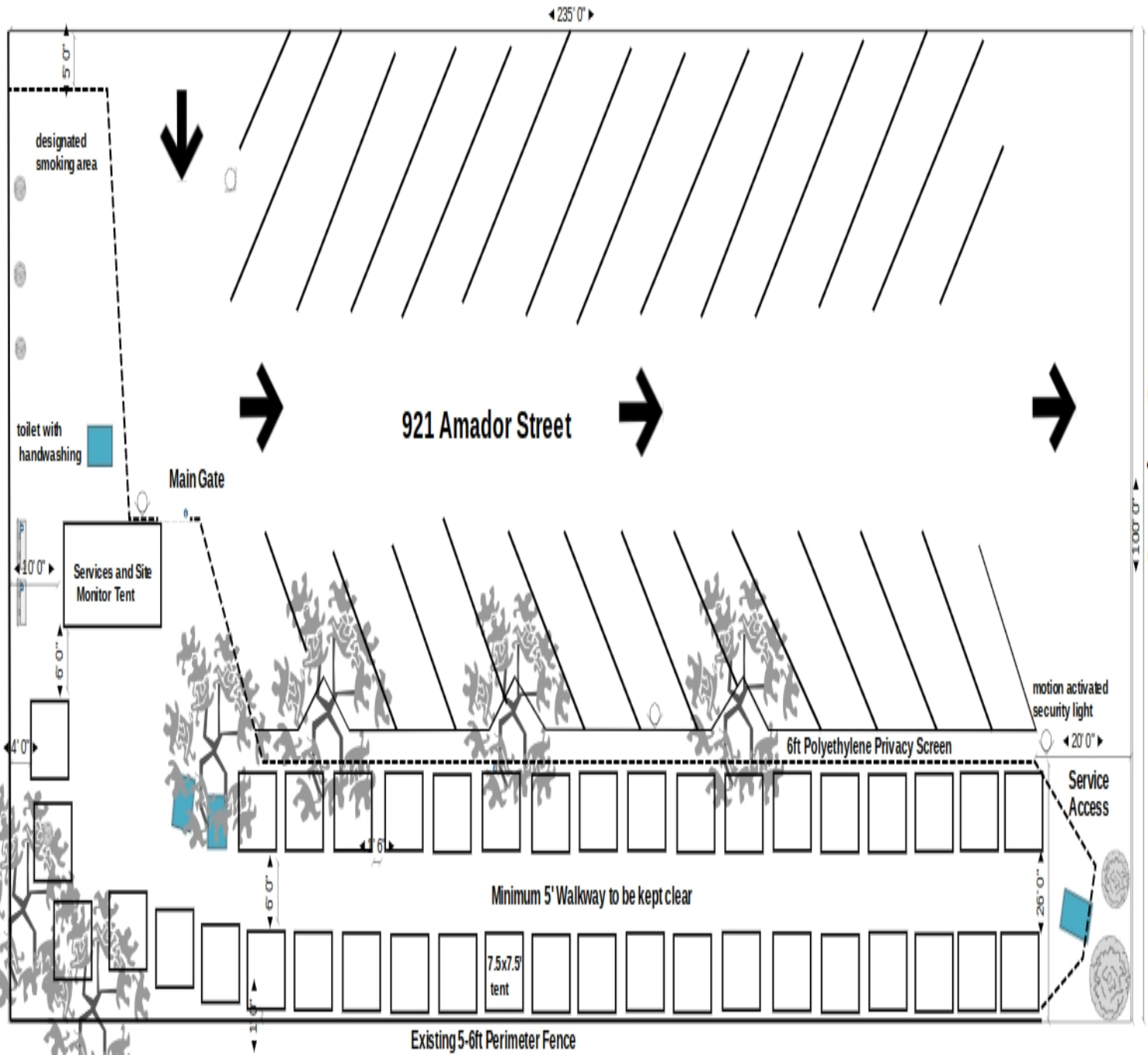
Vallejo First
Hope Center

Vallejo First Great Church

Packard Alley

921 Amador Street

Amador Street



921 Amador St. Temporary Use Description

Introduction

Hope Village will be established as a Housing First, low-barrier, service-enriched safe camping site focused on moving people into permanent housing. While providing temporary living facilities, Hope Village will utilize case management to connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. The program shall provide safe shelter within insulated tents, basic needs, and navigation services to move clients out of homelessness and into permanent housing opportunities. Hope Village will be located at 921 Amador St. Vallejo, CA 94590. The maximum number of village members living at this site at any one time is sixty-five (65) people within a maximum number of forty (40) 6ftx12ft tents. Initial Village members will be made up of those unable to find housing when Vallejo's Project RoomKey ends, and people will be invited from the broader community of unstably housed individuals as the initial Hope Village members find housing. 4th Second aims to move at least three (3) people into permanent housing per month and will invite new members as tents become available. The duration of use shall be 30 days with the intention to extend up to 12 months pending the successful operation of the site.

Daily Operations

The daily operations of the site will be the responsibility of the coordinating board and the Hope Village members. Made up of representatives from local nonprofits 4th Second, Vallejo Together, One Love Center for Health, and Fighting Back Partnership, the duty of the coordinating board is to coordinate directly with the Hope Village members and to leverage cross-organizational resources to develop and operate the site, to establish the philosophy of care, and coordinate community member services. They will provide the backbone support to coordinate the site infrastructure and provision of services while acting as a conduit for open, honest, and responsive collaboration with Vallejo First Great Church, service providers, municipal partners, neighbors and community members to ensure overall project success. These operating partners will facilitate secondary partnerships with utilities, waste management, housing navigators, or other service providers. The Coordinating Board is committed to providing a secure environment where individuals and families are able to focus on health and transitioning to permanent housing in clean and safe public and private areas. The Coordinating Board is also committed to providing services and supporting policies that will lead to a high standard of community life for community members within Hope Village and the surrounding neighborhood.

Village members will also be responsible for maintaining some daily operations, supported by volunteers from the Coordinating Board organizations and overseen by a site manager. Overnight site safety personnel will help keep people within Hope Village safe as well as

support the overall safety of the neighborhood. Quiet hours will be maintained from 10PM-6AM. All Hope Village members will sign an agreement to follow village rules to ensure a safe, clean living environment and to peacefully integrate the Village into the surrounding community.

Site Specifics

The site will consist of a maximum forty (40) 6ftx12ft living tents pop-up tents with insulated sleeping tents inside. Each outer tent is equipped with 2 exits and will provide space for basic living activities. The 6x5ft inner insulated tent is large enough for sleeping and allows for body heat to be captured and reflected by the radiant barrier. Spacing between rows of tents shall be maintained at 5ft and free of debris to allow for safe daily and emergency access. Each tent will be identified with a number on the outside and a village map will be posted at the main gate to allow for easy identification and emergency access. Belongings will be kept inside tents and lockable personal storage containers will be provided to community members to enable secure storage of belongings. No open flames or smoking will be permitted within or near the tents. A site monitor and services tent will be located at the main gate facing Packard Alley. The main gate will be monitored and locked to limit entry to village members and approved guests, staff and volunteers only. First Aid kits and fire extinguishers will also be located at the site monitor and services tent. A service access gate will face Amador St. to provide access for waste management, sanitation and emergency services but will otherwise be kept locked. Solar powered motion activated security lighting will be placed at the Village boundary within the parking lot. Further, Solar Lighting will be installed within the village to augment current onsite overhead parking lot lighting in order to provide safety and the basic need of light in the evening. A Solar Generator will be used to power the shower facilities as well as provide a backup for medical devices and refrigeration of medications onsite. Periodically it may be necessary to utilize a fossil fuel powered generator onsite but this option will only be used as a backup and operate between the hours of 9am and 5pm. A six foot privacy screen will be provided within the parking lot to screen the Village visually from the parking lot and maintain safety and privacy of Village members.

Services Offered

Providing simple necessities like bathrooms, hand washing stations, waste management, and safe, lockable storage enables people to move beyond basic survival and supports working towards permanent housing options. Lighthouse Covenant Church in Benicia has donated the use of their shower trailer to provide showers at least 3 days a week onsite. In addition, 1 portable toilet with hand washing per 10 residents will be provided and maintained onsite per CDC recommendations. With the generous support of Recology Vallejo-American Canyon Landfill, recycling, compost and sharps collection will be provided onsite to maintain a clean and safe environment for Village members and the surrounding community. A local laundromat has agreed to sponsor a portion of laundry per month to support Village members, and potable water will be provided by the church. Computers and internet service will be accessible onsite

to provide village members with the connectivity needed to study, conduct work, and access permanent housing. While most village members have access to food stamps, there may be food donated occasionally by local volunteer organizations. All food waste will be disposed of appropriately in the provided waste bins and the site and surrounding public areas maintained in a safe and clean manner.

In addition, Hope Village will provide navigation services for Village members. Case management and housing navigation on site will connect members with social services like food stamps, transportation, federal aid, and permanent housing opportunities. Medical care will be provided by One Love Center for Health and 4th Second's Vallejo Mobile Health to address acute concerns like wounds and infections, as well as chronic conditions like diabetes and heart failure to ensure health doesn't act as a barrier to housing. Mental healthcare will also be offered through local agencies to further address wellness of village members and support stability. Furthermore, an onsite transportation service will be available to take people to appointments, laundry services, etc.

It is the hope of this project, then, that providing a clean, safe, and service-supported place for people to live will support the dignity of those living at Hope Village as well as the neighborhood of which it will be a part.

Contact Information

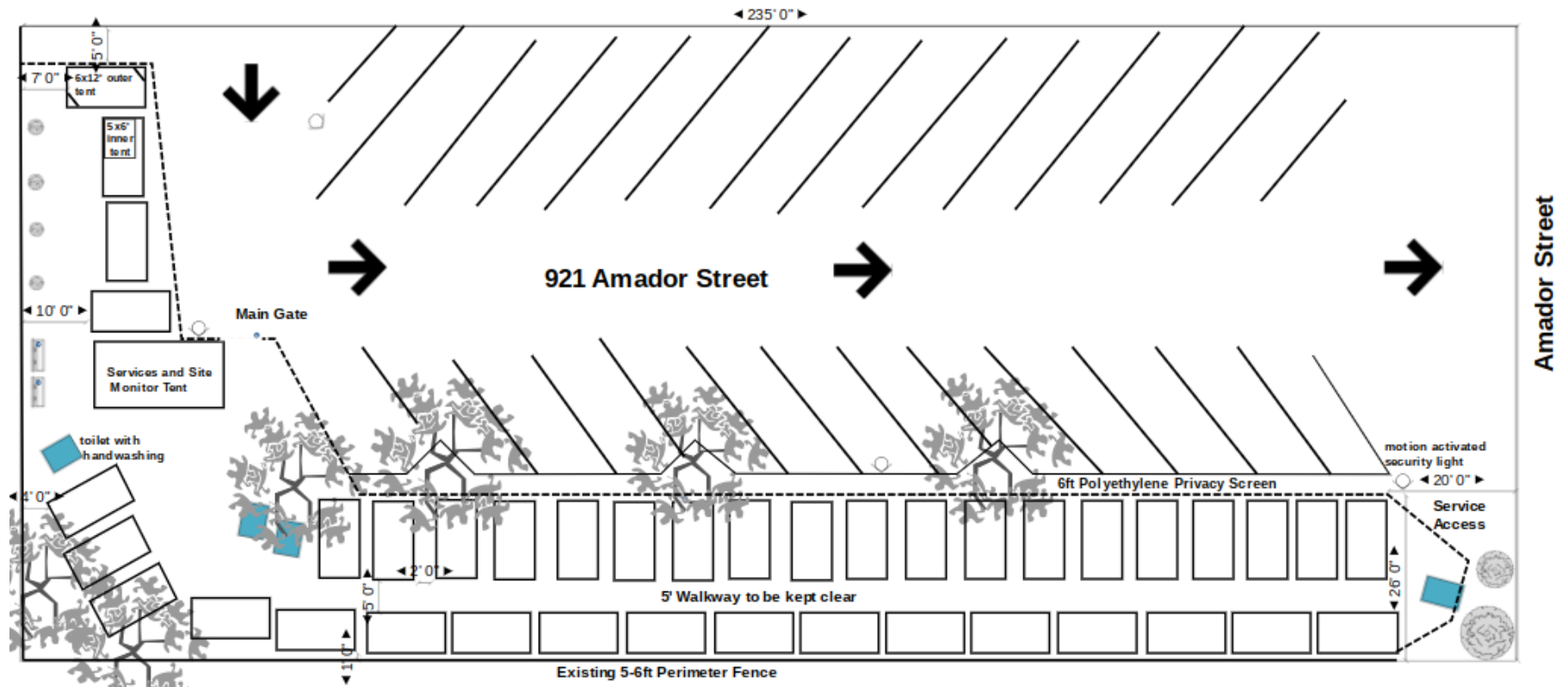
Richard Fisher, Executive Director or his designee shall be the primary point of contact for the project. For Inquiries please email HopeVillage@4thSecond.org.

Site Plan

Vallejo First
Hope Center

Vallejo First Great Church

Packard Alley



Tent Specifications

Outer Tent:

Outsunny 5-8 person ice fishing tent. Made of 300D premium waterproof oxford fabric. The 4 roll-up windows with air breathers located on the side of the tent allows for great ventilation inside the tent to ensure you remain comfortable and avoid overheating if you use a heater inside the tent. Two doors with zippered openings on opposite ends allows for easy access to the tent.

Specification:

- Overall dimension: 141.75"L x 70.75"W x 70.75"H
- Folded dimension: 51.25"L x 7.75"W x 7.75"H
- Color: Black
- Material: Oxford fabric and fiber tube PVC





Inner Sleeping Tent:

Weatherhyde is an innovative all weather shelter. The shelter's skin is waterproof and is reversible such that one side reflects sun to cool inhabitants in summer while the other traps body heat to keep them warm in winter down to 0 degrees Celsius. The shelter provides privacy. WeatherHYDE provides a simple, durable design that allows for tool-less setup in under 15 minutes and supports continuous use for over 2 years.

1. Comfortable in temperatures up to 0 deg C

2. Waterproof outer skin up to 300mm/ hour

3. Fits a family of 5, 2 adults and 3 children

4. High privacy and woman friendly

5. Easy toolless installation & maintenance



6. Low cost repairs affordable all round s

7. Light weight & con Fast implementation

8. Wind stability by p water/ sand into the

9. Designed for appe & night visibility

10. No ground anchor suitable for urban set

FEATURES

- All-season, triple-wall construction
- Reversible skin
- Outer dark skin for heat absorption
- Inner mylar skin to reflect heat
- Removable doors on 2 ends
- Symmetrical free-standing design
- Durable UV-coated nylon
- Waterproof (No rain fly needed)
- Bathtub style, thermally reflective base mat
- Soft insulated thermal barrier
- Velcro locks (zipper-free)
- Dual safety ventilators
- Multiple hook-and-loop guy-out point attachments for ground anchoring
- Reflective strips for night visibility and safety
- Tough and lightweight hollow pipe frame
- Pipe frame can be filled for extra stability

TECHNICAL SPECIFICATIONS

- Sleeping capacity: 5 persons (2 adults, 3 children)
- Packed weight: 15 kgs (33.0 lbs) with the frame
- Packed size: 105 X 68 X 14 cm (41.3 X 26.7 X 5.5 in)
- Floor dimensions: 180 X 150 cm (70.86 X 59 in)
- Floor area: 2.7 sq m (29 sq ft)
- Peak height: 179 cm (5 ft 10.8 in)
- Side wall height: 108 cm (3 ft 6.5 in)
- Number of 2-piece door: 1
- Number of single piece door: 1
- Number of aluminium frame poles: 22
 - 14 telescopic; 8 standard
- Pole outer diameter: 2.6 cm (1 in)
- Skin material 1: 190T (Aurora Green) Nylon
- Insulation material: Polyester wool
- Skin material 2: Fiber-reinforced mylar
- Floor material: Water-resistant fiber-reinforced mylar
- Thermal barrier material: 190T (Aurora Green) Nylon, polyester wool



Model No.
-14477-

Specifications

- **Center Height - 80 inches**
- **Footprint - 90x90 inches**
- **Hub-to-Hub - 110x110 inches**
- **Weight - 39 lbs.**

p/n 114477



C-560 Thermal Hub Shelter

Instruction No. 106240

- Clam Customer Service Information -

NOTICE: Please contact Customer Service directly at the email address or phone number below for any quality issues.

- Customer Service Hrs: 9am to 4pm, Monday – Friday CST
- Phone: 763-231-4120
- Fax: 763-231-4121
- Email: customerservice@clamcorp.com

**** Warranty cannot be honored without an original, dated receipt ****

IMPORTANT! PLEASE READ: Warranty Information

This product is warranted to the original retail purchaser (not transferable) to be free from manufacturers defects for one (1) year from the date of the original purchase. Warranty does not cover cracked windows, tent tears, broken or bent poles due to high wind weather conditions or unattended use. The part will be replaced or repaired (manufacturer's option) if found defective within the one (1) year time frame. Warranty will be void if product has been subject to neglect, misuse, improper installation, misapplication, alteration, or accident including, but not limited to, improper maintenance or use of unauthorized parts or attachments. Please read this entire owner's manual to ensure proper installation, use, storage, and care for your Clam shelter.

To submit a Warranty Claim Request, please use one of the following methods:

- **Email:** CustomerService@ClamCorp.com (Preferred Method)
- **Call:** 763-231-4120
- **Write:** Customer Service – Warranty Department
12135 Brockton Lane N.
Rogers, MN 55369

Information needed to submit a warranty claim: If you need to submit a warranty claim, please e-mail Clam's Customer Service Department at customerservice@clamcorp.com. In your e-mail, please include your full name, address, phone number, a copy of your receipt, a brief description of the problem, and pictures to clearly show the area(s) of concern. Clam's warranty department will review your request and a Clam representative will contact you regarding your claim status. If instructed by warranty department, all returns must be returned with postage pre-paid.

- Limitation of Liability -

It is expressly understood that Clam Corporation's liability for its products, whether due to breach of warranty, negligence, strict liability, or otherwise, is limited to the repair of the product as stated above. Clam Corporation is not liable for any injury, loss, damage, or expense, whether direct or consequential, including but not limited to loss of use, income, profit, or damage to material arising in connection with the sale, installation, use of, inability to use, or the repair or replacement of Clam Corporation products. Clam Corporation reserves the right to make alterations or modifications in its products at any time, which in its opinion, may improve the performance and efficiency of the product. Clam shall not be obligated to make such alterations or modifications to products already in service.

SAFETY INSTRUCTIONS

Please fully understand and follow all safety instructions outlined in this booklet. Failure to do so could result in severe injury.

- Do not use open flame heaters in your ice shelter. Open vents for cross ventilation.
- Ice Armor fabric will melt when contact is made with hot surfaces (i.e., heaters).
- Never leave shelter unattended when set up.
- Due to the increase in traffic (snowmobiles, autos, etc.) on area lakes, ice fishing can be hazardous at night. If you choose to fish at night or in poor visibility conditions, be sure to take precautions with lights or reflectors to show drivers your whereabouts.
- Use external anchors during excessive wind (15+mph)

WARNING

Death from asphyxiation may result from use of oxygen depleting heaters. Open all vents for fresh air ventilation.

Injury or death may result from fire if tent fabric is exposed to open flame.

Tent fabric is not fireproof. Fabric will burn with extended exposure to open flame. Do not use open flame products inside tent. Tent fabric is treated with fire retardant. Application of any foreign substance may render the flame retardant properties ineffective.

Night time: exterior reflectors must be visible to reduce risk of collisions.

This tent is made with flame resistant fabric which meets CPAI-84 specifications.

PARTS LIST

	<u>ITEM #</u>	<u>DESCRIPTION</u>	<u>QTY.</u>	<u>PART NO.</u>
Customer service hours: 9am – 4pm, (CST) Monday-Friday. customerservice@clamcorp.com	1	HUB ASSY	5	103507
	2	ICE ANCHOR	4	102457
	3	EXTERNAL ANCHOR STRAP	4	104042
	4	HUB & POLE KIT (4 POLES & 1 HUB)	5	109078
	5	CARRY BAG	1	105036
	6	BUCKLE ASSY WITH STRAP	4	103244
	7	INSTRUCTIONS/OWNER'S MANUAL	1	106240

Ice Anchors included in small carry pouch

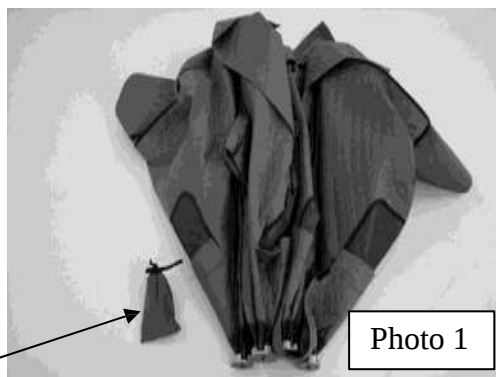
Replacement parts can be ordered on-line at www.clamoutdoors.com

SET-UP INSTRUCTIONS

BEFORE ATTEMPTING TO USE THIS PRODUCT ON THE ICE go to www.clamoutdoors.com and watch the set-up video for hubs shelters provided. Then practice setting up and taking down at home in the comfort of a heated area such as a garage or basement. Repeat several times until comfortable. This will make your on-ice set-up much easier.

NO TOOLS ARE NEEDED FOR SET-UP OF YOUR CLAM HUB SHELTER.

1. Unzip the storage bag completely and remove the shelter. Use care not to misplace the anchor pouch (**Photo 1**). It is advised to store your anchors and pouch in the storage pocket of your carry bag.



Anchor pouch

Photo 1

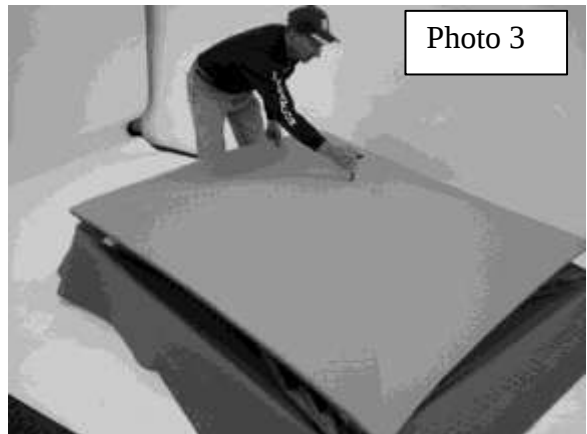
SET-UP INSTRUCTIONS

2. Open the shelter so that the gray top is facing upward. Lay the shelter as flat on the ice as you can, making sure that the tent is not twisted or overlapping any of the poles (**Photo 2**). Do NOT force the shelter while unfolding.



3. Stand on the skirt of the shelter, grasp the blue loop sewn onto the eyelet in the center of the roof. Pull upward on the loop until the roof section pops up (**Photo 3**).

NOTE: The blue looped hub (roof) gets deployed FIRST on set-up and collapsed LAST on take-down.



4. Grasp the loop sewn onto the eyelet in the center of one of the walls and pull outward until the wall pops out (**Photo 4**).



5. Walk around the entire shelter and pull each loop sewn onto the eyelet in the center of the wall until all sides are popped out (**Photo 5**).



SET-UP INSTRUCTIONS

6. Your shelter should be standing up completely **(Photo 6)**. Anchor the shelter to the ice by using ice anchors and straps.

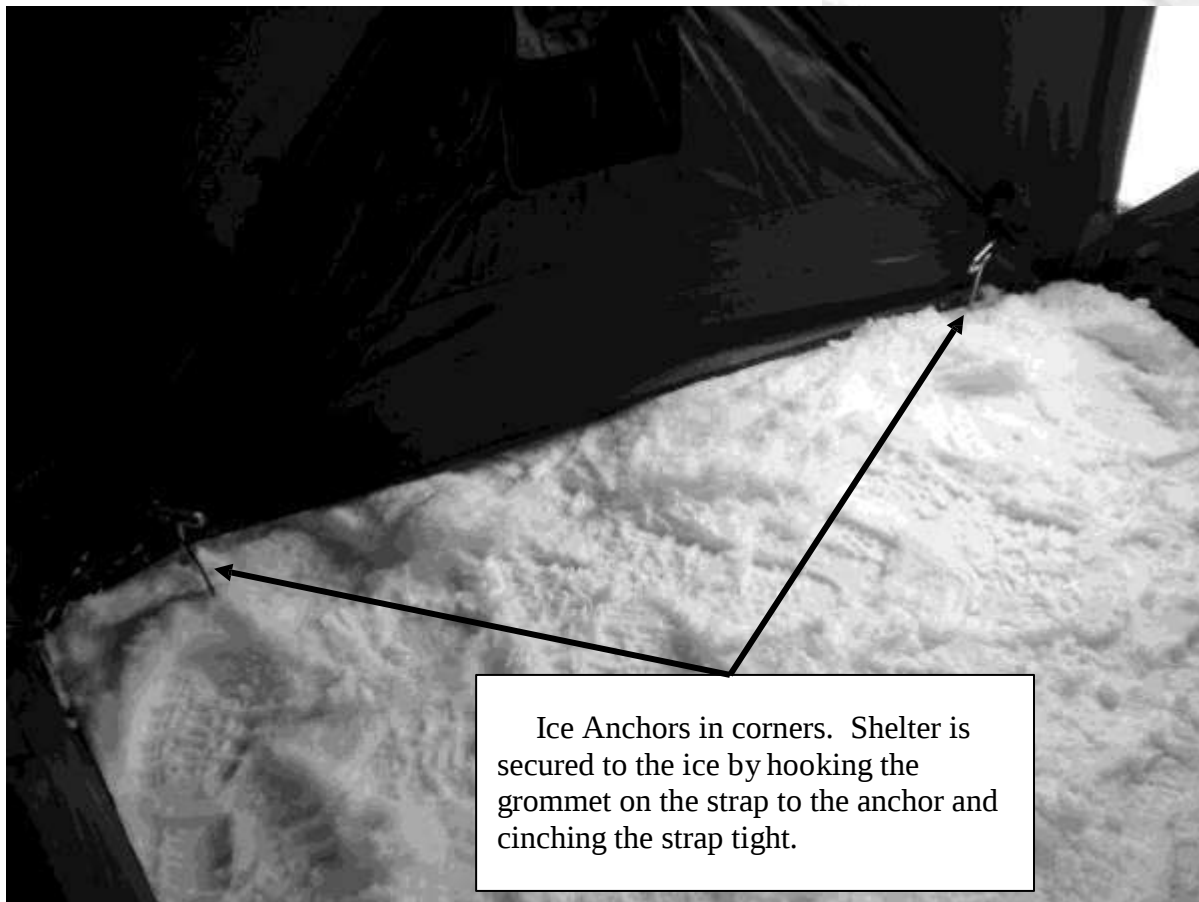
Screw ice anchors into the ice near the corners of the shelter using Clam's Ice Anchor Installation Tool PN 108348 (not included). Feed the adjustable strap grommet onto the ice anchor and cinch the strap tight **(Photo 7)**. Repeat for each anchor drilled into the ice. In windy conditions you may need to screw an anchor outside the shelter several feet away from the hub on the windward side and attach a strap found in the pockets under each side panel hub from the hub eye bolt to the remote anchor. Adjust strap so that it is snug between hub and anchor. This will help keep the shelter in place and the walls from collapsing. If more anchors are needed, order PN 108064 (pack of two) via www.clamoutdoors.com.



Photo 6



Photo 7



Ice Anchors in corners. Shelter is secured to the ice by hooking the grommet on the strap to the anchor and cinching the strap tight.

TAKE-DOWN INSTRUCTIONS

TAKE-DOWN INSTRUCTIONS

1. Close all windows. Leave one or both doors open to allow air to escape.

2. Remove all internal ice anchors and store them in the provided pouch or in the carry bag side pocket. In windy conditions, remove ice anchor straps from anchors and store back in hub pockets prior to collapsing the roof and walls. Gather outside anchors and place back in pouch.

3. Push the center hub on any wall until it collapses inward (**Photo 8**). Continue pushing each wall inward until all the walls are collapsed. The shelter will fall to the ice on its own.

4. Push the hub of the roof (blue loop) down until it collapses.

NOTE: The blue looped hub (roof) gets deployed FIRST on set-up and collapsed LAST on take-down.

5. The shelter will now be flat. Gather all corners of the shelter and fold together (**Photo 9**). Do NOT force the shelter when folding! Watch for entanglement of poles (**Photo 10**).

6. Place the folded shelter and the ice anchor pouch back into the carrying case with the hubs toward the bottom end of the bag.

Make sure your ice shelter is completely dried out after each use and before storing. Store your ice shelter in a cool, dry place. Keep away from rodents.



Photo 8



Photo 9

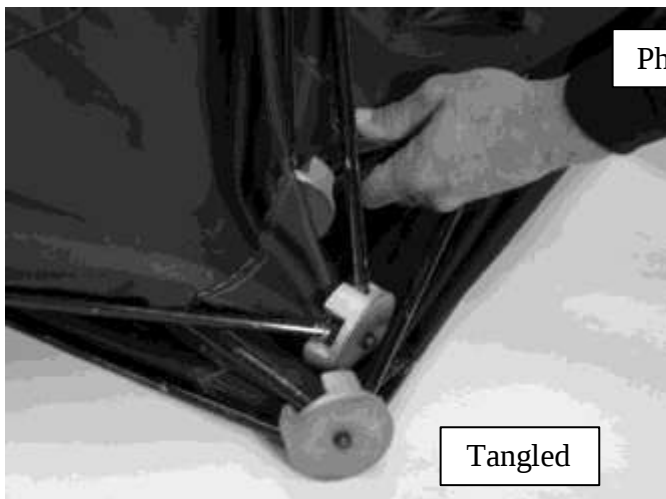


Photo 10

Tangled

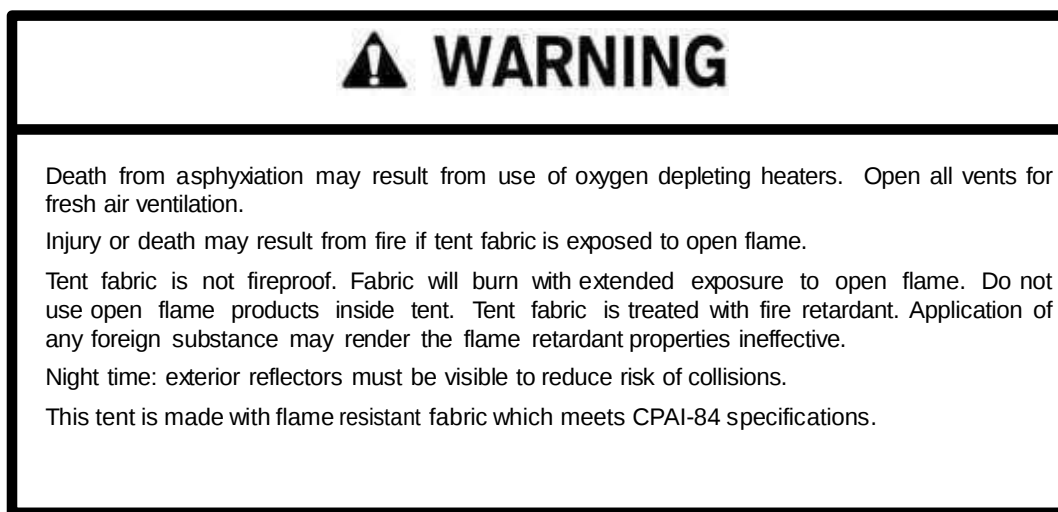


Untangled

- Safety Instructions -

Please fully understand and follow all safety instructions as outlined. Failure to do so could result in severe injury or death.

- ***Do not use open flame heaters in your ice shelter. Injury or death may result from fire if tent fabric is exposed to open flame. The tent is not fireproof, but the fabric is treated with a fire retardant that meets CPAI-84 specifications. Application of any foreign substance may render the flame retardant properties ineffective. Ice Armor fabric will melt when contact is made with hot surfaces (i.e., heaters).***
- ***Death from asphyxiation may result from use of oxygen depleting heaters. Open all vents for fresh air ventilation.***
- ***Never leave shelter unattended when set up.***
- ***Due to the increase in traffic (snowmobiles, autos, etc.) on area lakes, ice fishing can be hazardous at night. If you choose to fish at night or in poor visibility conditions, be sure to take precautions with lights or reflectors to show drivers your whereabouts. Night time: exterior reflectors must be visible to reduce risk of collisions.***



****For replacement parts, frequently asked questions, shelter information, videos, and all of your ice fishing needs visit our web site at www.clamoutdoors.com.***

Due to Clam's continued product development, Clam reserves the right to change specifications without notice. For complete details, see the assembly and/or operating instructions that are provided and packaged with the purchased product.

FREQUENTLY ASKED QUESTIONS

- Q: How do I set-up my hub shelter?
- A: Go to www.clamoutdoors.com to watch an instructional video on the proper & simplest way to set-up and take-down a hub style shelter.
- Q: I can see pin holes in my fabric:
- A: There are a few explanations as to why those pin holes exist.
- Simply the color and/or black-out coating being worn off the fabric due exposure in the elements and wear due to friction.
 - The fabric used is a woven material and these pin holes are parts of the thread that the coating did not attach to. Either way this has no effect on the function of the fabric and is simply an appearance issue.
- Q: There are cracks on the inside finish of the fabric:
- A: This is normal, when you fold up your shelter, lines develop in the fabric. The inside coating may even appear to be peeling. This is normal and will not affect the overall function of the ice house.
- Q: Will my Fish House leak because I can see pin holes in the fabric?
- A: Quite the opposite, as you heat your house and the snow and ice begin to melt, the vapors can better escape the shelter through an uncoated fabric. When it snows or rains, the water molecules are larger than the vapor molecules and cannot pass through the fabric and into the house.
- Q: Are patch kits available for my Fish Trap and Clam shelter?
- A: Patch kits are available they can be purchased online www.clamcorp.com under "Parts/Info"
- Q: How do I apply the patch material?
- A: When applying a patch it works best to spray some adhesive (we recommend using 3M #77 or 3M #90 spray adhesive) on to both surfaces; the part of the tent where the patch is going to be applied and the patch itself. Wait until the adhesive begins to dry and becomes tacky, then place the patch on the tent, and they will stick together.
- Q: Is there anything can be put on outside of the tent to prevent water from coming through, when we are using it? A:
- Customers have been known to spray or apply water repellant on the outside of the shelter that you would use for camping tents or boots. (Camp Dry would be an example of this type of product). These products will not damage your tent in anyway.
- Q: What will help keep mice or rodents from eating my Clam Hub shelter?
- A: Some of our customers have had success with the following ways to keep mice out.
- Keep your tent in a sealed plastic tote with DRYER SHEETS and or MOTH BALLS
- Q: The zipper on my tent freezes up and or sticks; is there anything I can use to help prevent this from happening?
- A: Yes, there are a couple of zipper lubricants out there that our customers and pro staff have had good luck with.
- Zipper Lube - A gel that you can apply just by squeezing it onto the zipper and moving the zipper back and forth. This brand can be found in the camping section of most sporting goods store.
 - Silicone spray may also be used as well.
- Q: Would it be best to completely dry my shelter out every time it gets used?
- A: It is recommended to dry your tent out completely after each use, if not dried completely moisture left in the house may cause damage to your tent.
- Q: How do I wash my shelter tent?
- A: You can use a bleach and water solution (10 parts water to 1 part bleach) to get rid of the mildew smell. If you want to wash the tent you can use a standard soap to wash it.
- *** Please note - We **do not** recommend placing your shelter tent into a washing machine for cleaning.
- Q: Am I able to order parts and accessories from your website?
- A: Absolutely, if you would like to order parts you can go to www.clamoutdoors.com.

City of Vallejo City Council, Planning Commission and Staff,

Please do not approve or permit tent shelters in our city.

I support the Navigation Center project. I voted for PB funds to help homeless people and get the most vulnerable in our community the help they need. I donate to nonprofits with the experience to responsibly manage delicate situations. (<http://www.covenanthousecalifornia.org>)

Neighbors are talking about a last-minute plan to set up TENTS in a church parking lot next to homes and playgrounds that will be voted on Monday 12/20.

While I appreciate the desire to help---tents in a parking lot is cruel and inhumane. These people deserve a building with running water, heat, and a way to have meals and feel safe.

Since the Navigation Center seems to be delayed, please set up the temporary shelter in the Fairgrounds like was done for the victims of fires. Or take possession of that vacant grocery store that is close to the hospitals and food options: <https://goo.gl/maps/3vJrmJUKdzBVzqVf7>

Sadly, Mare Island's vacant buildings are not walkable to food sources.

Please do not approve or permit tent shelters in our city.

--

Thank you,

Boudicca Todi

Greetings,

The Mayor's office received a phone call from Susan Martin and John Martin who reside at 136 Morningside Ave. ph 707-643-7175

They provided an emphatic "No" on the approval of the tent city in their neighborhood.

They asked that their two "Nos" be shared with the rest of the city council.

Erik Rzomp

Executive Assistant to the Mayor, Robert H. McConnell

City of Vallejo | Mayor's Office

(707) 648-4377 | erik.rzomp@cityofvallejo.net

Dear Ms. Kavanaugh-Lynch.

I am writing to you in reference to the proposed homeless camp on Amador Street in the parking lot of the Church of the Nazarene. I implore you to not approve this plan. I have been a resident of the Morningside District for the past 25 years. While it may not be as pristine as it was back then, it is a lovely area of old homes built in the 30's. These homes are well maintained by the owners and to have a homeless camp right across the street would greatly impact property values. It would not be appropriate to have this camp in a residential neighborhood. I am quite sure that the property owners right next door to the parking lot would agree.

If it had not been for an e-mail I received from our neighborhood group, I would have known nothing about the plan. Something of this magnitude should be discussed with the people who live in the area. Not rushed behind our backs. Several years ago, another group tried to help the homeless by opening a facility on Colusa Street to no avail. During the time the facility was operational, we had to deal with break-ins, car damage, trash and human feces in our yards. This is a major corridor where people walk their dogs or jog in the morning. This is also a route to the middle school and high school, the Children's Wonderland and the Senior Center and GVRD. We have enough problems with transients wandering through neighborhood without putting up a tent city that will house up to 60 people for who knows how long.

While this is a lovely idea, there seems to be no real plan. Just a pipe dream of helping the less fortunate. Please don't let this happen.

Thank you for your time.

Linda Anderson

1308 Alabama Street

Vallejo, CA 94590

Dear Sirs and MS,

As concerns this particular effort to aid and assist the unhoused and indigent of our community, please do not entertain this strategy/location at the Church of the Nazarene on Amador street. This neighborhood is distressed enough with speeders, unhoused wanderers, sideshow artists, catalytic converter thieves, burglars, graffiti artist's, illegal dumpers, and addicts. We certainly do not need another 60 + more of the same. Many of us are not even home during the day to defend our properties since we must work away in order to live here, and pay taxes at all. Surely there are better locations to consider with ample room not only for tents, or tiny houses, but for convenient, and much needed social services. One such might be the old Walmart building beyond the Lewis Brown avenue, or perhaps the old County Faire location, or the old K-Mart parking lot.

Very Cordially,

Leland Barkley, resident of 1321 Alabama street.

Dear Council Member Dew,

I was recently made aware of a homeless/tent city proposed to be put on the property of The Church of the Nazarene on Amador Street. It's supposed to have as many as 40 tents. There is no way it will not have a negative impact on the neighborhood. I read it will even include receptacles for used sharps (hypodermic needles). There also seems to be no attempt to follow the standard notification and approval process. This is being ramrodded through. Please do not let this proposal go forward until all of the proper protocols are met.

Sincerely,

Gary Wettstein

108 Morningside Ave.

Hello Ms. Kavanaugh-Lynch,

I live on Morningside Avenue and am writing to express my concerns toward the planned "Hope Village" at the end of my block. While I could give you a long list of philanthropic efforts that I have made in my life, I doubt they will clear the name calling that this letter will provoke. Let's just say I am guilty of being a NIMBY and I bet most of you are too. The homelessness problem in the United States is significant and complicated. None of us know the answer, and the answer won't be simple or inexpensive.

I do not support having a tent encampment so close to any residential neighborhood of yours or mine. We have city and county buildings and spaces in Vallejo that could serve this purpose such as the Solano County Fairgrounds or a parking lot on Mare Island (with similar services to this proposal) brought in.

From what I can gather from Facebook Posts and a Go Fund Me Donation page, Ms. Emily Fisher and her 4th Second organization are spearheading fundraising and possibly a permit process. I've seen their airbrushed rendering of this shelter for "sixty of Vallejo's MOST medically vulnerable people experiencing homelessness". Somehow it's hard to imagine that our most medically vulnerable would be able to live in a tent and go without reliable electricity; but I take her for her word. The Hope Village Temporary Use Permit doesn't mention medical vulnerability as a prerequisite to living there.

Here are some of my main questions/concerns:

1. How individuals will be selected to live in Hope Village?
2. Are there any requirements to be drug and/or alcohol free? Participate in recovery programs, look for work, and otherwise do their part to move out of homelessness?
3. Will pets be allowed? If so, does that include dogs commonly categorized as "aggressive"? How is animal feces being managed?
4. How will this impact our City of Vallejo's Police Department? Do we have the manpower to manage an unexpected situations there?
5. The Temporary Use Permit provided by Margaret Kavanaugh-Lynch, states "the duration of use shall be 30 days with the intention to extend up to 12 months pending the successful operation of the site. How will success be measured?
 - a. That same permit mentions coordinating with neighbors and community members to ensure overall project success, yet we've received no request to participate or comment rather this feels a bit like a sneak attack. The Coordinating Board is also committed to providing services and supporting policies that will lead to a high standard of community life for community members within Hope Village and the surrounding neighborhood; please do not approve this permit without further details.
6. Overnight site safety personnel will help keep people within Hope Village safe as well as support the overall safety of the neighborhood; what about site safety during daytime hours when many neighbors are not at home and feel vulnerable?

7. Based only on the Go Fund Me page, I have significant concerns that the funding this program has been well thought out. Where will all of those homeless clients end up if this location fails or closes?

8. From Ms. Fisher's GFM Post at 2p.m. on 12/9, \$1,760 has been raised of the \$20,00 goal. The GFM has been up for 17 days. Some quick Excel work based on the donation suggestions listed on that page, the annual cost for those items is \$91,000. NOTE: My initial calculation was based on 40 people, the permit states 65 so my number is low. (see attached)

Last year at almost this exact time, I purchased this home. In that time I have met very nice neighbors who I both socialize with and trust. We watch out for one another. We have picked up used hypodermic needles from the gutter directly across my street. We had a stranger (presumably) steal crutches, hide them behind my garbage cans then later fetch them and deposit them on another neighbor's front driveway. Last week while we were gathered in a neighbor's driveway, a guy was crying for help from my FRONT PORCH; stating he had been shot (which he hadn't—we checked him over and sent him along his way). The doorbell sometimes rings at strange hours. Our neighbor went out to her car one morning and found a screwdriver lodged in her car door. Fireworks at all hours, we've got those. The amount of middle of the night (and middle of the street) odd traffic my own camera picks up is laughable, until it isn't. It's a bit hard to feel safe here under our current circumstances, but we do pretty well. Please do not add to our currently manageable transient population by adding a 65 person homeless encampment in a Vallejo neighborhood; yours or my own.

Thank you for your consideration.

Item	Base Cost	Extended Cost
	\$	\$
Sleeping Bag for 1 Person (assume 40 people)	10.00	400.00
	\$	\$
Sleeping Mat for 1 person (assume 40 people)	15.00	600.00
Access to bathrooms for 1 person per month (assume 40 people)	\$	\$
	20.00	9,600.00
Clean Drinking water for 2 people per year (assume 40 people)	\$	\$
	40.00	800.00
Lockable Storage to keep 1-2 people's belongings safe (assume 40 lockers)	\$	\$
	45.00	1,800.00
Access to showers for 5 people per month (assume 40 people)	\$	\$
	100.00	9,600.00
	\$	\$
Insulated Tent for 1-2 people (assume 40 tents)	340.00	13,600.00
	\$	\$
On Site housing Navigator (weekly cost)	1,000.00	52,000.00
	\$	\$
Solar Generator to Provide Basic Electricity	3,000.00	3,000.00
		\$
		91,400.00

Hi Mr Mayor,

I hope that you will support the Hope Village project because we all should support any program that offers help and housing to our unhoused neighbors. I would rather have facilities where people can keep warm, be safe and stay healthy than have dirty, unsafe tent encampments. This proposal is in my backyard...it's a block away from my home and I would be thrilled to share my neighborhood with the unhoused getting support at Hope Village.

Thank you,

Trish Iriye

--

Trish Iriye

Miso Handmade

Trish@misohandmade.com

707-342-3079

As a Resident / Home owner, My wife and I are highly opposed to this location in the middle of our neighborhood. There are plenty of places in Vallejo where a camp could be set up without imposing on the property owners in a neighborhood that maintains itself nicely. This is not fair to the people who paid fair market value for a home to live in a nice neighborhood. This camp will surely increase crime, drug use, decrease property value, decrease safety, expose youth to these things, decrease church turnout, and be generally unappealing to everyone surrounding this location including myself, my wife, and my neighbors. Vallejo already has a fair amount of crime and it seems as though this is a very poor choice which would basically invite these problems into a nice neighborhood. Beyond crime and drug use, there is no evidence of any sort of funding to provide the services promised. This is a HUGE COVID risk and problem for all the permanent residents of this neighborhood. I don't think endangering the permanent residents of the neighborhood with drugs, crime, trash, and all the other problems associated with homeless villages is in the best interests of anyone involved. Please reconsider moving this location somewhere that won't affect the permanent residents of Vallejo in a neighborhood with nice housing and good property value.

--

Thanks,

Nathan Gogol

Louisiana St. home owner.

(510)306-6071

Margaret and Gillian,

This project sounds like it is going through a planning permit process. Does the review in that process include evaluating the strengths of the project partners to manage, implement, and oversee shelter services? Or does the administrative review process look more at building, zoning, and city codes around use of the site? In other words, who is the permitting agency regulating care centers like nursing homes, daycare centers, temporary housing, and other shelters? Is there some kind of licensing requirement at the city, county, or state level to operate a tent village or any other kind of temporary shelter?

Thank you.

Rebekah

Dear Mayor McConnell, City Council members and City Manager Mike Malone,

I am contacting you regarding a temporary special use permit that is being requested, for a homeless encampment at the Church of the Nazarene at Amador and Alabama Streets. I am a Vallejo resident in the Morningside Neighborhood which borders this proposed encampment. I am in strong opposition to this project.

This neighborhood, which consists of Tennessee, Alabama, Morningside Ave, Louisiana, Ohio, and Springs Rd, is struggling to maintain a safe, clean, family friendly environment. This proposed "tent city" would have a definite negative impact on our neighborhood. None of the residents I've spoken with has heard of this project. No community outreach has occurred, and no opportunity for public comment on what will inevitably affect our lives.

A residential neighborhood is an inappropriate location for this project. Seniors, families, and minors use Amador Street to walk to school and access the parks and senior center.

My neighbors and I have not been informed about operating plans for 24/7 supervision, security, site management, how appropriate services will be funded or delivered. At the very least, a community meeting should be held to discuss this project publicly before it is given any further consideration

Thank you for your time and attention.

Sincerely,

Celeste Smeland

1305 Alabama Street

Vallejo, CA 94590

Dear Mayor McConnell,

I've just learned that a proposal is underway to establish a "tent city" for our communities homeless at the Church of the Nazarene located at Amador and Alabama streets. My understanding is this would include up to 40 tents, with various resources (trash receptacles, outhouses) including sharps containers. Additionally, I've heard this is being sponsored by one or two non-profit organizations (along with the city) in light of the pending closure of "project room key".

As a Vallejo resident living near the proposed location, I am outraged. Outraged that no public discussion has occurred, no resident notification, no opportunity for public input. Additionally, I will assume no analysis has occurred on the impact this will have on the residents near and around this proposed site. The fact that sharps containers is mentioned as a planned resource, indicates that those proposing this project are aware, or anticipate a substance abuse issue with some of the occupants. This type of relocation program, whether temporary or not, will have a dramatic negative impact on our neighborhood in numerous obvious ways.

Our neighborhood, namely the Morning Side Addition, has struggled to maintain a safe, beautiful and family friendly community. Several years ago, due to increases in crime and safety issues, we formed a neighborhood association. I am sharing this information with our neighborhood association to bring light to this proposal.

I ask that you investigate this proposed encampment and call for a cease and desist until the community can fully investigate and respond to what will inevitably impact our daily quality of life.

Sincerely,

Beau DeFehr

1326 Alabama Street.

Vallejo.

(707) 322-3542

Ms Kavanaugh-Lynch,

Thank you for taking the time to speak with me this morning, regarding the proposed homeless encampment at the church of the Nazarene on Amador street.

As I indicated on the phone, I and the residents of the Morning Side Addition neighborhood are in strong opposition to this project. I will enclose the original email that I sent to our City Council and Mayor which outlines our initial thoughts. I am sure other neighbors will be contacting you as well.

I would like to state, that the Mayor and Gillian have indicated that we heard of this project through community outreach. That is incorrect. No one in the neighborhood has been contacted by any of those involved in this project. In fact, we learned of this quite by accident.

In any event, I appreciate your contact and hope you will take our concerns into consideration when reviewing this project.

Respectfully

Beau DeFehr

1326 Alabama Street

(707) 322-3542

Hello Vallejo City Council Members, Mayor and City Attorney,

I timed my public comment last night for 3 minutes; and didn't have a backup plan for the loss of that last minute. I wish to share my comments from last night, in full with you here.

Public Comment, 12/14/2021

A significant lack of sufficient urban housing projects that provide safe, secure, and affordable housing to the financially underprivileged combined with unemployment, drug abuse and poverty have contributed to our shared homelessness crisis. Many people in our country are just one paycheck away from being homeless and forced to live in their vehicle, RV or on the streets. None of us will deny that a big problem without clear solutions is before us.

Project RoomKey was established in March of 2020 as part of the state of California's response to the Covid-19 pandemic. The purpose was to provide non-congregate shelter options for people experiencing homelessness while recovering from Covid-19 or having been exposed to Covid-19. The goal was to provide a safe place for isolation. Project RoomKey was not intended to be a solution to a Homeless problem, but to a Covid Problem.

Because our city and county have not picked up the loose ends, a group of non-profit and faith based organizations have felt compelled to do so and they've had to get creative! Creativity in the form of a church willing to offer their space for an experimental tent village immediately adjacent to a residential neighborhood. Now, this unhoused population is proposed to be cramped into close quarters together without the safety of walls, doors or locks, on demand clean hot water and flushing toilets - during the winter. These vulnerabilities attract predators, drug dealers, human traffickers and criminals to the tent village AND its neighbors. This is not a program appropriate for a residential neighborhood. This is a City Homeless problem that they need to fully participate in funding, allocating resources to and overseeing for the safety of all residents of Vallejo.

Wilson Park is already located near a transit hub and across the street from Faith Food Fridays. The Fairgrounds is currently being used for Covid Vaccinations, but appears to have plenty of space for the layout proposed by this Temporary Use Permit and could offer employment opportunities as well for trash pickup, traffic direction and other needs. While Mare Island is not easily accessible to those without a vehicle, there are transit options and lots of space available to set up a temporary tent village to provide medical care, job support and other services proposed in the Temporary Use Permit. I'm a new Vallejo homeowner with a limited knowledge of vacant locations that would be more appropriate—but our city has that knowledge.

There are examples of well run programs in Martinez and Santa Rosa that are not in residential spaces or squeezed into constricted spaces like a small parking lot. These programs were well planned for long term support and appear to flourish with community voluntary involvement rather than suffering from failure due to poor planning and neighbors overrun by the chaos that can come with these large tent villages.

Before anyone makes any accusations of me being a NIMBY or a Racist, I would like you to presume that I am neither. Name calling is a form of bullying that attempts to gain an advantage over someone seen as an opponent or critic. I am here as a resident participant with a viewpoint on an issue within a democratic process.

Please deny the Temporary Use Permit for 921 Amador Street and find a suitable and more permanent location for this program, and add City resources to support it!

Annie Wheat

Morningside Ave.

Dear Ms. Kavanaugh-lynch,

I am contacting you regarding a temporary special use permit that is being requested, for a homeless encampment at the Church of the Nazarene at Amador and Alabama Streets. I am a Vallejo resident in the Morningside Neighborhood which borders this proposed encampment. I am in strong opposition to this project.

This neighborhood, which consists of Tennessee, Alabama, Morningside Ave, Louisiana, Ohio, and Springs Rd, is struggling to maintain a safe, clean, family friendly environment. This proposed "tent city" would have a definite negative impact on our neighborhood. None of the residents I've spoken with has heard of this project. No community outreach has occurred, and no opportunity for public comment on what will inevitably affect our lives.

A residential neighborhood is an inappropriate location for this project. Seniors, families, and minors use Amador Street to walk to school and access the parks and senior center.

My neighbors and I have not been informed about operating plans for 24/7 supervision, security, site management, how appropriate services will be funded or delivered. At the very least, a community meeting should be held to discuss this project publicly before it is given any further consideration

Thank you for your time and attention.

Sincerely,

Celeste Smeland

1305 Alabama Street

Vallejo, CA 94590

Gillian,

Thank you for reaching out. I am a neighbor of the proposed site in the Morningside Addition. We are a tight-knit community who have struggled together to maintain a safe, attractive, healthy, and family-friendly neighborhood. We are collectively dismayed that no one from the church or the project reached out to us to discuss their plans. We have an active neighborhood association, so it would not have been hard. Instead, we heard about this project accidentally yesterday.

We're concerned about the immediate and lasting negative impact on our neighborhood of a dense community of the most vulnerable people living in tents for months at a time in a small parking lot. The majority of Morningside neighbors are concerned.

Several years ago, some well-intentioned people tried to offer homeless services in a building nearby on Colusa Street, right at the end of the alley where this new project is proposed. We saw an immediate increase in vandalism, attempted break-ins, littering, and transients moving through the neighborhood. The City quickly shut down that effort for its own reasons.

I have worked professionally for 25 years managing nonprofit organizations, including Contra Costa's county-wide shelter and services for family violence survivors. In that role, we overlapped closely with other shelter network organizations like Shelter Inc, which I understand has been a strong partner for Vallejo's Project Roomkey. I understand how difficult it is to run a safe and effective shelter, day after day, month after month. Hope Village promises to prioritize the most vulnerable unhoused people coming out of Project Roomkey. These individuals will present with complex issues and significant barriers to becoming self-sufficient, hold employment, or move into permanent housing.

As an experienced nonprofit administrator, I know how crucial sustained funding is to being able to operate a good program where lives are on the line. Sound, experienced management, staff, and supervision are of paramount importance, and all of that requires funding. The project lead, 4th Second, is a new nonprofit, incorporated only last year. It has no assets on record. While they show a strong set of partnerships with other small, local organizations, I also know that those organizations struggle to secure adequate funding, to manage bigger grants successfully, and attract the kind of experienced leadership that would give funders confidence in their proposals. There's no easy answer to solving homelessness, or the folks working on it for decades would have done so.

And yet, the fundamental problem with this proposed project is simply that it is in an established residential neighborhood. Any residential neighborhood would be an inappropriate location for a high-density tent city for the homeless. I understand that 4th Second has already secured a property specifically on which to build housing for the homeless. Why not place this temporary tent village there?

Why not utilize the county fairgrounds and the tiny homes that are already lined up there? What about Dalwigk Park where the picnic tables are right next to that church and across the street from Food First Fridays? Then the City could share in the liability and oversight, rather than turning it over to a nascent, unproven organization with no experience in managing shelters?

I understand the time pressure of finding a solution before Project Roomkey ends on January 5. Sending these folks back out onto the streets to fend for themselves is not what anyone wants. At the same time, I think it would be reckless of the city to approve a rushed, under-resourced tent village operated by well-intentioned but inexperienced and under-funded individuals. The certain result would be damage to a struggling residential neighborhood in the heart of the city and damage to the very people the project purports to serve.

Sincerely,

Rebekah Truemper

Hello Ms. Kavanugh-Lynch et al,

I recently became aware of the Hope Village proposal, which would be housed one block from my home. I did not become aware of this through any outreach effort, but by word-of-mouth from neighbors who heard about it somewhere.

I wrote to Mayor McConnell to register my concerns about the project, and our exchange is below. To summarize, I am not irrevocably opposed to a short-term project to help the homeless and vulnerable, especially with winter setting in. However, a previous effort to open a homeless shelter in our neighborhood exhibited no formal planning process, produced no documents describing specifics of how they would operate and what their policies would be, and generally seemed entirely naive of the serious issues entailed with operating a housing facility for the homeless in a residential area.

My concerns with the Hope Village project are exactly that: I have seen and heard nothing to indicate that those putting this project together have concrete plans for how they will do it. I looked over the proposal you sent to Beau Fehr, and it was very long on stating what they were going to do, and very, very short on saying anything about how they would actually execute those tasks.

Do they have a written budget? Do they have funding sources in place to support it? If the church is going to supply potable water, have they done any kind of estimate of how much water 40 people will consume a day and if that poses any kind of challenge to deliver? More of my concerns are enumerated in my message to the mayor below.

Further, what exactly is a Temporary Use Permit? Does this cover the administration of a housing facility? Could a motel be opened in town with such a permit? If not, why would a homeless facility be able to? I ask because, when an attempt was made to open a shelter on Colusa Street a few years back, I was shocked to be informed that, at that time, no permit process existed for licensing such a facility, meaning that anyone could open a homeless shelter without demonstrating, well, anything: security, sanitation, plans for handling medical emergencies, whatever. My recollection was that a City Council meeting shortly thereafter enacted a new permit to cover such projects. Is that correct? Exactly what kind of permitting IS required in Vallejo for a project like this? Are there any applicable county or state permit processes involved?

If it can be demonstrated that these people have their act together and have a real clue about how to actually pull off such a project, I, for one, would be open to discussing it. If there is no evidence that they know what they are doing and it looks like they are just going to wing it, or make lots of promises with nothing tangible to back them up, then we will surely have the same problems in the neighborhood that started immediately when the Colusa shelter tried to start operating and stopped immediately when it

was closed down, in which case I can assure you that the neighborhood will be quite active and vocal in opposing this project.

I look forward to gaining more clarity on this project.

Larry Oppenheimer

1345 Louisiana Street

Vallejo, CA 94590

My name is Eileen van Moppes and am a resident of Morningside District at 1333 Alabama Street. I learned of a proposed site for homeless at the Church of the Nazarene on Amador Street.

I'm opposed to this project as I don't believe that a busy residential area is an appropriate location for a number of tents, portable toilets and repository for sharps. I have a concern about the number of kids who use Amador Street on their way to and from school and who would be exposed to the disruption of a homeless tent encampment. I'm also concerned about the number of cars this project would generate - cars/motohomes brought in by the homeless; trash generated; possible increase in rodents.

I am not at all opposed to a solution for housing homeless; but am opposed to utilizing a small parking area in a quiet neighborhood.

Thank you for taking my concerns under consideration.

Eileen van Moppes

Kind regards,

Narcissa Wilson

Interim Executive Assistant to the City Manager

City of Vallejo | City Manager's Office

(707) 648-4576 | narcissa.wilson@cityofvallejo.net



COVID-19 UPDATE:

City Hall will be open from 9 a.m. to 3 p.m. Mondays through Thursdays.

Effective August 31, 2021 face masks/coverings are required in all indoor and enclosed public spaces in the City of Vallejo, regardless of vaccination status.

From: Gary Wettstein <garilla@pacbell.net>

Sent: Friday, December 17, 2021 9:37 AM

To: Robert H. McConnell <Robert.McConnell@cityofvallejo.net>

Cc: Pippin Dew <Pippin.Dew@cityofvallejo.net>; Mina Loera-Diaz <Mina.Loera-Diaz@cityofvallejo.net>; Rozzana Verder-Aliga <Rozzana.Verder-Aliga@cityofvallejo.net>; Katy Miessner <Katy.Miessner@cityofvallejo.net>; Narcissa Wilson <Narcissa.Wilson@cityofvallejo.net>; Tina Arriola <Tina.Arriola@cityofvallejo.net>

Subject: Homeless Tent Village on Amador Street

Dear Mayor McConnell,

I'm writing you in regards to the Tent Village and hope you might look at the entire scope of this proposed project with some sense of objectivity. Research done by some of my neighbors has brought up some very good questions regarding how this is being rushed through, funding, security and as a temporary project has no exit strategy. Even under the best circumstances housing those with drug addiction and mental health issues is challenging. I've watched as the situation at the hotel on Admiral Callaghan near the Grocery Outlet has deteriorated. I've heard everything from the owner sold the Grocery Outlet (Because of all the problems created by the people housed at the hotel) to the hotel has been destroyed by those housed there. To anyone who shops there it is obvious that the atmosphere has changed for the worse in that area. In walking my neighborhood and gathering signatures I can guarantee you the people living here who will feel the greatest impact are strongly against putting this in our neighborhood.

Handling homelessness, drug addiction and mental health should be at a minimum run at a county level and as such it makes sense to house people at the Fairgrounds where they have large buildings with bathrooms and heat.

Sincerely,

Gary Wettstein

Morningside Addition Neighborhood Association

***** This is an EXTERNAL EMAIL. Stop and think before clicking links or opening attachments. *****

Approved as to form:

By:  for
Veronica A.F. Nebb
City Attorney

RESOLUTION NO. 21 - _____ N.C.

RESOLUTION APPROVING TEMPORARY USE PERMIT (TUP 21-0007) FOR A TEMPORARY LIVING FACILITY AT 709 ADMIRAL CALLAGHAN LANE IN VALLEJO, CALIFORNIA FOR A PERIOD OF THIRTY DAYS

WHEREAS, on December 9, 2021, the City of Vallejo (City) received an application from 4th Second, Inc. to create a temporary living facility comprised of up to a maximum of 40 tents at 709 Admiral Callaghan Lane to serve up to 65 houseless persons; and

WHEREAS, on December 20, 2021, the City Council held a public meeting and continued the meeting to December 28, 2021; requesting Staff bring additional information for the Council to consider; and

WHEREAS, the proposed facility will provide case management services, including social, mental health, housing placement, and medical services, for approximately 65 persons; and

WHEREAS, the proposed facility includes privacy fencing, four on-site porta-potties, potable water, washing stations, a power source, and exterior motion lighting; and

WHEREAS, City staff in the Fire, Police, and Planning and Development Services Departments have reviewed the site in person and provided conditions of approval to ensure that the public's health and safety will be maintained if the permit is approved; and

WHEREAS, those conditions require the applicant to provide: 1) a revised site plan to locate the tents away from residential uses; 2) a security plan; 3) a waste management plan; 4) a temporary parking plan; 5) a potable water and energy plan and 6) an emergency medical plan; and

WHEREAS, the proposed site is designated "Retail/Entertainment" under the General Plan and as "Regional Commercial" on the Zoning Map;

WHEREAS, Section 16.339.03 of the City's Zoning Ordinance requires specific findings be made to approve a Temporary Use Permit; and

WHEREAS, Section 16.339.02.K.3 of the City's Zoning Ordinance lists specific regulations related to the use of tents, including a maximum time limitation of 30 days, with a possible extension of up to one year upon further approval; and

WHEREAS, the Record upon which the City Council bases its decision on the project at issue herein, includes, but is not limited to: (1) staff's determination the project is categorically exempt from the California Environmental Quality Act (CEQA) as provided in the staff report; (2) the staff report, City files and records and other documents prepared for and/or submitted to the City relating to the project; (3) the evidence, facts, findings and other determinations set forth in this resolution; (4) all designs, plans, studies, data and correspondence submitted to the City in connection with the project; (7) all documentary and oral evidence received during the public meeting regarding the project; and (8) all other matters of common knowledge to the City Council including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City of Vallejo and its surrounding areas; and

WHEREAS, the City Council considered testimony and evidence, both written and oral, provided at the public meeting, as well as other documents contained in the record relating to the project, which are maintained in the offices of the City of Vallejo Planning Division.

NOW THEREFORE, based on the entirety of the Record before it, the City Council hereby makes the following findings:

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING:

The proposed project is exempt from the provisions of the CEQA pursuant to Guidelines Section 15304.E (Class 4 "Minor Alterations to Land"), since the project involves a minor temporary use of an existing parking lot consisting of the erection of tents and temporary sanitation facilities for the sheltering of unhoused individuals on an emergency basis; 2) Section 15332 (Class 32 "In-Fill Development Projects"), since the project meets all of the of the criterion stipulated in this Class in that: a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as all applicable zoning regulations; b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) the project site is already developed and has no value as habitat for endangered, rare or threatened species; d) approval of the project would not result in any significant effects relating to traffic, utilities and public services; 3) Section 15269 ("Emergency Project") in that the project is being undertaken to house currently unhoused individuals during the COVID-19 pandemic; and 4) Section 15311(c) (Class 11 "Accessory Structures"), since the project involves the placement of temporary tents and sanitation facilities in an existing parking lot of a commercial structure.

II. ZONING AND GENERAL PLAN CONSISTENCY

The proposed residential use is consistent with Zoning and General Plan in that the project site is designated “Regional Commercial” on the City’s Zoning Map and “Retail/Entertainment” under the City’s General Plan.

III. FINDINGS RELEVANT TO THE APPROVAL OF THE TEMPORARY USE PERMIT (VMC Section 16.16.339.03):

1. The operation of the requested use at the location proposed and within the time period specified will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

Facts in Support: *As conditioned, the operation of the requested use will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare because it will provide basic services for up to 65 unhoused community members while ensuring that the surrounding neighborhood maintains its existing standard of living rather than releasing these individuals without housing and placing them back into unsafe, unhealthy living conditions on the street. Requirements have been included to ensure public health and safety of the inhabitants and the neighbors surrounding the facility. These elements include restrooms, periodic bathing facilities, as well as monitors and security patrols.*

2. The proposed site is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the site.

Facts in Support: *As conditioned, the proposed site is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the site since requirements have been included to limit the maximum number of tents and inhabitants, to ensure that the tents are appropriately located on the site, as well as to control noise, litter, and debris and light and glare.*

3. The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use will or could reasonably generate.

Facts in Support: *The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use will or could reasonably generate since the use is not anticipated to generate much additional traffic as the inhabitants are not expected to bring vehicles. Most of the traffic will be created by service providers and volunteers. The site is bounded by Admiral Callaghan Street, which measures approximately 75' in width and is a public thoroughfare and Redwood Parkway which measures approximately 80' in width and also a public thoroughfare.*

4. Adequate temporary parking to accommodate vehicular traffic to be generated by the use will be available either on-site or at alternate locations acceptable to the Director.

Facts in Support: *Adequate temporary parking to accommodate vehicular traffic to be generated by the use will be available either on-site since most of the inhabitants do not typically own vehicles and the majority of the vehicular trips associated with the use will be created by service providers and volunteers. There is a private parking area included on the project site.*

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vallejo, State of California, that based on the findings above, the evidence and testimony, both written and oral, presented at the City Council meeting, and the record as a whole, the City Council hereby GRANTS the Temporary Use Permit (TUP 21-0007) for a temporary living facility at 709 Admiral Callaghan Lane in Vallejo, California, subject to the Conditions of Approval attached hereto as Exhibit A.

Adopted by the City Council of the City of Vallejo at a special meeting held on December 28, 2021 with the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ROBERT MCCONNELL, MAYOR

ATTEST:

DAWN G. ABRAHAMSON, CITY CLERK

CONDITIONS OF APPROVAL

**Temporary Use Permit 21-0007
709 Admiral Callaghan Lane, Vallejo, CA 94589
APN # 0069-340-130**

A. PLANNING DIVISION

Pre-Operation

1. Prior to the commencement of this use, the Applicant/Property Owner (collectively, Applicant) shall submit a numbered list to the Planning Division with a written response on how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project.
2. Prior to the commencement of this use, the Applicant shall receive sign off from the following Divisions/Departments: Planning, Building, Police Department and Fire Department. A walk through of the site shall be required. Please contact the Planning Division at least 72 hours before the commencement of the use to schedule date and time of inspection.
3. Prior to the commencement of this use, the Applicant shall identify and gain approval of any other necessary operating permits from other agencies, including the Solano County Health Department.
4. Prior to the commencement of this use, the Applicant shall submit the following plans to the Director of Planning and Development Services for their review and consideration. The requested use shall not be commenced until Applicant receives the written approval by the Director of Planning and Development Services of the applicable plan:
 - a. A site plan for the project site.
 - b. A Security and Staffing Plan that provides a detailed summary of how the site shall be maintained in a way that ensures health, safety and welfare of the inhabitants and the surrounding community as well as identifying staffing to implement the Safety Plan and site operations. This plan must identify a 24-hour staff contact phone number in case of program issues. This number must be posted at the site.
 - c. A Waste Management Plan that includes the number and location of waste and recycling receptacles on site, provides for a designated individual or group to walk the site and the surrounding 200 feet of property, no less than once daily, to collect all loose trash and place in appropriate containers for pickup by Recology. In addition, the plan shall provide a detailed summary of the terms of the agreement with Recology to ensure that appropriate frequency and duration of waste removal is completed and special on call services are available, if needed.
 - d. A Temporary Parking Plan that includes information that illustrates where the mobile showers, volunteers and service providers shall park when serving the facility. Off- site parking is not permitted. The Temporary Parking Plan shall also address resident vehicles if residents with vehicles will be a part of the program.
 - e. An Emergency Medical Plan that includes the location of first aid equipment on site, a list of medical and psychological services provided to the inhabitants, emergency phone numbers, etc.

- f. A Potable Water and Energy Plan that includes how potable water will be brought to the site and the location and number of generators that are proposed to ensure basic health and safety services are provided to the residents.
 - g. Submission of a performance bond or other security at an amount to be agreed to by the Planning and Development Services Director to assure that any facilities or structures used for the proposed temporary use will be removed from the site following the cessation of the use and that the property will be restored to its former condition.
5. Prior to the occupancy of any of the tents, all tents, temporary fencing, lighting, and gates shall be inspected by City Staff.

General Requirements

1. The Temporary Use shall be conducted from January 1, 2022 through and including January 30, 2022. To operate this use past midnight on January 30, 2022, the Applicant must apply for and receive an Extension of the Permit, as described in Chapter 16.602, Common Procedures, and Section 16.602.12, Expiration and Extension, of the Zoning Ordinance. The Extension application must be submitted and fees paid to the City of Vallejo Planning and Development Services Department no later than January 10, 2022 to allow time for processing.
2. The maximum number of tents on this site shall be 40, plus one service tent.
3. The maximum number of inhabitants shall be 65 at any one time.
4. The applicant shall designate a site monitor to ensure that the site remains free of litter, debris, and trash at all times.
5. The applicant shall designate points of contact; one of which is always available and supply their names and contact information to the Police Department and the Planning and Development Services Department.
6. The Applicant shall develop resident rules to address noise, trash, complaint procedure, grounds for removal of residents, prohibited activities (smoking rules, etc.)
7. All gate locks shall be approved by the Fire Prevention Officer and must be secured by a Knox box or other approved device that may be opened by first responders.
8. Noise and quiet hours. Maximum Noise Level in dBA (level not to be exceeded more than 30 minutes in any hour) shall not exceed 65 dBA, measured at the property line, pursuant to Table 16.502-C. The exterior noise limits for any source of noise within any residential zone shall be reduced by 10 dBA between 10:00 p.m. and 7:00 a.m. Generators shall only be operated between the hours of 7:00 am to 10:00 pm.
9. Lighting. The following lighting requirements shall apply:
 - a. Exterior lighting shall be in place prior to the use commencing.
 - b. Lights shall be directed and shielded so as not to illuminate adjoining properties.
 - c. Broken or burnt-out lights shall be replaced within 48 hours.
10. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with the design and construction of the improvements on the site, Applicant's

operations, or any subcontractor's operations, to be performed in any way associated with this permit or use, Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

11. Any proposed modification, alteration, and/or expansion of the use authorized by this Temporary Use Permit shall require the prior review and approval of the City of Vallejo Planning and Development Services Director, unless otherwise specified.

Approval Time/Revocation

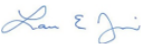
12. Approval of this Temporary Use Permit shall automatically expire 30 days from the date of commencement of the use.
13. If the Planning Division, either independently or because of complaints from the public, becomes aware that the use is being conducted in a manner which violates the Conditions of this Permit or other applicable City regulations, and Planning Division staff is unable to obtain compliance or abatement, staff will refer the Temporary Use Permit to Code Enforcement and/or the City Council for possible suspension or revocation.

B. BUILDING DIVISION

Steve Arnold | steve.arnold@cityofvallejo.net | (707) 648-4387

1. Permits required per California Code of Regulations, Title 24 and applicable City Ordinance in effect Per 2019 CBC 3103.1 Temporary membrane structures shall comply with California Fire Code if erected less than 180 days.
2. If use continues 180 days or longer, building permits shall be required for any structures greater than 120 square feet and any electrical, plumbing, or mechanical equipment or installation.

Approved as to form:

By:  for
Veronica A.F. Nebb
City Attorney

RESOLUTION NO. 21 - _____ N.C.

RESOLUTION APPROVING TEMPORARY USE PERMIT (TUP 21-0007) FOR A TEMPORARY LIVING FACILITY AT 1140 FIFTH STREET IN VALLEJO, CALIFORNIA FOR A PERIOD OF THIRTY DAYS

WHEREAS, on December 9, 2021, the City of Vallejo (City) received an application from 4th Second, Inc. to create a temporary living facility comprised of up to a maximum of 40 tents to serve up to 65 persons; and

WHEREAS, on December 20, 2021, the City Council held a public meeting and continued the meeting to December 28, 2021, requesting Staff bring additional information for the Council to consider; and

WHEREAS, the operators of the proposed facility will provide case management services, including social, mental health, housing placement, and medical services, for approximately 65 persons; and

WHEREAS, the proposed facility includes privacy fencing, four on-site porta-potties with washing stations, refuse containers, potable water to be transported onto the site, a shower trailer location, a generator for use as a power source, and a cooking area; and

WHEREAS, City staff have reviewed the temporary use permit application and provided conditions of approval to ensure that the public's health and safety will be maintained if the permit is approved; and

WHEREAS, those conditions shall require the applicant to provide: 1) a security plan; 2) a waste management plan; 3) a parking plan; 4) an emergency medical plan and a 5) food service plan; and

WHEREAS, the proposed site is designated "Mix of Housing Types" under the General Plan and as "Residential Medium Density" on the Zoning Map; and

WHEREAS, Section 16.339.03 of the City's Zoning Ordinance requires specific findings be made to approve a Temporary Use Permit; and

WHEREAS, Section 16.339.02.K.3 of the City's Zoning Ordinance lists specific regulations related to the use of tents, including a maximum time limitation of 30 days, with a possible extension of up to one year upon further approval; and

WHEREAS, the Record upon which the City Council bases its decision on the project at issue herein, includes, but is not limited to: (1) staff's determination the project is categorically exempt from the California Environmental Quality Act (CEQA) as provided in the staff report; (2) the staff report, City files and records and other documents prepared for and/or submitted to the City relating to the project; (3) the evidence, facts, findings and other determinations set forth in this resolution; (4) all designs, plans, studies, data and correspondence submitted to the City in connection with the project; (7) all documentary and oral evidence received during the public meeting regarding the project; and (8) all other matters of common knowledge to the City Council including, but not limited to, City, state, and federal laws, policies, rules, regulations, reports, records and projections related to development within the City of Vallejo and its surrounding areas; and

WHEREAS, the City Council considered testimony and evidence, both written and oral, provided at the public meeting, as well as other documents contained in the record relating to the project, which are maintained in the offices of the City of Vallejo Planning Division.

NOW THEREFORE, based on the entirety of the Record before it, the City Council hereby makes the following findings:

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING:

The proposed project is exempt from the provisions of the CEQA pursuant to Guidelines Section 15304.E (Class 4 "Minor Alterations to Land"), since the project involves a minor temporary use of an existing parking lot consisting of the erection of tents and temporary sanitation facilities for the sheltering of unhoused individuals on an emergency basis; 2) Section 15332 (Class 32 "In-Fill Development Projects"), since the project meets all of the of the criterion stipulated in this Class in that: a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as all applicable zoning regulations; b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) the project site is already developed and has no value as habitat for endangered, rare or threatened species; d) approval of the project would not result in any significant effects relating to traffic, utilities and public services; and 3) Section 15269 ("Emergency Project") in that the project is being undertaken to house currently unhoused individuals during the COVID-19 pandemic.

II. ZONING AND GENERAL PLAN CONSISTENCY

The proposed residential use is consistent with Zoning and General Plan in that the project site is designated "Residential Medium Density" on the City's Zoning Map and "Mix of Housing Types" under the City's General Plan.

III. FINDINGS RELEVANT TO THE APPROVAL OF THE TEMPORARY USE PERMIT (VMC Section 16.16.339.03):

1. The operation of the requested use at the location proposed and within the time period specified will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

Facts in Support: *As conditioned, the operation of the requested use will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare because it will provide basic services for up to 65 unhoused community members while ensuring that the surrounding neighborhood maintains its existing standard of living rather than releasing these individuals without housing and placing them back into unsafe, unhealthy living conditions on the street. Requirements have been included to ensure public health and safety of the inhabitants and the neighbors surrounding the facility. These elements include restrooms, periodic bathing facilities, as well as monitors and security patrols.*

2. The proposed site is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the site.

Facts in Support: *As conditioned, the proposed site is adequate in size and shape to accommodate the temporary use without material detriment to the use and enjoyment of other properties located adjacent to and in the vicinity of the site since requirements have been included to limit the maximum number of tents and inhabitants, to ensure that the tents are appropriately located on the site, as well as to control noise, litter, and debris and light and glare.*

3. The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use will or could reasonably generate.

Facts in Support: *The proposed site is adequately served by streets or highways having sufficient width and improvements to accommodate the kind and quantity of traffic that the temporary use will or could reasonably generate since the use is not anticipated to*

generate much additional traffic as not many of the inhabitants are not expected to bring vehicles. Most of the traffic will be created by service providers and volunteers. The site is bounded by Fifth Street, which measures approximately 37' in width and is a public thoroughfare.

4. Adequate temporary parking to accommodate vehicular traffic to be generated by the use will be available at alternate locations acceptable to the Director.

Facts in Support: *Adequate temporary parking to accommodate vehicular traffic to be generated by the use will be available either nearby on the street, since the inhabitants do not typically own vehicles and the majority of the vehicular trips associated with the use will be created by service providers and volunteers.*

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Vallejo, State of California, that based on the findings above, the evidence and testimony, both written and oral, presented at the City Council meeting, and the record as a whole, the City Council hereby GRANTS the Temporary Use Permit (TUP 21-0007) for a temporary living facility at 1140 Fifth Street in Vallejo, California, subject to the Conditions of Approval attached hereto as Exhibit A.

Adopted by the City Council of the City of Vallejo at a special meeting held on December 28, 2021 with the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ROBERT MCCONNELL, MAYOR

ATTEST:

DAWN G. ABRAHAMSON, CITY CLERK

CONDITIONS OF APPROVAL

**Temporary Use Permit 21-0007
1140 Fifth St, Vallejo, CA 94589
APN # 0062-070-90**

A. PLANNING DIVISION

Pre-Operation

1. Prior to the commencement of this use, the Applicant/Property Owner (collectively, Applicant) shall submit a numbered list to the Planning Division with a written response on how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project.
2. Prior to the commencement of this use, the Applicant shall receive sign off from the following Divisions/Departments: Planning, Building, Police Department and Fire Department. A walk through of the site shall be required. Please contact the Planning Division at least 72 hours before the commencement of the use to schedule date and time of inspection.
3. Prior to the commencement of this use, the Applicant shall identify and gain approval of any other necessary operating permits from other agencies, including the Solano County Health Department.
4. Prior to the commencement of this use, the Applicant shall submit the following plans to the Director of Planning and Development Services for their review and consideration. The requested use shall not be commenced until Applicant receives the written approval by the Director of Planning and Development Services of the applicable plan:
 - a. A Security and Staffing Plan that provides a detailed summary of how the site shall be maintained in a way that ensures health, safety and welfare of the inhabitants and the surrounding community as well as identifying staffing to implement the Safety Plan and site operations. This plan must identify a 24-hour staff contact phone number in case of program issues. This number must be posted at the site.
 - b. A Waste Management Plan that includes the number and location of waste and recycling receptacles on site, provides for a designated individual or group to walk the site and the surrounding 200 feet of property, no less than once daily, to collect all loose trash and place in appropriate containers for pickup by Recology. In addition, the plan shall provide a detailed summary of the terms of the agreement with Recology to ensure that appropriate frequency and duration of waste removal is completed and special on call services are available, if needed.
 - c. A Temporary Parking Plan that includes information that illustrates where the mobile showers, volunteers and service providers shall park when serving the facility. The Temporary Parking Plan shall also address resident vehicles if residents with vehicles will be a part of the program.
 - d. An Emergency Medical Plan that includes the location of first aid equipment on site, a list of medical and psychological services provided to the inhabitants, emergency phone numbers, etc.
 - e. A Food Service Plan that includes how food will be given to the residents and how food will be prepared on site in the Cooking Zone. Include proposed health and food safety preparation plan approved by Solano County Health Department, if appropriate. Also include a list of heating elements and their power source.

- f. Submission of a performance bond or other security at an amount to be agreed to by the Planning and Development Services Director to assure that any facilities or structures used for the proposed temporary use will be removed from the site following the cessation of the use and that the property will be restored to its former condition.
5. Prior to the occupancy of any of the tents, all tents, temporary fencing, lighting and gates shall be inspected by City Staff.

General Requirements

1. The Temporary Use shall be conducted from January 1, 2022 through and including January 30, 2022. In order to operate this use past midnight on January 30, 2022, the Applicant must apply for and receive an Extension of the Permit, as described in Chapter 16.602, Common Procedures, and Section 16.602.12, Expiration and Extension, of the Zoning Ordinance. The Extension application must be submitted and fees paid to the City of Vallejo Planning and Development Services Department no later than January 10, 2022 to allow time for processing.
2. The maximum number of tents on this site shall be 40, plus one service tent.
3. The maximum number of inhabitants shall be 65 at any one time.
4. The applicant shall designate a site monitor to ensure that the site remains free of litter, debris and trash at all times.
5. The applicant shall designate points of contact; one of which is always available and supply their names and contact information to the Police Department and the Planning and Development Services Department.
6. The Applicant shall develop resident rules to address noise, trash, complaint procedure, grounds for removal of residents, prohibited activities (such as use of open heating or cooking appliances, open flame products, smoking rules, etc.)
7. All gate locks shall be approved by the Fire Prevention Officer and must be secured by a Knox box or other approved device that may be opened by first responders.
8. Noise and quiet hours. Maximum Noise Level in dBA (level not to be exceeded more than 30 minutes in any hour) shall not exceed 65 dBA, measured at the property line, pursuant to Table 16.502-C. The exterior noise limits for any source of noise within any residential zone shall be reduced by 10 dBA between 10:00 p.m. and 7:00 a.m. Generators shall only be operated between the hours of 7:00 am to 10:00 pm.
9. Lighting. The following lighting requirements shall apply:
 - a. Exterior lighting shall be in place prior to the use commencing.
 - b. Lights shall be directed and shielded so as not to illuminate adjoining properties.
 - c. Broken or burnt out lights shall be replaced within 48 hours.
10. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with the design and construction of the improvements on the site, Applicant's operations, or any subcontractor's operations, to be performed in any way associated with this permit or use, Applicant's or subcontractor's tort negligence including active or passive, or strict

negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

11. Any proposed modification, alteration, and/or expansion of the use authorized by this Temporary Use Permit shall require the prior review and approval of the City of Vallejo Planning and Development Services Director, unless otherwise specified.

Approval Time/Revocation

12. Approval of this Temporary Use Permit shall automatically expire 30 days from the date of commencement of the use.
13. If the Planning Division, either independently or as a result of complaints from the public, becomes aware that the use is being conducted in a manner which violates the Conditions of this Permit or other applicable City regulations, and Planning Division staff is unable to obtain compliance or abatement, staff will refer the Temporary Use Permit to Code Enforcement and/or the City Council for possible suspension or revocation.

B. BUILDING DIVISION

Steve Arnold | steve.arnold@cityofvallejo.net | (707) 648-4387

1. Permits required per California Code of Regulations, Title 24 and applicable City Ordinance in effect Per 2019 CBC 3103.1 Temporary membrane structures shall comply with California Fire Code if erected less than 180 days.
2. If use continues 180 days or longer, building permits shall be required for any structures greater than 120 square feet and any electrical, plumbing or mechanical equipment or installation.

Approved as to form:

By:  for
Veronica A.F. Nebb
City Attorney

RESOLUTION NO. 21- _____ N.C.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALLEJO DIRECTING STAFF TO EXTEND PROJECT ROOMKEY AND AUTHORIZING THE CITY MANAGER TO EXECUTE EXTENSIONS WITH PROJECT ROOMKEY (PRK) PROVIDERS

WHEREAS, in May 2020 the City of Vallejo has implemented Project Roomkey to provide temporary shelter to homeless persons at risk from the COVID-19 pandemic emergency; and

WHEREAS, funding for Project Roomkey activities have come from the City's entitlement of the Community Development Block Grant (CDBG), the Community Development Block Grant – Coronavirus (CDBG-CV), and CAP Solano; and

WHEREAS, Project Roomkey grant funding has been exhausted and the program was set to end on January 5, 2021; and

WHEREAS, the City Council wishes to extend the program using General Fund dollars to allow for the continuation of the program until February 5, 2022 while program participants continue to engage in case management and rehousing efforts; and

WHEREAS, the current Project Roomkey core providers including Hampton Inn, Shelter, Inc., and United Security Specialist agreements each need to be amended to increase the not-to-exceed amount and extend the term of the agreements;

NOW, THEREFORE, BE IT RESOLVED that the City Council directs staff to extend Project Roomkey for one month using monies from the General Fund.

BE IT FURTHER RESOLVED the City Manager or his designee is authorized, on behalf of the City Council, to execute necessary agreement extensions with Project Roomkey providers Shelter, Inc., Hampton Inn, and United Security Specialist for a not-to-exceed amount of up to \$344,000 per month through February 3, 2022 to allow for the continuation of the program.

Adopted by the Council of the City of Vallejo at a special meeting held on December 28, 2021 with the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ROBERT H. MCCONNELL, MAYOR

ATTEST:

DAWN G. ABRAHAMSON, CITY CLERK