



VALLEJO ARCHITECTURAL HERITAGE AND LANDMARK COMMISSION

**REGULAR MEETING
FEBRUARY 20, 2025**

COMMISSIONERS

Angela McDonald (Chair)
Annalissa Quismorio
Ann Adams
Brendan Riley
Jared Chacon
Joshua Sosa
Tanya Hall

HYBRID MEETING

www.Cityofvallejo.net

6:30 PM

**Council Chambers
555 Santa Clara Street
Vallejo, CA 94590**

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom	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
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Hybrid Options are available for members of the public to participate. To participate remotely	
<u>Option to Join by Computer</u> From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313	<u>Option to Join by Phone</u> Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute
Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the City Council less than 72 hours before the meeting will be posted concurrently on the City's website at www.cityofvallejo.net/agendas Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the City Clerk	



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AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CONSENT CALENDAR AND APPROVAL OF AGENDA**
 - A. APPROVAL OF THE AGENDA**
 - B. APPROVAL OF THE MINUTES**

Recommendation: By Motion Approve Januaray 16, 2025 - Regular Meeting Minutes.
- 5. REPORT OF THE CITY COUNCIL LIAISON**
- 6. COMMUNITY FORUM**
- 7. PUBLIC HEARING**
 - A. ADOPT A RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS (COA24-0005), DEVELOPMENT REVIEW (DVR24-0030), LANDSCAPE REVIEW (LR24-0021), AND EXCEPTION (EXC24-0015) TO ALLOW THE DEVELOPMENT OF A NEW SINGLE-FAMILY RESIDENCE ON A VACANT PARCEL AT 729 SANTA CLARA STREET (APN: 0055-123-080) AFTER FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15303(a)**

Recommendation:
Adopt a resolution approving a Certificate of Appropriateness (COA24-0005), Development Review (DVR24-0030), Landscape Review (LR24-0021), and Exception (EXC24-0015) to allow the development of a new single-family residence on a vacant parcel at 729 Santa Clara Street (APN: 0055-123-080) after finding the Project exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15303(a).
Contact: Juliette Avila, Assistant Planner (707) 645-2625
juliette.avila@cityofvallejo.net
- 8. WRITTEN COMMUNICATIONS**
- 9. REPORT OF THE COMMITTEE/BOARD SECREATRY**

A. **SECRETARY'S REPORT: DISCUSS POTENTIAL FUTURE LOCATION, USES, AND OPPORTUNITIES FOR THE HERBERT HOUSE**

Recommendation:

Discuss future location, uses, and opportunities for the Herbert House.

Contact: Cesar Orozco, Planning Manager (707) 648-5436

Cesar.Orozco@cityofvallejo.net

B. **CITY ATTORNEY'S REPORT**

C. **REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION**

D. **REPORT OF THE ADHOC SUBCOMMITTEES**

10. ADJOURNMENT

ADDITIONAL CITY INFORMATION

Members of the public can:

- Like us on Facebook and Instagram ([@cityofvallejo](#))
- Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)
- Sign up for emergency alerts at: alertsolan.com

I, Dalia Vidor, Executive Secretary do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to

Angela McDonald (Chair)
Annalisa Quismorio
Ann Adams
Brendan Riley
Jared Chacon
Joshua Sosa
Tanya Hall,

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
5:00 PM, February 14, 2025.

Dated: February 14, 2025

Dalia Vidor

Dalia Vidor, Executive Secretary

MINUTES

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION REGULAR MEETING – 6:30 P.M.

January 16, 2025

1. **CALL TO ORDER**

The meeting was called to order by Chair McDonald at 6:32 pm

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

Present: Chair McDonald, Vice-Chair Hall, Commissioners Adams, Riley, Chacon, Hall, Quismorio

Absent: Commissioner Sosa, and Quismorio

Staff present: Planning Manager Orozco, Principal Planner Thacker, Associate Planner Solomon

4. **CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

A. APPROVAL OF THE AGENDA

Action: Commissioner Riley, Second by Commissioner Chacon, and carried unanimously (Absent – Sosa and Quismorio) to approve the January 16, 2025 – Regular Meeting agenda.

B. APPROVAL OF THE MINUTES

i. November 21, 2024 – Regular Meeting

Action: Commissioner Riley, Second by Commissioner Vice-Chair Hall, to approve the November 21, 2024 - regular meeting minutes; with the following vote:

Vote:

AYES:	Chair McDonald, Vice-Chair Hall, Commissioner Adams, and Riley
NOES:	None
ABSENT:	Commissioner Sosa and Quismorio
ABSTAIN:	Commissioner Chacon

5. **REPORT OF THE CITY COUNCIL LIAISON - None**

6. **COMMUNITY FORM – None**

7. **PUBLIC HEARING**

A. 316 FLORIDA STREET - NEW SINGLE-FAMILY RESIDENCE - CERTIFICATE OF APPROPRIATENESS (COA24-0002), DEVELOPMENT REVIEW (DVR24-0004), LANDSCAPE REVIEW (LR24-0004), AND EXCEPTION PERMIT (EXC24-001)

Planning Manager Orozco introduced Associate Planner Solomon.

Associate Planner Solomon presented the item.

Commissioners asked questions and staff and the applicant responded.

Chair McDonald opened the public hearing.

Speakers – None

Chair McDonald closed the public hearing.

The Commission deliberated the merits of the project, and a motion was made:

Motion: Commissioner Riley, Second by Vice-Chair Hall, that the Architectural Heritage and Landmark Commission find the project exempt from environmental review pursuant to CEQA Guidelines Section 15303 (a) – New Construction or Conversion of Small Structures, and adopt a resolution to approve Certificate of Appropriateness (COA24-0002), Development Review (DVR24-0004), Landscape Review (LR24-0004), and an Exception (EXC24-001), based on the findings and conditions contained in the Resolution and make the following recommendations to consider – explore bay windows, French doors with grids, and different styles of railing, with the following vote:

Vote:

AYES:	Chair McDonald, Vice-Chair Hall, Commissioner Chacon, and Riley
NOES:	Commissioner Adams
ABSENT:	Commissioner Sosa and Quismorio
ABSTAIN:	None

8. WRITTEN COMMUNICATIONS - None

9. REGULAR REPORTS

A. SECRETARY'S REPORT

Planning Manager Orozco announced Principal Planner Thacker will be taking over as secretary for the Commission, possibility of future training for Brown Act and Department of Interior Standards for Historic Preservation, and staff is working on a historical page for the website.

B. CITY ATTORNEY'S REPORT – None

C. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

Commissioner Riley commented on taking advantage of local resources to learn more about history of properties.

D. REPORT OF THE SUBCOMMITTEES

i. Records/Resources Subcommittee

Chair McDonald provided an update on future meeting with the Water Division and processing the tap of records.

ii. Goal Setting Subcommittee

Commissioner Chacon asked when the goal settings meeting for City Council will be held.

iii. Review of Vallejo Municipal Code Chapter 16.614 – Architectural Heritage and Historic Preservation.

10. OTHER AGENDA ITEMS

A. Potential Formation of Additional Subcommittees

- i. Possible AHLC workplan/budget request
- ii. Review of the Secretary of the Interior's Standards
- iii. Create a ministerial process for non-contributing homes.

B. Future Agenda Items

- i. Future Presentations

11. ADJOURNMENT

The meeting was adjourned at 7:58 p.m.

ANGELA MCDONALD, CHAIR

ATTEST:

ROBBY THACKER, SECRETARY



DATE: February 20, 2025
TO: Architectural Heritage & Landmark Commission
FROM: Juliette Avila, Assistant Planner
SUBJECT: **ADOPT A RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS (COA24-0005), DEVELOPMENT REVIEW (DVR24-0030), LANDSCAPE REVIEW (LR24-0021), AND EXCEPTION (EXC24-0015) TO ALLOW THE DEVELOPMENT OF A NEW SINGLE-FAMILY RESIDENCE ON A VACANT PARCEL AT 729 SANTA CLARA STREET (APN: 0055-123-080) AFTER FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15303(a)**

PROJECT INFORMATION

Project Summary:

The project consists of a new two-story 2,370 square foot single-family residence with an attached 295 square-foot one-car garage on a vacant 4,766 square foot lot within the Saint (St.) Vincent's Historic District. The residence façade is proposed with vertical Hardie lap siding and painted cement stucco in varying shades of beige and tan, complemented by black fiberglass windows, grey trim and shingle roofing. The project also includes 2,105 square feet of new landscaping and three street trees along Santa Clara Street and Florida Street.

Location: 729 Santa Clara Street / APN: 0055-123-080

Applicant: Phantom Architecture Studio

Owner: ARF Properties, Inc.

General Plan Land Use Designation: Primarily Single Family (R-SF)

Zoning District: Residential Low Density (RLD)

Historic District: St. Vincent's Historic District

CEQA: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (A) (Class 3, "New Construction or Conversion of Small Structures").

Subject: ADOPT A RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS (COA24-0005), DEVELOPMENT REVIEW (DVR24-0030), LANDSCAPE REVIEW (LR24-0021), AND EXCEPTION (EXC24-0015) TO ALLOW THE DEVELOPMENT OF A NEW SINGLE-FAMILY RESIDENCE ON A VACANT PARCEL AT 729 SANTA CLARA STREET (APN: 0055-123-080) AFTER FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15303(a)

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RECOMMENDATION

Adopt a resolution approving a Certificate of Appropriateness (COA24-0005), Development Review (DVR24-0030), Landscape Review (LR24-0021), and Exception (EXC24-0015) to allow the development of a new single-family residence on a vacant parcel at 729 Santa Clara Street (APN: 0055-123-080) after finding the Project exempt from environmental review pursuant to California Environmental Quality Act Guidelines Section 15303(a).

BACKGROUND AND DISCUSSION

Background

On October 2, 2024, Michael R. Tom, on behalf of ARF Properties, Inc., the property owner ("Applicant"), applied for a Certificate of Appropriateness (COA24-0005), Development Review (DVR24-0030), and Landscape Review (LR24-0021) for the development of a new single-family residence with an attached one-car garage on a vacant parcel at 729 Santa Clara Street. The project plans were routed to various City departments and outside agencies for their review.

On December 11, 2024, the applicant applied for an Exception Permit (EXC24-0015) to allow for the reduction of required minimum front, street side yard and garage frontage setbacks. Following receipt of this additional application component, the entire application was determined to be complete by the City on December 11, 2024.

The current application includes the same design for the project as what was previously approved in 2021, which approval has since expired--the only change being a reduction in the square footage of the primary residence required due to the new development standards under the new Zoning Code.

Location and Land Use Context

The project site is a reverse flag lot located at the corner of Santa Clara and Florida Streets. Lozier Alley lies to the south, Santa Clara Street to the east, Florida Street to the north, and Branciforte Street to the west (see Table 1 of Attachment 2). The immediate vicinity of the project site is characterized by existing residential, community assembly, and school uses (see Figure 1 in Attachment 2).

State Route 37 is approximately 1.35 miles to the north, Sonoma Boulevard/State Route 29 (SR-29) is approximately 0.3 miles to the east, and Interstate 80 (I-80) is approximately 1.6 miles to the east from the subject property. The site's General Plan 2040 Land Use Designation is Primarily Single-Family (P-SF) and the site is zoned Residential Low Density (RLD), which implements the P-SF Land Use designation.

According to the Insurance Maps of Vallejo dated April 1959 (Sanborn Maps), the map showed the site was previously developed with a two-story brick multi-use building, which housed two stores and a dwelling unit. This building covered the entire parcel along Florida and Santa Clara Street (see Figure 5 in Attachment 2). Permits were applied to demolish the structures on site in 1969.

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St. Vincent's Historic District

The St. Vincent's Historic District is formally listed in the National Register of Historic Places as the Vallejo Old City Historic District. The District is generally bounded by Mare Island Way and Butte Street to the west, Marin Street and properties adjacent to Sonoma Boulevard to the east, Quincy Alley to the north and Florida Street, Carolina Street and Kissel Alley to the south (see Figure 2 in Attachment 4). The District consists of a variety of mid-nineteenth to late-twentieth century residences and includes architectural examples of Greek and Gothic Revival, Vernacular, Late Victorian, such as Italianate, Queen Anne, Eastlake, Shingle Style; along with Colonial Revival, Tudor Revival, Mission, Craftsman, Prairie and Art Deco. The District's period of significance is 1868 to 1947.

Project Description

The project consists of a new two-story, 2,370 square foot single-family residence with an attached 295 square-foot one-car garage on a vacant 4,776 square-foot lot at 729 Santa Clara Street. See Figure 3 in Attachment 2 for existing conditions. The new residence is proposed to have an overall building height of 27 feet and 3 inches, with a total of five bedrooms and three bathrooms. The single-story attached garage would have direct access off Florida Street. The new residence façade has been proposed with vertical James Hardie siding painted Snowbound on the second story, and cement painted stucco in the color Alpaca featured on the first floor and attached garage, complimented by trim accents and shingle roofing in the color Perle Noir. The residence's facade, reminiscent of Craftsman-style architecture, would also feature a full-width one-story covered porch with heavy square piers, fiberglass double-hung windows and three bay-style windows in a black finish along the north Florida Street elevation (see Figure 4 of Attachment 2). The project also includes 2,105 square feet of new drought-tolerant landscaping and three new street trees along Florida Street and Santa Clara Street (see Attachment 3 for project plans). The proposal also includes a request for an Exception to allow the reduction of the front, street side yard, and garage frontage setbacks up to 25% of the development standard. Further analysis is detailed below.

Code Compliance:

I. Required Entitlements

The project requires the following approvals under the Vallejo Municipal Code (VMC):

- A Certificate of Appropriateness is required for any proposed single-family dwelling within the Saint Vincents Historic District. VMC Section 16.614.09 "Certificate of Appropriateness," states "a certificate of appropriateness shall be required prior to the construction, demolition, alteration, or relocation of, or addition to, any main or accessory structure or other designated feature in a historic district, or on the property of a designated landmark." Additionally, VMC Table 16.614-A "Review Authority and Public Notice," provides that all new principal structures shall be reviewed by the AHLC.
- Development Review and Landscape Review are required for all permits for new construction such as for a proposed single-family residence. VMC Section 16.605.02 (A.1) "Procedures," for a Development Review, states, "when a development project requires a use permit, variance, or any other discretionary

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approval, the development review application shall be submitted to the planning division as part of the application for the use permit, variance, or other discretionary approval. Development review decisions shall be made by the review authority for the use permit, variance or any other discretionary permit.” Accordingly, the AHLC has review authority over these entitlements.

- An Exception is required to facilitate up to a 25% reduction of the required minimum setbacks for the front, street side yard and garage setbacks. In accordance with VMC 16.608.04, "Procedures," Exception review decisions shall be made by the review authority for the use permit, variance or any other discretionary permit.” Accordingly, the AHLC has review authority over these entitlements.

II. General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is Primarily Single Family (R-SF). The General Plan characterizes this designation as follows:

The R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes, although some older areas have attached dwellings and small stores. Dwellings typically have front and rear yards, as well as side setbacks. Permitted land uses include single-family homes, in some instances duplexes, triplexes, fourplexes, and small commercial spaces, and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. The maximum permitted residential density in the R-SF designation is nine dwelling units per acre; however, in single-family areas where accessory dwelling units are allowed, maximum permitted residential density is 12 dwelling units per acre.

The project is consistent with the R-SF land use designation in that it proposes a 2,370 square foot detached single-family home and attached garage. Additionally, the project is consistent with applicable General Plan 2040 policies and actions, such as Policy NBE-1.11 - Historic Districts and NBE-2.8 - Infill Development (refer to Table 4 of Attachment 2).

III. Zoning Code Consistency

The project site has a zoning designation of Residential Low Density (RLD). The Zoning Code provides the following description for the RLD Zoning District:

The RLD Zoning District is for low-density residential areas in which permanent single unit residences, including detached and attached (duplexes and townhouses) units, are the primary use. Other residential types including cottages and bungalows around courts may be seen in this district as well as small neighborhood serving retail. This district also allows a variety of neighborhood supportive services, public and educational facilities, open spaces and community facilities. The maximum permitted residential density is nine dwelling units per acre, excluding accessory dwelling units.

VMC Table 16.301 – A “Land Use Regulations,” states in part that ‘Single-Family, Detached’ is a permitted use in the RLD Zoning District.

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With the proposed Exception, the project is consistent with the applicable development standards in the RLD zoning district, such as setbacks, density, height, landscaping requirements, etc. (see Table 2 in Attachment 2). The project is also consistent with the objective design standards for single unit housing (detached and attached) such as building entrances, street facing building elevations, garage frontage, paving, and driveways (see Table 3 in Attachment 2 for compliance).

IV. Required Findings:

Certificate of Appropriateness: VMC Section 16.614.09 (E), requires the review authority, Architectural Heritage and Landmarks Commission, to make the following applicable findings prior to granting the Certificate of Appropriateness:

1. The project is in conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties applicable to the project and any ordinance designating the historic district or landmark.
2. For projects located in a historic district, the proposed project is consistent with any conservation plan or specific plan adopted for the historic district.

Development Review: VMC Section 16.605.03 requires the reviewing authority to find that the proposed project:

1. Complies with all applicable specific standards and criteria of this Zoning Code;
2. Is consistent with the general plan and any applicable approved specific plan or planned development;
3. Complies with any design conditions, standards, or requirements imposed by a discretionary approval including but not limited to a major or minor use permit, variance, specific plan, planned development, or tentative map applicable to the project or the location where it is proposed;
4. Is in substantial compliance with any applicable adopted design guidelines;
5. Will serve to achieve groupings of structures that are well related one to another and which, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area; only elements of design which have some significant relationship to outside appearance shall be considered;
6. Will be of a quality and demonstrates thoughtful site planning that will serve to protect the value of private and public investments in the area; and

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7. That the project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

Exception: VMC Section 16.608.05 requires the reviewing authority to find that:

1. The exception is necessary due to the physical characteristics of the property and the proposed use or structure or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, or other unusual circumstance;
2. There are no alternatives to the requested exception that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the general public;
3. The granting of the requested exception will not be detrimental to the health or safety of the public or the occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of the Zoning Code;
4. If the exception requested is to provide reasonable accommodation pursuant to state or federal law, the review authority must also make the following findings in addition to any other findings that this Zoning Code requires:
 - a. That the subject housing or property will be used by an individual or organization entitled to protection;
 - b. If the request for accommodation is to provide fair access to housing, that the request is necessary to make specific housing available to an individual protected under state or federal law;
 - c. That the conditions imposed, if any, are necessary to further a compelling public interest and represent the least restrictive means of furthering that interest; and
 - d. That denial of the requested exception would impose a substantial burden on religious exercise or would conflict with any state or federal statute requiring reasonable accommodation to provide access to housing; and
5. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.
6. Notification. Notice shall be provided in compliance with the requirements of Chapter 16.602, Common Procedures, Section 16.602.08, Noticing. When a project subject to an exception permit approval and requires a development review permit, use permit variance, an amendment of the Zoning Code or any other discretionary action, the notice for such approval shall also state that the project is subject to an exception.

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Staff believes all the applicable Certificate of Appropriateness, Development Review, and Exception findings (as listed above) can be made for the proposed project. Below is a summary of staff's analysis, separated by subject to facilitate review by the Architectural Heritage and Landmark Commission. The specific findings and recommended statements of fact are incorporated into the attached Resolution in the Attachment 1 of this report.

Architecture

The Certificate of Appropriateness aims to preserve the architectural and historical integrity of historic structures and maintain the overall character of the historic districts. The new residence façade has been proposed with vertical James Hardie siding painted Snowbound on the second story, and cement painted stucco in the color Alpaca featured on the first floor and attached garage, complimented by trim accents and shingle roofing in the color Perle Noir. The residence's façade also features a full-width one-story covered porch with heavy square piers, double-hung windows and three bay-style windows in a black finish along the Florida Street elevation. The proposed dwelling will feature a Craftsman architectural style and will complement the existing residential neighborhood within the St. Vincent's Historic District. It will include hip and gable roofing with composite shingle roofing, similar to other residences within close vicinity along Santa Clara and Florida Streets, as well as a covered porch with heavy square piers that align with the architectural style. As proposed, the project will comply with the development standards found in VMC Chapter 16.202.

Landscaping

The VMC requires 20% of the front yard to be landscaped and to have one street tree per every 50 feet of frontage. The proposed project has an existing 43.33'-foot frontage and is proposing one new street tree facing Santa Clara and two new street trees on Florida Street. As proposed, the front yard would be 52% landscaped, adding 260.64 square feet of landscaping in the front yard adjacent to Santa Clara Street. Throughout the site and within the easement, there would be a total of 2,105 square feet of new drought-tolerant landscaping, including three new coast live oak street trees, one existing tree on site (to be preserved), as well as California yerba santa, toyon, California goldenrod and black sage for slope stabilization. Lastly, the new driveway access would be set with precast pavers on permeable landscaping, and a new walkway to tie into the existing stairway off of Santa Clara Street.

Setbacks Exception

The proposed project includes a front yard setback of 11 feet and three-inches, street side yard setback of seven feet and five-inches and a garage setback of 15 feet and a quarter of an inch. VMC Table 16.202 – A "Development Standards – RR and RLD" states that the minimum front yard setback is 15 feet, street side yard setback is 10 feet and garage setback from the street is 20 feet. If approved, the Exception would allow a reduction of up to 25 percent in the minimum setbacks. A 25 percent reduction would reduce the current requirement from 15 feet to 11 feet and four-inches for the front setback, 10 feet to seven feet and six-inches for the street side setback and 20 feet to 15 feet for the garage setback.

The request for the exception is necessary due to the vacant lot having an extended public right-of-way on

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both Santa Clara Street and Florida Street. The public right-of-way extends 11 feet and 11-inches behind the sidewalk and 13 feet and six-and-half inches on Florida Street. Without the Exception, the proposed building would be pushed further back from Santa Clara Street and Florida Street and would require a reduced overall size for the home. The Exception would allow similar setbacks with existing residences in the immediate vicinity, ensuring the new construction is visually compatible with the surrounding neighborhood.

Additionally, VMC Table 16.501-C “Allowed building projections into yards” (see Table 5 of Attachment 2) states that decks, porches and stairs when less than 18 inches above ground elevation can project six feet into the front yard setback, and bay windows or balconies can project into the street side setback up to three feet. The covered entry porch is proposed to project six feet into the reduced front yard setback. The porch design is complementary of the craftsman style elements of the house, with a full width covered porch with heavy square piers and accent trim. Lastly, facing Florida Street, the bay windows are proposed to project two feet into the reduced side yard setback. This unique feature shows thoughtful design and adds visual interest to the façade.

Department of Interior Standards for the Rehabilitation of Historic Properties

Pursuant to VMC Section 16.38.260, any new construction within the St. Vincent’s Historic District requires a Certificate of Appropriateness. The St. Vincent’s Historic District has no formal, adopted design guidelines for new construction.

In 1976, the Federal Government created the Secretary of the Interior’s Standards for Rehabilitation (“Secretary’s Standards”), which were formally published in 1978 for use in evaluating rehabilitation work in historic districts. The Secretary’s Standards provided government officials, architects and homeowners with standardized guidance that could be provided country-wide when faced with rehabilitation and new construction in historic districts. The Secretary’s Standards generally do not address entirely new structures. However, they do contain the following statements, which staff has used to assess the proposed single-family residence (the standards are in bold, and staff’s determination follows in italics):

- **Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**

The proposed single-family residence is proposed to be visually consistent with the neighborhood through the use of consistent landscaping, craftsman style roofing, vertical siding, and a full width covered entry porch featuring square piers; however, the proposed design would also be clearly recognizable as a unique modern building of its current time and place. The building would be constructed with modern materials such as James Hardie board siding, painted cement stucco and all new fiberglass windows. Recreating a false sense of historical features is discouraged in new construction. The proposed single-family residence aims to have similar scale and mass, height, setbacks and materials as homes within the district, without imitating historical features.

- **Not recommended: Introducing a new building, streetscape or landscape feature that is out of scale, or otherwise inappropriate to the setting’s historic character.**

Subject: ADOPT A RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS (COA24-0005), DEVELOPMENT REVIEW (DVR24-0030), LANDSCAPE REVIEW (LR24-0021), AND EXCEPTION (EXC24-0015) TO ALLOW THE DEVELOPMENT OF A NEW SINGLE-FAMILY RESIDENCE ON A VACANT PARCEL AT 729 SANTA CLARA STREET (APN: 0055-123-080) AFTER FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15303(a)

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The proposed single-family residence would contribute to the character of the neighborhood by respecting the scale and mass, site location, height, materials and orientation of the other adjacent residences within the 700 block of Santa Clara Street and the greater St. Vincent's District. The proposed building height is 27 feet and 3 inches, which is consistent with the average height of two-story residential buildings in immediate vicinity. The building's placement, including the proposed utilization of the existing front entry stairway from Santa Clara Street, would ensure it is in similar alignment with the adjacent two-story residences. The proposed setbacks are consistent with other residences on the 700 block of Santa Clara Street given the steep front yards and existing easement. The single-family residence would also be visually compatible with the existing neighborhood due to the proposed craftsman style roofing, vertical siding and painted stucco façade combination with trim accents, covered front porch with large square piers and shingle roofing. In addition, the proposed landscaping would relate well to other residences on Santa Clara Street and the existing 3-foot, 6-inch wooden fence on site would be preserved.

- **Not recommended: Introducing new construction into a historic district that is visually incompatible or that destroys historic relationships within the district or the neighborhood.**

As stated above, the proposed single-family residence would not be visually incompatible or destroy historic relationships within the district or the neighborhood. The single-family residence would be visually compatible with the existing neighborhood due to the proposed materials, roofing style with composite shingle roofing, accents and covered porch surrounding the primary entrance, and a combination of double-hung and bay windows, and wooden front and garage doors.

Overall, the proposed project would be consistent with the existing streetscape and front setback of other properties on Santa Clara Street where there is a mix of architectural styles that range from Craftsman, Side Gable Vernacular and New Traditional, to more opulent Queen Anne and Shingle Style buildings. The proposal would be architecturally compatible to the existing neighborhood, not imitating any historical features; however, it would be clearly recognized as 21st-century construction.

NOTICE AND COMMENTS

On January 30th, 2025, pursuant to VMC Section 16.602.08 – Noticing, a 14-calendar day notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups and all property owners within 500 feet of the subject property, the school district, any other local agency expected to provide water, wastewater treatment, or other essential facilities or services to the project, as well as to members of the AHLC, the applicant property owner and interested parties.

On February 3rd, 2025, staff received an inquiry from a resident in the vicinity of the project site regarding the proposed windows, plastic siding and landscaping. The St. Vincent's Historic District does not have adopted design guidelines for preservation of existing properties or new construction, but relies on The Secretary of the Interior's Standards for the Treatment of Historic Properties. The Secretary of the Interior's Standards for the Treatment of Historic Properties does not provide design standards for new construction.

Subject: ADOPT A RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS (COA24-0005), DEVELOPMENT REVIEW (DVR24-0030), LANDSCAPE REVIEW (LR24-0021), AND EXCEPTION (EXC24-0015) TO ALLOW THE DEVELOPMENT OF A NEW SINGLE-FAMILY RESIDENCE ON A VACANT PARCEL AT 729 SANTA CLARA STREET (APN: 0055-123-080) AFTER FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15303(a)

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The project incorporates fiberglass windows that are architecturally compatible with the design of the single-family residence and are similar to the original wood windows in the district, but are designed to meet current standards of today. The proposed elevation will be compromised by cement stucco on the first floor of the building and reinforced cement James Hardie siding. The landscaping plan includes a total of 2,105 square feet of new drought-tolerant landscaping, including three new coast live oak street trees, one existing tree on site (to be preserved), as well as California yerba santa, toyon, California goldenrod and black sage for slope stabilization. Staff added a condition of approval to install the landscaping prior to receiving final building inspection.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the provisions of the CEQA Guidelines (Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15303 (a) (Class 3, "New Construction or Conversion of Small Structures"). The project proposes new construction of a single-family residence in a residential zone within a historic district.

None of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource.

CONCLUSION

Based on the analysis contained in this staff report and the project's consistency with General Plan 2040 and the Vallejo Municipal Code, staff recommends that the AHLC find the project exempt from environmental review pursuant to CEQA Guidelines Section 15303(a), and approve Certificate of Appropriateness (COA24-0005), Development Review (DVR24-0030), Landscape Review (LR24-0021), and Exception Permit (EXC24-0015) subject to the Conditions of Approval provided as Exhibit A of the Resolution.

EXPIRATION

Pursuant to VMC Section 16.602.12(A.2), approval of this Certificate of Appropriateness, Development Review, Landscape Review and Exception Permit shall automatically expire 24 months after its approval unless authorized construction has commenced prior to the expiration date (February 20, 2027) (if approved at this meeting).

APPEAL PROCEDURE

Subject: ADOPT A RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS (COA24-0005), DEVELOPMENT REVIEW (DVR24-0030), LANDSCAPE REVIEW (LR24-0021), AND EXCEPTION (EXC24-0015) TO ALLOW THE DEVELOPMENT OF A NEW SINGLE-FAMILY RESIDENCE ON A VACANT PARCEL AT 729 SANTA CLARA STREET (APN: 0055-123-080) AFTER FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15303(a)

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VMC Section 16.602.14, Appeals, provides that the applicant, or any party adversely affected by the decision of the AHLC may, within ten days after the rendering of the decision of the AHLC appeal in writing to the City Council by filing a written appeal with a fee as described in the Master Fee Schedule with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within five hundred feet of the project boundary. The Council may affirm, reverse, or modify any decision of the Planning Commission that is appealed.

Levine Act: Government Code 84308

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office, (City Officers) who have received a campaign contribution of more than \$250 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds \$250 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than \$250 made to the City Officers, such as the Mayor and/or the Councilmembers, within 12 months prior to the date of the proceeding. City Officers are prohibited from accepting, soliciting, or directing a contribution of more than \$250 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

ATTACHMENTS

1.	Proposed Resolution
2.	Exhibit A - Conditions of Approval
3.	Supporting Information - Tables and Images
4.	Project Plans

CONTACT

Juliette Avila, Assistant Planner (707) 645-2625

juliette.avila@cityofvallejo.net

Approved as to form:

By:  for
Veronica A.F. Nebb
City Attorney

**CITY OF VALLEJO
ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION**

RESOLUTION No. 25-____

A RESOLUTION APPROVING CERTIFICATE OF APPROPRIATENESS (COA) #24-0005, DEVELOPMENT REVIEW (DVR) #24-0030, LANDSCAPE REVIEW (LR) #24-0021, AND EXCEPTION (EXC) #24-0015 TO DEVELOP AT NEW SINGLE-FAMILY RESIDENCE AFTER FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15303(a)

**729 SANTA CLARA STREET
APN: 0055-123-080**

RECITALS

WHEREAS, on August 29, 2017, the City Council adopted General Plan 2040; and

WHEREAS, the property which is the subject of the above-referenced proposed entitlements (Subject Property) has a General Plan 2040 land use designation of Primarily Single-Family; and

WHEREAS, on July 22, 2021, the City Council adopted a new Zoning Code and Zoning Map; and

WHEREAS, the Subject Property is located in the Residential Low Density Zoning District; and

WHEREAS, on October 11, 2024, ARF Properties, Inc., the property owner applied for a Certificate of Appropriateness (COA24-0005), Development Review (DVR24-0030), and Landscape Review (LR24-0021), seeking approval for the construction of a new single-family dwelling on a vacant lot at 729 Santa Clara Street (APN:0055-123-080) located in the St. Vincents Historic District; and

WHEREAS, on December 11, 2024, the property owner applied for an Exception (EXC24-0015) to allow for the reduction of required minimum front, street side yard and garage frontage setbacks for the project, and the project was determined to be complete; and

WHEREAS, on January 30, 2025, pursuant to Vallejo Municipal Code (VMC) Section 16.602.08(A), notice of this hearing was published in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the Subject Property, the Vallejo City Unified School District and any other local agency expected to provide water, wastewater treatment, streets, roads, schools, or other essential facilities or services to the project and electronically mailed to the members of the Architectural Heritage and Landmark Commission and to the applicant; and

WHEREAS, on February 20, 2025, the City of Vallejo Architectural Heritage and Landmarks Commission ("Commission"), after giving all public notices required by State law and the Vallejo Municipal Code, conducted a duly noticed public hearing; and

WHEREAS, the Commission considered comments and evidence, both written and oral, provided at the public hearing, as well as other documents contained in the Record of Proceedings relating to the project, which are maintained in the offices of the City of Vallejo Planning Division; and

WHEREAS, based on the Record of Proceedings, the Commission makes the following findings:

I. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

The project is categorically exempt from the provisions of the California Environmental Quality Act ((CEQA) Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15303 (a) (Class 3, "New Construction or Conversion of Small Structures"). The project proposes new construction of a single-family residence in a residential zone.

None of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource.

II. FINDINGS RELATING TO THE APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS (VMC Section 16.614.09.E)

A. The project is in conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties applicable to the project and any ordinance designating the Historic District or Landmark.

FACTS IN SUPPORT: The Secretary of the Interior's Standards for Rehabilitation are applicable to the project and are as follows:

1) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Prior to the demolition of the buildings, the previous use on the site incorporated a residence and a store. The project will construct a new single-family residence on a vacant lot to reestablish a historic former use on the site.

2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

Not Applicable. As this project is new construction on a vacant lot, no historic character of the property needs retention or preservation. Since nothing is being removed or demolished from the site, Rehabilitation Standard 2 is not applicable.

3) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed project is a new construction on a vacant lot, and it proposes no conjectural features or architectural elements from other buildings or historic periods that create a false sense of historical development. The proposed dwelling will feature a Craftsman architectural style that is compatible with the features, size,

scale, and massing of the surrounding neighborhood, which will protect the integrity of the Subject Property and its environment due to a consistent depth of front yard landscaping, full width covered porch, vertical siding and craftsman style roofing. The proposed project will comply with Rehabilitation Standard 3.

- 4) Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

There are no documented changes that have occurred at the Subject Property that would result in acquired historic significance. The proposed project complies with Rehabilitation Standard 4.

- 5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

Not Applicable. As this project is new construction on a vacant lot, there is no preservation of distinctive materials and therefore, Rehabilitation Standard 5 is not applicable.

- 6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

Not Applicable. As this project is new construction on a vacant lot, it proposes no replacement of missing features, and therefore, Rehabilitation Standard 6 is not applicable.

- 7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

Not Applicable. The proposed project does not include chemical or physical treatments that would be applied to any existing historic materials, as this is new construction on a vacant lot, and therefore Rehabilitation Standard 7 is not applicable.

- 8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

Not Applicable. The project proposes new construction on a vacant lot, therefore, there is a low chance of encountering archaeological resources. Rehabilitation Standard 8 does not apply to the proposed project.

- 9) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

As this project is new construction on a vacant lot, it will not destroy historic materials, features, or spatial relationships that characterize the property. The proposed dwelling will feature a Craftsman architectural style that is compatible with the features, size, scale, and massing of the surrounding neighborhood, which will protect the integrity of the Subject Property and its environment due to a consistent

depth of front yard landscaping, full width covered porch, vertical siding and craftsman style. The proposed project complies with Rehabilitation Standard 9.

- 10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The proposed new construction has been designed in such a way as to retain the form and integrity of the Subject Property and its environment by utilizing and preserving the existing cement stairway to the front entrance, driveway approach and wooden fence on site. The proposed project complies with Rehabilitation Standard 10.

- B. For projects located in a Historic District, the proposed project is consistent with any conservation plan or specific plan adopted for the Historic District.**

The project site is within the St. Vincents Historic District for which there is no adopted conservation plan or specific plan.

- C. For projects that require demolition, the Architectural Heritage and Landmarks Commission shall also find, as applicable: (a) It is not feasible to preserve or restore the structure after considering alternatives and balancing interest in preservation versus cost. (b) The retention of the structure constitutes a hazard to public safety. (c) The structure is a deterrent to a major improvement program which substantially benefits the City. (4) Retention of the structure in the judgment of the commission is not in the interest of the majority within the Historic District.**

Not Applicable. There is no demolition proposed as part of this project.

III. FINDINGS RELATING TO THE APPROVAL OF THE DEVELOPMENT REVIEW (VMC Section 16.605.03) FOR THE PROJECT:

- 1. Complies with all applicable specific standards and criteria of this Zoning Code.**

The proposed project is located on a property zoned Residential Low Density (RLD). The RLD zone is intended for low-density residential areas in which permanent single unit residences, including detached and attached (duplexes and townhouses) units, are the primary use. The project is consistent with the RLD zoning district in terms of land use, in that it involves the construction of a new single-family residence within an established neighborhood. With the approval of the Exception request, as detailed below, the project is consistent with the applicable development standards, such as setbacks, lot coverage, building height, objective design standards, etc. as outlined in VMC Title 16, as proposed and conditioned.

- 2. Is consistent with the General Plan and any applicable approved Specific Plan or Planned Development.**

The site has a General Plan designation of Primarily Single Family (R-SF), which is consistent with the current RLD zoning of the site. The R-SF General Plan designation applies to residential neighborhoods primarily characterized by detached single-family homes. Dwellings typically have front and rear yards, as well as side setbacks. Permitted land uses include single-family homes, in some instances duplexes, triplexes, fourplexes, and small commercial spaces, and public facilities such as schools, religious institutions, parks, and other community facilities

appropriate within a residential neighborhood. The maximum permitted residential density in the R-SF designation is 12 dwelling units per acre. The proposed new dwelling is consistent with the permitted density range. The project is consistent with P-SF land use designation in that it involves the construction of a single-family residence within an established neighborhood that is primarily characterized by a mixture of detached single-family residences or multifamily residential. The building and its use are consistent with the applicable actions and policies of the General Plan, such as Policy NBE-1.11 - Historic Districts and NBE-2.8 - Infill Development, and General Plan Designation.

- 3. Complies with any design conditions, standards, or requirements imposed by a discretionary approval including but not limited to a Major or Minor Use Permit, Variance, Specific Plan, Planned Development, or tentative map applicable to the project or the location where it is proposed.**

The proposed single-unit dwelling and associated improvements will be consistent with the applicable development standards outlined in VMC Title 16, as proposed and conditioned. Since the subject parcel is within the St. Vincents Historic District, the required Certificate of Appropriateness is also under review with this project. No other conditions, Use Permit, Variance, Planned Development, or tentative map condition are applicable to the project.

- 4. Is in substantial compliance with any applicable adopted design guidelines.**

As proposed, the single-unit dwelling will comply with VMC Section 16.202.03 – Design Standards for single-unit housing (detached and attached), which provides objective and subjective design standards. In addition, the project will comply with VMC Table 16.501- C: Allowed building projections into yards, due to the site providing a required front entry of a depth of at least 5 feet that will not exceed a maximum of 6 feet for decks, porches and stairs less than 18 inches above ground elevation, as well as the required 3-foot projection for bay windows. As proposed, the dwelling complies with all applicable development and design standards for single-unit dwellings within the RLD zone.

- 5. Will serve to achieve groupings of structures that are well related one to another and which, taken together, will result in a well-composed urban design, with consideration given to site, height, arrangement, texture, material, color and appurtenances, the relation of these factors to other structures in the immediate area, and the relation of the development to the total setting as seen from key points in the surrounding area; only elements of design which have some significant relationship to outside appearance shall be considered.**

The proposed dwelling has been designed with consideration to the existing structures adjacent to the site and within the nearby vicinity. The dwelling features comparable setbacks (to the extent feasible with current setback standards) and arrangement which incorporates desirable features such as a covered front porch, quality exterior materials, and shingle roofing. In addition, landscaping improvements will overall relate well to other residences on the 700 block of Santa Clara Street given the steep front yards and easement. The new dwelling will fill a currently vacant lot within an existing neighborhood, improve the streetscape, and complete the urban framework of the immediate neighborhood.

- 6. Will be of a quality and demonstrates thoughtful site planning that will serve to protect the value of private and public investments in the area.**

The proposed project demonstrates thoughtful site planning in that it meets all applicable development standards required and as conditioned. The proposed dwelling is sited to blend with the existing adjacent structures with respect to setback, massing, and landscaping improvements. Therefore, it will serve to protect the value of private and public investments in the area.

- 7. That the project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this Chapter.**

See Section I, above.

IV. FINDINGS RELATING TO THE APPROVAL OF AN EXCEPTION (VMC Section 16.608.05) FOR THE PROJECT:

- 1. The exception is necessary due to the physical characteristics of the property and the proposed use or structure or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, or other unusual circumstance;**

The project consists of the development of a two-story single-family dwelling on reverse flag lot with an 11 foot and 11-inch public right of way easement along Santa Clara Street. As proposed, the design includes massing and landscaping similar to other structures in the surrounding neighborhood. The required fifteen-foot front setback would encroach upon the proposed floor plan, significantly reducing the size of the dwelling. Similarly, the ten-foot street-side yard setback and the 20-foot garage frontage requirement would further constrain the design. Additionally, these setbacks would result in an irregular building design and massing, which would be incompatible with the surrounding structures and landscaping, given the unique property boundaries. With a request for an exception to reduce these setbacks by 25%, the front yard setback will be 11 feet 3 inches, the street side yard setback will be 7 feet and 5 inches, and the garage frontage reduced to 15 feet. Therefore, the exception is necessary to keep the proposed architectural design compatible with adjacent structures and uphold the integrity of the surrounding neighborhood.

- 2. There are no alternatives to the requested exception that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the general public;**

The project consists of the development of a two-story single-family dwelling on reverse flag lot with an 11 foot and 11-inch public right of way easement along Santa Clara Street. As proposed, the design includes massing and landscaping similar to other structures in the surrounding neighborhood. There are no alternatives that could provide an equivalent level of benefit to the applicant and there is no potential detriment to surrounding property owners or to the general public.

- 3. The granting of the requested exception will not be detrimental to the health or safety of the public or the occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of the Zoning Code;**

The granting of the exception will not be detrimental to the health or safety of the public or to the future occupants of the Subject Property, nor result in a change in land use or density that will be inconsistent with the requirements of the Zoning Code.

4. If the exception requested is to provide reasonable accommodation pursuant to state or federal law, the review authority must also make the following findings in addition to any other findings that this Zoning Code requires:
 - a. That the subject housing or property will be used by an individual or organization entitled to protection;
 - b. If the request for accommodation is to provide fair access to housing, that the request is necessary to make specific housing available to an individual protected under state or federal law;
 - c. That the conditions imposed, if any, are necessary to further a compelling public interest and represent the least restrictive means of furthering that interest; and
 - d. That denial of the requested exception would impose a substantial burden on religious exercise or would conflict with any state or federal statute requiring reasonable accommodation to provide access to housing; and

Not applicable; the exception requested is not pursuant to state or federal law.

5. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

See Section I, above.

6. **Notification.** Notice shall be provided in compliance with the requirements of Chapter 16.602, Common Procedures, Section 16.602.08, Noticing. When a project subject to an exception permit approval and requires a development review permit, use permit variance, an amendment of the Zoning Code or any other discretionary action, the notice for such approval shall also state that the project is subject to an exception.

On January 23, 2024, pursuant to VMC Section 16.602.08 – Noticing, a 14-calendar day notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups and all property owners within 500 feet of the Subject Property, and other local agencies expected to provide water, wastewater treatment, or other essential facilities or services to the project, as well as to members of the AHLC, the applicant and property owner.

V. RESOLUTION APPROVING THE PROJECT AT 729 SANTA CLARA STREET:

NOW, THEREFORE, LET IT BE RESOLVED that the Architectural Heritage and Landmark Commission hereby approves Certificate of Appropriateness (COA24-0005), Development Review (DVR24-0030), Landscape Review (LR24-0021), and Exception (EXC24-0015) based on the analysis contained in the staff report and the findings contained herein and subject to the Conditions of Approval attached as Exhibit A.

VI. VOTE

PASSED AND ADOPTED at a regular meeting of the Commission of the City of Vallejo, State of California, on the 20th day of February 2025 by the following vote to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ANGELA MCDONALD, CHAIRPERSON
City of Vallejo Architectural Heritage and Landmarks Commission

Attest:

ROBBY THACKER, SECRETARY
City of Vallejo Architectural Heritage and Landmarks Commission

CONDITIONS OF APPROVAL

**CERTIFICATE OF APPROPRIATENESS (COA24-0005)
DEVELOPMENT REVIEW (DVR24-0030)
LANDSCAPE REVIEW (LR24-0021)
EXCEPTION (EXC24-0015)
729 SANTA CLARA STREET
APN # 0055-123-080**

PERMIT DESCRIPTION: The project consists of a new two-story 2,370 square foot single-family residence with an attached 295 square-foot one-car garage on a vacant 4,766 square foot lot within the Saint (St.) Vincent's Historic District. The residence façade will feature vertical Hardie lap siding and painted cement stucco in varying shades of beige and tan, complemented by black fiberglass windows, grey trim and shingle roofing. The project also includes 2,105 square feet of new landscaping and three street trees along Santa Clara Street and Florida Street.

A. PLANNING DIVISION

Juliette Avila, Assistant Planner | Juliette.avila@cityofvallejo.net | (707) 645-2625

Pre-Building Permit:

1. Prior to building permit submittal, 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 further development of the project. The approved conditions shall also be included with the building permit set, after the cover sheet.
2. Prior to building permit issuance, the Planning Division shall confirm that the building permit drawings and subsequent construction substantially conform with the approved Planning entitlement.
3. Prior to building permit issuance, the Planning Division shall confirm that the building permit, grading permit and all other drawings and documents substantially conform with the documents and/or representations, whether oral or written that were presented to and approved by the Planning and Development Services Director. Pursuant to VMC 16.602.10.b the site plan, floor plans, building elevations and/or any additional information or representations, whether oral or written, indicating the proposed structure or manner of operation submitted with an application or submitted during the approval process shall be deemed conditions of approval. Any approval may be subject to requirements that the applicant guarantees, warranties, or ensures compliance with the plans and conditions in all respects.

During Construction:

4. Construction activities shall be managed in compliance with the following requirements:
 - a. Site Watering. During the construction of a project, all portions of the site shall be watered as necessary to reduce emissions of dust and other particulate matter, and all stockpiles shall be covered.
 - b. Maintenance. Streets and sidewalks shall be made dirt free at the completion of construction.
 - c. Noise. All construction and transport equipment shall be muffled in accordance with state and federal laws.
 - d. Emissions. Construction and transport equipment shall be operated to minimize exhaust emissions. During construction, trucks and equipment should be running only when necessary.

- e. Hours of Operation. Grading and pile driving operations within ¼ mile of residential units shall be limited to between 8:00 am and 5:00 p.m. on weekdays to ensure compliance with the requirements for construction activity in Subsection 16.502.12.D.1., Maximum Noise Level for Temporary Construction Activity, or as otherwise restricted as part of an approval.
 - f. Water Run-off. All water run-off from construction sites shall be controlled. During construction, trucks and equipment should be running only when necessary and shall comply with Chapter 12.41 of the Vallejo Municipal Code.
5. No person shall make, or cause to suffer, or permit to be made upon any public property, public right-of-way or private property, any excessive noise, annoying noise, amplified sound or vibrations that are physically annoying to reasonable persons of normal sensitivity or that are so harsh or so prolonged or unnatural or unusual in their use, time or place as to cause or contribute to the unnecessary and unreasonable discomfort of any persons of normal sensitivity located at the lot line of the property from which these noises emanate or that interfere with the peace and comfort of residents or their guests, or the operators or customers in places of business in the vicinity, or that may detrimentally or adversely affect such residences or places of business. (VMC Section 16.502.09 (C))
 6. Construction, demolition, and related loading/unloading activities that may generate noise shall be limited to the following: 7 a.m. and 6 p.m. in Monday- Friday, Saturday 9 am- 6 pm. No construction is to occur on Sunday or federal holidays. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels
 7. The fencing for construction sites shall not be installed until a building permit or grading permit has been issued and shall be removed prior to final inspection. In the event that the building permits expire before the construction is completed, the Planning and Development Services Director may issue a temporary use permit pursuant to Chapter 16.339, Temporary Uses, to allow the fencing to remain for a longer period of time. (VMC Section 16.505.08 (B))

Landscaping:

8. Prior to first final building inspection, the landscape architect shall provide a Certificate of Completion and Certificate of Installation according to the Landscape Documentation in accordance with VMC Chapter 16.504.09: Water Efficient Landscape Requirements. The documentation shall include the following:
 - a. Irrigation Scheduling (VMC Section 16.504.11)
 - b. Schedule of Landscape and Irrigation Maintenance (VMC Section 16.504.08)
 - c. Landscape Irrigation Audit Report (VMC Section 16.504.13)
 - d. Soil Management Report (VMC Section 16.504.10)
9. Prior to first final building inspection, all landscaping and irrigation shall be installed in accordance with the approved plans, and the landscape architect shall provide written verification that the landscaping and irrigation have been installed in accordance with the approved landscape plans, particularly with respect to size, health, number and species of plants, and the overall design concept.
10. All landscaping shall be permanently maintained in a healthy and thriving condition at all times, in compliance with the approved landscape plan. Irrigation systems and their components shall be maintained in a fully functional manner consistent with the original approved design or upgraded to reflect current best practices for water efficiency. Regular maintenance shall include but is not limited to:
 - a. Adjusting, checking, and repairing irrigation equipment; resetting automatic controllers; aerating and de-thatching turf areas; adding/replenishing fertilizer, mulch, soil

- amendments; insect control; the replacement of dead or diseased plants; pruning; watering; and weeding all landscaped areas.
 - b. The trimming of vegetation is necessary to maintain the effective functioning of solar energy facilities and passive solar design features installed both on site and on adjacent properties.
 - c. The trimming of vegetation is necessary to keep pedestrian and bicycle paths clear. (VMC Section 16.504.08 (A))
 - d. Pruning, cultivating, weeding, fertilizing, replacement of plants, and watering on a regular basis.
 - e. Pruning or removal of overgrown vegetation, cultivated or uncultivated, that may harbor rats, vermin, or other nuisances, or otherwise be detrimental to neighboring properties.
 - f. The removal of dead, decayed, diseased, or hazardous trees, weeds and debris that create an unsightly appearance and may be dangerous to public safety and welfare or detrimental to neighboring properties or property values. Compliance shall be by removal, replacement, or maintenance.
 - g. Landscaping (trees, shrubs, ground cover, turf, etc.) which, due to accident, damage, disease, lack of maintenance, or other cause, fails to show a healthy appearance and growth, shall be replaced. Replacement plants shall conform to all standards that govern the original planting installation, approved landscaping plan, or as approved by the director. (VMC Section 16.504.08 (D))
11. Litter shall be removed from all landscaped areas in a timely fashion. (VMC Section 16.504.08 (B))
12. Turf areas shall be mowed on a regular basis and be kept green. Accumulation of leaves, twigs, bark, and other similar materials shall be removed on a regular basis. Planting areas shall be kept free of weeds at all times. (VMC Section 16.504.08 (C))

Fences, Walls and Screening:

13. Fencing and walls shall be continuously maintained with no sign of rust or disrepair. Any graffiti shall be removed within forty-eight hours of discovery by the property manager. (VMC Section 16.505.02 (B)).
14. All exterior mechanical equipment, whether on a roof, on the side of a structure, or located on the ground, shall be screened from public view. Exterior mechanical equipment to be screened includes, without limitation, heating, ventilation, air conditioning, refrigeration equipment, plumbing lines, ductwork, transformers, smoke exhaust fans, water meters, backflow preventers, service entry section, back-up and emergency generators, and similar utility devices.
- a. Screening shall be architecturally integrated into the main structure with regard to materials, color, shape, and size to appear as an integral part of the building or structure.
 - b. Equipment shall be screened on all sides, and screening materials shall be opaque.
 - c. When screening with plants, evergreen types of vegetation shall be planted and maintained. Plant material sizes and types shall be selected and installed so that, at the time of building occupancy, such plants effectively screen their respective equipment.
 - d. The use of wood expanded metal lath, and chain link for the purpose of screening is prohibited. (VMC Section 16.505.10)

Lighting:

15. Lighting shall be designed, located, and installed to be directed downward or toward structures, be shielded or fully shielded, and shall be well-maintained in order to prevent glare, light trespass (unwanted light on adjacent lots and public rights-of-way), and light pollution to the maximum extent feasible. No permanently installed lighting shall blink, flash, or be of unusually high

intensity or brightness, as determined by the Planning and Development Services Director. (VMC Section 16.506.04 (B))

Overall Project:

16. This entitlement shall automatically expire within two years of the effective date of this approval, on February 20, 2027, unless the use is exercised or extended (VMC Section 16.602.12 (A)). Issuance of a building permit shall constitute exercise of rights; provided, however, that, unless otherwise specified as a condition of project approval, the permit shall expire if:
 - a. The building permit expires.
 - b. Final inspection is not completed, or certificate of occupancy issued within the time specified as a condition of project approval.
 - c. The rights granted under the permit are not exercised within one year following the earliest to occur of the following: issuance of a certificate of occupancy; or if no certificate of occupancy is required, the last required final inspection for the new construction. (VMC Section 16.602.11 (B))
17. The Planning and Development Services Director may approve a one-year extension of any permit or approval granted for a residential or non-residential project under the Zoning Code upon receipt of a written application and fees received fifteen calendar days) before the expiration date with the required fee prior to expiration of the permit. (VMC Section 16.602.11 (C.1))
18. No change in the use for which a permit or other approval has been issued is permitted, in accordance with Government Code section 66411.7.
19. For new developments, utilities including, but not limited to, all electrical, telephone, cable television, fiber-optic cable, gas, water, sewer, irrigation/recycled water, and similar distribution lines providing direct service to a project shall be installed underground within the site. This requirement may be waived by the Planning and Development Services Director upon determining that underground installation is infeasible, or the electrical line is otherwise exempt from an under-grounding requirement. (VMC Section 16.501.10)
20. 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 Applicant's operations, or any subcontractor's operations, to be performed under this agreement for 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.

B. Building Division

Staff Contact: Bill Collins | Bill.collins@cityofvallejo.net | (707) 648-4387

1. Plans and permits will be required for building, mechanical, plumbing, and electrical work per California Code of Regulations, Title 24 and applicable City Ordinance in effect at the time of the completed Building Permit application date and required fees shall be paid at the time of application.

2. Soils report will be required for foundation design plan reviews.
3. 2022 California Code of Regulations applies if permit application(s) are received before the end of 2025. After 12-31-2025 the 2025 California Code of Regulations will apply.
4. Fees will apply to the current fiscal year of permit applications.

C. Water Department

Staff Contact: Kenny Lim | Kenny.Lim@cityofvallejo.net |

1. **CODE REQUIREMENTS.** All code requirements as stated in Title 11 of the Vallejo Municipal Code (VMC) and Vallejo Standard Specifications and Standard Drawings adopted in 2011 (VSSSD) that apply to this project shall be conformed to. The project is being made aware of codes that require extra attention by the following items.
2. **WATER SYSTEM PLANS (VSSSD Section 4.1).** All water system improvements shall be consistent with the latest Vallejo Water System Master Plan, prepared by Kennedy/Jenks Engineers. Prior to Improvement plan approval and building permit issuance, water system improvement plans shall be submitted to the Water Department for review and approval, and shall contain at least:
 - a. Location and size of fire sprinkler service connection(s).
 - b. Location and size of existing and proposed domestic service connection(s).
 - c. Location and size of irrigation service connection(s), if any.
 - d. Location of fire hydrants.
 - e. Location of structures with respect to existing public water system improvements, such as mains, meters, etc.
 - f. Location and size of any new water mains.
 - g. Location and size of backflow prevention devices (required on water service connections to irrigation systems, certain commercial water users, and to commercial fire sprinkler systems, per City Ordinance 922 N.C. (2d).
3. **FIRE FLOW REQUIREMENTS (VSSSD Section 4.1).** Fire flow requirements of the Fire department shall be complied with. Fire flow at no less than 25 psi residual pressure shall be available within 1,000 feet of any structure. One half of the fire flow shall be available within 300 feet of any structure.
 - a. For single family residential units, the fire flow is 1,500 gpm.
 - b. For other developments, see the Vallejo Water System Master Plan, 2015, prepared by Kennedy Jenks.
4. **HYDRAULIC CALCULATIONS (VSSSD Section 4.1).** Prior to Improvement Plan and building permit issuance, hydraulic calculations shall be submitted to the Water Director demonstrating that the fire flow requirements are complied with.
5. **FIRE PROTECTION SYSTEMS (VSSSD Section 4.1).** Fire hydrant placement and fire sprinkler system installation, if any, shall meet the requirements of the Fire Department. For combined water and fire services, the requirements of both the Fire Department and the Vallejo Water System Master Plan, with latest revisions, shall be satisfied.
6. **WATER EASEMENTS (VSSSD Section 4.1).** Easements shall be granted for all water system improvements installed outside the public right-of-way in the City's Standard Form for Grant of Water Line Easement with the following widths:
 - a. 15 ft. wide (minimum) for water mains.

- b. 10 ft. wide (minimum) for fire hydrants, water meters, backflow preventers, double detector check valves, etc.
 - c. Other facilities will be reviewed by the Water Department.
- 7. **WATER METERS** (VMC 11.04.110 and 11.16.090). Each parcel shall be metered separately and shall have a separate fire sprinkler service connection.
- 8. **WATER SERVICE BONDS AND FEES** (VMC Sections 11.16, 11.18, 11.20 and 11.24). Water service shall be provided by the City of Vallejo following completion of the required water system improvements and payment of applicable fees. Performance and payment bonds shall be provided to the City of Vallejo prior to construction of water system improvements. Fees include those fees specified in the Vallejo Municipal Code including connection and elevated storage fees, etc., and fees for tapping, tie-ins, inspections, disinfection, construction water, and other services provided by the City with respect to the water system improvements. The Water Department may be contacted for a description of applicable fees. These fees have to be paid prior to issuance of the building permit.
- 9. **GENERAL CONDITIONS OF APPROVAL**
 - a) Apply and pay for Fire Flow Test with the Water Department in order to determine operation of sprinkler system and final service size.
 - b) Provide water meter and service sizing calculations per most recent California Plumbing Code, include a water fixture count table.
 - c) As of January 1, 2018, all units in multi-family, commercial, or combination thereof, buildings shall be individually metered (if existing plumbing allows or is re-configured) by the City, additional meters at the owner/applicant's expense; or, master metered by the City, and sub-metered by the property owner, with approved/certified meters. Per California Senate Bill 7 (SB7).
- 9. **WATER SYSTEM INSTALLATION.** Prior to occupancy or final building inspection, install water system improvements as required. Backflow device/s where required shall be installed in areas hidden from public view and/or shall be mitigated by landscaping.
- 10. **BUILDING PERMIT APPLICATION.** As a part of the Building Permit application, the applicant shall provide the following: A. Site plans showing the entire building structure and all existing and proposed utilities such as water (domestic, irrigation, and fire), sewer, and storm from the mains in the public right of way to the fixtures on private property, which shall include their size, distance from each other, and the location of the nearest fire hydrant. (This includes wells connected to the water system). B. Submit inventory of existing water fixtures and proposed water fixtures using the attachment "Water Meter Data Card - Residential". Any fee's applicable in the Building Permit phase will be stated on the Water Service Connection Application and are to be paid prior to issuance of the building permit.

D. Fire Prevention

Staff Contact: Chris Balmer | Christopher.balmer@cityofvallejo | (707) 648-4436

- 1. Prior to Final Inspection, in accordance with the 2019 CFC, approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.
- 2. All roof material shall be rated class "C" or better.

3. Provide smoke detectors in all sleeping rooms and common hallways. Detectors shall be hardwired, interconnected with battery backup. Electrical circuits supplying detectors shall be separate dedicated lines with no other devices on the circuits.
4. Provide carbon monoxide alarms in accordance with the 2022 Fire Code.
5. Emergency escape and rescue openings are required in each bedroom in accordance with the 2019 CA Building Code.
6. An NFPA 13D automatic fire sprinkler system is required for all new residential structures, please submit 2 sets of plans and calculations to the Fire Prevention Office and obtain a permit prior to installation. The sprinkler permit fee is \$611.24 plus \$6.71 per sprinkler head. Adequate pressure and GPM verification is required prior to residential construction.
7. A final inspection from the Fire Prevention Division is required.

E. Vallejo Flood and Wastewater

Staff Contact: Mariah Henderson | mhenderson@vallejowastewater.org | (707) 644-8949

Prior to Building Permit Application:

1. Payment of VFWD plan review fee required.

Prior to Issuance of Building Permit:

Update plans to include the following:

2. Existing 6-inch sewer main at Lozier Alley.
3. Size and location of new 4-inch sewer lateral for 729 Santa Clara, labeled appropriately. The lateral shall connect to the existing lower lateral of 719 Santa Clara Street.
4. Size and location of existing lower lateral from the District cleanout (DCO) at 719 Santa Clara to the point of connection at the sewer main. If the lateral size is less than 6 inches, replacement may be required.
5. If existing lower lateral pipe size is less than 6 inches or is deemed insufficient via CCTB footage, upsizing or replacement is required from the tie-in of 729 Santa Clara to its connection at the sewer main appropriately.
6. District cleanout (DCO) – A DCO is required near the public right-of-way. DCO must be located outside of any fence, retaining wall, or other obstruction.
7. Two-way cleanout – A two-way cleanout is required within three feet of the foundation where waste plumbing exits the building.
8. Add the following notes to plans:
 - a. All work shall conform to VFWD Engineering Standards
 - b. CCTV of existing lower lateral is required. If lateral is less than 6-inches or VFWD inspector deems the lateral to be insufficient, replacement will be required prior to acceptance.
 - c. Call VFWD a minimum of 24 hours in advance for inspection.

Prior to Occupancy:

9. Pay applicable VFWD fees to obtain permit.
10. CCTV existing lower lateral in the presence of VFWD inspector.
11. All work is to be constructed in accordance with approved plans and VFWD Engineering Standards.
 - a. Install minimum 4-inch lateral with a minimum slope of 2%.
 - b. Install DCO near the public right-of-way. The DCO will not be accepted if located behind a fence, retaining wall, or other obstruction.
 - c. Install two-way cleanout within 3 feet of the foundation.
 - d. Connect new lateral to existing lower lateral located in the alley.
 - e. Replace existing lower lateral, if needed.
12. VFWD inspection and acceptance is required prior to building permit final inspection.

Attachment 2 – Supporting Information (Tables and Images)

Table 1 – Surrounding Uses	
Direction	Land Uses
North	Residential Florida Street
East	Residential Santa Clara Street
South	Residential Lozier Alley
West	Residential Branciforte Street

Attachment 2 – Supporting Information (Tables and Images)

Table 2 – Residential Low Density Development Standards (VMC Chapter 16.202)			
Table Section	Development Standard	Proposal	Compliant
Table 16.202-A: Maximum Density (units per acre)	9	1	Yes
Table 16.202-A: Minimum Lot Size (sq. ft.)	5,000 sq. ft.	4,766 sq. ft.	Existing, Legal Non-conforming
Table 16.202-A: Minimum Lot Width	50 ft.	43.33 ft.	Existing, Legal Non-conforming
Table 16.202-A: Maximum Height (ft.)	35 ft.	27.3 ft.	Yes
Table 16.202-A: Street Frontage	15 ft.	11.3 ft.	Exception to reduce setback by 25% to 11.25 ft. Project will comply.
Table 16.202-A: Interior Side	5 or 10 ft.	7.9 ft.	Yes
Table 16.202-A: Rear	5 ft.	6.1 ft.	Yes
Table 16.202-A: Garage Front/Rear	20 or 5 ft.	15 ft. from front	Exception to reduce setback by 25% to 15 ft. Project will comply.
Table 16.202-A: Maximum Lot Coverage (% of Lot)	50%	34%	Yes
Table 16.202-A: Covered Parking	1	1	Yes
Table 16.202-A: Required Landscaping	20% of Front Yard	52% (260.64 sq. ft.)	Yes
Table 16.204-A: Street Trees (ft. frontage)	1 per 50 ft. of frontage 25 ft. frontage = 1 street tree	3	Yes
VMC 16.505.04-D – Fence Height Limit Front and Street Side	3.6 ft.	3.6 ft.	Yes. Existing conforming fence to remain.

Attachment 2 – Supporting Information (Tables and Images)

Table 3 – Design Standards for single-unit housing (detached and attached) Development Standards (VMC Chapter 16.203)			
Code Section	Development Standard	Proposal	Compliant
16.202.03.A Design of Building Additions	Rooflines, exterior materials, windows, railings, porches, and other design elements shall be designed in the same style as the existing building unless an alternative design is approved through Chapter 16.605 , Development Review.	This project is new construction and is designed to be compatible with the existing established residential neighborhood.	Yes
16.202.03.B Building Entrances	The principal entry shall be in a visible location facing the street and shall incorporate a projection (e.g., porch) or recess, with a minimum depth of five feet. A reduction in the depth of the projection or an alternative design that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry, and other design approach that is typical of the architectural style of the building based on documentation provided by the applicant may be approved subject to the provisions of Chapter 16.605 , Development Review. (See Figure 16.202-D for example.)	The principal entry is in a visible location facing Santa Clara Street featuring a full-width covered porch that projects 5.8 feet from the structure creating a welcoming architectural style.	Yes
16.202.03.C Architectural Articulation	Buildings shall include design features to create visual variety and avoid a large-scale and bulky appearance. 1. No street-facing facade shall run in a continuous plane of more than twenty-five feet without a window or a minimum four-foot projection, offset, or recess of the building wall at least one foot in depth. Building entrances and front porches, and	As proposed the building façade features multiple projections including a 5.8-foot-deep covered porch and three bay windows which creates visual variety and avoids a bulky appearance. The use of Hardie siding and high-quality painted cement stucco will provide long-term durability and appearance.	Yes

Attachment 2 – Supporting Information (Tables and Images)

	projections into required front or street side yards such as stoops, bays, overhangs, chimneys, and trellises count towards this requirement. 2. Building elevations abutting street side yards shall be designed to provide at least one horizontal plane break of at least 3 feet, and one vertical break of at least one foot. Alternative designs to create consistency with the architectural style of the building may be approved subject to the provisions of Chapter 16.605, Development Review. 3. Materials. All materials shall allow for long-term durability and appearance. The exterior use of plywood or unfinished aluminum as siding materials is prohibited unless approved by the director following review and approval under Chapter 16.605, Development Review.		
16.202.03.D Garage Frontage	1. Where an attached garage is located on the front half of the lot and garage doors face a street, garage width shall not exceed fifty percent of the width of the front facade of the building (forty percent on lots wider than one hundred feet). (See Figure 16.202-E) 2. On front facades with both a two-car garage and a separate single car garage, (a total of three garage doors) the facades of the two garages must be offset a minimum of two feet.	The one-car garage is located on the street side yard facing Florida Street.	Yes
16.202.03.E Paving	The maximum amount of paving (impervious surface) in street-facing yards is fifty percent of the required yard.	As proposed the front yard will have 4.43% of impervious surface featured as a walkway leading to the residential structure.	Yes
16.202.03.F Driveways	In addition to any other applicable requirements of Chapter 16.508 , Off-Street Parking and Loading, curb cuts	As proposed, the project will utilize and widen the existing driveway approach to 18 feet to provide access to the attached one-car garage. The driveway will be setback 6.1 feet	Yes

Attachment 2 – Supporting Information (Tables and Images)

	and driveways shall comply with the following: 1. Driveway approaches (curb cuts) are permitted only to provide access to garages, carports and parking spaces. 2. A maximum of one driveway up to 20 feet wide is permitted to serve a single unit. Driveways serving two or more units shall be the minimum width required by the Zoning Code. 3. All driveways shall be setback at least 5 feet from side property lines. 4. Driveways must have minimum three-foot wide planted area along a side or rear lot line	from side property lines with planted areas along each side.	
16.202.03.G Alley Access	A detached garage or carport is permitted to have access to the alley if: 1. The garage or carport entrance is setback a minimum of 5 feet from the rear property line; 2. The garage door does not cross the property line when opened or closed; 3. The alley is paved; and 4. The director or traffic engineer finds that such access will not adversely affect vehicle or pedestrian use of the alley	Not applicable, the garage is attached to the residence and will be accessed of Florida Street.	Yes

Attachment 2 – Supporting Information (Tables and Images)

Table 4 – General Plan 2040 Policies and Actions	
Policies and Actions	Staff's Analysis
- Policy NBE-1.11 – Historic Districts. Preserve the integrity of the City's historic districts, including downtown, as physical changes occur within them.	<i>- The proposed single-family residence architectural style preserves the integrity of the St. Vincent's Historic District due to its use of materials and textures similar to the features, size, scale, and massing of the surrounding neighborhood.</i>
- Policy NBE-2.8 Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.	<i>- Underutilized vacant lot within a developed historical district. - The single-family residence will enhance and is compatible with the surrounding uses, which are primarily single-family residences.</i>

Attachment 2 – Supporting Information (Tables and Images)

Table 5 – Allowed Building Projections Into Yards (VMC Chapter 16.501.07)			
Code Section	Development Standard	Proposal	Compliant
Table 16.501-C: Front or Street Side Yard - Decks, porches, and stairs	6 ft.	5.8 ft.	Yes
Table 16.501-C: Front or Street Side Yard - Bay windows	3 ft.	1.10 ft.	Yes

Figure 1 – Vicinity Map



Attachment 2 – Supporting Information (Tables and Images)

Figure 2 – St. Vincent Historic District



Figure 3 – Existing Conditions



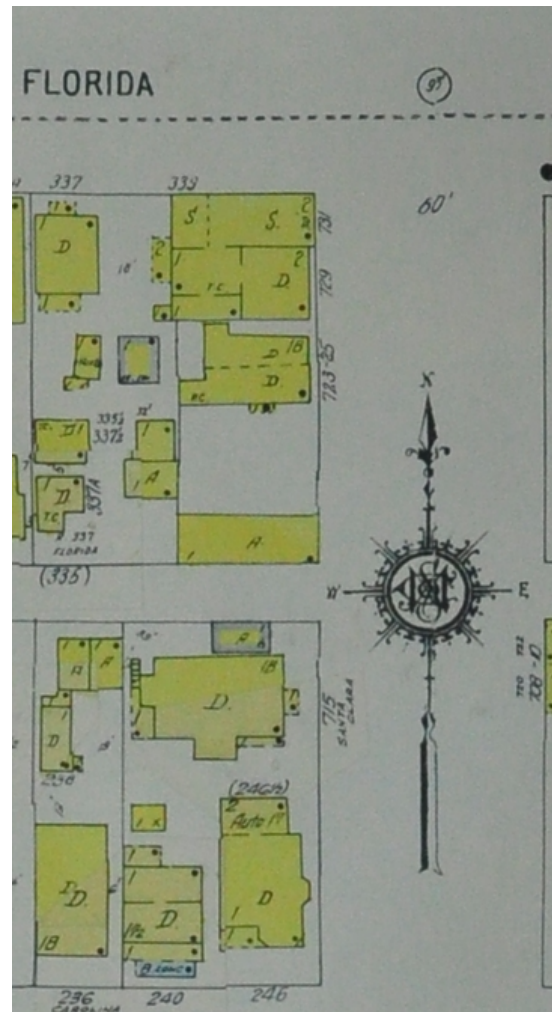
Figure 4 – Proposed Front Elevation





Attachment 2 – Supporting Information (Tables and Images)

Figure 5 – Sanborn Map



729 SANTA CLARA
STREET
VALLEJO, CA 94590

11/13/2025 11:36:07 AM

Form Instructions:

- 729 SANTA CLARA STREET

Permit Address: _____

Description (SQFT, 1-Story/2-Story): SINGLE FAMILY HOME 2-STORIES

Prior to commencement of project, please check following:

1. Setback requirement with Planning Division (Margaret.Kavanaugh-Lynch@cityofvallejo.net)
2. Public utility easement with Public Works Department (Bryan.Little@cityofvallejo.net)
3. Water easement with Water Department (Matt.Brown@cityofvallejo.net)
4. Wastewater easement with Flood and Wastewater Department (JTomko@vallejowastewater.org)

Checklist for New Residential Construction
Revised December 9, 2021

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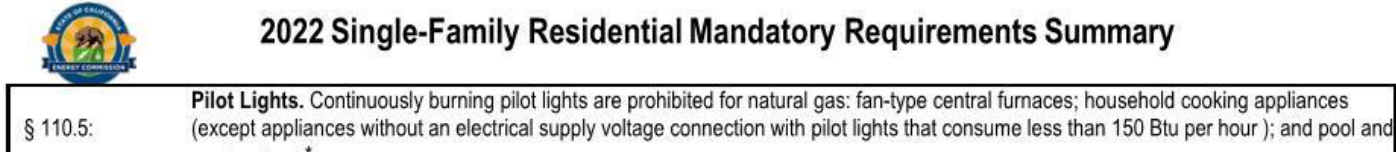
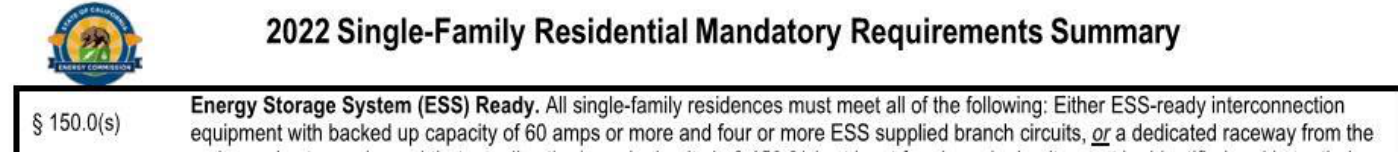
Checklist for New Residential Construction
Revised December 9, 2021

Architect
PhanTOM Architecture Studio
740 Mandana Blvd
Oakland, CA 94610
Contact: Michael R Tom, AIA
Phone: 415.857.5592
e-mail: mtom@phantomarchitecture.com

NOT FOR CONSTRUCTION

[illegible]

729 SANTA CLARA ST	
C-3 CHECKLIST & ENGINEERS MEMO	
Project number	
Date	02/02/2021
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Scale	

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*Exceptions may apply.



Architect
PhanTOM Architecture Studio
740 Mandana Blvd
Oakland, CA 94610
Contact: Michael R Tom, AIA
Phone: 415.857.5592
e-mail: mtom@phantomarchitecture.com

729 SANTA CLARA ST

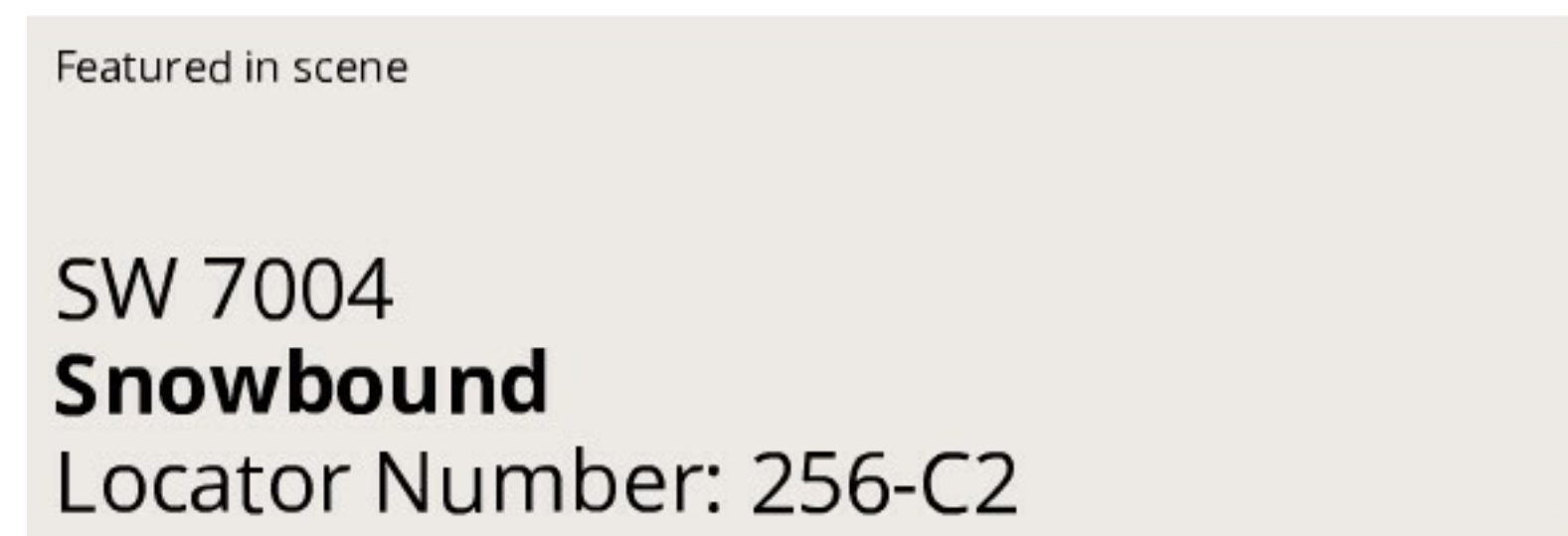
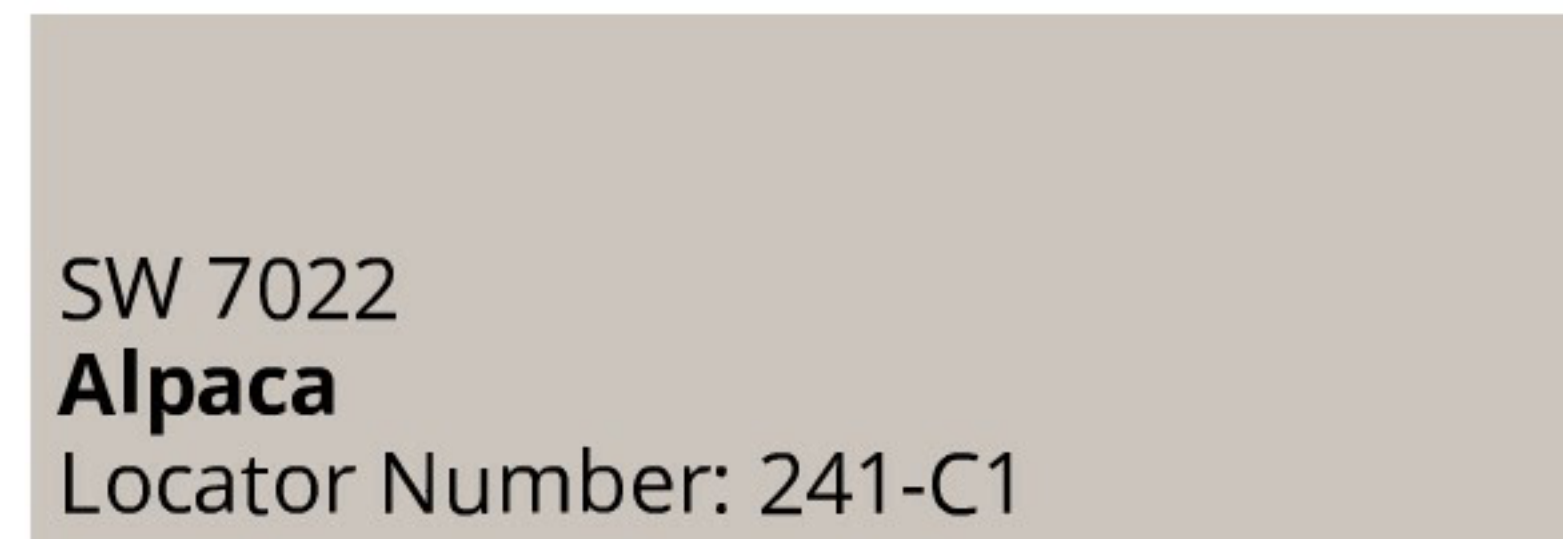
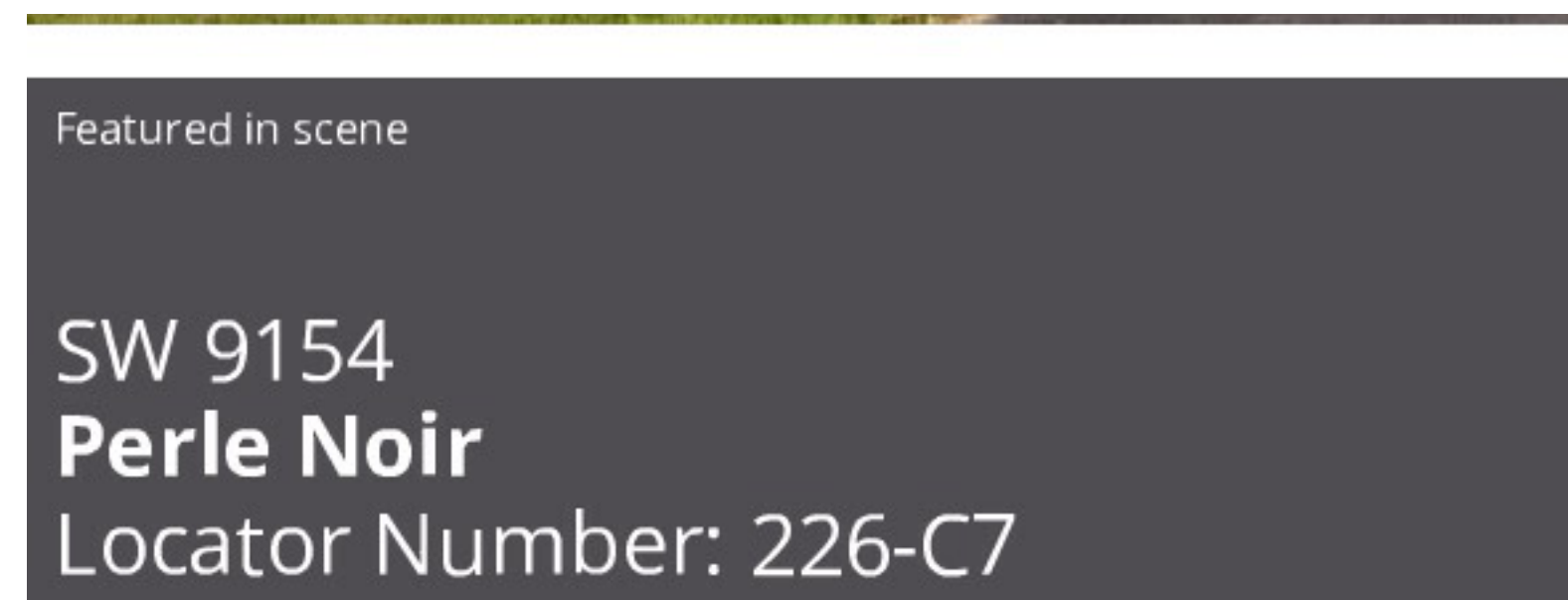
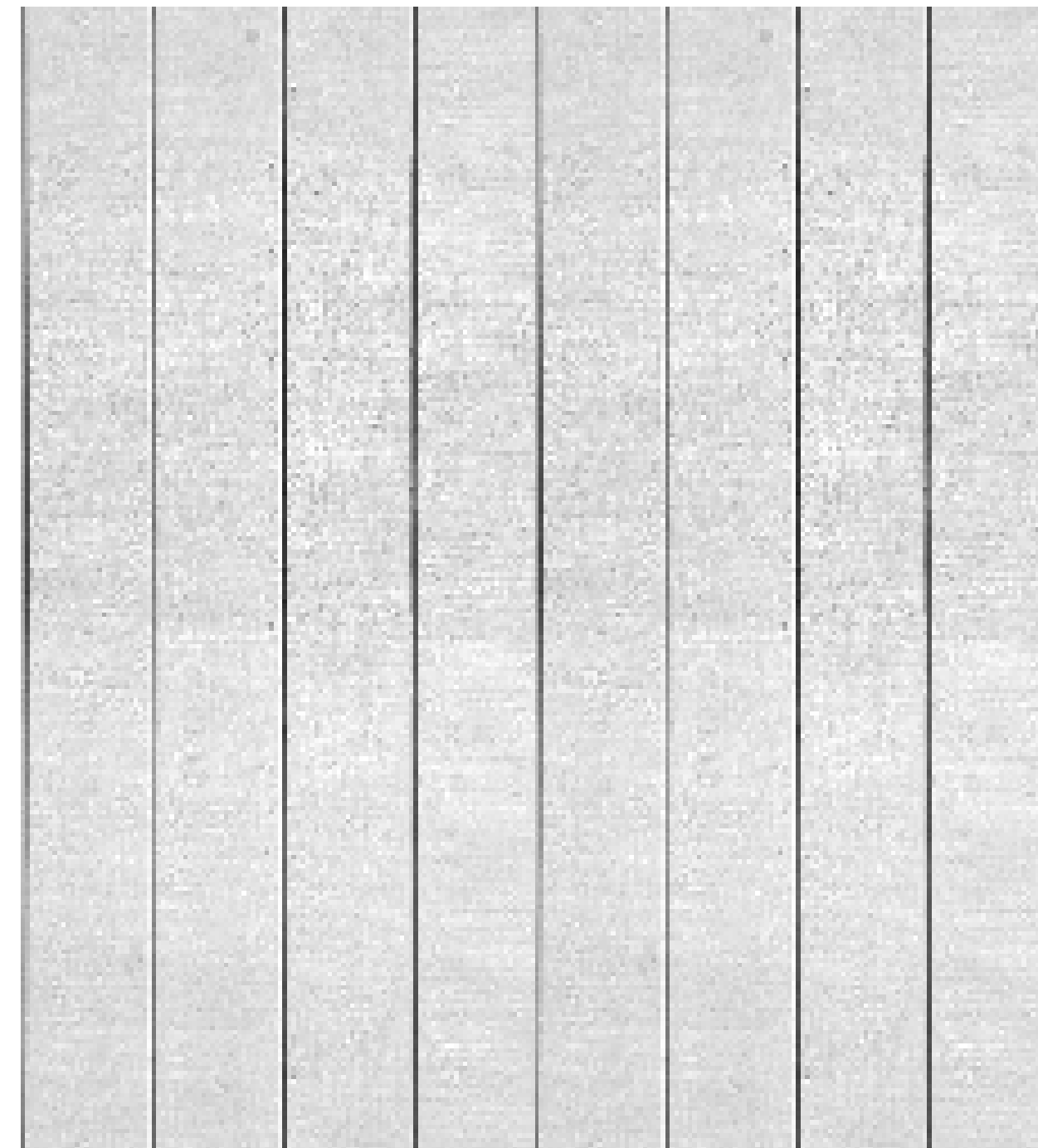
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Date	02/02/2021

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Scale

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Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.

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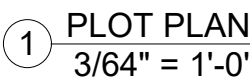
Owner
A R F Properties, Inc.
715 Maple Ave
Richmond, CA 94801-2751
Contact: Anthony F Furch
Phone: 510.861.4896
e-mail: raideready@aol.com

Architect
PhanTom Architecture Studio
740 Mandana Blvd
Oakland, CA 94610
Contact: Michael R Tom, AIA
Phone: 415.857.5592
e-mail: mtom@phantomarchitecture.com

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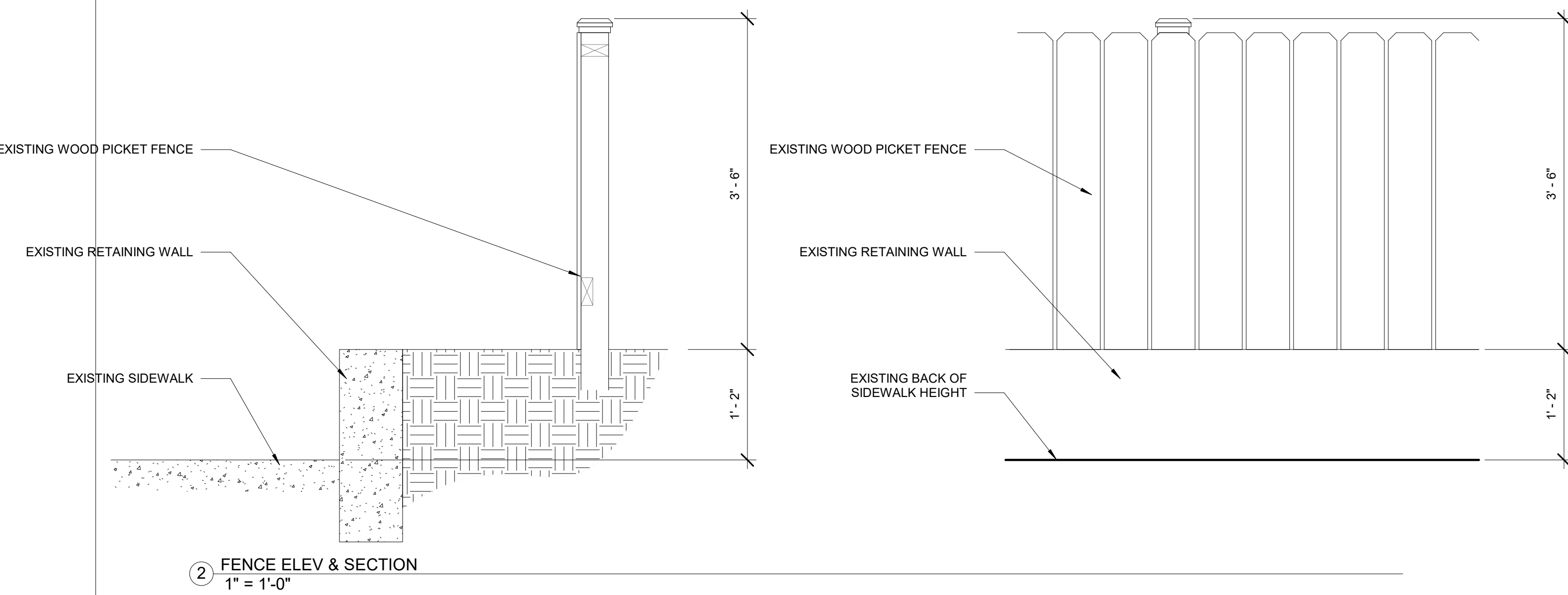
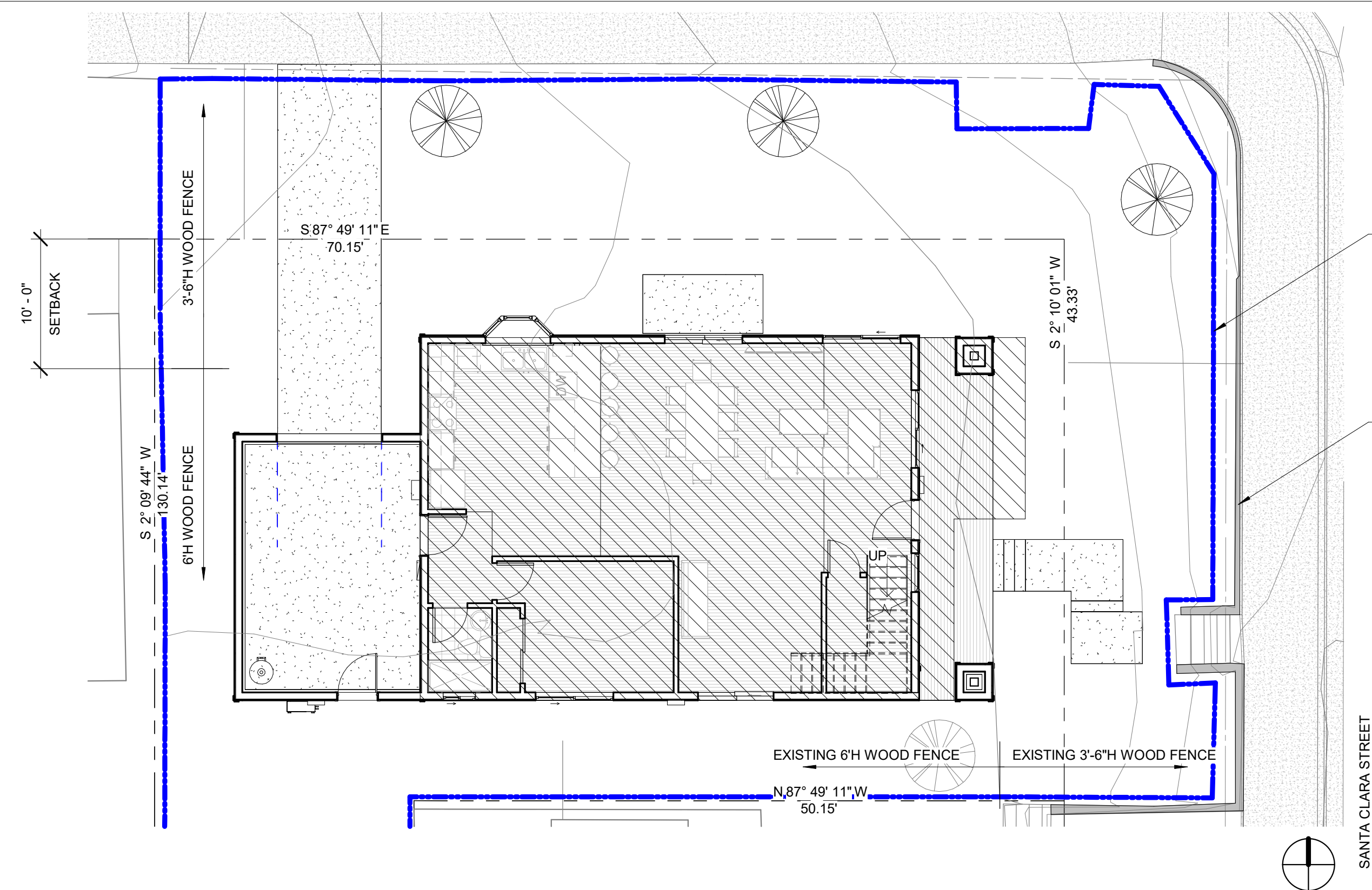
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729 SANTA CLARA ST	
MATERIAL PALLET	
Project number	
Date	02/02/2021
A07	
Scale	



Scale	$3/64" = 1'-0"$
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2023/11/30 11:30:00 AM



CAOST LIVE OAK (QUERCUS AGRIFOLIA)

CALIFORNIA YERBA SANTA (ERIODICTYON
CALIFORNICUM)

TOYON (HETEROMELES ARBUTIFOLIA)

CALIFORNIA GOLDENROD (SOLIDAGO
VELUTINA SSP. CALIFORNICA)

NOTE:

- WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) STANDARDS. ALL SPECIES TO BE LOW IRRIGATION SPECIES
- NOTE SLOPED EDGE TO HAVE BLACK SAGE EMBED TO SLOPE STABILIZATION GRID

NOTE:
NO MORE THAN FIFTY PERCENT OF FRONT
YARD SETBACK SHALL BE COVERED BY
NONPOROUS SURFACES SUCH AS
CONCRETE, BRICK OR ASPHALT FOR
DRIVEWAYS OR WALKS. NO MORE THAN
THIRTY PERCENT SHALL BE COVERED BY
DECORATIVE NONLIVING MATERIALS SUCH AS
SAND, STONE, GRAVEL, WOOD OR WATER

 NONPOROUS SURFACES =
1731 SF (36%)

 POROUS LANDSCAPING = 2105 SF (44%)

LANDSCAPING SHALL COMPLY WITH LOCAL
WATER EFFICIENT LANDSCAPE ORDINANCE



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Architect
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SANTA CLARA STREET

NOT FOR CONSTRUCTION

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729 SANTA CLARA ST

ENLARGED SITE PLAN,
FENCING PLAN & DETAILS

Project number	
Date	02/02/2021

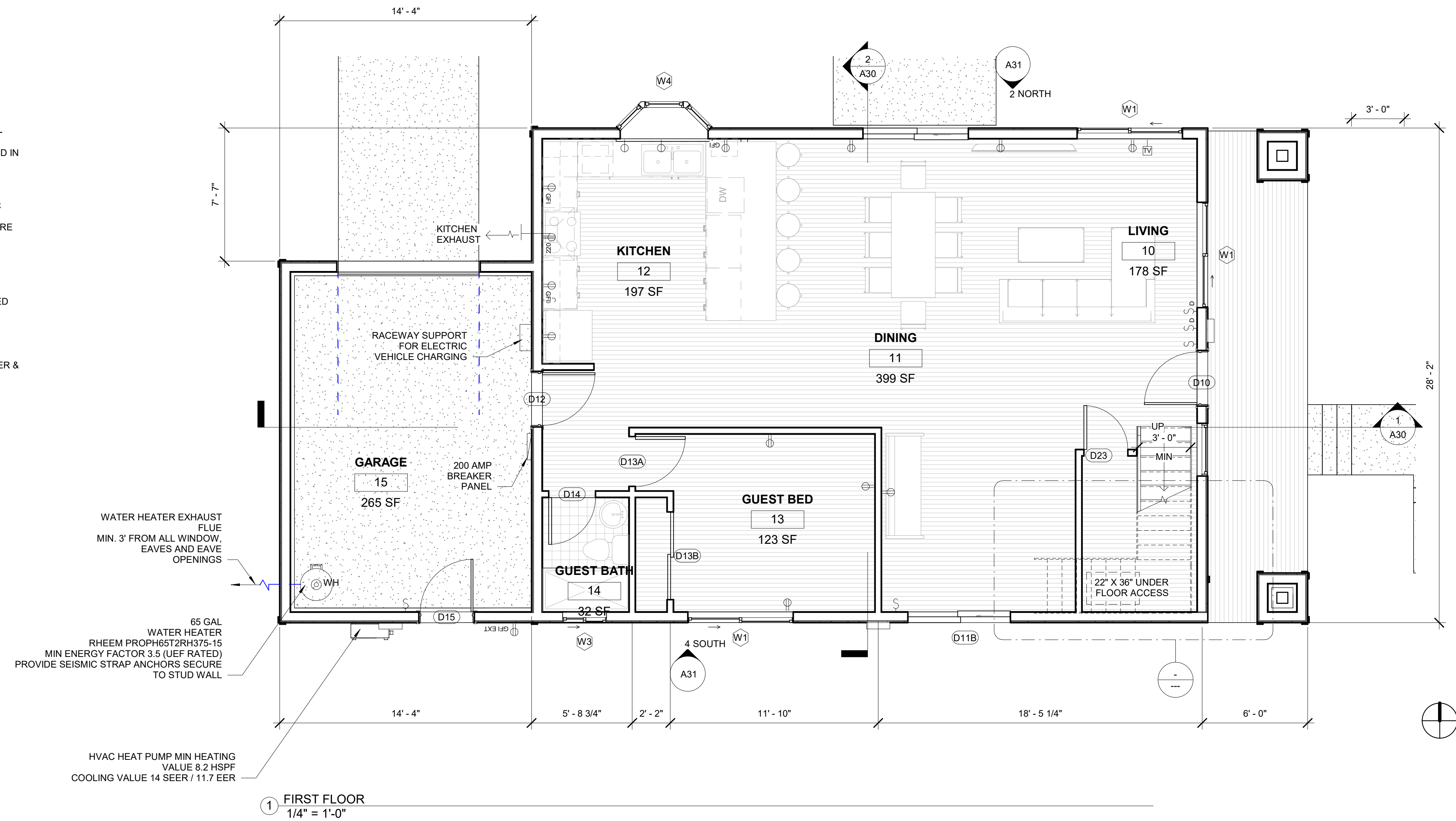
A12

Scale	As indicated
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	ELEC DISTRIBUTION PANEL
	DUPLEX WALL OUTLET
	DUAL GFI/ AFCI WALL OUTLET KITCHEN AND LAUNDRY
	GFI OUTLET IN WEATHER RESISTANT ENCLOSURE
	220V WALL OUTLET
	SINGLE WALL OUTLET-DEDICATED
	DUPLEX WALL OUTLET-WITH SWITCH
	QUAD WALL OUTLET
	FLOOR DUPLEX
	FLOOR SINGLE
	DATA
	SWITCH WITH DIMMER
	DOUBLE SWITCH
	QUAD SWITCH
	SINGLE SWITCH
	TRIPLE SWITCH
	THERMOSTAT
	WIRELESS ACCESS POINT

1. ALL OUTLETS AFCI UNLESS NOTED AS GFCI. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLINGS UNIT BEDROOMS, SUNROOMS, CLOSETS, HALLS, BATHS, AND KITCHENS SHALL BE PROTECTED BY A LISTED ARC-FULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. [CEC 210.12(A)]
2. ARC-FULL-LOCKING TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. [CEC 406.12]
3. 20-AMPERE DEDICATED BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. [CEC 210.11(C)(3)]
4. KITCHEN TO HAVE TWO OR MORE 20-AMP DEDICATED BRANCH CIRCUIT FOR SMALL APPLIANCES
5. KITCHEN TO HAVE INDIVIDUAL DEDICATED BRANCH CIRCUIT FOR LARGE KITCHEN APPLIANCES (EG REFRIGERATORS, MICROWAVE OVENS, ELECTRIC RANGES, ELECTRIC OVENS, DISHWASHER, GARAGE
6. LAUNDRY TO HAVE DEDICATED CIRCUIT FOR WASHER & DRYER.



	L1 PENDANT LIGHT		L5 WALL SCONCE- EXTERIOR SWITCH INTEGRAL MOTION & DAYLIGHT SENSOR ACTIVATED
	L2 PENDANT LIGHT		L6 WALL SCONCE- EXTERIOR SWITCH INTEGRAL MOTION & DAYLIGHT SENSOR ACTIVATED
	L3 DOWN LIGHT- OCC SENSOR ACTIVATED		L7 COMBO LIGHT AND EXHAUST FAN- HUMIDITY CONTROL AND ENERGY STAR COMPLIANCE REQUIRED
	L4 DOWN LIGHT- DIRECTIONAL WALL WASHER		L8 SECURITY FLOOD LIGHT- MOTION SENSOR ACTIVATED
	SMOKE DETECTOR		L9 VANITY LIGHT
	CARBON MONOXIDE DETECTOR		L10 CABINET TASK LIGHT
			CEILING ACCESS PANEL 2' X 3'

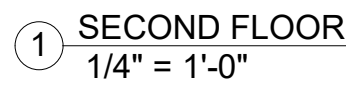
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729 SANTA CLARA ST	
FIRST FLOOR PLAN	
Project number	
Date	02/02/2021
A21	
Scale	1/4" = 1'-0"

	ELEC DISTRIBUTION PANEL
	DUPLEX WALL OUTLET
	DUAL GFI/ AFCI WALL OUTLET KITCHEN AND LAUNDRY
	GFI OUTLET IN WEATHER RESISTANT ENCLOSURE
	220V WALL OUTLET
	SINGLE WALL OUTLET-DEDICATED
	DUPLEX WALL OUTLET-WITH SWITCH
	QUAD WALL OUTLET
	FLOOR DUPLEX
	FLOOR SINGLE
	DATA
	SWITCH WITH DIMMER
	DOUBLE SWITCH
	QUAD SWITCH
	SINGLE SWITCH
	TRIPLE SWITCH
	THERMOSTAT
	WIRELESS ACCESS POINT

1. ALL OUTLETS AFCI UNLESS NOTED AS GFCI, ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT BEDROOMS, SUNROOMS, CLOSETS, BATHROOMS, KITCHENS, AND LAUNDRIES SHALL BE PROTECTED BY A LISTED ARC-Fault CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. [CEC 210.12(A)]
2. ALL NON-LOCKING TYPE 125-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. [CEC 406.12]
3. 20-AMPERE DEDICATED BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE(OUTLET(S)). SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. [CEC 210.11(C)(3)]
4. KITCHEN TO HAVE TWO OR MORE 20-AMP DEDICATED BRANCH CIRCUIT FOR SMALL APPLIANCES
5. KITCHEN TO HAVE INDIVIDUAL DEDICATED BRANCH CIRCUIT FOR LARGE KITCHEN APPLIANCES (EG REFRIGERATOR, FREEZERS, DISHWASHER, ELECTRIC RANGES, ELECTRIC OVEN, DISHWASHER, GARAGE
6. LAUNDRY TO HAVE DEDICATED CIRCUIT FOR WASHER & DRYER

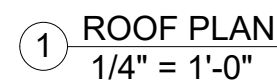


	L1 PENDANT LIGHT		L5 WALL SCONCE - EXTERIOR SWITCH INTEGRAL MOTION & DAYLIGHT SENSOR ACTIVATED
	L2 PENDANT LIGHT		L6 WALL SCONCE - EXTERIOR SWITCH INTEGRAL MOTION & DAYLIGHT SENSOR ACTIVATED
	L3 DOWN LIGHT - OCC SENSOR ACTIVATED		L7 COMBO LIGHT AND EXHAUST FAN - HUMIDITY CONTROL AND ENERGY STAR COMPLIANCE REQUIRED
	L4 DOWN LIGHT - DIRECTIONAL WALL WASHER		L8 SECURITY FLOOD LIGHT - MOTION SENSOR ACTIVATED
	SMOKE DETECTOR		L9 VANITY LIGHT
	CARBON MONOXIDE DETECTOR		L10 CABINET TASK LIGHT
			CEILING ACCESS PANEL 2' X 3'

NOT FOR CONSTRUCTION

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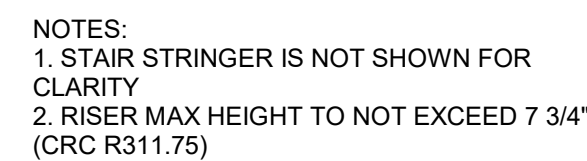
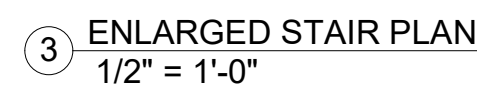
729 SANTA CLARA ST	
SECOND FLOOR PLAN	
Project number	
Date	02/02/2021
A22	
Scale	1/4" = 1'-0"



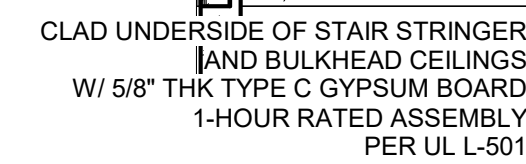
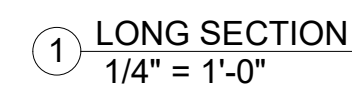
Door Schedule					
Door Number	Type	Frame Type	Finish		
			Door	Frame	Comments
D10	36" x 96"	WOOD	PTD SC GLASS	PTD WD	
D11B	70" x 96"	WOOD	FIBERGLASS	PTD WD	GLAZING TO BE TEMPERED OR SAFETY
D12	36" x 80"	WOOD	PTD SC	PTD WD	
D13A	34" x 80"	WOOD	PTD HC	PTD WD	
D13B	60" x 80"	WOOD	PTD HC	PTD WD	
D14	32" x 84"	WOOD	PTD HC	PTD WD	
D15	36" x 80"	WOOD	PTD SC	PTD WD	
D21	32" x 84"	WOOD	PTD HC	PTD WD	
D22A	32" x 84"	WOOD	PTD HC	PTD WD	
D23	30" x 80"				
D24	72" x 96"				
D25	32" x 80"	WOOD	PTD HC	PTD WD	
D26A	60" x 80"	WOOD	PTD HC	PTD WD	
D26B	18" x 80"	WOOD	PTD HC	PTD WD	
D28A	32" x 80"	WOOD	PTD GLAZED	PTD WD	GLAZING TO BE TEMPERED OR SAFETY
D28B	36" x 84"	WOOD	PTD HC	PTD WD	
D29	60" x 80"				
D30	60" x 80"				
D31	32" x 84"	WOOD	PTD HC	PTD WD	
D32	32" x 84"	WOOD	PTD HC	PTD WD	
D33	48" x 80"				
D35	32" x 80"	WOOD	PTD GLAZED	PTD WD	GLAZING TO BE TEMPERED OR SAFETY

729 SANTA CLARA ST	
ROOF PLAN AND SCHEDULES	
Project number	02/02/2021
Date	A23
3	
3	
3	
3	
Scale	1/4" = 1'-0"

NOT FOR CONSTRUCTION



4 STAIR SECTION
1/2" = 1'-0"



② CROSS SECTION
1/4" = 1'-0"

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[illegible]

729 SANTA CLARA ST

BUILDING SECTION AND
ENLARGED PLANS

Project number	
Date	02/02/2021

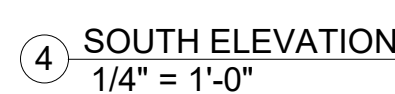
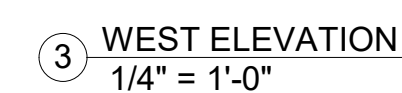
A30

Scale	As indicated
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NOT FOR CONSTRUCTION

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729 SANTA CLARA ST	
ELEVATIONS	
Project number	
Date	02/02/2021
A31	
Scale	1/4" = 1'-0"



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[illegible]

SCHEDULES

Project number

Date 02/02/2021

A80

Scale

1/13/2025 2:16:36 PM

Door Schedule					
Door Number	Type	Frame Type	Finish		
			Door	Frame	Comments
D10	36" x 96"	WOOD	PTD SC GLASS	PTD WD	
D11B	70" x 96"	WOOD	FIBERGLASS	PTD WD	GLAZING TO BE TEMPERED OR SAFETY
D12	36" x 80"	WOOD	PTD SC	PTD WD	
D13A	34" x 80"	WOOD	PTD HC	PTD WD	
D13B	60" x 80"	WOOD	PTD HC	PTD WD	
D14	32" x 84"	WOOD	PTD HC	PTD WD	
D15	36" x 80"	WOOD	PTD SC	PTD WD	
D21	32" x 84"	WOOD	PTD HC	PTD WD	
D22A	32" x 84"	WOOD	PTD HC	PTD WD	
D23	30" x 80"				
D24	72" x 96"				
D25	32" x 80"	WOOD	PTD HC	PTD WD	
D26A	60" x 80"	WOOD	PTD HC	PTD WD	
D26B	18" x 80"	WOOD	PTD HC	PTD WD	
D28A	32" x 80"	WOOD	PTD GLAZED	PTD WD	GLAZING TO BE TEMPERED OR SAFETY
D28B	36" x 84"	WOOD	PTD HC	PTD WD	
D29	60" x 80"				
D30	60" x 80"				
D31	32" x 84"	WOOD	PTD HC	PTD WD	
D32	32" x 84"	WOOD	PTD HC	PTD WD	
D33	48" x 80"				
D35	32" x 80"	WOOD	PTD GLAZED	PTD WD	GLAZING TO BE TEMPERED OR SAFETY

Window Schedule										
Type Mark	Rough Opening		Type	Manufacturer	Model	Material	Finish	Glazing	Sill Height	Comments
	Width	Height						Type		
W1	6' - 0"	6' - 0"	Window-Sliding-Double	MILGARD		FIBERGLASS	BLACK	LOW IRON	<varies>	U=0.3 SHGC =0.23
W3	2' - 6"	1' - 4"	Window-Sliding-Double	MILGARD		FIBERGLASS	BLACK	LOW IRON	6' - 6 3/4"	U=0.3 SHGC =0.23
W4	5' - 0"	4' - 6"	Window-Bay-Casement-45_Degree_Angle	MILGARD		FIBERGLASS	BLACK	LOW IRON	<varies>	U=0.3 SHGC =0.23
W5	3' - 6"	2' - 0"	Window-Sliding-Double	MILGARD		FIBERGLASS	BLACK	LOW IRON	4' - 6"	U=0.3 SHGC =0.23
W6	6' - 0"	5' - 0"	Window-Sliding-Double	MILGARD		FIBERGLASS	BLACK	LOW IRON	2' - 0"	U=0.3 SHGC =0.23
W10	3' - 0"	6' - 0"	Window-Single-Hung	MILGARD		FIBERGLASS	BLACK	LOW IRON	2' - 0"	U=0.3 SHGC =0.23
W11	3' - 0"	4' - 6"	Window-Single-Hung	MILGARD		FIBERGLASS	BLACK	LOW IRON	2' - 0"	U=0.3 SHGC =0.23
W12	2' - 0"	3' - 6"	Window-Fixed	MILGARD		FIBERGLASS	BLACK	LOW IRON	3' - 0"	U=0.3 SHGC =0.23

ENGINEER'S GENERAL NOTES

1. ENGINEER OF RECORD HAS EXERCISED A REASONABLE AND ACCEPTABLE STANDARD OF CARE IN THE PREPARATION OF THESE PLANS. HOWEVER, THE DESIGN PROCESS INCLUDES ACTIVITIES OCCURRING AFTER PLAN SIGNATURE. THESE ACTIVITIES INCLUDE CALCULATION, PLAN CHECK AND VERIFICATIONS DURING CONSTRUCTION. SHOULD PERSONS OTHER THAN ENGINEER OF RECORD PERFORM THE CONSTRUCTION STAKING OPERATIONS, THEY SHALL INDEMNIFY THE ENGINEER OF RECORD FROM ANY DAMAGES RESULTING FROM FAILURE TO PERFORM THESE TASKS OR ANY EXPENSE OR DAMAGE RESULTING FROM OMISSION OR ERROR CONTAINED IN THE PLANS WHICH WOULD REASONABLY HAVE BEEN DISCOVERED AND CORRECTED BY ENGINEER OF RECORD

2. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLAN, THE CONTRACTOR SHALL CONTACT ENGINEER OF RECORD AT (888) 512-3152. ANY REVISIONS REQUIRE PUBLIC WORKS OR BUILDING DEPARTMENT APPROVAL BEFORE PROCEEDING WITH REVISED PLANS.

3. PRIOR TO ANY CORRECTIVE ACTION BY THE CONTRACTOR WHICH IS NECESSARY DUE TO ALLEGED STAKING ERROR, THE CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD FOR RESTAKING AND VERIFICATION OF PREVIOUS STAKING. SHOULD ANY CORRECTIVE WORK BE DONE PRIOR TO NOTIFICATION, OR IF THE ORIGINAL STAKING IS DONE BY OTHERS, ENGINEER OF RECORD ASSUMES NO LIABILITIES FOR THE COSTS INCURRED FOR THIS WORK. WHERE IT HAS BEEN DETERMINED THAT ANY CORRECTIVE ACTION WILL REQUIRE FINANCIAL PARTICIPATION BY ENGINEER OF RECORD, THAT AMOUNT SHALL BE AGREED TO BY ENGINEER OF RECORD IN WRITING PRIOR TO TAKING CORRECTIVE ACTION. FAILURE TO OBTAIN WRITTEN ACCEPTANCE BY WOOD RODGERS INC. WILL NEGATE ALL REQUIREMENTS OF OUR FINANCIAL ASSISTANCE.

4. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE ERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

5. EXCAVATION SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM LACK OF ADUQATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS REQUIRED THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.

6. ALL APPLICABLE FEES TO BE PAID AND PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR BEFORE COMMENCEMENT OF CONSTRUCTION.

7. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, AND WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS' "CONSTRUCTION SAFETY ORDERS".

8. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS' AND SUBCONTRACTORS' COMPLIANCE WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR OR WITH THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS, "CONSTRUCTION SAFETY ORDERS".

9. THE CONTRACTOR'S ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE DIVISION OF INDUSTRIAL SAFETY PERTAINING TO "CONFINED SPACE". ANY MANHOLE, CULVERT, DROP INLET OR TRENCH (WHICH COULD CONTAIN AIR), THAT IS NOT READILY VENTILATED, MAY BE CONSIDERED A "CONFINED SPACE".

10. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS AT THE JOB SITE FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS. CONTRACTOR SHALL POST SIGN AT JOB SITE BEARING OWNER'S NAME AND SITE ADDRESS. PROPERTY CORNERS SHALL CLEARLY BE MARKED.

11. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHERDEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AND TO MAINTAIN TRAFFIC CONTROL AT ALL TIMES.

12. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR ANY PRIVATE PROPERTY ADJACENT TO THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.

13. PRIOR TO COMMENCEMENT OF ANY WORK ON ADJACENT PROPERTY, THE OWNER SHALL OBTAIN WRITTEN PERMISSION FROM AFFECTED PROPERTY OWNERS.

14. ENCROACHMENT PERMITS ARE REQUIRED FOR WAORK WITHIN THE EXISTING PUBLIC RIGHT-OF-WAY. ENCROACHMENT PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.

15. ALL EXISTING ELEVATIONS SHOWN ARE AS MEASURED IN THE FIELD, UNLESS OTHERWISE NOTED.

16. THE CONTRACTOR SHALL CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IN WRITING IMMEDIATELY OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THIS PLAN WHICH MAY REQUIRE CHANGES IN DESIGN.

17. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GAURANTEEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST THREE WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 800-277-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.

18. EXISTING UTILITIES SHOWN ARE TO BE PROTECTED IN PLACE OR RELOCATED PER UTILITY PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXITING UTILITIES.

19. THE REMOVAL OF OBSTRUCTIONS (POWER POLES, FENCES, RETAINING WALLS, TREES, STRUCTURES, PIPELINES, PAVING, ETC.) SHALL BE AT THE CONTRACTOR'S EXPENSE.

20. ALL RECYCLABLE MATERIALS SHALL BE PROCESSED AND STORED AT THE SITES DESIGNATED ON THE PLANS APPROVED BY THE ENGINEER.

21. EXCESS MATERIAL SHALL BE PLACED AT AN APPROVED FILL SITE.

22. ALL STREETS SHALL BE SWPTED AND VACUUED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THE DURATION OF THE PROJECT WORK.

23. SURPLUS EXCAVATED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF-SITE IN A MANNER APPROVED BY THE CITY ENGINEER. CONTRACTOR SHALL OBTAIN OFF-HAUL ROUTE APPROVAL FROM THE CITY ENGINEER A MINIMUM OF 14 CALENDAR DAYS PRIOR TO THE START OF EXCAVATION WORK.

24. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES ON SITES AND ON HAUL ROUTES.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AN AIRBORNE DUST NUISANCE FROM THE CONSTRUCTION SITE BY WATERING AND/OR TREATING THE SITE IN SUCH A MANNER TO LIMIT THE EXTENT OF AIRBORNE DUST PARTICLES.

26. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE SITE OR SURROUNDING AREA DUE TO DUST OR EROSION, RESULTING FROM WORK DONE BY THE CONTRACTOR.

27. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS AND PROCEDURES OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR MUNICIPAL, CONSTRUCTION AND INDUSTRIAL ACTIVITIES AS PROMULGATED BY THE CALIFORNIA STATE WATER RESOURCE CONTROL BOARD OR ANY OF ITS REGIONAL WATER QUALITY CONTROL BOARDS. REFER TO THE PROJECT SWPPP.

28. IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 30 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST THE APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.

PROJECT NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF VALLEJO STANDARDS, EXCEPT WHERE SPECIFICALLY NOTED ON THE PLANS. ANY DEVIATION FROM APPROVED PLANS DURING CONSTRUCTION WILL REQUIRE PRIOR NOTICE TO THE ENGINEER AND APPROVAL OF THE CITY ENGINEER. AT LEAST ONE SET OF APPROVED PLANS SHALL BE ON THE SITE AT ALL TIMES FOR INSPECTION.

2. ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES SPECIFICATIONS AND STANDARDS OF THE CITY OF VALLEJO WITH THE EXCEPTION AS NOTED ON THE PLANS.

3. IT SHALL BE UNDERSTOOD THAT THE TERM "CITY ENGINEER" AS USED HEREIN IS THE CITY ENGINEER OF THE COUNTY OF RIVERSIDE OR HIS AUTHORIZED REPRESENTATIVE.

4. NO WORK WHATSOEVER SHALL BE STARTED WITHOUT FIRST NOTIFYING THE CITY ENGINEER, ENGINEER, GEOTECHNICAL ENGINEER AND APPROPRIATE PUBLIC AGENCIES 48 HOURS PRIOR TO COMMENCEMENT OF WORK.

5. THE CONTRACTOR SHALL NOT DESTROY ANY PERMANENT SURVEY POINTS WITHOUT THE CONSENT OF THE CITY ENGINEER. ANY PERMANENT MONUMENT OR POINTS DESTROYED SHALL BE REPLACED BY A REGISTERED ENGINEER OR LICENSED SURVEYOR AT THE CONTRACTORS EXPENSE.

6. ALL UNDERGROUND FACILITIES SHALL BE INSTALLED PRIOR TO THE CONSTRUCTION OF CURBS, FINAL PREPARATION OF SUBGRADE, AND PLACEMENT OF BASE MATERIAL. CURBS AND GUTTERS INCLUDING BASE ROCK, SHALL BE COMPLETED PRIOR TO PLACEMENT OF BASE ROCK IN THE STREET AREA, UNLESS OTHERWISE APPROVED.

7. CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED INSPECTIONS AND SHALL MAKE THE (48 HOURS PRIOR) NOTIFICATION TO THE CITY ENGINEER, GEOTECHNICAL ENGINEER, OR OTHER REQUIRED INDIVIDUALS OR PUBLIC AGENCIES.

8. CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE CITY ENGINEER, THE OWNER OR THE OWNER'S REPRESENTATIVE, THE OWNER'S ENGINEER, AND ALL UTILITY COMPANIES BEFORE START OF CONSTRUCTION.

9. THE OWNER'S ENGINEER WILL PROVIDE THE CONSTRUCTION STAKES. THE NUMBER AND LOCATION OF STAKES REQUIRED SHALL BE DETERMINED BEFORE THE CONSTRUCTION BEGINS. ALL STAKING REQUESTS SHALL BE DIRECTED TO THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO ACTUAL NEED. AN ADDITIONAL STAKING OR RESTAKING WILL ONLY BE DONE AS DIRECTED AND AUTHORIZED BY THE OWNER OR HIS AUTHORIZED AGENT. ALL CONSTRUCTION STAKING SHALL BE DONE BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

10. THE CONTRACTOR SHALL EXPOSE AND CHECK INVERTS OR EXISTING UTILITIES AND CLEARANCE OF KNOWN CROSSINGS OF OTHER UTILITIES BEFORE CONSTRUCTING NEW PIPELINES. ANY DISCREPANCY BETWEEN THE PLANS AND FIELD INFORMATION SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.

11. CONTRACTOR SHALL COORDINATE SANITARY SEWER, STORM DRAIN, AND WATER CONSTRUCTION IN A MANNER TO PREVENT ANY CONFLICTS WHERE UTILITY LINES CROSS EACH OTHER.

12. ALL CURB DATA REFERS TO THE "FACE OF CURB" AND STATIONING REFERS TO THE INDICATED CENTERLINE UNLESS NOTED OTHERWISE.

13. ALL SANITARY SEWER AND STORM DRAIN CONSTRUCTION SHALL PROCEED FROM THE DOWNSTREAM CONNECTION TO THE UPSTREAM TERMINUS.

14. EXISTING CURBS, SIDEWALKS, AND UTILITIES WITHIN OR ADJACENT TO THE PROJECT LIMITS THAT ARE DAMAGED OR DISPLACED, EVEN THOUGH THEY WERE NOT TO BE REMOVED, SHALL BE REPAIRED OR REPLACED EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR.

15. MANHOLE VALVE AND METER BOX RIM ELEVATIONS IF SHOWN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE RIMS AND COVERS TO THE FINISHED PAVEMENT GRADE. IN UNIMPROVED STREETS, THE RIMS SHALL BE SET AT THE ELEVATION SHOWN.

16. WORK HOURS SHALL BE LIMITED FROM 7:00 AM TO 10:00 PM, SEVEN DAYS A WEEK.

17. CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY ENGINEER PRIOR TO THE START OF ANY WORK WITHIN A PUBLIC RIGHT OF WAY. THE TRAFFIC CONTROL PLAN SHALL CONFORM WITH THE CURRENT EDITION OF CALTRANS "MANUAL OF TRAFFIC CONTROLS," AND AS DIRECTED BY THE ENGINEER.

18. THE EROSION CONTROL MEASURES SHOWN ON THE APPROVED EROSION CONTROL PLAN SHALL BE IN PLACE WHILE PERFORMING ANY WORK SHOWN ON THESE PLANS.

19. CONTRACTOR SHALL OBTAIN A HYDRANT WATER METER AND PERMIT FROM THE CITY PRIOR TO USE OF ANY CITY WATER FOR CONSTRUCTION PURPOSES.

20. EXTERIOR PROPERTY CORNERS SHALL BE MARKED AS REQUIRED BY THE CITY ENGINEER PRIOR TO COMMENCING ANY GRADING OPERATIONS, AND SHALL BE MAINTAINED THROUGHOUT THE GRADING OPERATIONS. ALL PROPERTY CORNERS OR OFFSET MARKERS SHALL BE VISIBLE AT THE TIME OF ROUGH AND FINAL INSPECTION.

21. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURE AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT (707) 648-4316.

22. PRIOR TO COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

GRADING NOTES

1. GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION, PREPARED BY VISHA CONSULTANTS, DATED AUGUST 3, 2020, #20-0607.

2. ALL CUT AND FILL SLOPE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THESE GRADING PLANS. NO SLOPE SHALL BE STEEPER THAN A MAXIMUM OF 2:1. THE TRANSITION FROM CONSTRUCTED SLOPES TO NATURAL GROUND SHALL BE GRADED TO A GENTLY ROUNDED CONTOUR AND NOT LEFT AS AN ABRUPT CHANGE.

3. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM THESE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD IN WRITING IMMEDIATELY OF ANY DIFFERENCES IN TOPOGRAPHY FROM THAT SHOWN ON THIS PLAN WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR EFFECT THE EARTHWORK QUANTITY.

4. THE CONTRACTOR SHALL ESTIMATE THE EARTHWORK QUANTITIES TO HIS/HER SATISFACTION PRIOR TO THE START OF CONSTRUCTION AND SHALL ARRANGE FOR DISPOSAL OF EXCESS MATERIAL OR ACQUISITION OF IMPORT MATERIAL AS REQUIRED TO COMPLETE THE GRADING AS SHOWN ON THIS PLAN. NO ADDITIONAL COMPENSATION WILL BE MADE FOR ANY EXPORT OR IMPORT REQUIRED.

5. GRADING OPERATION SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED A MINIMUM 2 WORKING DAYS TO OBSERVE AND TEST ALL GRADING ACTIVITIES.

FLOOD ZONE

ZONE X PER FLOOD INSURANCE RATE MAP (FIRM)
COMMUNITY PANEL 06095C0607F DATED AUGUST 3, 2016.

EROSION CONTROL NOTES

1. IT SHALL BE THE LEGALLY RESPONSIBLE PARTY'S (LRP/DISCHARGER) DUTY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO ENSURE THE ENTIRE SITE IS IN COMPLIANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) APPROVED FOR THE SITE, THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD (SWRCB) ORDER NO. 2009-0009 DWQ, NPDES NO. CAS000002 AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.

2. THIS PLAN IS INTENDED TO BE UTILIZED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE UTILIZED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.

3. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN AS NECESSARY IN THE FIELD. DOCUMENT AND REPORT ANY FIELD CHANGES PER THE REQUIREMENTS OF THE SWPPP AND NOTIFY THE CITY OR COUNTY REPRESENTATIVE OF THE FIELD CHANGES.

4. ALL MAINTENANCE AND OPERATION REQUIREMENTS SHALL COMPLY WITH THE SWPPP AND THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.

5. DISCHARGERS SHALL EFFECT AND MAINTAIN PRECAUTIONARY MEASURES NECESSARY TO PROTECT ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.

6. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF EROSION CONTROL FOR THE PROJECT AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY OR COUNTY ENGINEER AND THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).

7. DISCHARGERS SHALL ESTABLISH AND MAINTAIN EFFECTIVE BMP PERIMETER CONTROLS AND STABILIZED ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE YEAR-ROUND.

8. EROSION CONTROL MEASURES WILL BE PROPERLY IN PLACE YEAR-ROUND. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 50 PERCENT.

9. INSPECTIONS AND OBSERVATIONS SHALL OCCUR WEEKLY, AND AT LEAST ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS, TO IDENTIFY AND RECORD BMPs THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED OR THAT COULD FAIL TO OPERATE AS INTENDED.

10. DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORMWATER DISCHARGES DURING CONSTRUCTION.

11. DISCHARGERS SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROL.

12. CONSTRUCTION TRAFFIC SPEEDS WILL BE LIMITED TO 15 MPH, OR LESS, AS REQUIRED BY THE CONTRACTOR.

13. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE WORK. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.

14. APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN MATERIAL STORAGE AREA.

15. APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN THE VEHICLE STORAGE AREA.

16. PLACE ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.

17. IMPLEMENT BMPs TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS.

18. PAVED STREETS WILL BE MONITORED DAILY AND FREQUENTLY CLEANED. STREETS WILL ALSO BE SWEEPED ON AT LEAST A WEEKLY BASIS OR MORE OFTEN, AS NEEDED, TO MAINTAIN CONTINUOUS LITTER AND TRACKING CONTROL. STREET WASHING WILL NOT BE DONE.

19. TRASH RECEPTACLES WILL BE PROVIDED THROUGHOUT THE SITE AND UTILIZED BY ALL WORKERS FOR MISCELLANEOUS TRASH. SITE REFUSE WILL BE PICKED UP ON A WEEKLY BASIS OR AS OFTEN AS NECESSARY IN ORDER TO KEEP THE SITE CLEAN.

20. COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.).

21. CONTAIN AND SECURELY PROTECT STOCKPILED WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

22. EXCAVATING, FILLING, BACKFILLING AND GRADING WORK SHALL NOT BE PERFORMED DURING UNFAVORABLE WEATHER CONDITIONS.

23. DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND COMPLETED LOTS. INACTIVE AREAS OF CONSTRUCTION ARE AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.

24. SLOPES WILL BE GRADED SO THAT WATER IS DIRECTED AWAY FROM THE SLOPE FACES AT THE END OF EACH WORKING DAY WHEN A CHANCE OF RAIN IS FORECAST.

25. ALL RILLS, GULLIES, ETC. WILL BE PROMPTLY REPAIRED AS PRACTICAL BY REGRADING OR INSTALLATION OF SOIL, GRAVEL OR SANDBAGS.

26. ALL DRAIN INLETS WILL BE PROTECTED AS THEY ARE COMPLETED, DURING THE ENTIRE COURSE OF CONSTRUCTION.

27. IF SEDIMENT BASINS ARE TO BE USED, DISCHARGERS SHALL, AT A MINIMUM DESIGN SEDIMENT BASINS ACCORDING TO THE METHOD PROVIDED IN CASQA'S CONSTRUCTION BMP GUIDANCE HANDBOOK.

28. AFTER EACH RAINSTORM, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, FIBER ROLLS, SILT FENCES AND SILT SACKS. SEDIMENT TRAPS/BASINS SHOULD ALSO BE OBSERVED AND PUMPED DRY AS NECESSARY TO ASSURE PROPER FUNCTION AND CAPACITY.

29. INTERIOR FIBER ROLLS MAY BE REMOVED AS THE AREA COMES UNDER CONSTRUCTION FOR FINISH GRADING AND LANDSCAPING INSTALLATION. PERIMETER PROTECTION SHOULD BE LEFT IN PLACE YEAR-ROUND.

30. GRAVEL CHECK DAMS MAY BE REMOVED FROM UNPAVED ROADWAYS AS THEY COME UNDER CONSTRUCTION.

31. QSP SHALL IDENTIFY AND PLACE LOCATION OF MATERIAL STORAGE, VEHICLE STORAGE AND SANITARY FACILITIES ON THE SITE BASED ON FIELD CONDITIONS.

EXISTING TOPOGRAPHY

EXISTING PROPERTY BOUNDARY, TOPOGRAPHY, ELEVATIONS, AND SITE FEATURES ARE BASED ON "TOPOGRAPHIC SURVEY LANDS OF OTTERMAN" PREPARED BY ST. JOHN LAND CONSULTING DATED JULY 7, 2020, RECEIVED FROM THE OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXISTING CONDITIONS SHOWN ON THIS SHEET AND NOTIFY THE CIVIL ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

BENCHMARK: ASSUMED DATUM HOLING POINT NUMBER 100 AT AN ELEVATION OF 200.00 (SHOWN ON SURVEY)

SEWER NOTES

1. ALL SEWER WORK SHALL CONFORM TO THE VFWD STANDARDS

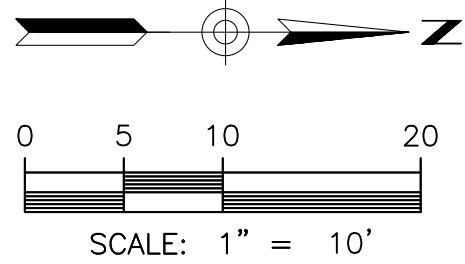
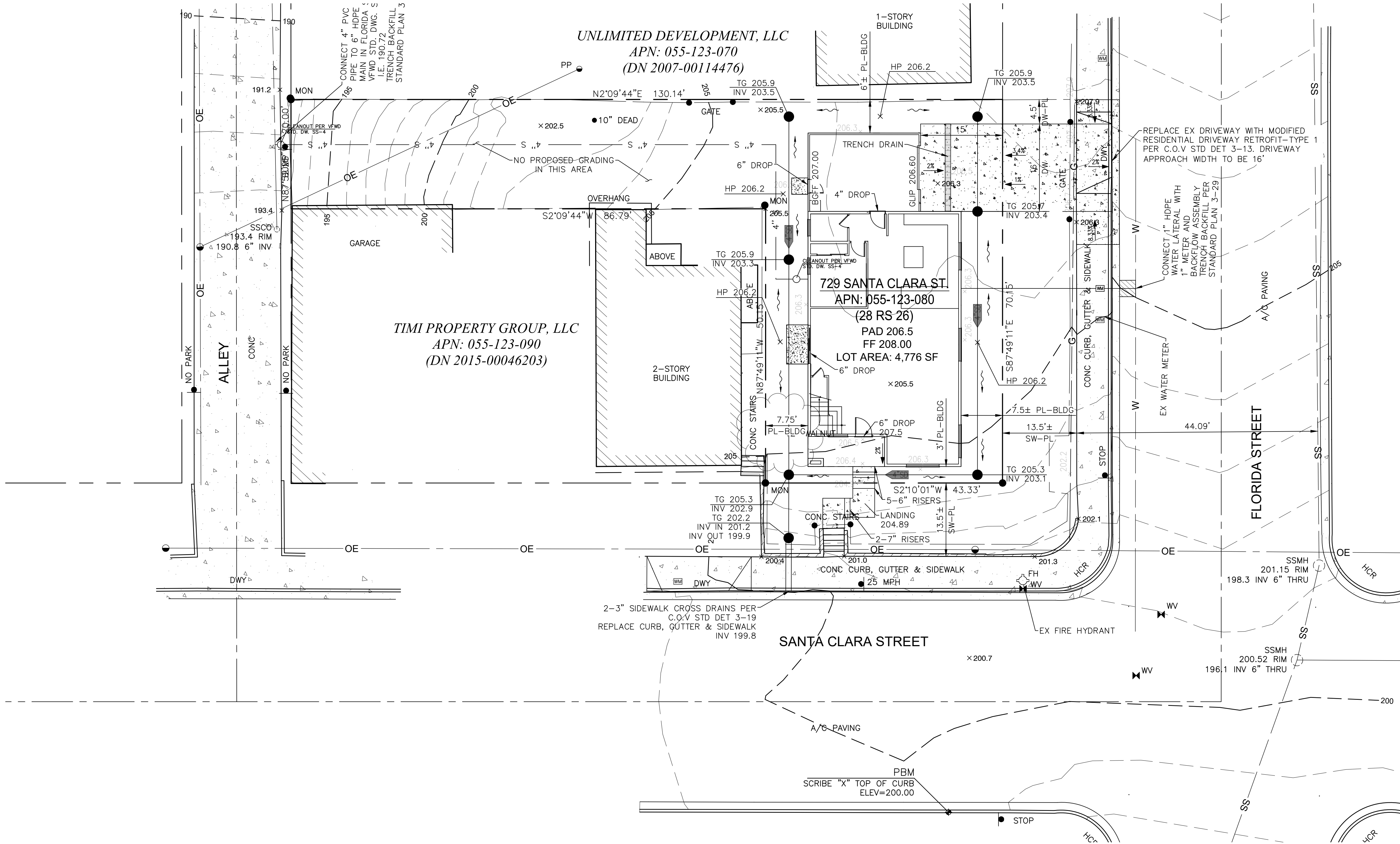
2. CALL VFWD A MINIMUM OF 24 HOUSE IN ADVANCE FOR INSPECTIONS

ABBREVIATIONS

AC
BGFF
C
EX
FF
FL
GLIP
HP
INV
LAT
LS
PUE
SD
S.A.D.
S.L.D.
S.S.D.
SS
SSCO
SSMH
TO
WM
WS

AIR CONDITIONER
BACK OF GARAGE FINISHED FLOOR
CONCRETE
EXISTING
FINISHED FLOOR
FLOW LINE
GARAGE LIP
HIGH POINT
INVERT
LANDSCAPE
PUBLIC UTILITY EASEMENT
STORM DRAIN
SEE ARCHITECTURAL DRAWINGS
SEE LANDSCAPE DRAWINGS
SEE STRUCTURAL DRAWINGS
SANITAIRY SEWER
SANITAIRY SEWER CLEANOUT
SANITAIRY SEWER MANHOLE
TOP OF GRATE
WATER METER
WATER SERVICE

LEGEND



GRADING & DRAINAGE NOTES:

- ON-SITE STORMWATER SHALL BE INTERCEPTED BY THE ON-SITE DRAINAGE SYSTEM AND NOT DISCHARGED INTO ADJOINING PARCELS.
- SHEET FLOW OVER SIDEWALKS OR DRIVEWAYS IS NOT ALLOWED.

IMPERVIOUS AREA:

EXISTING: 0 SF

PROPOSED: 1,930 SF

DOWNSPOUT NOTE:

CONTRACTOR SHALL INSTALL COBBLES OR SPLASHBLOCKS AT THE DOWNSPOUTS PER THE DIRECTION OF THE PROJECT GEOTECHNICAL ENGINEER.

GRADING & DRAINAGE PLAN

PREPARED BY: NAZARETH CIVIL

515 S FIGUEROA ST, STE 1919
LOS ANGELES, CA 90071
(818) 399-9135



YONAS MISGINA

REGISTERED ENGINEER

90746

RCE NUMBER

SINGLE FAMILY RESIDENCE

729 SANTA CLARA STREET
VALLEJO, CA 94590



DATE: FEB 2022

SCALE: AS NOTED

DRAWN BY: CA

CKD BY: CA

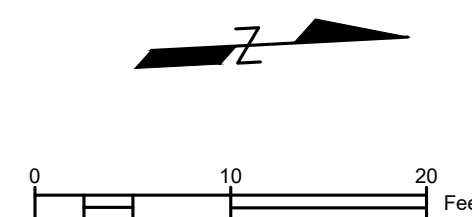
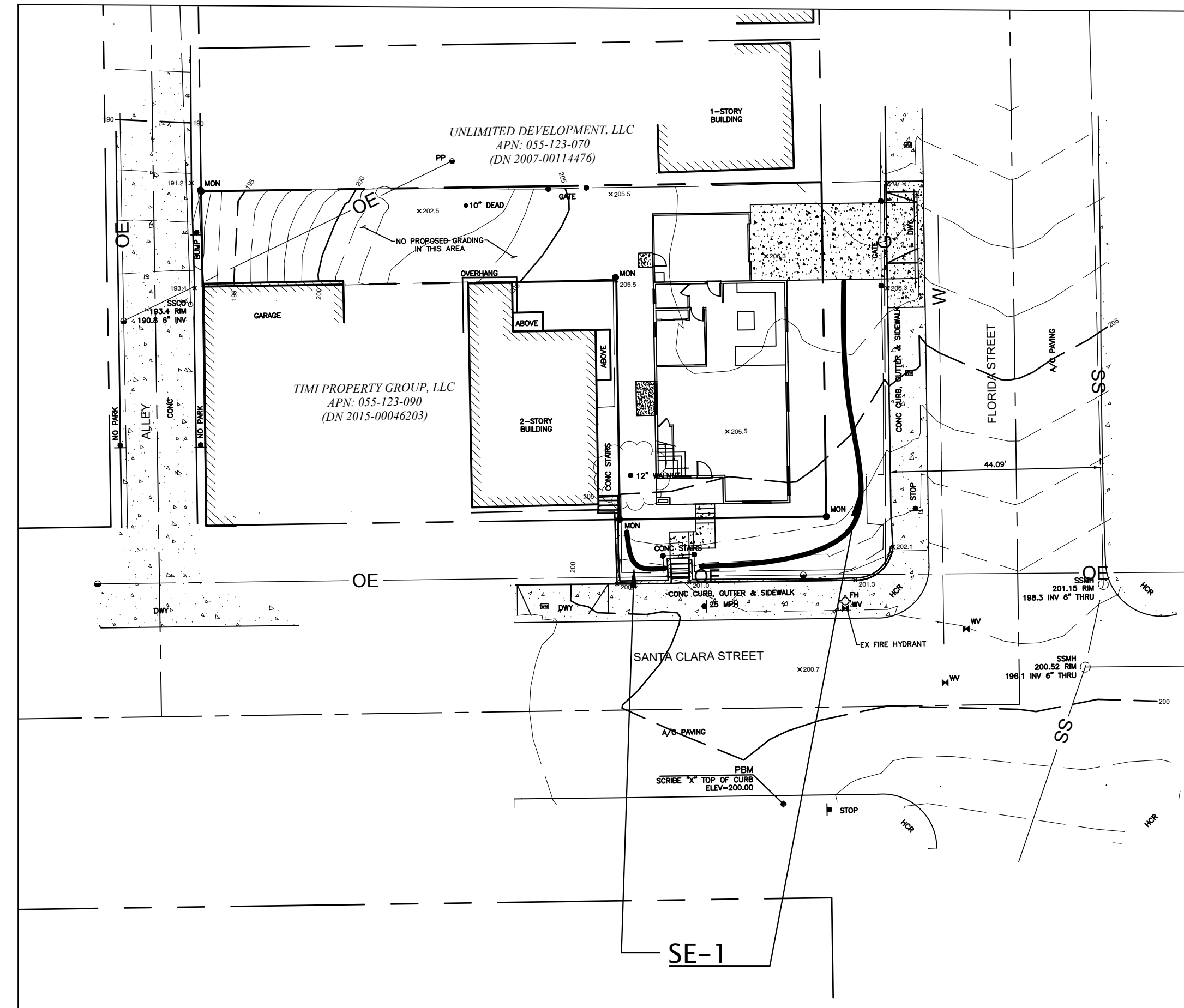
PROJECT #: 202006057

C1.0

EROSION CONTROL PLAN IN THE CITY OF VALLEJO STATE OF CALIFORNIA

Stormwater Pollution Prevention Plan Notes

1. Every effort shall be made to eliminate the discharge of non-stormwater from the project site at all times.
2. Eroded sediments and other pollutants shall be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses, or wind.
3. Stockpiles of earth and other construction-related materials shall be protected from being transported from the site by the forces of wind or water.
4. Fuels, oils, solvents, and other toxic materials shall be stored in accordance with their listing and shall not contaminate the soil and surface waters. All approved storage containers shall be protected from the weather. Spills shall be cleaned up immediately and disposed of in a proper manner. Spills shall not be washed into the drainage system.
5. Excess or waste concrete shall not be washed into the public right-of-way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
6. Trash and construction-related solid wastes shall be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways shall be stabilized so as to inhibit sediments from being deposited into the public right-of-way. Accidental depositions shall be swept up immediately and shall not be washed down by rain or other means.
8. Any slopes with disturbed soils or denuded of vegetation shall be stabilized so as to inhibit erosion by wind and water.
9. The following BMP's as outlined in, but not limited to, the "Best Management Practice Handbook, California Stormwater Quality Task Force, Sacramento, California, the latest revised edition, may apply during the construction of this project (additional measures may be required if deemed appropriate by City inspectors)



Erosion Control

- EC1 – Scheduling
- EC2 – Preservation of Existing Vegetation
- EC3 – Hydraulic Mulch
- EC4 – Hydroseeding
- EC5 – Soil Binders
- EC6 – Straw Mulch
- EC7 – Geotextiles & Mats
- EC8 – Wood Mulching
- EC9 – Earth Dikes and Drainage Swales
- EC10 – Velocity Dissipation Devices
- EC11 – Slope Drains
- EC16 – Non-Vegetative Stabilization

Waste Management & Material Pollution Control

- WM1 – Material Delivery and Storage
- WM2 – Material Use
- WM3 – Stockpile Management
- WM4 – Spill Prevention and Control
- WM5 – Solid Waste Management
- WM6 – Hazardous Waste Management
- WM7 – Contamination Soil Management
- WM8 – Concrete Waste Management
- WM9 – Sanitary / Septic Waste Management
- WM10 – Liquid Waste Management

Temporary Sediment Control

- SE1 – Silt Fence
- SE2 – Sediment Basin
- SE3 – Sediment Trap
- SE4 – Check Dam
- SE5 – Fiber Rolls
- SE6 – Gravel Bag Berm
- SE7 – Street Sweeping and Vacuuming
- SE8 – Sandbag Barrier
- SE9 – Straw Bale Barrier
- SE10 – Storm Drain Inlet Protection

Wind Erosion Control

- ## WE1 – Wind Erosion Control

Equipment Tracking Control

- TC1 – Stabilized Construction Entrance/Exit
TC2 – Stabilized Construction Roadway
TC3 – Entrance / Outlet Tire Wash

Non-Stormwater Management

- NS1 – Water Conservation Practices
- NS2 – Dewatering Operations
- NS3 – Paving and Grinding Operations
- NS4 – Temporary Stream Crossing
- NS5 – Clear Water Diversion
- NS6 – Illicit Connection / Discharge
- NS7 – Potable Water / Irrigation
- NS8 – Vehicle and Equipment Cleaning
- NS9 – Vehicle and Equipment Fueling
- NS10 – Vehicle and Equipment Maintenance
- NS11 – Pile Driving Operations
- NS12 – Concrete Curing
- NS13 – Concrete Finishing
- NS14 – Material and Equipment Use
- NS15 – Demolition Adjacent to Water
- NS16 – Temporary Batch Plants

PREPARED BY:  515 S FIGUEROA ST, STE 1919
LOS ANGELES, CA 90071
(818) 399-9135

YONAS MISINGA 90746

REGISTERED ENGINEER RCE NUMBER

729 Santa Clara St
Vallejo, CA 94590

REV	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-



SIGN DATE:	
DATE:	07JUN2021
SCALE:	AS NOTED
DRAWN BY:	YM
CHECKED BY:	YM
PROJECT #:	

C-2.0



DATE: February 20, 2025
TO: Architectural Heritage & Landmark Commission
FROM: Cesar Orozco, Planning Manager
SUBJECT: **SECRETARY'S REPORT: DISCUSS POTENTIAL FUTURE LOCATION, USES, AND OPPORTUNITIES FOR THE HERBERT HOUSE**

PROJECT INFORMATION

N/A

RECOMMENDATION

Discuss future location, uses, and opportunities for the Herbert House.

BACKGROUND AND DISCUSSION

The Herbert House was built in 1902 and was relocated from its original location of 429 Virginia Street to its current location in 1959. The Herbert House has been vacant for many years. The City boarded the first-floor windows and fenced the property to prevent illegal use and occupancy. The property is too small for some of the ideas that have been floated in the past, such as use a restaurant or bed and breakfast.

In the near future, the City Council will consider several options for the House:

1. Keep it in its current location and rehabilitate it for future lease or sale;
2. Move it to another City lot adjacent to the Saint Vincent's Historic District on Farragut and rehabilitate it for future lease or sale; or
3. Find a potential lease or future owner to fund the rehabilitation of the house.

Staff is asking the Architectural Heritage and Landmark Commission to comment on on this historic resource, the best use for the Herbert house, and the long term location and leasing/ownership of the house. All input will be brought to the City Council for consideration to provide staff direction.

NOTICE AND COMMENTS

N/A

ENVIRONMENTAL REVIEW

This item is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guidelines section 15378. This item is for discussion only and no action is being taken.

CONCLUSION

N/A

EXPIRATION

**SECRETARY'S REPORT: DISCUSS POTENTIAL FUTURE LOCATION, USES, AND
OPPORTUNITIES FOR THE HERBERT HOUSE**

N/A

APPEAL PROCEDURE

N/A

ATTACHMENTS

None

CONTACT

Cesar Orozco, Planning Manager (707) 648-5436

Cesar.Orozco@cityofvallejo.net