VALLEJO ARCHITECHTURAL HERITAGE AND LANDMARK COMMISSION

REGULAR MEETING
MARCH 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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Option to Join by Computer From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313	**Option to Join by Phone** 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**
Recommendation:
Contact: Cesar Orozco, Planning Manager (707) 648-5436
Cesar.Orozco@cityofvallejo.net

B. **APPROVAL OF THE MINUTES**
Recommendation: By motion, Approve February 20, 2025 - Regular Meeting Minutes.

C. **APPROVAL OF THE CONSENT CALENDAR**
Recommendation:
Contact: Cesar Orozco, Planning Manager (707) 648-5436
Cesar.Orozco@cityofvallejo.net

Herbert House - Summary of Comments Previously Provided
Recommendation:
Contact: Cesar Orozco, Planning Manager (707) 648-5436
Cesar.Orozco@cityofvallejo.net

5. REPORT OF THE CITY COUNCIL LIAISON

6. COMMUNITY FORUM

Anyone wishing to address the Council on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Council to resolve, is requested to submit a completed speaker card to the City Clerk. When called upon, each speaker should step to the podium, state his /her name, and address for the record. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.

7. PUBLIC HEARING

A. **ADOPT A RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS (COA23-007) AND DEVELOPMENT REVIEW (DVR23-**

0041) FOR A NEW SINGLE-FAMILY RESIDENCE AT 247 OHIO STREET AFTER FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303

On February 27, 2025, pursuant to VMC Section 16.602.08 – Noticing, a 21-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 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 March 8, 2025, staff received one comment via email from a neighbor with concerns regarding parking, the removed trees, and the proposed architectural style.

8. WRITTEN COMMUNICATIONS

9. REPORT OF THE COMMITTEE/BOARD SECREATRY

A. **SECRETARY'S REPORT**

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: alertsolano.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)
Annalissa 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 , 3/14/2025.

Dated: 3/14/2025	*Dalia Vidor* Dalia Vidor, Executive Secretay

MINUTES

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

February 20, 2025

1. CALL TO ORDER

The meeting was called to order by Chair McDonald at 6:33 pm

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

Absent: Commissioner Sosa

Staff present: Planning Manager Orozco, Assistant City Attorney Zagaroli, Principal Planner Thacker, Assistant Planner Avila

4. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

A. APPROVAL OF THE AGENDA

Principal Planner Thacker requested the Commission to amend the order of the Agenda to move item 9.A to be heard under item 5 (Report of the City Council Liaison).

Action: Moved by Commissioner Riley, seconded by Commissioner Adams, and carried unanimously (Absent – Sosa) to approve the February 20, 2025 – Regular Meeting Agenda, as amended.

B. APPROVAL OF THE MINUTES

i. January 16, 2025 – Regular Meeting

Action: Moved by Commissioner Riley, seconded by Commissioner Vice-Chair Hall, to approve the January 16, 2025 - regular meeting minutes; with the following vote:

Vote:

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

5. REPORT OF THE CITY COUNCIL LIAISON

Vice-Mayor Bregenzer provided an update on the Herbert House and possible next steps by the City and requested input from the Commission.

Public Comment: Jimmy Ghenn and Anne Carr

The Commission provided input and discussed future options for the Herbert House for consideration by the City Council. Various Commissioners noted their concern with potentially relocating the house to a City-owned lot on Farragut Avenue due to the existing slope of the street and on-going issues of crime and vandalism in that area and stated that the Herbert House should not be moved from its current location and, that it should either be sold or leased as a commercial use or other community-oriented use.

6. COMMUNITY FORM – None

7. PUBLIC HEARING

A. 729 SANTA CLARA STREET - NEW SINGLE-FAMILY RESIDENCE - CERTIFICATE OF APPROPRIATENESS (COA24-0005), DEVELOPMENT REVIEW (DVR24-0030), LANDSCAPE REVIEW (LR24-0021), AND EXCEPTION PERMIT (EXC24-0015)

Assistant Planner Avila provided an overview of the project. Commissioners asked questions of staff. Chair McDonald opened the public hearing. There were no speakers. Chair McDonald closed the public hearing. The Commission deliberated the merits of the project, and a motion was made:

8. **Action:** moved by Commissioner Adams, seconded by Commissioner Riley, and carried with a 5-1 vote (Ayes – McDonald, Chacon, Adams, Quismorio, and Riley; No – Hall; Absent – Sosa) to 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 (COA24-0005), Development Review (DVR24-0030), Landscape Review (LR24-0021), and an Exception (EXC24-0015), based on the findings and conditions contained in the Resolution and make the following recommendations to consider – explore adding wood siding on the lower half of the residence in lieu of stucco.

9. WRITTEN COMMUNICATIONS

Principal Planner Thacker stated that staff received one email correspondence regarding the Herbert House prior to the meeting.

10. REGULAR REPORTS

A. SECRETARY'S REPORT

Principal Planner Thacker provided an update to the Commission that a project at 128 Carolina Street recently approved by the Commission was appealed and will be heard by the City Council on March 11th, and that an upcoming Certificate of Appropriateness for a new single-unit dwelling is tentatively scheduled to be presented to the Commission at the March 20, 2025 regular meeting.

B. CITY ATTORNEY'S REPORT – None

C. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

Commissioner Riley asked staff for an update on the cause of the fire that recently occurred at 721 Alameda Street. Planning Manager Orozco indicated that staff did not know.

D. REPORT OF THE SUBCOMMITTEES

i. Records/Resources Subcommittee

Chair McDonald provided an update on a meeting with the Water Division and discussed potential options regarding the use, duplication, and preservation of historical water tap records held by the Water Division. Vice Chair Hall provided an update that the Vallejo Naval and Historical Museum has agreed to store the water tap records.

ii. Goal Setting Subcommittee

Commissioner Chacon asked when the goal settings meeting for City Council will be held so the Commission can align with their goals once they are set.

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

11. 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

12. ADJOURNMENT

The meeting was adjourned at 8:09 p.m.

_____

ANGELA MCDONALD, CHAIR

DRAFT

ATTEST:

_____

ROBBY THACKER, SECRETARY

DRAFT

City of VALLEJO California

MEMORANDUM

PLANNING DIVISION

DATE: March 20, 2025

TO: Architectural Heritage and Landmarks Commission

FROM: Robby Thacker, Principal Planner

SUBJECT: Herbert House - Summary of Comments Previously Provided

RECOMMENDATION: The Architectural Heritage and Landmarks Commission (AHLC) is requested to review and confirm the summary of comments provided during the February 20, 2025, public meeting, regarding the future of the Herbert House. This written summary will be forwarded to City Council for their future consideration.

SUMMARY OF COMMENTS: The AHLC received a report from the City Council Liaison regarding the Herbert House at the February 20, 2025, regular meeting. Vice Mayor Bregenzer provided an update to the Commission on the City's efforts to move forward with a plan for the Herbert House once the interim Economic Development Director comes on board. Vice Mayor Bregenzer stated that the City is considering either selling the house, leasing it to a new user, and/or relocating the house to a vacant City owned parcel on Farragut Avenue. The Commission was asked to provide their input and comment on the various options.

Following the brief presentation, the AHLC provided the following comments on the Herbert House:

- They would like to see the Public/Semi Public zoning changed to be more compatible with the waterfront and allow for wider variety of commercial type uses.
- They would like to see Economic Development assist potential users to allow the rehabilitation of the site to become a reality sooner than later.
- They expressed concerns about the potential relocation of the house to the Farragut site due to crime issues.
- The stated that the City should leave the building where it is, and if it were to be relocated, it should be moved to the area that it originated.
- They stated that the City should look at selling the house and repurposing it for commercial use or using it for more than one type of use including an art gallery, coffee shop, or bed and breakfast.
- They would like to see the building utilized as a tourism related business or an art gallery or boutique.

- They stated that if the City is to move forward with selling it, the City should help facilitate the sale and do it expeditiously.

- The Commission also collectively agreed that the house should stay at its current location on Kentucky Avenue.

Two members of the public commented during the meeting (Jimmy Ghen and Anne Carr). Both indicated sentiment to keep the Herbert House in its current location, rehabilitate it to be used for commercial use or bed and breakfast type use, and the City should be open to selling the building.

DATE: March 20, 2025
TO: Architectural Heritage & Landmark Commission
FROM: Laura Solomon, Associate Planner
SUBJECT: **ADOPT A RESOLUTION APPROVING A CERTIFICATE OF APPROPRIATENESS (COA23-007) AND DEVELOPMENT REVIEW (DVR23-0041) FOR A NEW SINGLE-FAMILY RESIDENCE AT 247 OHIO STREET AFTER FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303**

PROJECT INFORMATION

Project Summary:	The project consists of a new 1,764 square foot, two-story, single-family residence on a vacant 2,795 square foot corner lot within the Saint (St.) Vincent's Historic District. The residence façade is proposed to have stucco painted gray, beige trim, vinyl windows, composition shingle roof, and a stone veneer accent on the porch columns. The project would retain the existing street tree and also include 1,200 square feet of new drought-tolerant landscaping throughout the site and along Ohio Street and Branciforte Street.
Project Number(s):	COA23-0007 and DVR23-0041
Location:	247 Ohio Street
Applicant:	Deevandra Lai
Owner:	Deevandra Lai
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”).

RECOMMENDATION

Staff recommends that the Architectural Heritage and Landmarks Commission adopt a resolution approving a Certificate of Appropriateness (COA23-0007) and Development Review (DVR23-0041) for a new single-family residence at 247 Ohio Street after finding the project exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303.

BACKGROUND AND DISCUSSION

Project Background

The project site, located at 247 Ohio Street, has been vacant for over 25 years. According to historical mapping, there was a one-story dwelling and a one-story store that existed on the site in 1959. Staff is uncertain when the structures were removed, but historical aerial imagery indicates that the site has been vacant since at least 2000.

On October 2, 2023, Deevandra Lal, the applicant and property owner ("applicant"), applied for a Certificate of Appropriateness (COA23-0007) and Development Review (DVR23-0041) for the development of a new single-family residence on a vacant parcel at 247 Ohio Street.

The project plans were routed to various city departments and outside agencies for their review and the application was determined to be complete by the City on November 22, 2024.

Location and Land Use Context

The project site is located on the corner of Ohio Street and Branciforte Street. It is surrounded by existing residential uses. The subject site is bounded by residential uses and Ohio Street to the north, residential uses and Branciforte Street to the east, and residential uses to the south and west.

State Route 37 is approximately 1.28 miles to the north, Sonoma Boulevard/State Route 29 is approximately 0.35 miles to the east and Interstate 80 (I-80) is approximately 1.75 miles to the east from the subject property. The immediate vicinity of the project site is characterized by existing residential uses (see Figure 1 in Attachment 2). 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.

St. Vincent's Historic District

The St. Vincent's Historic District (District) was formally listed in the National Register of Historic Places as the Vallejo Old City Historic District in 2003. 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 is composed of mid-nineteenth to late-twentieth century residences, including examples of Greek and Gothic Revival, Vernacular, Late Victorian such as Italianate, Queen Anne, Eastlake, and Shingle Style, along with Colonial Revival, Tudor Revival, Mission, Craftsman, Prairie and Art Deco Styles. The District's period of significance is from 1868 to 1947.

Project Description

The project consists of a new 1,764-square-foot, two-story, single-family residence on a 2,795-square-foot vacant corner lot at 247 Ohio Street within the District. The new residence is proposed to have an overall building height of 24 feet and 10 inches, with a total of three bedrooms and two bathrooms. The attached one-car garage would have direct access off Ohio Street. The residence's facade is proposed to have stucco painted Cape Gray, gutters and downspouts painted Nantucket White, vinyl windows, a craftsman-style front door with gray trim, composition shingle roof, and stone veneer on the porch columns supporting the entry archway. The project would provide two street trees and also include 1,200 square feet of new drought-tolerant landscaping throughout the site and along Ohio Street and Branciforte Street (see attachment 3 for project plans).

CODE COMPLIANCE:

I. 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, 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 detached single-family home with both a front and rear yard similar to surrounding existing residential development, and the proposed accessory dwelling unit does not count towards density allowed on the site.

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 1 of Attachment 2).

II. 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.*

A single-family detached residential dwelling is a permitted use in the Residential Low Density zoning district (see VMC Table 16.301 – A: Land Use Regulations). The subject site is considered a legal non-conforming lot due to its size, which is less than the minimum 5,000 square feet required for a lot. VMC Section 16.105.05 provides, however, that "at a minimum, one single-unit dwelling unit and customary accessory buildings may be established on a non-conforming lot, provided the unit and accessory buildings conform to the current standards of the zoning district."

The project is consistent with all applicable development standards in the RLD zoning district, such as setbacks, density, height, landscaping requirements, etc. (see Table 2 in Attachment 2 for a full list). In addition to the RLD development standards, the project is also subject to the objective design standards for

single-unit housing, which include standards for building entrances, architectural articulation for building facades, design of garage frontages, paving standards, and driveway design (see Table 3 in Attachment 2 for compliance).

Regarding landscaping, VMC Chapter 16.504.01(G)(4) requires the front yard of lots with a single-unit dwelling to be landscaped. The proposed project has an existing 108-foot frontage which is proposed to be landscaped with 264 square feet of new landscaping, including two new street trees, within the front yard adjacent to Ohio Street. Throughout the entire site, there would be a total of 1,200 square feet of new drought-tolerant landscaping added, including five Chaste Trees, one Madrone Tree, native shrubs and perennials.

III. Entitlements and Required Findings

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

Certificate of Appropriateness: VMC Section 16.614.09, 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 provides that all new principal structures shall be reviewed by the Architectural Heritage and Landmark Commission’s (AHLC).

VMC Section 16.614.09 (E) requires the AHLC to make the following applicable findings prior to granting the Certificate of Appropriateness:

1. The project is in conformity 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.

3. 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.
d) Retention of the structure in the judgment of the commission is not in the interest of the majority within the historic district.
e) Conditions of Approval. The director may impose or recommend that the architectural heritage and landmarks commission impose such conditions in a certificate of appropriateness that are necessary to accomplish the purposes of this code and prevent or minimize adverse impacts upon the public. These conditions shall run with the land and not be affected by a change in ownership.

Development Review: VMC Section 16.605.02 (A.1) states, “when a development project requires a use permit, variance, or any other discretionary 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.

VMC Section 16.605.03 requires the review authority to make the following applicable findings prior to granting the Development Review:

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

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

STAFF ANALYSIS:

Staff believes all the applicable findings for the Certificate of Appropriateness and Development Review (as listed above) can be made for the proposed project. A summary of staff's analysis is included below, with specific analysis associated with each required finding, including recommended statements of fact, incorporated into the attached Resolution (Attachment 1 of this report).

Certificate of Appropriateness: In order to grant a Certificate of Appropriateness, the project must be in conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards"), as well as the guidelines/standards of the historic district within which the site is located (St. Vincent's Historic District).

The St. Vincent's Historic District has no adopted design guidelines for new construction. However, as previously mentioned, the district has a period of significance extending from 1868 to 1947, and it currently includes many structures with a wide variety of architectural styles. The New Traditional architectural style proposed would be compatible with the existing residential neighborhood, yet it would be perceived as a modern structure due to the American Vernacular hipped roof and light fixtures. The proposed development has been designed in a way that complements the existing façades facing Ohio Street and Branciforte Street, while also being visually interesting due to the inclusion of a projected covered porch with columns supporting

archways at the primary entrance, as well as architectural details of keystone accented window trims and decorative eave soffit corbels.

The new development would contribute to the character of neighborhood by respecting the scale and mass, site location, height, materials and orientation to other residences in the 200 block of Ohio Street, Branciforte Street, and the St. Vincent's District in general. The height of the proposed building is 24 feet and 10 inches, which is consistent with the average height of buildings in close proximity to the subject property. The location of the proposed building and garage facing the street and its garage doors capture key characteristics of the neighborhood. The proposed setback of 20 feet from the front property line is consistent to the front yards of the other residences in the 200 block of Ohio Street. The single-family residence would be visually compatible with the existing neighborhood due to the proposed materials of stucco and wood accents, including a covered porch surrounding the primary entrance, and composite roof shingles. Window and door placements on the proposed residence would also continue the established building rhythms along Ohio and Branciforte Streets.

The Secretary's Standards were adopted by the Federal Government in 1976. The Secretary's Standards for Rehabilitation are generally silent on entirely new structures. Nonetheless, they do include the following statements (below) which staff have used to evaluate the proposed single-family residence and its overall conformance:

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.

Staff Response: Agree. According to historical mapping (Sanborn Maps), there was a one-story dwelling and a one-story store that existed on the site in 1959. The current proposal includes one new single-family home, which is consistent with the historic use of 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.

Staff Response: Not applicable. The site has been vacant for over 25 years.

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.

Staff Response. Agree. The site has been vacant for over 25 years, and there are no known records available to confirm the historic aesthetic character of the property, aside from historical mapping (Sanborn Maps). The current proposal includes one new single-family home, which is consistent with the historic use of the site and consistent with all applicable development standards and objective design requirements outlined in the VMC.

It should be noted that the proposed single-family residences is proposed with an architectural style that will be visually consistent with the neighborhood due to included features such as siding, roof style, and double-hung windows, yet it would be clearly recognizable as a modern building. The building will be constructed with modern materials such as Hardie board siding and metal garage doors. Recreating a false sense of historical features is discouraged with 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.

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

Staff Response. Not Applicable. The site has been vacant for over 25 years and has no historical significance.

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

Staff Response: Not Applicable. The site has been vacant for over 25 years, and there are no known records available to confirm the historic aesthetic character of any former structures on the property. The current proposal includes one new single-family home, which is consistent with the historic use of the site and consistent with all applicable development standards and objective design requirements outlined in the VMC.

It should be further noted that the proposed architectural style of the new construction is compatible with the features, size, scale, and massing of the surrounding neighborhood, which will help to protect the integrity of historic district.

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.

Staff Response: Not Applicable. There are no structures on the site and no replacement or repair of historic features proposed.

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.

Staff Response: Not Applicable. There are no structures or historic materials on the site.

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

Staff Response: Agree. The project proposes new construction on a vacant lot. Archeological resources are not expected to be found at the site; however, if they are discovered during construction activities, then construction activities would halt and any resources would be protected, in accordance with applicable State requirements and General Plan Action Policy NBE-1.9A.

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.

Staff Response: Not Applicable. The site has been vacant for over 25 years, and there are no known records available to confirm the historic aesthetic character of any former structures on the property. The current

proposal includes one new single-family home, which is consistent with the historic use of the site and consistent with all applicable development standards and objective design requirements outlined in the VMC.

It should be noted that the proposed architectural style of the new construction is compatible with the features, size, scale, and massing of the surrounding neighborhood, which (while not required) will help to protect the integrity of historic district.

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.

Staff Response: Not Applicable. The site has been vacant for over 25 years, and there are no known records available to confirm the historic aesthetic character of any former structures on the property. The current proposal includes one new single-family home, which is consistent with the historic use of the site and consistent with all applicable development standards and objective design requirements outlined in the VMC.

Development Review: The proposed project is in compliance with all applicable development standards of the zoning code, as well as all objective design standards set forth in VMC Section 16.202.02 “Design Standards for Single-Unit Housing.” The proposed dwelling has also been designed with consideration to the existing structures within the nearby vicinity. The dwelling features comparable setbacks (to the extent feasible with current setback standards) and massing, and incorporates desirable features such as a covered front porch, a high degree of fenestration, quality exterior materials, and landscaping improvements which overall relate well to other structures in the neighborhood. The new dwelling would fill a currently vacant lot within an existing neighborhood, helping to complete the urban framework of the neighborhood. Overall, the proposed project demonstrates thoughtful site planning in that it has been sited to not only meet all development standards but also to blend with the existing adjacent structures with respect to setback, massing, and architectural design.

NOTICE AND COMMENTS

On February 27, 2025, pursuant to VMC Section 16.602.08 – Noticing, a 21-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 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 March 8, 2025, staff received one comment via email from a neighbor with concerns regarding parking, the removed trees, and the proposed architectural style.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code §21000, et seq.) and the 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 includes the construction of a new single-family residence.

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, staff recommends that the AHLC find the project exempt from environmental review pursuant to CEQA Guidelines Section 15303(a), and approve Certificate of Appropriateness (COA23-007) and Development Review (DVR23-0041), 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 and Development Review shall automatically expire 24 months after its approval, unless the use is exercised or extended (if approved at this meeting).

APPEAL PROCEDURE

VMC Section 16.602.14, Appeals, 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 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.	Attachment 1 - Proposed Resolution
2.	Exhibit A - OhioSt.247.Conditions of Approval
3.	Attachment 2 - Supporting Information (Tables and Images)
4.	Attachment 3 - Project Plans
5.	Attachment 4 - Material Sample Board
6.	Attachment 5 - Public Comment Received 3.8.25

CONTACT

Laura Solomon, Associate Planner (707) 648-5391
Laura.Solomon@cityofvallejo.net

CITY OF VALLEJO
ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

RESOLUTION #25-XX

A RESOLUTION OF THE ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION APPROVING A CERTIFICATE OF APPROPRIATENESS (COA) #23-0007 AND DEVELOPMENT REVIEW (DVR) #23-0041 TO DEVELOP AT NEW SINGLE-FAMILY RESIDENCE AFTER FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303

247 OHIO STREET
APN: 0055-101-250

* *

RECITALS

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

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

WHEREAS, on October 2, 2023, Deevandra Lal, the property owner the vacant parcel located at 247 Ohio Street (APN:0055-101-250) (the "Subject Property"), applied for a Certificate of Appropriateness (COA23-0007) and Development Review (DVR23-0041) for the development of a new single-family residence on the Subject Property; and

WHEREAS, the Subject Property has a General Plan 2040 land use designation of Primarily Single-Family; and

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

WHEREAS, on February 27, 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 and electronically mailed to the members of the Architectural Heritage and Landmark Commission and to the applicant; and

WHEREAS, on March 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 the testimony 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 the 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 includes the construction of a new single-family residence.

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 PERMIT (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.

Agree. According to historical mapping (Sanborn Maps), there was a one-story dwelling and a one-story store that existed on the site in 1959. The current proposal includes one new single-family home, which is consistent with the historic use of 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. The site has been vacant for over 25 years.

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.

Agree. The site has been vacant for over 25 years, and there are no known records available to confirm the historic aesthetic character of the property, aside from historical mapping (Sanborn Maps). The current proposal includes one new single-family home, which is consistent with the historic use of the site and consistent with all applicable development standards and objective design requirements outlined in the VMC.

It should be noted that the proposed single-family residences is proposed with an architectural style that will be visually consistent with the neighborhood due to included features such as siding, roof style, and double-hung windows, yet it would be clearly recognizable as a modern building. The building will be constructed with modern materials such as Hardie board siding and metal garage doors. Recreating a false sense of historical features is discouraged with 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.

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

   Not Applicable. The site has been vacant for over 25 years and has no historical significance.

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

   Not Applicable. The site has been vacant for over 25 years, and there are no known records available to confirm the historic aesthetic character of any former structures on the property. The current proposal includes one new single-family home, which is consistent with the historic use of the site and consistent with all applicable development standards and objective design requirements outlined in the VMC.

   It should be noted that the proposed architectural style of the new construction is compatible with the features, size, scale, and massing of the surrounding neighborhood, which will help to protect the integrity of historic district.

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. There are no structures on the site and no replacement or repair of historic features proposed.

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. There are no structures or historic materials on the site.

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

   Agree. The project proposes new construction on a vacant lot. Archeological resources are not expected to be found at the site; however, if they are discovered during construction activities, then construction activities would halt and any resources would be protected, in accordance with applicable State requirements and General Plan Action Policy NBE-1.9A.

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.**

   Not Applicable. The site has been vacant for over 25 years, and there are no known records available to confirm the historic aesthetic character of any former structures on the property. The current proposal includes one new single-family home, which is

consistent with the historic use of the site and consistent with all applicable development standards and objective design requirements outlined in the VMC.

It should be noted that the proposed architectural style of the new construction is compatible with the features, size, scale, and massing of the surrounding neighborhood, which (while not required) will help to protect the integrity of historic district.

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.

Not Applicable. The site has been vacant for over 25 years, and there are no known records available to confirm the historic aesthetic character of any former structures on the property. The current proposal includes one new single-family home, which is consistent with the historic use of the site and consistent with all applicable development standards and objective design requirements outlined in the VMC.

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.

Agree. 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 PERMIT (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. 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 uses 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 project complies with VMC Section 16.202.03 – Design Standards for single-unit housing (detached and attached), which provides objective and subjective design standards. 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 within the nearby vicinity. The dwelling features comparable setbacks (to the extent feasible with current setback standards) and massing and incorporates desirable features such as a covered front porch, high degree of fenestration, quality exterior materials, and landscaping improvements which overall relate well to other structures in the neighborhood. The new dwelling will fill a currently vacant lot within an existing neighborhood and will work to complete the urban framework of the 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, and the proposed dwelling is sited to blend with the existing adjacent structures with respect to setback, massing, and architectural design. 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. RESOLUTION APPROVING THE PROJECT AT 247 OHIO STREET:

NOW, THEREFORE, LET IT BE RESOLVED that Architectural Heritage and Landmark Commission hereby finds the project to be exempt from environment review pursuant to CEQA Guidelines, Section 15303(a) (Class 3: "New Construction or Conversion of Small Structures"), and the Commission hereby APPROVES Certificate of Appropriateness (COA23-0007) and Development Review (DVR23-0041), 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 March 2025, by the following vote to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

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

Attest:

_____
ROBERT THACKER, SECRETARY
City of Vallejo Architectural Heritage and Landmarks Commission

CONDITIONS OF APPROVAL

CERTIFICATE OF APPROPRIATNESS (COA23-0007)
DEVELOPMENT REVIEW (DVR23-0041)
247 OHIO STREET
APN # 0055-101-250

PERMIT DESCRIPTION: The project consists of a new 1,764 square foot, two-story, single-family residence on a 2,795 square foot vacant corner lot at 247 Ohio Street within the Saint (St.) Vincent Historic District. The residence façade is proposed to have stucco painted gray, beige trim, vinyl windows, composition shingle roof, and a stone veneer accent on the porch columns. The project would retain the existing street tree and also include 1,200 square feet of new drought-tolerant landscaping along Ohio Street and Branciforte Street and throughout the site.

A. **PLANNING DIVISION**
Laura Solomon, Associate Planner | laura.solomon@cityofvallejo.net | (707) 648-5391

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 Section16.504.08 (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 March 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: John Peña | john.pena@cityofvallejo.net | (707) 553-7223

1. Per fire review the proposed development will require a fire sprinkler system. All new residential services are 1" to satisfy flow requirements of the California Fire Code. An above ground RP Backflow device will be required, please indicate this addition on plans.

2. The existing is undersized for the fire sprinkler system and will need to be abandoned.

3. Prior to start of water utility related site work in the public right of way, contractor shall schedule a meeting with the City Water Distribution Crew and obtain an encroachment permit with the Public Works Department. The contractor will be responsible for laying out and supplying all materials for the scope of work. Hot taps are to be completed by the City's Water Distribution Crew.

4. All water lines connections to the water mains or fire line protections are to be installed per the 2011 Vallejo Standard Specifications and Standard Drawings.

5. A final inspection is required by the Water Engineering Inspector prior to the final of the building permit.

6. At any point, the water lateral and storm drain lateral or water lateral and sewer lateral needs to be, at a minimum, 5 feet apart horizontally and 1 foot apart vertically. If this is not possible, please move the water meter/water lateral to another location. Please note that water meters cannot be in a driveway and no bends or fittings are allowed on the water lateral in the public right-of-way.

D. Fire Prevention

Staff Contact: Moises Zarate | moises.zarate@cityofvallejo.net | (707) 648-4565

1. All buildings, facilities, and improvements shall be accessible to fire department apparatus by way of approved access roadways.

2. 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.

3. All roof material shall be rated class "C" or better.

4. 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.

5. Provide carbon monoxide detectors outside each sleeping area in the immediate vicinity of all bedrooms.

6. Emergency escape and rescue openings are required in each bedroom in accordance with the 2019 CA Building Code.

7. 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. Adequate pressure and GPM verification are required prior to residential construction.

8. The main house with attached garage shall be a one-hour fire rating for occupancy separation for R-3 and U Occupancy.

9. A final inspection from the Fire Prevention Division is required.

E. Vallejo Flood and Wastewater

Staff Contact: Mariah Henderson | mhenderson@vallejowastewater.org | (707) 652-7810

1. Utility site plan will need to show required two-way cleanout within 2 feet of the foundation where waste plumbing exits the building and District cleanout near the public right of way.

2. Add the following notes to plans:
    a. All sewer work shall conform to the Vallejo Wastewater Standards,
    b. Call Vallejo Wastewater a minimum of 24 hours in advance for inspections.

3. Applicant will be required to pay applicable fees and obtain VFWD Connection Permit upon final plan approval.

Attachment 2 – Supporting Information (Tables and Images)

Table 1 – 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.	*- 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.*
- 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.	*- 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.*

Attachment 2 – Supporting Information (Tables and Images)

Table 2 – Residential Low Density Development Standards (VMC Chapter 16.202)			
Code 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.	2,795 sq. ft.	Existing, Legal Non-conforming
Table 16.202-A: Minimum Lot Width	50 ft.	43 ft.	Existing, Legal Non-conforming
Table 16.202-A: Maximum Height (ft.)	35 ft.	24 ft. 10 in.	Yes
Table 16.202-A: Front Setback	15 ft.	20 ft. 1 in	Yes
Table 16.202-A: Interior Side	5 or 10 ft.	9 ft. 6 in.	Yes
Table 16.202-A: Rear	5 ft.	15 ft 7 in.	Yes
Table 16.202-A: Garage Front/Rear	20 or 5 ft.	25 ft. 1 in. from front	Yes
Table 16.202-A: Maximum Lot Coverage (% of Lot)	50%	39%	Yes
Table 16.202-A: Covered Parking	1	1	Yes
Table 16.504-A: Landscaping Requirements	Front Yard	38% of Front Yard (264 sq. ft.)	Yes
Table 16.204-A: Street Trees (ft. frontage)	1 per 50 ft. of frontage 108 ft. frontage = 2 street trees	2	Yes
Table 16.202-A – Fence Height Limit Rear and Side	6 ft.	6 ft.	Yes

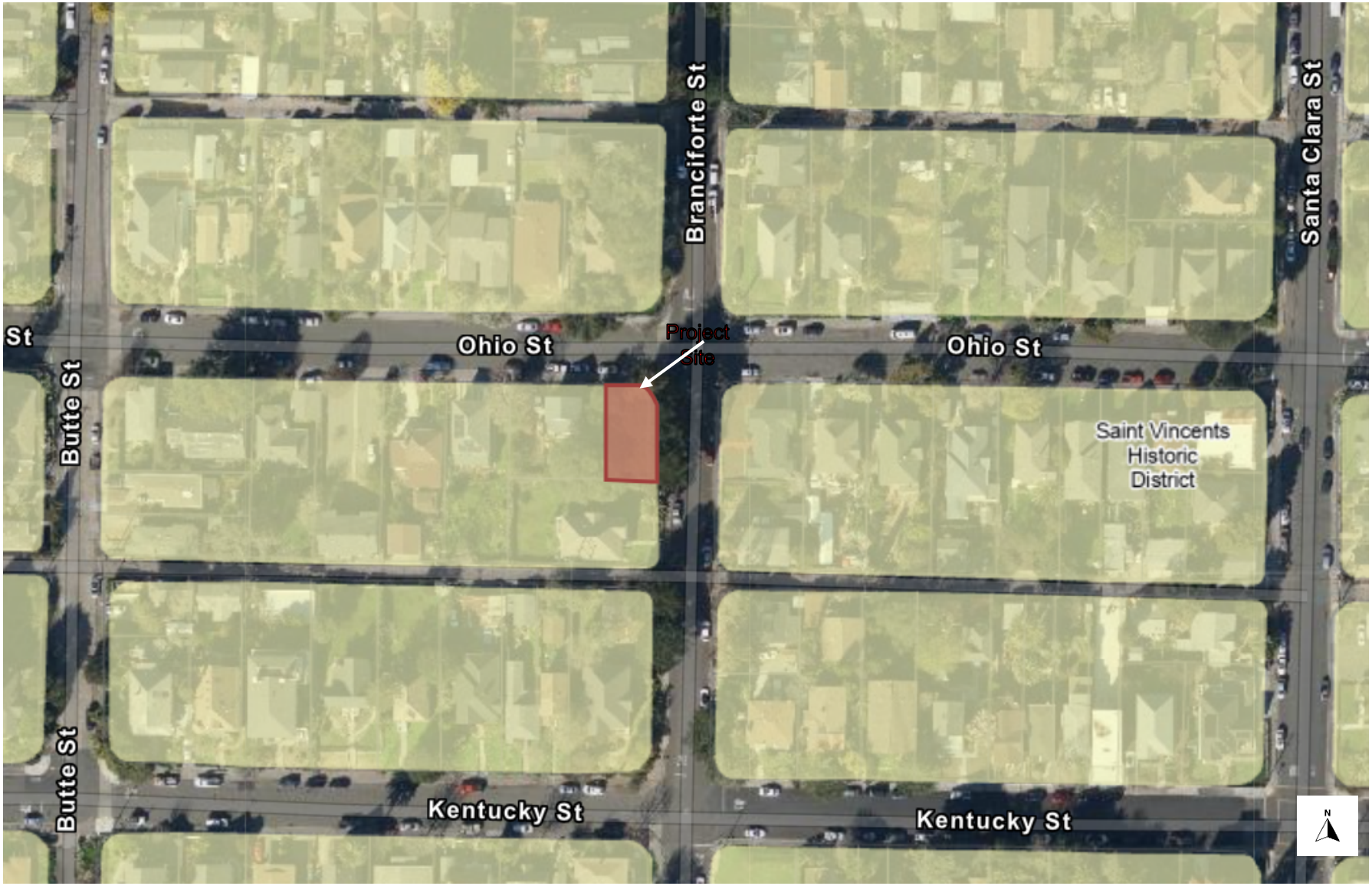
Attachment 2 – Supporting Information (Tables and Images)

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 Ohio Street through a covered porch that projects 5 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 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.	As proposed, the building façade features a projection and accents including a 5-foot-deep covered porch and decorative soffit corbel brackets which create visual variety and avoids a bulky appearance. The use of stucco siding and high-quality paint will provide long-term durability and appearance.	Yes
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	The garage is located in the front half of the lot and will 14’-5” in width not	Yes

	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.	exceeding 50% of the residential structure.	
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 be 38% landscaped and a 6-foot pervious brick paver 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 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	The proposed driveway approach is designed to access the attached garage in the front of the property. The driveway will be setback 18' and 9'-6" from the side property lines with planted areas and a brick paver walkway along the east 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.	There is no alley access.	N/A

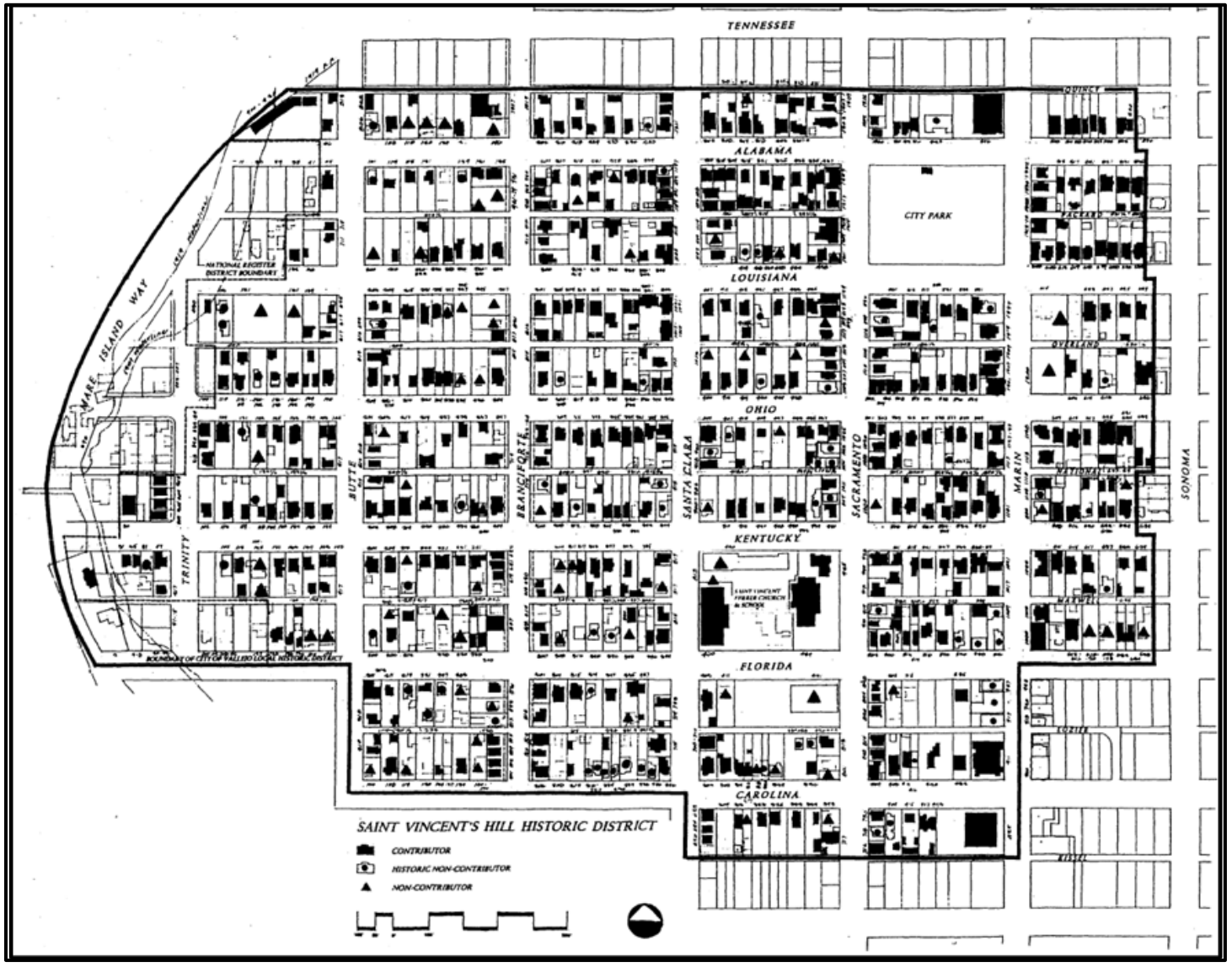
Attachment 2 – Supporting Information (Tables and Images)

Figure 1 – Vicinity Map



Attachment 2 – Supporting Information (Tables and Images)

Figure 2 – St. Vincent Historic District



Attachment 2 – Supporting Information (Tables and Images)

Figure 3 – Existing Conditions

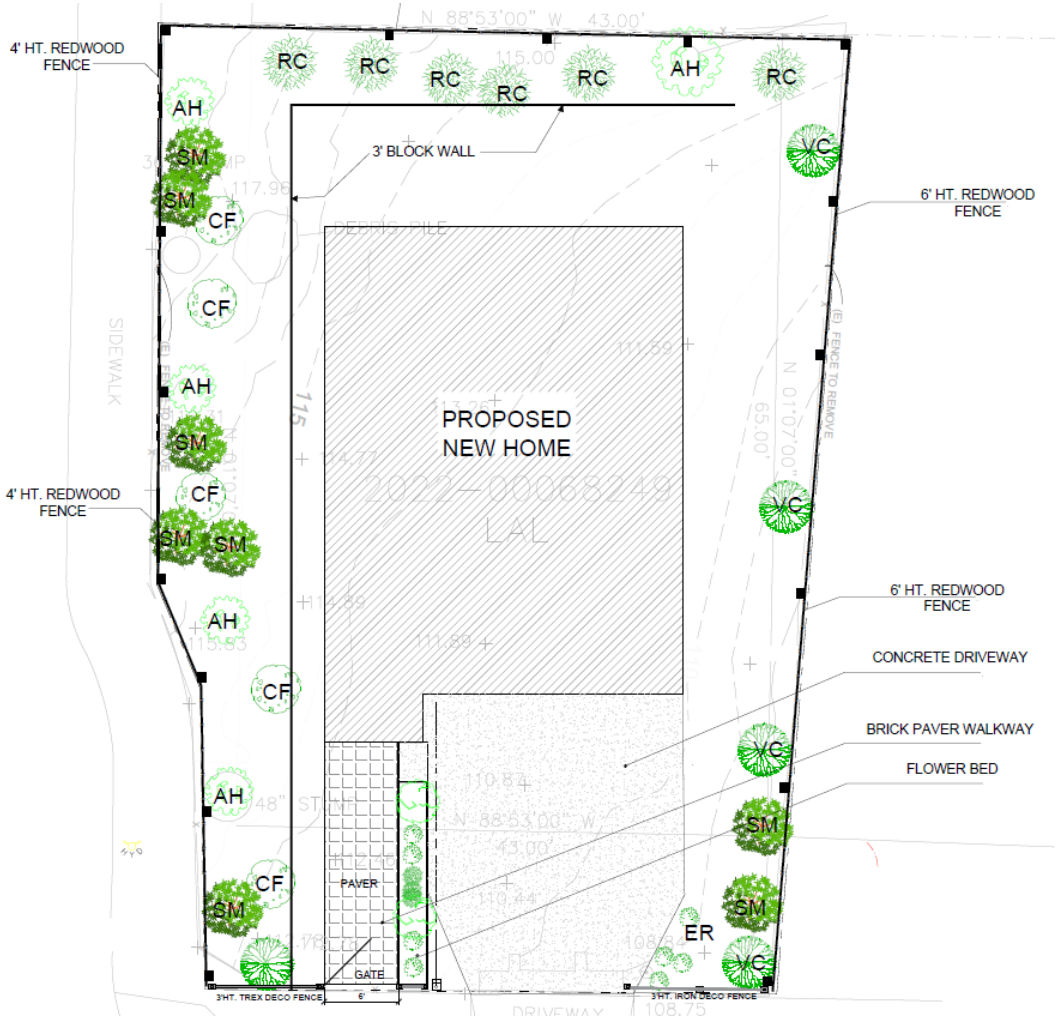
Attachment 2 – Supporting Information (Tables and Images)

Figure 4 – Proposed Front Elevation

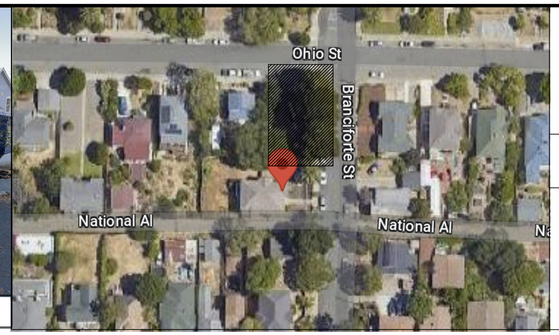
Figure 5 – Proposed Landscaping Plan

PLANT LEGEND

ID	Botanical Name	Comment Name			
AH	Arctostaphylos Howard McMinn	Manzanita	5gal	4	
AM	Arbutus Marina (Standard Tree)	Madrone	15 gall		
AP	Achillea Paprika	Yarrow	1 gal		
AZ	Aeonium Zwartkop	Aeonium	1 gal		
CF	Ceanothus Frosty Blue	Cal Lilac	5 gal	5	
CR	Ceanothus Ra Hartman (Standard tree)	Cal Lilac	15 gal		
CS	Cistus Salviiflius	Sageleaf Rockrose	1 gal		
ER	Eriogonum Gradnde Rubescens	Island Buckwheat	1 gal	8	
PG	Penstemon Garnet	Beardtongue	1 gal		
RC	Rhamnus (Frangula) Eve Case	Coffeeberry	5 gal	6	
SM	Salvia Leucantha Midnight	Bush Sage	5 gal	8	
SU	Sedum Ubrotinctum (tricolor o.k to sub)	Pork n Beans	1 gal		
VC	Vitex Agnus-Castus (multi-trunk	Chaste Tree	15 gal	5	



Lal Residence



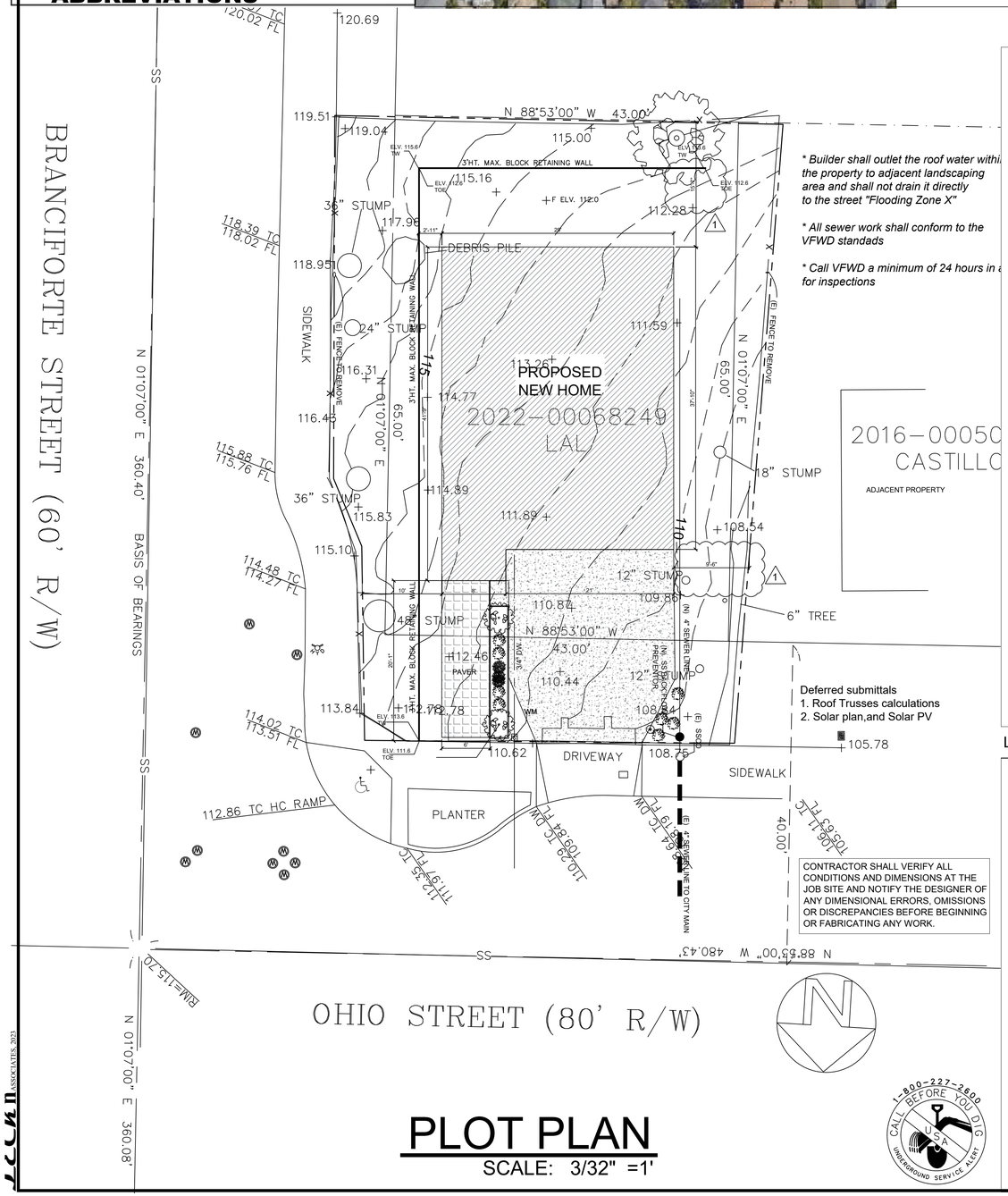
SCOPE OF WORK

PROPOSED TWO STORY 3 BEDROOM, 2 BATHROOM AND ONE CAR GARAGE HOME

DRAWING INDEX

A1 SITE PLAN, ABBREVIATIONS
VICINITY MAP, DRAWING INDEX, ZONING INFORMATION
A2 EXISTING AND RENOVATION FLOOR PLAN AND ELEVATION
A3 ELEVATION AND EXTERIOR MATERIAL SAMPLE
A4 BUILDING SECTION AND DETAILS
A5 GENERAL NOTE
A6 BMPs
L LANDSCAPING PLAN
G GRADING PLAN
S.0 STRUCTURAL NOTES
S-1 FOUNDATION PLAN
S-2 FLOOR FRAMING PLAN
S-3 ROOF FRAMING PLAN
S-4 SHEAR WALL
S-5 DETAILS
S-6 DETAILS
S-7 TIJ JOIST FRAMING DETAIL
S-8 SIMPSON STRONG WALL DETAIL
S-9 GENERAL SPEC FOR WOOD FRAMING
T24A TITLE 24 CALCULATION
T24-B TITLE 24 AND Cal Green

ABBREVIATIONS



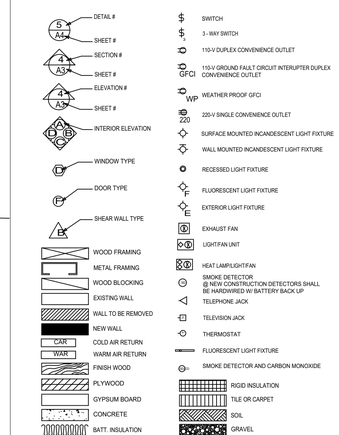
PLOT PLAN

SCALE: 3/32" =1'

BREVIATIONS

&	AND
@	AT
PERPEN.	PERPENDICULAR
#	POUND OR NUMBER
(E)	EXISTING
(N)	NEW
(R)	RENOVATED
A.F.F.	ABOVE FINISHED FLOOR
ACOUS.	ACOUSTICAL
ADJ.	ADJACENT/ ADJUSTABLE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
B.P.	BUILDING PAPER
B/W	BETWEEN
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
CL.	CENTER LINE
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
DET.	DETAIL
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIM.	DIMENSION
DIR.	DIRECTION
DISPO.	DISPOSAL
D.W.	DISHWASHER
DR.	DOOR
DRW.	DRAWER
DRG.	DRAWING
DRGS.	DRAWINGS
E.	EAST
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ENCL.	ENCLOSURE
EQ.	EQUAL
EQPT.	EQUIPMENT
EXT.	EXTERIOR
F.	FROSTED
F.D.C.	FIRE DEPT. CONNECTION
FDN.	FOUNDATION
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUDS
FT.	FOOT OR FEET
FTG.	FOOTING
FURN.	FURNACE
G.A.	GAUGE
GAL	GALLON
G.S.M.	GALVANIZED SHEET METAL
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP. BD.	GYPSUM BOARD
H.B.	HOSE BIBB
HDWD.	HARDWOOD
H.F.	HEM FIR
HORIZ.	HORIZONTAL
HGT.	HEIGHT
I.D.	INSIDE DIAMETER (DIA.)
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
KIT.	KITCHEN
LAV.	LAVATORY
LOC.	LOCATION
LT.	LIGHT
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
N.	NORTH
NAT.	NATURAL
NEC.	NECESSARY
NEO.	NEOPRENE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER (DIM.)
OPNG.	OPENING
OPP.	OPPOSITE
PL.	PROPERTY LINE
P.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PR.	PAIR
P.S.	PLUMBING STACK
PT.	POINT
P.T.	PRESSURE TREATED
PTD.	PAINTED
R.	RISER
R.A.	RETURN AIR
REF.	REFERENCE
REFR.	REFRIGERATOR
RGTR.	REGISTER
REINF.	REINFORCED
REQ.	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
SH.	SHELF
SHR.	SHOWER
SIM.	SIMILAR
S.MECH.	SEE MECHANICAL DRAWINGS
S.O.	SASH OPENING
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.D.	SEE STRUCTURAL DRAWINGS
SST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURE
SYM.	SYMMETRICAL
T.	TREAD OR TEMPERED
TEMP	TEMPERED
T.B.	TOWEL BAR
TEL.	TELEPHONE
T. & G.	TONGUE & GROOVE
THK.	THICK
T.B.R.	TO BE REMOVED
T.O.	TOP OF
T.P.D.	TOILET PAPER DISPENSER
T.V.	TELEVISION
TYP.	TYPICAL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.G.	VERTICAL GRAIN
V.I.F.	VERIFY IN FIELD
W.H.	WATER HEATER
W.	WEST
W/	WITH
WD.	WOOD
W/O	WITHOUT
W.O.	WHERE OCCURS
WP.	WATERPROOF
WT.	WEIGHT

LEGEND



PROJECT TEAM:

PROJECT OWNER:
Lal Deevendra
247 Ohio Street
Vallejo Ca94590

PROJECT DESIGNER:
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El Sobrane, CA94803
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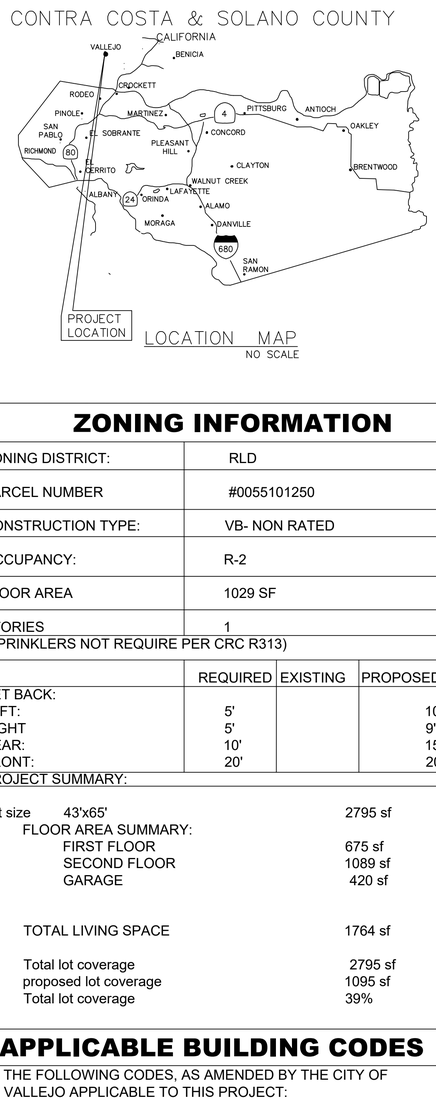
ENERGY CALCULATION:
SDK Design

PROJECT ENGINEER:
JIMMIE J. ZHOU
Tel: 510-965-8635
Email: jzhou.psn@gmail.com

VICINITY MAP



LOCATION MAP
NO SCALE

ZONING INFORMATION

ZONING DISTRICT:	RLD
PARCEL NUMBER	#0055101250
CONSTRUCTION TYPE:	VB- NON RATED
OCCUPANCY:	R-2
FLOOR AREA	1029 SF
STORIES	1
(SPRINKLERS NOT REQUIRE PER CRC R313)	

	REQUIRED	EXISTING	PROPOSED
SET BACK:			
LEFT:	5'		10'
RIGHT	5'		9'-6"
REAR:	10'		15'-7"
FRONT:	20'		20'

PROJECT SUMMARY:

Lot size 43'x65'	2795 sf
FLOOR AREA SUMMARY:	
FIRST FLOOR	675 sf
SECOND FLOOR	1089 sf
GARAGE	420 sf
TOTAL LIVING SPACE	1764 sf
Total lot coverage	2795 sf
proposed lot coverage	1095 sf
Total lot coverage	39%

APPLICABLE BUILDING CODES

THE FOLLOWING CODES, AS AMENDED BY THE CITY OF VALLEJO APPLICABLE TO THIS PROJECT:

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CBC, CRC, CMC, CPC AND CEC
2022 CAL RESIDENTIAL CODE
2019 CAL RESIDENTIAL CAL GREEN

REVISIONS

	DATE/DESCRITPTION
1	REVISED 6/26/2024
2	REVISED 10/20/2024
3	REVISED12/12/2024

"All drawings and written materials appearing herin constitue the original and unpublished work of the designer and may not be copied or used without the written consent of the designer"

28 YEARS OF EXPERIENCE
LECK ASSOCIATES
Design and Construction
LIC# #6591326
P.O BOX 20441, EL SORANTE CA94820-0488
e-mail: lecknassociates@gmail.com
PHONE: 510-507-0459

PROPOSED NEW HOME

APN# 0055-101-250 247 Ohio Street Vallejo Ca95490

Leck Soungpanya
Architectural Designer
August 8, 2023
Date

Owner: Lal Veenendra
247 Ohio Street
Vallejo,CA94590

DATE: August 8, 2023
SCALE: ¼" = 1'
DRAWN BY: LS
JOB #: 247 Ohio
CAD FILE: C:DESIGN2023.247

A1

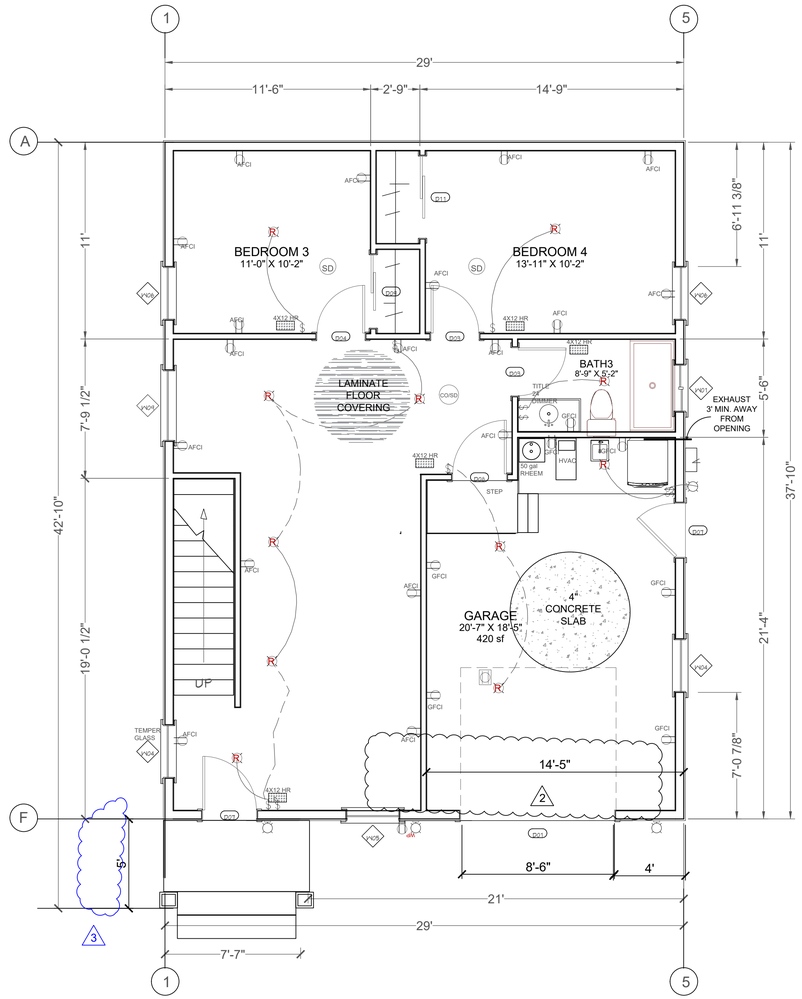
LECK ASSOCIATES, 2023

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	EGRESS	HEADER	CODE
W01	2810LS	1	1	2810LS	33"X13"		4x12X36"	
W02	3010LS	2	2	3010LS	37"X13"		4x12X40"	
W03	3030DH	1	2	3030DH	37"X37"		4x12X40"	
W04	3040SH	2	1	3040SH	37"X49"		4x12X40"	
W05	3050DH	1	1	3050DH	37"X61"		4x12X40"	
W05	3050DH	5	2	3050DH	37"X61"		4x12X40"	
W06	3050SH	2	1	3050SH	37"X61"		4x12X40"	
W07	3050SH	1	2	3050SH	37"X61"		4x12X40"	
W08	4050DH	2	2	4050DH	49"X61"		4x12X52"	
W09	4050SH	1	1	4050SH	49"X61"		4x12X52"	

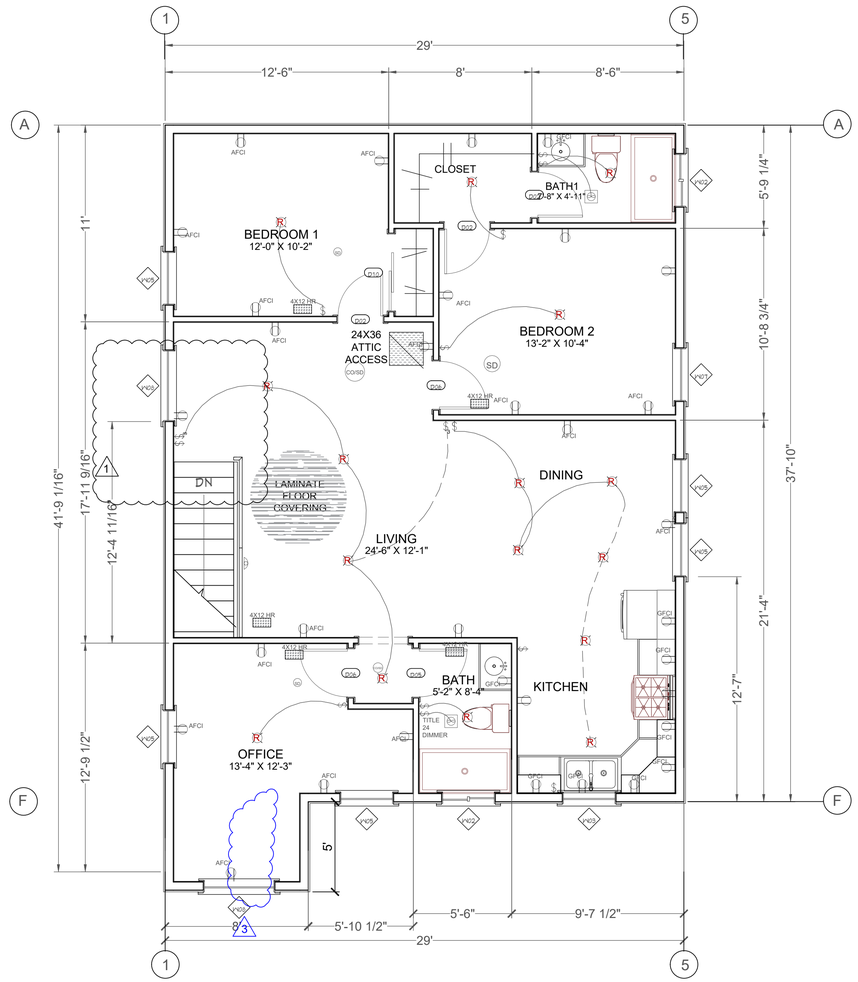
DOOR SCHEDULE

NUMBER	LABEL	QTY	FLOOR	SIZE	R/O	CODE	COMMENTS
D01	9080	1	1	9080	194"X99"		
D02	2668	3	2	2668 R IN	32"X82 1/2"		
D03	2868	2	1	2868 L IN	34"X82 1/2"		
D04	2868	1	1	2868 R IN	34"X82 1/2"		
D05	2868	1	2	2868 L IN	34"X82 1/2"		
D06	2868	2	2	2868 R IN	34"X82 1/2"		
D07	3068	2	1	3068 L EX	38"X83"		
D08	3068	1	1	3068 R EX	38"X83"		
D09	4168	1	1	4168 L IN	50 13/16"X82 1/2"		
D10	4368	1	2	4368 R IN	53 1/4"X82 1/2"		
D11	4768	1	1	4768 L IN	56 11/16"X82 1/2"		



FIRST FLOOR PLAN

SCALE: 1/4" = 1'



SECOND FLOOR PLAN

SCALE: 1/4" = 1'

REVISIONS

	DATE/DESCRIPTION
1	REVISED 6/26/2024
2	REVISED 10/20/2024
3	REVISED12/12/2024

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28 YEARS EXPERIENCE
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PHONE: 510-507-0459

PROPOSED NEW HOME

APN# 0055-101-250 247 Ohio Street Vallejo Ca95490

Leck Soungpanya
Architectural Designer

August 8, 2023
Date

Owner: Lal Veenendra
247 Ohio Street
Vallejo,CA94590

DATE: August 8, 2023

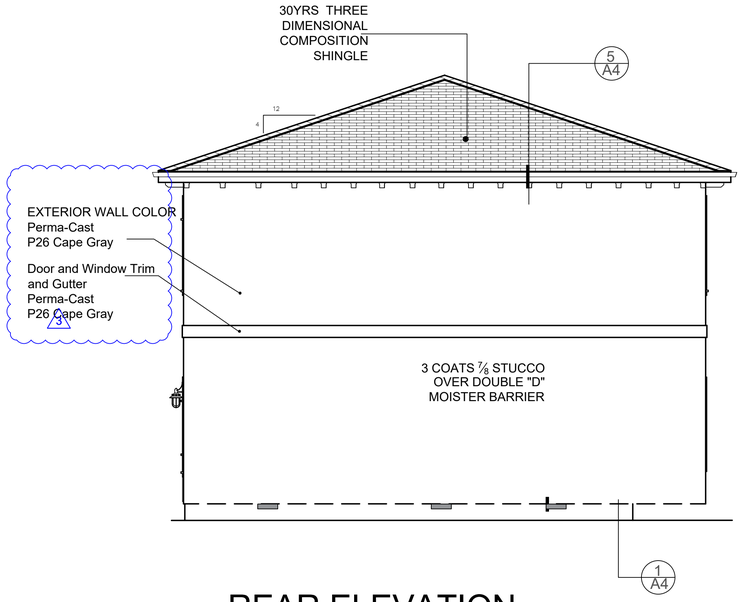
SCALE: 1/4" = 1'

DRAWN BY: LS

JOB #: 247 Ohio

CAD FILE: C:DESIGN2023.247

A2

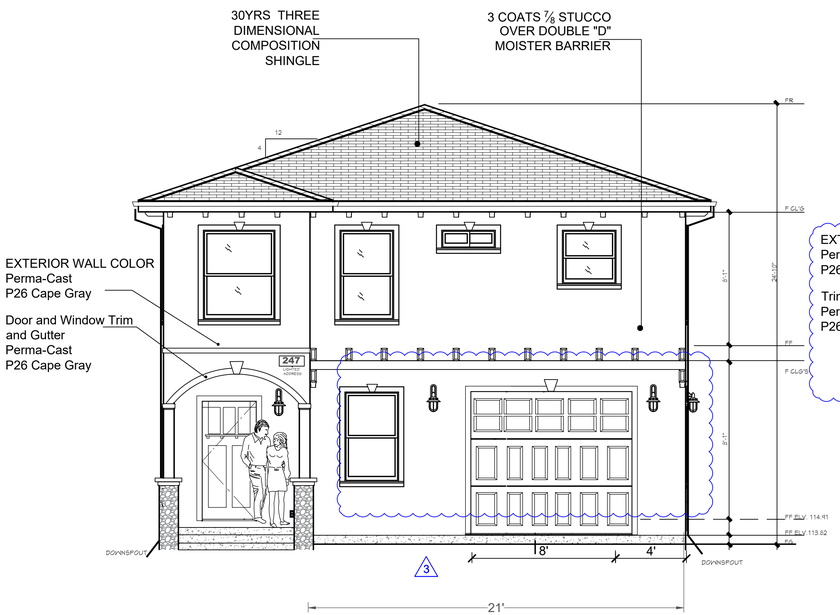


REAR ELEVATION

WEST SCALE: 1/4" = 1'

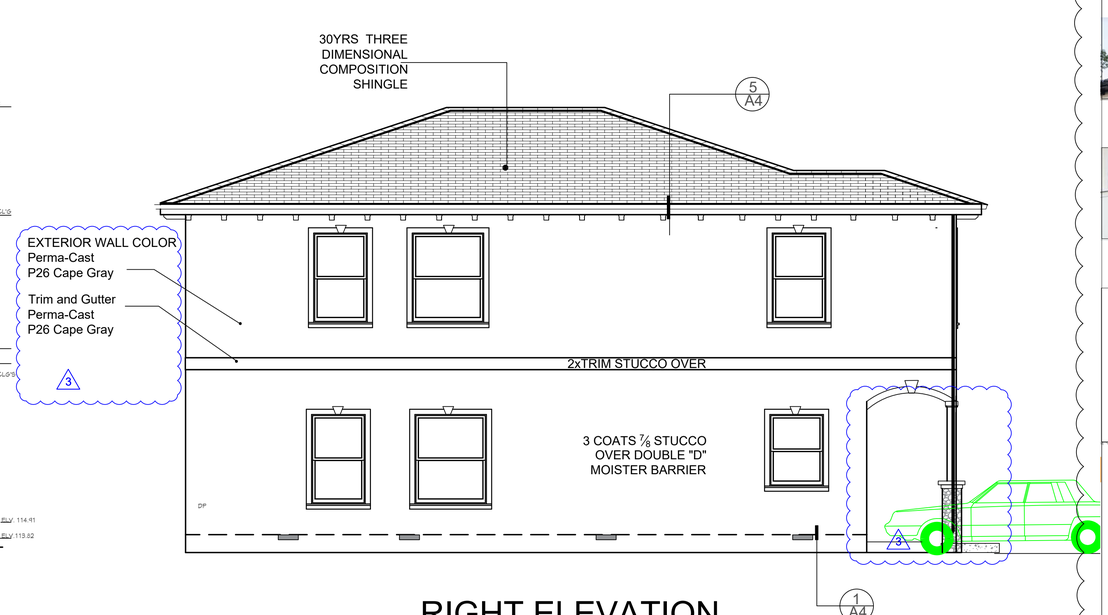
LEFT ELEVATION

WEST SCALE: 1/4" = 1'



FRONT ELEVATION

WEST SCALE: 1/4" = 1'



RIGHT ELEVATION

WEST SCALE: 1/4" = 1'

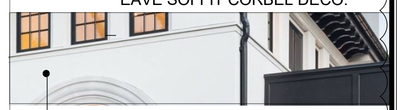
SHINGLE HUNG WINDOW(OPTIONAL GRID)

EXTERIOR TRIM, GUTTER AND DOWNSPOUT

EXTERIOR WALL

COOL ROOF SHINGLE

EAVE SOFFIT CORBEL DECO.



EXTERIOR STUCCO FINISH

EXTERIOR LIGHT FIXTURE

STONE COLUMN POST COVER

EXTERIOR STUCCO TEXTURE FINISH

REVISIONS	
	DATE/DESCRIPTION
2	REVISED 8/26/2024 REVISED 10/20/2024
3	REVISED 12/12/2024

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e-mail: lecknassociates@gmail.com
PHONE: 510-507-0459

PROPOSED NEW HOME

APN# 0055-101-250 247 Ohio Street Vallejo Ca95490

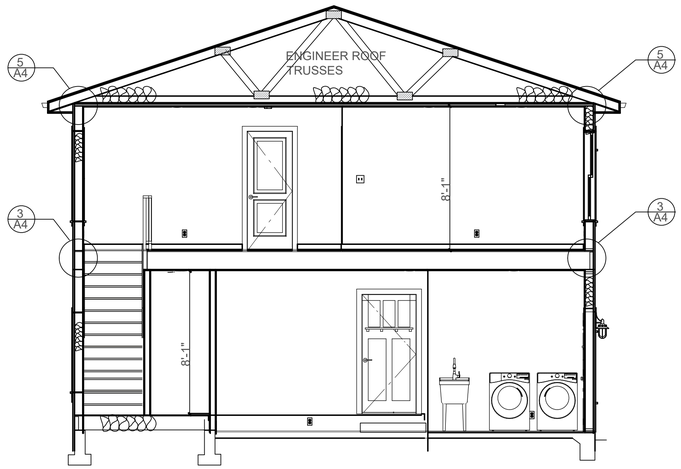
Leck Soungpanya
Architectural Designer
August 8, 2023
Date

Owner: Lal Veenendra
247 Ohio Street
Vallejo,CA94590

DATE:	August 8, 2023
SCALE:	¼" = 1'
DRAWN BY:	LS
JOB #:	247 Ohio
CAD FILE:	C:DESIGN2023.247

A3

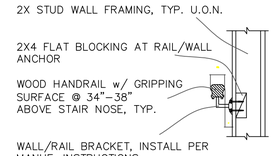
LECK ASSOCIATES



S

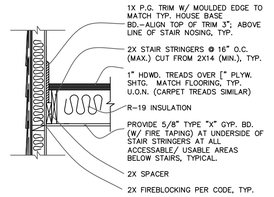
BUILDING SECTION

SCALE: 1/4" = 1'



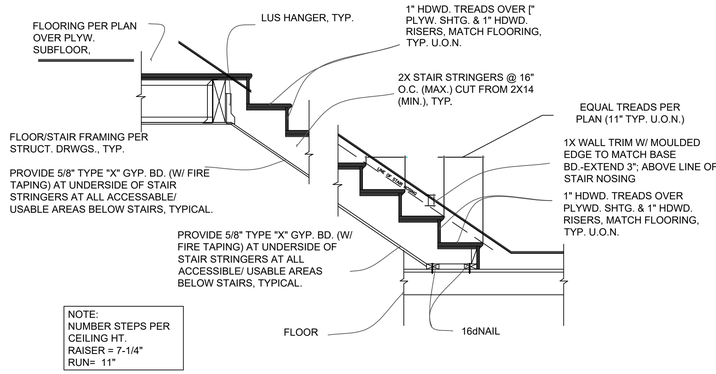
8 INTERIOR HANDRAIL DETAIL

SCALE: N.T.S



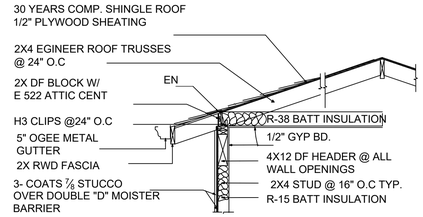
7 INTERIOR STAIR DETAIL

SCALE: N.T.S



6 INT. STAIR SECT. @ TOP

SCALE: N.T.S



5 EAVE TO WALL DETAIL

SCALE: N.T.S

ROOF VENT CALS:

TOTAL ROOF VENT AREA	=	1089 sf
ROOF VENT	=	1089 sf
TOTAL ROOF VENT AREA REQUIRED:		
1089/150		=7.26 sf
ROOF VENT AREA REQ'D (HIGH)		
7.26/2		=3.63
ROOF VENT AREA REQ'D (LOW)		
3.63/2		= 1.815

ROOF VENT USE:
WIND TURBINE (12" dia) 0.8472 sf (122 sq. IN.)
or STATIC VENT 0.4164 sf (60 sq IN.)

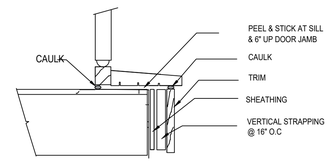
USE 2 STATIC VENT: 1.33/0.4164 = 3.20
USE TURBINE: 1.33/.8472 = 1.57

FLOOR VENT CALS:

TOTAL FLOOR AREA	=	671 sf
FLOOR VENT	=	671 sf
TOTAL FLOOR VENT AREA REQUIRED:		
671/150	=	4.47 sf

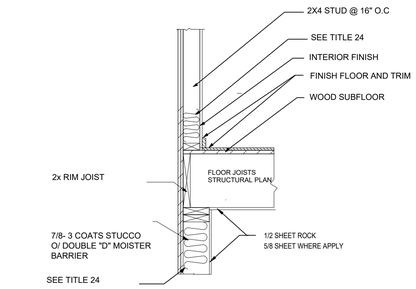
USE 14X8 112 SQ INCHES
144/112 =1.28 SF

VENT AREA REQUIRE 4.47/1.28 = 3.5
A TOTAL OF 5- 14X8 VENT TO BE USED



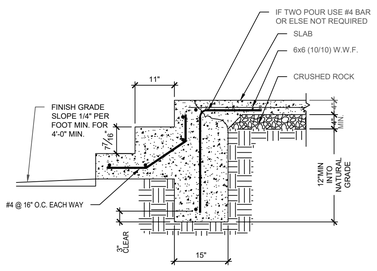
4 DOOR THRESHOLD DETAIL

SCALE: N.T.S



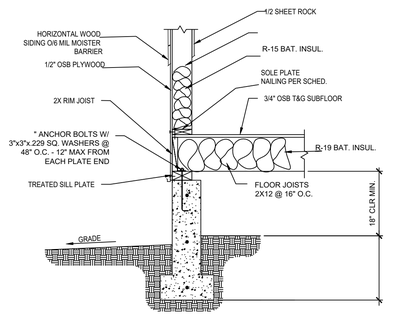
3 WALL TO FLOOR DETAIL

SCALE: N.T.S



2 SLAB/STEPS @ GRADE

SCALE: N.T.S



1 CONTINUOUS FOOTING @ GRADE

SCALE: N.T.S

REVISIONS

	DATE/DESCRIPTION
1	REVISED 6.26.24

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PHONE: 510-507-0459

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Architectural Designer
August 8, 2023
Date

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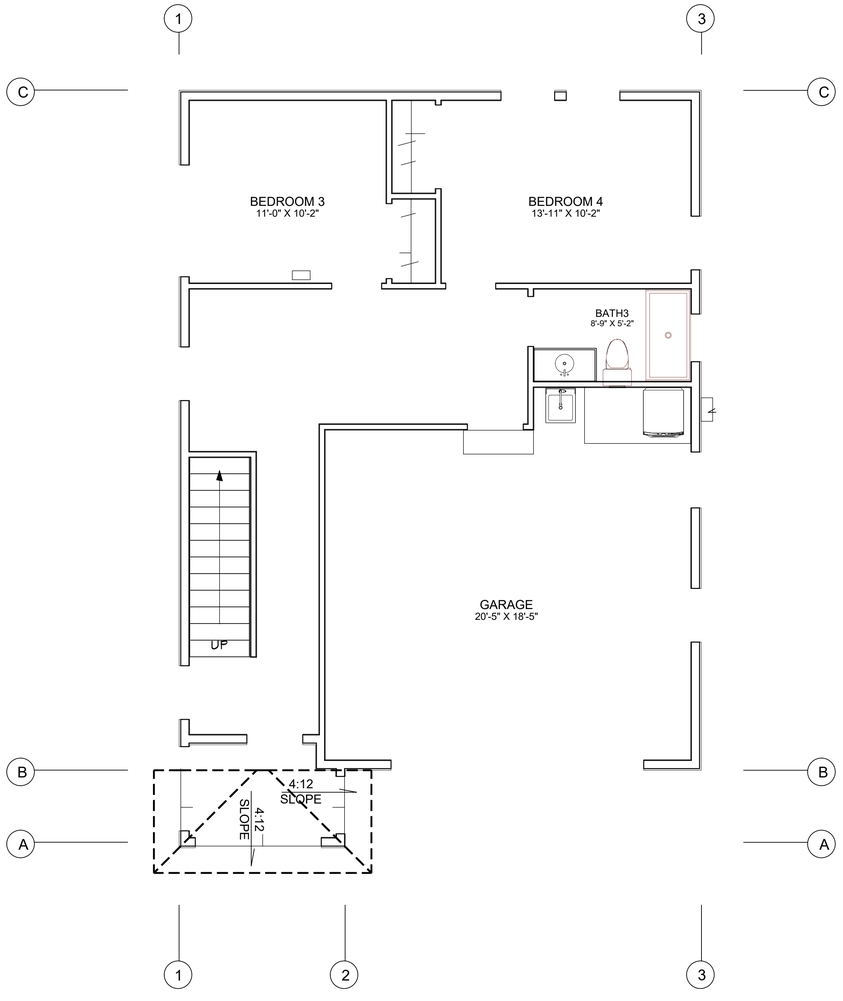
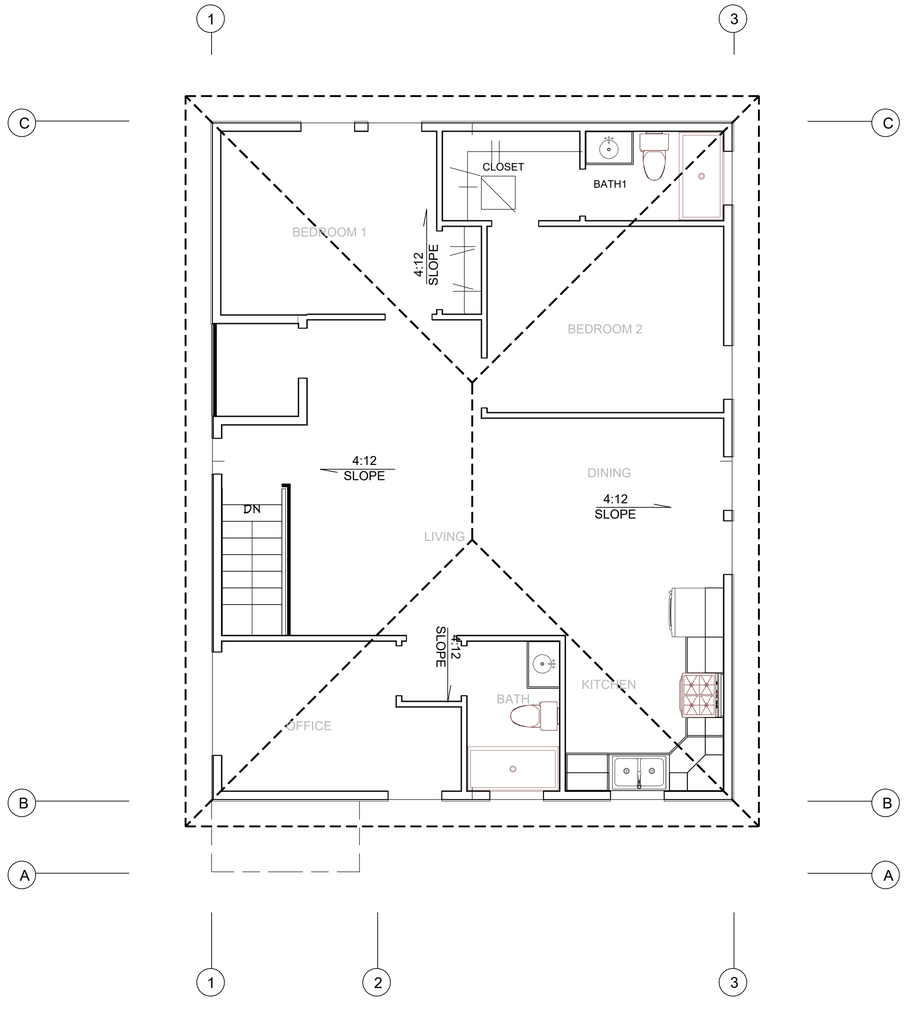
DRAWN BY: LS
JOB #: 247 Ohio
CAD FILE: C:DESIGN2023.247

A4



FIRST FLOOR ROOF PLAN

SCALE: $\frac{1}{4}$" = 1'



SECOND FLOOR ROOF PLAN

SCALE: $\frac{1}{4}$" = 1'

REVISIONS

	DATE/DESCRITPTION

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28 YEARS IN CONSTRUCTION & ASSOCIATES
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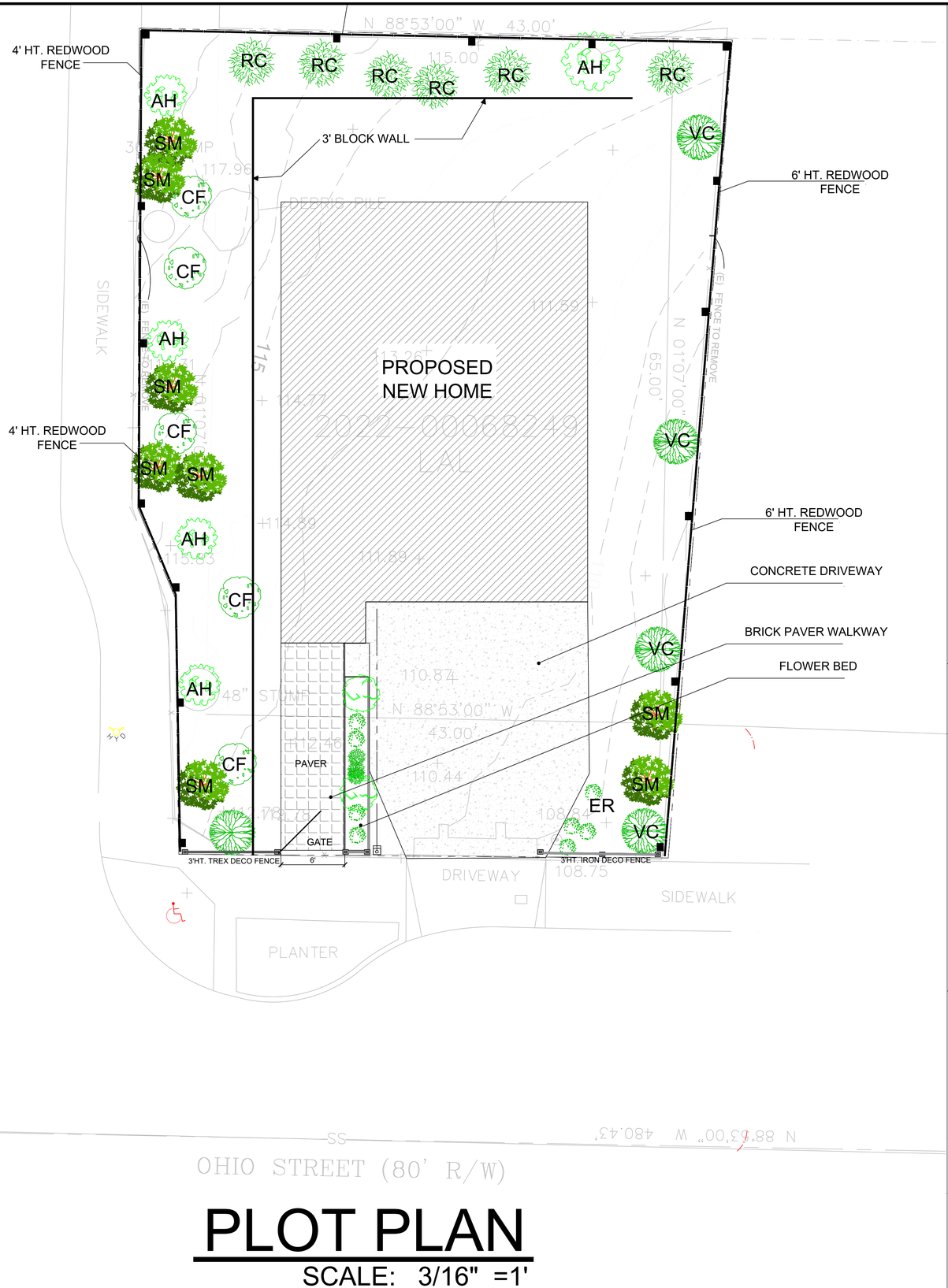
A7

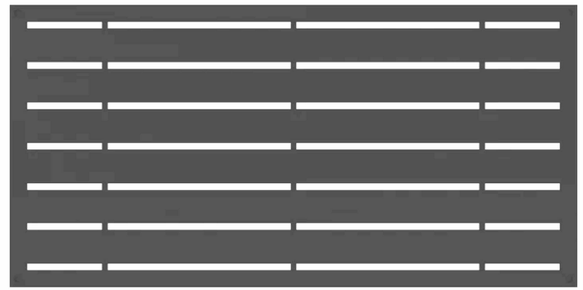


PLOT PLAN

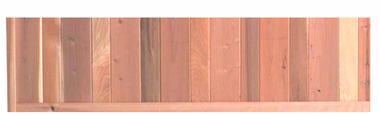
SCALE: 3/16" =1'

PLANT LEGEND

ID	Botanical Name	Comment Name			
AH	Arctostaphylos Howard McMinn	Manzanita	5gal	4	
AM	Arbutus Marina (Standard Tree)	Madrone	15 gall		
AP	Achillea Paprika	Yarrow	1 gal		
AZ	Aeonium Zwartkop	Aeonium	1 gal		
CF	Ceanothus Frosty Blue	Cal Lilac	5 gal	5	
CR	Ceanothus Ra Hartman (Standard tree)	Cal Lilac	15 gal		
CS	Cistus Salviiflius	Sageleaf Rockrose	1 gal		
ER	Eriogonum Gradnde Rubescens	Island Buckwheat	1 gal	8	
PG	Penstemon Garnet	Beardtongue	1 gal		
RC	Rhamnus (Frangula) Eve Case	Coffeeberry	5 gal	6	
SM	Salvia Leucantha Midnight	Bush Sage	5 gal	8	
SU	Sedum Ubrotinctum (tricolor o.k to sub)	Pork n Beans	1 gal		
VC	Vitex Agnus-Castus (multi-trunk	Chaste Tree	15 gal	5	



3' FENCE TREX (REDWOOD COLOR) FRONT PROPERTY



6' AND 4' REDWOOD FENCE (Rear and Sides) SEE PLAN FOR LOCATION

REVISIONS

	DATE/DESCRIPTION
2	REVISED 10/20/2024

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L

247 Ohio St

Exterior Wall

New England Grey MS-64

Front Door

Belleville Smooth Hollister 3/4-Lite Shown in Night Tide

Exterior Trim, Gutter And Downspout

White SW

Brownwood

SERIES	WINDOW TYPE	COLOR	LOW-E[2]	CLEAR
Premium[1]	Double-Hung[1]	White[3] Almond Brown Sandstone	L203E	L203
	Slider[2]		L603E	L603
	Slider Fixed Picture		L623E	L623
	Fixed Picture		L503E	L503
Performance	Single-Hung	White Brown Mill Finish	L201E	L201
	Double-Hung		L301E	L301
	Fixed Picture		L501E	L501

1. Optional flush mount application available to create a flush appearance with window casing.
2. L203/L203E, L603/L603E: Optional full screen available for Sash ventilation
3. Meets ENERGY STAR requirements for Northern and North-Central climate zones.

From: alunhwfor@gmail.com
To: Laura Solomon
Cc: Arthur Binder
Subject: APPLICATION for 247 Ohio Street
Date: Saturday, March 8, 2025 5:39:06 PM

This Message Is From an External Sender
This message came from outside your organization.

Ms. Solomon..

I own the home at 244 Ohio Street, immediately opposite the vacant lot at 247 Ohio Street. I have received a notice of public hearing on March 20 about a proposed new home at that location.

The notice included a site plan and sketch of a proposed front elevation of the building, but no ground, or floor plans, or proposed occupancy. I need to know where and at what times I may view and/or obtain copies of documentation including these these data.

My concern to see this information before the hearing, follows upon:

- My recollection of a previous proposal for this site that, while claiming single family occupancy, included six bedrooms, and claimed sufficient on-street parking spaces for six vehicles (including those adjacent to the STOP sign on Ohio Street, and the fire hydrant on Branciforte Street.

- Mr Devandra Lai's personal reassurance to neighbors that his work crew would do no damage to the heritage trees on the site followed by, the same day, cutting down three of them.

- The character of the proposed front elevation for the house, in our Historic and National Register of Historic Places district, appears to share more with a 1950's electrical sub-station than a Victorian home (really, five windows, in four sizes?)

Thank you -- Alun Whittaker