



**VALLEJO ARCHITECTURAL HERITAGE
AND LANDMARK COMMISSION**


COMMISSIONERS

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

**REGULAR MEETING
APRIL 17, 2025**

HYBRID MEETING
www.Cityofvallejo.net

6:30 PM
Council Chambers
555 Santa Clara Street
Vallejo, CA 94590

<p>NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom</p>	<p>City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.</p>
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<p><u>VIEW THE MEETING:</u> There are four different ways you can view this public meeting:</p> <ul style="list-style-type: none"> • In Person • Watch Vallejo local channel 28 • Stream from the City website: www.cityofvallejo.net/Streaming Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net 	<p>Scan QR code for live captions and translation in Spanish and Tagalog.</p> 
<p align="center">Hybrid Options are available for members of the public to participate. To participate remotely</p>	
<p><u>Option to Join by Computer</u> From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313</p>	<p><u>Option to Join by Phone</u> Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute</p>
<p>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</p>	



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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: Robby Thacker, Principal Planner (707) 648-4506
Robby.Thacker@cityofvallejo.net
 - B. APPROVAL OF THE MINUTES**

Recommendation: By motion, Approve March 20, 2025 - Regular Meeting Minutes
Contact: Robby Thacker, Principal Planner (707) 648-4506
Robby.Thacker@cityofvallejo.net
- 5. REPORT OF THE CITY COUNCIL LIAISON**
- 6. COMMUNITY FORUM**
- 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 AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)**
- 8. WRITTEN COMMUNICATIONS**
- 9. REPORT OF THE COMMITTEE/BOARD SECRETARY**
 - 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:

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

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

at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:30 PM, April 14, 2025.

Dated: April 14, 2025

Dalia Vidor

Dalia Vidor, Executive Secretary

MINUTES

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

March 20, 2025

1. **CALL TO ORDER**

The meeting was called to order by Chair McDonald at 6:39 pm

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

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

Absent: Commissioners Quismorio and Sosa

Staff present: Assistant City Attorney Zagaroli, Principal Planner Thacker, Associate Planner Solomon

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

A. APPROVAL OF THE AGENDA

Action: Moved by Chair McDonald, seconded by Commissioner Riley, and carried unanimously (Absent – Sosa, Quismorio) to approve the March 20, 2025 – Regular Meeting Agenda.

Vote:

AYES: Chair McDonald, Vice-Chair Hall, Commissioners Adams, Riley, and Chacon

NOES: None

ABSENT: Commissioners Sosa and Quismorio

ABSTAIN:

B. APPROVAL OF THE MINUTES

i. March 20, 2025 – Regular Meeting

Action: Moved by Commissioner Adams, seconded by Vice-Chair Hall, to approve the March 20, 2025 - regular meeting minutes; with the following vote:

Vote:

AYES: Chair McDonald, Commissioners Adams, Riley, and Chacon

NOES: None

ABSENT: Commissioners Sosa and Quismorio

ABSTAIN: Vice-Chair Hall

C. APPROVAL OF THE CONSENT CALENDAR

i. Herbert House – Summary of Comments Previously Provided

The Commission discussed the summary of comments. Commissioner Riley asked if there was an update on the Herbert House and staff responded that they had not received an update since the previous meeting. Commissioner Adams asked staff if there was date that the Herbert House would be discussed by City Council and staff responded that staff is unaware when Herbert House will be discussed by the City Council. A motion was made.

Action: Moved by Chair McDonald, seconded by Commissioner Riley, to approve the Herbert House – Summary of Comments Previously Provided; with the following vote:

Vote:

AYES: Chair McDonald, Vice-Chair Hall, Commissioners Adams, Riley, and Chacon

NOES: None

ABSENT: Commissioners Sosa and Quismorio

ABSTAIN:

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

6. **COMMUNITY FORM – None**

7. **PUBLIC HEARING**

A. 247 OHIO STREET - NEW SINGLE-FAMILY RESIDENCE - CERTIFICATE OF APPROPRIATENESS (COA23-0007) AND DEVELOPMENT REVIEW (DVR23-0041)

Associate Planner Solomon provided an overview of the project. Assistant City Attorney Zagaroli provided the Commission an update on case law that the City was recently made aware of regarding the Housing Accountability Act, and stated that the Commission could deny a project based on subjective design standards. Commissioners asked questions of staff. The project architect introduced himself and answered questions of the Commission. Chair McDonald opened up the item for public comment and public comment was received by Carrie Swing. The Commission deliberated the merits of the project, and a motion was made:

8. **Action:** moved by Commissioner Chacon, seconded by Commissioner Riley and Vice-Chair Hall, and carried with a 5-0 vote (Ayes – McDonald, Hall, Chacon, Adams, and Riley; Absent – Sosa, Quismorio) to continue the item to the April 17, 2025 regular meeting and to allow the applicant time to provide a street view rendering of the proposed residence for consideration by the Commission.

9. **WRITTEN COMMUNICATIONS - None**

10. REGULAR REPORTS

A. SECRETARY'S REPORT

Principal Planner Thacker informed the Commission that a Commissioners Appreciation Survey was sent out to each of the members soliciting their input on how they would like the City to be recognized for their efforts. He stated that beyond the item that was continued from this evening's meeting to the April 17th regular meeting, no other items are currently scheduled to go before the Commission.

B. CITY ATTORNEY'S REPORT – None

C. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

Chair McDonald shared a flyer for the California Preservation Conference and Awards Ceremony. Commissioner Riley inquired about the current budget for the AHLC, and if there is money in the budget, does it need to be spent before funding goes away? Chair McDonald requested a budget update be provided at the next meeting. Commissioner Riley asked that the Herbert House be kept as a standing agenda item for each meeting as it is an important item for the Commission. Chair McDonald reminded the Commission to submit the Form 700 annual reporting form. Commissioner Chacon stated his interest in seeing plaques installed in the Historic Districts. Chair McDonald recalled a previous goal setting meeting of the Commission and stated one of the goals was to add street sign toppers at street intersections within a historic district. The Chair pursuing a standard process for reviewing buildings more than 50 years old for determining eligibility for listing as a historic resource. Chair McDonald stated that Commissioner Adams will likely need to be excused from the next regularly scheduled meeting in May due to scheduling conflicts and inquired about that process. Assistant City Attorney Zagaroli stated that the Commissioner will need to inform the Secretary in advance of the meeting if they are not going to be able to attend the meeting. Chair McDonald shared concerns about the potential for the Commission not to have a quorum due to continued absences from some Commissioners. Commissioner Chacon requested that Commissioner Sosa be removed from the Commission. Assistant City Attorney Zagaroli stated the Municipal Code section relating to excused and unexcused absences for Commissioners and enforcement procedures if a Commissioner violates the attendance policy. Chair McDonald asked that staff move forward on this process with a current Commissioner who has exceeded the number of allowed unexcused absences. Mayor Sorce stated that the City Council has prioritized a review of the Boards and Commissions and welcomes input and concerns to help facilitate the success of the Commission, including how it relates to Commission attendance and making quorum.

D. REPORT OF THE SUBCOMMITTEES

i. Records/Resources Subcommittee

Vice-Chair Hall stated she is going to follow up with the Water Department staff and will provide an update once that is completed.

ii. Goal Setting Subcommittee

- 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 8:06 p.m.

ANGELA MCDONALD, CHAIR

ATTEST:

ROBBY THACKER, SECRETARY



DATE: April 17, 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 AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)**

PROJECT INFORMATION

Project Summary: The project consists of a new 1,764-square-foot, two-story, single-family residence on a 2,795 square-foot vacant corner lot within the Saint (St.) Vincent's Historic District. The residence is proposed to have stucco siding 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 include 1,200 square feet of new drought-tolerant landscaping along Ohio Street and Branciforte Street.

Project Number(s): COA23-0007 and DVR23-0041

Location: 247 Ohio Street

Applicant/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 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 approving Certificate of Appropriateness (COA23-0007) and Development Review (DVR23-0041) based on the findings and conditions contained therein.

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 AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO CEQA GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)

ATTACHMENTS

1.	Staff Report AHLC-04.17.2025
2.	Proposed Resolution
3.	Exhibit A - Conditions of Approval
4.	Supporting Information (Tables and Images)
5.	Project Plans
6.	Material Sample Board
7.	Public Comment Received

CONTACT

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



DATE: April 17, 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**

BACKGROUND AND DISCUSSION

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”).

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.

On March 20, 2025, the Architectural Heritage and Landmark Commission (AHLC) opened the public hearing to consider a resolution approving a Certificate of Appropriateness (COA23-0007) and Development Review (DVR23-0041). The AHLC continued the public hearing to its next regular meeting on April 17, 2025, to allow staff to gather more information regarding the scale of the proposed Project as it relates to the existing streetscape.

Staff has gathered photographs of various residences of similar scale and height near the Project which demonstrate that the proposed structure will be of appropriate massing within the existing streetscape. The Applicant also provided a rendering showing the future perspective as the residence is to be built in relation to the adjacent home at 237 Ohio Street. This document and gathered photos confirm that the new building will be of similar scale and height to the neighborhood.

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

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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

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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 (AHLIC).

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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

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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:

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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.

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

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

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

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

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

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.

Attachment 2 – Proposed Resolution

**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 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 the March 20, 2025, 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 voted 5-0, to continue the item to April 17, 2025, with a request for staff to return with additional renderings to illustrate the proposed structure massing in the context of the existing surrounding development; and

WHEREAS, on April 17, 2025, the 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 residence 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 Perma-cast siding and vinyl windows. 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 the 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 the Architectural Heritage and Landmarks Commission hereby finds the project to be exempt from environmental 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 17th day of April 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 APPROPRIATENESS (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 proposed façade includes 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.

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. Litter shall be removed from all landscaped areas in a timely fashion.
- e. 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))
- f. Pruning, cultivating, weeding, fertilizing, replacement of plants, and watering on a regular basis.
- g. Pruning or removal of overgrown vegetation, cultivated or uncultivated, that may harbor rats, vermin, or other nuisances, or otherwise be detrimental to neighboring properties.
- h. 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.
- i. 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))

Fences, Walls and Screening:

- 11. 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)).
- 12. 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:

- 13. 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:

14. This entitlement shall automatically expire within two years of the effective date of this approval, on April 17, 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))
15. 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))
16. 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.
17. 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)
18. 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 water line 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
<p>- Policy NBE-1.11 – Historic Districts. Preserve the integrity of the City’s historic districts, including downtown, as physical changes occur within them.</p>	<p><i>- The proposed single-family residence architectural style preserves the integrity of the St. Vincent’s Historic District due to its use of materials and textures similar to the features, size, scale, and massing of the surrounding neighborhood.</i></p>
<p>- 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.</p>	<p><i>- Underutilized vacant lot within a developed historical district. - The single-family residence will enhance and is compatible with the surrounding uses, which are primarily single-family residences.</i></p>

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 16.202-A: Required Landscaping	20% of Front Yard	38% (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

Attachment 2 – Supporting Information (Tables and Images)

	<p>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)</p> <p>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.</p>	<p>exceeding 50% of the residential structure.</p>	
16.202.03.E Paving	<p>The maximum amount of paving (impervious surface) in street-facing yards is fifty percent of the required yard.</p>	<p>As proposed the front yard will be 38% landscaped and a 6-foot pervious brick paver walkway leading to the residential structure.</p>	<p>Yes</p>
16.202.03.F Driveways	<p>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:</p> <ol style="list-style-type: none"> 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 	<p>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.</p>	
16.202.03.G Alley Access	<p>A detached garage or carport is permitted to have access to the alley if:</p> <ol style="list-style-type: none"> 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. 	<p>There is no alley access.</p>	<p>N/A</p>

Figure 1 – Vicinity Map

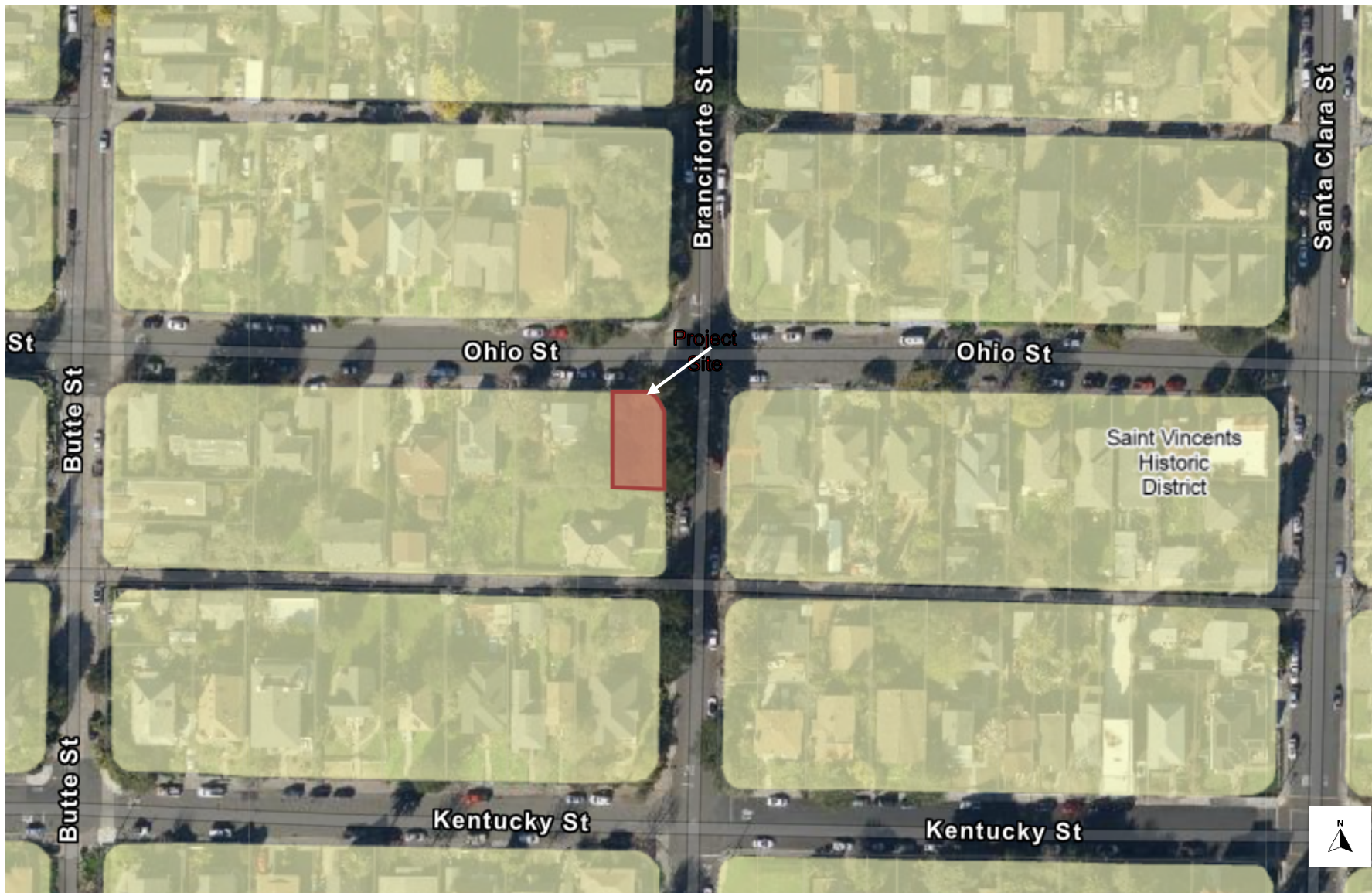


Figure 2 – St. Vincent Historic District



Attachment 2 – Supporting Information (Tables and Images)

Figure 3 – Existing Conditions



Figure 4 – Proposed Front Elevation

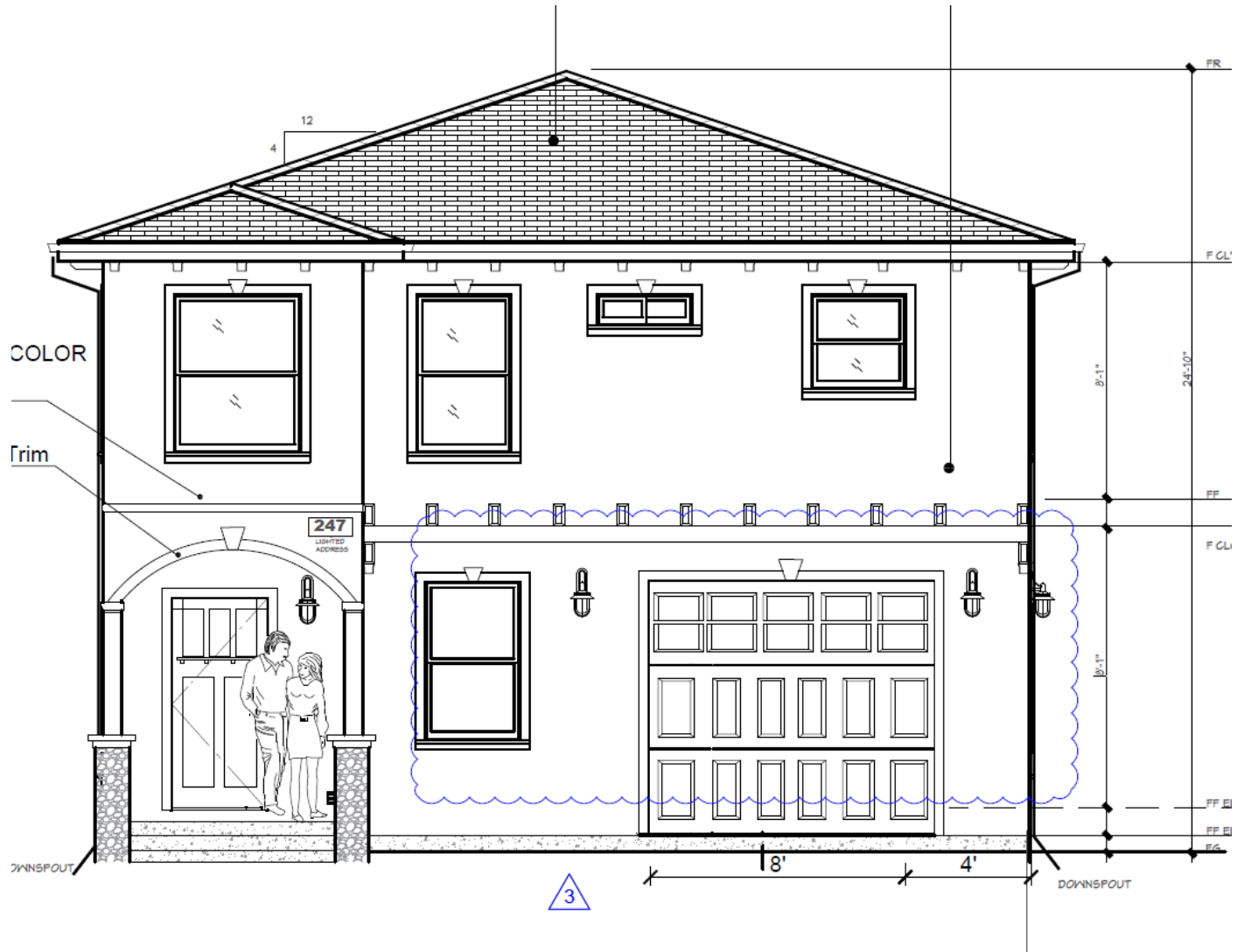













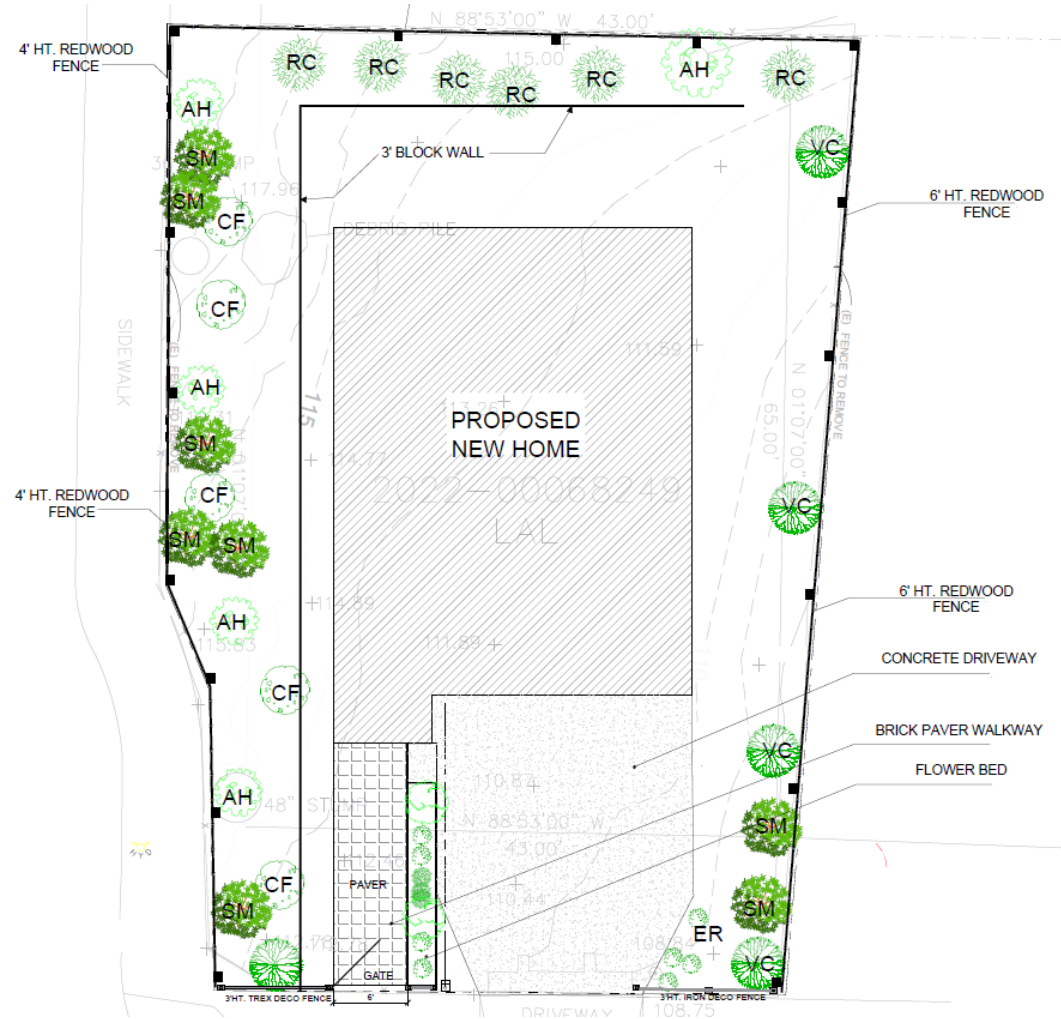


Figure 5 – Proposed Landscaping Plan

PLANT LEGEND

ID	Botanical Name	Comment Name				
AH	Arctostaphylos Howard McMinn	Manzanita	5gal	4		
AM	Arbutus Marina (Standard Tree)	Madrone	15 gal			
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 Salviifolius	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		



Attachment 2 – Supporting Information (Tables and Images)

Figure 6 – Proposed Streetview



Attachment 2 – Supporting Information (Tables and Images)

Figure 7 – Existing Streetscape – 220-228 Ohio Street



Figure 8 – Existing Streetscape – 244 Ohio Street



Attachment 2 – Supporting Information (Tables and Images)

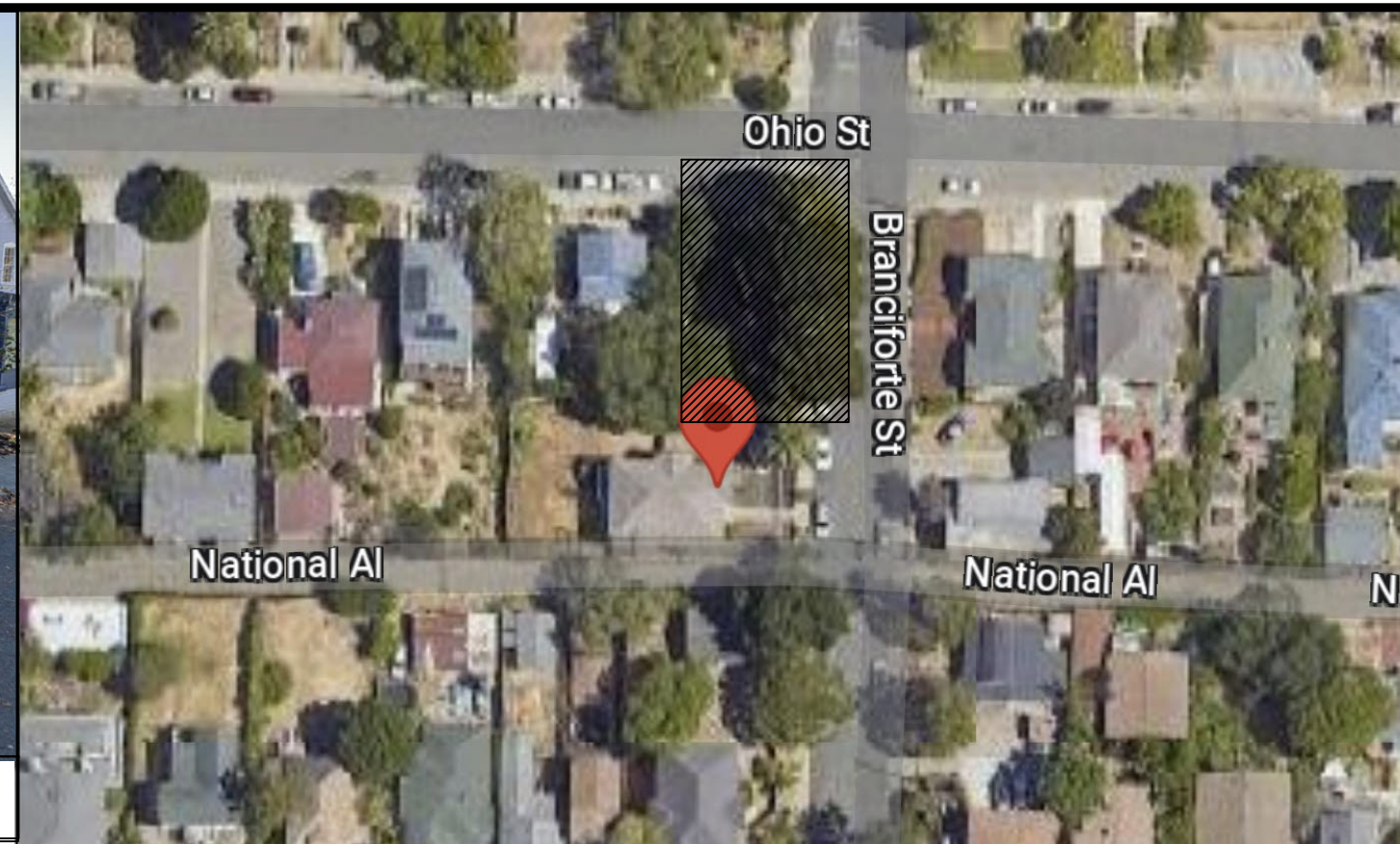
Figure 8 – Existing Streetscape – 300-314 Ohio Street



Figure 9 – Existing Streetscape – 722-724 Branciforte Street



Attachment 2 – Supporting Information (Tables and Images)



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 TJ 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

REVISIONS	
NO.	DATE/DESCRIPTION
1	REVISED 6/26/2024
2	REVISED 10/29/2024
3	REVISED 12/12/2024

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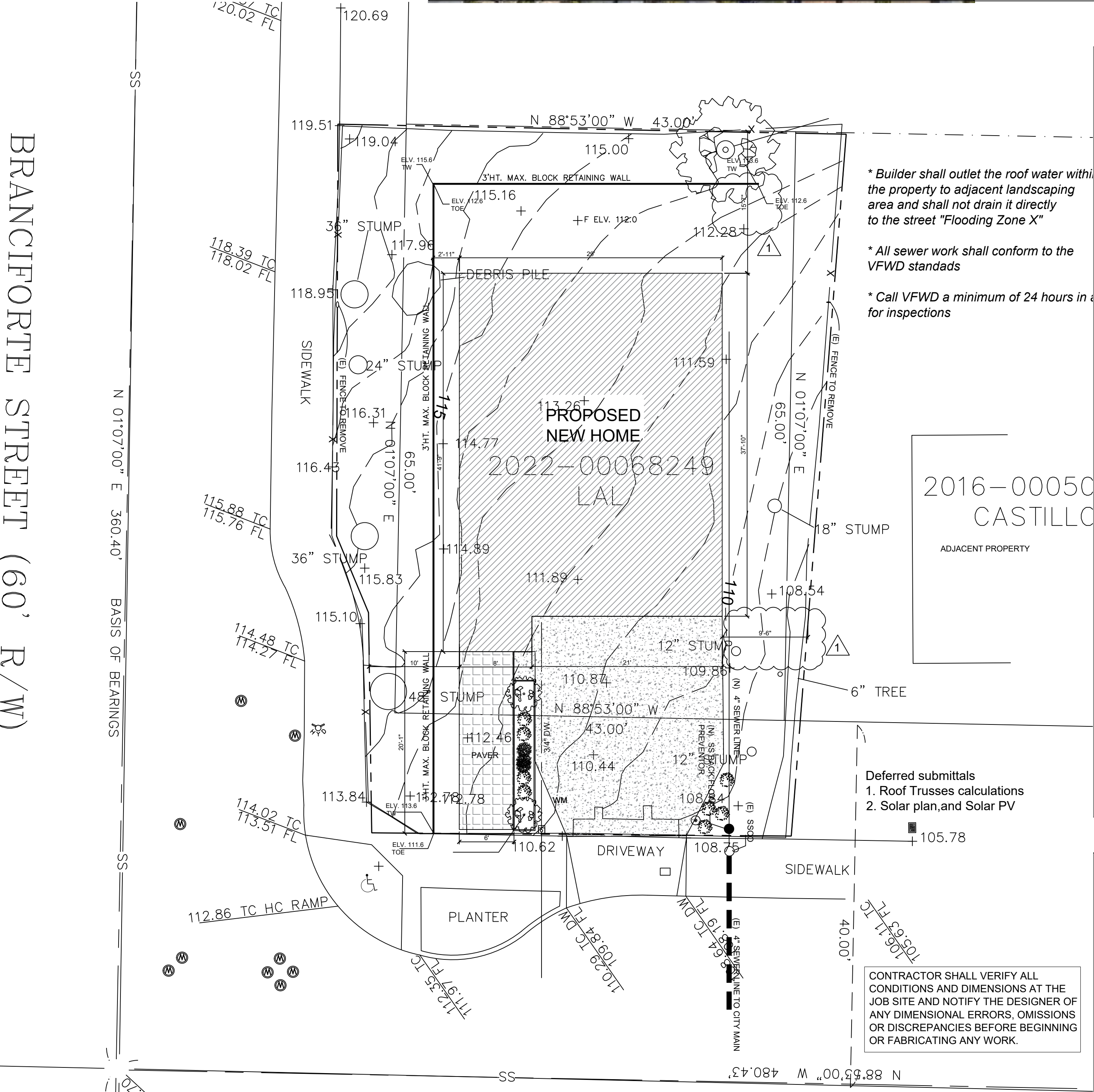
Leck ASSOCIATES
 Design and Construction
 P.O. BOX 20441, EL SOBRANTE CA 94820-0488
 e-mail: leckmassociates@gmail.com
 PHONE: 510-507-0459

ABBREVIATIONS

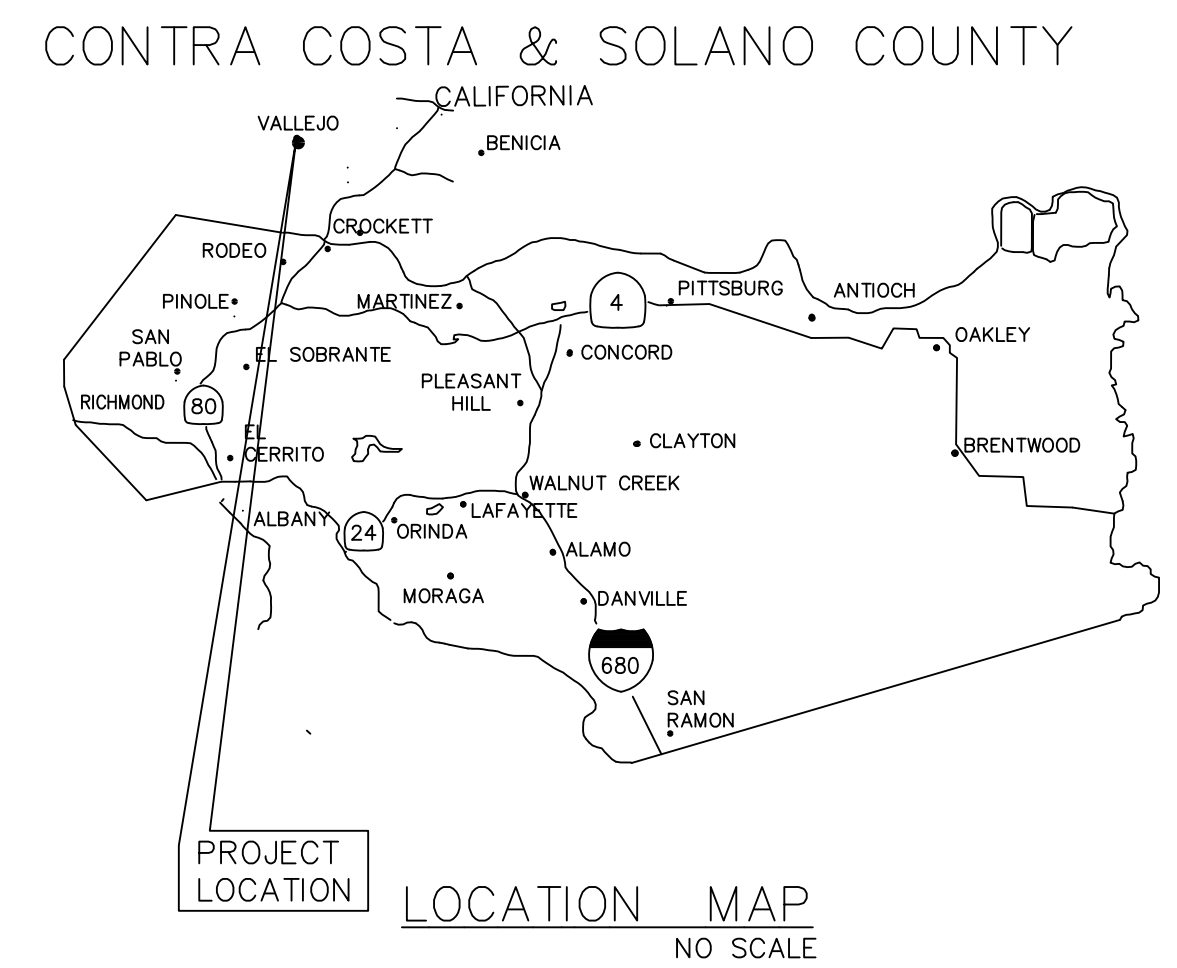
BREVIATIONS

VICINITY MAP

BRANCIFORTE STREET (60' R/W)



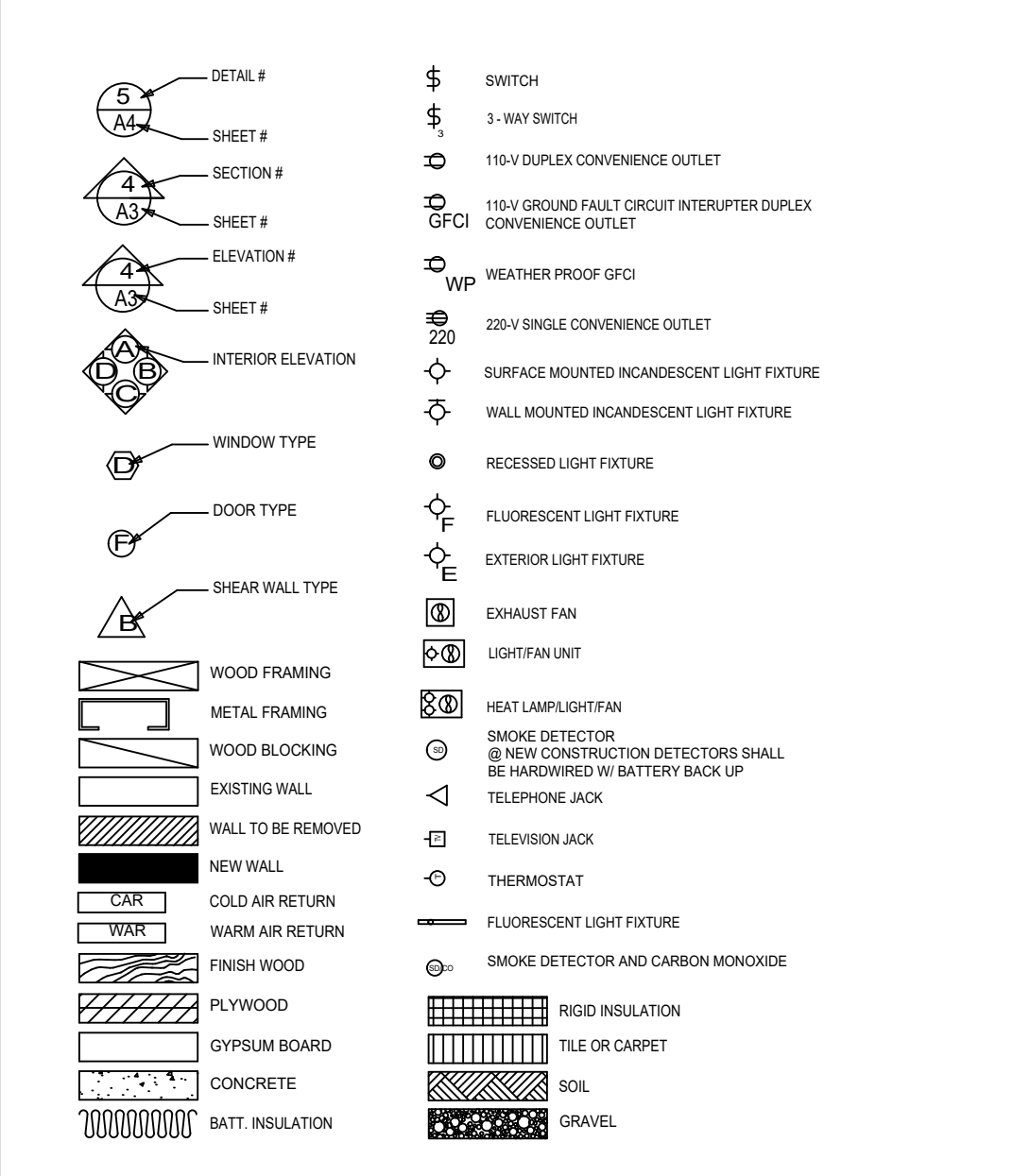
& @ PERPEN. # (E) (N) (R) A.F.F. ACOUS. ADJ. ALUM. APPROX. ARCH. ASPH. BD. BLDG. BLK. BLKG. BM. BOT. B.P. B/W CAB. CEM. CER. CL. CL.G. CLO. CLR. COL. CONC. CONSTR. CONT. DET. D.F. DIA. DIM. DIR. DISPO. D.W. DR. DRW. DRG. DRGS. E. EA. EL. ELEC. ENCL. EQ. EQPT. EXT. F. F.D.C.	AND PERPENDICULAR POUND OR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

ZONING DISTRICT:	RLD
PARCEL NUMBER	#0055101250
CONSTRUCTION TYPE:	VB- NON RATED
OCCUPANCY:	R-2
FLOOR AREA	1029 SF
STORIES (SPRINKLERS NOT REQUIRE PER CRC R313)	1
SET BACK:	REQUIRED EXISTING PROPOSED
LEFT:	5'
RIGHT:	5'
REAR:	10'
FRONT:	20'

LEGEND



PROJECT TEAM:

PROJECT OWNER:
 Lal Deevendra
 247 Ohio Street
 Vallejo Ca 94590

PROJECT DESIGNER:
 LECK n Associates
 P.O. Box 20488
 El Sobrane, CA94803
 510-507-0459
 lecknassociates@gmail.com

ENERGY CALCULATION:
 SDK Design

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

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

OHIO STREET (80' R/W)

PLOT PLAN

SCALE: 3/32" = 1'



PROPOSED NEW HOME
 APN# 0055-101-250 247 Ohio Street Vallejo Ca 94590

Leck Spunganya
 Architectural Designer
 Date: August 8, 2023

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:\DESIGN\2023\247

A1

REVISIONS	
NO.	DATE/DESCRIPTION
1	REVISED 02/02/2024
2	REVISED 10/20/2024
3	REVISED 12/12/2024

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28
Leck ASSOCIATES
 ARCHITECTURE
 Design and Construction
 P.O. BOX 20441, EL SOLARANTE CA94820-0488
 e-mail: lecknassociates@gmail.com
 PHONE: 510-507-0459

PROPOSED NEW HOME

APN# 0055-101-250 247 Ohio Street Vallejo Ca94590

Leck Soungpanya
 Architectural Designer
 Date August 8, 2023
 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:\DESIGN\2023\247

A3

SHINGLE HUNG WINDOW (OPTIONAL GRID)

EXTERIOR TRIM, GUTTER AND DOWNSPOUT

EXTERIOR WALL

COOL ROOF SHINGLE

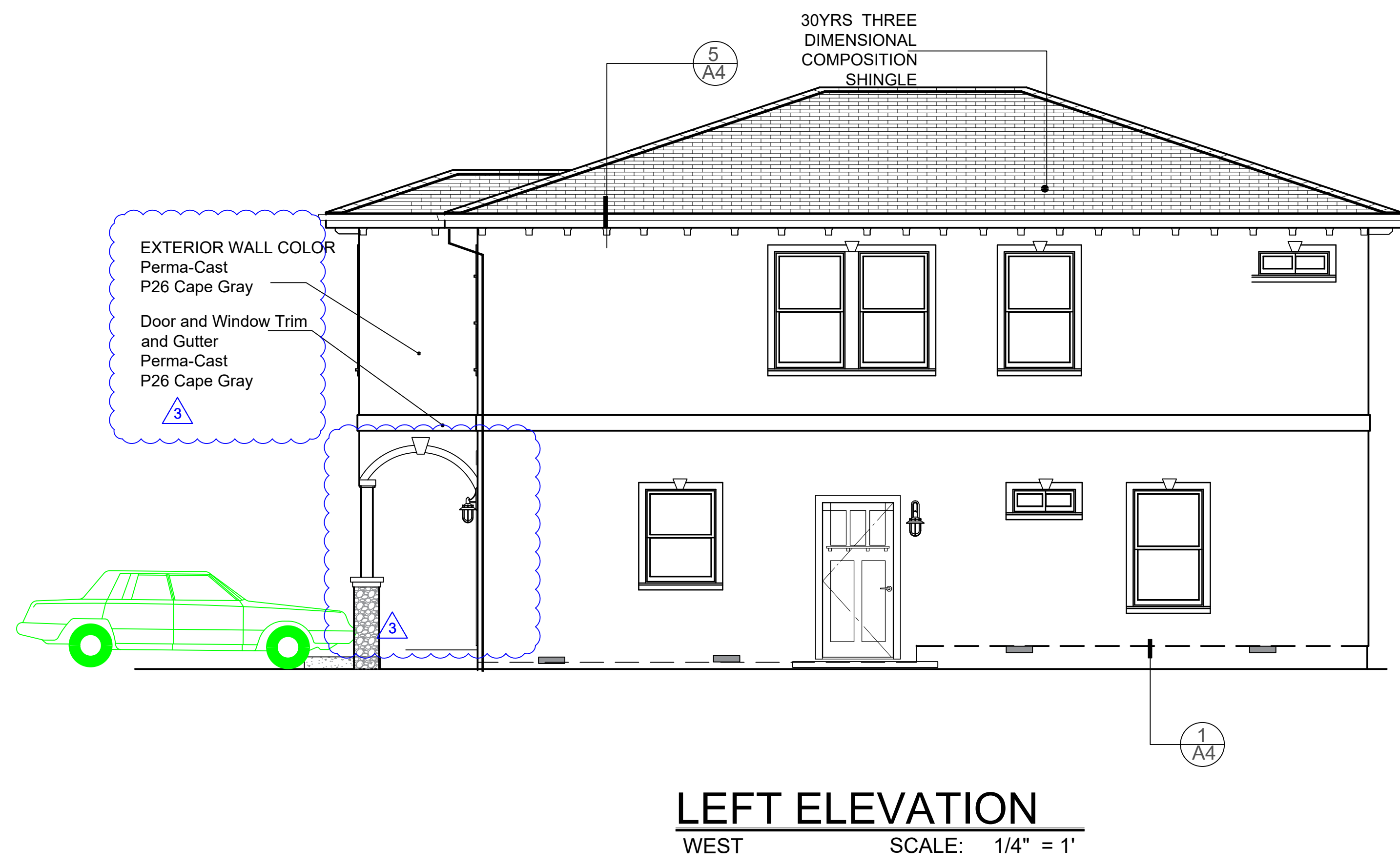
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EXTERIOR STUCCO FINISH

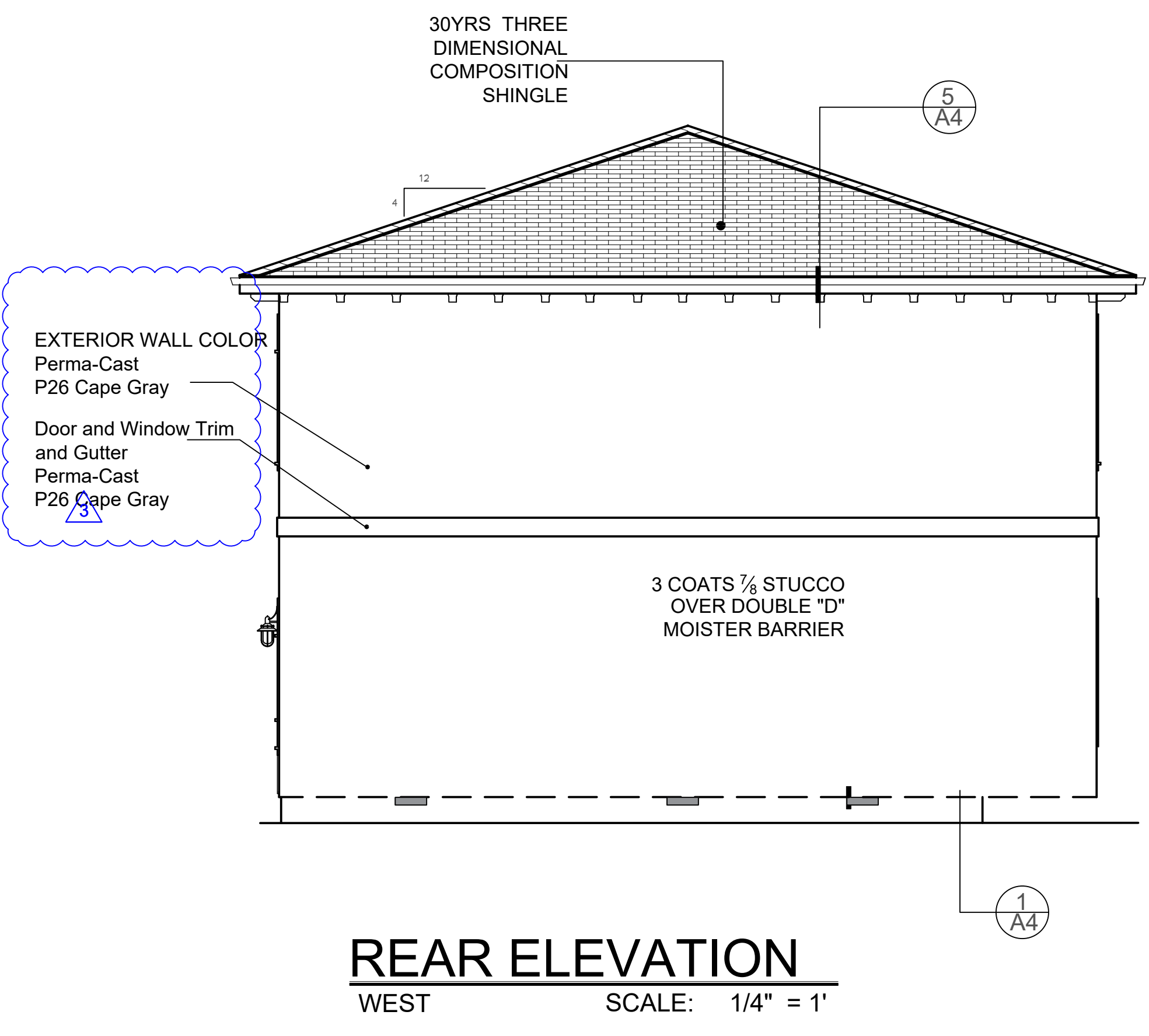
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STONE COLUMN POST COVER

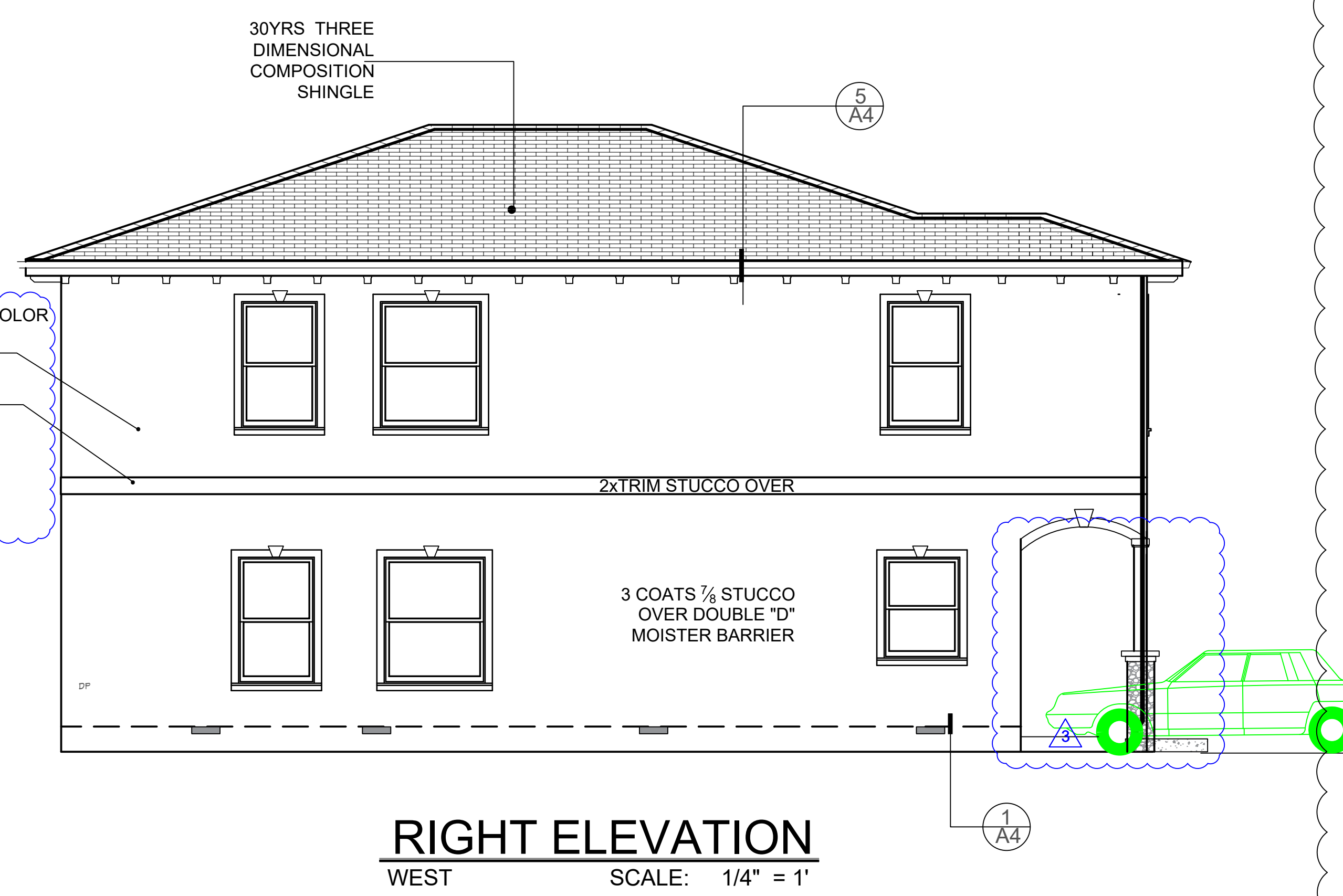
EXTERIOR STUCCO TEXTURE FINISH



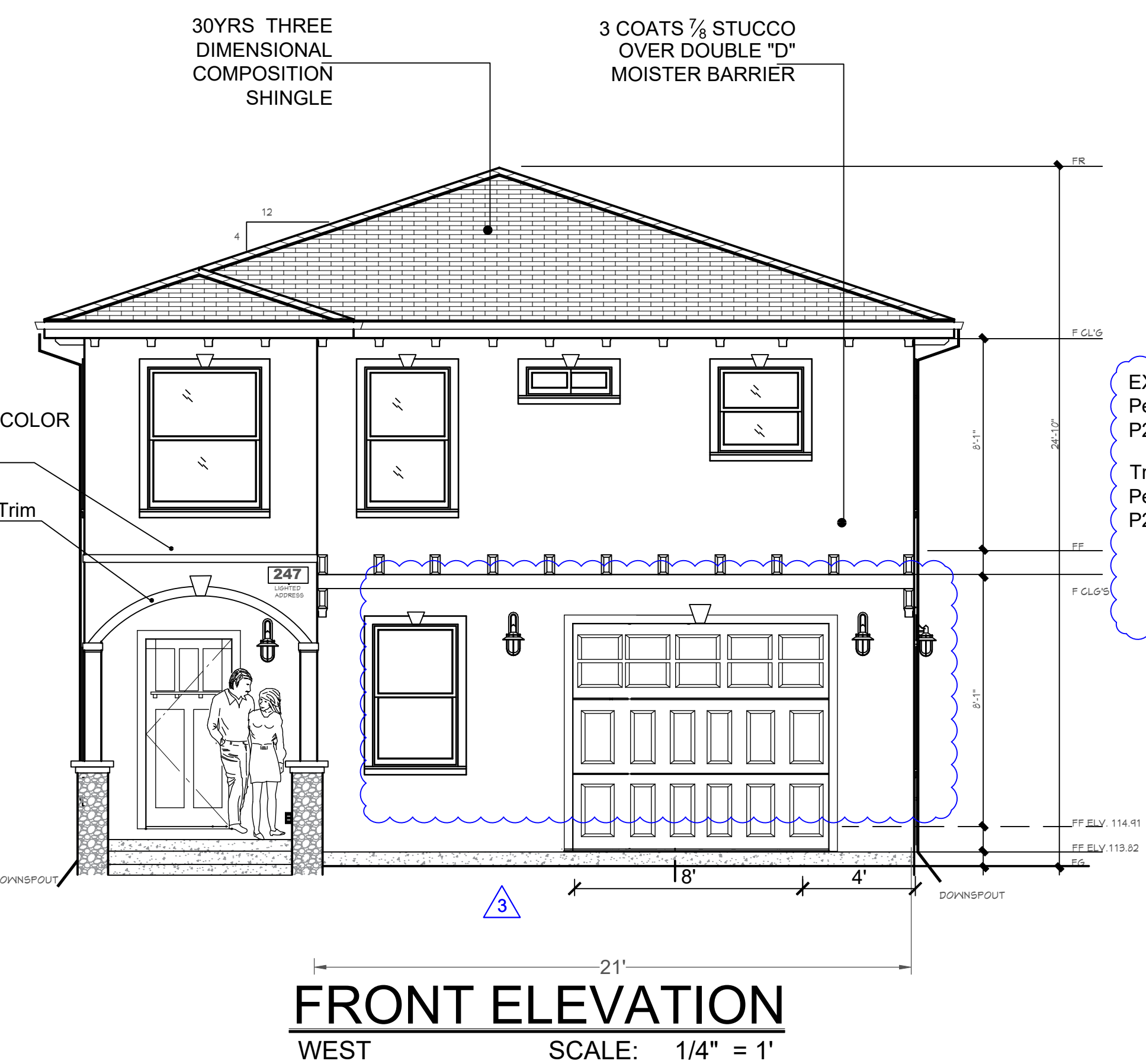
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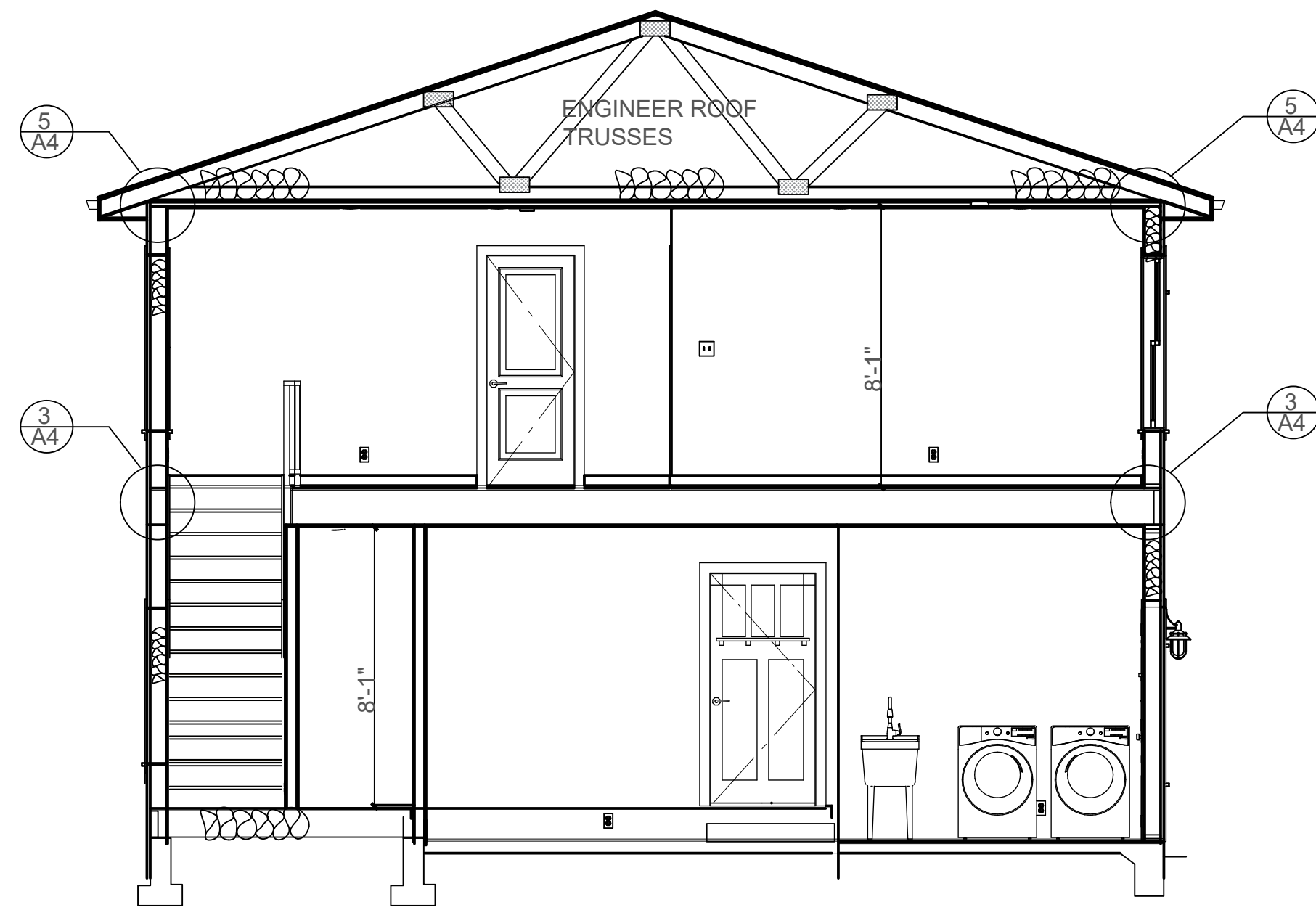
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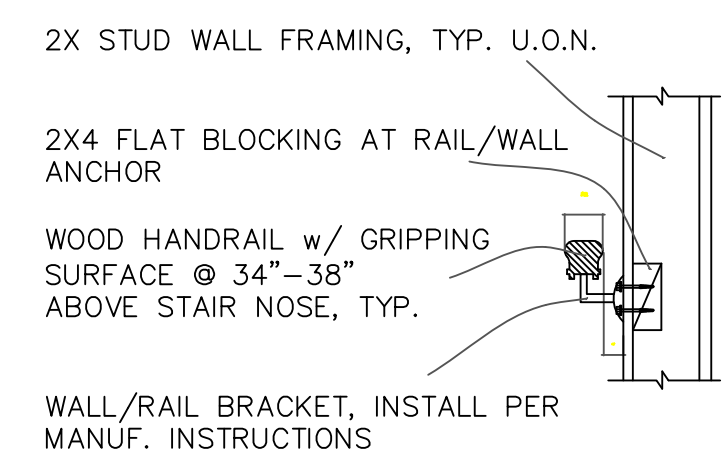
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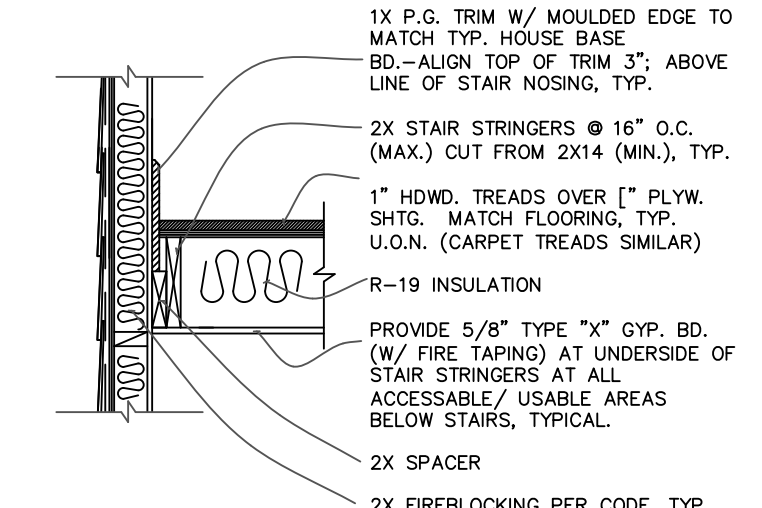
FRONT ELEVATION
 WEST SCALE: 1/4" = 1'



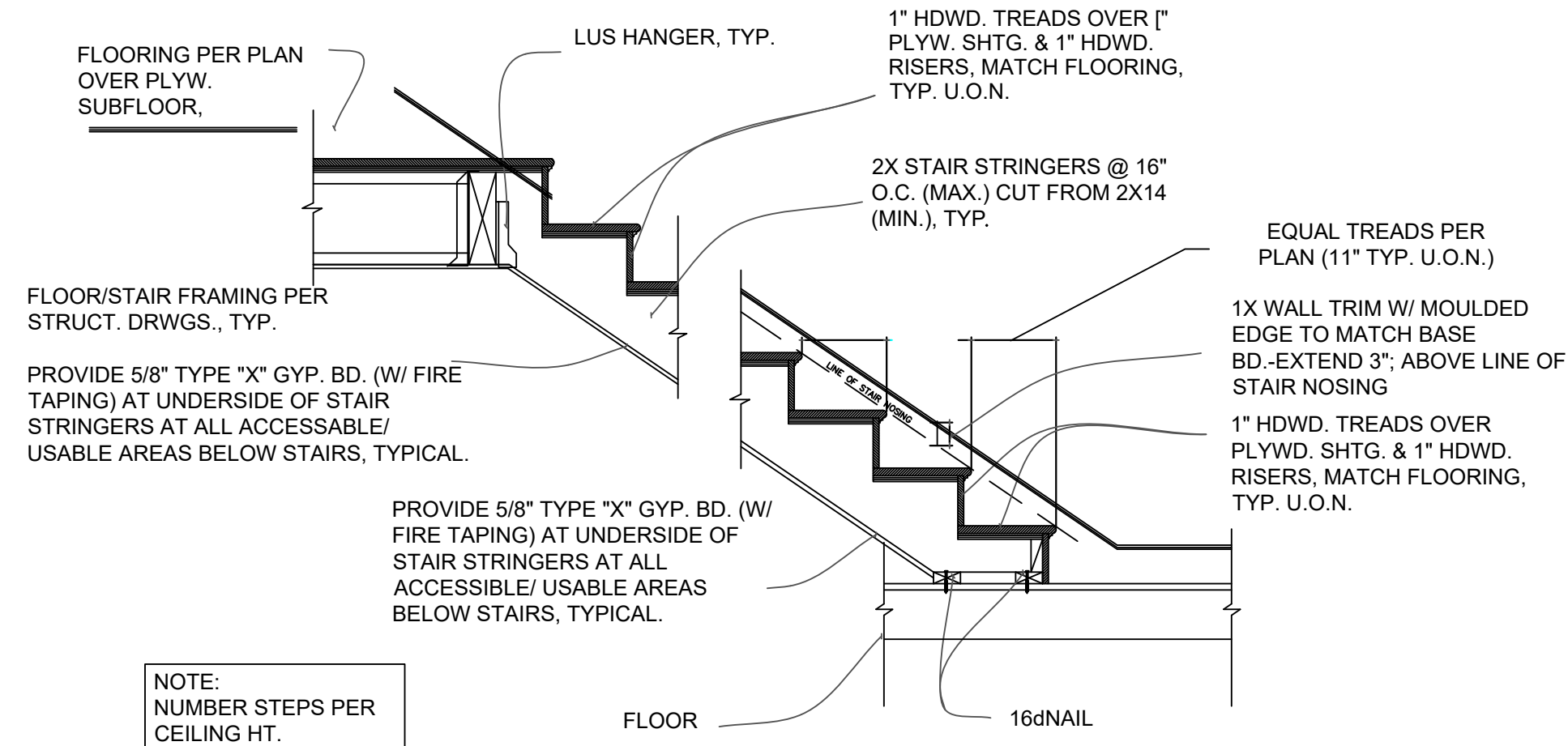
BUILDING SECTION
SCALE: 1/4" = 1'



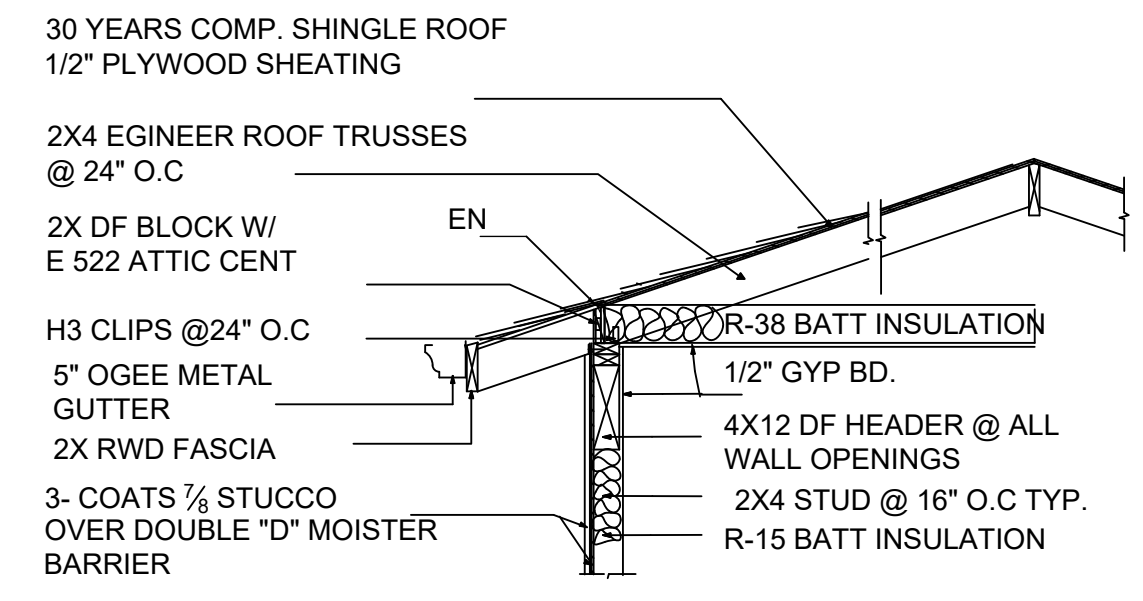
8 INTERIOR HANDRAIL DETAIL
SCALE: N.T.S



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.)

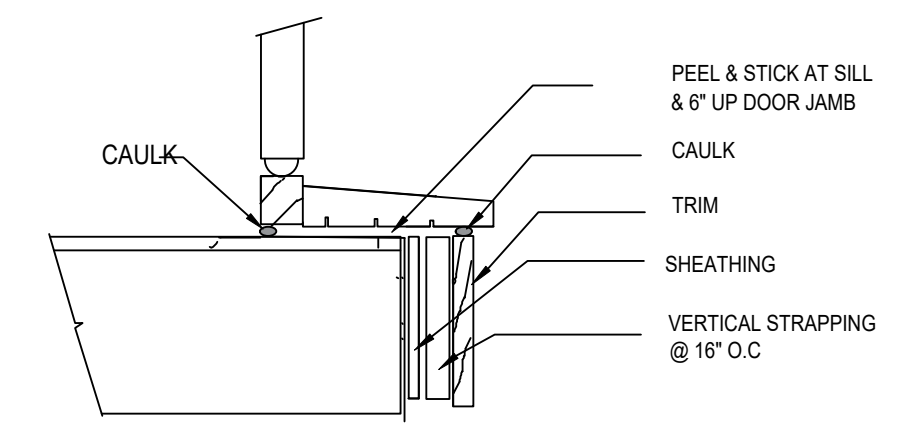
USE 2 STATIC VENT: 1.33/0.4164 = 3.20
 USE TURBINE: 1.33/.8472 = 1.57

FLOOR VENT CALS:

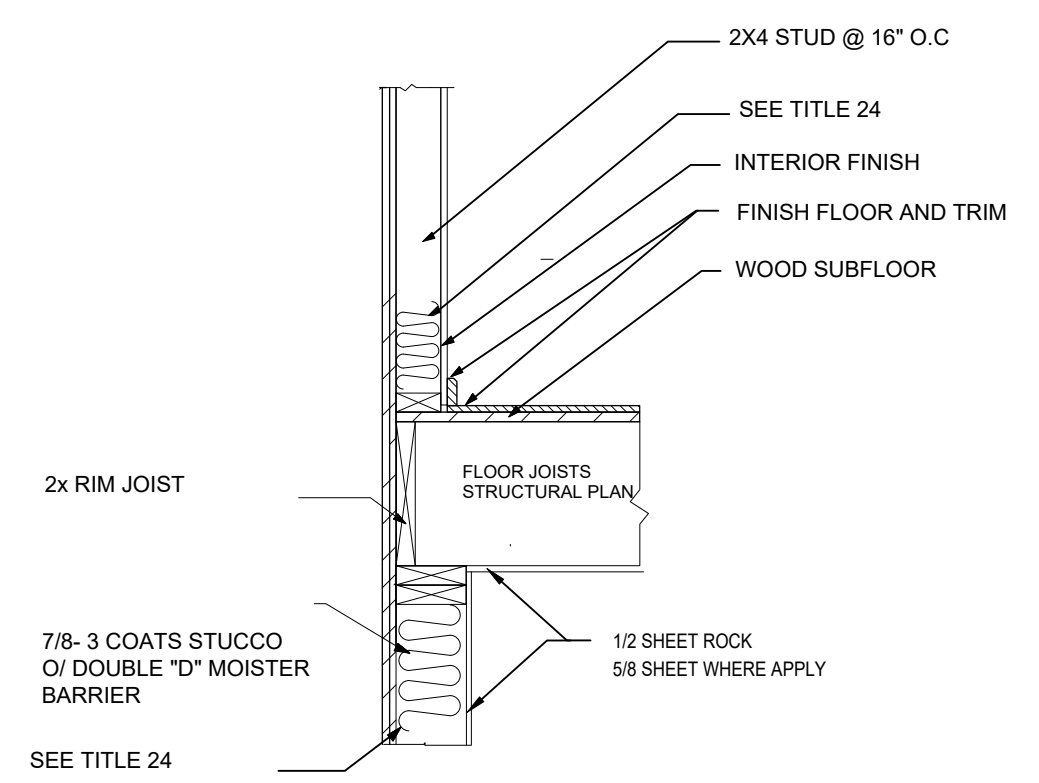
TOTAL FLOOR AREA = 671 sf
 FLOOR VENT = 671 sf
 TOTAL FLOOR VENT AREA REQUIRED:
 671/150 = 4.47 sf

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

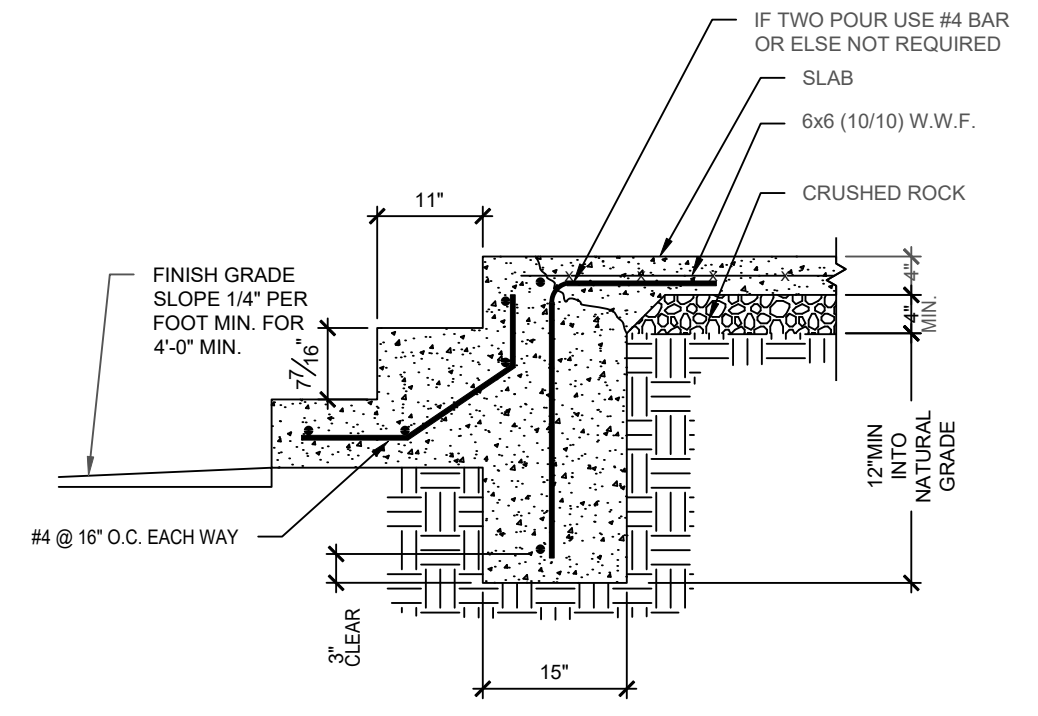
VENT AREA REQUIRE 4.47/1.28 = 3.5
 A TOTAL OF 5-14X8 VENT TO BE USED



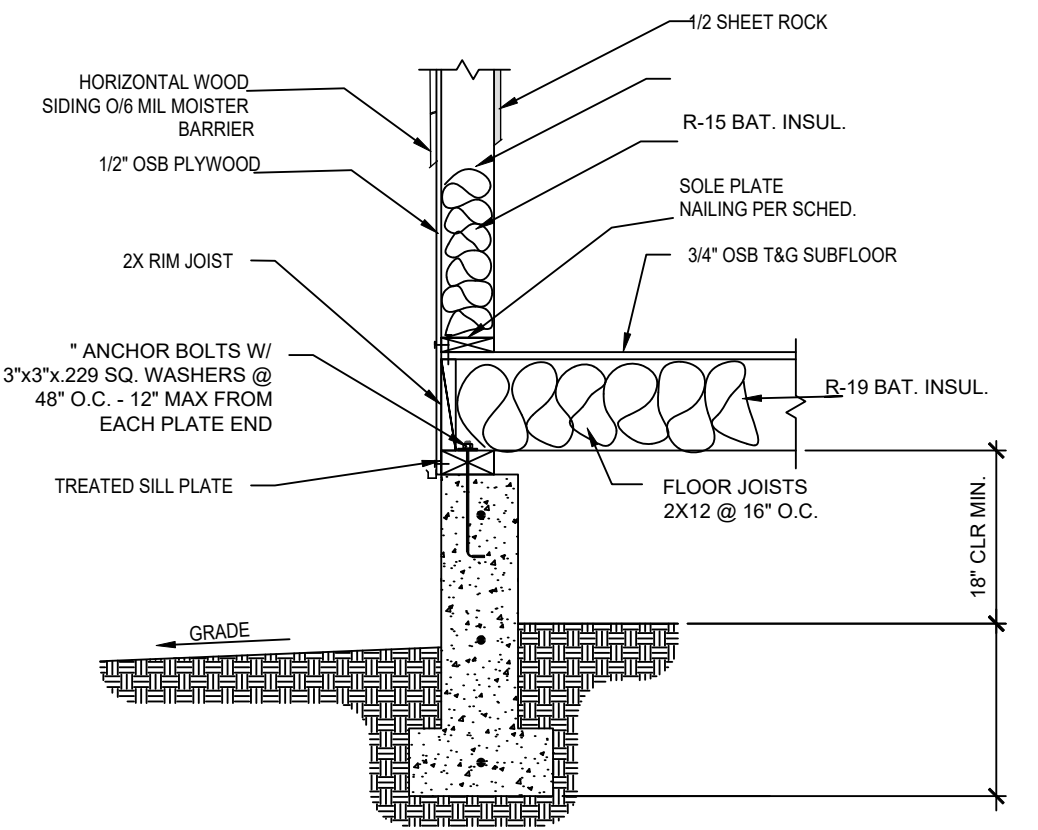
4 DOOR THRESHOLD DETAIL
SCALE: N.T.S



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

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

Leck Spongpanya
 28 ASSOCIATES
 Design and Construction
 P.O. BOX 20441 EL SORANTE CA94820-0488
 e-mail: leckassociates@gmail.com
 PHONE: 510-607-0459

PROPOSED NEW HOME

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

Leck Spongpanya

Architectural Designer
 August 8, 2023
 Date

Owner: Lal Veenendra
 247 Ohio Street
 Vallejo, CA94590

DATE: August 8, 2023

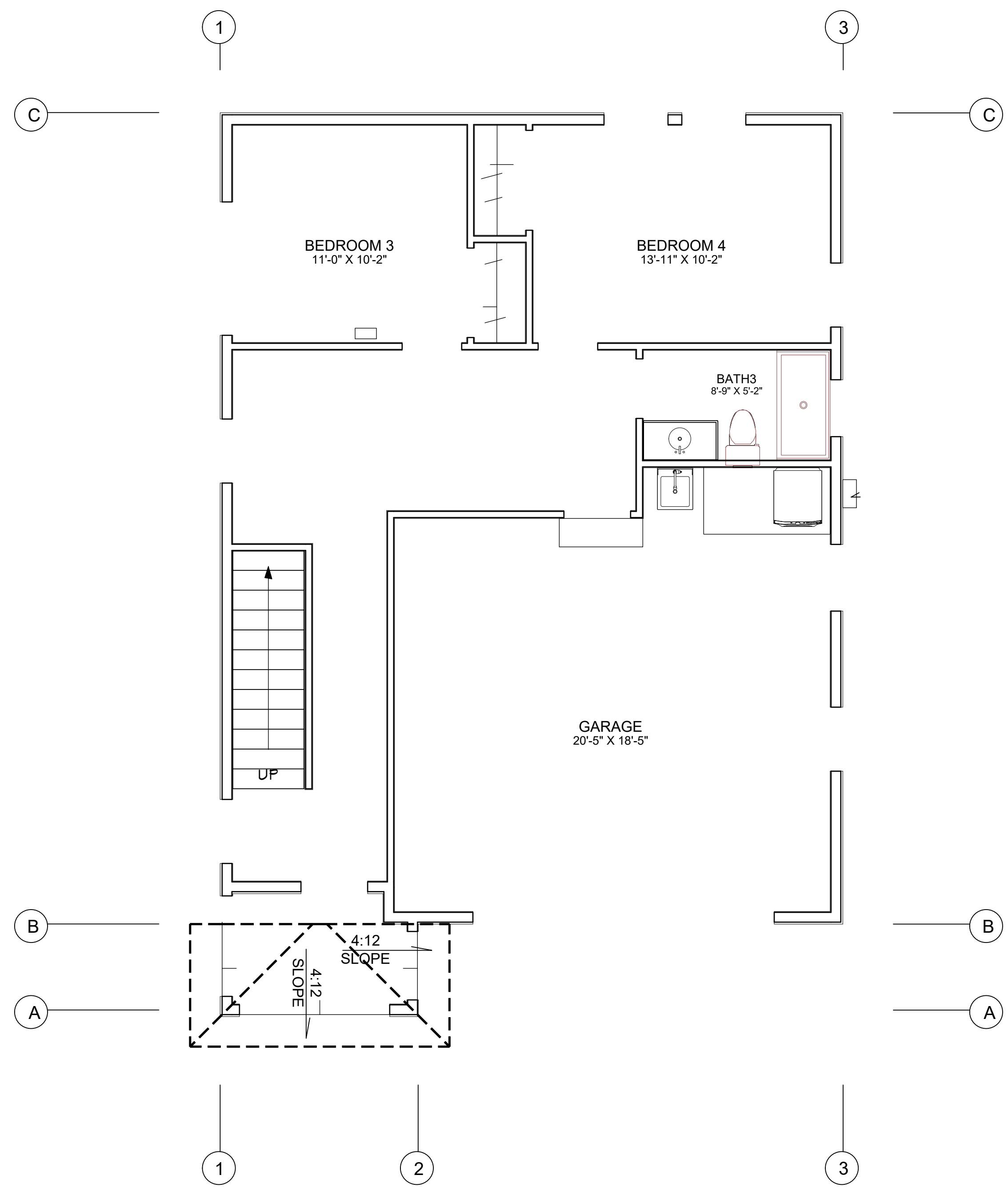
SCALE: 1/4" = 1'

DRAWN BY: LS

JOB #: 247 Ohio

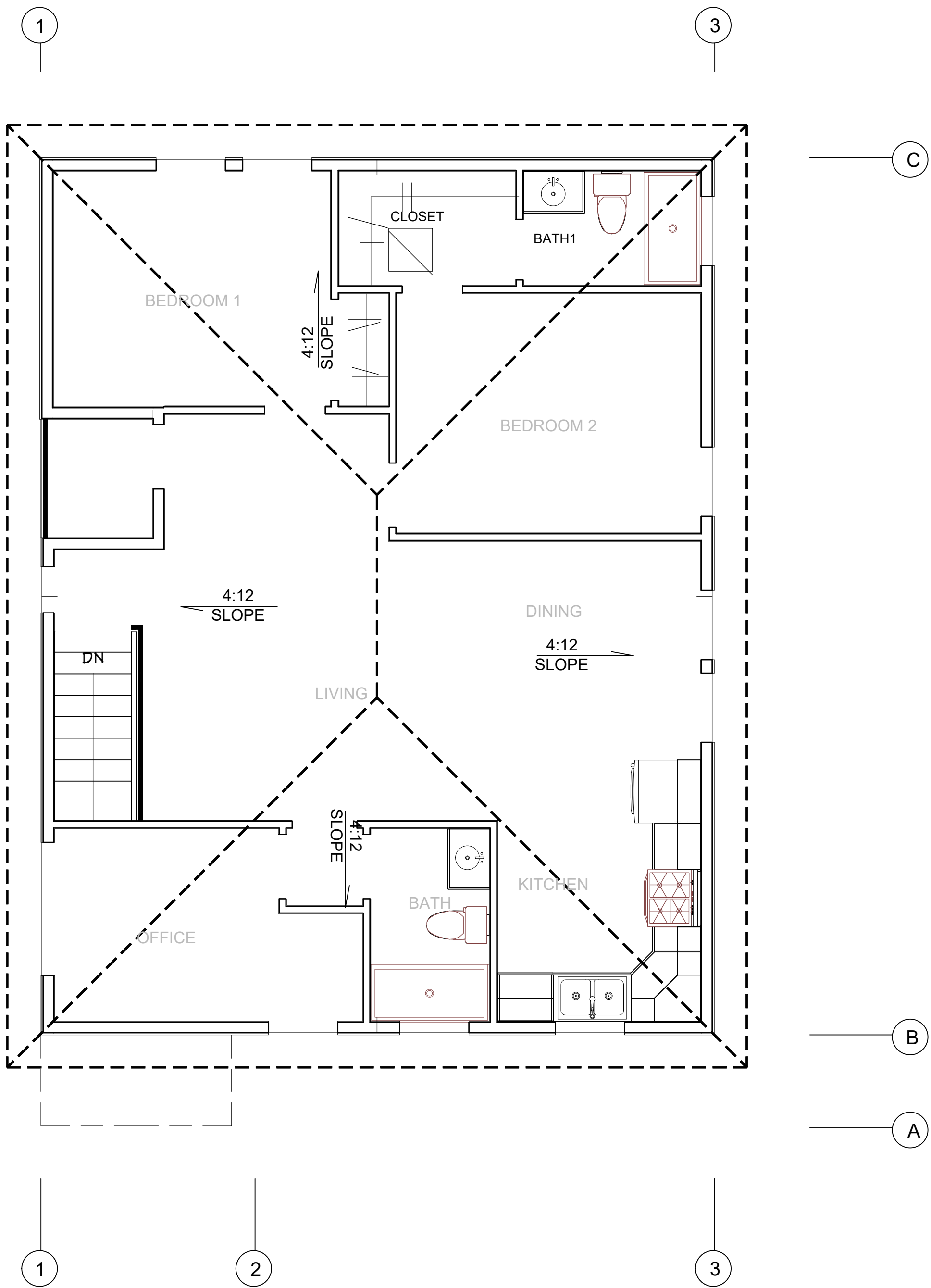
CAD FILE: C:\DESIGN\2023\247

A4



FIRST FLOOR ROOF PLAN

SCALE: 1/4" = 1'



SECOND FLOOR ROOF PLAN

SCALE: 1/4" = 1'

REVISIONS

△	DATE/DESCRIPTION

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Leck 28 YEARS OF EXPERIENCE
Associates
 Design and Construction
 P.O. BOX 20441, EL SORANTE CA 94520-0488
 e-mail: leckassociates@gmail.com
 PHONE: 510-507-0459

PROPOSED NEW HOME

APN# 0055-101-250 247 Ohio Street Vallejo Ca 945490

Leck Sounpanya

Architectural Designer

Date: August 8, 2023

Owner: Lal Veenendra
 247 Ohio Street
 Vallejo, CA 94590

DATE: August 8, 2023

SCALE: 1/4" = 1'

DRAWN BY: LS

JOB #: 247 Ohio

CAD FILE: C.DESIGN2023.247

A7

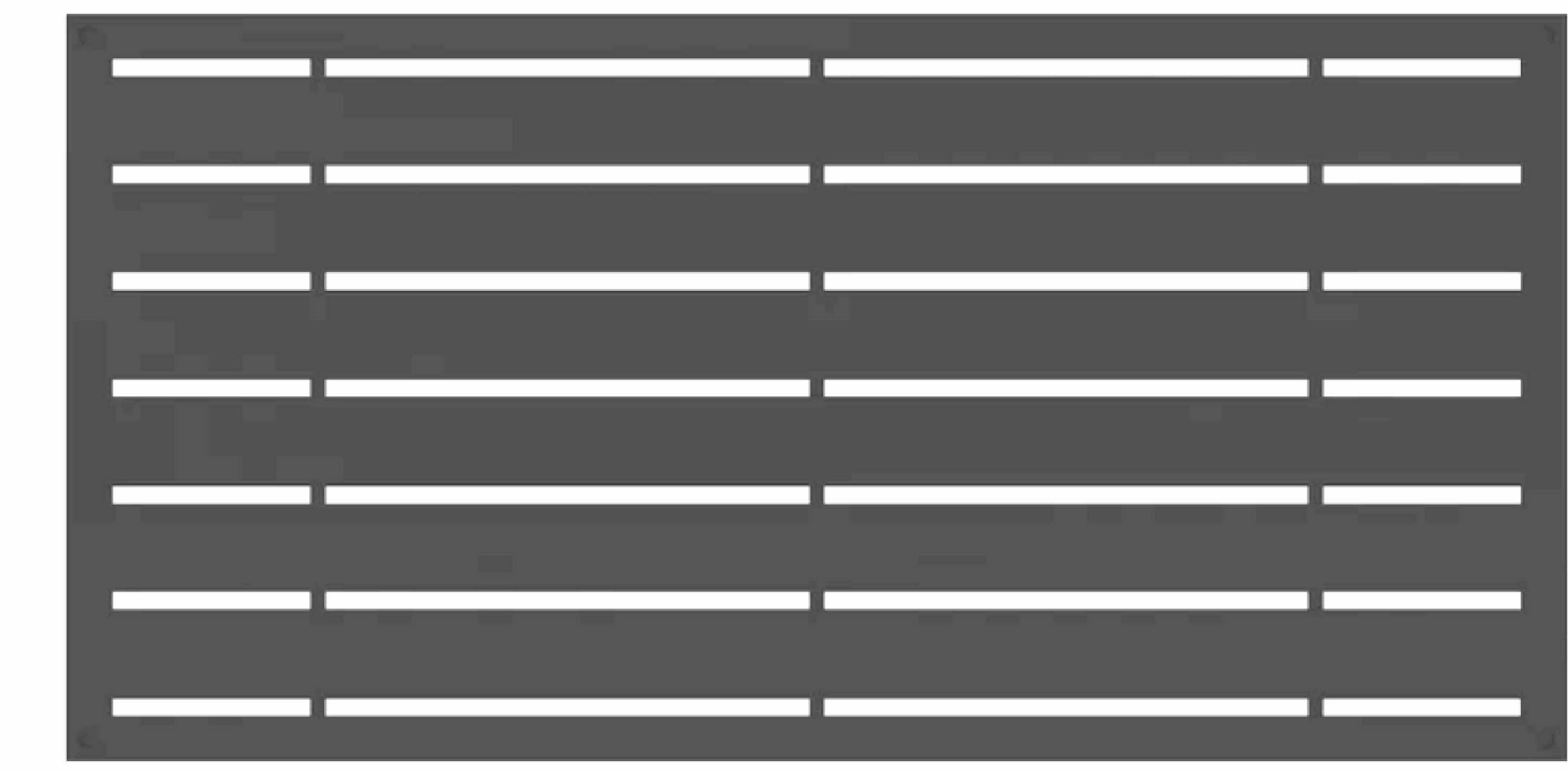


PLOT PLAN

SCALE: 3/16" = 1'

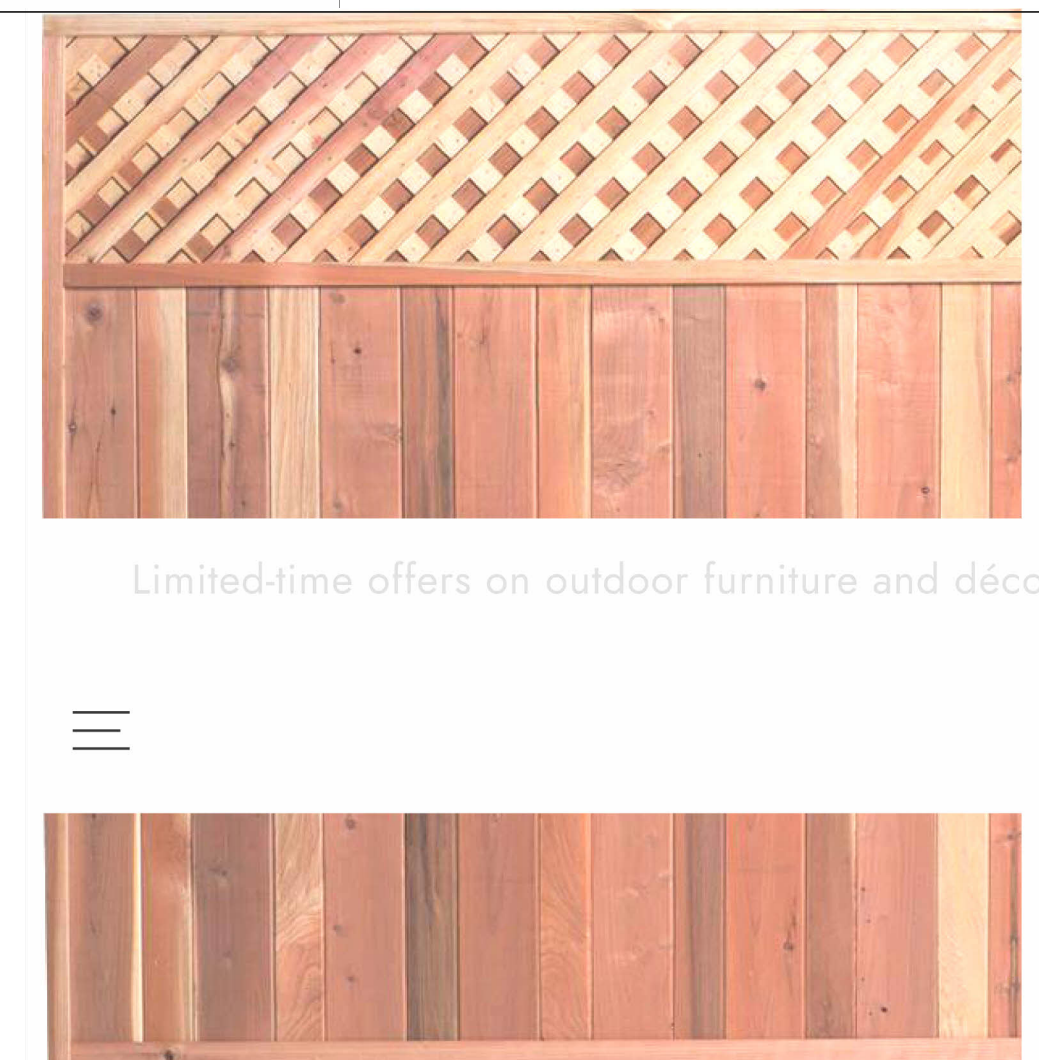
PLANT LEGEND

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 Salviifolius	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	
REVISED 10/20/2024	

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PROPOSED NEW HOME

APN# 0055-101-250 247 Ohio Street Vallejo Ca 945490

Leck Soungpanya
 Architectural Designer
 Date: August 8, 2023
 Owner: Lal Veenendra
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DATE: August 8, 2023
 SCALE: 1/4" = 1'
 DRAWN BY: LS
 JOB #: 247 Ohio
 CAD FILE: C.DESIGN2023.247



247 Ohio St

Exterior Wall

New England Grey HS-48*



Front Door

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

Exterior Trim,
Gutter AND
Downspout

White S2*



BrownWood



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

* Optional full mount application available to create a flush appearance with window casing.
¹ L203C25E, L603C25E, L623C25E. Optional full screen available for dual ventilation.
² 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