



**DESIGN REVIEW BOARD**



**REGULAR MEETING  
OCTOBER 9, 2025**

**BOARD MEMBERS**

Matt Kennedy, Chair  
Oskar Lugtu  
Michael Eli  
Jamiah Adams  
Daniel Gordon

**HYBRID MEETING**  
[www.Cityofvallejo.net](http://www.Cityofvallejo.net)

**7:00 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>
<p><b>PUBLIC COMMENT:</b> Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (<a href="https://ZoomRegular.Cityofvallejo.net">https://ZoomRegular.Cityofvallejo.net</a>), or via phone, by dialing (669) 900-6833.</p>	<p>For additional instructions on how to speak remotely during public comment, please visit, <a href="http://www.cityofvallejo.net/publiccomment">www.cityofvallejo.net/publiccomment</a></p>
<p><b>VIEW THE MEETING:</b> There are four different ways you can view this public meeting:</p> <ul style="list-style-type: none"> <li>• In Person</li> <li>• Watch Vallejo local channel 28</li> <li>• Stream from the City website: <a href="http://www.cityofvallejo.net/Streaming">www.cityofvallejo.net/Streaming</a></li> <li>• Join the Zoom webinar: <a href="https://ZoomRegular.Cityofvallejo.net">https://ZoomRegular.Cityofvallejo.net</a></li> </ul>	<p>Scan QR code for live captions and translation in Spanish and Tagalog.</p> 
<p><b>Hybrid Options are available for members of the public to participate. To participate remotely</b></p>	
<p><b><u>Option to Join by Computer</u></b> From your browser go to <a href="https://ZoomRegular.CityofVallejo.net">https://ZoomRegular.CityofVallejo.net</a> to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313</p>	<p><b><u>Option to Join by Phone</u></b> 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 Board less than 72 hours before the meeting will be posted concurrently on the City’s website at <a href="http://www.cityofvallejo.net/agendas">www.cityofvallejo.net/agendas</a> 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 Board Secretary.</p>	
	<p>Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available from the Staff Secretary. Requests for disability related modifications or accommodations, aids or services can be made via email by contacting Dalia Vidor at <a href="mailto:Dalia.Vido@cityofvallejo.net">Dalia.Vido@cityofvallejo.net</a> or via telephone at (707) 648-4326 by a person with a disability to the Staff Secretary’s office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof</p>

## AGENDA

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

Recommendation:  
Contact: Cesar Orozco, Planning Manager (707) 648-5436  
[Cesar.Orozco@cityofvallejo.net](mailto:Cesar.Orozco@cityofvallejo.net)
  - B     **APPROVAL OF THE MINUTES**

Recommendation: By motion, approve July 10, 2025 - regular meeting minutes.
- 5     **REPORT OF THE CITY COUNCIL LIAISON**
- 6     **COMMUNITY FORUM**

[SECTION\_TEXT]
- 7     **PUBLIC HEARING**
  - A     **HOLD A PUBLIC HEARING AND CONSIDER ADOPTION OF A RESOLUTION RECOMMENDING THE PLANNING COMMISSION APPROVE A DESIGN REVIEW, LANDSCAPE REVIEW, AND SIGN PERMIT (PLN25-0027) FOR "DXD SELF-STORAGE" AT 1609 LEWIS BROWN DRIVE (APNs: 0052-040-530; -140)**

Recommendation: Staff recommends that the Design Review Board hold a public hearing and consider adoption of a resolution recommending Planning Commission approval of the Design Review, Landscape Review, and Sign Permit (PLN25-0027) for "DXD Self-Storage" at 1609 Lewis Brown Drive (APNs: 0052-040-530 and 0052-040-140)  
Contact: Robert Busick, AICP, Senior Planner (707) 648-5422  
[Robert.Busick@cityofvallejo.net](mailto:Robert.Busick@cityofvallejo.net)
- 8     **WRITTEN COMMUNICATIONS**
- 9     **REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMITTEE/BOARD**
  - A     **SECRETARY'S REPORT**
  - B     **CITY ATTORNEY'S REPORT**

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

**D REPORT OF THE ADHOC SUBCOMMITTEES**

**10 ADJOURNMENT**

**ADDITIONAL CITY INFORMATION**

Members of the public can:

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

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

Matt Kennedy, Chair  
Oskar Lugtu  
Michael Eli  
Jamiah Adams  
Daniel Gordon,

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 7:00 PM, October 10, 2025.

Dated: October 10, 2025

*Dalia Vidor*

Dalia Vidor, Executive Secretary



**DATE:** October 9, 2025  
**TO:** Design Review Board Chair & Board Members  
**FROM:** Cesar Orozco, Planning Manager  
**SUBJECT:** **APPROVAL OF THE AGENDA**

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**RECOMMENDATION**

**BACKGROUND AND DISCUSSION**

**ATTACHMENTS**

None

**CONTACT**

Cesar Orozco, Planning Manager (707) 648-5436  
[Cesar.Orozco@cityofvallejo.net](mailto:Cesar.Orozco@cityofvallejo.net)



**DATE:** October 9, 2025  
**TO:** Design Review Board Chair & Board Members  
**FROM:** Cesar Orozco, Planning Manager  
**SUBJECT:** **APPROVAL OF THE MINUTES**

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**RECOMMENDATION**

By motion, approve July 10, 2025 - regular meeting minutes.

**BACKGROUND AND DISCUSSION**

**ATTACHMENTS**

1.	7.10.2025 - Meeting Minutes
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**CONTACT**

Cesar Orozco, Planning Manager (707) 648-5436  
[Cesar.Orozco@cityofvallejo.net](mailto:Cesar.Orozco@cityofvallejo.net)

**CITY OF VALLEJO DESIGN REVIEW BOARD  
REGULAR MEETING MINUTES  
COUNCIL CHAMBERS  
July 10, 2025**

**1. CALL TO ORDER**

The meeting was called to order at 7:03 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**Present:** Chair Kennedy, Board Members Eli and Adams

**Absent:** Board Member Logtu

**Staff present:** Assistant City Attorney Zagaroli, Planning Manager Orozco – Current Development

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

**A. APPROVAL OF AGENDA**

**Action:** Board Member Eli, second by Adams, carried unanimously (Absent – Logtu) approved the July 10, 2025 – regular meeting minutes.

**B. APPROVAL OF MINUTES**

**a. December 12, 2024 – Regular Meeting**

**Action:** Board Member Adams, second by Board Member Eli, and carried unanimously (Absent – Logtu) to approved the December 12, 2024 - regular meeting minutes.

**5. REPORT OF THE CITY COUNCIL LIASION - NONE**

**6. COMMUNITY FORUM - NONE**

**7. PUBLIC HEARING**

**A. PROJECT TITLE:**

**VISTA COVE SUBDIVISION**

**PROJECT NUMBER:**

Design Review (DR23-0006), Landscape Review (LR23-0002), Development Review (DVR23-0018), Tentative Map (TM23-0001), Planned Development (PD24-0001)

**RECOMMENDATION:**

Staff Recommend that the Design Review Board adopt a resolution recommending the Planning Commission approve Design Review (DR23-0006) and Landscape Review (LR23-0002) for a 51-Unit single-family residential subdivision ("Vista Cove"), located on a vacant site near the intersection of Shady Lane and Wildflower Avenue (APNS: 0079-171-170 & 0079-120-100)

Planning Manager Orozco presented the item.

Applicant provided a presentation.

Commission asked questions and staff and the applicant responded.

Chair Kennedy opened the public hearing.

Speakers: Karal, Christine, Lee, Rick

Chair Kennedy closed the public hearing.

Commissioners deliberated, made comments and asked questions.

**Action:** Moved by Board Member Eli, second by Board Member Adams, and carried unanimously (Absent – Logtu) recommended to the Planning Commission to approve Design Review (DR23-0006) and Landscape Review (LR23-0002), based on the findings provided in the attached Resolution.

**8. WRITTEN COMMUNICATIONS**

Emails were received regarding the action item not supporting the item from the public hearing.

**9. REGULAR REPORTS**

**A. SECRETARY'S REPORT**

Planning Manager Orozco thank you board for attending the meeting, update on requested notification of upcoming agendas and meetings.

**B. CITY ATTORNEY'S REPORT - None**

**C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION - None**

**D. REPORT OF THE SUBCOMMITTEES – None**

**10. OTHER AGENDA ITEMS**

**A. INFORMATIONAL ITEM - None**

**B. DISSCUSSION OF FUTURE AGENDA ITEMS - None**

**11. ADJOURNMENT**

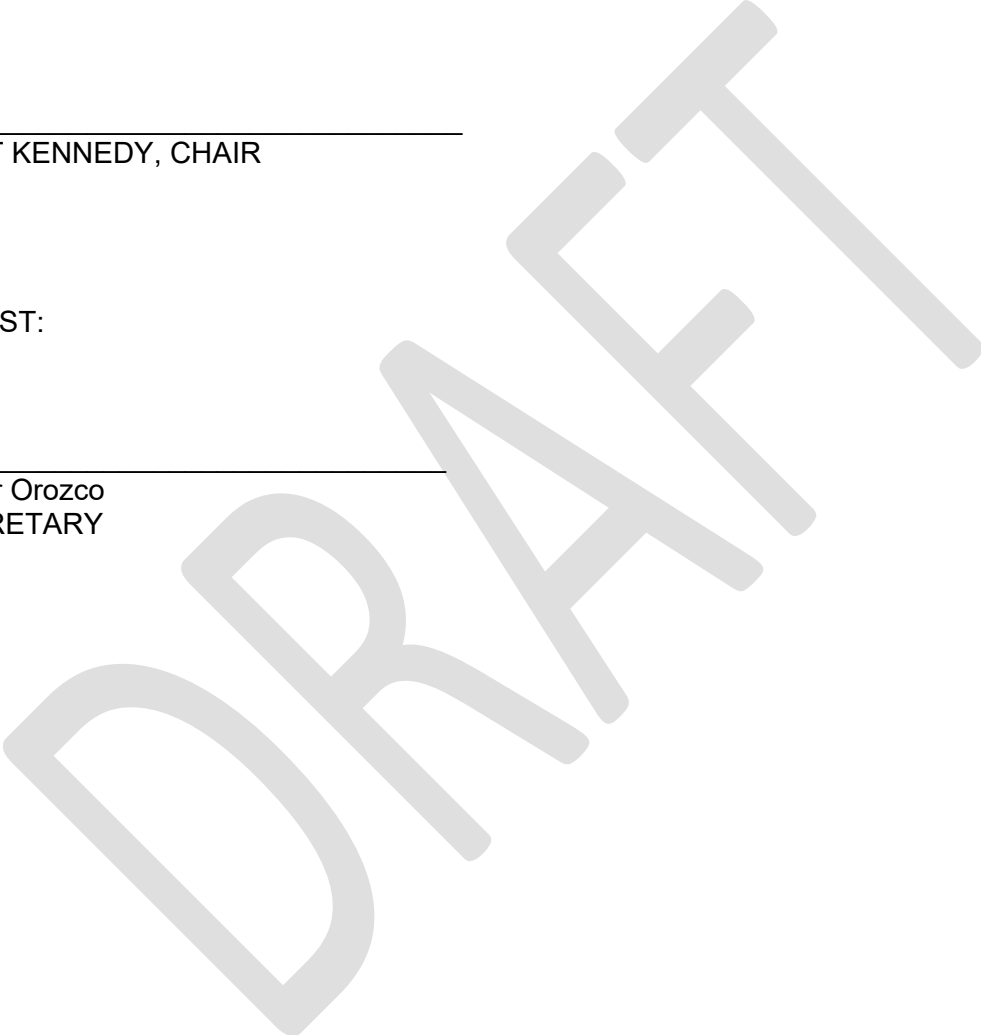
The meeting was adjourned at 8:26 p.m.

ATTEST:

\_\_\_\_\_  
MATT KENNEDY, CHAIR

ATTEST:

\_\_\_\_\_  
Cesar Orozco  
SECRETARY





**DATE:** October 9, 2025  
**TO:** Design Review Board  
**FROM:** Robert Busick, AICP, Senior Planner  
**SUBJECT:** HOLD A PUBLIC HEARING AND CONSIDER ADOPTION OF A RESOLUTION RECOMMENDING THE PLANNING COMMISSION APPROVE A DESIGN REVIEW, LANDSCAPE REVIEW, AND SIGN PERMIT (PLN25-0027) FOR "DXD SELF-STORAGE" AT 1609 LEWIS BROWN DRIVE (APNs: 0052-040-530; -140)

**PROJECT INFORMATION**

**Project Summary:**

The project in its entirety consists of a Development Review, Design Review, Landscape Review, Major Use Permit, Parcel Map, and Sign Permit to facilitate demolition of two existing single-story commercial buildings on adjacent lots, and construct a 4-story, 137,318-square-foot (sq. ft.) climate-controlled self-storage facility on the 2.20-acre site. The project also includes site improvements, new landscaping, new lighting throughout the site, and new signage.

**Project Number(s):**

At this meeting, the Design Review Board will be asked to make a recommendation to the Planning Commission as to the Design Review, Landscape Review, and Sign Permit entitlements only.  
Development Review, Design Review, Landscape Review, Major Use Permit, Parcel Map, and Sign Permit (collectively known as PLN25-0027)

**Location:**

1609 Lewis Brown Drive / APNs: 0052-040-530 and 0052-040-140

**Applicant:**

DXD Capital C/O James Hamilton

**Owner:**

Lo Nguyen

**General Plan Land Use**

Business/Light Industrial

**Designation:**

**Zoning District:**

Light Industrial

**RECOMMENDATION**

Staff recommends that the Design Review Board hold a public hearing and consider adoption of a resolution recommending Planning Commission approval of the Design Review, Landscape Review, and Sign Permit (PLN25-0027) for "DXD Self-Storage" at 1609 Lewis Brown Drive (APNs: 0052-040-530 and 0052-040-140)

**BACKGROUND AND DISCUSSION**

**Subject:** HOLD A PUBLIC HEARING AND CONSIDER ADOPTION OF A RESOLUTION RECOMMENDING THE PLANNING COMMISSION APPROVE A DESIGN REVIEW, LANDSCAPE REVIEW, AND SIGN PERMIT (PLN25-0027) FOR "DXD SELF-STORAGE" AT 1609 LEWIS BROWN DRIVE (APNS: 0052-040-530; -140)

**NOTICE AND COMMENTS**

**ENVIRONMENTAL REVIEW**

**CONCLUSION**

**EXPIRATION**

**APPEAL PROCEDURE**

**ATTACHMENTS**

1.	Staff Report
2.	Proposed Resolution
3.	Project Plans

**CONTACT**

Robert Busick, AICP, Senior Planner (707) 648-5422  
[Robert.Busick@cityofvallejo.net](mailto:Robert.Busick@cityofvallejo.net)

**Date:** October 9, 2025

**Subject: HOLD A PUBLIC HEARING AND CONSIDER THE ADOPTION OF A RESOLUTION RECOMMENDING THE PLANNING COMMISSION APPROVE A DESIGN REVIEW, LANDSCAPE REVIEW, AND SIGN PERMIT (PLN25-0027) FOR “DXD SELF-STORAGE” AT 1609 LEWIS BROWN DRIVE (APNs: 0052-040-530; -140)**

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**BACKGROUND AND DISCUSSION**

**Background:**

The project site is currently developed with two single-story commercial buildings on two separate adjacent parcels. The largest building along Lewis Brown Drive appears to have been constructed in the 1950s or 1960s and has operated as a furniture store since 2017. The smaller building at the rear of the property along Commercial Street appears to have been constructed between 1920-1950 and was most recently used as an auto parts retailer, with the surrounding property used to store various automobiles.

On August 29, 2017, the City Council adopted the Propel Vallejo, General Plan 2040, and designated the project site as Business/Light Industrial (B/LI).

On June 22, 2021, the City Council adopted a new Zoning Code and Zoning Map and rezoned the project site to Limited Industrial (IL), to ensure consistency with the updated General Plan.

On February 12, 2025, the applicant formally submitted a request for Development Review, Design Review, Landscape Review, Major Use Permit, and Parcel Map (collectively known as PLN25-0027) to demolish the two existing single-story commercial buildings on adjacent lots and construct a new 4-story, 137,318-square-foot (sq. ft.) climate-controlled self-storage facility on the full 2.20-acre site.

On April 3, 2025, a request for a Sign Permit was added to the collective application. The plans were routed to various city departments and outside agencies for review and the application was determined to be complete on July 21, 2025.

**Location and Land Use Context:**

The project site consists of one 1.81-acre parcel located northeast of the intersection of Lewis Brown Drive and Sonoma Boulevard/State Route 29 (CA-29), as well as an adjacent 0.38-acre parcel located to the southeast and fronting an easement along Commercial Street. The site is generally flat and sits approximately 500-feet from elevated portions of Highway 37 (CA-37), providing the site visibility from the highway. The site is currently developed with one approximately 20,524 square-foot single-story commercial building located on the parcel directly adjacent to Lewis Brown Drive, as well as one approximately 7,736 square-foot single-story commercial building on the separate parcel at the rear of the overall site, along Commercial Street. The larger structure most recently housed a furniture store, with the smaller structure being occupied by an auto parts retailer who also used open space on both parcels to store various automobiles.

The immediate vicinity of the project site is characterized by existing industrial and commercial uses. The Vallejo Village multi-tenant commercial shopping center is located immediately to the south and west of the site, with one of the access driveways to the shopping center occupying a corner of the project site. Southeast of the site, across a parcel containing an easement for Commercial Street, are existing non-

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conforming residences. Larger commercial buildings containing businesses associated with auto/body repair, granite stone, and other building materials exist to the north and east along Lewis Brown Drive. A Jack-in-the-Box and Shell gas station occupy the parcels across Lewis Brown Drive to the north and west. CA-37 is located approximately 500 feet to the northwest, Sonoma Boulevard/CA-27 is located approximately 200 feet to the west, and Interstate 80 (I-80) is approximately 2 miles to the east of the project site. The site’s General Plan 2040 Land Use Designation is Business/Light Industrial (B/LI), which is implemented by the Light Industrial (IL) Zoning District (see Figure 1).

**Figure 1 – Location and Land Use Context Map**



Project Description:

The project consists of a request to demolish two existing single-story commercial buildings on adjacent lots and construct a 4-story, 137,318-square-foot (sq. ft.) climate-controlled self-storage facility on the full 2.20-acre site. The proposed self-storage facility would contain approximately 1,000 indoor storage units available for rent by the public; no outdoor storage nor hazardous material storage is proposed. Nine (9) off-street parking spaces would be provided, consistent with other recent self-storage projects constructed within the City of Vallejo. A loading zone sized to accommodate the three (3) large loading spaces required for commercial uses with the proposed square footage are proposed, with additional

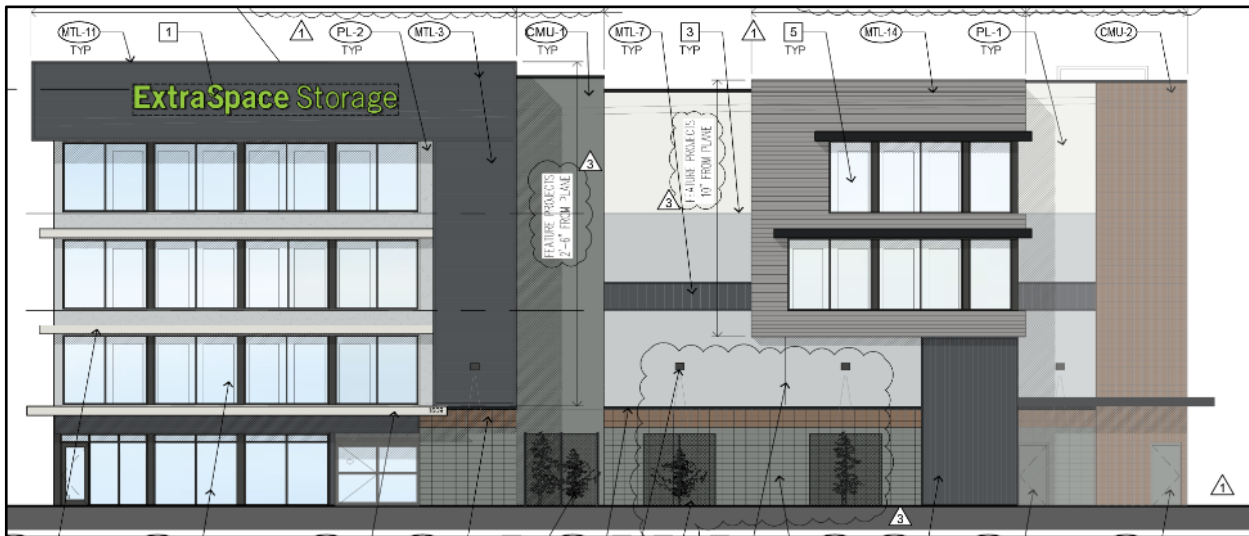
**Subject: HOLD A PUBLIC HEARING AND CONSIDER THE ADOPTION OF A RESOLUTION RECOMMENDING THE PLANNING COMMISSION APPROVE A DESIGN REVIEW, LANDSCAPE REVIEW, AND SIGN PERMIT (PLN25-0027) FOR “DXD SELF-STORAGE” AT 1609 LEWIS BROWN DRIVE (APNs: 0052-040-530; -140)**

loading space provided in excess of the minimum requirement. Four (4) bicycle parking spaces would also be provided, split between two (2) short-term outdoor spaces and two (2) long-term indoor spaces.

Operation of the facility would include an office staffed daily by two (2) employees between the hours of 9:00 a.m. to 6:00 p.m., while customers renting units within the facility would have the ability to access the facility between the hours of 6:00 a.m. and 10:00 p.m. daily. Peak times for access to the facility are expected to occur during the hours when the office is staffed.

With regard to the building design, the elevations have been designed to present a cohesive modern architectural style along Lewis Brown Drive. The front (west) elevation facing Lewis Brown Drive features four levels of storefront windows around the main entrance, which wrap around the side elevation. Another set of windows featuring metal shade canopies are provided on the upper two floors on the east side of the west elevation and wrap around the south elevation. These full length windows provide natural light into the building, with actual rentable storage unit access doors located along the internal corridors, visible from the exterior (see Figure 2).

**Figure 2 – Lewis Brown Drive Frontage – West Facing**



Side and rear elevations of the project are proposed to be more utilitarian, as these areas would be located behind limited access gates for customers of the facility and feature direct access units with roll-up metal doors painted to match the bottom band color of the building. The side elevations feature different projecting features, including sections which project 6-inches from the main wall segment and feature spandrel glass evoking box bay windows commonly found within the Bay Area (see Figures 3, 4, and 5). The overall proposed facade incorporates a mix of exterior materials including smooth Exterior

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Insulation Finishing System (EIFS), Concrete Masonry Unit (CMU) block, corrugated metal panels, and glass.

Figure 3 – Side Elevation – North Facing



Figure 4 – Side Elevation – South Facing

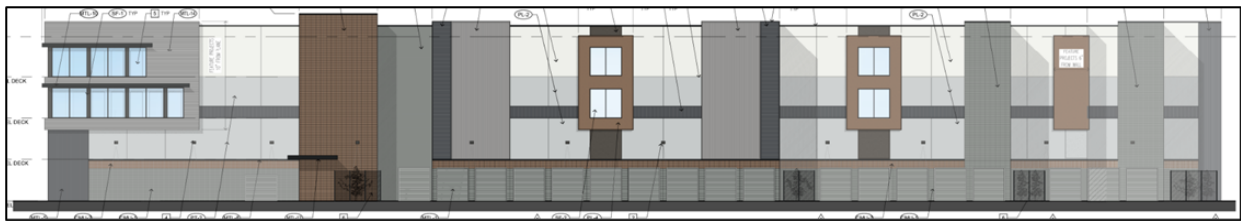
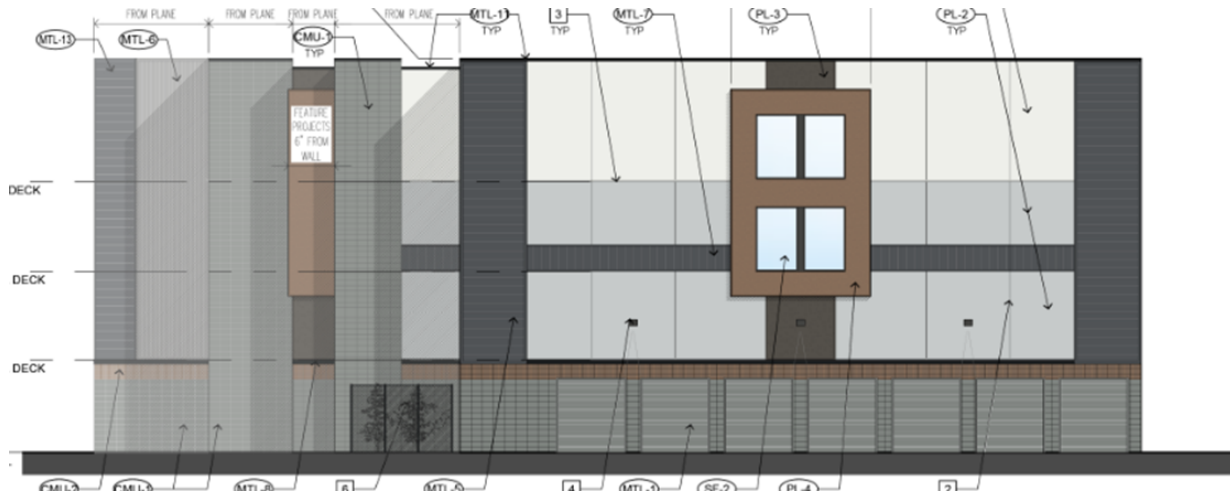


Figure 5 – Rear Elevation – East Facing

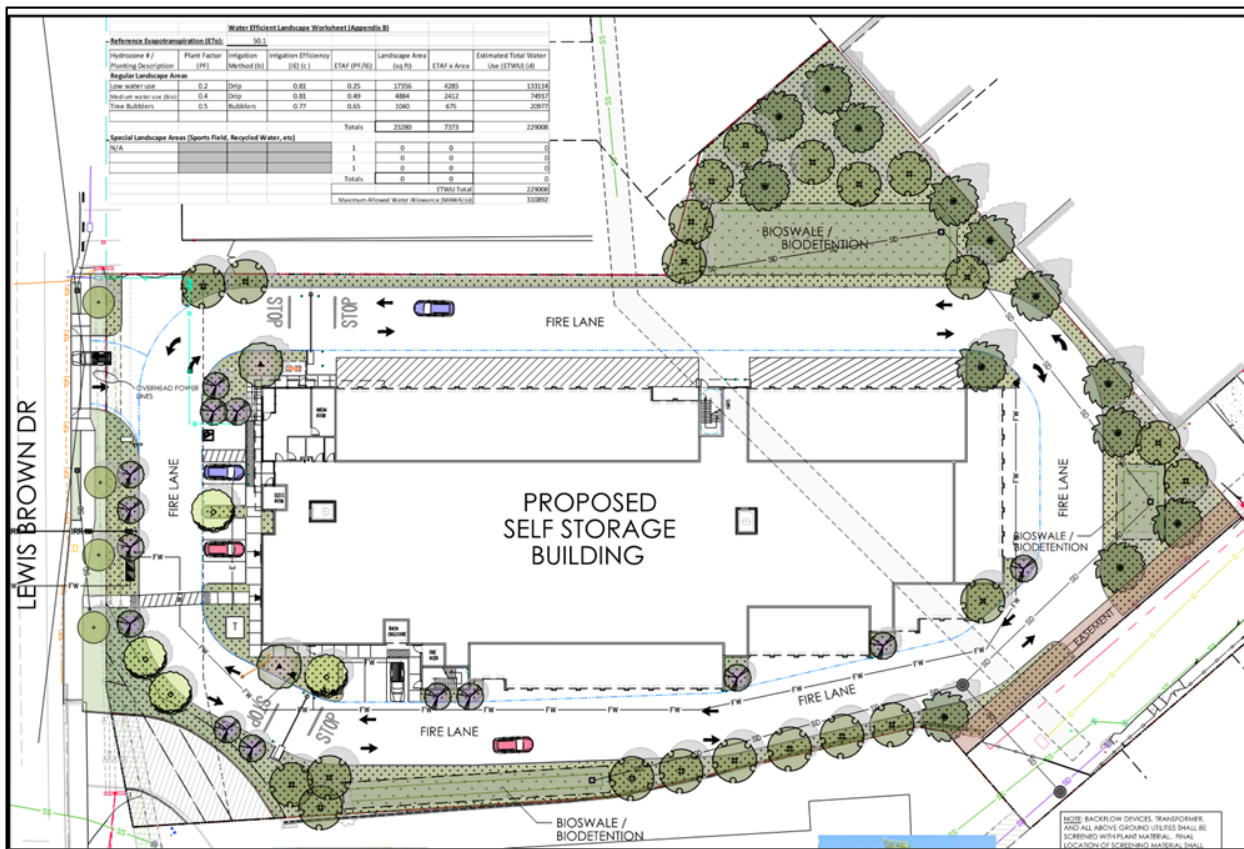


The project also proposes approximately 22,227 square feet of landscaping and integrated bio-retention basins. The proposed landscaping would mainly be located along the perimeter of the site and in landscape islands in the parking lot. The landscape plan (attached) reflects a large variety of accent trees, shrubs, and groundcover plantings. Over 50 trees are proposed, particularly featuring taller trees

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such as Afghan Pine and Brisbane Box, which would be planted along the perimeter of the property in order to provide additional screening and softening of the proposed structure (see Figure 6). Other proposed plantings include Western Redbud and Crepe Myrtle trees, along with Fairy Duster, Orchid Rockrose, Red Yucca shrubs, and Lantana and Rosemary groundcovers. The front elevation would feature multiple metal trellises with vine plantings that would provide additional visual interest along the pedestrian pathway fronting the building.

Figure 6 – Proposed Landscaping



With regard to signage, the proposal includes one 17.5 square foot monument sign, and one 96 square foot wall sign, both along the west elevation fronting onto Lewis Brown Drive.

**CODE COMPLIANCE:**

**I. Required Entitlements & Findings**

The Design Review Board is requested to review and make a recommendation to the Planning

**Date:** October 9, 2025

**Subject: HOLD A PUBLIC HEARING AND CONSIDER THE ADOPTION OF A RESOLUTION RECOMMENDING THE PLANNING COMMISSION APPROVE A DESIGN REVIEW, LANDSCAPE REVIEW, AND SIGN PERMIT (PLN25-0027) FOR “DXD SELF-STORAGE” AT 1609 LEWIS BROWN DRIVE (APNs: 0052-040-530; -140)**

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Commission on the overall design, landscaping, and signage (Design Review, Landscape Review, and Sign Permit). Following receipt of a recommendation from the Design Review Board, the Planning Commission will consider the recommendation of the Design Review Board and take final action on all entitlements requested.

- A) Design Review, including Landscape Review. Vallejo Municipal Code (VMC) Section 16.604.03.B provides in relevant part that the Design Review Board shall make a recommendation to the Planning Commission for final design review approval after finding that the application:
1. Is consistent with the purposes of the chapter, the design policies of the General Plan and any applicable specific plan, any adopted applicable design guidelines;
  2. Is consistent with any planning or zoning approvals issued by the Director or the Planning Commission;
  3. Complies with any other relevant city policies or regulations; and
  4. Meets the following criteria:
    - a. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.
    - b. Project details, colors, materials, and landscaping are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.
    - c. The project has been designed with consideration of neighboring development.
    - d. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.
    - e. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.
    - f. The proposed design is compatible with the historical or visual character of any area recognized by the city as having such character.
    - g. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.
    - h. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and

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softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Vallejo's climate.

- i. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.
- j. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features.

B) Sign Permit. Vallejo Municipal Code (VMC) Section 16.509.02(D) provides in relevant part that the Design Review Board shall make a recommendation to the Planning Commission for final sign permit approval after finding that:

1. The proposed signs do not exceed the standards of this chapter and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;
2. The size, location, and design of the signs are visually complementary and compatible with the scale and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and
3. The proposed signs are in substantial conformance with the design criteria in the any adopted city design guidelines.

## **II. General Plan Consistency**

The General Plan 2040 Land Use Designation for the subject property is Business/Light Industrial (B/LI). The General Plan characterizes the B/LI designation as follows:

*The B/LI designation is intended to facilitate light industrial activities, including light manufacturing, warehousing and logistics; assembly; automotive service and maintenance, including auto body and painting operations; research and development; and production, distribution and repair (PDR) uses. Some light industrial and similar uses may include exterior storage areas. Professional office uses can also be accommodated in this designation. Secondary and accessory uses such as banks, cafes, printers, and office supply stores to serve the needs of employees and businesses are also encouraged. The maximum permitted FAR in the B/LI designation is 2.5.*

The project is consistent with the B/LI land use designation in that indoor self-storage is considered similar to warehousing and logistics. The proposed 137,318 square feet of building area on a combined parcel measuring 95,896 square feet equates to a FAR of 1.43. In addition, the project is consistent with applicable General Plan 2040 policies and actions, as described in Table 1 below.

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<b>Table 1 – General Plan 2040 Policies and Actions</b>	
<b>Policies and Actions</b>	<b>Staff’s Analysis</b>
<p><b>Policy NBE-1.7</b> Green Infrastructure. Encourage the installation of green infrastructure, including tools such as permeable pavement, rain gardens, constructed wetlands, grassy swales, rain barrels and cisterns, and green roofs, to treat stormwater, attenuate floods, increase groundwater recharge, and reduce urban heat islands.</p>	<p>The proposed project includes the installation of approximately 22,227 square feet of landscaping including three (3) bioswale/bioretention areas along the perimeter of the site, whereas the current development on the site includes no landscaping (with the exception of one tree located at the rear of the property).</p>
<p><b>Policy NBE-1.8</b> Urban Forest. Encourage planting of street trees and landscaping to beautify the city, encourage walking and biking, and create a stronger sense of identity.</p>	<p>The proposed installation of approximately 22,227 square feet of landscaping includes many shrubs and approximately 51 new trees, including many located adjacent to and providing shade for the sidewalk along Lewis Brown Drive. The current development on this site has only one tree located at the rear of the property away from any sidewalks, with no trees or other landscaping adjacent to Lewis Brown Drive.</p>
<p><b>Policy NBE-1.13</b> Community Preservation. Encourage high standards of property maintenance and rapid abatement of conditions contributing to blight.</p>	<p>The proposed replacement of two dilapidated and unremarkable structures with the modern four-story self-storage facility, including extensive perimeter landscaping, would help bring investment to this area and reduce the conditions contributing to blight along this corridor.</p>
<p><b>Policy NBE-2.8</b> Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.</p>	<p>The proposal includes the replacement of two underutilized structures and a large area most recently used for the storage of automobiles in various states of repair with a new, cohesive, modern four-story indoor self-storage facility and extensive landscaping which would add aesthetic value to the area. The self-storage use is compatible with the adjacent commercial and light industrial uses, serving as a transition between the retail commercial to the southwest of the site and the light industrial uses immediately northeast of the site.</p>
<p><b>Policy EET-4.2</b> Responsible Development. Favor residential, commercial, and industrial development that can mitigate or avoid environmental impacts.</p>	<p>The proposed indoor self-storage facility would mitigate or avoid environmental impacts, as required under the California Environmental Quality Act (CEQA). The indoor self-storage use itself produces no noxious byproducts and the use tends to be less busy than the types of adjacent retail commercial uses in this area.</p>

**III. Zoning Code Compliance**

The project site is zoned Light Industrial (IL). The Zoning Code provides the following description for the IL Zoning District:

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*The IL Zoning District is intended to create and establish regulations for a diverse range of light industrial and supportive uses as well as limited office and live/work uses. This district is primarily intended to accommodate industrial and flex space types of development.*

VMC Table 16.102-A: Zoning Districts states, the IL Zoning District implements the Business/Light Industrial General Plan Land Use Designation. VMC Table 16.301-A: Land Use Regulations states that a “Mini-Storage” use is permitted in the IL District with a Major Use Permit and subject to the design and development standards outlined in VMC Chapter 16.331 – Personal Storage.

The proposal is consistent with the applicable standards for the IL zoning district, as demonstrated in Table 2, below:

<b>Table 2 – IL Development Standards (VMC Chapter 16.206)</b>			
<b>Development Standard</b>		<b>Proposal</b>	<b>Compliant</b>
Maximum Height	45 feet	45 feet to roof with 4-foot parapet exception permitted by VMC 16.501.05 – Height Exceptions	Yes
Minimum Setbacks	Front: 10 feet	63 feet, 11 inches	Yes
	Interior Sides: 0 feet	32 feet, 6 inches and 46 feet, 1 inch	Yes
	Rear Sides: 0 feet	31 feet, 3 inches	Yes
Maximum Floor Area Ratio (FAR)	2.5	1.43	Yes
Perimeter Landscaping	5 feet along all arterial streets, street frontages and adjacent to mixed-use and residential zoning districts	5 feet, 2 inches	Yes
Public Improvements	Sidewalks, Streetlights and Street Trees	Sidewalks, Curbs and Gutters, Lighting, Street Trees	Yes
Orientation of Primary Building Entrance	<ul style="list-style-type: none"> <li>- Building Articulation: feature design elements like projections, recesses, and trim to enhance architectural interest.</li> <li>- Exterior Building Materials: high-quality, durable materials—such as stone, brick, stucco, or painted</li> </ul>	<p>Proposed elevations feature a number of projections and offsets ranging from 6 inches to more than 2 feet.</p> <p>The proposal incorporates a mix of exterior materials including smooth Exterior Insulation Finishing System (EIFS), Concrete Masonry Unit (CMU) block, corrugated metal panels, and glass.</p>	Yes

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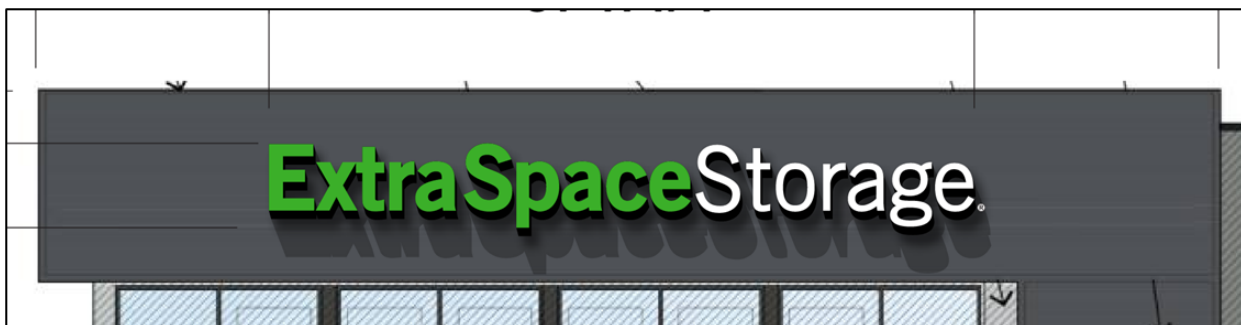
	wood/metal clapboard—on all sides.		
Landscaping	Minimum of 20 percent of site	23.18%	Yes

As detailed above, the proposal is consistent with the applicable development standards. VMC Chapter 16.331 – Personal Storage provides operational standards specific to personal storage facilities, including prohibitions related to outdoor storage, storage of hazardous materials, utility connections within individual rental spaces, and human habitation of any rental space. As proposed, the project does not include any outdoor storage, storage for hazardous materials, utility connections to any individual rental space, nor human habitation within storage units.

It should be noted that details related to the business operation are not under the purview of the Design Review Board. Rather, after the Design Review Board makes a recommendation on the proposed design, landscaping, and signage for the project, the Planning Commission would be the final authority to review and act on all of the proposal entitlements, including the Major Use Permit which would regulate any and all operational aspects of the use.

With regard to signage, all signage proposed adheres to the standards outlined in VMC Table 16.509-B for signage within Industrial zoning districts. The wall sign proposed is 31-feet, 11 ¼-inches wide and 3-feet tall, for a total of 96 square feet (see Figure 7). Given the building’s front façade along Lewis Brown Drive where the proposed wall sign would be installed measures approximately 106-feet in length and the zoning ordinance’s allowance of 1 square foot of wall signage per linear foot of building frontage up to a maximum of 100 square feet, the proposed area of 96 square feet complies with the size limitations for wall signage within the zoning ordinance. Additionally, the proposed wall signage is mounted below the edge of the roof or top of the parapet, as required by the zoning ordinance.

**Figure 7 – Proposed Wall Signage**



Additionally, a monument sign is proposed to be installed along Lewis Brown Drive is 5-feet tall and 5-feet, 4-inches wide, with the signage area being 3-feet, 6-inches tall and 5-feet wide (See Figure 8). The total signage area on the monument sign is 17.5 square feet, which is far below the 1006 square feet allowed by the building frontage proposed along Lewis Brown Drive. Similarly, the height of the sign, at 5-feet, is below the maximum permitted monument sign height of 7.5-feet. The monument sign will be

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located approximately 11-feet and, 6-inches behind the edge of the sidewalk along Lewis Brown Drive in front of this property.

Figure 8 – Proposed Monument Sign



**STAFF ANALYSIS:**

Staff believes that the Design Review Board can make all required findings related to design review, landscape review, and signage, as listed above, in order to recommend Planning Commission approval of 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).

Architecture (Design Review)

The proposed four-story building features a modern architectural design that would incorporate a mixture of materials, colors, plane breaks, and variable parapet heights to provide a continuous design concept that is carried across all building elevations. The building height would be 43 feet to the top of roof with a maximum overall height of 49 feet at the peak with the incorporation of variable parapets. The main entry would feature four levels of glass storefront systems wrapping around the side of the building, providing natural lighting to the interior corridors within the facility. The exterior materials include a mix of smooth Exterior Insulation Finishing System (EIFS), Concrete Masonry Unit (CMU) block, corrugated metal panels, and glass.

Vertical and horizontal façade breaks, as well as appropriate building massing, have been incorporated into the proposed design of the building while taking into consideration the use of the structure as interior storage. The building would feature wall offsets along each elevation to create movement and articulation along each elevation, particularly the longer side elevations. Details such as strategically-placed spandrel glass, box bay projections, and material variations in texture and color have been proposed for all four

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sides of the structure in order to reduce massing and provide visual interest when viewed from adjacent properties. The project details, colors, materials, and landscaping would be integrated with one another in a way that would ensure a visually consistent proposal.

The project site is adjacent to the existing Vallejo Village commercial shopping center to the southwest, existing commercial/industrial developments to the northeast, with existing non-conforming residences on industrial-zoned land located to the southeast. The four-story building would be setback 63-feet, 11-inches from Lewis Brown Drive and over 81-feet from the property line adjacent to the existing residential development to the rear of the facility. These setbacks, as well as the proposed landscaping, would provide a buffer from existing residential and commercial/industrial development and reduce the appearance of the building's mass from the street and adjacent properties. The driveway entrance into this facility along Lewis Brown Drive has been designed to provide additional distance to the existing driveway to the adjacent Vallejo Village shopping center and would allow for improved vehicle and pedestrian circulation while also allowing for shared access to the existing commercial/industrial development immediately to the northeast.

The development supports pedestrian activity with the incorporation of frontage improvements that would include a dedicated pedestrian pathway connecting Lewis Brown Drive and the main entrance of the facility, street trees providing shade, as well as the removal of a secondary driveway along Lewis Brown Drive. The removal of one of the existing vehicular driveways which is currently directly adjacent to the existing driveway serving the Vallejo Village shopping center would reduce the conflict points for vehicles and pedestrians along this frontage. Additionally, a dedicated pedestrian pathway would be installed leading from Lewis Brown Drive to the front entrance of the self-storage facility which would incorporate plantings.

The proposal reflects the promotion of development that targets underutilized sites, which is a policy identified in the General Plan. The new project would enhance the surrounding environment by providing indoor storage services to the community, while redeveloping a currently underutilized property. Due to its location, the project would not obstruct scenic views. Additionally, its design would not constitute a nostalgic misrepresentation that may confuse the relationships among structures in the vicinity over time. Overall, the project's use of high-quality, long-lasting materials would result in an enhancement to this stretch of Lewis Brown Drive while maintaining a visually consistent contemporary design.

#### Landscaping

Landscaping would be provided along Lewis Brown Drive and in the open space and bioretention basins surrounding the proposed structure. A total of 51 new trees as well as shrubs and ground cover would be planted to enhance the project site and provide additional buffering and screening of the proposed building from adjacent properties. The project would include significant landscaping with a broad range of climate-appropriate trees and shrubs which are drought-tolerant and consistent with the California Water Efficient Landscape Standards. The new landscaping would enhance the aesthetics, drainage, and shading along Lewis Brown Drive, which is currently sparsely planted.

The project proposes approximately 22,227 square feet of landscaping and integrated bio-retention basins. The proposed landscaping would mainly be located along the perimeter of the site and in landscape islands in the parking lot. The landscape plan reflects a large variety of accent trees, shrubs, and groundcover plantings. Examples of proposed trees include Afghan Pine, Western Redbud, Crepe

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Myrtle and Brisbane Box, along with Fairy Duster, Orchid Rockrose, Red Yucca shrubs, and Lantana and Rosemary groundcovers. The front elevation would feature multiple metal trellises with vine plantings providing additional visual interest along the pedestrian pathway fronting the building.

The project does propose the removal of one (1) Coast Redwood tree currently located at the rear of the site, close to Commercial Street. An arborist report was prepared regarding the existing Coast Redwood tree which found the tree to be in fair condition, but showing signs of water stress. Due to its proximity to the existing structure, and fact that removal of the structure will cause unavoidable root loss, the certified arborist recommendation agrees with the plans for removal of the redwood. Approximately 51 trees would be installed as part of the proposed landscaping for the project and those trees would consist of drought-tolerant species more suitable to this location.

For additional screening, the existing CMU wall measuring between 6-feet and 8-feet in height would be maintained along the property line between the proposed self-storage facility and the Vallejo Village shopping center. The rest of the perimeter would feature wrought iron fencing measuring 6-feet in height, as permitted by the zoning ordinance. The proposed fencing would be an upgrade from the existing chain-link fencing and barbed wire coils in various states of repair. The proposed vehicular access and pedestrian access gates to the secure area of the site would also be wrought iron 6-feet in height to match the perimeter fencing.

The amount of landscaping proposed, especially trees, would add much needed landscaping to this stretch of Lewis Brown Drive currently characterized by the absence of greenery. Additionally, the proposed trees would provide much-needed shade for pedestrians along this corridor.

### Signage

The proposed signage has been designed to be visually complementary and compatible with the scale and architectural style of the proposed self-storage facility. The colors for both signs are readily visible and provide a pleasing contrast from the primary colors chosen for the building. The base of the proposed monument sign has been designed to incorporate design elements including materials and colors from the primary structure proposed for the site.

All proposed signage complies with all applicable design guidelines in the zoning ordinance, which are the only applicable design criteria and guidelines for signage in this location.

Overall, the project details, colors, materials, landscaping, and signage are integrated with one another in a way that ensures a visually consistent proposal.

### **NOTICE AND COMMENTS**

On September 25, 2025, pursuant to VMC Section 16.602.08 “Noticing,” a 14-calendar day notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups and all property owners within 500 feet of the subject parcel, any other interested parties, Vallejo City Unified School District and local agencies expected to provide water, wastewater treatment, and/or other essential facilities or services to the project, as well as electronically mailed to members of the Design Review Board and the applicant.

As of the writing of this report, staff have not received any comments.

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**CONCLUSION**

Based on the analysis contained in this staff report, staff recommends that the Design Review Board make a recommendation to the Planning Commission to APPROVE the Design Review, Landscape Review, and Sign Permit (PLN25-0027) based on the findings provided in the attached Resolution.

**LEVINE ACT:**

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 \$500 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 \$500 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 \$500 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 \$500 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

CITY OF VALLEJO DESIGN REVIEW BOARD

RESOLUTION NO. DRB 25-XX

A RESOLUTION RECOMMENDING APPROVAL TO THE PLANNING COMMISSION OF THE DESIGN REVIEW, LANDSCAPE REVIEW, AND SIGN PERMIT (PLN25-0027) ENTITLEMENTS FOR THE PROPOSED PROJECT TO DEMOLISH TWO EXISTING SINGLE-STORY COMMERCIAL BUILDINGS AND TO CONSTRUCT A FOUR-STORY, 137,318-SQUARE-FOOT CLIMATE-CONTROLLED SELF-STORAGE FACILITY AT 1609 LEWIS BROWN DRIVE (APNs: 0052-040-530 & 0052-040-140)

\*\*\*\*\*

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

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

WHEREAS, on February 12, 2025, DXD Capital, the applicant, with consent of Lo Nguyen, the property owner, submitted an application seeking a Development Review, Design Review, Landscape Review, Major Use Permit, and Parcel Map to demolish two existing single-story commercial buildings on adjacent lots and construct a 4-story, 137,318-square-foot (sq. ft.) climate-controlled self-storage facility on the full 2.20-acre site ("Project") located at 1609 Lewis Brown Drive (APNs: 0052-040-530 and 0052-040-140) (the "Property"); and

WHEREAS, on April 3, 2025, DXD Capital amended their application to include a Sign Permit in addition to the other permits associated with the Project; and

WHEREAS, on July 21, 2025, the application for the Project was determined to be complete for processing; and

WHEREAS, the Property has a General Plan 2040 land use designation of Business/Light Industrial (B/LI); and

WHEREAS, the Property is located in the Light Industrial Zoning District; and

WHEREAS, on September 25, 2025, pursuant to Vallejo Municipal Code (VMC) Section 16.602.08(A), notice of the Design Review Board hearing was published in the Times Herald, mailed to all active neighborhood groups and property owners within 500 feet of the subject property, the Vallejo City Unified School District and any other local agency expected to provide water, wastewater treatment, streets, roads, schools, or other essential facilities or services to the project, electronically mailed to the members of the Design Review Board and to the applicant; and

WHEREAS, on October 9, 2025, at 7p.m., the City of Vallejo Design Review Board, after giving all public notices required by State law and the VMC, conducted a duly noticed public hearing; and

WHEREAS, the Design Review Board considered 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.

NOW, THEREFORE, LET IT BE RESOLVED THAT THE Design Review Board hereby finds, determines, and resolves as follows:

**Section 1. Recitals**

The foregoing recitals are true and correct, and the same are incorporated herein by reference.

## **Section 2. Record**

The Record of Proceedings ("Record") upon which the Design Review bases its recommendation includes but is not limited to: the application, including all designs, plans, studies, data and correspondence submitted to the City in connection with the Project; all staff reports, decision letters and other documentation and information produced by or on behalf of the City in connection with the Project; all documentary and oral evidence received at the public hearings regarding the Project; all matters of common knowledge and all official enactments and acts of the City, including without limitation: (a) the City of Vallejo General Plan 2040 and its related EIR; (b) the 2021 Zoning Code and its Initial Study and Mitigated Negative Declaration; (c) the Vallejo Municipal Code; (d) all designs, plans, studies, data and correspondence submitted to the City in connection with the Project; (e) all documentary and oral evidence received at the public hearing regarding the Project; (f) other applicable City of Vallejo policies and regulations; and (g) all applicable state and federal laws, rules, regulations, reports, records and projections related to development within the City of Vallejo and its surrounding areas.

The Custodian of Record is the Director of the Planning and Development Services of the City of Vallejo, 555 Santa Clara Street, Vallejo, California 94590.

## **Section 3. Design Review Findings**

### **A. Is consistent with the purposes of this chapter, the design policies of the general plan and any applicable specific plan, any adopted applicable design guidelines.**

#### Purposes of the Chapter

#### **1. Establish regulations for an objective process that applies urban design principles to ensure that new construction supports the best of the city's architectural traditions.**

*As proposed, the project meets the applicable design standards in VMC Chapter 16.206 – Industrial Districts, as discussed below in detail.*

#### **2. Encourage new structures that show creativity and imagination, add distinction, interest, and variety to the community, and are environmentally sustainable.**

*The four-story self-storage facility will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, and appropriate building massing have been incorporated into the design of the building, while taking into consideration the use of the structure as interior storage. Details such as strategically placed spandrel glass, box bay projections, and material variations in texture and color have been added to all four sides of the structure in order to reduce massing and provide visual interest when viewed from adjacent properties.*

#### **3. Promote architectural and design excellence in new construction and discourage poor quality development.**

*The project details, colors, materials, and landscaping are integrated with one another in a way that ensures a visually consistent proposal. Overall, the project uses high-quality, long-lasting materials that will result in an enhancement to this stretch of Lewis Brown Drive.*

#### **4. Ensure that future development should:**

##### **a. Reflect the values of the community.**

- b. **Enhance the surrounding environment.**
- c. **Visually harmonize with its surroundings and not unnecessarily obstruct scenic views; and**
- d. **Avoid nostalgic misrepresentations that may confuse the relationships among structures over time.**

*The project reflects the promotion of development that targets underutilized sites, which is a policy identified in the General Plan. The new project will enhance the surrounding environment by providing indoor storage services to the community, while redeveloping a currently underutilized property. Due to its location, the project will not obstruct scenic views. Additionally, its design will not constitute a nostalgic misrepresentation that may confuse the relationships among structures in the vicinity over time.*

- 5. **Ensure that decisions on housing development projects are based on objective design standards as required by the State Housing Accountability Act (Government Code Section 65589.5).**

*Not applicable: the project is not a housing development.*

- 6. **Provide for new landscaping to create a visually pleasing setting for structures on the site.**

*Landscaping will be provided along Lewis Brown Drive and in the open space and bioretention basins surrounding the proposed structure. A total of 51 new trees as well as shrubs and ground cover will be planted to enhance the project site and provide additional buffering and screening of the proposed building from adjacent properties. The new landscaping will enhance the green space along Lewis Brown Drive, which is currently sparsely planted.*

- 7. **Promote the protection and retention of landmark, native, and specimen trees and if feasible mature canopy trees and other significant landscaping of aesthetic and environmental value.**

*The project will remove one (1) Coast Redwood located on the site. An arborist report was prepared regarding the existing Coast Redwood tree. The tree was considered to be in fair condition but showed signs of water stress. Due to its proximity to the existing structure, and fact that removal of the structure will cause unavoidable root loss, the certified arborist recommendation is for removal. Approximately 51 trees will be installed as part of the proposed landscaping for the project and will consist of drought-tolerant species more suitable to this location.*

- 8. **Ensure that the design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development.**

*The proposed signage has been designed to be visually complementary and compatible with the scale and architectural style of the proposed self-storage facility. The colors for both signs are readily visible and provide a pleasing contrast from the primary colors chosen for the building. Proposed signage has also been analyzed against the required findings for the Sign Permit application; see Section 4 below.*

- 9. **Promote the conservation, enhancement, preservation, and protection of historic resources.**

*Not applicable; there are no historic resources near this project's location.*

### **Design policies of the General Plan**

*The project site is designated as Business/Light Industrial (B/LI) on the General Plan Land Use Map. The General Plan 2040 B/LI designation is intended to facilitate light industrial activities, including light manufacturing, warehousing and logistics; automotive service and maintenance, including auto body and painting operations; assembly; research and development; and production, distribution and repair (PDR) uses. Some light industrial and similar uses may include exterior storage areas. Professional office uses can also be accommodated in this designation. Secondary and accessory uses such as banks, cafes, printers, and office supply stores to serve the needs of employees and businesses are also encouraged. The maximum permitted FAR in the B/LI designation is 2.5. As proposed, the project is consistent with the B/LI General Plan land use designation and is consistent with applicable General Plan 2040 policies, such as:*

- *NBE-1.7 encouraging the installation of green infrastructure, including tools such as permeable pavement, rain gardens, constructed wetlands, grassy swales, rain barrels and cisterns, and green roofs, to treat stormwater, attenuate floods, increase groundwater recharge, and reduce urban heat islands.*
- *NBE-1.8 encouraging the planting of street trees and landscaping to beautify the city, encourage walking and biking, and create a stronger sense of identity.*
- *NBE-1.13 encouraging high standards of property maintenance and rapid abatement of conditions contributing to blight.*
- *NBE-2.8 promoting infill development targeting vacant and underutilized sites for community-desired and enhancing uses that are compatible with surrounding uses.*
- *EET-4.2 favoring residential, commercial, and industrial development that can mitigate or avoid environmental impacts.*

*The project is consistent with the B/LI land use designation in that indoor self-storage can be considered similar to warehousing and logistics. The proposed 137,318 square feet of building area on a combined parcel measuring 95,896 square feet equates to a FAR of 1.43.*

### **Adopted applicable design guidelines.**

*Not applicable: the subject site is not within an adopted specific plan and design guidelines have not been adopted for this location.*

### **B. The project is consistent with any planning or zoning approvals by the Director of the Planning Commission.**

*Not applicable: no previous actions have been taken for this project.*

### **C. The project complies with any other relevant City policies or regulations.**

*The project is consistent with the General Plan 2040 Land Use Designation and VMC Title 16 as follows: proposes a floor-area ratio (FAR) of 1.43 and complies with the maximum FAR of 2.0. The proposed self-storage facility will measure 49 feet in height, including a 4-foot parapet, within the maximum allowed height of 45 feet when factoring in the 4-foot height exception for parapets in VMC 16.501.03-A. The project site requires a minimum of*

20 percent of the project site to be landscaped, and the project is proposing 23 percent, including the installation of 11 street trees which meets the minimum required of one street tree per 30 feet of parcel frontage. Based on the frontage length of Broadway Street, a minimum of three pedestrian access pathways will be constructed to serve the project. The project is also compliant with respect to parking space and drive aisle dimensions, landscape planting requirements, and 50 percent tree shading.

**D. Meets the following criteria:**

- 1. The aesthetic design, including its exterior design and landscaping, is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.**

*The building will feature quality exterior materials that are utilized around the entire building to provide architectural treatments from all public viewpoints including enhanced architectural treatments at the main building entry to provide an attractive and comfortable environment for visitors and the general community. The project will install approximately 51 trees consisting of five (5) species of various heights to provide additional visual interest and buffering of the large building from the street frontage and adjacent properties.*

- 2. Project details, colors, materials, and landscaping are fully integrated with one another and used in a manner that is visually consistent with the proposed architectural design.**

*The self-storage facility incorporates a mix of exterior materials including smooth Exterior Insulation Finishing System (EIFS), Concrete Masonry Unit (CMU) block, corrugated metal panels, and glass. The project includes landscape planters with groundcovers, vines, shrubs, and shade trees distributed throughout the project site and within the parking areas to create a visually consistent contemporary design throughout the project. The project details, colors, materials, and landscaping are integrated in a manner that is visually consistent with the proposed modern architectural design.*

- 3. The project has been designed with consideration of neighboring development.**

*The project site is adjacent to an existing commercial shopping center to the southwest, existing commercial/industrial developments to the northeast, with existing non-conforming residences on industrial-zoned land located to the southeast. The four-story building is setback 63-feet, 11-inches from Lewis Brown Drive and over 81-feet from the property line adjacent to the existing residential development to the rear of the facility. These setbacks, as well as the proposed landscaping, provide a buffer from existing residential and commercial/industrial development and reduce the appearance of the building's mass from the street and adjacent properties. The driveway entrance into this facility along Lewis Brown Drive has been designed to provide additional distance to the existing driveway to the adjacent shopping center to the southwest, allowing for improved vehicle and pedestrian circulation, while allowing for shared access to the existing commercial/industrial development to the northeast.*

- 4. The project contributes to the creation of an attractive and visually interesting built environment that includes well-articulated structures that present varied building facades, rooflines, and building heights and encourages increased pedestrian activity and transit use.**

*The building features a modern architectural design that incorporates a mixture of materials, colors, plane breaks, and variable parapet heights to provide a continuous design concept that is carried across all building elevations. The main entry features four levels of glass storefront systems wrapping around the side of the building, providing natural lighting to the interior corridors within the facility. The exterior materials include a mix of smooth Exterior Insulation Finishing System (EIFS), Concrete Masonry Unit (CMU) block, corrugated metal panels, and glass. The building incorporates wall offsets along each elevation to create movement and articulation along each elevation, particularly the longer side elevations. The building height will be 43 feet to the top of roof with a maximum overall height of 49 feet at the peak with the incorporation of variable parapets. The development supports pedestrian activity with the incorporation of frontage improvements that will include a dedicated pedestrian pathway connecting Lewis Brown Drive and the main entrance of the facility, street trees providing shade, as well as the removal of a secondary driveway along Lewis Brown Drive.*

- 5. Street frontages are attractive and interesting for pedestrians, address the street and provide for greater safety by allowing for surveillance of the street by people inside buildings and elsewhere.**

*The project will have public street frontage on Lewis Brown Drive. Public street improvements, including new sidewalks, curbs and gutters, will be constructed along Lewis Brown Drive that will be bordered by a new landscape planter and street trees that will be constructed as part of the project. The storage facility main entry will be oriented towards Lewis Brown Drive and will incorporate large glass windows along the ground floor near the office to provide visual surveillance to the street and parking areas.*

*Part of the improvements along Lewis Brown Drive include the removal of one of the existing vehicular driveways which is currently directly adjacent to the existing driveway serving the Vallejo Village shopping center. This reduction in driveways will help reduce the conflict points for vehicles and pedestrians along this frontage. Additionally, a dedicated pedestrian pathway will be installed leading from Lewis Brown Drive to the front entrance of the self-storage facility and incorporating plantings.*

- 6. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such character.**

*Not applicable; the subject site is not within a historical district.*

- 7. The aesthetic design preserves significant public views and vistas from public streets and open spaces and enhances them by providing areas for pedestrian activity.**

*The project preserves significant public views and vistas from public streets and open spaces. The proposed self-storage facility will be set back more than 60 feet from Lewis Brown Drive, twice as far as the existing building's 30-foot setback. This increased setback will provide for more open space views along the public right-of-way. The development will incorporate a pedestrian access pathway between the self-storage facility and Lewis Brown Drive.*

- 8. The proposed landscaping plan is suitable for the type of project and will improve the appearance of the community by enhancing the building, minimizing hardscape and softening walls; and the landscape plan incorporates plant materials that are drought-tolerant, will minimize water usage, and are compatible with Vallejo's climate.**

*The project proposes approximately 22,227 square feet of landscaping and integrated bio-retention basins. The proposed landscaping will mainly be located along the perimeter of the site and in landscape islands in the parking lot. The landscape plan reflects a large variety of accent trees, shrubs, and groundcover plantings. Examples of proposed trees include Afghan Pine, Western Redbud, Crepe Myrtle and Brisbane Box, along with Fairy Duster, Orchid Rockrose, Red Yucca shrubs, and Lantana and Rosemary groundcovers. The front elevation will feature multiple metal trellises with vine plantings providing additional visual interest along the pedestrian pathway fronting the building.*

- 9. The project has been designed to be energy efficient including, but not limited to, landscape design and green or eco-friendly design and materials.**

*As required by the California Building Code, the project will be required to be designed for energy efficiency and will incorporate new drought-tolerant landscaping consistent with the California Water Efficient Landscape Standards that will provide improved aesthetics, drainage, and shading.*

- 10. The project design protects and integrates natural features including creeks, open space, significant vegetation, and geologic features.**

*The project will include significant landscaping with a broad range of climate-appropriate trees and shrubs. No additional natural features including creeks, open space, significant vegetation, and/or geologic features, exist on the subject site.*

#### **Section 4. Sign Permit Findings**

- A. The proposed signs do not exceed the standards of this chapter and are of the minimum size and height necessary to enable motorists and pedestrians to readily identify the facility or site from a sufficient distance to safely and conveniently access the facility or site;**

*The proposed signage does not exceed the standards outlined in VMC Table 16.509-B for signage within Industrial zoning districts. The wall sign proposed is 31-feet and 11 ¼-inches wide and 3-feet tall, for a total of 96 square feet. Given the building's front façade along Lewis Brown Drive where the proposed wall sign will be installed measures approximately 106-feet in length and the zoning ordinance's allowance of 1 square foot of wall signage*

*per linear foot of building frontage up to a maximum of 100 square feet, the proposed area of 96 square feet complies with the size limitations for wall signage within the zoning ordinance. Additionally, the proposed wall signage is mounted below the edge of the roof or top of the parapet, as required by the zoning ordinance.*

*The monument sign proposed to be installed along Lewis Brown Drive is 5 feet tall and 5-feet, 4-inches wide, with the signage area being 3-feet, 6-inches tall and 5-feet wide. The total signage area on the monument sign is 17.5 square feet, which is far below the 100 square feet allowed by the building frontage proposed along Lewis Brown Drive. Similarly, the height of the sign, at 5 feet, is below the maximum permitted monument sign height of 7.5 feet. The monument sign will be located approximately 11-feet and 6-inches behind the edge of the sidewalk along Lewis Brown Drive in front of this property, complying with the minimum 5 feet of distance required within the zoning ordinance.*

- B. The size, location, and design of the signs are visually complementary and compatible with the scale and architectural style of the primary structures on the site, any prominent natural features on the site, and structures and prominent natural features on adjacent properties on the same street; and**

*The proposed signage has been designed to be visually complementary and compatible with the scale and architectural style of the proposed self-storage facility. The colors for both signs are readily visible and provide a pleasing contrast from the primary colors chosen for the building. The base of the proposed monument sign has been designed to incorporate design elements including materials and colors from the primary structure proposed for the site. No prominent natural features on the site or adjacent properties on the same street exist.*

- C. The proposed signs are in substantial conformance with the design criteria in any adopted city design guidelines.**

*The proposed signage complies with all applicable design guidelines in the zoning ordinance, which are the only applicable design criteria and guidelines for signage in this location.*

## **Section 5. Decision**

**BE IT FURTHER RESOLVED** that the Design Review Board hereby recommends that the Planning Commission **APPROVE** Design Review, Landscape Review, and Sign Permit (PLN25-0027), based on the record and the findings set forth herein.

PASSED AND ADOPTED at a regular meeting of the Design Review Board of the City of Vallejo, State of California, on the 9<sup>th</sup> day of October 2025 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

---

MATTHEW KENNEDY, CHAIRPERSON  
City of Vallejo Design Review Board

Attest:

---

CESAR OROZCO, SECRETARY  
City of Vallejo Design Review Board







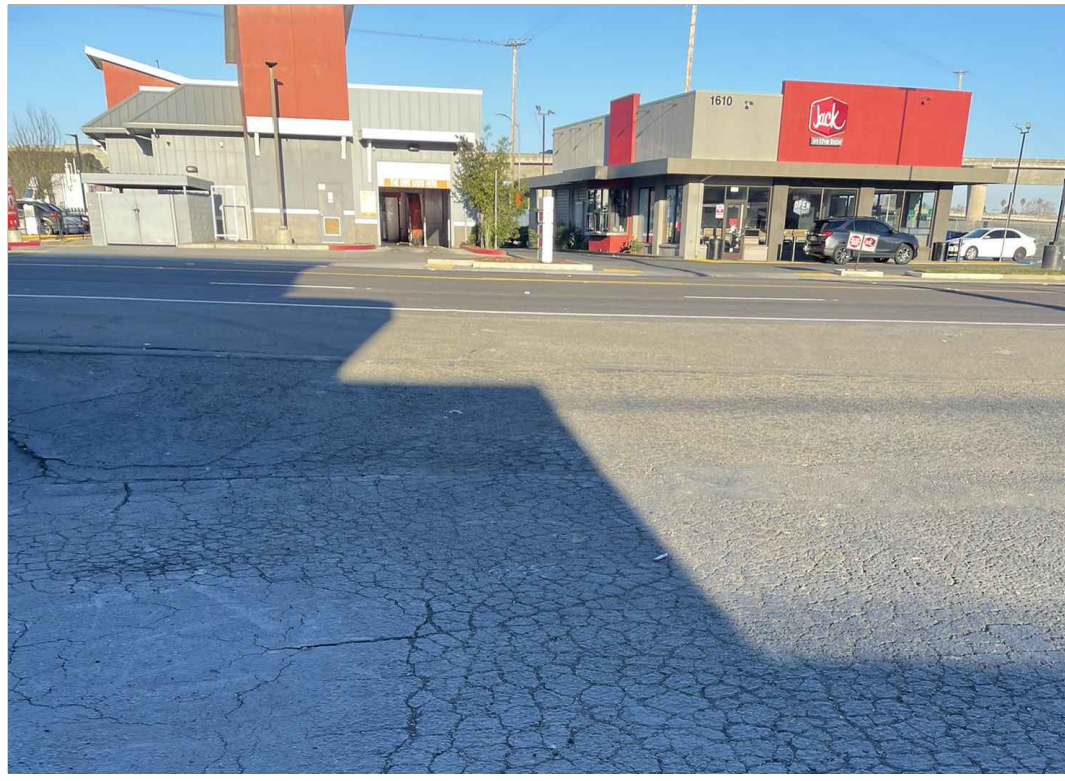
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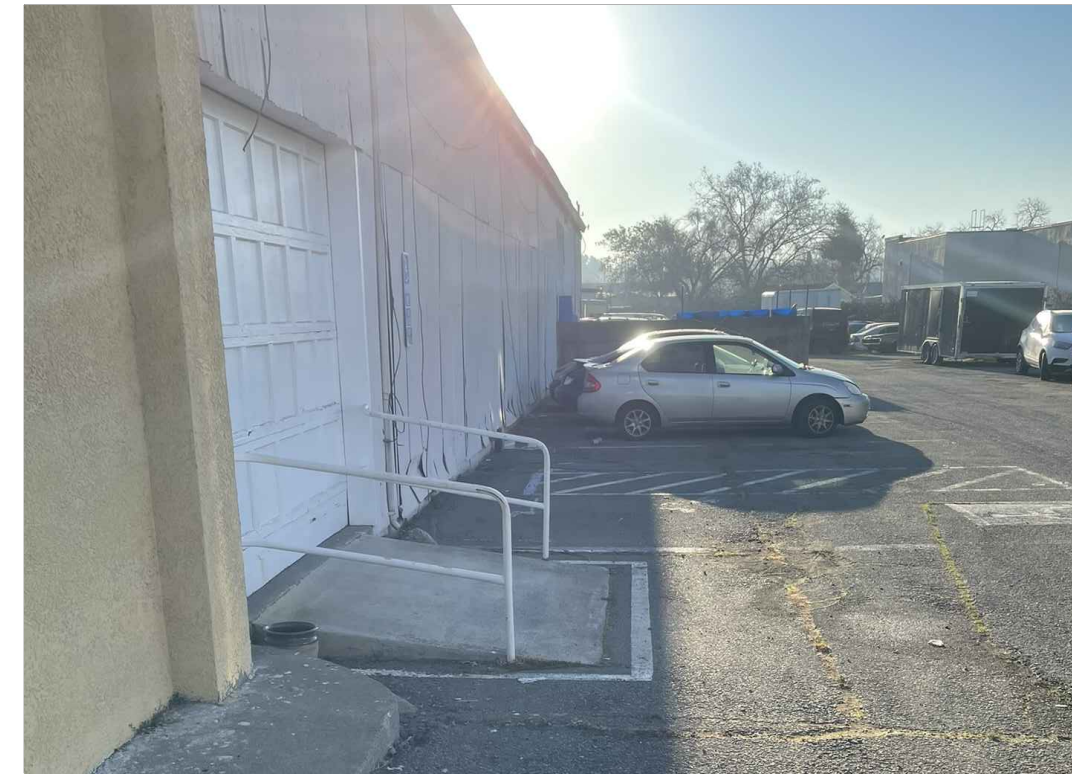
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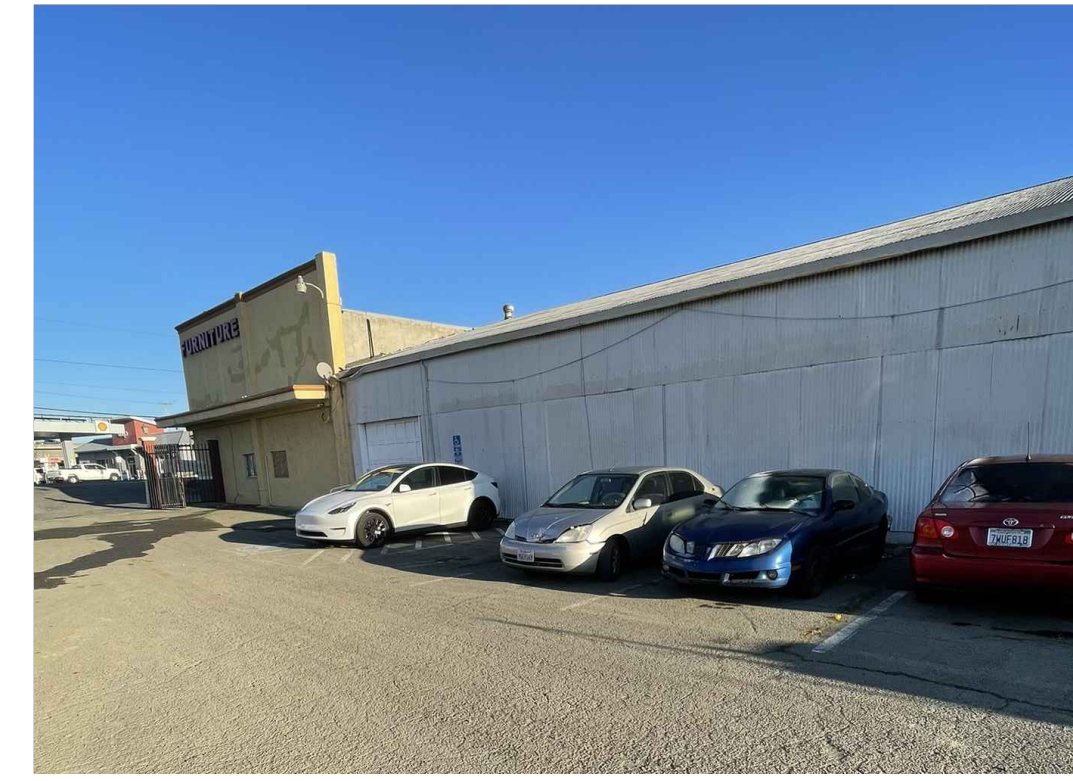
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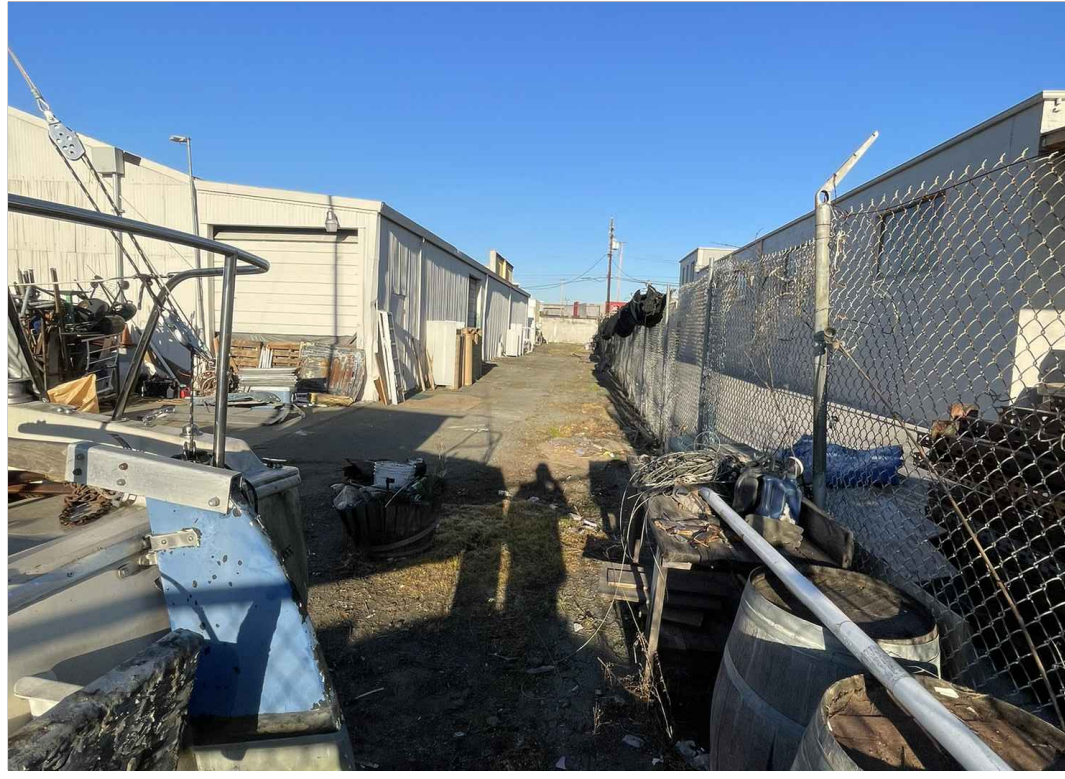
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SCALE: NTS



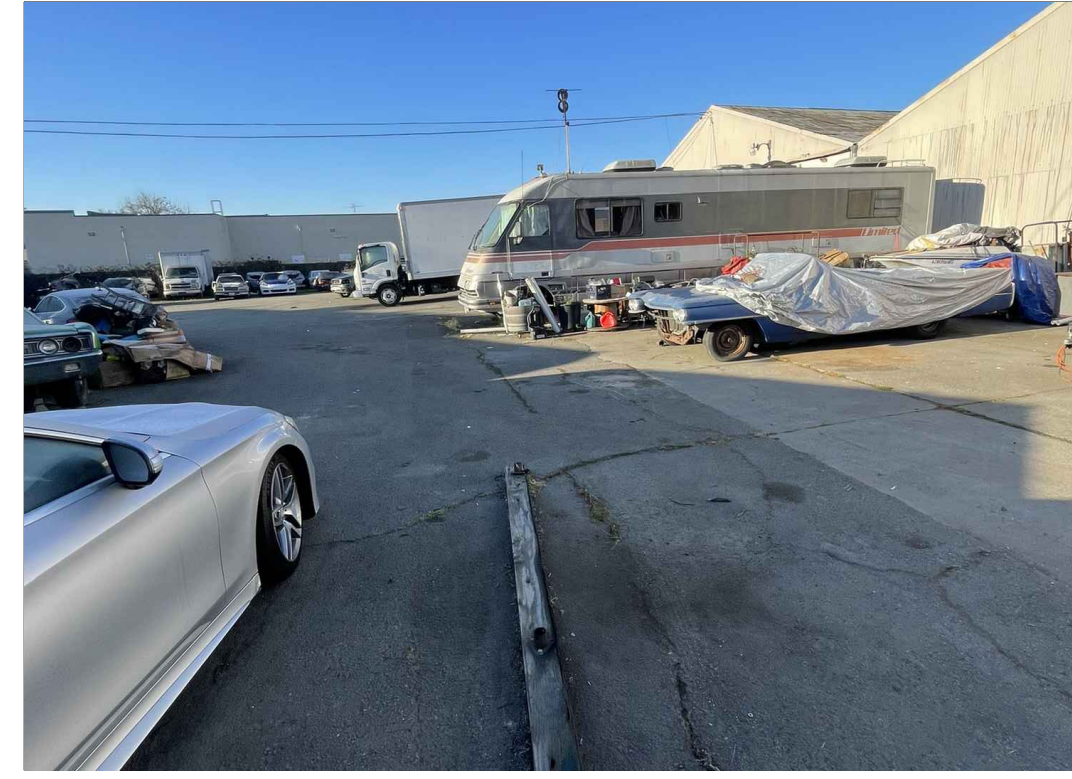
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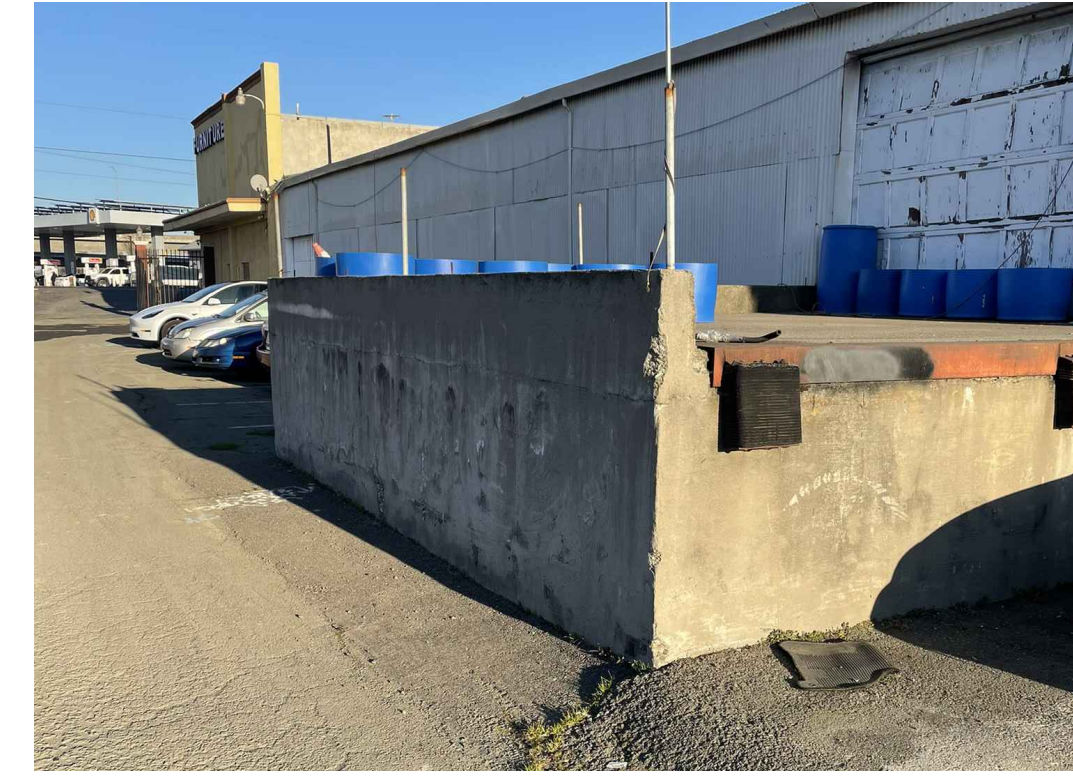
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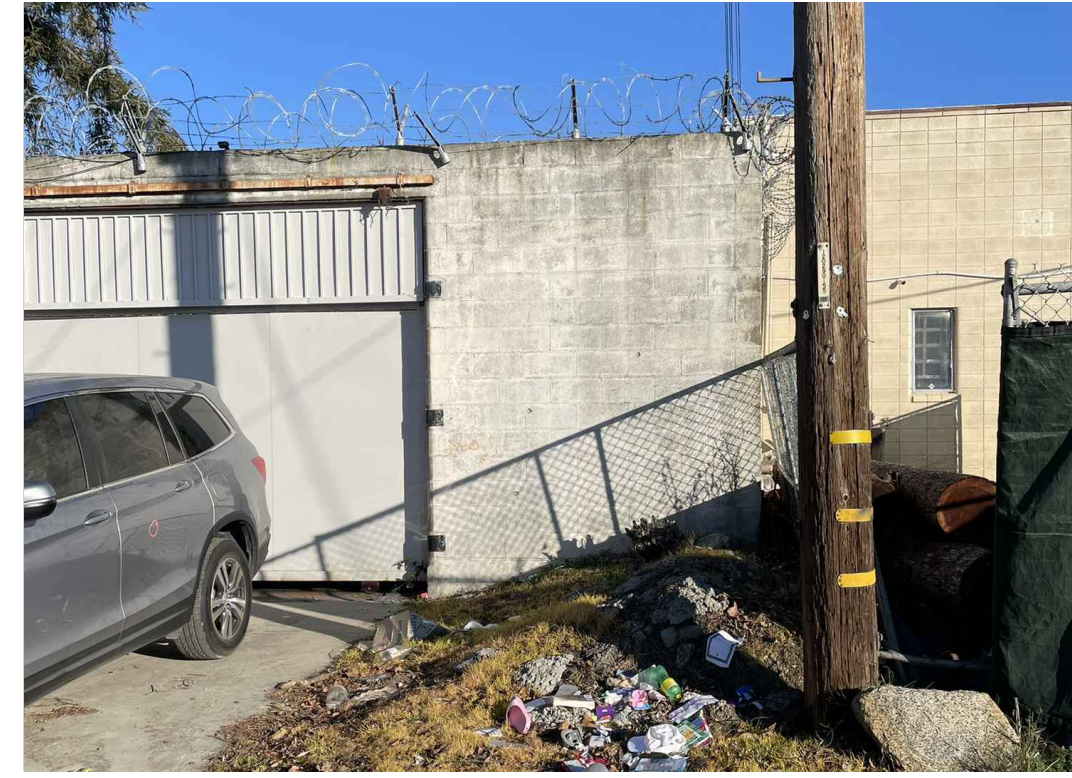
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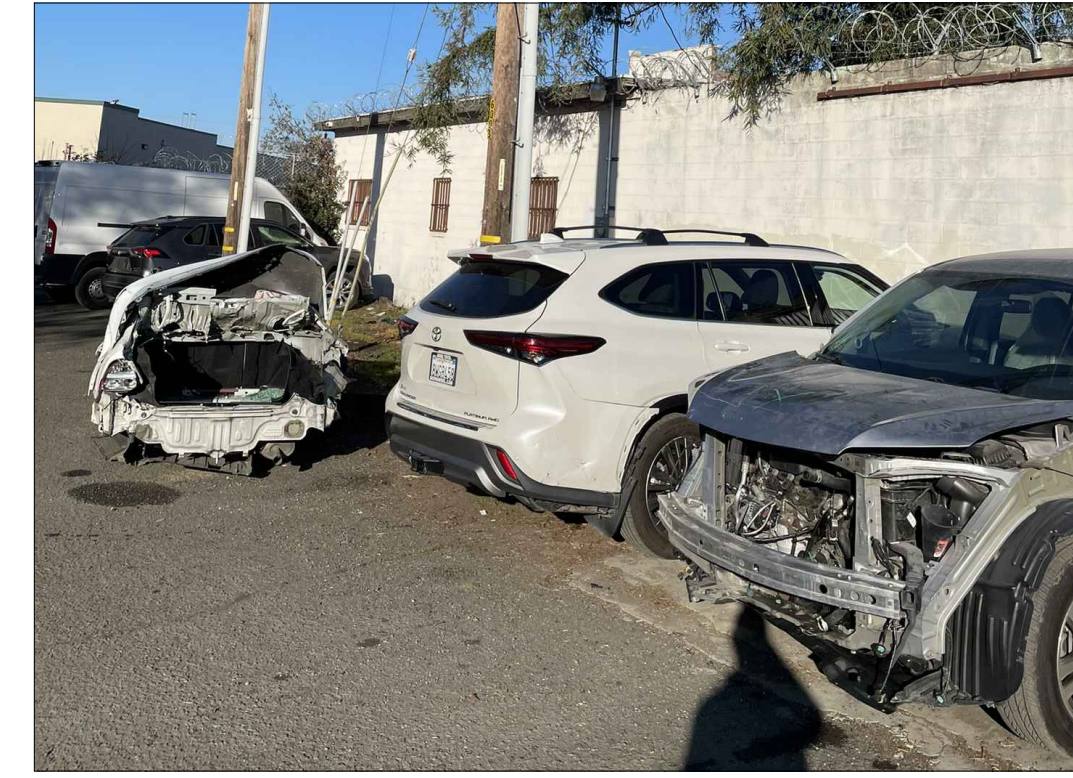
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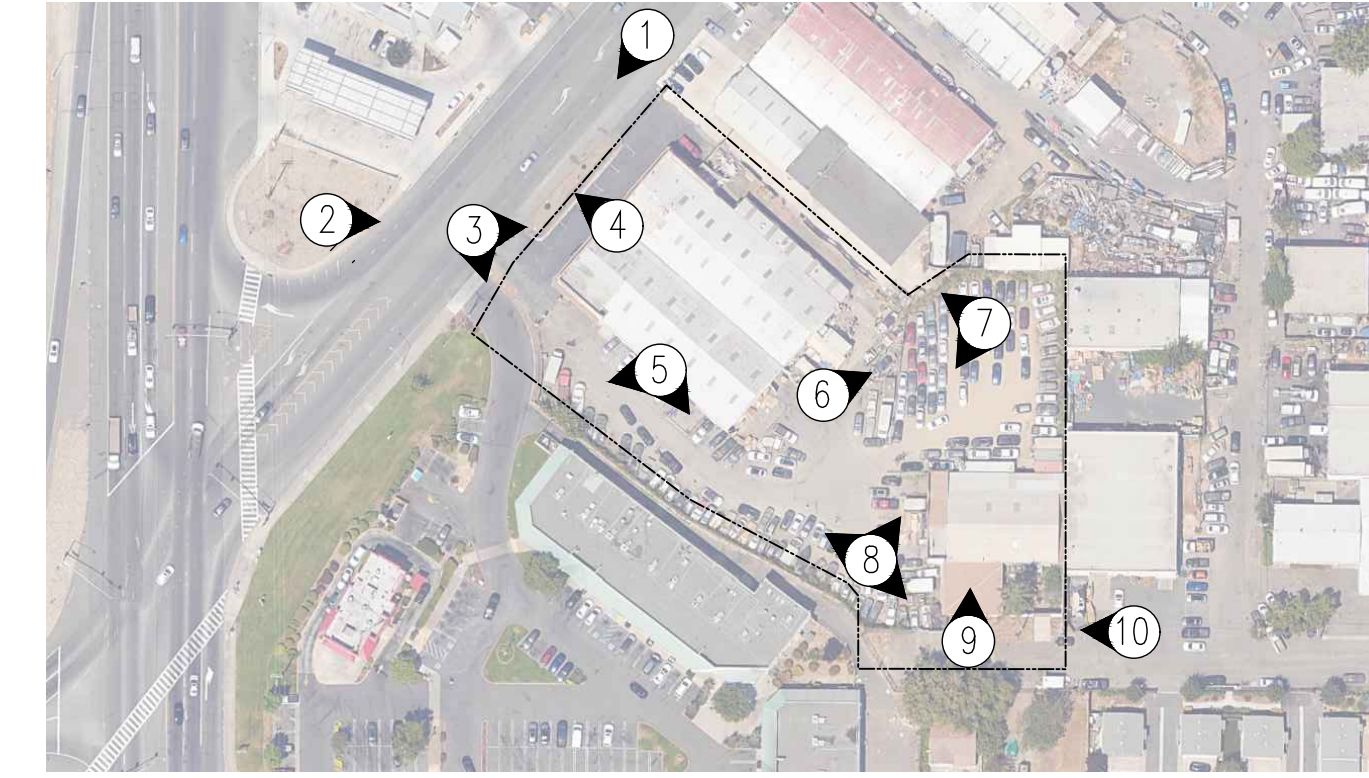
8 SE LEWIS BROWN DR  
SCALE: NTS



9 COMMERCIAL ST  
SCALE: NTS



10 COMMERCIAL ST  
SCALE: NTS



KEY MAP  
SCALE: N.T.S.



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VALLEJO, CA 94589

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	AS NOTED
PLOT DATE:	2025-08-01
CAD FILE:	24-055_A1.00 S.PICS
JOB NUMBER:	24-055
CHECKED:	
DRAWN:	CV
STATUS:	PERMIT SET

SITE PICTURES  
**A1.00**

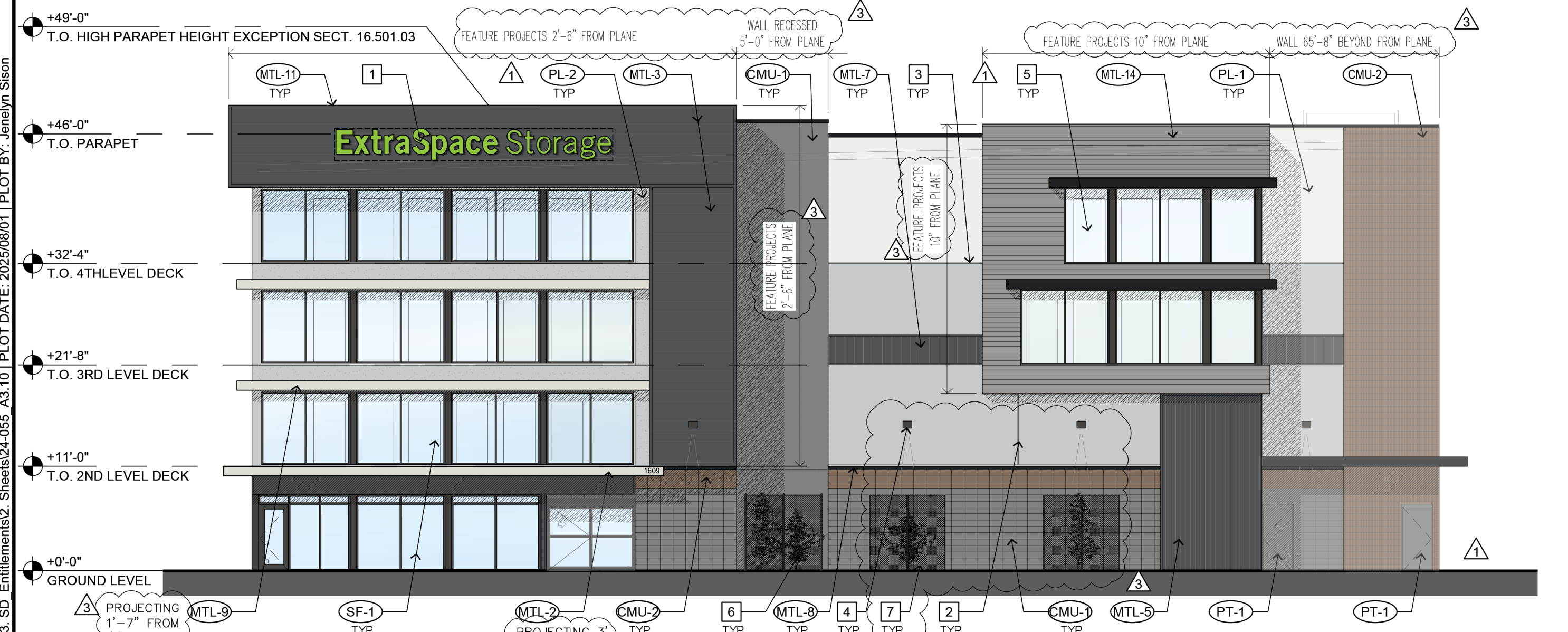
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**1 NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**2 WEST ELEVATION**  
SCALE: 3/32" = 1'-0"

**KEY NOTES**

- 1 FUTURE SIGN LOCATION, SEE SIGNAGE PACKAGE
- 2 1" VERTICAL REVEALS
- 3 2" HORIZONTAL REVEALS
- 4 EXTERIOR WALL PACK LIGHTING IN DARK BRONZE
- 5 SHILOUETTE GRAY FAUX ROLL UP DOOR FOR DISPLAY
- 6 STAND ALONG WIRE MESH FOR PLANTING AREA - COLOR: BLACK
- 7 TRELLIS WITH PLANTED VINES ON CMU WALL

**EXTERIOR FINISH SCHEDULE**

MATL I.D.	DESCRIPTION	COLOR	FINISH
CMU-1	8XB16 PRECISION CMU BLOCK - ORCO	TO MATCH JANUS SHILOUETTE GRAY	PAINT BLOCK SEALER
CMU-2	8XB16 202 PRECISION MW - ORCO	STONEGATE	PAINT BLOCK SEALER
MTL-1	HAAS DOOR CM1-612 V-GROOVE WOOD GRAIN STEEL INSULATED DOOR	TO MATCH JANUS SHILOUETTE GRAY	PREFINISHED
MTL-2	PRE-FAB METAL CANOPY	BONE WHITE	PREFINISHED
MTL-3	SHADOW RIB CORRUGATED METAL PANEL (HORIZONTAL)	STORM GRAY	PREFINISHED
MTL-4	CORRUGATED METAL PANEL (HORIZONTAL) - MBCI	TUNDRA	PREFINISHED
MTL-5	CORRUGATED METAL PANEL (VERTICAL) - MBCI	STORM GRAY	PREFINISHED
MTL-6	CORRUGATED METAL PANEL (VERTICAL) - MBCI	TUNDRA	PREFINISHED
MTL-7	FLAT METAL PANEL (VERTICAL) - MBCI	STORM GRAY	PREFINISHED
MTL-8	METAL BELLY BAND	MIDNIGHT BLACK	PREFINISHED
MTL-9	2'-0" METAL CORNICE	BONE WHITE	PREFINISHED
MTL-10	1'-0" METAL CORNICE	MIDNIGHT BLACK	PREFINISHED
MTL-11	PARAPET CAP	MIDNIGHT BLACK	PREFINISHED
MTL-12	PRE-FAB METAL CANOPY	MIDNIGHT BLACK	PREFINISHED
MTL-13	FLAT METAL PANEL (HORIZONTAL) - MBCI	STORM GRAY	PREFINISHED
MTL-14	CORRUGATED METAL PANEL (HORIZONTAL) - METAL SALES TDR-6	TUNDRA	PREFINISHED
PL-1	EIFS	SW 7006 EXTRA WHITE	EGGSHELL
PL-2	EIFS	SW 7071 GRAY SCREEN	EGGSHELL
PL-3	EIFS	SW 7071 URBANE BRONZE	ROUGHCAST STYLE
PL-4	EIFS	TO MATCH ORCO STONEGATE	ROUGHCAST STYLE
PT-1	EXTERIOR DOOR PAINT	TO MATCH JANUS SHILOUETTE GRAY	PREFINISHED
SF-1	STOREFRONT WINDOW	DARK BRONZE	PREFINISHED
SF-2	SPANDREL GLASS WINDOWS	DARK BRONZE	PREFINISHED

\*NOTE:  
-LIGHTS SHALL BE SHIELDED TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES.  
-ALL TEXT TO BE PAINTED TO MATCH EXISTING.  
-ALL TEXT PAINTED ON BUILDING TO BE VERIFIED WITH OWNER PRIOR TO PAINTING.

**5 EXTERIOR FINISH SCHEDULE**  
SCALE: NONE

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VALLEJO, CA 94589

REVISIONS

NO.	DATE	BY

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 BID DOCS: \_\_\_\_\_  
 CONSTR. DOCS: \_\_\_\_\_

24"x36" SCALE: AS NOTED  
 PLOT DATE: 2025-08-01  
 CAD FILE: 24-055\_A3.10  
 JOB NUMBER: 24-055  
 CHECKED: \_\_\_\_\_  
 DRAWN: CV, JS  
 STATUS: PERMIT SET

EXTERIOR ELEVATIONS  
**A3.10**

PATH: F:\Projects\Projects-Current\CA, CA, 2024\CA, 24-055 DXD SS F2 Land, LLC Vallejo CA (CA PP, 24-055\_A3.10) PLOT DATE: 20250801 | PLOT BY: Jennifer Sison



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NO.	DATE	BY
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ISSUE DATES

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PERMIT SUBMITTAL: \_\_\_\_\_

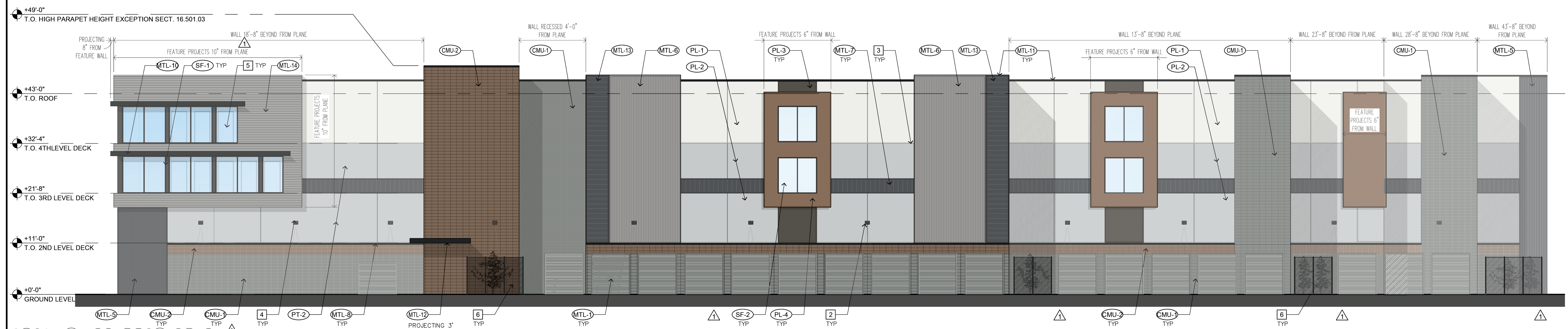
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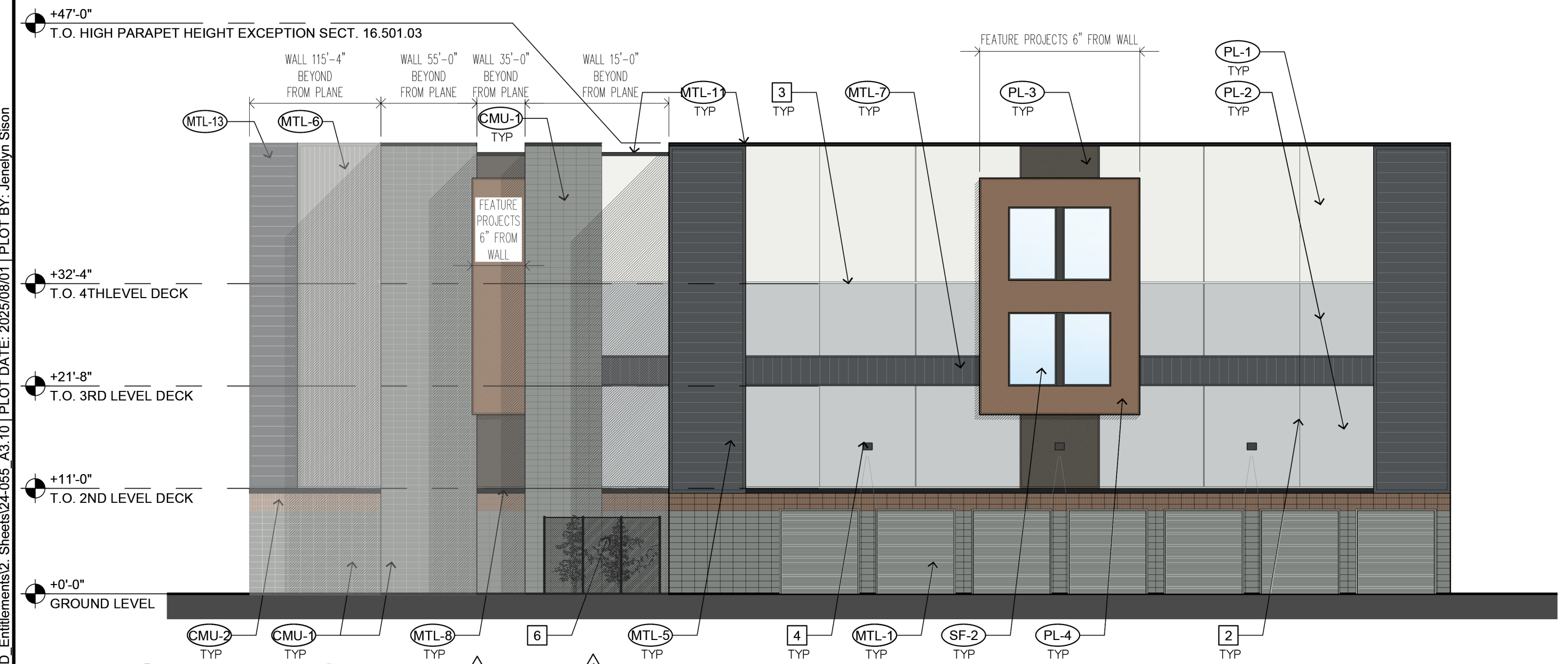
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PLOT DATE:	2025-08-01
CAD FILE:	24-055_A3.10
JOB NUMBER:	24-055
CHECKED:	
DRAWN:	CV, JS
STATUS:	PERMIT SET

EXTERIOR ELEVATIONS  
**A3.11**



**1 SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 3/32" = 1'-0"

KEY NOTES			
1	FUTURE SIGN LOCATION, SEE SIGNAGE PACKAGE		▲
2	1" VERTICAL REVEALS		
3	2" HORIZONTAL REVEALS		
4	EXTERIOR WALL PACK LIGHTING IN DARK BRONZE		▲
5	SILHOUETTE GRAY FAUX ROLL UP DOOR FOR DISPLAY		
6	STAND ALONG WIRE MESH FOR PLANTING AREA - COLOR:BLACK		
7	TRELLIS WITH PLANTED VINES ON CMU WALL		▲

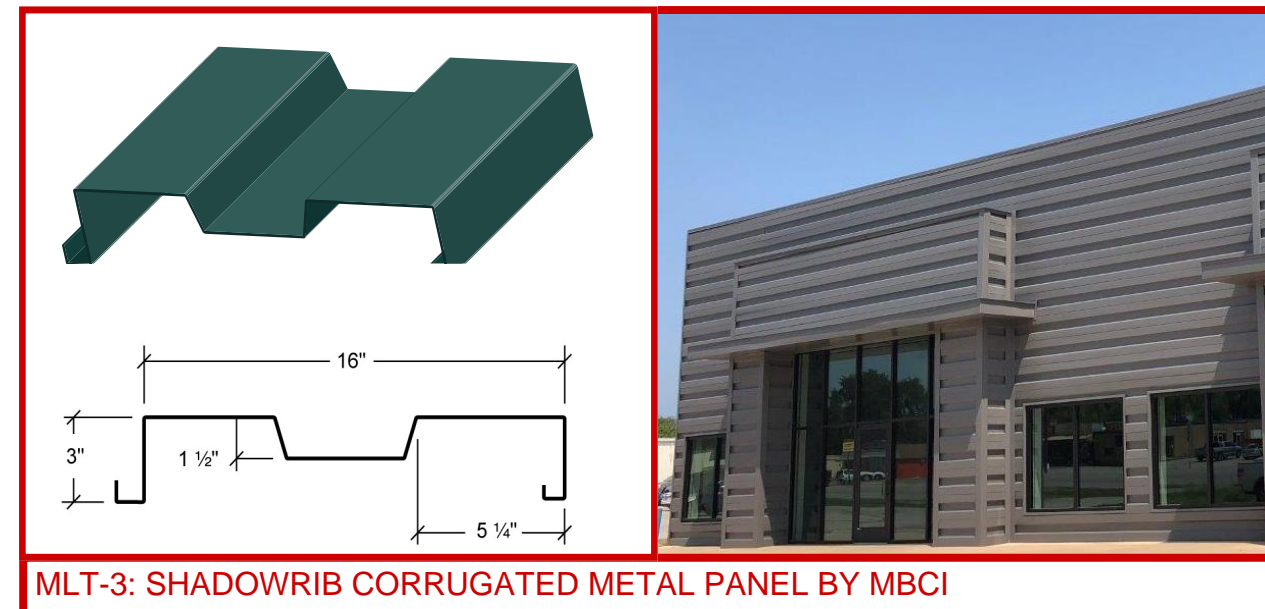
  

EXTERIOR FINISH SCHEDULE			
MATL I.D.	DESCRIPTION	COLOR	FINISH
CMU-1	8XB16 PRECISION CMU BLOCK - ORCO	TO MATCH JANUS SILHOUETTE GRAY	PAINT BLOCK SEALER
CMU-2	8XB16 202 PRECISION MW - ORCO	STONEGATE	PAINT BLOCK SEALER
MTL-1	HAAS DOOR CM1-612 V-GROOVE WOOD GRAIN STEEL INSULATED DOOR	TO MATCH JANUS SILHOUETTE GRAY	PREFINISHED
MTL-2	PRE-FAB METAL CANOPY	BONE WHITE	PREFINISHED
MTL-3	SHADOW RIB CORRUGATED METAL PANEL (HORIZONTAL)	STORM GRAY	PREFINISHED
MTL-4	CORRUGATED METAL PANEL (HORIZONTAL) - MBCI	TUNDRA	PREFINISHED
MTL-5	CORRUGATED METAL PANEL (VERTICAL) - MBCI	STORM GRAY	PREFINISHED
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MTL-7	FLAT METAL PANEL (VERTICAL) - MBCI	STORM GRAY	PREFINISHED
MTL-8	METAL BELLY BAND	MIDNIGHT BLACK	PREFINISHED
MTL-9	2'-0" METAL CORNICE	BONE WHITE	PREFINISHED
MTL-10	1'-0" METAL CORNICE	MIDNIGHT BLACK	PREFINISHED
MTL-11	PARAPET CAP	MIDNIGHT BLACK	PREFINISHED
MTL-12	PRE-FAB METAL CANOPY	MIDNIGHT BLACK	PREFINISHED
MTL-13	FLAT METAL PANEL (HORIZONTAL) - MBCI	STORM GRAY	PREFINISHED
MTL-14	CORRUGATED METAL PANEL (HORIZONTAL) - METAL SALES TDR-6	TUNDRA	PREFINISHED
PL-1	EFS	SW 7006 EXTRA WHITE	EGGSHELL
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-ALL TEXT PAINTED ON BUILDING TO BE VERIFIED WITH OWNER PRIOR TO PAINTING.

**5 EXTERIOR FINISH SCHEDULE**  
SCALE: NONE

PATH: F:\Projects\Projects-Current\CA, CA, 2024\CA, 24-055 DXD SS F2 Land, LLC Vallejo, CA (CA PP, 24-057)\5. Drawings\3. SD, Entitlements\3. Sheets\24-055\_A3.10 PLOT DATE: 2025-08-01 | PLOT BY: Janellyn Skon



MLT-3: SHADOWRIB CORRUGATED METAL PANEL BY MBCI



STORM GRAY

PL-1/PL-2/PL-3 / PL-4 : EIFS WITH 1" VERTICAL REVEAL AND 2" HORIZONTAL REVEALS -TYP.

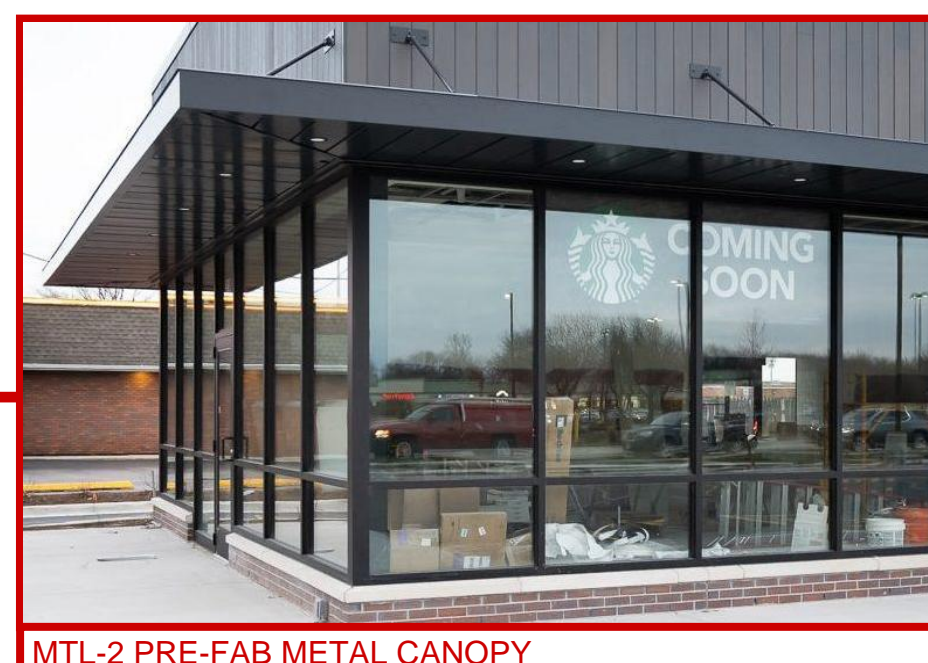
SW 7006 Extra White	SW 7048 Urbane Bronze
SW 7071 Gray Screen	To Match CMU-2



SF-1 / SF-2 DISPLAY AREA STOREFRONT



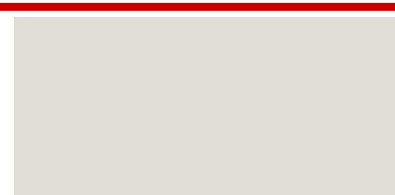
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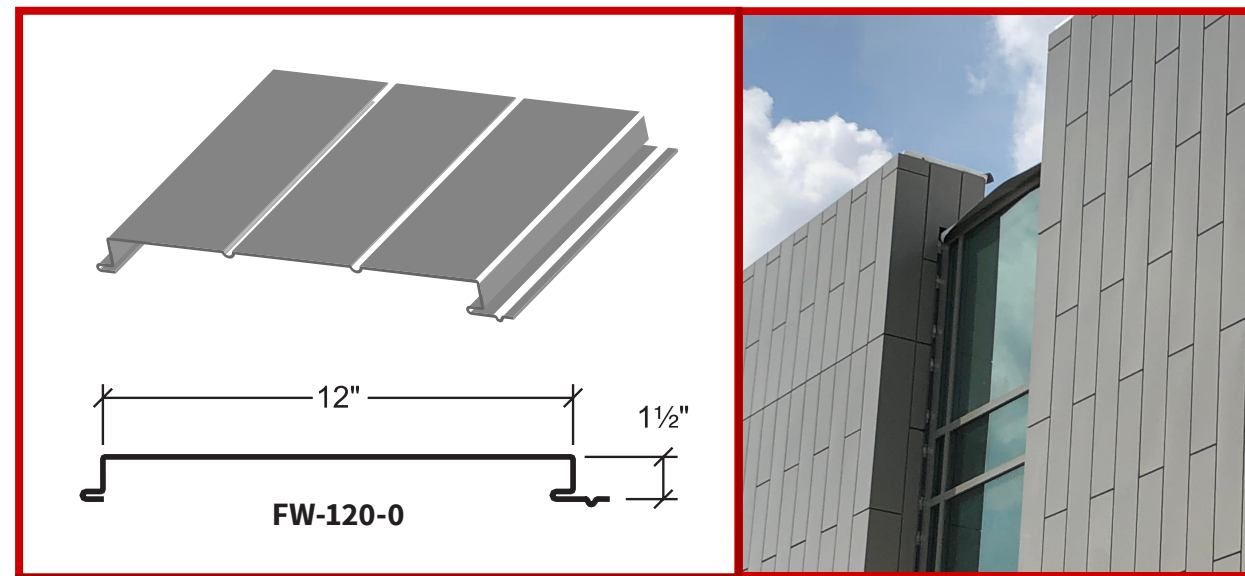
MTL-2 PRE-FAB METAL CANOPY



MIDNIGHT BLACK



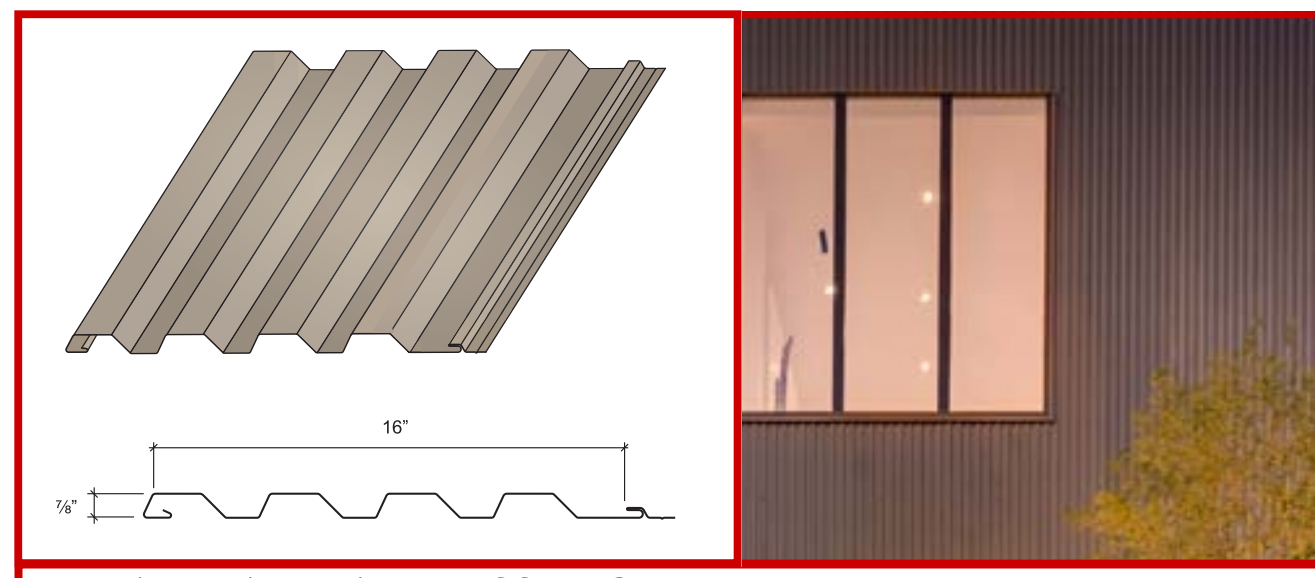
BONE WHITE



MTL-7/ MTL-13 FLAT METAL PANEL FW-120-0 BY MBCI



STORM GRAY



MLT-4 /MTL-5 / MTL-6/MTL-14: CORRUGATED METAL PANEL



STORM GRAY



TUNDRA

PATH: F:\Projects\Projects-Current\CA, CA, 2024\CA, 24-055 DXD SS F2 Land, LLC Vallejo, CA (CA PP, 24-057)\S, Drawings\3, SD, Entitlements\3, Sheets\24-055\_A3.10 PLOT DATE: 2025/08/01 PLOT BY: Janelyn Sison

- +49'-0" T.O. HIGH PARAPET HEIGHT EXCEPTION SECT. 16.501.03
- +46'-0" T.O. PARAPET
- +32'-4" T.O. 4TH LEVEL DECK
- +21'-8" T.O. 3RD LEVEL DECK
- +11'-0" T.O. 2ND LEVEL DECK
- +0'-0" GROUND LEVEL

1 PARTIAL NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

2 WEST ELEVATION  
SCALE: 3/32" = 1'-0"

KEY NOTES			
1	FUTURE SIGN LOCATION, SEE SIGNAGE PACKAGE		
2	1" VERTICAL REVEALS		
3	2" HORIZONTAL REVEALS		
4	EXTERIOR WALL PACK LIGHTING IN DARK BRONZE		
5	SHILOUETTE GRAY FAUX ROLL UP DOOR FOR DISPLAY		
6	STAND ALONG WIRE MESH FOR PLANTING AREA - COLOR:BLACK		
7	TRELLIS WITH PLANTED VINES ON CMU WALL		

EXTERIOR FINISH SCHEDULE			
MAT'L I.D.	DESCRIPTION	COLOR	FINISH
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CMU-2	8XB16 202 PRECISION MW - ORCO	STONEGATE	PAINT BLOCK SEALER
MTL-1	HAAS DOOR CM1-612 V-GROOVE WOOD GRAIN STEEL INSULATED DOOR	TO MATCH JANUS SHILOUETTE GRAY	PREFINISHED
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MTL-3	SHADOW RIB CORRUGATED METAL PANEL (HORIZONTAL)	STORM GRAY	PREFINISHED
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MTL-12	PRE-FAB METAL CANOPY	MIDNIGHT BLACK	PREFINISHED
MTL-13	FLAT METAL PANEL (HORIZONTAL) - MBCI	STORM GRAY	PREFINISHED
MTL-14	CORRUGATED METAL PANEL (HORIZONTAL) - METAL SALES TDR-6	TUNDRA	PREFINISHED
PL-1	EIFS	SW 7006 EXTRA WHITE	EGGSHELL
PL-2	EIFS	SW 7071 GRAY SCREEN	EGGSHELL
PL-3	EIFS	SW 7071 URBANE BRONZE	ROUGHCAST STYLE
PL-4	EIFS	TO MATCH ORCO STONEGATE	ROUGHCAST STYLE
PT-1	EXTERIOR DOOR PAINT	TO MATCH JANUS SHILOUETTE GRAY	PREFINISHED
SF-1	STOREFRONT WINDOW	DARK BRONZE	PREFINISHED
SF-2	SPANDREL GLASS WINDOWS	DARK BRONZE	PREFINISHED

\*NOTE:  
-LIGHTS SHALL BE SHIELDED TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES.  
-ALL TEXT TO BE PAINTED TO MATCH EXISTING.  
-ALL TEXT PAINTED ON BUILDING TO BE VERIFIED WITH OWNER PRIOR TO PAINTING.

5 EXTERIOR FINISH SCHEDULE  
SCALE: NONE



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ARCHITECTURE  
10540 Talbert Avenue, Suite 175  
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Tel (949) 515-9600  
www.magellanarchitecture.com

**DXD SS F2 Land, LLC Vallejo**  
1609 LEWIS BROWN DR  
VALLEJO, CA 94589

REVISIONS		
NO.	DATE	BY

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	AS NOTED
PLOT DATE:	2025-08-01
CAD FILE:	24-055_A3.10
JOB NUMBER:	24-055
CHECKED:	
DRAWN:	CV, JS
STATUS:	PERMIT SET

MATERIAL BOARD  
**A3.20**



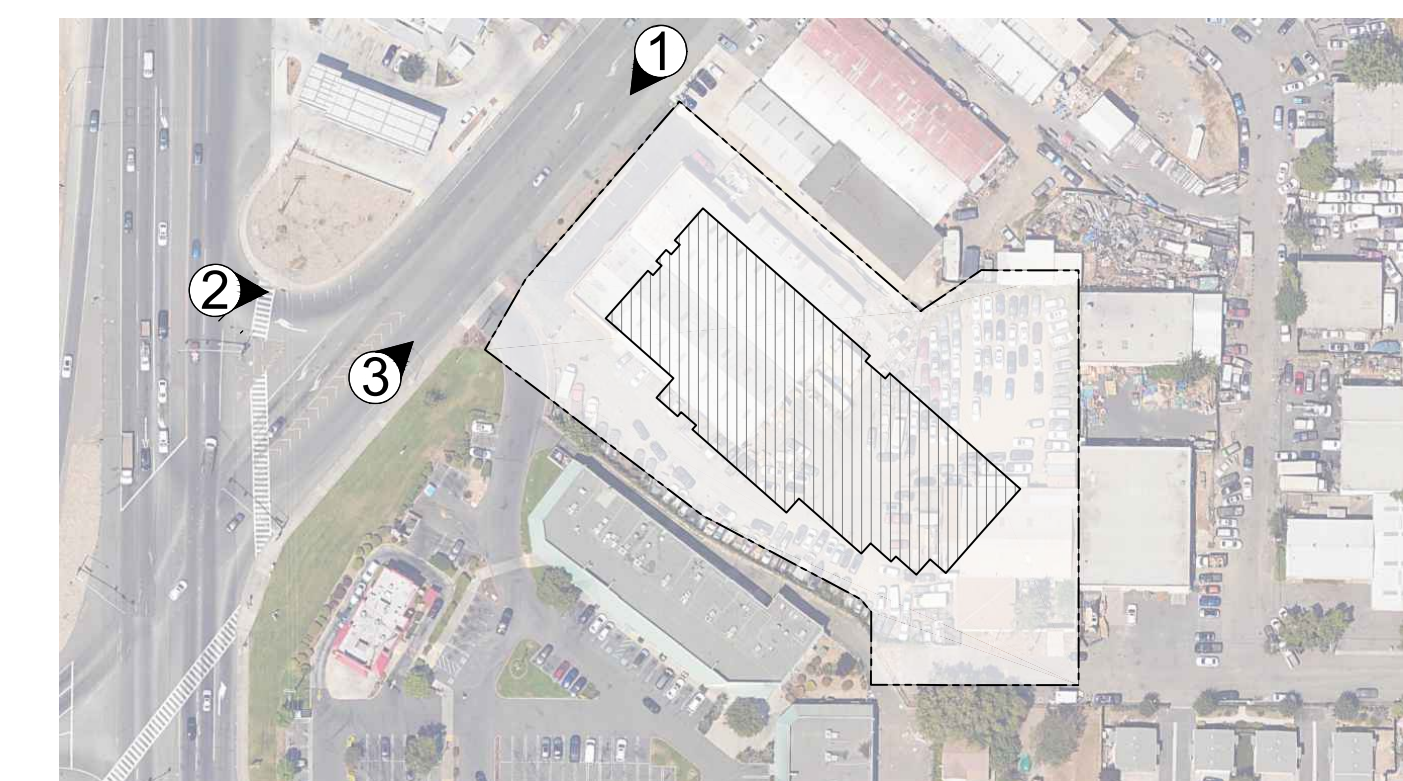
1 VIEW FROM LEWIS BROWN DR. GOING SOUTHWEST  
SCALE: 3/32" = 1'-0"



2 VIEW FROM LEWIS BROWN DR. AND SONOMA DRIVE INTERCEPTION  
SCALE: 3/32" = 1'-0"



3 VIEW FROM LEWIS BROWN DR. GOING NORTHEAST  
SCALE: NONE



KEY MAP  
SCALE: N.T.S.



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REVISIONS		
NO.	DATE	BY

ISSUE DATES

DESIGN APPROVAL: \_\_\_\_\_

PERMIT SUBMITTAL: \_\_\_\_\_

PERMIT RECEIVED: \_\_\_\_\_

BID DOCS: \_\_\_\_\_

CONSTR. DOCS: \_\_\_\_\_

24"x36" SCALE: AS NOTED  
PLOT DATE: 2025-08-12  
CAD FILE: 24-055\_A3.10  
JOB NUMBER: 24-055  
CHECKED: \_\_\_\_\_  
DRAWN: CV, JS  
STATUS: PERMIT SET

RENDER IMAGES  
**A3.30**



# ExtraSpace Storage®

ES15737  
EXTRA SPACE

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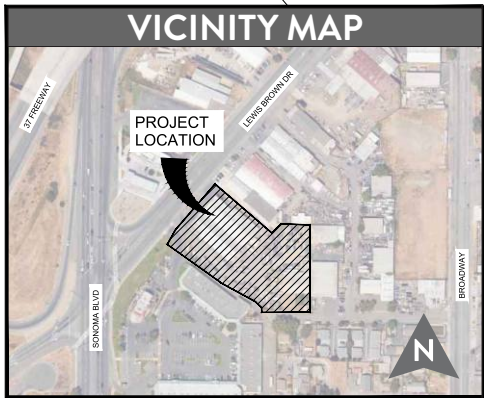




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EST. 2005

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Houston, Texas 77084

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**PROJECT:**  
EXTRA SPACE

**ADDRESS:**  
1609 LEWIS BROWN DR,  
VALLEJO, CA 94589

**DATE:** 03/31/2025

**PROJECT NUMBER:**  
ES15737

**DESIGNER:**  
SERGIO

**REVISIONS**  
R7: 07/22/2025  
DESIGN UPDATE  
R8: 07/30/2025  
DESIGN UPDATE  
R6: 06/20/2025  
DESIGN UPDATE

**APPROVALS / DATE**

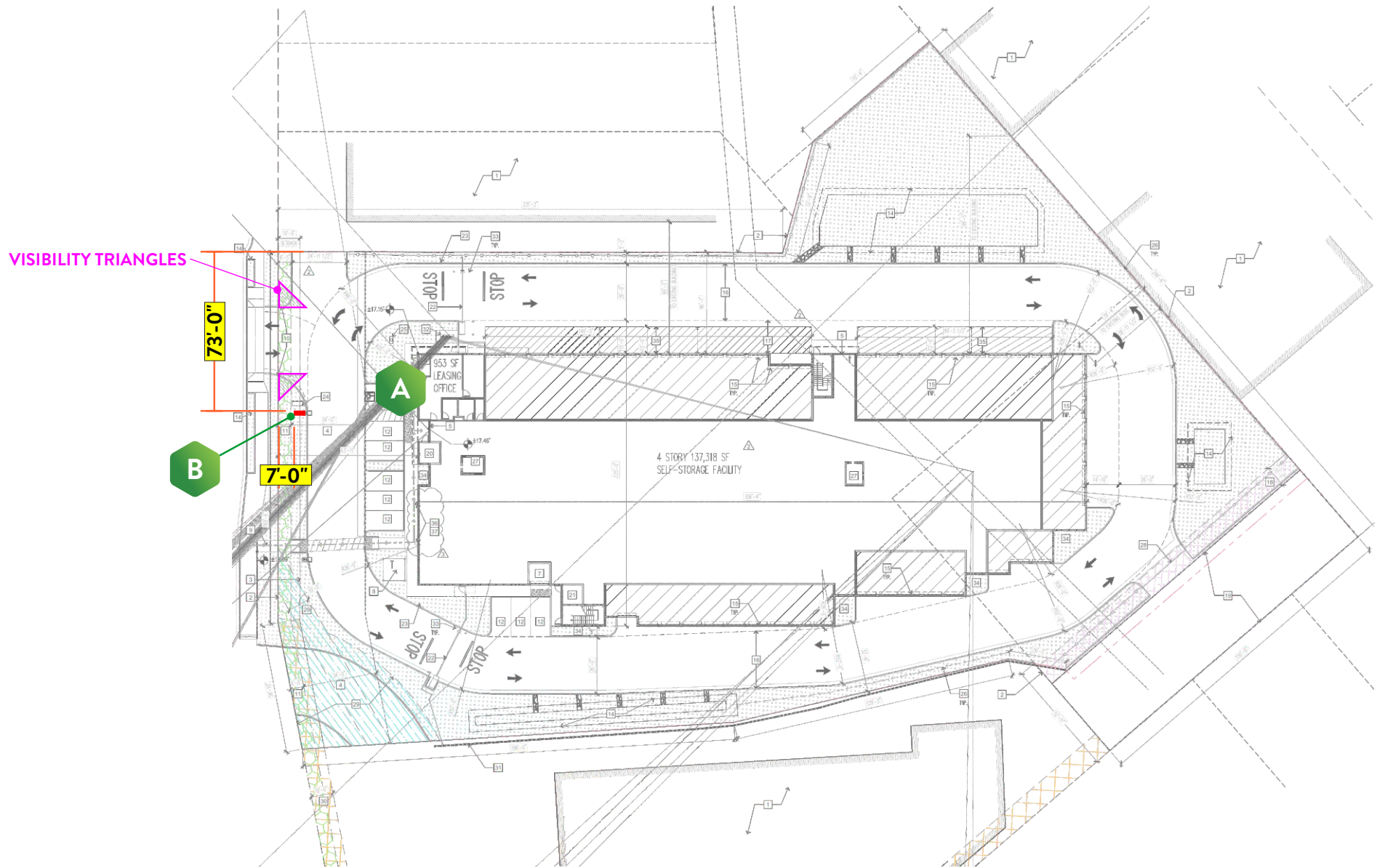
**CLIENT:**

**LANDLORD:**



Ⓛ Installation requirements. This sign is to be installed in accordance with the requirements of article 600 of the national electrical code and other applicable local codes. This includes proper grounding and bonding. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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ELEVATION

Survey Required



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**REVISIONS**  
R7: 07/22/2025  
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R8: 07/30/2025  
DESIGN UPDATE  
R6: 06/20/2025  
DESIGN UPDATE

**APPROVALS / DATE**

**CLIENT:**

**LANDLORD:**



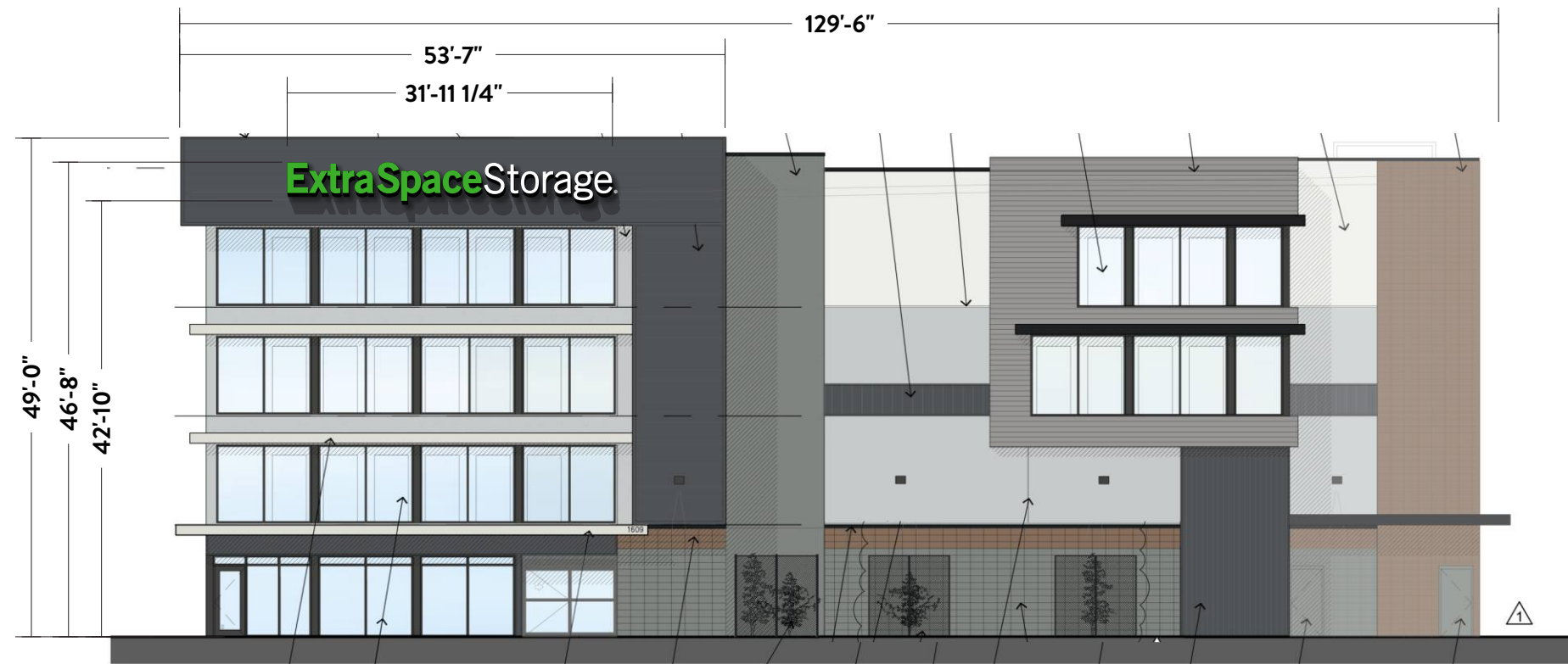
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MAXIMUM NUMBER OF WALL SIGNS ALLOWED:	3
MAXIMUM COMBINED SIGN AREA ALLOWED:	100 FT <sup>2</sup>

PROPOSED ELEVATION - NORTH  
SCALE: 1/32" = 1' - 0"



**A**  
QTY: 1  
SET  
SIGN SQFT: 96 SQFT

MAXIMUM NUMBER OF WALL SIGNS ALLOWED:	3
MAXIMUM COMBINED SIGN AREA ALLOWED:	100 FT <sup>2</sup>

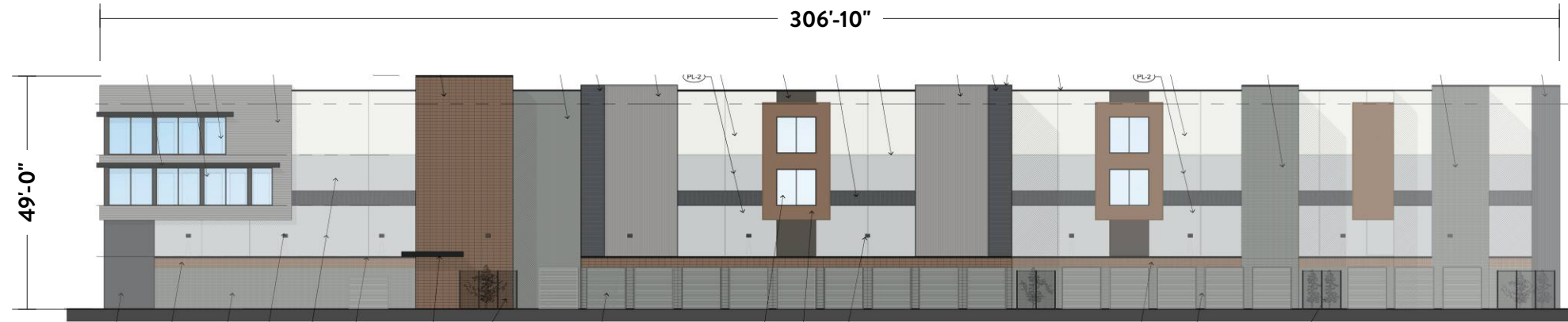
PROPOSED ELEVATION - WEST  
SCALE: 1/16" = 1' - 0"

ELEVATION

Survey Required

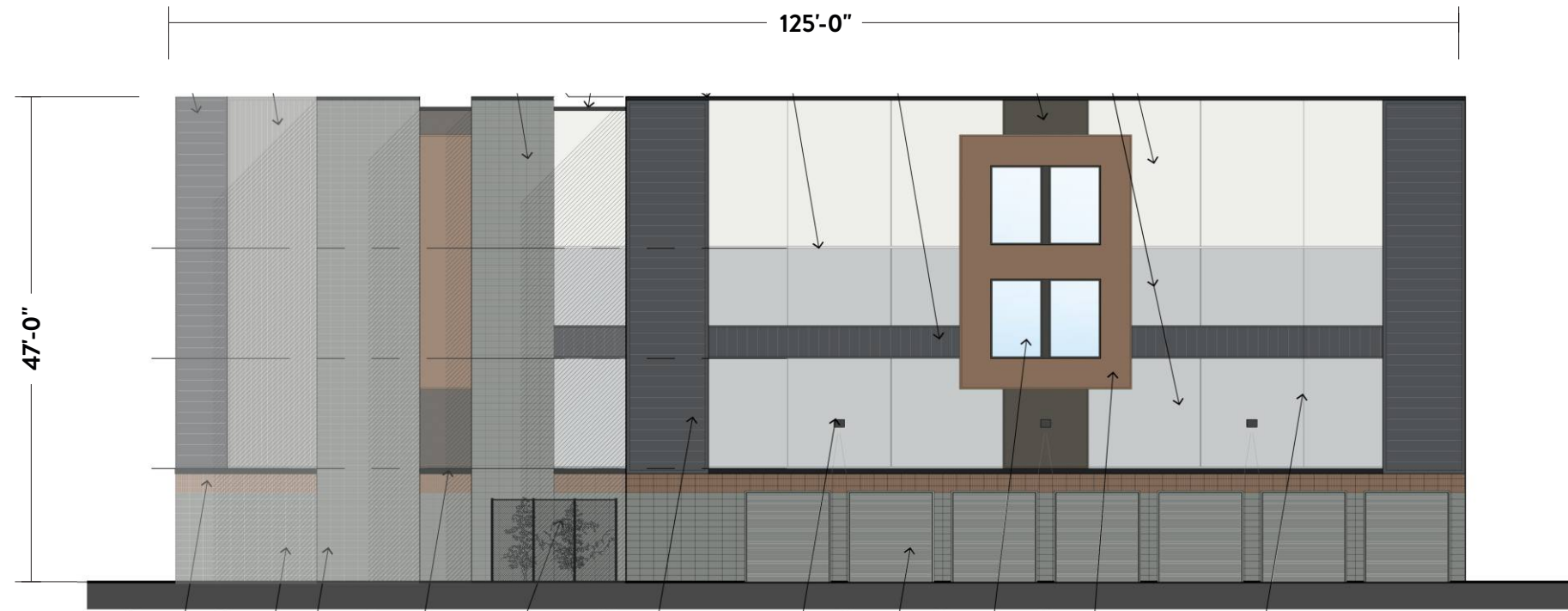


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MAXIMUM NUMBER OF WALL SIGNS ALLOWED:	3
MAXIMUM COMBINED SIGN AREA ALLOWED:	100 FT <sup>2</sup>

PROPOSED ELEVATION - SOUTH  
SCALE: 1/32" = 1' - 0"



MAXIMUM NUMBER OF WALL SIGNS ALLOWED:	3
MAXIMUM COMBINED SIGN AREA ALLOWED:	100 FT <sup>2</sup>

PROPOSED ELEVATION - EAST  
SCALE: 1/16" = 1' - 0"

**PROJECT:**  
EXTRA SPACE

**ADDRESS:**  
1609 LEWIS BROWN DR,  
VALLEJO, CA 94589

**DATE:** 03/31/2025

**PROJECT NUMBER:**  
ES15737

**DESIGNER:**  
SERGIO

**REVISIONS**

R7: 07/22/2025  
DESIGN UPDATE

R8: 07/30/2025  
DESIGN UPDATE

R6: 06/20/2025  
DESIGN UPDATE

**APPROVALS / DATE**

CLIENT:

LANDLORD:



Ⓛ Installation requirements. This sign is to be installed in accordance with the requirements of article 600 of the national electrical code and other applicable local codes. This includes proper grounding and bonding. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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**SCOPE OF WORK**

1. FABRICATE AND INSTALL -  
NEW CHANNEL LETTER SET

Survey Required



QTY: 1  
SET

SIGN SQFT: 96 SQFT



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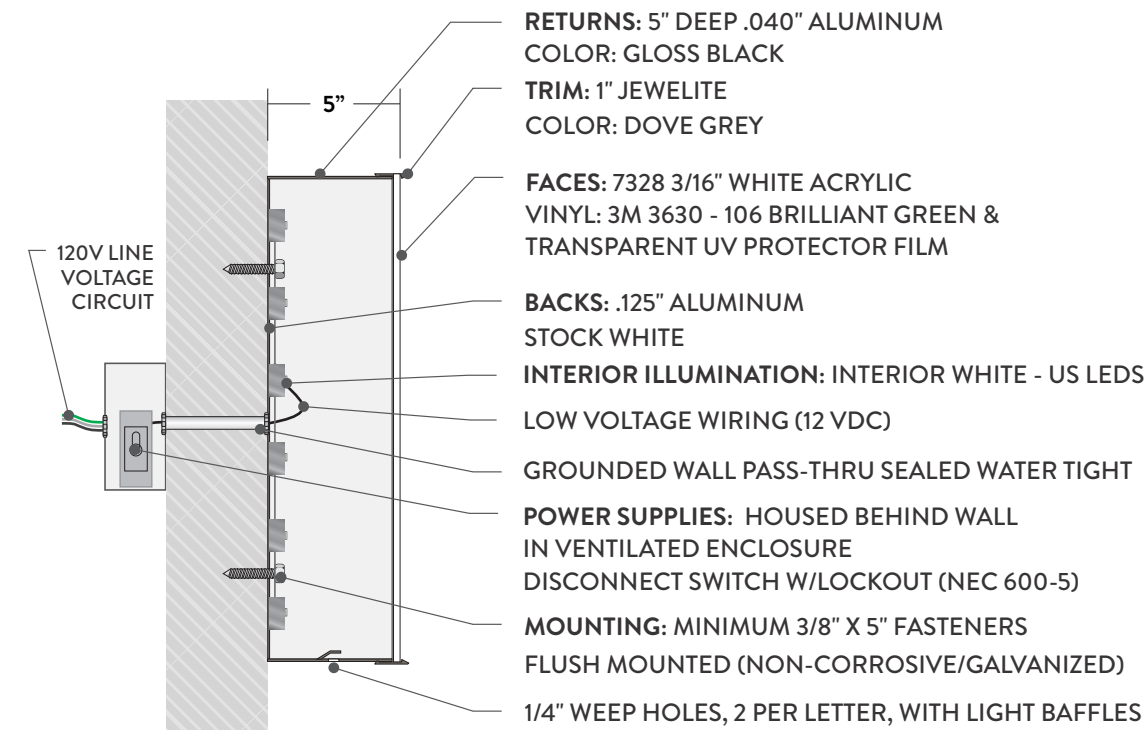
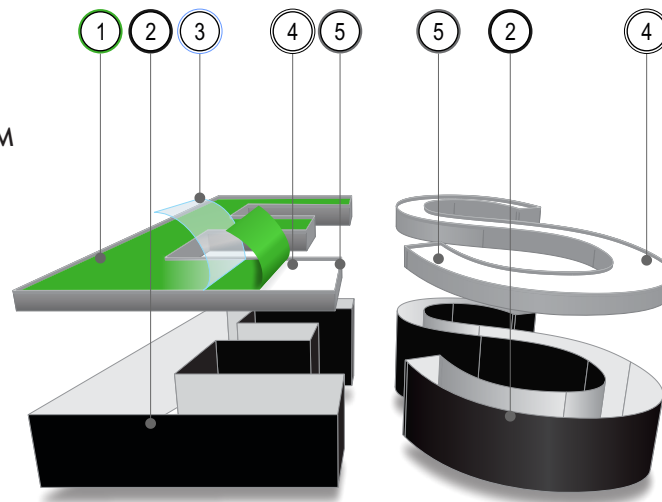


MAXIMUM NUMBER OF WALL SIGNS ALLOWED:	3
MAXIMUM COMBINED SIGN AREA ALLOWED:	100 FT <sup>2</sup>

**DESIGN**

SCALE: 3/8" = 1' - 0"

- ① 3M 3630-106 BRILLIANT GREEN TRANSLUCENT VINYL
- ② BLACK PRE-PAINTED COIL
- ③ 3M 3660M MATTE OVERLAMINATE TRANSPARENT UV PROTECTANT FILM
- ④ 3/16" WHITE ACRYLIC
- ⑤ DOVE GREY TRIMCAP



120VAC/1.95A (1) 120VAC/20A GF CI CIRCUIT REQUIRED

T100 SERIES ELECTROMECHANICAL TIME SWITCHES INSTALLED BY CLIENTS ELECTRICIAN BY BREAKER BOX ALL COMPONENTS ARE UL LISTED AND FIELD MARKED

**COLOR SCHEDULE**

SCALE: NTS

**CROSS SECTION**

SCALE: NTS

**PROJECT:**  
EXTRASPACE

**ADDRESS:**  
1609 LEWIS BROWN DR,  
VALLEJO, CA 94589

**DATE:** 03/31/2025

**PROJECT NUMBER:**  
ES15737

**DESIGNER:**  
SERGIO

**REVISIONS**

- R7: 07/22/2025  
DESIGN UPDATE
- R8: 07/30/2025  
DESIGN UPDATE
- R6: 06/20/2025  
DESIGN UPDATE

**APPROVALS / DATE**

CLIENT:

LANDLORD:



UL Installation requirements. This sign is to be installed in accordance with the requirements of article 600 of the national electrical code and other applicable local codes. This includes proper grounding and bonding. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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**SCOPE OF WORK**

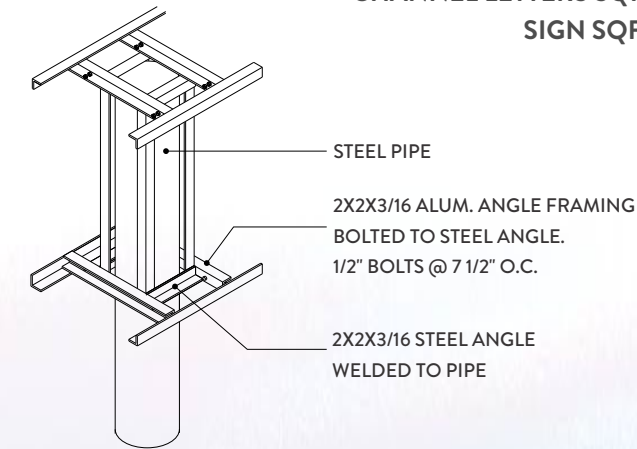
1. FABRICATE AND INSTALL -  
NEW BASE-MOUNTED CHANNEL LETTERS (2 SETS)

**Survey Required**

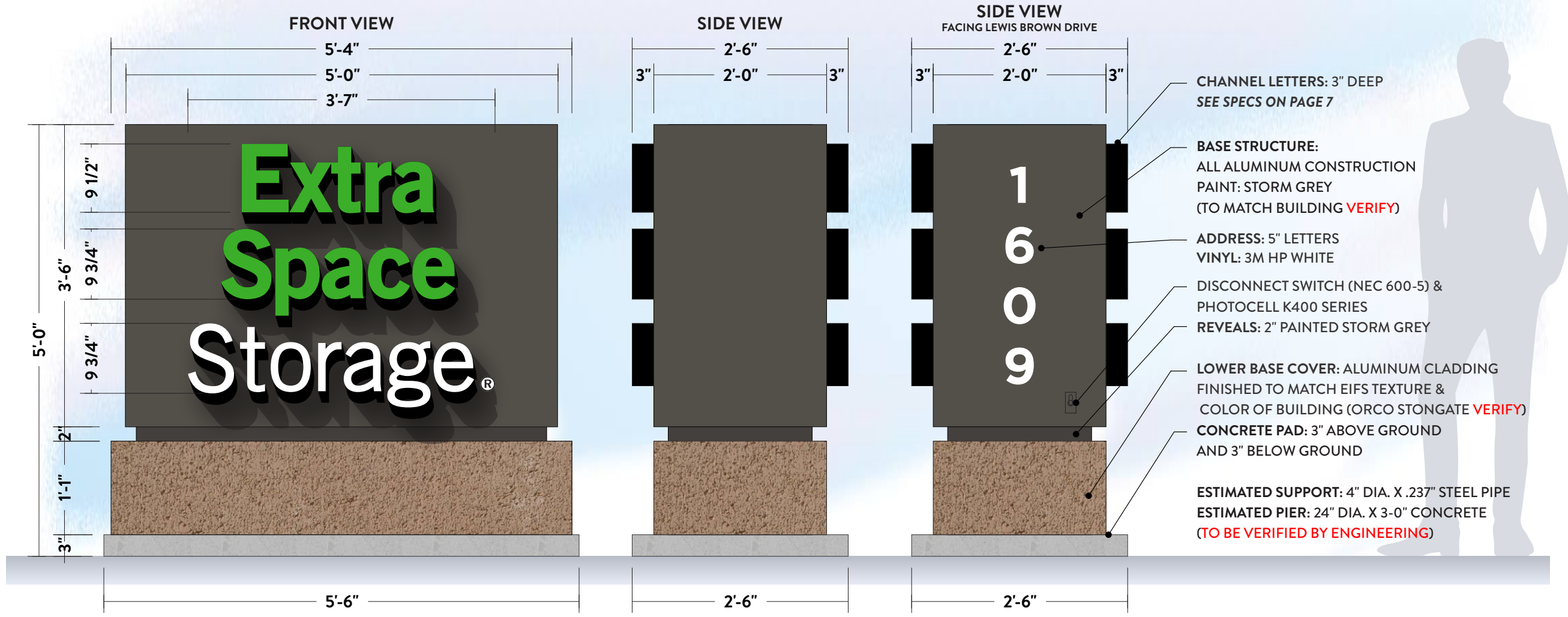


QTY: 1

CHANNEL LETTERS SQFT: 10.5  
SIGN SQFT: 26.6



**SADDLE DETAIL**  
SCALE: NTS



**SIGN DESIGN**  
SCALE: 3/4" = 1'-0"



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**DESIGNER:**  
SERGIO

**REVISIONS**  
R7: 07/22/2025  
DESIGN UPDATE  
R8: 07/30/2025  
DESIGN UPDATE  
R6: 06/20/2025  
DESIGN UPDATE

**APPROVALS / DATE**

**CLIENT:**

**LANDLORD:**



**UL** Installation requirements. This sign is to be installed in accordance with the requirements of article 600 of the national electrical code and other applicable local codes. This includes proper grounding and bonding. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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**SCOPE OF WORK**

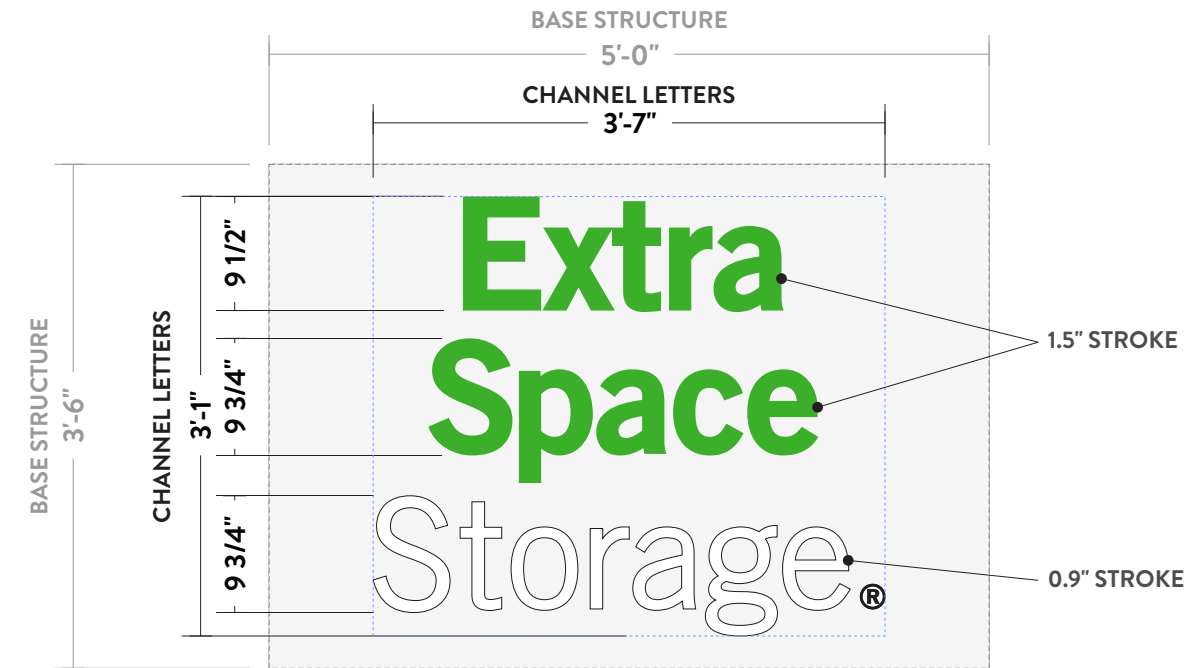
1. FABRICATE AND INSTALL -  
NEW BASE-MOUNTED CHANNEL LETTERS (2 SETS)

**Survey Required**



QTY: 1

CHANNEL LETTERS SQFT: 10.5  
SIGN SQFT: 26.6

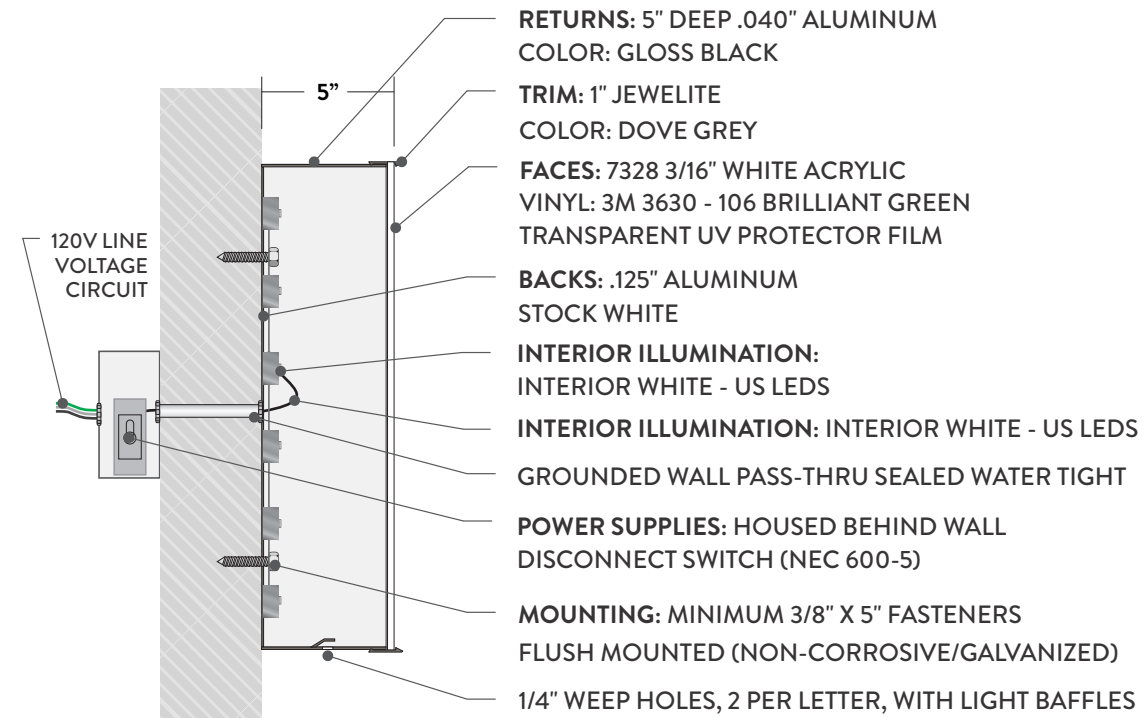
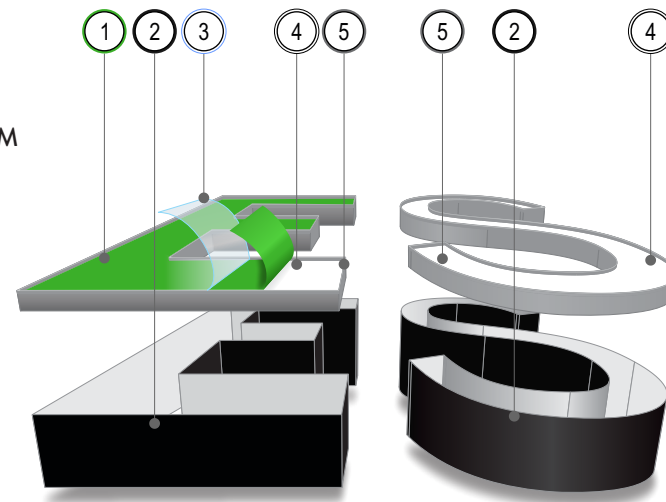


NOT A STANDARD SIZE

**DESIGN**

SCALE: 3/4" = 1' - 0"

- ① 3M 3630-106 BRILLIANT GREEN TRANSLUCENT VINYL
- ② BLACK PRE-PAINTED COIL
- ③ 3M 3660M MATTE OVERLAMINATE TRANSPARENT UV PROTECTANT FILM
- ④ 3/16" WHITE ACRYLIC
- ⑤ DOVE GREY TRIMCAP



**120VAC/0.65A (1) 120VAC/20A GF CI CIRCUIT REQUIRED**  
T100 SERIES ELECTROMECHANICAL TIME SWITCHES  
INSTALLED BY CLIENTS ELECTRICIAN BY BREAKER BOX  
ALL COMPONENTS ARE UL LISTED AND FIELD MARKED

**COLOR SCHEDULE**

SCALE: NTS

**CROSS SECTION**

SCALE: NTS



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DESIGN UPDATE

**APPROVALS / DATE**

**CLIENT:**

**LANDLORD:**



**UL** Installation requirements. This sign is to be installed in accordance with the requirements of article 600 of the national electrical code and other applicable local codes. This includes proper grounding and bonding. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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