



AGENDA

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

Angela McDonald, Chair
Peter Bregenzer, Vice Chair
Curt Harding
Brian Harkins
David McCandless
Brendan Riley
Pearl Jones Tranter

VIA TELECONFERENCE

SPECIAL MEETING

www.cityofvallejo.net

JUNE 4, 2020, 6:30 P.M.

VIA TELECONFERENCE

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Architectural Heritage and Landmarks Commission without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Disclosure Requirements. Government Code Section 84308(d) sets forth disclosure requirements that apply to persons who actively support or oppose projects in which they have a "financial interest," as that term is defined by the Political Reform Act of 1974. If you fall within that category, and if you (or your agent) have made a contribution of \$250 or more to any commissioner within the last twelve months to be used in a federal, state, or local election, you must disclose the fact of that contribution in a statement to the Commission.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the AHLC will be available for public inspection at City Hall, 555 Santa Clara St., 2nd Floor, or the Vallejo Public Library, 505 Santa Clara St. at the same time that the public records are distributed or made available to the AHLC. Such documents may also be available on the City of Vallejo website at www.cityofvallejo.net subject to staff's ability to post the documents prior to the meeting.

Appeal Rights. The applicant or any party adversely affected by the decision of the Architectural Heritage and Landmarks Commission may, within ten days after the rendition of the decision of the Architectural Heritage and Landmarks Commission, appeal in writing to the City Council by filing a written appeal with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Architectural Heritage and Landmarks Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Architectural Heritage and Landmarks Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

The Council may affirm, reverse or modify any decision of the Architectural Heritage and Landmarks Commission which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

If you have questions regarding any of the following agenda items, please contact the staff planner listed for the item. For general questions, please contact the AHLC Secretary, Aaron Sage at 707-648-5391 or aaron.sage@cityofvallejo.net.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES** – None
5. **WRITTEN COMMUNICATIONS** – None
6. **SECRETARY'S REPORT**
7. **CITY ATTORNEY'S REPORT**
8. **REPORT OF THE CITY COUNCIL LIAISON**
9. **REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION**
10. **COMMITTEE REPORTS**
11. **COMMUNITY FORUM**

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold this meeting via teleconference. Any interested members of the public desiring to communicate with the Commission as part of the Community Forum must do so by accessing the link at the conclusion of this paragraph. There will be no public access to City Hall for any Commission meetings until further notice.

<https://www.opentownhall.com/8912>

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

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold this meeting via teleconference. Any interested members of the public desiring to communicate with the Commission as part of the Community Forum must do so by accessing the link at the conclusion of this paragraph. There will be no public access to City Hall for any Commission meetings until further notice.

<https://www.opentownhall.com/8913>

13. **PUBLIC HEARINGS**

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N-29-30, the City of Vallejo has opted to hold this meeting via teleconference. Any interested members of the public desiring to communicate with the Commission as part of the Community Forum must do so by accessing the link at the conclusion of this paragraph. There will be no public access to City Hall for any Commission meetings until further notice.

<https://www.opentownhall.com/8914>

A. 51 Daniels Avenue – Landmark Designation (COA) #19-0029

Applicant/Owner: Mira Theatre Guild

Project Description: Request to add the Bay Terrace Theater (formerly Bay Terrace School) to the City's Historic Resource Inventory and designate it as a City Landmark.

Proposed Environmental Determination: Exempt from further review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) ("Common Sense Exemption"), in that CEQA applies to projects that can potentially have a significant effect on the environment.

Staff Recommendation: Adopt Resolution No. AHLC 20-03 to **APPROVE** COA#19-0029

Staff Planner: Jonathan Atkinson, Senior Planner
(707) 648-4346; jonathan.atkinson@cityofvallejo.net

B. 247 Ohio Street – Certificate of Appropriateness (COA) #19-0027

Applicant/Owner: King's Wealth, Inc. (c/o Edmond Choy)

Project Description: Request to construct a 1,057 square-foot, two-story single-family residence with 754 square feet of new landscaping within the St. Vincent's Historic District.

Proposed Environmental Determination: Categorically exempt pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA) Guidelines (Class 3: "New Construction or Conversion of Small Structures").

Staff Recommendation: Adopt Resolution No. AHLC 20-04 to **APPROVE** COA#19-0027

Staff Planner: Cesar Orozco, Assistant Planner
(707) 648-4346; cesar.orozco@cityofvallejo.net

C. 602 Georgia Street – Certificate of Appropriateness (COA) #18-0018

Applicant/Owner: Jean Drolet

Project Description: Request to expand and renovate an existing single-family residence, including: removal of two prior additions, a false mansard-style roof, and other exterior features added in 1970s; a new two-story addition of approximately 450 square feet; new windows; exterior siding at basement level; and a new driveway and basement garage/workshop.

Proposed Environmental Determination: Categorically exempt pursuant to Sections 15301(e) (Class 1, "Existing Facilities") and 15331 (Class 31, "Historical Resource Restoration/Rehabilitation") of the California Environmental Quality Act (CEQA) Guidelines.

Staff Recommendation: Adopt Resolution No. AHLC 20-05 to **APPROVE** COA#18-0018

Staff Planner: Aaron Sage, Principal Planner
(707) 648-5391; aaron.sage@cityofvallejo.net

14. OTHER AGENDA ITEMS – None

15. ADJOURNMENT

I, Aaron Sage, AHLC Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Architectural Heritage and Landmarks Commission, 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 or before 5:00 p.m. on Thursday, May 28, 2020.



Aaron Sage, Secretary

Dated Thursday, May 28, 2020



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

DATE OF MEETING: June 4, 2020 **Agenda Item No. 13-A**

PREPARED BY: Jonathan Atkinson, Senior Planner

PROJECT NUMBER: Landmark Designation (COA) #19-0029

ADDRESS: 51 Daniels Avenue (APN: 0051-131-030)

SUMMARY: Request from the Mira Theatre Guild to add the Bay Terrace Theater (formerly Bay Terrace School) to the City's Historic Resource Inventory and designate it as a City Landmark in accordance with Vallejo Municipal Code Section(s) 16.38.120, 16.38.140, and 16.38.170.

ENVIRONMENTAL DETERMINATION: Adding an existing building to the City's Historic Resource Inventory and designating it as a City Landmark are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) ("Common Sense Exemption") in that CEQA applies to projects that can potentially have a significant effect on the environment. Therefore, no further environmental review is required under CEQA.

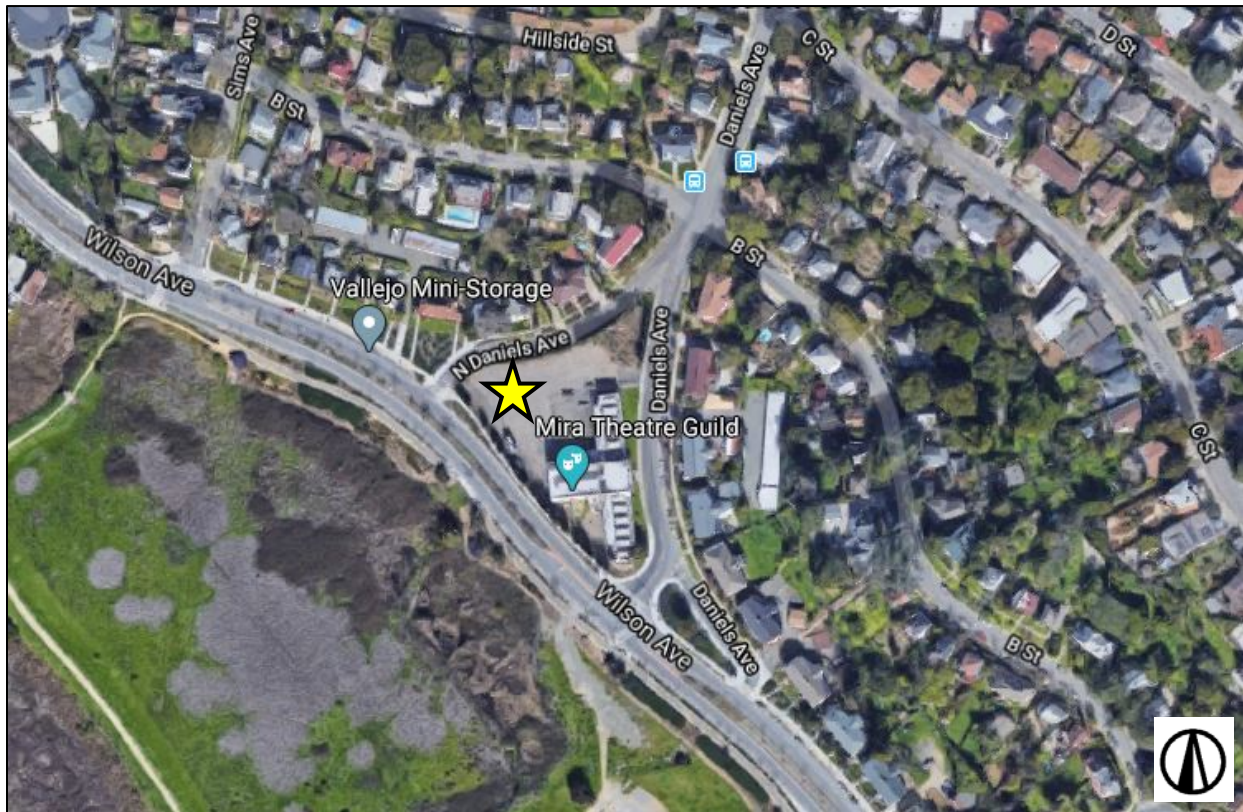
RECOMMENDATION: **APPROVE** the addition of the Bay Terrace Theater (formerly Bay Terrace School) to the City's Historic Resource Inventory and its designation as a City Landmark through the adoption of Resolution No. 20-03.

APPLICANT/OWNER: Mira Theatre Guild
51 Daniels Avenue
Vallejo, CA 94590

BACKGROUND

The Mira Theatre Guild retained Kara Brunzell of Brunzell Historical to conduct a historic resources evaluation (HRE) of the Bay Terrace Theater to determine whether it meets the criteria for City Landmark designation. Brunzell meets the Secretary of the Interior's Professional Qualifications for both History and Architectural History and is listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants. The HRE includes a field survey, research, and an eligibility assessment using the criteria for the National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR). The findings of the HRE are summarized in this staff report, as necessary.

SITE LOCATION



HISTORY AND ARCHITECTURE

In 1919, the Bay Terrace School was designed by George William Kelham, a prominent architect, and built by the United States Housing Corporation, as part of Project Number 581. Project Number 581 was a government-funded project focused primarily on housing civilian employees that resulted in the development of the Bay Terrace neighborhood (formerly known as the Georgetown Annex to Vallejo). Kelham was also the architect for the Bay Terrace neighborhood. Bay Terrace School served as an elementary school until approximately 1959 when it was deemed unfit as a school due to an earthquake.

The building served as a U.S. Army Reserve armory and training center from 1959 until 1963 when it was purchased by the Mira Theatre Guild. The Mira Theatre Guild, Vallejo's longest operating theatrical group, was formed on the Mare Island Naval Shipyard by men and women stationed there during World War Two. The Mira Theatre Guild, which became an independent organization in 1947, was sponsored by Mare Island Recreation Association and performed at various locations until 1963. The Mira Theatre Guild renovated and remodeled the building for use as a theater from 1963 to 1967. On February 23, 1968, the Mira Theatre Guild held its first show in the building and has been in operation ever since. In 1990, the building underwent a rear addition.

The Bay Terrace Theater consists of a T-shaped building with a stucco finish with the exception of vertical plywood siding at the west end of the rear wing. The building's character defining

features are concentrated on the front elevation and face Daniels Avenue to the east. These features include a tall center volume that projects beyond the wings, a decorative parapet with entablature below, a recessed entryway with a large archway, two Doric columns, four pilasters, double-hung windows, and concrete steps. The decorative parapet screens a gabled roof at the center and saw-tooth roof at the wings. The building exhibits design elements characteristic of the Classical Revival architectural style.

Vallejo's Architectural Heritage, a City of Vallejo publication, describes Classical Revival as follows:

The Classical Revival encompasses many periods and types but is generally used to describe commercial and institutional buildings influenced by an imaginatively reconstructed Greece and Rome. From the mid-19th century through the early decades of the 20th century most of America's influential architects were trained in Paris at the Ecole de Beaux Arts. The Ecole was the fountainhead of neo-Classicism and it was only natural that its American graduates would champion the style after their return to their native country.

Classical Revival buildings are generally patterned directly on Greek or Roman prototypes rather than the earlier American Colonial era, which attempts to interpret Classicism; there is also a strong Italian Renaissance influence. The facades are formal and symmetrical. Frequently there are columns or pilasters two or three stories high and capped with elaborate capitals. There are also cornices and moldings featuring key, egg and dart, dentil, and other decorative motifs derived from Classical sources. Most of Vallejo's Classical Revival buildings date from 1890 to 1920.

Although the building was converted from its original use as a school to a theater, original design features have largely been preserved, as documented by the HRE. Design features are evident throughout the building interior and include paneled wood doors, crown molding, wood floors, wainscoting, and chair and picture rails. Key areas of the building's interior include a main auditorium, lobby, bathrooms, and a green room. Duct installations on the upper walls of the original classrooms constitute the only substantial alteration to the building's interior.

The attached HRE provides a detailed assessment of the interior and exterior of the building.

STAFF ANALYSIS

A. General Plan 2040 Consistency

The project is consistent with the following General Plan 2040 policy (the policy is listed in **bold**, followed by Staff's analysis in *italics*):

- **Policy NBE-1.10 Historic Resources. Encourage the protection, rehabilitation, and reuse of historic buildings and structures.**

The project involves a request to add the Bay Terrace Theater to the City's Historic Resources Inventory as well as designate it as a City Landmark. The Bay Terrace

Theater is a documented historic resource currently owned and operated by the Mira Theatre Guild. City Landmark designation honors the historic attributes of the property and demonstrates a willingness on the part of the property owner to ensure its preservation. Furthermore, additional protections are placed on this historic resource in that City Landmark designation requires any proposed alterations (both interior and exterior) to be vetted by the City of Vallejo through the Certificate of Appropriateness application process.

B. City Landmark Eligibility

Under VMC Section 16.38.140, the Architectural Heritage and Landmarks Commission (Commission) is authorized to designate structures (or portions thereof), groups of structures, sites, landscape elements, objects, works of art, or integrated combinations thereof from the heritage survey list (Historic Resources Inventory), as landmarks. The subject property is currently not listed on the City's Historic Resources Inventory. However, before designating the resource as a City Landmark, the Commission would add it to the Historic Resources Inventory in accordance with VMC Section 16.38.120.

The Commission shall use the following criteria in making a decision to designate an eligible resource as a City Landmark under VMC Section 16.38.150 (the criteria are listed in **bold** followed by Staff's analysis in *italics*):

A. Architectural Merit:

- 1. Property that is the first, last, only, or most significant architectural property of its type in the city or region.**
- 2. Property that is the prototype of, or outstanding example of, periods, styles, architectural movements, engineering or construction techniques, or an example of the more notable work, or of the best surviving work in the city or region of an architect, designer or master builder.**
- 3. Architectural examples worth preserving for the values they add when integrated into the total fabric of the city's neighborhoods.**

The Bay Terrace Theater is generally representative of the Classical Revival architectural style. It is not the first, last, or only of its kind but it is one of a limited number of Classical Revival structures remaining in Vallejo. Other notable Classical Revival examples in Vallejo include but are not limited to the following: The Fisch-Higgins Building at 325-329 Georgia Street; the Central Commercial and Savings Bank Building at 330-332 Georgia Street; the Empress Theatre at 338 Virginia Street; the Masonic Temple at 707-709 Marin Street; and a four-unit residential building at 801-807 Marin Street.

The building is the work of the distinguished architect, George William Kelham, who has an extensive portfolio that includes but is not limited to prominent buildings, such as the Standard Oil Building and the Russ Building in San Francisco. The Bay Terrace Theater is indicative of George Kelham's architectural legacy in the greater San Francisco Bay

Area, and worthy of City Landmark designation, as it is his only non-residential building in Vallejo. Furthermore, the Bay Terrace Theater is worth saving in that it has been part of the Bay Terrace neighborhood fabric since 1919, and has largely retained its original character defining features. The building and surrounding Bay Terrace neighborhood complement each other in terms of building scale, height, and siting.

B. Cultural Value: Structures, objects, sites and areas associated with the movement or evolution or religious, cultural, governmental, social and economic developments of the city.

The building is associated with the World War One-era population surge that occurred in the City of Vallejo and that facilitated subsequent growth. The Bay Terrace Theater has contributed to Vallejo's theater and performing arts culture by serving as the home of the longest lasting theatrical group in Vallejo, the Mira Theatre Guild, since 1963.

C. Educational Value: Structures worth preserving for their educational value.

Preservation of the Bay Terrace Theater is key because it provides educational value to Vallejo in terms of architecture, culture, and development. The Bay Terrace Theater serves as a physical representation of the City's architectural diversity and the various types of architectural styles that have arisen and persisted since its incorporation; World War One-era development; and theater and performing arts culture.

D. Historical Value: Preservation and enhancement of structures, objects, sites and areas that embody and express the history of Vallejo, Solano County, California, or the United States. History may be social, cultural, economic, political, religious or military.

The Bay Terrace Theater is invaluable to the City's history and its connection to the United States military. Its development was prompted by a need to provide additional housing and school facilities for a surging population during the World War One-era. The building together along with the surrounding Bay Terrace neighborhood constitute the physical manifestation of the historical Project Number 581. It is also a significant part of the City's history in regards to theater arts, as it has served as the permanent home to Vallejo's longest lasting theatrical group for over 50 years.

E. Any property which is listed on the National Register and is described in Section 470a of Title 16 of the United States Code and/or is a registered state landmark.

The building is currently not listed on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). However, the historic resources evaluation that Brunzell Historical prepared determined that the building is eligible for listing on both the NRHP and CRHR (see pages 1-2 of the attached historic resources evaluation).

The building is consistent with the City Landmark designation criteria set forth under VMC Section 16.38.150 based on this analysis.

C. Effect of Landmark Designation

The Bay Terrace Theater would be subject to additional protections as a building that is eligible for listing on the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR), and a designated City Landmark. The building is already considered a historic resource under CEQA due to it being eligible for listing on the NRHP and CRHR. As a City Landmark, the building would require a Certificate of Appropriateness for both interior and exterior alterations, under current VMC Chapter 16.38 requirements.

D. Environmental Review

Adding an existing building to the City's Historic Resource Inventory and designating it as a City Landmark are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) ("Common Sense Exemption") in that CEQA applies to projects that can potentially have a significant effect on the environment. Therefore, no further environmental review is required under CEQA.

NOTICING AND PUBLIC COMMENTS

The Planning Division conducted the following notifications in accordance with VMC Section 16.38.180: Mailed notices to every property owner within 200 feet of the subject property and applicable neighborhood groups (this included the Vallejo Architectural Heritage Foundation) on February 27, 2020; and published a notice in the Times Herald newspaper on February 28, 2020. Staff has not received any comments or questions from the public on the application as of writing this staff report.

STAFF RECOMMENDATION

Staff recommends that the Commission adopt Resolution No. 20-03, adding the Bay Terrace Theater to the City's Historic Resource Inventory and designating it as a City Landmark.

APPEAL

The applicant or any party aggrieved by a determination of the Commission may appeal the action to the City Council. Such appeal must be filed in writing with the City Clerk along with a fee payment of \$1,243 within ten (10) calendar days after the action by the Commission. Such appeal shall not be timely filed unless it is received in the Office of the City Clerk no later than the close of business on the tenth day. The City Council may affirm, reverse or modify any decision of the Architectural Heritage and Landmarks Commission that is appealed. The City Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.

ATTACHMENTS:

1. Resolution No. 20-03
2. Conditions of Approval
3. Brunzell Historical Report

ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

RESOLUTION NO. 20-03 AHLC

RESOLUTION OF THE ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION ADDING THE BAY TERRACE THEATER ON PROPERTY LOCATED ON PROPERTY AT 51 DANIELS AVENUE TO THE CITY'S HISTORIC RESOURCES INVENTORY AND DESIGNATING THE BUILDING AS A CITY LANDMARK

(COA #19-0029)

APN #0051-131-030

I. GENERAL FINDINGS

WHEREAS, the City of Vallejo Architectural Heritage and Landmarks Commission ("Commission") is authorized to designate structures (or portions thereof), groups of structures, sites, landscape elements, objects, works of art, or integrated combinations thereof from the heritage survey list (Historic Resources Inventory), as landmarks in accordance with Vallejo Municipal Code Section 16.38.140; and

WHEREAS, the application included an HRE prepared by a historian, meeting the Secretary of the Interior's Professional Qualifications for both History and Architectural History and listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants, determined that the building meets the criteria for City Landmark designation; and

WHEREAS, on September 4, 2019, COA #19-0029 application was filed by the Mira Theatre Guild to designate the Bay Terrace Theater (formerly Bay Terrace School) on property located at 51 Daniels Avenue as a City Landmark; and

WHEREAS, on June 4, 2020, the Commission conducted a public hearing to consider the proposed Historic Resources Inventory addition and City Landmark designation, at which testimony and evidence, both written and oral, were presented to and considered by the Commission; and

WHEREAS, based on evidence provided in the HRE and received at the public hearing and in staff's report to the Commission, the Commission makes the following factual findings:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

WHEREAS, the proposed designation of an existing building as a City Landmark and its addition to the City's Historic Resources Inventory are exempt from the

requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) ("Common Sense Exemption") in that CEQA applies to projects that can potentially have a significant effect on the environment. Therefore, no further environmental review is required under CEQA.

III. FINDINGS RELEVANT TO CITY LANDMARK DESIGNATION APPROVAL

WHEREAS, the criteria for City Landmark designation has been met in accordance with Vallejo Municipal Code Section 16.38.150 as follows:

- A. Architectural Merit: (1) Property that is the first, last, only, or most significant architectural property of its type in the city or region. (2) Property that is the prototype of, or outstanding example of, periods, styles, architectural movements, engineering or construction techniques, or an example of the more notable work, or of the best surviving work in the city or region of an architect, designer or master builder. (3) Architectural examples worth preserving for the values they add when integrated into the total fabric of the city's neighborhoods.

The Bay Terrace Theater is generally representative of the Classical Revival architectural style. It is not the first, last, or only of its kind but it is one of a limited number of Classical Revival structures remaining in Vallejo. Other notable Classical Revival examples in Vallejo include but are not limited to the following: The Fisch-Higgins Building at 325-329 Georgia Street; the Central Commercial and Savings Bank Building at 330-332 Georgia Street; the Empress Theatre at 338 Virginia Street; the Masonic Temple at 707-709 Marin Street; and a four-unit residential building at 801-807 Marin Street.

The building is the work of the distinguished architect, George William Kelham, who has an extensive portfolio that includes but is not limited to prominent buildings, such as the Standard Oil Building and the Russ Building in San Francisco. The Bay Terrace Theater is indicative of George Kelham's architectural legacy in the greater San Francisco Bay Area, and worthy of City Landmark designation, as it is his only non-residential building in Vallejo. Furthermore, the Bay Terrace Theater is worth saving in that it has been part of the Bay Terrace neighborhood fabric since 1919, and has largely retained its original character defining features. The building and surrounding Bay Terrace neighborhood complement each other in terms of building scale, height, and siting.

- B. Cultural Value: Structures, objects, sites and areas associated with the movement or evolution or religious, cultural, governmental, social and economic developments of the city.

The building is associated with the World War One-era population surge that occurred in the City of Vallejo and that facilitated subsequent growth. The Bay Terrace Theater has contributed to Vallejo's theater and performing arts culture

by serving as the home of the longest lasting theatrical group in Vallejo, the Mira Theatre Guild, since 1963.

C. Educational Value: Structures worth preserving for their educational value.

Preservation of the Bay Terrace Theater is key because it provides educational value to Vallejo in terms of architecture, culture, and development. The Bay Terrace Theater serves as a physical representation of the City's architectural diversity and the various types of architectural styles that have arisen and persisted since its incorporation; World War One-era development; and theater and performing arts culture.

D. Historical Value: Preservation and enhancement of structures, objects, sites and areas that embody and express the history of Vallejo, Solano County, California, or the United States. History may be social, cultural, economic, political, religious or military.

The Bay Terrace Theater is invaluable to the City's history and its connection to the United States military. Its development was prompted by a need to provide additional housing and school facilities for a surging population during the World War One-era. The building together along with the surrounding Bay Terrace neighborhood constitute the physical manifestation of the historical Project Number 581. It is also a significant part of the City's history in regards to theater arts, as it has served as the permanent home to Vallejo's longest lasting theatrical group for over 50 years.

E. Any property which is listed on the National Register and is described in Section 470a of Title 16 of the United States Code and/or is a registered state landmark.

The building is currently not listed on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). However, the historic resources evaluation that Brunzell Historical prepared determined that the building is eligible for listing on both the NRHP and CRHR. NRHP Criteria A and CRHR Criteria 1 are satisfied in that the Bay Terrace Theater (and the Bay Terrace School previously) substantially contributed events significant to history. The building was constructed along with the Bay Terrace neighborhood in response to a World War One-era population surge in Vallejo to accommodate additional workers on Mare Island. NRHP Criteria C and CRHR Criteria 3 are satisfied as a result of distinguished architect George Kelham's use of decorative architectural features both exterior and interior.

NOW, THEREFORE, BE IT RESOLVED that the Commission hereby adds the Bay Terrace Theater at 51 Daniels Avenue to the City's Historic Resources Inventory.

FURTHER, the Commission hereby designates the Bay Terrace Theater as a City Landmark based on the findings contained herein.

BE IT FURTHER RESOLVED that the City Landmark designation shall include the entirety of the Bay Terrace Theater building.

IV.VOTE

PASSED AND ADOPTED at a regular meeting of the Architectural Heritage and Landmarks Commission of the City of Vallejo, State of California, on the 4th day of June 2020, by the following vote to-wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

Angela McDonald, Chairperson
City of Vallejo Architectural Heritage and Landmarks Commission

Attest:

Aaron Sage, Secretary
City of Vallejo Architectural Heritage and Landmarks Commission

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

CONDITIONS OF APPROVAL

**City Landmark Designation
(COA #19-0029)**

**51 Daniels Avenue
APN #0051-131-030**

1. The City Landmark Designation shall be recorded with the property and proof of the recordation shall be presented to the Planning Division prior to the issuance of any subsequent permits on the subject property in accordance with Vallejo Municipal Code Section 16.38.220.
2. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

August 29, 2019

Richard Spann
Mira Theatre Guild
Bay Terrace Theater
51 Daniels Avenue
Vallejo, California

Subject: Historical Evaluation and Local Landmark Nomination of the Bay Terrace Theater at 51 Daniels Avenue, Vallejo, Solano County, California.

Dear Richard,

The letter report that follows and the DPR 523 forms attached comprise the evaluation and local landmark nomination of the Bay Terrace Theater at 51 Daniels Street in Vallejo.

Methodology

I conducted a site visit on 18 July 2019. The site visit included collecting photographs of all elevations of the Bay Terrace School/Theatre, the parcel, and the interior of the building as well as the setting. In order to establish the property's land use history, I conducted research through the property owner and the Vallejo Naval and Historical Museum as well as online at newspapers.com and other websites.

Summary of Findings

The purpose of the historical evaluation is to determine whether an age-eligible property meets the criteria for historic listing. Because this work was completed pursuant to CEQA, all resources discovered during the field survey require evaluation for California Register of Historical Resources (CRHR). The property was also evaluated for National Register of Historic Places (NRHP) eligibility.

National Register of Historic Places

In conjunction with the following NRHP criteria, sites must be assessed for integrity of location, design, setting, materials, workmanship, feeling, and association. A site may be considered eligible to the NRHP if it retains sufficient integrity of the elements listed above and it:

- (a) is associated with events that have made a significant contribution to the broad patterns of our history;
- (b) is associated with the lives of persons significant in our past;
- (c) embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;
- (d) yields, or may be likely to yield, information important to the prehistory or history of the area/region.

California Register of Historical Resources

The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources" (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated. The CRHR also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Evaluation

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: The Bay Terrace School/Theatre is associated with events that have made a significant contribution to the broad patterns of our history. It was constructed as a response to a World War I-era population surge in Vallejo, as part of a neighborhood built by the federal government to accommodate the additional Mare Island workers required by the war effort. The neighborhood and school allowed the local population to expand during this period, and became an important Vallejo neighborhood. Therefore, the property is recommended eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The Bay Terrace School/Theatre is not associated with the life of a person important to our history. Research has revealed no association with important historical figures. Therefore, the theater building is not recommended eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The Bay Terrace School/Theatre is eligible for its architecture. It was designed by distinguished San Francisco architect George W. Kelham, and exhibits the classically-inspired architecture seen in many of his landmark designs. Although modest in size and simple compared to his high-profile corporate and institutional works, the building nevertheless demonstrates his skill as a designer. Its strict symmetry and careful proportions lend seriousness and formality to the relatively small building. Kelham employed the deeply-recessed massive arch and classical ornamental features to create an elegant entrance. These features allow the building to convey the importance of education and the power of the federal government. Meanwhile, his use of inexpensive materials like stucco and wood allowed the building to be constructed within a modest budget. The building's T-shaped plan responds to its site, maximizing the hilly, irregular-shaped parcel. Kelham also utilized extensive interior decorative features as well as large windows and skylights designed to maximize natural light. For these reasons, the property is eligible to the NRHP, and CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. Schools are well-understood building types, and therefore, the Bay Terrace School/Theatre does not appear to be a principal source of important information in this regard.

Historic integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its historic period. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Loss of integrity, if sufficiently great, overwhelms significance, rendering a property ineligible for historic listing. Bay Terrace School/Theatre has not been moved and therefore retains integrity of location. The composition of elements that constitute the

form, plan, space, structure, and style of the building are unaltered or only slightly altered; therefore, the building retains integrity of design. The building was constructed along with the surrounding neighborhood, which has been altered only slightly in the intervening century, the property therefore retains integrity of setting. The building's integrity of materials and workmanship is evident in the survival of interior and main façade details. The property retains sufficient significant physical characteristics from its original construction to convey its historic qualities and therefore retains integrity of feeling. The conversion of the building from a school to theatre has allowed the building to be converted to a compatible new use that allows it to convey its integrity of association. Therefore, the building conveys its historic significance through all seven aspects of integrity.

The Bay Terrace School/Theatre is recommended eligible for listing on the NRHP and CRHR and is therefore a historic resource under CEQA. It is also recommended eligible for local listing in the City of Vallejo.

Preparer's Qualifications

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and HAER recordation. The North Bay region is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Oregon, and New York. In addition to my work with historic-period residential, agricultural, and commercial properties for private clients, I have evaluated post offices, military bases, university campuses, hospitals, church properties, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Please contact me by phone at 707/290-2918 or e-mail at kara.brunzell@yahoo.com with any questions or comments.

Sincerely,



Kara Brunzell, M.A.
Brunzell Historical

Attachments: DPR 523 forms, Bay Terrace School/Theatre, Vallejo, California

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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*Resource Name or # (Assigned by recorder) Bay Terrace Theatre

P1. Other Identifier: 51 Daniels Avenue

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Solano County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Mare Island **Date** 2018 **T** ____; **R** ____; ____ **1/4 of Sec** ____; ____ **B.M.**

c. Address 51 Daniels Avenue **City** Vallejo **Zip** 94590

d. UTM: (give more than one for large and/or linear resources) **Zone** 10; 563877 mE/ 4219146 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The building at 51 Daniels Avenue is located in a primarily residential Vallejo neighborhood just east of the Napa River. The building is T-shaped and clad in stucco. A parapet conceals a gabled roof form in the center and sawtooth roof on the wings. Fenestration consists of multiple-light double-hung wood sash. The main entrance is located in the east elevation of the building's tall center volume, where the building's decorative features are concentrated. Projecting slightly in front of the two long wings, the center volume has a decorative shaped parapet with entablature below. The entryway is deeply recessed within a massive arch topped with an ornamental scrolled keystone. The arch is supported by Doric columns topped with a second entablature (continued across the façade) separating the door from the window in the upper arch above. The entrance has of a set of double doors topped with transom, dentil moulding and entablature. The wood-frame doors are fully glazed, but the glass has been painted over. There are four pilasters and two nine-light accent windows with entablature flanking the recessed entryway. A set of concrete steps with a metal handrail in the center leads up to the entryway (continued, p. 3).

***P3b. Resource Attributes:** (List attributes and codes) HP10. Theater

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Photograph 1: East (main) elevation, camera facing southwest, July 18, 2019.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

1919, Architect and Engineer

***P7. Owner and Address:**

Mira Theatre Guild

51 Daniels Avenue

Vallejo, CA 94590

***P8. Recorded by:** (Name, affiliation, address)

Kara Brunzell

Brunzell Historical

1613 B Street

Napa, CA 94559

***P9. Date Recorded:** July 18, 2019

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other

sources, or enter "none.") Historical Evaluation of 51 Daniels Avenue, Vallejo, California.

***Attachments:** NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record

☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

☐ Other (list) _____

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Primary # _____
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*Recorded by Kara Brunzell

*Date: July 18, 2019 ☒ Continuation ☐ Update

B1. Historic Name: 51 Daniels Avenue

B2. Common Name: 51 Daniels Avenue

B3. Original Use: elementary school B4. Present Use: theater

***B5. Architectural Style:**

***B6. Construction History:** (Construction date, alteration, and date of alterations) Original construction, 1919

Interior Remodel, replacement of auditorium seats, installation of HVAC c1963 – 1967

Rear addition, c1990

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

***B8. Related Features:** _____

B9. Architect: George W. Kelham b. Builder: Unknown

***B10. Significance: Theme** Residential/institutional development **Area** Vallejo

Period of Significance 1919 **Property Type** School/Theatre **Applicable Criteria** A/1 and C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

51 Daniels Avenue is recommended eligible for listing on the National Register of Historic Places (NRHP) or the California Register of historical Resources (CRHR) (see continuation sheet).

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

(See Footnotes)

B13. Remarks:

***B14. Evaluator:** Kara Brunzell

***Date of Evaluation:** July 18, 2019

(This space reserved for official comment.)

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***P3a. Description: (continued):**

Small multiple-light windows on the upper floor of north and south elevations of the central volume overlook the lower-height recessed wings. The lower entablature of the central volume is carried onto the wings below the simple parapet. Eight-over-twelve windows are arranged in symmetrical pairs.

North and south elevations lack entrances or fenestration. Each has a centered blind arch.



Photograph 2: Detail, main entrance, east elevation, camera facing west, July 18, 2019.

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Photograph 3: South and east elevations, camera facing northwest, July 18, 2019.



Photograph 4: South and east elevations, camera facing northwest, July 18, 2019.

The rear of the building lacks the decorative features exhibited on the main façade. Windows are eight-over-twelve wood sash in the north and south wings with small hopper-style windows on the small square volumes that hold the restrooms. A third long wing extends

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to the west from the center entry volume. The west end of this rear wing features an addition clad in vertical-groove plywood. There are a number of entrances distributed around all three wings at the back of the building, accessed by staircases or accessible ramps.



Photograph 5: West elevation of back wing, camera facing east, July 18, 2019.



Photograph 6: West elevation and north elevation of back wing, camera facing east, July 18, 2019.

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Photograph 7: North and west elevations, camera facing southeast, July 18, 2019.

The interior exhibits original design features throughout the public spaces including wood floors, wainscoting, chair and picture rails, paneled wood doors, and crown moulding. Skylights in corridors (originally lit by glazed portions of the sawtooth roof) are extant but have been painted over. Primary spaces include lobby, bathrooms, corridors, and a green room (originally a classroom), as well as the main auditorium. The only substantial alteration is the ducts that have been installed on the upper walls of original classrooms. The auditorium has rows of folding seats which date from the renovation in the 1960s and a high peaked ceiling with wood paneling. The stage is framed with moulding that includes a column on each side and a large keystone. The auditorium doorway is elaborated with dentil moulding and entablature like the exterior doorway. Original classrooms feature coffered ceilings which originally included skylights and abundant natural light from the large paired windows. The building has a large basement which is primarily utilitarian and lacks decorative features. Other non-public spaces, like the auditorium projection booth, backstage area, and interior stairways, are also utilitarian.

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Photograph 8: Office near lobby, July 18, 2019.



Photograph 9: Lobby, July 18, 2019.

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Photograph 10: View from lobby toward auditorium, July 18, 2019.



Photograph 11: Corridor, July 18, 2019.

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Photograph 12: Corridor, July 18, 2019.



Photograph 13: Women's restroom, July 18, 2019.

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Photograph 14: View to lobby from theater, July 18, 2019.



Photograph 15: Stage in theater, July 18, 2019.

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Photograph 16: View of theater from stage, July 18, 2019.



Photograph 17: Entrance to green room, July 18, 2019.

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Photograph 18: Green room, July 18, 2019.

B10. Significance (continued):

The original inhabitants of the Vallejo area were members of the Coast Miwok and Patwin tribes. In 1833, General Mariano Vallejo passed through the area on his way to set up a headquarters in Sonoma on behalf of the Mexican government. As military commander of Mexico's northern frontier, Vallejo received vast land grants from the Mexican government in the 1830s. Rancho Suscol, which included the land on which the town of Vallejo was built, was one of these large grants. After California became part of the United States in 1850, General Vallejo offered 156 acres adjacent to the Carquinez Strait as a site for the state capital, and the grateful legislature named the town Vallejo in the General's honor. John B. Frisbie, who was General Vallejo's son-in-law, commissioned a surveyor to lay out a town and built a house in Vallejo. The California State Legislature came to Vallejo in 1852, but soon abandoned the mostly-undeveloped town for Benicia and finally Sacramento. This emptied the nascent village of most of its population, but Vallejo received a more lasting government sponsor just two years later when the US Navy established its first West Coast base and eventually a major shipyard on Mare Island. This was the start of a 142-year relationship between the navy and the town. Vallejo grew slowly after the arrival of the navy, with hotels, churches, a wharf, and a telegraph line opening in the late 1850s. Vallejo soon became a flourishing town and incorporated in 1867.¹

With its strategic location on the Napa River and Carquinez Strait, Vallejo became a center of trade and shipping, especially after the railroad arrived in 1860. Its perfect position at the confluence of two major rivers and San Francisco Bay made it the ideal choice for the western terminus of the transcontinental railway. By the late nineteenth century, the town had a population of over 8,000, and was thriving economically with the support of US Naval spending. As US power began to reach overseas in the 1910s, the navy grew and so did Vallejo. Vallejo's Filipino community dates from this period, when the Philippines became an American territory and its citizens were allowed to move to the United States with few restrictions. Early twentieth-century Vallejo was something of a company town, where almost every family had someone employed on Mare Island in one way or another. World War II transformed Vallejo, as the town tripled in population in response to the increased shipbuilding and other military activity at Mare Island. As in other California towns, Vallejo's

¹ *History of Napa and Solano Counties, California: From the Earliest Settlement to the Present Time* (Chicago: The S.J. Clarke Publishing Co., 1926), p. 81 – 82; Marguerite Hunt, *History of Solano County, California* (Chicago: The S. J. Clarke Publishing Co., 1926); Thomas Jefferson Gregory, *History of Solano and Napa Counties, California, with Biographical Sketches of the Leading Men and Women of the Counties Who Have Been Identified with Its Growth and Development from the Early Days to the Present Time* (Napa County: Historic Record Company), 1912, p. 90; Sharon McGriff-Payne, *African Americans in Vallejo* (Charleston: Arcadia Publishing, 2012), p. 7 – 8.

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diversity increased during the war as people of all races relocated to answer the call to war work. Beginning in the 1940s, thousands of African Americans moved to Vallejo. Although they fled bigotry in the South, black people found discriminatory practices in Vallejo as well. They were denied access to government housing, the Vallejo school district refused to hire black teachers, and in the 1960s black women were denied retail jobs, all due to racial biases. Vallejo's African Americans challenged such practices by filing grievances and organizing boycotts, among other methods. Growth continued after the war as the Bay Area's network of highways and bridges made Vallejo an attractive home for commuters. Industrial activity declined during the postwar period, and the Mare Island base closed in 1996, and Vallejo has struggled to recover economically in the intervening decades. By 2010, Vallejo was a highly-diverse city of nearly 118,000 where more than 60% of residents were homeowners.²

Mira Theatre Guild

The Mira Theatre Guild is the longest lasting theatrical group in Vallejo's history. The group was formed on the Mare Island Naval Shipyard during World War II by the men and women stationed on the island. They originally performed in gymnasiums and parks. In 1947, the group was chartered as an independent organization, although the Mare Island Recreation Association continued to sponsor them. They gained popularity from 1947 to 1948 with four well-known plays, leading to Mira's golden age in the 1950s and '60s. They performed in various local auditoriums until they purchased 51 Daniels Avenue in 1963, a move organized by members Dollie and Richard Nunn. Under the leadership of the Nunn's, the plays shifted from light comedy and musicals to a focus on dramatic plays.³

George W. Kelham

George William Kelham was born in Manchester, Massachusetts to Daniel and Mary Kelham in 1871. His older brother, Frederick Kelham, obtained a law degree from Harvard University, and although George Kelham claimed he had an architecture degree from Harvard, there is no evidence of any such attendance at the elite university. Kelham first worked as a clerk in Boston. It is believed that Kelham's next employer was an architectural firm in the same location before he moved to New York City to work for the prestigious Trowbridge and Livingston firm. In late 1906 or early 1907, this firm sent Kelham to San Francisco to supervise the Palace Hotel's construction. He went on to have a prominent architectural career in the Bay Area, and was recognized for professional accomplishments such as his 1912 – 1915 chairman position on the Architectural Committee of the Panama-Pacific International Exposition. Kelham designed landmark early skyscrapers in San Francisco including the Russ and Shell buildings. He was also known for his position as the Vice-President of the San Francisco Society of Architects, his work on the University of California, Berkeley, and his design of the earliest Romanesque Revival buildings at UCLA. Kelham lived in San Francisco with his wife, Katherine, his son, Bruce, and various servants. He died in 1936.⁴

War Housing Project

With the great influx of workers needed during World War I, resources became scarce both on Mare Island and the nearby town of Vallejo. Conditions were so dire that soldiers were leaving their positions due to lack of living accommodations. Because of this, The United States Housing Corporation funded Project Number 581, which focused primarily on housing civilian employees. Two sites were secured, one primarily for dormitories and the other primarily for houses. In the original housing plan provisions were made for a community hall, a ferry to transport soldiers to Mare Island, and two schools, one being at 51 Daniels Avenue. They left room for other community buildings, such as churches, movie theatres, and stores. Two-story detached houses as well as apartments and duplexes to shelter 227 families were planned. The neighborhood, initially called the Georgetown Annex to Vallejo, was sited in a hilly area and laid out with winding streets that followed the contours of the land. Every technical aspect of the neighborhoods was planned out: the street widths were required to be 20 to 30 feet, 100 gallons of water per capita per day were allotted to all families, 4 to 6 inch gas mains were planned for heating and lighting, evergreens were chosen as the tree of choice, and the color schemes of the houses were unified. By 1920, the neighborhood and school were being referred to as "Bay Terrace," after the US Postal Service objected to the use of Georgetown

² James E. Kern and Vallejo Naval and Historical Museum, *Vallejo* (Charleston: Arcadia Publishing, 2005), p. 3 – 5; Mel Orpila, *Filipinos in Vallejo* (Charleston: Arcadia Publishing, 2005), p. 9; Lyman L. Palmer, *History of Napa and Lake Counties, California* (San Francisco: Slocum, Bowen, & Company, 1881), p. 86 – 87; U.S. Census Records, Vallejo, California, 1870 – 1940; Polk City Directories, Vallejo, California, 1871 – 1904.

³ *Vallejo Times-Herald*, 1995, clipping file from Vallejo Naval and Historical Museum; Nancy Dinger, "Mira Mira on the Wall – Oh, the Tales This Theatre Can Tell," Historical Articles of Solano County, 29 February 2004, accessed 17 August 2019, <http://www.solanoarticles.com/history/index.php/vhcdb/489>.

⁴ United States Federal Census, 1880, Massachusetts; Alan Michelson, "George William Kelham (Architect)," PCAD, accessed 25 August 2019, <http://pcad.lib.washington.edu/person/294/>; Cirrus Robert Wood, "His Castles Outlive Their Kings: How Cal's Architect Shaped and Scraped the Skyline," *California Magazine*, 2 November 2015.

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(which was the name of another California town). By 1920, Vallejo had acquired the nickname “city of cash” and boasted a population nearly 50% larger than in 1910.⁵

Bay Terrace School/Theatre

51 Daniels Avenue was originally constructed during World War I by the United States Housing Corporation. Currently known as the Bay Terrace or Mira Theatre, this building was designed by George W. Kelham as an elementary school for a federally funded housing project. Although the school as built was somewhat different than Kelham’s published rendering (which showed a peaked roof with decorative cupola), features like the plan and highly decorative entry volume remained. It was used as an elementary school for children living in the neighborhood workers’ housing units, and around 180 students attended annually during the 1920s and 1930s. When the population of Vallejo surged in 1941 as the US prepared for war once again, Bay Terrace school more than doubled its enrollment in a single year. The building was determined unfit for schooling after an earthquake around 1959 and was used as a US Army Reserve training center and armory until it was purchased by Mira Theatre Guild in 1963. An act of Congress was needed for the Vallejo School District to acquire permission to sell the building to the guild. The Mira Theatre Guild reportedly spent three to four years renovating and remodeling 51 Daniels Avenue after their purchase. Many structural repairs were needed, including new heating and air conditioning systems, electrical work, and structural members, as well as alterations such as the auditorium stage, seating, and décor. Their first show opened February 23, 1968. Since then the building has housed four Mira Theatre shows a year, with Vallejo’s first legitimate theatre becoming a prominent community center. However, the building that allowed this group to thrive also posed certain challenges to its owners.⁶

Working with this building meant a constant responsibility to repair and remodel for the Mira Theatre Guild. For example, in 2004, members complained of leaks, electrical problems, and a need to pave the parking lot. Later, in 2008, Vallejo’s city code enforcement levied a \$2,200 fine against the building without prior warning. Members of the Guild explained that the dilapidation had been caused by a lack of volunteers and funds and emphasized the challenge the city’s fine and deadline had posed. Nevertheless, the organization overcame the setback through enlisting volunteers to complete a variety of clean-up tasks, such as repairing window panes and mowing the lawn.⁷

⁵ *Report of the United States Housing Corporation, Houses, Site-planning, Utilities, 213-214; “Vallejo Shows Big Increase,” Sacramento Union, 9 April 1920.*

⁶ William C. Hays, A.I.A., “The Vallejo Housing Scheme: United States Housing Corporation’s Project No. 581,” *Architect and Engineer of California*, January 1919, p. 45; *Vallejo Times-Herald*, 1968, clipping file from Vallejo Naval and Historical Museum; “Vallejo School Enrollment Rises 1094 since 1940,” *Napa Journal*, 29 August 1941.

⁷ Dingler, *Vallejo Times-Herald*, 2008, accessed 17 August 2019.

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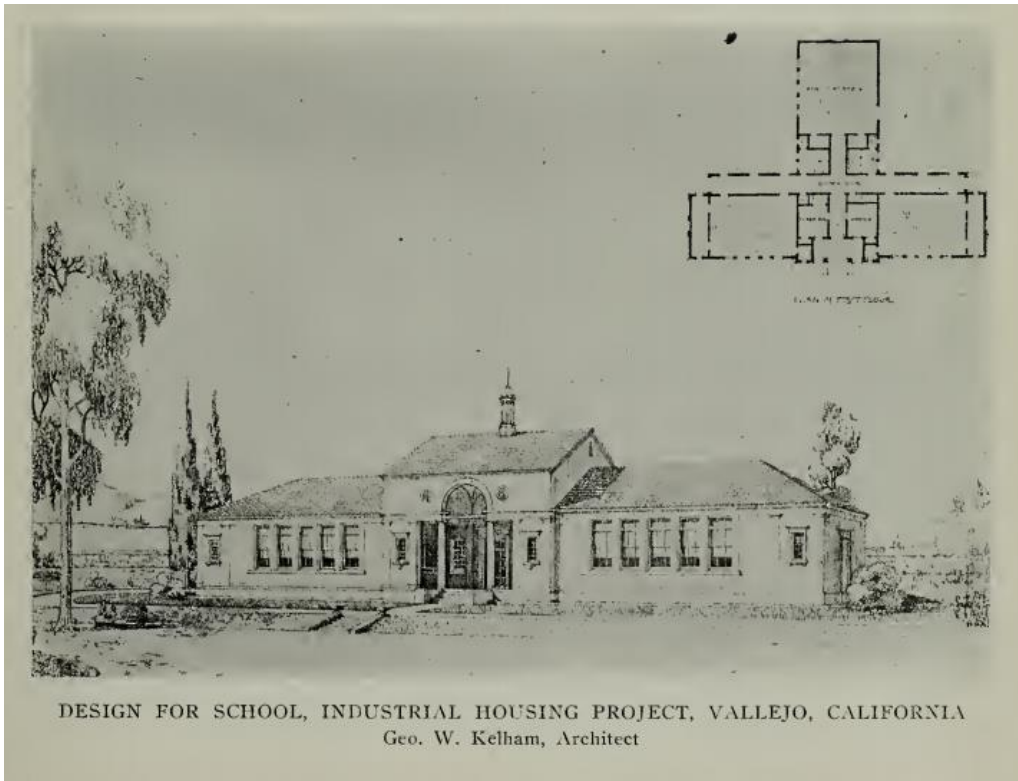


Figure 1: Architect's Rendering of Bay Terrace School, *Architect and Engineer*, 1919.

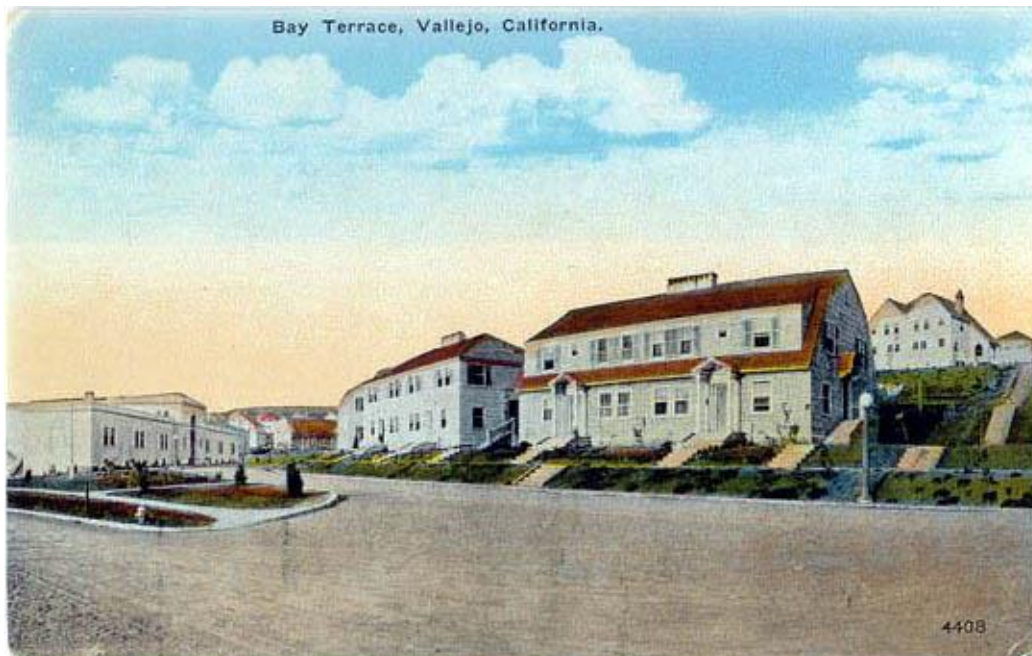


Figure 2: Postcard showing Bay Terrace neighborhood with 51 Daniels Ave left of frame, c1920.

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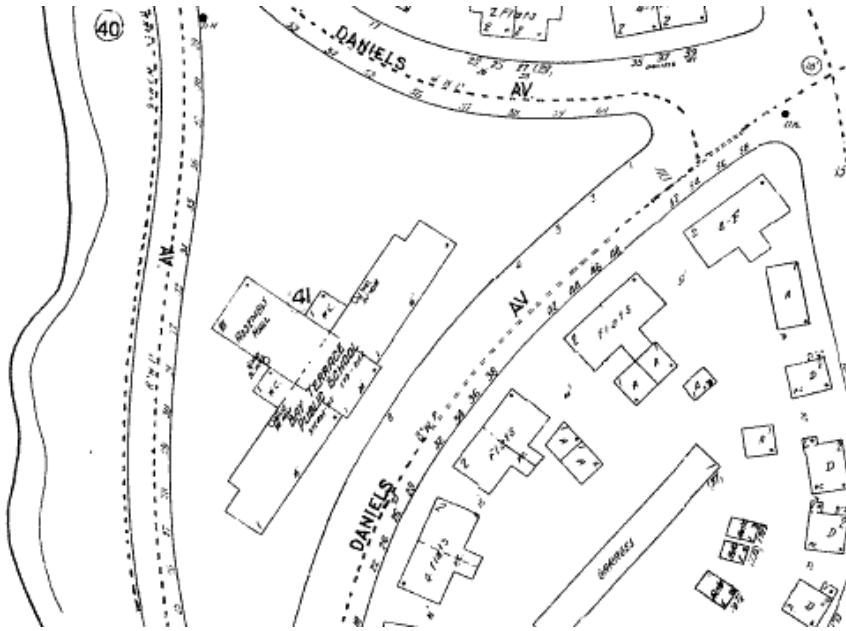


Figure 4: Vallejo Sanborn Map showing original Bay Terrace Public School building, 1919-1950.

Evaluation:

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: The Bay Terrace School/Theatre is associated with events that have made a significant contribution to the broad patterns of our history. It was constructed as a response to a World War I-era population surge in Vallejo, as part of a neighborhood built by the federal government to accommodate the additional Mare Island workers required by the war effort. The neighborhood and school allowed the local population to expand during this period, and became an important Vallejo neighborhood. Therefore, the property is recommended eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The Bay Terrace School/Theatre is not associated with the life of a person important to our history. Research has revealed no association with important historical figures. Therefore, the theater building is not recommended eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The Bay Terrace School/Theatre is eligible for its architecture. It was designed by distinguished San Francisco architect George W. Kelham, and exhibits the classically-inspired architecture seen in many of his landmark designs. Although modest in size and simple compared to his high-profile corporate and institutional works, the building nevertheless demonstrates his skill as a designer. Its strict symmetry and careful proportions lend seriousness and formality to the relatively small building. Kelham employed the deeply-recessed massive arch and classical ornamental features to create an elegant entrance. These features allow the building to convey the importance of education and the power of the federal government. Meanwhile, his use of inexpensive materials like stucco and wood allowed the building to be constructed within a modest budget. The building's T-shaped plan responds to its site, maximizing the hilly, irregular-shaped parcel. Kelham also utilized extensive interior decorative features as well as large windows and skylights designed to maximize natural light. For these reasons, the property is eligible to the NRHP, and CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. Schools are well-understood building types, and therefore, the Bay Terrace School/Theatre does not appear to be a principal source of important information in this regard.

Historic integrity is defined as the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during its historic period. There are seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Loss of integrity, if sufficiently great, overwhelms significance, rendering a property ineligible for historic listing. Bay Terrace

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School/Theatre has not been moved and therefore retains integrity of location. The composition of elements that constitute the form, plan, space, structure, and style of the building are unaltered or only slightly altered; therefore, the building retains integrity of design. The building was constructed along with the surrounding neighborhood, which has been altered only slightly in the intervening century, the property therefore retains integrity of setting. The building's integrity of materials and workmanship is evident in the survival of interior and main façade details. The property retains sufficient significant physical characteristics from its original construction to convey its historic qualities and therefore retains integrity of feeling. The conversion of the building from a school to theatre has allowed the building to be converted to a compatible new use that allows it to convey its integrity of association. Therefore, the building conveys its historic significance through all seven aspects of integrity.

The Bay Terrace School/Theatre is recommended eligible for listing on the NRHP and CRHR and is therefore a historic resource under CEQA.



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

I. PROJECT INFORMATION

Item No. 13-B

DATE OF MEETING: June 4, 2020

PROJECT NUMBER: Certificate of Appropriateness (COA) #19-0027

PREPARED BY: Cesar Orozco, Associate Planner

PROJECT LOCATION: 247 Ohio Street / APN: 0055-101-250

APPLICABLE ZONING CODE SECTION(S): Certificate of Appropriateness (Vallejo Municipal Code Section 16.38.290, 16.14.060, 16.38.310)

PROJECT SUMMARY: A request to construct a 1,057 square-foot, two-story single-family residence with 754 square feet of new landscaping within the St. Vincent's Historic District.

CEQA DETERMINATION: The project is categorically exempt pursuant to Section 15303(a) of the California Environmental Quality Act (CEQA) Guidelines (Class 3: "New Construction or Conversion of Small Structures"). Therefore, no further environmental review is required.

RECOMMENDATION: Staff recommends that the Architectural Heritage and Landmark Commission adopt Resolution 20-04 to **APPROVE** COA#19-0027.

PROJECT DATA SUMMARY

APPLICANT: Kings Wealth Inc.
c/o: Edmond Choy
333 Hegenberger Road Suite 200
Oakland, CA 94621

PROPERTY OWNER: Tina Tsang
257 Flornoy Street
San Francisco, CA 94112

GENERAL PLAN DESIGNATION: P-SF – Primarily Single-family

ZONING DISTRICT: Low Density Residential (LDR)
HISTORIC DISTRICT: St. Vincent's Historic District

EXISTING LAND USE:	Vacant residential Lot
SURROUNDING LAND USE:	North - Single-Family Residential South - Single-Family Residential East - Single-Family Residential West - Single-Family Residential
LOT AREA:	2,795 square feet
TOTAL FLOOR AREA:	1,057 square feet
PARKING REQUIREMENTS/ PROVIDED:	2 off-street/ 2 off-street, two covered and one uncovered.

II. PROJECT DESCRIPTION

A. Background

Edmond Choy, representing Tina Tsang, has submitted an application for a Certificate of Appropriateness to construct a single-family residence at 247 Ohio Street. The timeline for the application is as follows:

Table 1 – Project Timeline	
Date	Action / Event
August 22, 2019	The applicant Edmond Choy, filed an application for a Certificate of Appropriateness.
August 26, 2019	The project plans were routed to various agencies for interdepartmental review and comment
September 12, 2019	Staff sent a 30-day Incompleteness Letter to the applicant requesting additional information to be submitted.
October 1, 2019	The applicant resubmitted plans addressing staff's comments. The project plans were routed to various agencies for interdepartmental review and comment.
October 30, 2019	Staff sent a 30-day Incompleteness Letter to the applicant requesting additional information to be submitted.
March 4, 2020	The applicant resubmitted plans addressing staff's comments. The project plans were routed to various agencies for interdepartmental review and comment.
April 3, 2019	The application was deemed complete for processing and staff confirmed via email.
May 28, 2020	A public notice was sent to the Architectural Heritage and Landmark Commission (AHLC), all active neighborhood groups within 500 feet of the subject property, property owners within 200 feet of the subject property, and to the applicant.

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

Table 2 – Required Permits			
Permit Type	Description	VMC Code Section	Review Authority
Certificate of Appropriateness	Building and site improvements	16.38.270	AHLC

Location and Land Use Context

The project site is located in West Vallejo and is surrounded by existing developments and vacant land: Ohio Street to the north with residential on the other side, Branciforte Street to the east with residential on the other side, residential to the south with National Alley to the other side and residential to the west. Highway 37 is located approximately a mile and half to the north. The immediate vicinity of the project site is characterized by existing residential developments (see Figure 1).

Figure 1 – Vicinity Map



St. Vincent's Historic District

The subject property is located within the St. Vincent's Historic District. In 2003, the St. Vincent's Historic District was added to the National Register list. The St. Vincent's Historic District is a residential neighborhood constructed mostly from the 1850's to the end of World War II. During the past 130 years, 714 primary buildings were constructed on a regular grid pattern across hilly terrain. The district includes approximately 575 parcels, about 95 percent of which have a residential use. About 542 of the dwellings within the district are single-family residences, including alley residences or second units, and 131 buildings are multi-unit or mixed use buildings. Of the 714 primary buildings, 545 contribute to the historic character of the district. Most of the other ancillary buildings are garages or sheds.

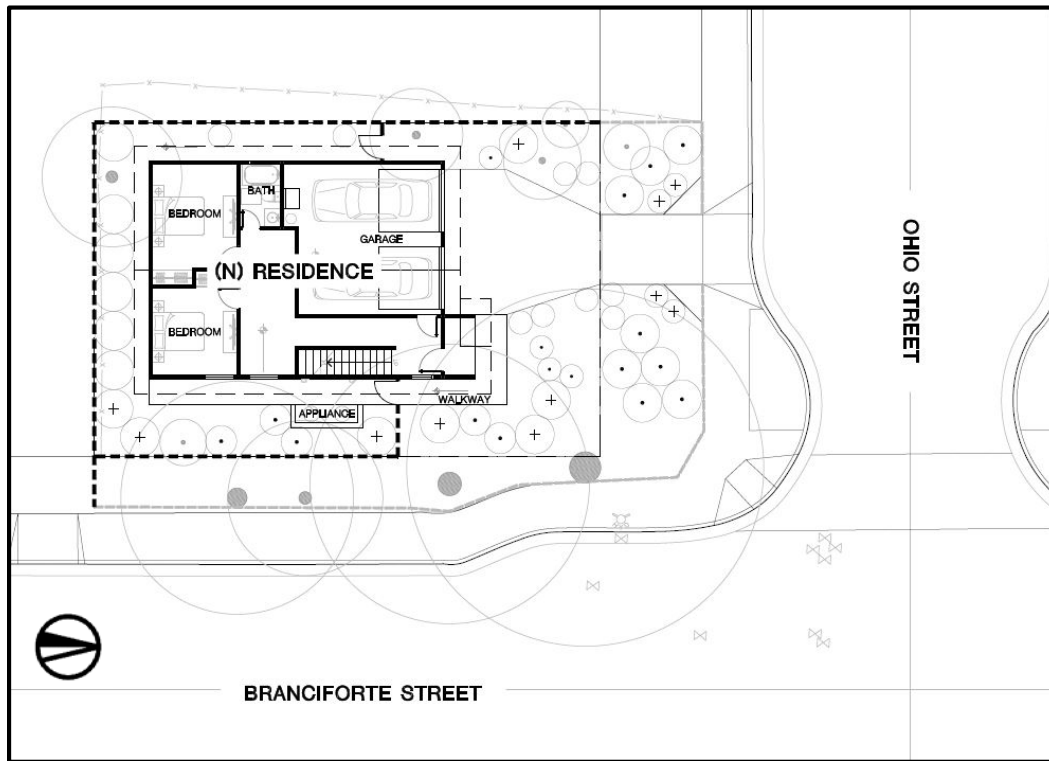
The predominant use of single-family residences accounts for the visual characteristics of the district. Many of the primary buildings are clearly separated from neighboring buildings. The parcels within the district have side yards, often quite narrow, and back yards. Building setbacks vary by construction date causing the street face to be irregular on some blocks. Many residences were constructed on the property line, while others were constructed towards the rear of the property away from the street.

Additionally, the variety of building heights, massing and scale has created a diverse visual character within the St. Vincent's Historic District. Throughout the district, different types of residences from different eras are seen, with gable, hip or flat roofs, one or two story heights, hardie board or shingle siding, and double-hung or slider windows. The St. Vincent's Historic District was created with different historical styles represented throughout the district.

B. Project Description

The project involves the construction of a new single-family residence with a total building area of 1,057 square feet and a building height of 21 feet. The residence will include five bedrooms, three bathrooms, a two car garage, a living room, dining room and a kitchen. Exterior materials include six-inch hardie board siding, a one-foot horizontal “belly band” at the second floor level, asphalt roof shingles and double-hung windows. Additionally, the applicant is proposing 754 square feet of new landscaping within the front yard and around the home (see figure 2).

Figure 2 – Site Plan



III. STAFF ANALYSIS

General Plan Consistency

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

“Primarily Single-Family (R-SF). The R-SF designation applies to residential neighborhoods primarily characterized by detached single-family homes, although some older areas also have attached dwellings and small stores. Dwellings typically have front and rear yards, as well as side setbacks. Permitted land uses include single family homes, in some instances duplexes, triplexes, fourplexes, and small commercial spaces, and

public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood..."¹

The project is consistent with the land use designation in that it involves the construction of a 1,057 square-foot single-family residence. The proposed single-family residence will be compatible with surrounding single-family residences and will not adversely affect the land uses in close proximity.

The project is also consistent with applicable General Plan 2040 policies and actions. Key policies and actions relevant to the project are shown in **bold**, followed by staff's analysis in *italic*:

- **Policy NBE-2.3 Inviting, Compatible Design. Promote attractive development that is compatible with surrounding uses.**

The proposed single-family residence being constructed with six-inch hardie board siding, a one-foot bell band, asphalt shingles and double-hung windows is compatible with the surrounding uses with the historical district in respect to the scale and mass, site location, height, materials and orientation.

- **Policy NBE-2.8 Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.**

The subject property is an underutilized vacant lot within a developed historical district The proposed single-family residence is compatible with the character of neighborhood by respecting the scale and mass, site location, height, materials and orientation.

- **Policy NBE-3.13 – Neighborhood Character. Preserve the character of existing single-family residential neighborhoods.**

The proposed single-family residence helps preserve the character of existing single-family residences within close proximity and the St. Vincent's Historic District. The proposed single-family residence contributes to the character of neighborhood by respecting the scale and mass, site location, height, materials and orientation to other residences in the 200 block of Ohio Street. The height of the proposed building is 21 feet is consistent with the average building height of 22 feet of buildings of close vicinity of the subject property. The location of the proposed building and garages are orientated towards the street to capture key characteristics of the neighborhood. Window and door placements on the proposed residence continues the established building rhythms along Ohio street.

Vallejo Municipal Code Compliance

On August 29, 2017, the City Council adopted the Interim Zoning Policy (IZP) to facilitate development that is consistent with General Plan 2040 prior to the adoption of the new Zoning Ordinance. Under the Interim Zoning Policy, General Plan 2040 land use designations correlate to existing zoning districts for the purpose of applying development regulations in reviewing projects. The IZP has pre-determined that the PSF land use designation is consistent with the Low Density Residential (LDR) zoning district.

The project site is zoned Low Density Residential (LDR). The LDR zoning district is intended to create and establish regulations for a low density residential district, in which permanent single-family residences are the principal use. Per Section 16.38.295 (B) of the Vallejo Municipal Code (VMC), basic site development standards are applicable to new construction within historic districts. The project is

¹ General Plan 2040, page 2-19

consistent with the applicable LDR standards in VMC Section 16.14.060. Key development standards are analyzed as follows:

Low Density Residential – Development Standards			
Code Section	Development Standard	Proposal	Compliant
16.14.060 (A): Max. number of units	1 unit	1 unit	Yes
16.14.060(B): Minimum lot size	5,000 square feet	2,795 square feet	No ²
16.14.060 (D): minimum required yards for corner lots	Front – 15 feet Garage (16.62.150 B) – 20 feet Side abutting street – 10 feet Side – 5 feet Rear – 5 feet	16 – feet 20 – feet 10 – feet 5 – feet 5 – feet	Yes
16.14.060 (G): Max. lot coverage	50 percent	37.8 percent	Yes
16.14.060 (F): Max. structure height	Two stories or 35 feet; whichever is less	Two Stories; 21 feet	Yes
16.14.060 (K): Parking as prescribed in 16.62:			
16.62.100 (A): Min. off-street parking spaces	Two	Four	Yes
16.62.140: Min. parking space dimensions			
- A: Uncovered	- A. 9 feet by 18 feet	- A: 9 feet by 20 feet	Yes
- D: Covered	- D: 10 feet by 20 feet	- D: 20 feet by 20 feet and 9 inches	Yes
- E. Driveway width serving one-family	- E: 10 feet or greater	- E: 9 feet	No ³
16.62.150: Parking space and area designed standards			
- B: Access to street	- B: Garage setback: 20 feet	- B: 20 feet	Yes
- I: Covered spaces	- I: One space per dwelling unit	- I: 2 spaces	Yes

² Per Section 16.80.030 of the VMC, a lot less than five thousand square feet may be used for residential purposes provided that the lot was recorded prior to the adoption of Ordinance No. 15 N.C. (March 14, 1947). Per the Solano County Recorder's office, the subject property was recorded on September 19, 1868.

³ Staff has added a condition to increase the driveway to a minimum of 10 feet to serve the single-family residence.

The intention of the LDR development standards is to provide specific development criteria. The proposed single-family residential use is permitted by right (other than AHLC approval for new structure) and is compliant with all development standards.

Additionally, VMC Section 16.70.070 ("Required Landscaping") is used to evaluate landscaping for single-family residences in residential zoning districts (the standards are in bold, and staff's determination follows in italics):

1. **Trees. At least one street tree is required for each fifty feet of street frontage or fraction thereof.**

The existing site accommodates one street tree along the 33-foot front property line. Additionally, the proposed landscaping will have an additional four street trees along the side property line.

2. **Materials. No more than fifty percent of the front yard setback shall be covered by nonporous surfaces, such as concrete, brick or asphalt, for driveways and walkways. Of the remaining portion of front setback, no more than thirty percent shall be covered by decorative nonliving materials such as sand, stone, gravel, wood or water.**

The project proposes 180 square feet of impervious surfaces, including driveways and walkways, which would cover 36 percent of the front setback. The remaining front yard setback will be landscaped; therefore, the proposed impervious surfaces will not exceed 50 percent of the front setback.

3. **Trimming. Landscaping of front yard setbacks shall be completed within six months of occupancy.**

Staff has included a condition of approval to complete all of the landscaping prior to obtaining a certificate of occupancy.

Certificate of Appropriateness

Pursuant to VMC Section 16.38.260, any new construction within the St. Vincent's Historic District requires a Certificate of Appropriateness (COA). The St. Vincent's Historic District has no formal, adopted design guidelines for new construction. In 1973, the Planning Division informally adopted "New Construction Standards" for the Architectural Heritage District. These early standards required any new construction or major exterior alterations in the Architectural Heritage District to be constructed in one of 17 traditional styles. The traditional styles ranged from several Victorian styles to Spanish or Mission Revival. Throughout the 1970's, creating replicas of a historic dwelling was common practice for new construction within historic districts.

In 1976, the Federal Government created the Secretary of the Interior's Standards for Rehabilitation ("Secretary's Standards"), which were formally published in 1978 for use in evaluating rehabilitation work in historic districts. The Secretary's Standards provided government officials, architects and homeowners with standardized guidance that could be provided country-wide when faced with rehabilitation and new construction in historic districts. In July of 1985, the AHLC waived the 1973 guidelines and informally adopted the Secretary's Standards for use in evaluating new construction within the Architectural Heritage District.

The Secretary's Standards are generally silent on entirely new structures. Nonetheless, they do include the following statements that staff has used to evaluate the proposed single-family residence (the standards are in **bold**, and staff's determination follows in *italics*):

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

The proposed single-family residence is being constructed to be visually consistent with the neighborhood due to features such as siding, roof style, and double-hung windows, yet clearly recognizable as a modern building. The building will be constructed with modern materials such as hardie board siding and metal garage doors. Recreating a false sense of historical features is discouraged with new construction. The proposed single-family residence is proposed to have similar scale and mass, height and materials as homes within the district.

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

The proposed single-family residence contributes to the character of neighborhood by respecting the scale and mass, site location, height, materials and orientation to other residences in the 200 block of Ohio Street and the St. Vincent's District in general. The height of the proposed building is 21 feet, which is consistent with the average building height of 22 feet of buildings in close vicinity to the subject property. The location of the proposed building and its garage doors are orientated toward the street to capture key characteristics of the neighborhood. The single-family residence will be visually compatible with the existing neighborhood due to the proposed materials of hardie board siding, a 12-inch "belly band" and a gable roof with asphalt shingles. Window and door placements on the proposed residence continues the established building rhythms along Ohio Street.

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

As stated above, the proposed single-family residence will not be visually incompatible or destroy historic relationships within the district or the neighborhood. The single-family residence will be visually compatible with the existing neighborhood due to the proposed materials of hardie board siding, a 12-inch "belly band" and a gable roof with asphalt shingles.

Overall, the proposed project is part of Ohio Street where there is a mix of architectural styles that range from 19th century cottages, to more opulent Victorian buildings and 1920's Spanish style cottages. The proposal will be architecturally compatible to the existing neighborhood however; it clearly will be perceived as a 21st century construction.

Certificate of Appropriateness Findings

VMC Section 16.38.310 requires the AHLC to make the following findings prior to granting a Certificate of Appropriateness (the findings s are in **bold**, and staff's determination follows in *italics*):

- With respect to property in an architectural heritage district or a historic district, that the proposed work shall not adversely affect the exterior features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback, bulk, height, color and wall of continuity; nor shall the proposed work adversely affect the special character or special historical, cultural, architectural or aesthetic interest or value of the district,** *as the proposed single-family residence contributes to the character of neighborhood by respecting the scale and mass, site location, height, materials and orientation to other residences in the 200 block of Ohio Street and the St. Vincent's District in general. The height of the proposed building is 21 feet, which is consistent with the average building height of 22 feet of buildings in close vicinity to the subject property. The location of the proposed building and its garage doors are orientated toward the street to capture key characteristics of the neighborhood. The single-family residence will be*

visually compatible with the existing neighborhood due to the proposed materials of hardie board siding, a 12-inch “belly band” and a gable roof with asphalt shingles. Window and door placements on the proposed residence continues the established building rhythms along Ohio Street. Additionally, the proposed work will not adversely affect the special character or value of the district.

IV. Environmental Review

Following a review of the project, staff has determined that it is exempt from the requirements of the California Environmental Quality Act (CEQA). Under CEQA, the State has identified classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA. The project is categorically exempt pursuant to Section 15303 Class 3: “New Construction and Conversion of Small Structures” of the CEQA Guidelines. Construction of a new single-family residence will not significantly affect the environment of the existing site. Furthermore, the City has considered whether or not any of the exceptions found under Section 15300.2 of the CEQA Guidelines exist, which would preclude the project from being categorically exempt from CEQA. The project is consistent with Section 15300.2 as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource. Therefore, no further environmental review is required.

V. NOTICING AND PUBLIC COMMENTS

Pursuant to VMC Section 16.38.290 (D), notice of this hearing was sent to all property owners within 200 feet of the subject property and to applicable neighborhood groups on May 28, 2020. Staff has not received any comments or questions from the public on the application as of writing this staff report.

VI. CONCLUSION / STAFF RECOMMENDATION

Based on the analysis contained in this staff report and the project’s consistency with General Plan 2040 and the Vallejo Municipal Code, staff recommends that the AHLC **APPROVE** Certificate of Appropriateness (COA)) #19-0027 based on the findings and provided in the attached Resolution No. AHLC 20-04 and subject to the Conditions of Approval provided as Exhibit A to Resolution No. AHLC 20-04.

VII. EXPIRATION

Pursuant to VMC Section 16.38.318, approval of this Certificate of Appropriateness shall expire automatically 18 months after its approval unless authorized construction has commenced prior to the expiration date (December 4, 2021 if approved at this meeting and not appealed).

VIII. APPEAL PROCEDURE

Pursuant to VMC Section 16.38.330, the applicant or any party adversely affected by the decision of the AHLC may, within ten days after the rendition of the decision appeal in writing to the City Council by filing a written appeal with a fee of \$1,243 dollars with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the appellant believes he or she is adversely affected by the decision. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

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

IX. ATTACHMENTS

1. Resolution No. AHLC 20-04
 - Exhibit A – Conditions of Approval
2. Project Plans

ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

RESOLUTION NO. AHLC 20-04

**A RESOLUTION RECOMMENDING THAT THE
ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION
APPROVING A CERTIFICATE OF APPROPRIATENESS (COA) #19-0027 TO ALLOW
THE CONSTRUCTION OF A 1,057 SQUARE-FOOT SINGLE-FAMILY RESIDENCE
LOCATED AT 247 OHIO STREET.**

APN: 0055-101-250

I. GENERAL FINDINGS

WHEREAS, August 22, 2019 an application was filed by Edmon Choy seeking approval for a Certificate of Appropriateness ("COA") to construct a 1,057 square-foot single-family residence (the "Project") located at 247 Ohio Street; and

WHEREAS, per Section 16.38.260(B) of the Vallejo Municipal Code (VMC), a is required for projects within the St. Vincent's Historic District; and

WHEREAS, the City of Vallejo Architectural Heritage and Landmarks Commission ("AHLC") conducted a duly noticed public hearing consider the COA application on June 4, 2020, at which testimony and evidence, both written and oral, were presented to a considered by the Architectural Heritage Landmarks Commission; and

WHEREAS, based on evidence received at the public hearing and in staff's report to the AHLC, the AHLC makes the following factual findings:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS

WHEREAS, the Project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 Class 3 (New Construction and Conversion of Small Structures) in that CEQA applies to project that can potentially have a significant effect on the environment. Therefore, no further environmental review is required. Furthermore, the City has considered whether or not any of the exceptions found under Section 15300.2 of the CEQA Guidelines exist, which would preclude the project from being categorically exempt from CEQA. The project is consistent with Section 15300.2 as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource. Therefore, no further environmental review is required.

**III. FINDINGS RELEVANT TO THE CERTIFICATE OF APPROPRIATENESS FOR PROJECT
APPROVAL AND FOR DETERMINATION OF PROJECT CONSISTENCY WITH APPLICABLE
GENERAL PLAN**

WHEREAS, the criteria for COA has been met in accordance with Vallejo Municipal Code Section 16.38.310 as follows:

- A. **With respect to property in an architectural heritage district or a historic district, that the proposed work shall not adversely affect the exterior features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback, bulk, height, color and wall of continuity; nor shall the proposed work adversely affect the special character or special historical, cultural, architectural or aesthetic interest or value of the district; as the proposed single-family residence contributes to the character of neighborhood by respecting the scale and mass, site location, height, materials and orientation to other residences in the 200 block of Ohio Street and the St. Vincent's District in general. The height of the proposed building is 21 feet, which is consistent with the average building height of 22 feet of buildings in close vicinity to the subject property. The location of the proposed building and its garage doors are orientated toward the street to capture key characteristics of the neighborhood. The single-family residence will be visually compatible with the existing neighborhood due to the proposed materials of hardie board siding, a 12-inch "belly band" and a gable roof with asphalt shingles. Window and door placements on the proposed residence continues the established building rhythms along Ohio Street. Additionally, the proposed work will not adversely affect the special character or value of the district.**

NOW, THEREFORE, BE IT RESOLVED, that the AHLC hereby **APPROVES**, COA #19-0027 based on the findings contained herein and subject to the Conditions of Approval attached as Exhibit A to the Resolution.

IV. VOTE

PASSED AND ADOPTED at a regular meeting of the Architectural Heritage and Landmarks Commission of the City of Vallejo, State of California, on the 4th day of June 2020, by the following vote to-wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

Angela McDonald, Chairperson
City of Vallejo Architectural Heritage and Landmarks Commission

Aaron Sage, Secretary
City of Vallejo Architectural Heritage and Landmarks Commission

**CONDITIONS OF APPROVAL
CERTIFICATE OF APPROPRIATENESS (COA) #19-0027
247 OHIO STREET
APN: 0055 – 101 – 250**

PROJECT DESCRIPTION

The approval is the construction of a new single-family residence with a total building area of 1,057 square feet and a building height of 21 feet. The residence will include five bedrooms, three bathrooms, a two car garage, a living room, dining room and a kitchen. Exterior materials include six-inch hardie board siding, a one-foot horizontal “belly band” at the second floor level, asphalt roof shingles and double-hung windows. Additionally, the applicant is proposing 754 square feet of new landscaping within the front yard and around the home.

A. Planning Division

Staff Contact: Cesar Orozco, (707) 648-5436, cesar.orozco@cityofvallejo.net

Pre-Building Permit:

1. Prior to building permit issuance, submit a numbered list to the Planning Division with a written response on how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project. The approved COA will be included in the permit set after the cover sheet with each condition listed and how the applicant will address each condition in writing.
2. Prior to building permit issuance, the Planning Division shall confirm that the building permit drawings and subsequent construction substantially conform with the approved Planning application drawings.
3. Prior to building permit issuance, submit 3 sets of landscaping plans prepared by a registered landscape architect to the Planning Division for review and approval. The requirement for a registered landscape architect may be waived at the discretion of the Planning Manager. Landscape plans shall comply with Chapter 16.70 (VMC), and are to include the following:
 - a. Location, species and size of all mature trees six inches in trunk diameter or greater;
 - b. Replacement of any mature trees to be removed;
 - c. One City-approved street trees to be planted at least 6 feet from any sewer line;
 - d. Specification of low-growth-type species adjacent to doors, windows, and walkways;
 - e. Low-water-using and drought-resistant plant materials;
 - f. Screening of the required backflow preventers;
 - g. All trees to be a minimum of 15-gallon, double staked; at least 50 percent of the proposed shrubs shall be a minimum of 5-gallon;
 - h. Irrigation plan indicating all components of the irrigation system including sprinklers and other outlets, valves, backflow prevention devices, controllers, piping and water usage.

Overall Project:

4. All vents, gutters, downspouts, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface.

5. All mechanical equipment and utility meters shall be screened in a manner approved by the Planning Division. Electrical transformers shall be screened or placed underground.
6. Proposed landscaping shall be completed prior to obtaining certificate of occupancy.
7. Required landscaping shall be maintained in a neat, clean, and healthy condition. This shall include pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
8. All roof-mounted mechanical devices and their components such as air conditioners, heating equipment, exhaust fans, vents or ducts, or similar equipment shall be screened from view in a manner approved by the Planning Division. All wall-mounted air conditioners shall be flush mounted.
9. Obtain an inspection from the Planning Division prior to occupancy/final building inspection. All inspections require a minimum 24-hour notice. Occupancy permits shall not be granted until all construction and landscaping is completed and finalized in accordance with the approved plans and required conditions of approval or a bond has been posted to cover all costs of the unfinished work as agreed to by the Planning Manager.
10. Construction-related activities shall be limited to between the hours of 7 a.m. and 6 p.m., Monday through Saturday. No construction is to occur on Sunday or federal holidays. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels.
11. The project shall be constructed and operated in accordance with the authorized use as described in the application materials, staff report, and approved plans [COA19-0027] (dated 1/6/2020), and as amended by the following Conditions of Approval (COA). Any additional uses or facilities other than those approved with this permit as described in the project description and the approved plans will require a separate application and approval. Any deviation from the approved drawings and COA shall require prior written approval from the Planning Manager or his or her designee.
12. The Planning Manager or his/her designee shall conduct a site visit prior to the issuance of an occupancy permit by the Building Division to confirm compliance with approved plans, conditions of approval, and code requirements.
13. The Certificate of Appropriateness shall expire 18 months from the date of approval unless construction permits are obtained and work has begun. The effective date of the permits and approvals is December 4, 2021 (if approved).
14. A request for a time extension from the expiration date of December 4, 2021 (if approved) can be considered if an application with required fee is filed at least 45 days before the original expiration date, otherwise a new application is required. A public hearing will be required for all extension applications, except those involving only Design Review. Extensions are not automatically approved. Changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law, may require, or permit denial.
15. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict

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

B. Building Division

Staff Contact: Steve Arnold, (707) 648-4387, steve.arnold@cityofvallejo.net

1. Must comply with the current Building Code and Standards.
2. Must obtain permit and pay fees.

C. Vallejo Flood and Waste Water

Staff Contact: Gus Silva, (707) 648-8949, gussilva@vallejowastewater.org

1. Must fill out Sanitary Sewer & Storm Drain Information Form and pay District Connection Fees.

D. Public Works

Staff Contact: Philip Ho, (707) 554-5902, Philip.ho@cityofvallejo.net

1. If the total new or proposed impervious surface area exceeds 2,500 square feet, applicant to submit stormwater control plan (SWCP) and comply with C.3 requirements. If the impervious area does not exceed 2,500 square feet, this condition does not apply. The site plan does not clearly identify all new or proposed impervious areas; prior to submittal of building permit plans, these areas shall be clearly identified on construction drawings.

Specific project conditions are as follows:

1. Submit directly to Public Works Department all civil drawings including but not limited to improvement plans, grading plans erosion control plans and utility plans. Plans shall have City Standard Cover Sheet. (COV, Regulations & Standard Specifications, 2011).
2. Submit engineer's cost estimate for the proposed development consistent with the City's unit price for all construction items. Deposit plan review fee when submitting the plans for review.
3. Deposit Engineering and Inspection fees when submitting plans for review.
4. The project shall comply with ADA accessibility requirements. The proposed driveway approach shall be to city current ADA standard. (VMC Chapter 16.75.030; PW22)
5. Lot drainage shall be collected onsite and conveyed by sidewalk cross drains to public street. Lot drainage shall not adversary impact neighboring property.

Standard Conditions: The following code requirement conditions will apply prior to detailed construction plans submitted to the city for review:

- PW1. **HOW PROJECT CONDITIONS SATISFIED.** Prior to building permit issuance, submit a numbered list to the **Planning Division** stating how each condition of project approval contained in this report

will be satisfied. The list should be submitted to the project planner who will coordinate development of the project.

- PW2. **PUBLIC IMPROVEMENT STANDARDS.** All public improvements shall be designed to City of Vallejo standards and to accepted engineering design standards. The **City Engineer** has all such standards on file and the Engineer's decision shall be final regarding the specific standards that shall apply. (COV, Regulations & Standard Specifications, 2011).
- PW3. **IMPROVEMENT PLANS.** Prior to building permit submittals, submit three sets of plans to the **Department of Public Works** for plan check review and approval. (Improvement or civil plans are to be prepared by a licensed civil engineer.) Plans are to include, but may not be limited to, grading and erosion control plans, improvement plans, joint trench utility, street light plans, and landscaping, irrigation and fencing plans and all supporting documentation, calculations and pertinent reports. (COV, Regulations & Standard Specifications, 2011, Section 1.1.7–A).
- PW4. **GRADING** Prior to issuance of grading permit, submit a soils report for review. An independent soils and geological review of the project may be required. The City shall select the soils engineer with the cost of the study to be borne by the developer/project sponsor. Site grading shall comply with City Municipal Code. (VMC, Chapter 12.40).
- PW5. **LINE OF SIGHT CRITERION.** In design of grading and landscaping, line of sight distance shall be provided based on Caltrans standards. Installation of fencing, signage, above ground utility boxes, etc. shall not block the line of sight of traffic and must be set back as necessary. (VMC, Section 10.14).
- PW6. **ON-SITE SOILS ENGINEER.** During grading operations, the project geologist or soils engineer and necessary soils testing equipment must be present on site. In the absence of the soils engineer or his representative on site, the **Department of Public Works** shall shut down the grading operation. (VMC, Section 12.40.080).
- PW7. **DUST AND EROSION CONTROL.** All dust and erosion control shall be in conformance with City standards and ordinances. (VMC, Sections 12.40.050 & 12.40.070).
- PW8. **COMPACTION TESTS.** Prior to building permit issuance or acceptance of grading, compaction test results and certification letter from the project soils engineer and civil engineer confirming that the grading is in conformance with the approved plans must be submitted to the **Department of Public Works** for review and approval. Test values must meet minimum relative compaction recommended by the soils engineer (usually at least 90 percent). (COV, Regulations & Standard Specifications, 2011, Section 2.4.1).
- PW9. **DRIVEWAY STANDARDS.** Entrances to any private project must be standard driveway approaches unless deviation is permitted by the **City Engineer**. (VMC, Section 10.04.260).
- PW10. **STREET EXCAVATION PERMIT.** Obtain a street excavation permit from the **Department of Public Works** prior to performing any work within City streets or rights-of-way, or prior to any cutting and restoration work in existing public streets for utility trenches. All work shall conform to City standards. (VMC, Section 10.08).
- PW11. **ENCROACHMENT PERMIT.** Prior to building permit issuance, obtain an encroachment permit from the **Department of Public Works** for all work proposed within the public right-of-way. (VMC, Section 10.16).
- PW12. **TRAFFIC CONTROL PLAN.** Prior to start of construction; submit a traffic control plan to the **Department of Public Works** for review and approval. (CA MUTCD).

PW13.**COORDINATION OF CONSTRUCTION INSPECTION.** Construction inspection shall be coordinated with the **Department of Public Works** and no construction shall deviate from the approved plans. (COV, Regulation & Standard Specification Sections 1.1.4 & 1.1.5).

PW14.**PLAN CHANGES.** The project design engineer shall be responsible for the project plans. If plan deviations are necessary, the project engineer must first prepare a revised plan or details of the proposed change for review by the **Department of Public Works** and, when applicable, by **Vallejo Flood and Wastewater District**. Changes shall be made in the field only after approval by the City. At the completion of the project, the design engineer must prepare and sign the "as built" plans. (COV, Regulation & Standard Specification Section 1.1.9).

PW15.**BONDS AND FEES.** Prior to approval of construction plans, provide bonds and pay applicable fees. Bonding shall be provided to the City in the form of a "Performance Surety" and a separate "Labor and Materials Surety" in amounts stipulated by City ordinance. (VMC, Section 15.12.090)

PW16.**INSTALL IMPROVEMENTS.** Prior to occupancy/final building inspection, install the improvements required by the **Department of Public Works** including but not limited to streets and utilities.

PW17.**SIDEWALK REPAIR.** Prior to occupancy/final building inspection, remove and replace any broken curb, gutter, sidewalk or driveway approach as directed in the field by the **City Engineer**. (VMC, Section 10.04).

PW18.**FLOOD PROTECTION.** NA

PW19.**STREET TREES.** Prior to release for occupancy, plant required street trees in accordance with City Municipal Code. The list of approved trees is available in the office of the Public Works Director. The minimum standard shall be at least one tree for each 50 feet of street frontage or fraction thereof, including secondary or side streets. Street tree(s) shall be inspected by Public Works Landscape Inspector prior to release for occupancy. (VMC, Section 15.06.190 and Regulations and Standard Specifications Section 3.3.48).

PW20.**JOINT TRENCH.** The developer shall provide joint trench plans for the underground electrical, gas, telephone, cable television and communications conduits and cables including the size, location and details of all trenches, location of all building utility service stubs and meters and placement or arrangements of junction structures as a part of the Improvement Plans submitted for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer. (VMC, Sections 15.06.160&170).

PW21.**SIGNAL INTERCONNECT CABLES.** There may be fiber optic and /or copper signal inter connect cables located at the edge of the roadway or under the sidewalk. The plans should address either the relocation of these cables or a note should be made of the cable location. A warning should be included on the plans stating that if the cable damaged, the entire length of the cable between the two nearest hubs will be replaced by the contractor unless otherwise authorized by the City Engineer.

PW22.**ADA COMPLIANCE WITHIN CITY ROW.** In order to ensure ADA compliance within any and all City ROW, ADA compliance will be addressed in accordance to the state government and federal codes: HEALTH AND SAFETY CODE DIVISION 13 PART 5.5. ACCESS TO PUBLIC ACCOMMODATIONS BY PHYSICALLY HANDICAPPED PERSONS [19955 - 19959.5] (Part 5.5 added by Stats. 1969, Ch. 1560.)
http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=13.&title=&part=5.5.&chapter=&article=
GOVERNMENT CODE DIVISION 5 CHAPTER 7 ACCESS TO PUBLIC BUILDINGS BY PHYSICALLY HANDICAPPED PERSONS [4450 – 4461] (Chapter 7 added by Stats. 1968, Ch. 261.)

http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=5.&title=1.&part=&chapter=7.&article=
FEDERAL
THE AMERICAN WITH DISABILITIES ACT OF 1990
https://www.ada.gov/2010_regs.htm

E. FIRE PREVENTION

Staff Contact: Vincent Sproete, (707) 648-4565, Vincent.sproete@cityofvallejo.net

1. All building, facilities and improvements shall be accessible to fire department apparatus by way of approved access roadways. Access is approved.
2. Prior to final inspection, in accordance with the 2019 California Fire Code approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.
3. Provide smoke detectors in all sleeping rooms and common hallways. Detectors shall be hardwired with battery backup. Electrical circuits supplying detectors shall be separate dedicated lines with no other devices on the circuits.
4. Provide carbon monoxide detectors outside each sleeping area in the immediate vicinity of the bedrooms.
5. All fire-sprinkler systems shall be designed and installed in accordance with NFPA Standard 130, and the California Fire, Building, Residential and Plumbing Code. Submit two sets of plans to the Vallejo Fire Department. Water flow calculations can be provided by the Vallejo Water Department.
6. A final inspection from the Fire Prevention Division is required.

F. WATER DIVISION

Staff Contact: Melissa Cansdale, (707) 553-7223, Melissa.cansdale@cityofvallejo.net

A. CODE REQUIREMENTS. All code requirements as stated in Title 11 of the Vallejo Municipal Code (VMC) and Vallejo Standard Specifications and Standard Drawings adopted in 2011 (VSSSD) that apply to this project shall be conformed to. The project is being made aware of codes that require extra attention by the following items.

1. **WATER SYSTEM PLANS (VSSSD Section 4.1).** All water system improvements shall be consistent with the latest Vallejo Water System Master Plan, prepared by Kennedy/Jenks Engineers. Prior to Improvement plan approval and building permit issuance, water system improvement plans shall be submitted to the Water Department for review and approval, and shall contain at least:
 - a. Location and size of fire sprinkler service connection(s).
 - b. Location and size of existing and proposed domestic service connection(s).
 - c. Location and size of irrigation service connection(s), if any.

- d. Location of fire hydrants.
 - e. Location of structures with respect to existing public water system improvements, such as mains, meters, etc.
 - f. Location and size of any new water mains.
 - g. Location and size of backflow prevention devices (required on water service connections to irrigation systems, certain commercial water users, and to commercial fire sprinkler systems, per City Ordinance 922 N.C. (2d).
2. **FIRE FLOW REQUIREMENTS (VSSSD Section 4.1).** Fire flow requirements of the Fire department shall be complied with. Fire flow at no less than 25 psig residual pressure shall be available within 1,000 feet of any structure. One half of the fire flow shall be available within 300 feet of any structure.
- a. For single family residential units, the fire flow is 1,500 gpm.
 - b. For other developments, see the Vallejo Water System Master Plan, 2015, prepared by Kennedy Jenks.
3. **HYDRAULIC CALCULATIONS (VSSSD Section 4.1).** Prior to Improvement Plan and building permit issuance, hydraulic calculations shall be submitted to the Water Director demonstrating that the fire flow requirements are complied with.
4. **FIRE PROTECTION SYSTEMS (VSSSD Section 4.1).** Fire hydrant placement and fire sprinkler system installation, if any, shall meet the requirements of the Fire Department. For combined water and fire services, the requirements of both the Fire Department and the Vallejo Water System Master Plan, with latest revisions, shall be satisfied.
5. **WATER EASEMENTS (VSSSD Section 4.1).** Easements shall be granted for all water system improvements installed outside the public right-of-way in the City's Standard Form for Grant of Water Line Easement with the following widths:
- a. 15 ft. wide (minimum) for water mains.
 - b. 10 ft. wide (minimum) for fire hydrants, water meters, backflow preventers, double detector check valves, etc
 - c. Other facilities will be reviewed by the Water Department.
6. **WATER METERS (VMC 11.04.110 and 11.16.090).** Each parcel shall be metered separately and shall have a separate fire sprinkler service connection.
7. **WATER SERVICE BONDS AND FEES (VMC Sections 11.16, 11.18, 11.20 and 11.24).** Water service shall be provided by the City of Vallejo following completion of the required water system improvements and payment of applicable fees. Performance and payment bonds shall be provided to the City of Vallejo prior to construction of water system improvements. Fees include those fees specified in the Vallejo Municipal Code including connection and elevated storage fees, etc., and fees for tapping, tie-ins, inspections,

disinfection, construction water, and other services provided by the City with respect to the water system improvements. The Water Department may be contacted for a description of applicable fees. These fees have to be paid prior to issuance of the building permit.

B. CONDITIONS OF APPROVAL

- 1.** Apply and pay for Fire Flow Test with the Water Department in order to determine operation of sprinkler system and final service size.
- 2.** Provide water meter and service sizing calculations per most recent California Plumbing Code, include a water fixture count table.
- 3.** As of January 1, 2011, all new residential construction will require fire sprinklers to be installed per the 2010 California Residential Code. Therefore, a NFPA 13 D automatic fire sprinkler system with a minimum 1" Tap and Meter Set is required.
- 4.** As of January 1, 2018, all units in multi-family, commercial, or combination thereof, buildings shall be individually metered (if existing plumbing allows or is re-configured) by the City, additional meters at the owner/applicant's expense; or, master metered by the City, and sub-metered by the property owner, with approved/certified meters. Per California Senate Bill 7 (SB7).
- 5.** A reduced pressure backflow device at the water meter is not required for a Residential Multipurpose Piping Sprinkler System unless one of the following is present: swimming pool, spa, hot tub, gray water irrigation system, sewage ejector pump, solar water heating system, ethylene or propylene glycol system, well or any other cross- connections.
- 6. WATER SYSTEM INSTALLATION.** Prior to occupancy or final building inspection, install water system improvements as required. Backflow device/s where required shall be installed in areas hidden from public view and/or shall be mitigated by landscaping.

247 Ohio St., Vallejo

Project Data

Project Data Summary

Owner: Tina Tsang
Address: 257 Flournoy St, San Francisco, CA 94112
Phone: 415-513-2234
Email: scipionyx0@gmail.com

- APN PARCEL: **0055101250**
- ZONING: LDR
- REDEVELOPMENT AREA: NO
- CENSUS TRACT: 2516
- CENSUS BLOCK: 2014
- TRAFFIC ANALYSIS ZONE: 609193

Scoop of Work

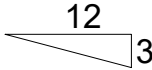
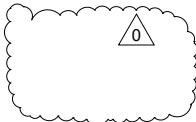
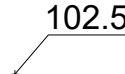
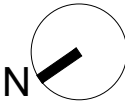
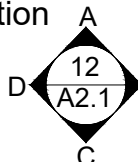
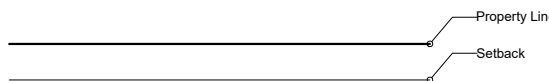
NEW CONSTRUCTION OF A 2-STORY SINGLE-FAMILY HOUSE INCLUDING

- 1ST FLOOR: GARAGE, TWO BEDROOMS AND BATHROOM
- 2ND FLOOR: LIVING ROOM, TWO BEDROOMS, KITCHEN AND BATHROOMS

Reference

CBC EDITION	2016
CFC EDITION	2016
CMC EDITION	2016
CEC EDITION	2016
CPC EDITION	2016
CALIFORNIA GREEN BUILDING STANDARD CODE	
RESIDENTIAL OCCUPANCIES APPLICATION CHECKLIST	2016
ENERGY EFFICIENCY STANDARDS	2015-TITLE 24

Legend

Section	 (Drawing Number) (Sheet Number)	Elevation Change	 1" DN
Detail	 (Drawing Number) (Sheet Number)	Grid Line	
		Roof Slope	
Elevation Tag	 (Name) EL +8'-5" (Elevation)	Revision	
Spot Elevation		North Designation	
Interior Elevation	 (Drawing Number) (Sheet Number) (Drawing Sub-Letter)	Window	
		Door	
Property Line			

Vicinity Map



Site Photo



General Notes

1. ALL EXTERIOR CONCRETE LANDINGS TO BE 1" BELOW FLOOR. SLOPE FOR DRAINAGE 1/8:12 MIN. (36" MIN.)
2. PATIO CONC. SLAB TO SLOPE 1/8:12 FOR DRAINAGE. TYP.
3. ALL EXTERIOR WALLS AND WALLS BETWEEN HOUSE AND GARAGE TO HAVE R-19 INSULATION MINIMUM - SEE ENERGY CALCULATION SHEET.
4. AT OUTSWINGING DOORS PROVIDE TAMPER-RESISTANT HINGE PINS, SINGLE-KEYED DEADBOLTS, AND PLATED STEEL PLATE OVER STRIKE PLATE AREA FOR ADDED SECURITY. SHATTERPROOF GLASS ALSO RECOMMENDED NEAR LOCKS.
5. ATTIC ACCESS DOOR TO BE MINIMUM 22"x30" PER CBC. PROVIDE 20 MIN. RATED OR 1-3/8" SOLID, SELF-CLOSING ACCESS DOOR.
6. VERIFY ALL ROUGH OPENING SIZES BEFORE CONSTRUCTION. (TYP.)
7. PROVIDE COMBUSTION AIR VENTS FOR ENCLOSED WATER HEATER & F.A.U. PER CBC.
8. WATER HEATER WITH INSULATED LINES. SHALL BE STRAPPED OR ANCHORED TO RESIST HORIZONTAL DISPLACEMENT AS PER CPC PROVIDE SUFFICIENT ACCESS & WORKING SPACE TO WATER HEATER PER UPC.
9. PROVIDE PRESSURE RELIEF VALVE @ WATER HEATER THAT SHALL DISCHARGE AT EXTERIOR OF BUILDING POINTING DOWN WITHIN 24" H" ABOVE GROUND PER UPC.
10. WATER HEATERS GENERATING SPARK OR FLAME MAY BE INSTALLED IN A GARAGE PROVIDED THE PILOTS, BURNERS OR HEATING ELEMENTS ARE AT LEAST 18" ABV THE FLOOR PER U.P.C. SECTION 510.1 AND UMC SECTION 308.
11. TUBS AND SHOWERS TO HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIX TYPE (ANTI-SCALD) PER UPC.
12. 12. PROVIDE ACCESS TO ANY WHIRLPOOL TUBS PUMP MOTOR AS PER UPC.
13. PROVIDE 30" (W) MIN. & 24" IN FRONT MIN. CLEAR FOR ALL TOILETS.
14. WATER CLOSETS TO HAVE MAX. 1.6 GAL. FLUSHING CAPACITY.
15. PER BLOCK & DRAFT STOPS PER CBC.
16. WINDOWS SHALL COMPLY W/ITILE 24 CALLS. REGARDING ENERGY STANDARDS.
17. BEDROOM WINDOW EGRESS TO BE 5.7 SF CLEAR, MINIMUM 24"(11),(20"W) WI SILL 44" MAX A.F.F.
18. PROVIDE TEMPERED GLAZING PER CBC.
19. PROVIDE MANUFACTURER'S INSTALLATION SPECIFICATIONS AND PRODUCT LISTINGS FOR PREMANUFACTURED FIREPLACE(S) TO BUILDING INSPECTOR PRIOR TO INSTALLATION. ICC# EEC-5672, CONTRACTOR TO VERIFY.
20. PROVIDE TWO LAYERS 5/8" TYPE "X" GYP. BOARD ON THE GARAGE SIDE AT WALLS AND CEILING BETWEEN THE GARAGE AND THE DWELLING PER U.B.C. SECTION 302.4
21. PROVIDE EXISTING VENTING @WATER HEATER PER UPC SECTIONS 512525. WATER HEATER TO BE 75 GALLONS
22. PROVIDE CLEAR PASSAGE FROM THE ATTIC ACCESS OPENING TO THE ATTIC FURNACE UNIT TO ACCOMMODATE THE LARGEST PIECE OF EQUIPMENT BUT NOT SMALLER THAN 30"x30"
23. THE PASSAGEWAY FROM ACCESS OPENING TO THE UNIT SHALL NOT EXCEED 20 FEET AS MEASURED ALONG THE CENTER LINE OF THE PASSAGEWAY. THE PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE CONTINUOUS SOLID FLOORING NOT LESS THAN 24" IN WIDTH FROM THE ACCESS OPENING TO THE UNIT.
24. PROVIDE A MINIMUM 30"x30" WORKING PLATFORM IN FRONT OF THE FIREBOX SIDE OF THE UNIT AND IF THE FURNACE CONTROLS ARE NOT ACCESSIBLE FROM THIS SIDE OF THE UNIT A MINIMUM 24" WIDE PLATFORM SHALL BE PROVIDED FROM THE FIREBOX TO THE CONTRL'S. A WORKING PLATFORM NEED NOT BE REQUIRED WHEN THE FIREBOX AND CONTROLS CAN BE ACCESSED DIRECTLY FROM THE ACCESS OPENING.
25. ALL 3/4" OR LARGER HOT WATER LINES TO BE INSTALLED WITH R-4 OR GREATER UNDER SLAB AND WITHIN WALLS PER ENERGY CALCULATIONS.
26. ALL GLASS DOORS TO BE TEMPERED.

ALL WORK SHALL COMPLY WITH THE CBC, CRC, CPC, CMC, CEC AND OTHER APPLICABLE CODES AS AMENDED AND ADOPTED BY THE CITY OF ALAMEDA IN EFFECT AT THE TIME OF PERMIT APPLICATION

VERIFY/PROVIDE SMOKE AND CARBON MONOXIDE DETECTORS PER CRC SECTIONS R314 & R315 AND/OR CBC SECTIONS 420 & 907.2.11

NOTIFY ADJACENT PROPERTY OWNER OF THE EXCAVATION PER CIVIL CODE 832 GRADE WITH EXTREME CAUTION

CONCENTRATED FLOW SHALL NOT DRAIN TO ADJACENT PROPERTIES

NOTICE: No work shall be done to the dedicated area without first obtaining necessary sidewalk, driveway or curb permits. Work as shown on this plan in the street area is neither checked nor approved.

Abbreviation

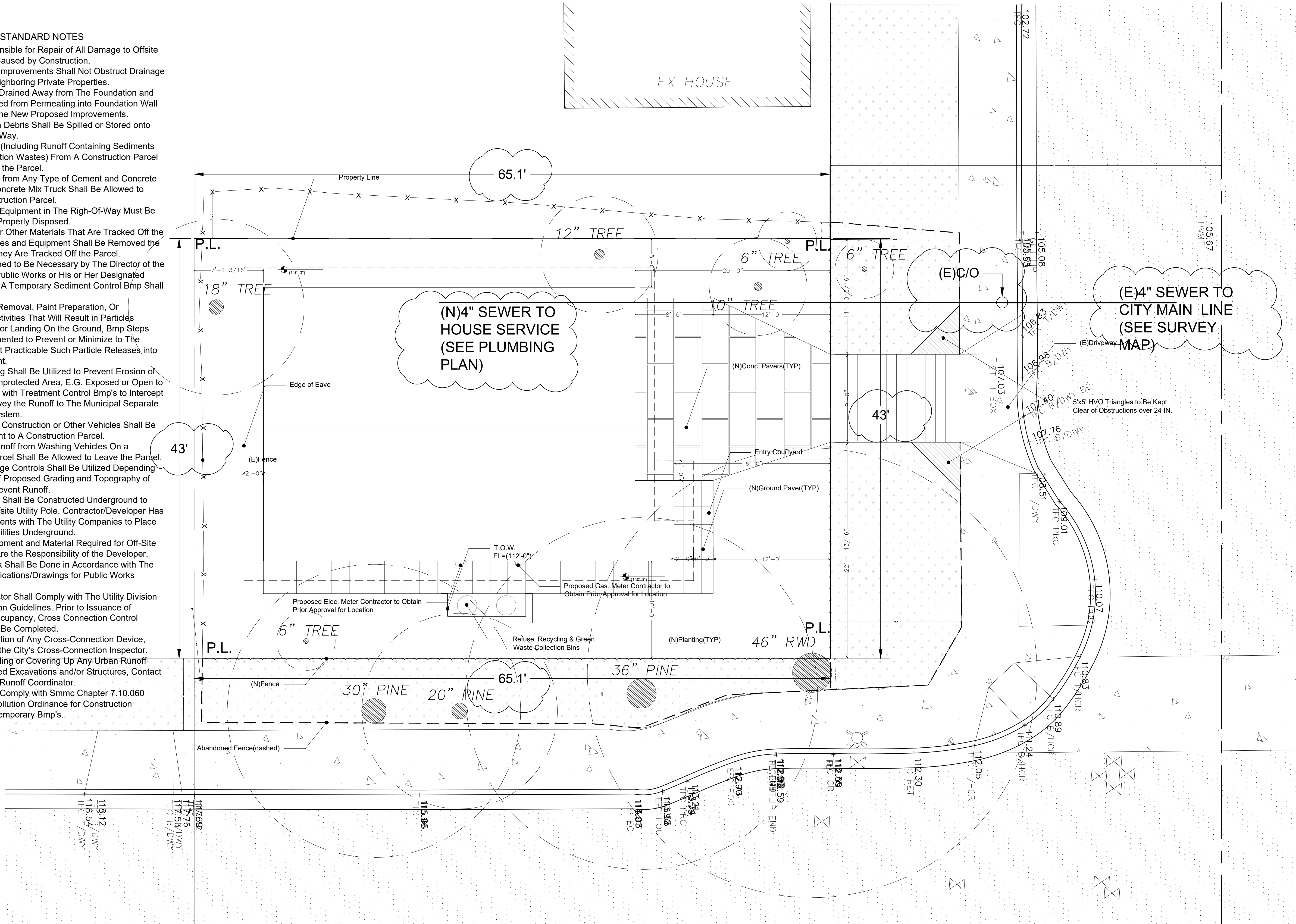
GENERAL							
& ∠ Ø Ø ℙ	AND ANGLE SQUARE CENTERLINE DIAMETER PROPERTY LINE	CAB. C.B. C.T. CHAN. (C) C.I. C.I.P. C.J.P.	CABINET CORNER BEAD CERAMIC TILE CHANNEL CAST IRON CAST IN PLACE CONSTRUCTION / CONTROL JOINT CEILING CLOSET CLEAR CONCRETE MASONRY UNIT COUNTERSINK COUNTER TOP C.O. COL. COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR CORRIDOR CENTER COLD WATER	E. E.A. E.E. ELEC. ELEC. PAN. ELEV. EMER. ENCL. EQ. EQUIP. E.W.C. EXIST. EXP. EXT.	EAST EACH EXPANSION JOINT ELECTRICAL ELEVATION. PANEL ELEVATOR EMERGENCY ENCLOSURE EQUAL EQUIPMENT ELECTRIC WATER COOLER EXISTING EXPANSION EXTERIOR	G. GA. GALV. GALVANIZED GLASS GLBM. GFCI GWB. GYP. BD.	GAUGE GALVANIZED GLASS GLASS BLOCK GROUND FAULT CIRCUIT INTERRUPTER GLU-LAM BEAM GYPSUM BOARD
A							
A.B. A.B.C.	ANCHOR BOLT AGGREGATE BASE COURSE AIR CONDITIONING	CLG. CLO. CLR. C.M.U.					
A.C. ACOUS. A.C. PAVING A.J. A.F.F.	ACOUSTICAL ASPHALTIC CONCRETE PAVING ADJUSTABLE ABOVE FINISH FLOOR	CNTRS.NK. CNTR. TOP C.O. COL. CONC. CONN. CONSTR. CONT. CONTR. CORR. CTR. C.W.					
AGGR. ALUM. ALT. APPROX. ARCH. ASPH.	AGGREGATE ALUMINUM ALTERNATE APPROXIMATE ARCHITECTURAL ASPHALT						
B							
B. BD. BLDG. BLK. BLKG. BM. B. BOT. B.U. BETW BDY B TO B	BOILER,BATH,BIDET BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM OF BOTTOM BUILT-UP BETWEEN BOUNDARY BACK TO BACK	DBL. DEPT. D.F. DIA. DIM. DISP. DN. DNSPT. DR. D.O. DTL. DWG. DH	DOUBLE DEPARTMENT DRAINAGE FLOW DIAMETER DIMENSION DISPENSER DOWN DOWNSPOUT DOOR DOOR OPENING DETAIL DRAWING DOUBLE HUNG				
M							
MAX. M.B. MECH. MED.CAB. MEMB. MTL. MFR. MIR. MISC. M.O. M.R.	MAXIMUM MACHINE BOLT/ MECHANICAL MEDICINE CABINET MEMBRANE METAL MANUFACTURER MIRROR MISCELLANEOUS MASONRY OPENING MOISTURE RESISTANT MOUNTED MULLION	PNLG. PAR. PARTN PBWL. PL. PLAS. PR. P.V.C. PLUMB PREFAB. PLYWD.	PANELING PARAPET PARTITION PAPER BACKED PROPERTY LINE _PLATE _PLASTIC PLASTER PAIR POLYVINYL CHLORIDE PLUMBING PREFABRICATED PLYWOOD				
MTD. MUL.							
N							
N. N.I.C. NO. OR # N.T.S.	NORTH NOT IN CONTRACT NUMBER NOT TO SCALE	Q. Q.T.	QUARRY TILE				
O							
O.A. O.C. O.D. O.F.C.I.	OVERALL ON CENTER OUTSIDE DIAMETER OWNER FURNISHED/ INSTALLED	REDWD. REF. REFRIG. REINF. REQ'D RESIL. RM. R.O. ROOF'G R.W.C.	REDWOOD REFERENCE REFRIGERATOR REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING ROOFING RAIN WATER CONDUCTOR RAIN WATER LEADER				
OFF. OPNG. OPP. O/ OH	OFFICE OPENING OPPOSITE OVER OF OVER HEAD	R.W.L.					

Drawing List

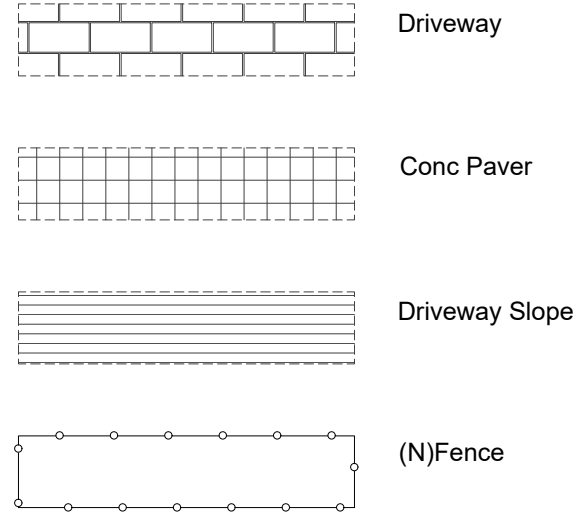
G-01	General Information	S-01	Structure Notes
SV-01	Survey	S-02	Shear Wall Plan
A0-01	Site Plan	S-03	Roof Framing
A1-01	Floor Plan	S-04	Foundation Plan
A1-02	Roof Plan	S-05	Details
A2-01	Elevation	S-06	Struct Report
A3-01	Section	S-07	Struct Report
A4-01	Miscellaneous Details 01	S-08	Struct Report
A4-02	Miscellaneous Details 02	S-09	Struct Calcs
A4-03	Stair Plan & Section		
A5-01	Window & Door Schedule		

E-01	Electric Plan
F-01	Fire & Safety Plan
T-01	T24 Analysis
T-02	T24 Analysis

- PUBLIC WORKS STANDARD NOTES
- Owner Is Responsible for Repair of All Damage to Offsite Improvements Caused by Construction.
 - New Proposed Improvements Shall Not Obstruct Drainage or Drain into Neighboring Private Properties.
 - Water Shall Be Drained Away from The Foundation and Shall Be Mitigated from Permeating into Foundation Wall and Footing of the New Proposed Improvements.
 - No Construction Debris Shall Be Spilled or Stored onto Public Right-Of-Way.
 - Polluted Runoff (Including Runoff Containing Sediments and/of Construction Wastes) From A Construction Parcel Shall Not Leave the Parcel.
 - No Wash Water from Any Type of Cement and Concrete Machinery or Concrete Mix Truck Shall Be Allowed to Leave the Construction Parcel.
 - Any Washing of Equipment in The Right-Of-Way Must Be Contained and Properly Disposed.
 - Any Sediment or Other Materials That Are Tracked Off the Parcel by Vehicles and Equipment Shall Be Removed the Same Day as They Are Tracked Off the Parcel.
 - Where Determined to Be Necessary by The Director of the Department of Public Works or His or Her Designated Representative, A Temporary Sediment Control Bmp Shall Be Installed.
 - For Any Paint Removal, Paint Preparation, Or Sandblasting Activities That Will Result in Particles Entering the Air or Landing On the Ground, Bmp Steps Shall Be Implemented to Prevent or Minimize to The Maximum Extent Practicable Such Particle Releases into The Environment.
 - Plastic Covering Shall Be Utilized to Prevent Erosion of an Otherwise Unprotected Area, E.G. Exposed or Open to Elements, along with Treatment Control Bmp's to Intercept and Safely Convey the Runoff to The Municipal Separate Storm Sewer System.
 - No Washing of Construction or Other Vehicles Shall Be Allowed Adjacent to A Construction Parcel.
 - No Polluted Runoff from Washing Vehicles On a Construction Parcel Shall Be Allowed to Leave the Parcel.
 - Erosion Drainage Controls Shall Be Utilized Depending On the Extent of Proposed Grading and Topography of the Parcel to Prevent Runoff.
 - All Site Utilities Shall Be Constructed Underground to The Nearest Offsite Utility Pole. Contractor/Developer Has Made Arrangements with The Utility Companies to Place All Overhead Utilities Underground.
 - All Labor, Equipment and Material Required for Off-Site Improvements Are the Responsibility of the Developer.
 - All Offsite Work Shall Be Done in Accordance with The Standard Specifications/Drawings for Public Works Construction.
 - Owner/Contractor Shall Comply with The Utility Division Cross Connection Guidelines. Prior to Issuance of Certificate of Occupancy, Cross Connection Control Inspection Must Be Completed.
 - Prior to Installation of Any Cross-Connection Device, Please Contact the City's Cross-Connection Inspector.
 - Prior to Backfilling or Covering Up Any Urban Runoff Mitigation Related Excavations and/or Structures, Contact The City Urban Runoff Coordinator.
 - The Site Must Comply with Smmc Chapter 7.10.060 Urban Runoff Pollution Ordinance for Construction Activities and Temporary Bmp's.



LEGEND



ADDITIONAL NOTES

- Contact Epwm-Administration Sr. Public Works Inspector Prior to Construction of Offsite Improvements.
- Trees Within the Public Right of Way Cannot Be Removed by The Property Owner for Any Reason Without the Written Approval of the Parks and Sports Division.
- All Immediate Areas Affected by New Development Shall Be Graded Away from Wall Foundations and Adjacent Properties.
- Fire Sprinkler Design Will Be Submitted Separately.
- Finish Grade Around the Structure/Addition Shall Slope Away from The Foundation a Minimum of 5% For A Minimum Distance of 10 Ft.
- Provide Automatic Earthquake Shutoff Valve
- A Minimum Two Inch (2") Layer of Mulch Shall Be Applied On All Exposed Soil Surfaces, except in Areas Covered by Groundcovers. Any New Landscape and Irrigation Must Be Installed in Compliance with The Current Water-Efficient Landscape and Irrigation Standards.

PROPERTY SIZE

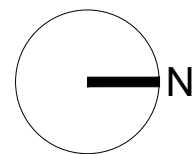
Function	Area(sf)
1st Floor	646.9
2nd Floor	1057.0
Total	1703.9
Garage	359.6

LOT SIZE

Lot Size	2800.0
Coverage	1006.5/2800*100% 35%

1 SITE PLAN

SCALE 3/16"=1'0"@A1 3/32"=1'0"@A3 0ft 3ft @A1



KW Inc.
333 HEGENBERGER RD. SUITE 200
OAKLAND, CA 94621
415.230.0990
Email:bayportpc@gmail.com



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1	

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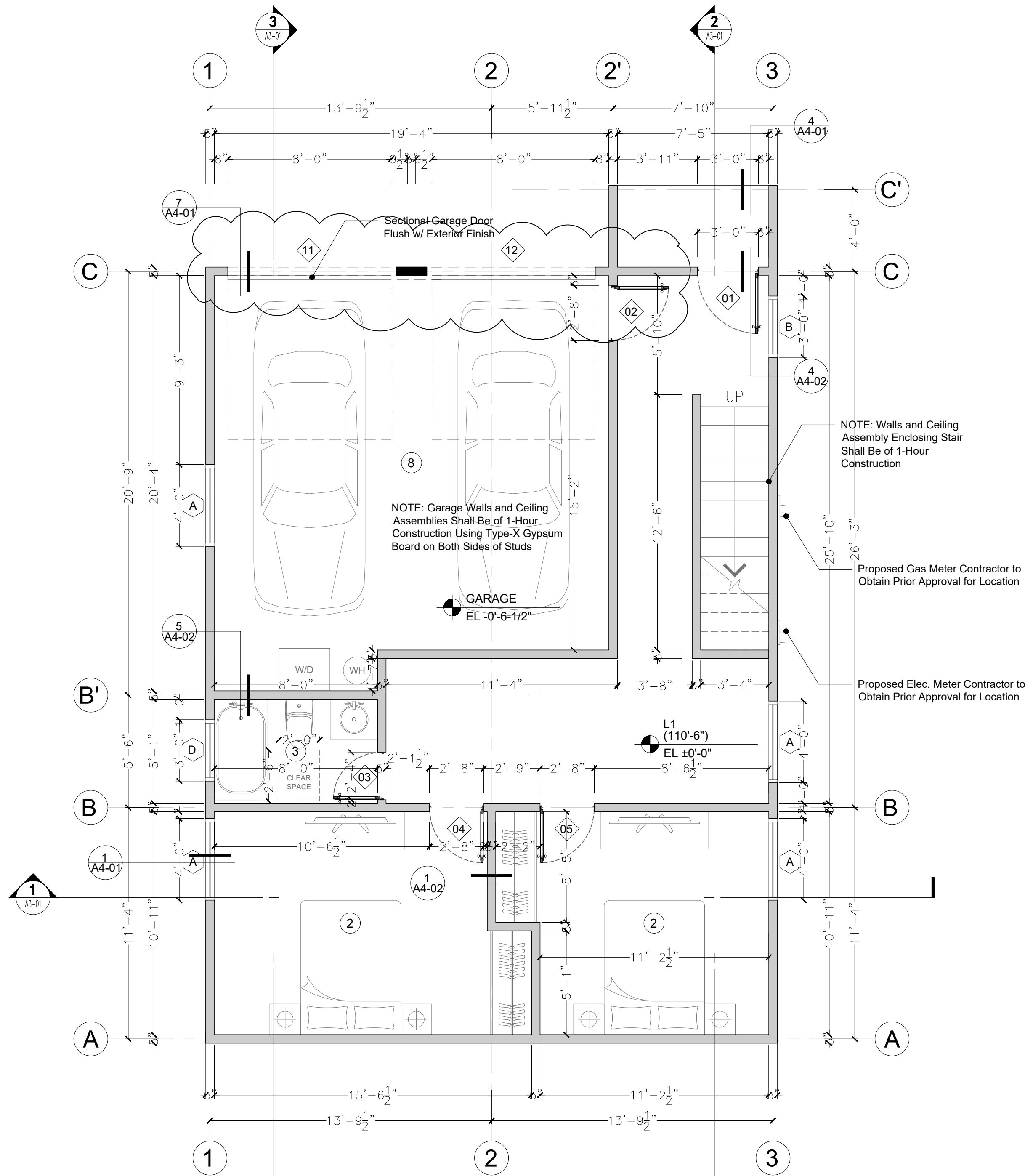
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Hendrik Van De Pol, P.E.
consulting engineer Civil, CA C 15472
333 HEGENBERGER RD. SUITE 200 OAKLAND,
CA 94621
415.230.0990 --- 209-474-9821
hvdutchenk@aol.com

OWNER: Tina Tsang
ADDRESS: 247 Ohio St. Vallejo,
CA 94590

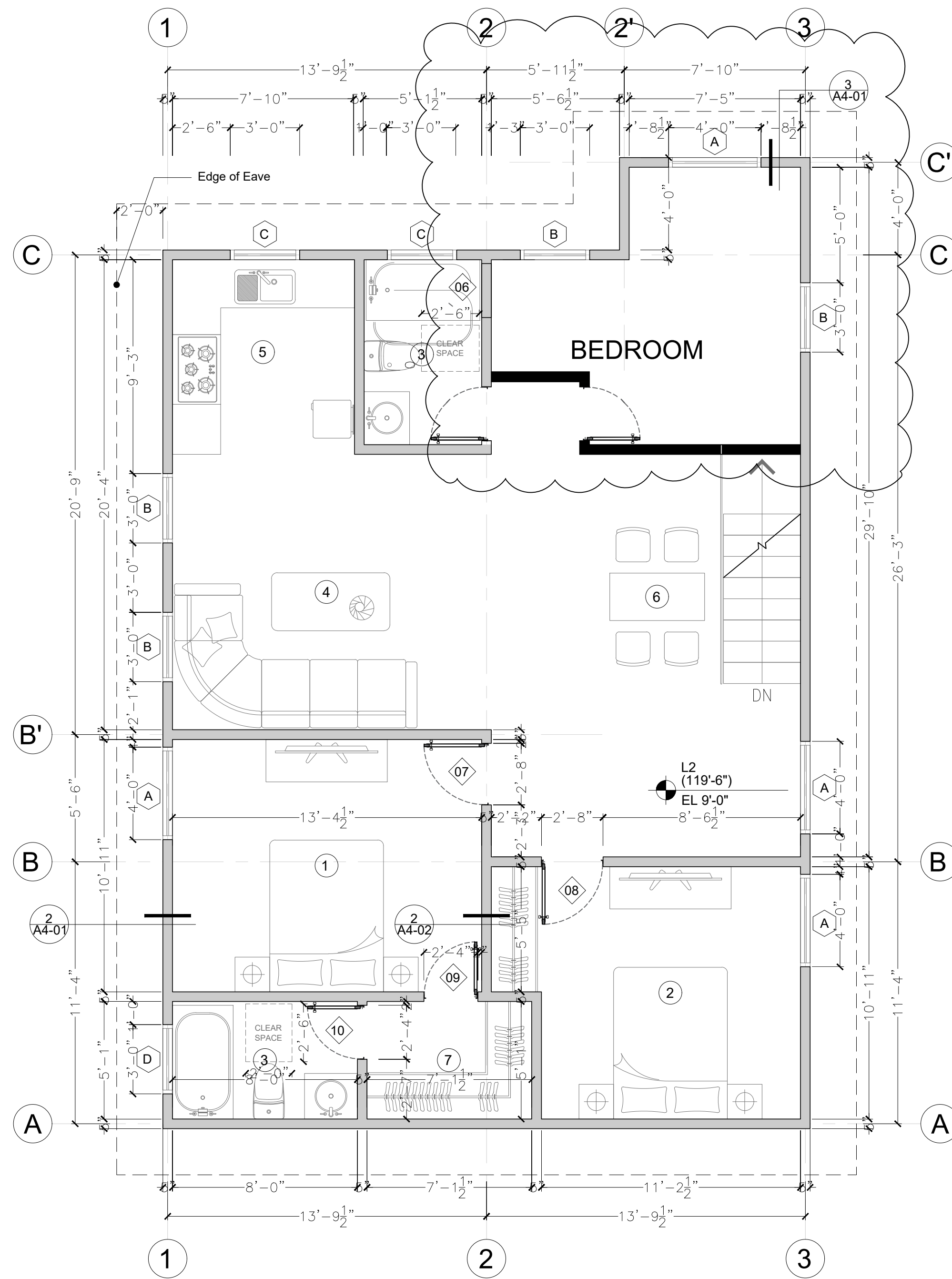
SITE PLAN

CONTENT:

A0-01



1 FLOOR PLAN 01
SCALE 1/4"=1'0"@A1 1/8"=1'0"@A3 0ft 3ft @A1



2 FLOOR PLAN 02
SCALE 1/4"=1'0"@A1 1/8"=1'0"@A3 0ft 3ft @A1

LEGEND

GENERAL NOTES:

- All framing to be 2x6 studs U.N.O..
- All dimensions to F.O.S. or F.O. masonry U.N.O..
- All exposed steel members to be shop-primed.
- All door jambs to be 3"(2)x2xStuds) U.N.O..

SAFETY GLAZING NOTES:

- Provide safety glazing in doors and enclosures for hot tubs, bathtubs, showers, steam rooms within 5' of standing surface and drain inlet.
- Provide safety glazing within 5' walking surface.

- | | |
|------------------|------------------|
| 1 Master Bedroom | 5 Kitchen |
| 2 Guest Bedroom | 6 Dining Room |
| 3 Bathroom | 7 Closet/Storage |
| 4 Living Room | 8 Garage |

PLAN DATA

FLOOR PLAN 01

Function	Area(sf)	Number
Living Room	/	/
Bedroom	312	2
Bathroom	48.6	1
Kitchen	/	/
Other	286.3	/
Total	646.9	3
Garage	395.6	1

LEVEL	±0'-0"
AREA	646.9(sf)
FLOOR HEIGHT	9'-0"
CLEAR HEIGHT	7'-8"(min)

FLOOR PLAN 02

Function	Area(sf)	Number
Living Room	169.3	1
Bedroom	353.8	3
Bathroom	101.5	2
Kitchen	73.2	1
Other	359.2	/
Total	1057.0	6

LEVEL	±8'-5"
AREA	1057.0(sf)
FLOOR HEIGHT	8'-0"
CLEAR HEIGHT	8'-0"(min)

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333 HEGENER RD. SUITE 200
OAKLAND, CA 94621
415.230.0990
Email: bayportpc@gmail.com



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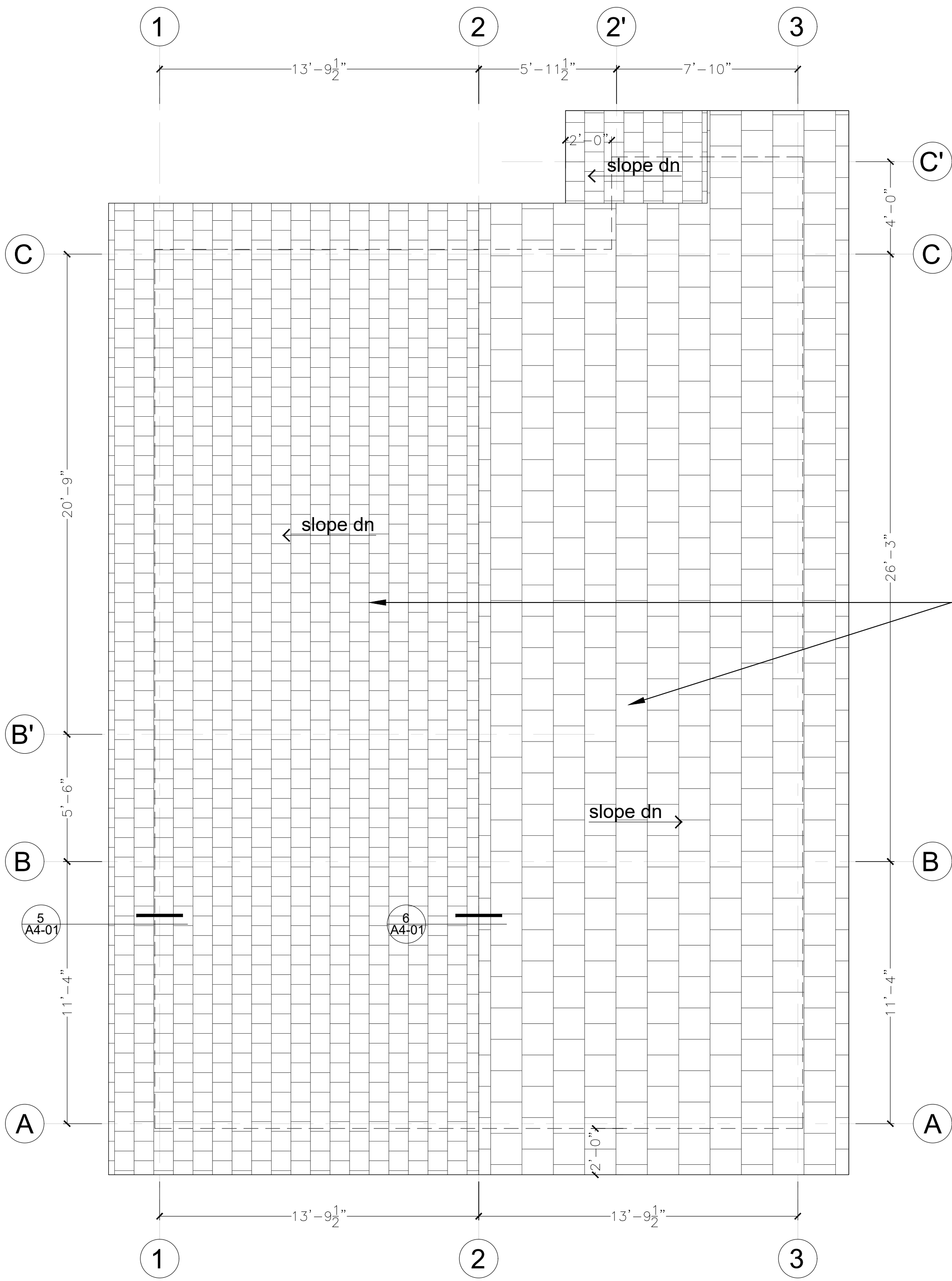
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CHECK BY:
DATE: 06-05-2019
DRAW BY: Peter Choy

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Hendrik Van De Pol, P.E.
333 HEGENER RD. SUITE 200 OAKLAND,
CA 94621
415.230.0990 --- 209-474-9821
hvdutchen@aol.com

OWNER: Tina Tsang
ADDRESS: 247 Ohio St. Vallejo,
CA 94590

CONTENT: **FLOOR PLAN**

A1-01



ROOF MATERIALS:
ASPHALT SHINGLE,
CLASS B, SAME
PATTERN AT WHOLE
ROOF

1 ROOF PLAN
SCALE 1/4"=1'0"@A1 1/8"=1'0"@A3 0ft 3ft @A1

LEGEND

KW Inc.
333 HEGENBERGER RD. SUITE 200
OAKLAND, CA 94621
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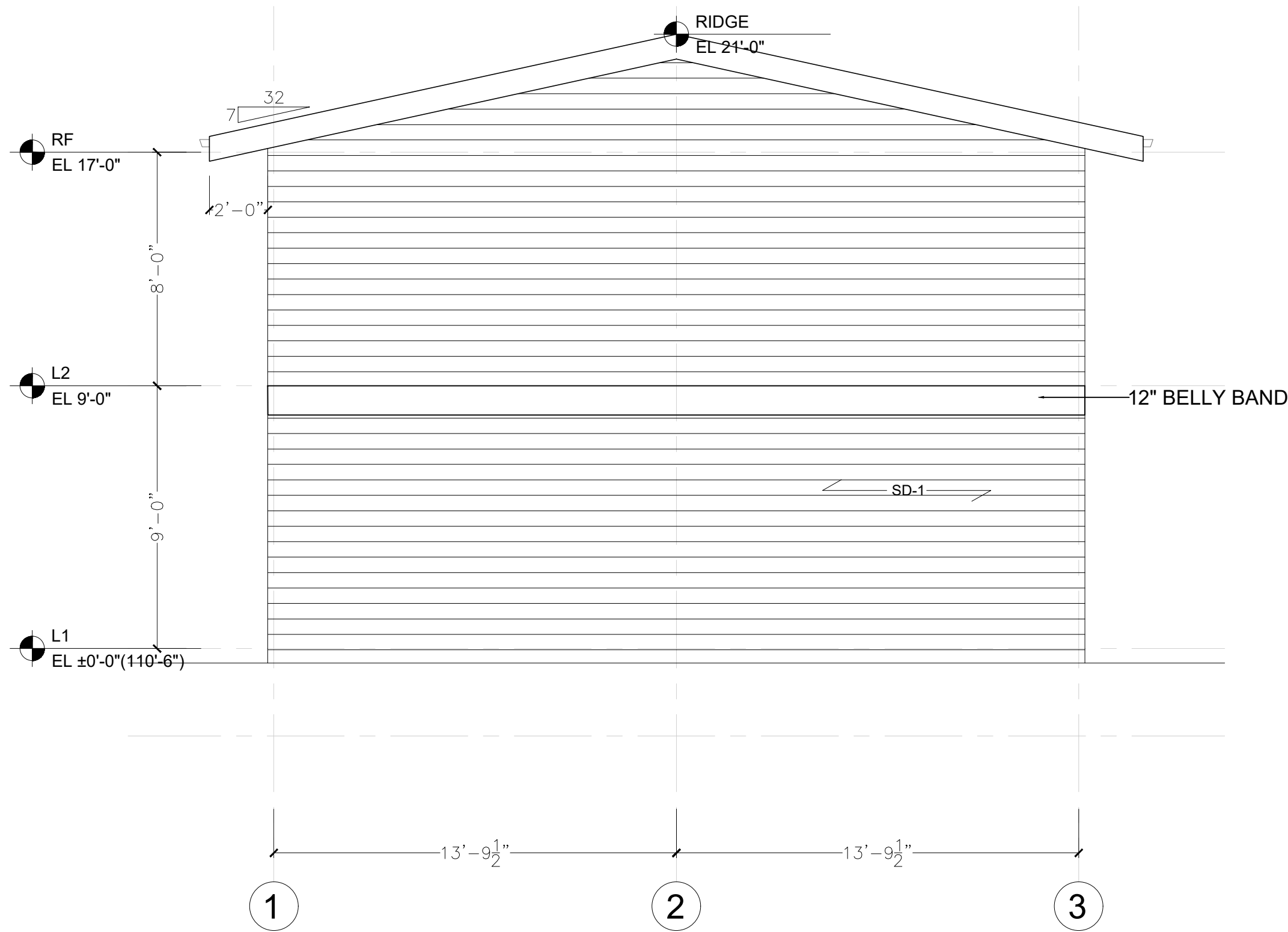
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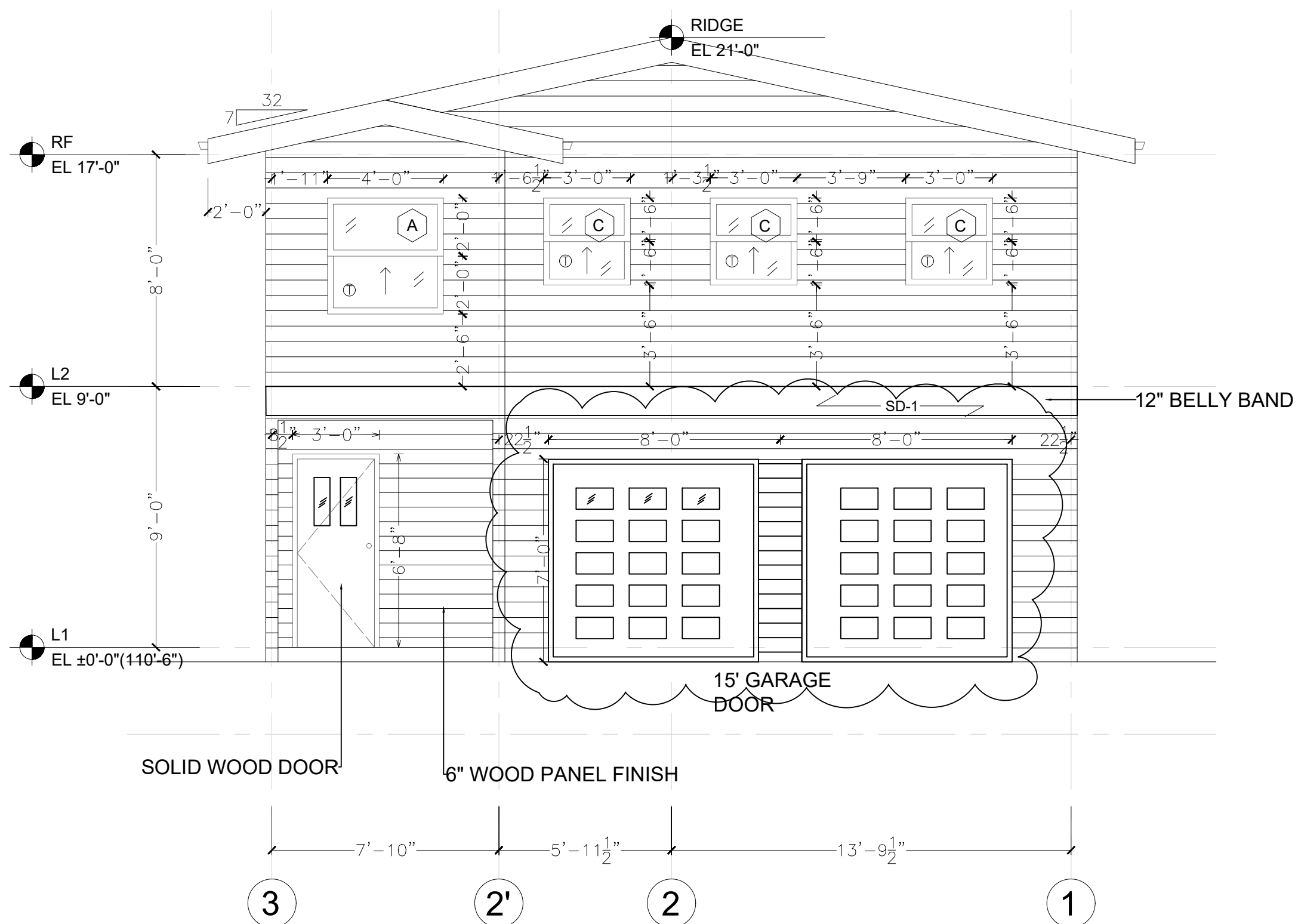
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ROOF PLAN

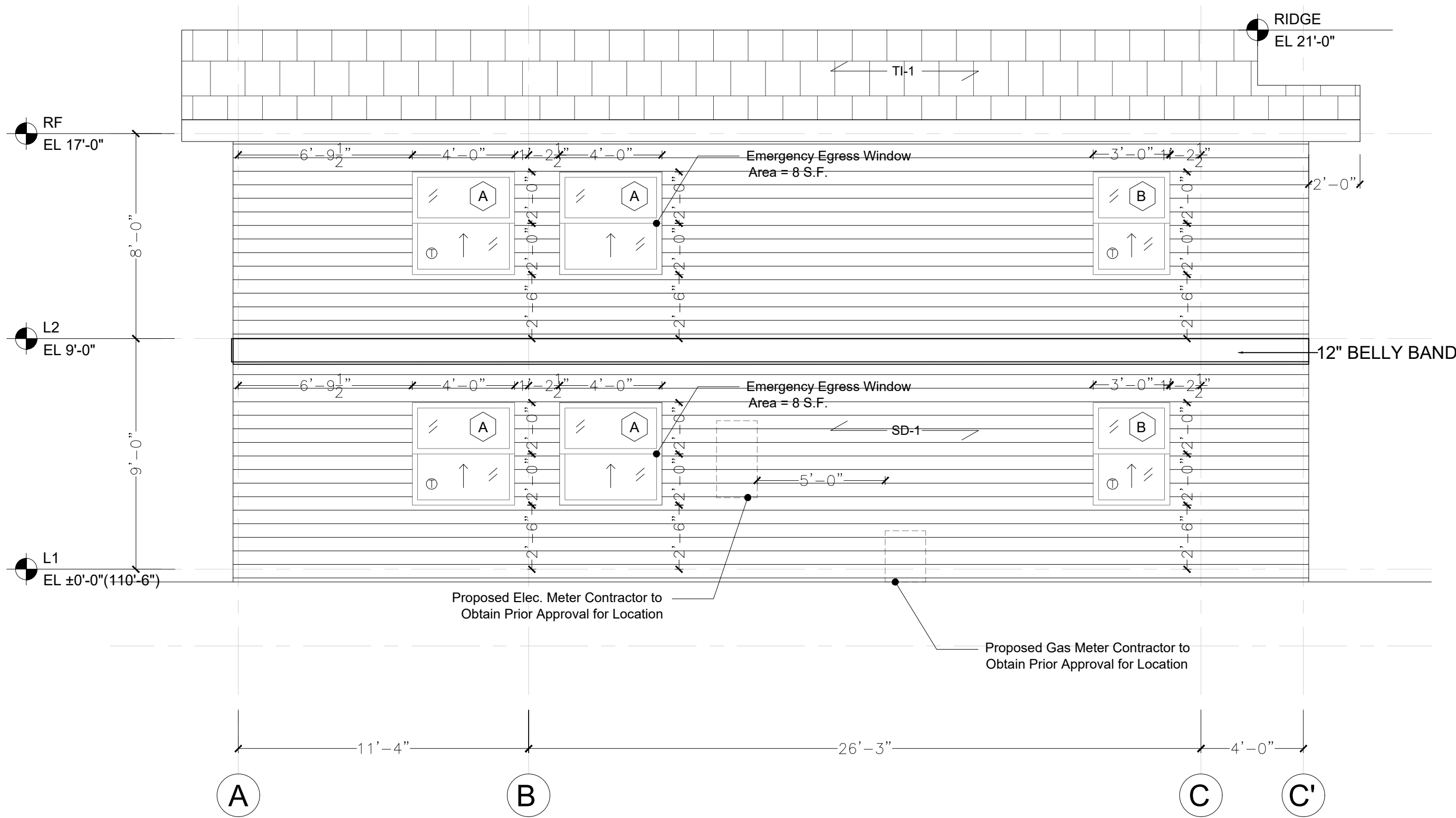
A1-02



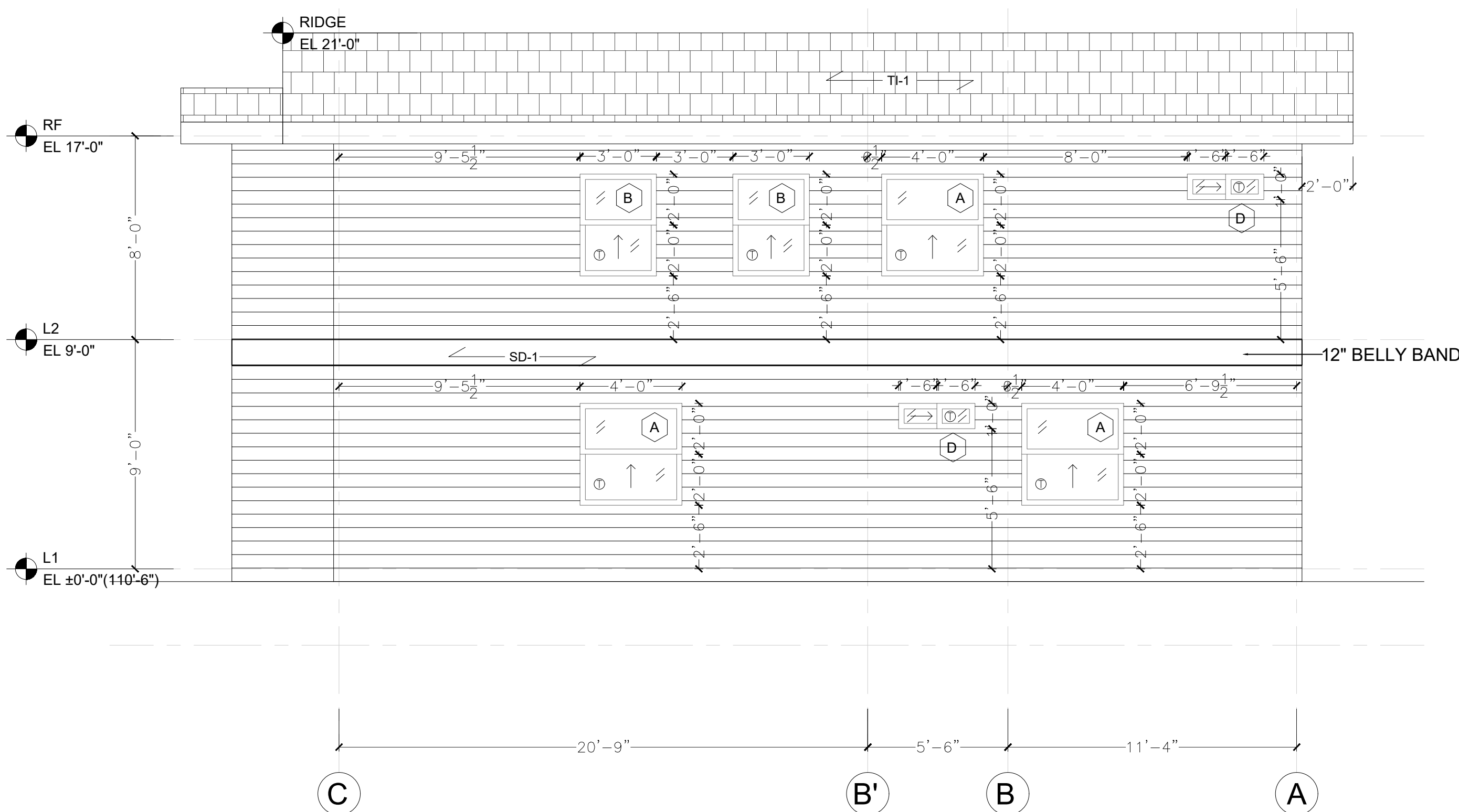
1 SOUTH ELEVATION
SCALE 1/4"=1'0"@A1 1/8"=1'0"@A3 0ft 3ft @A1



3 NORTH ELEVATION
SCALE 1/4"=1'0"@A1 1/8"=1'0"@A3 0ft 3ft @A1



2 EAST ELEVATION
SCALE 1/4"=1'0"@A1 1/8"=1'0"@A3 0ft 3ft @A1

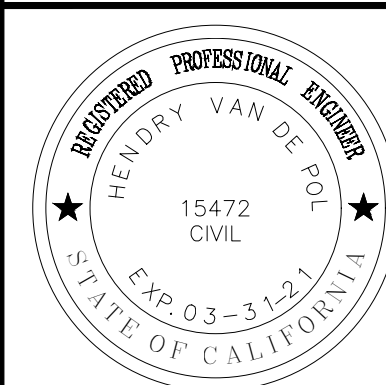


4 WEST ELEVATION
SCALE 1/4"=1'0"@A1 1/8"=1'0"@A3 0ft 3ft @A1

LEGEND

GENERAL NOTES:
Emergency egress requirement - maximum
44" sill height, minimum 5.7 S.F. opening,
minimum 20" wide, minimum 24" high.

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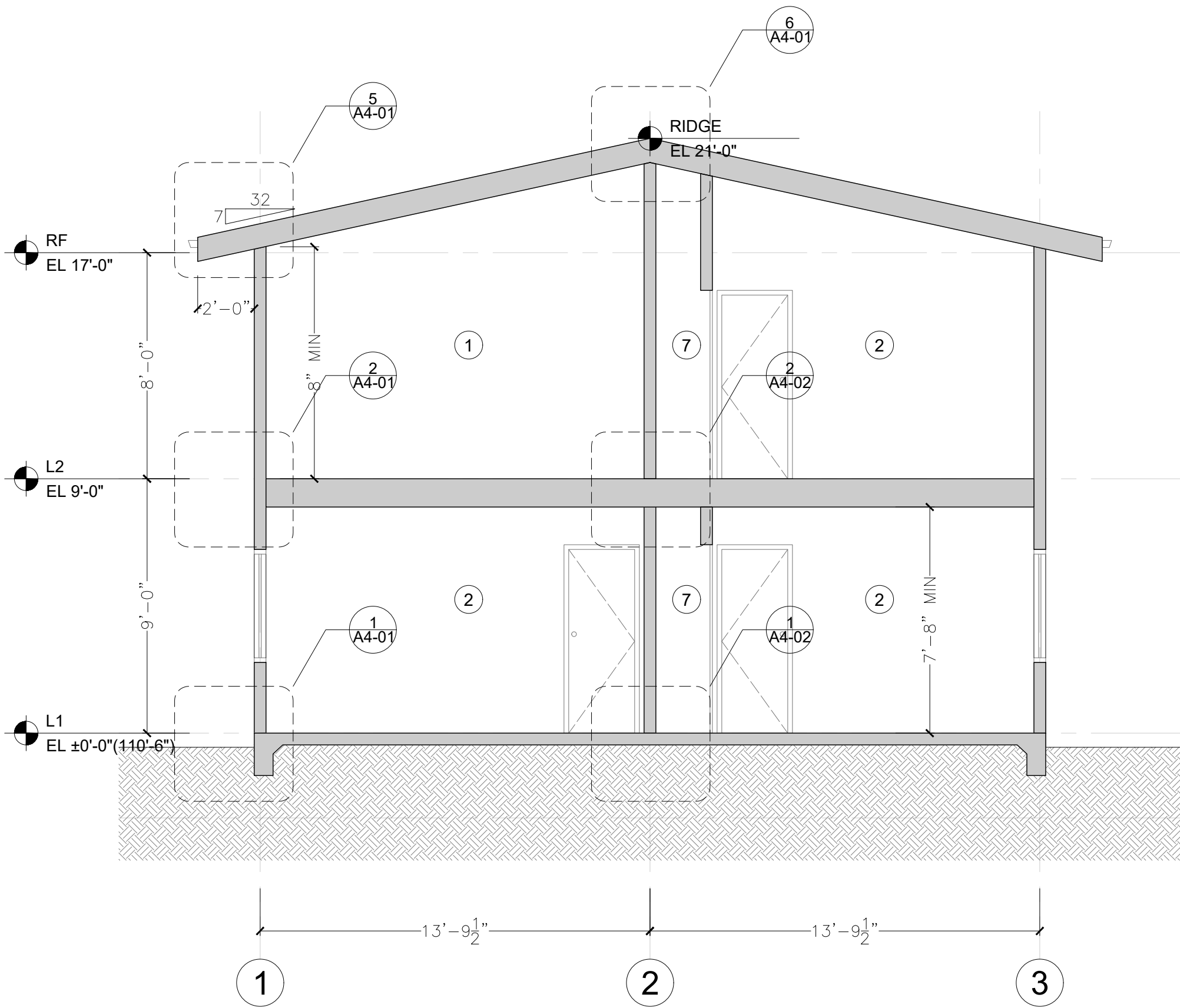
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Hendrik Van De Pol, P.E.
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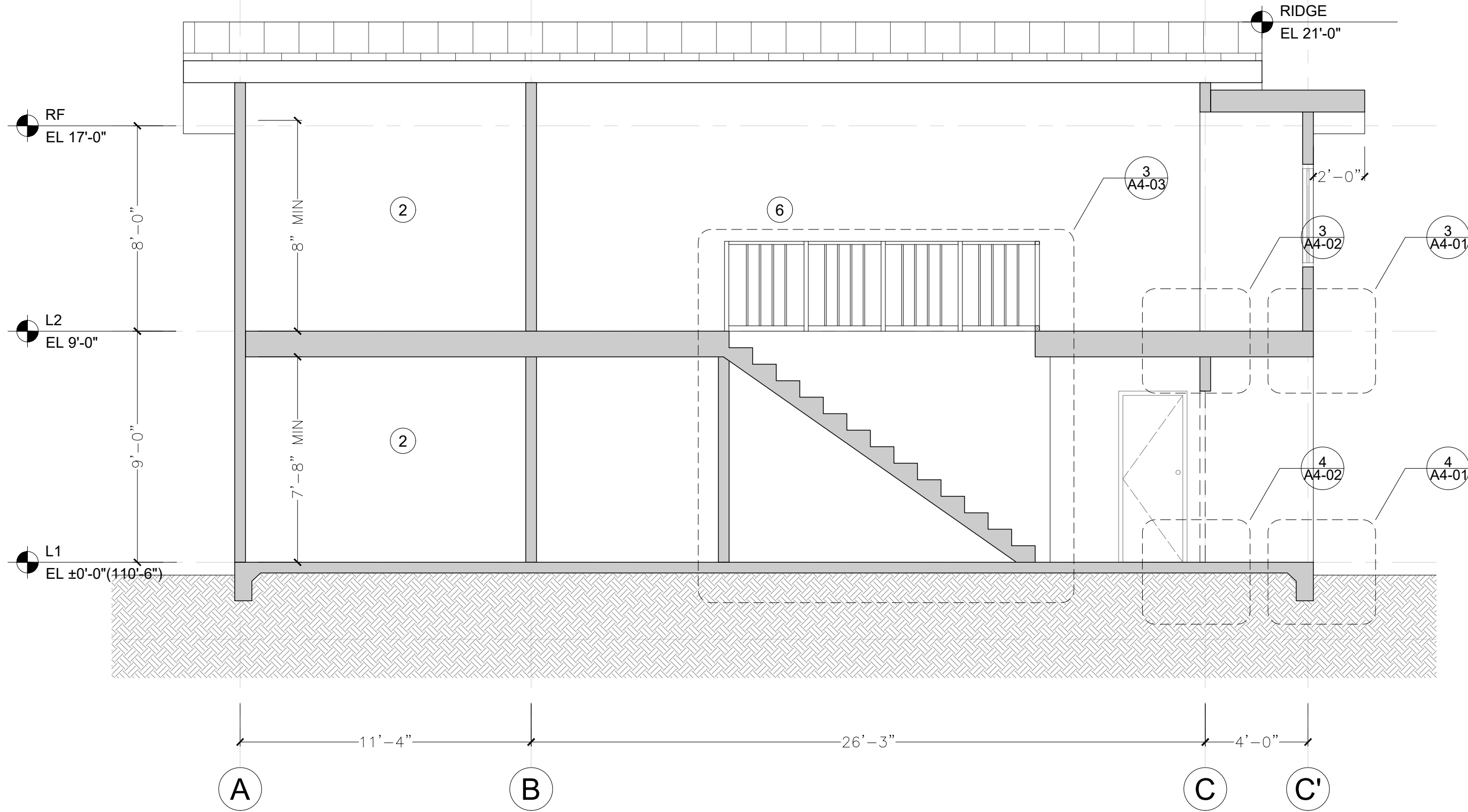
OWNER: Tina Tsang
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CONTENT:
ELEVATION

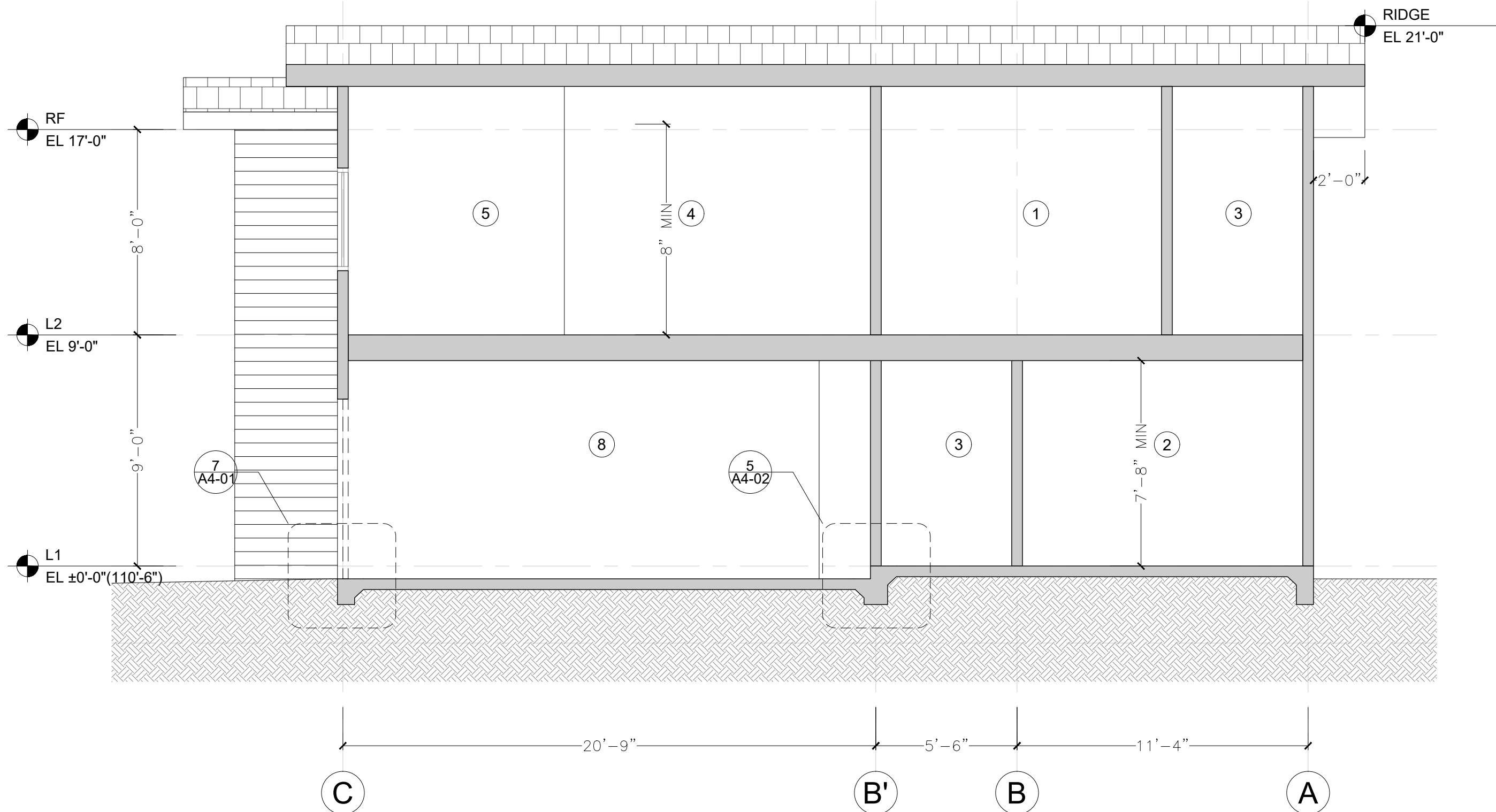
A2-01



1 SOUTH SECTION
SCALE 1/4"=1'0"@A1 1/8"=1'0"@A3 0ft 3ft @A1



2 EAST SECTION
SCALE 1/4"=1'0"@A1 1/8"=1'0"@A3 0ft 3ft @A1



3 WEST SECTION
SCALE 1/4"=1'0"@A1 1/8"=1'0"@A3 0ft 3ft @A1

LEGEND

- 1 Master Bedroom
- 2 Guest Bedroom
- 3 Bathroom
- 4 Living Room
- 5 Kitchen
- 6 Dining Room
- 7 Closet/Storage
- 8 Garage

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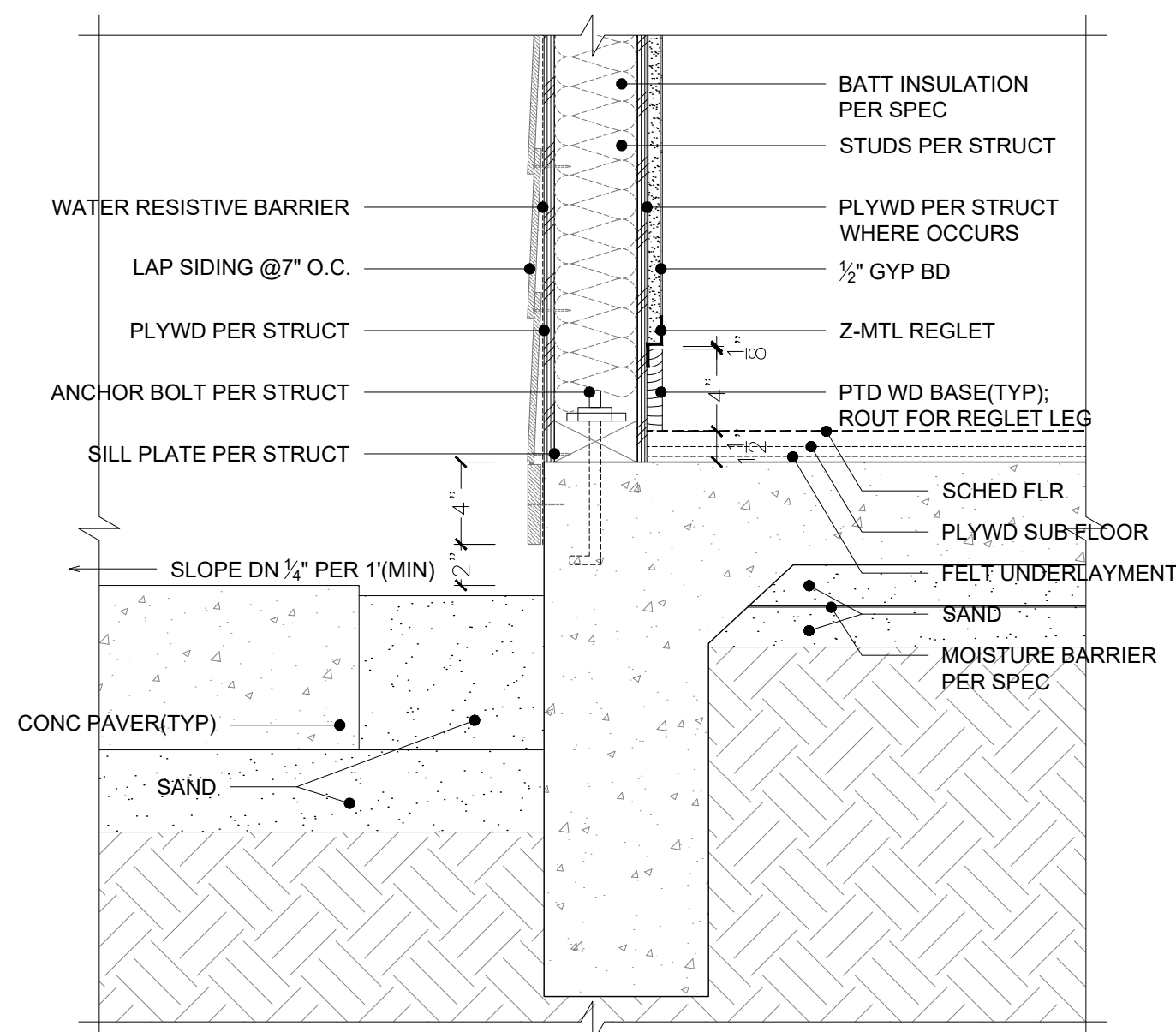
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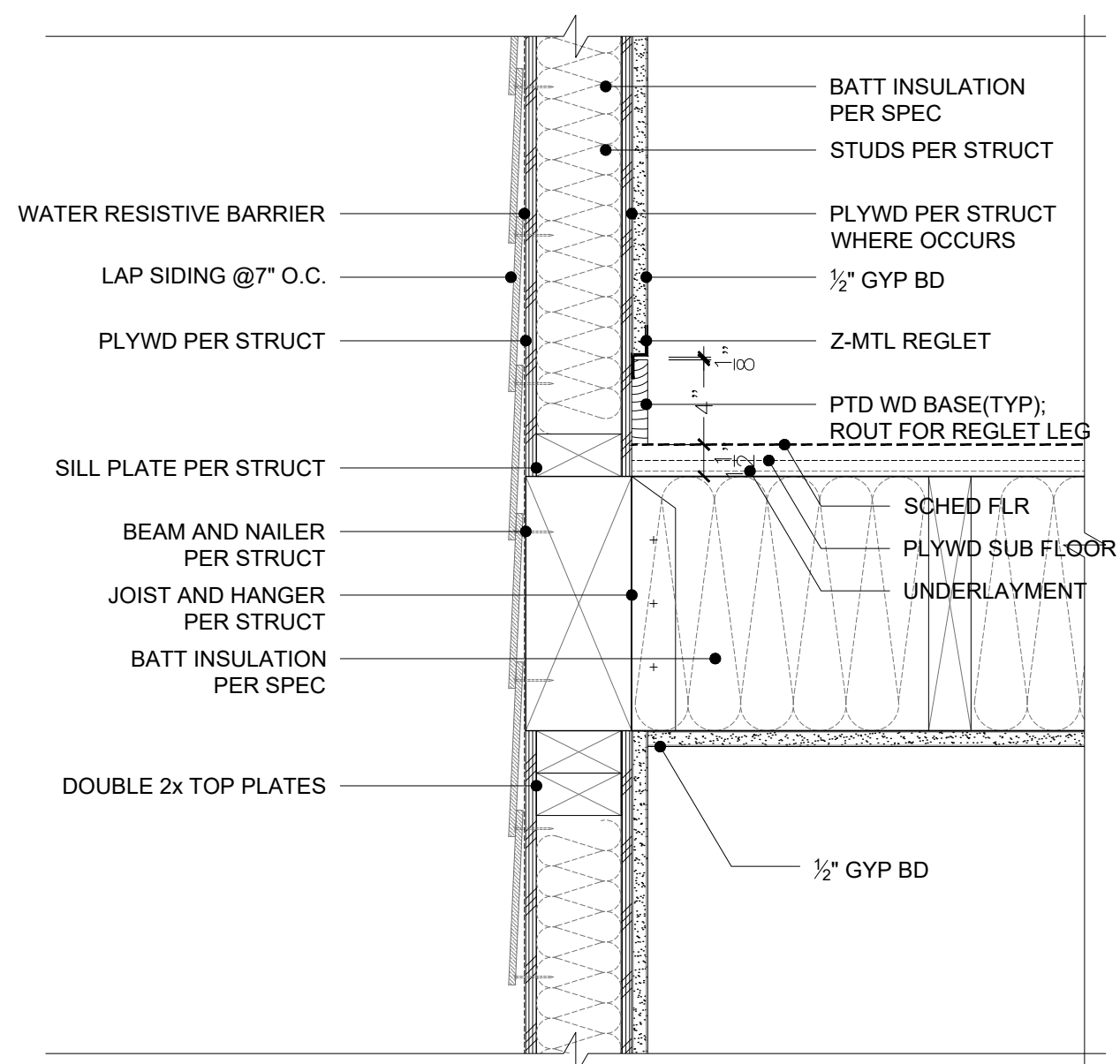
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CONTENT: SECTION

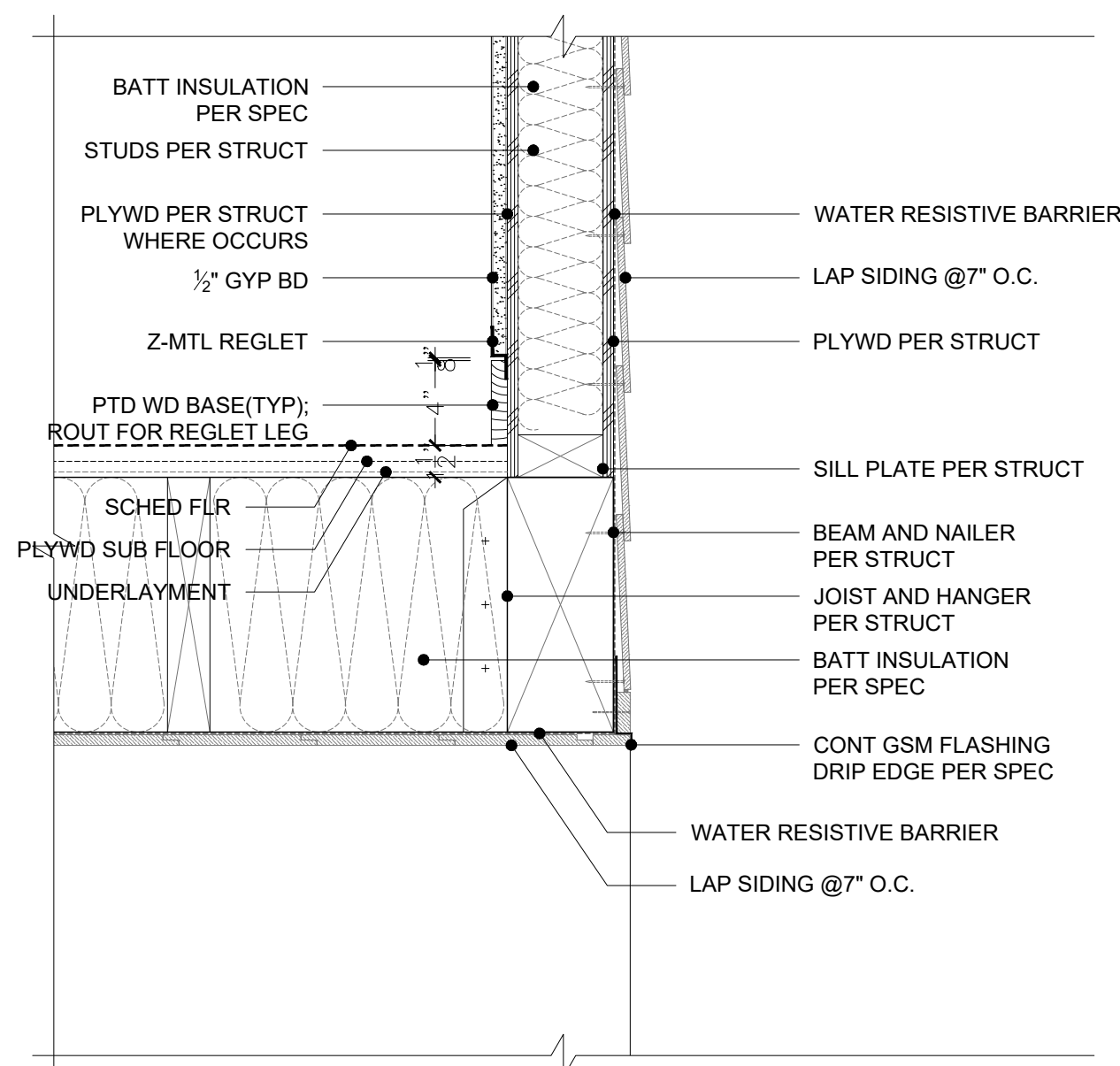
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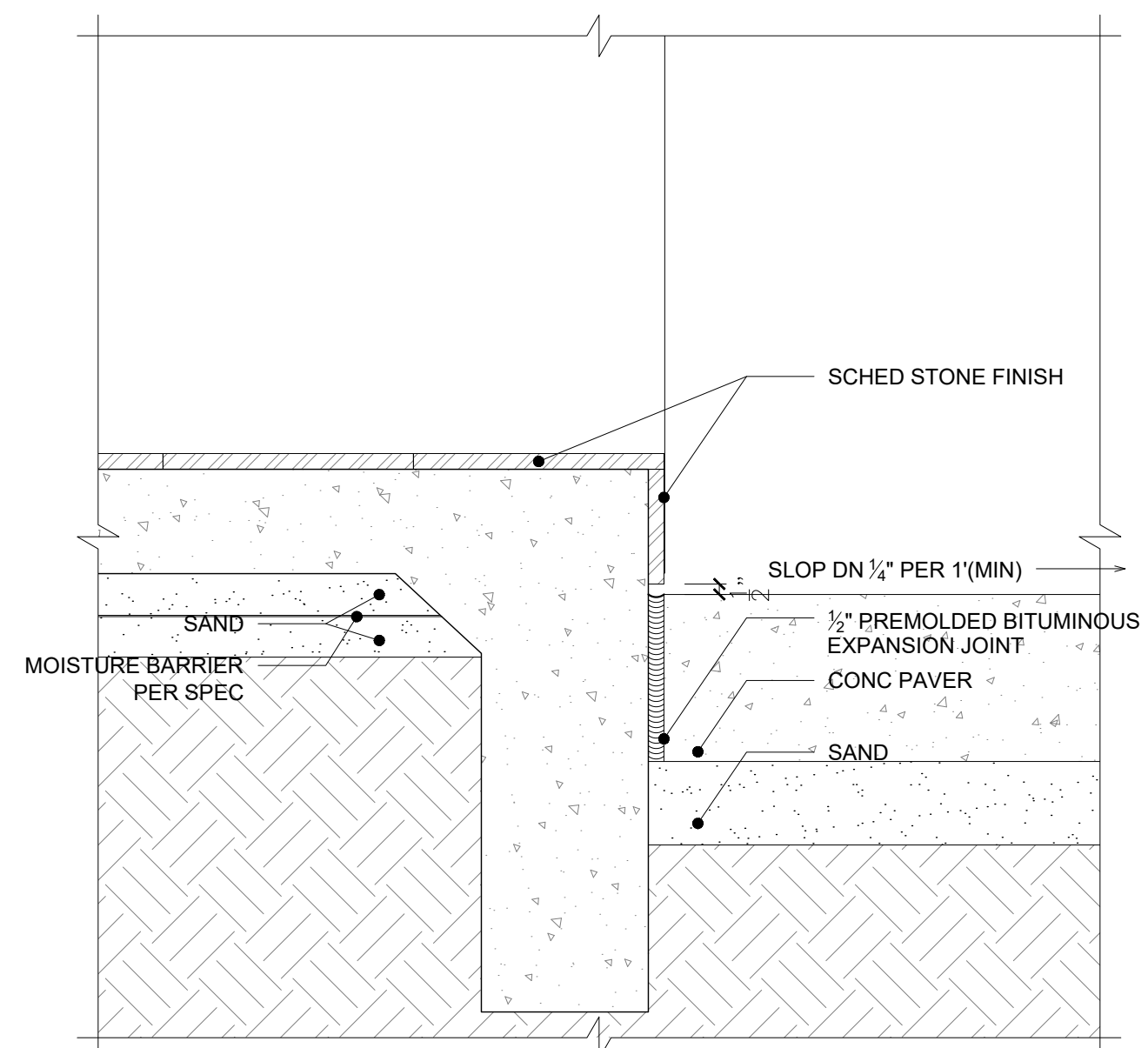
1 EXT WALL AT BEDROOM(TYP)
SCALE 1-1/2"=1'0"@A1 3/4"=1'0"@A3 0ft 6ft @A1



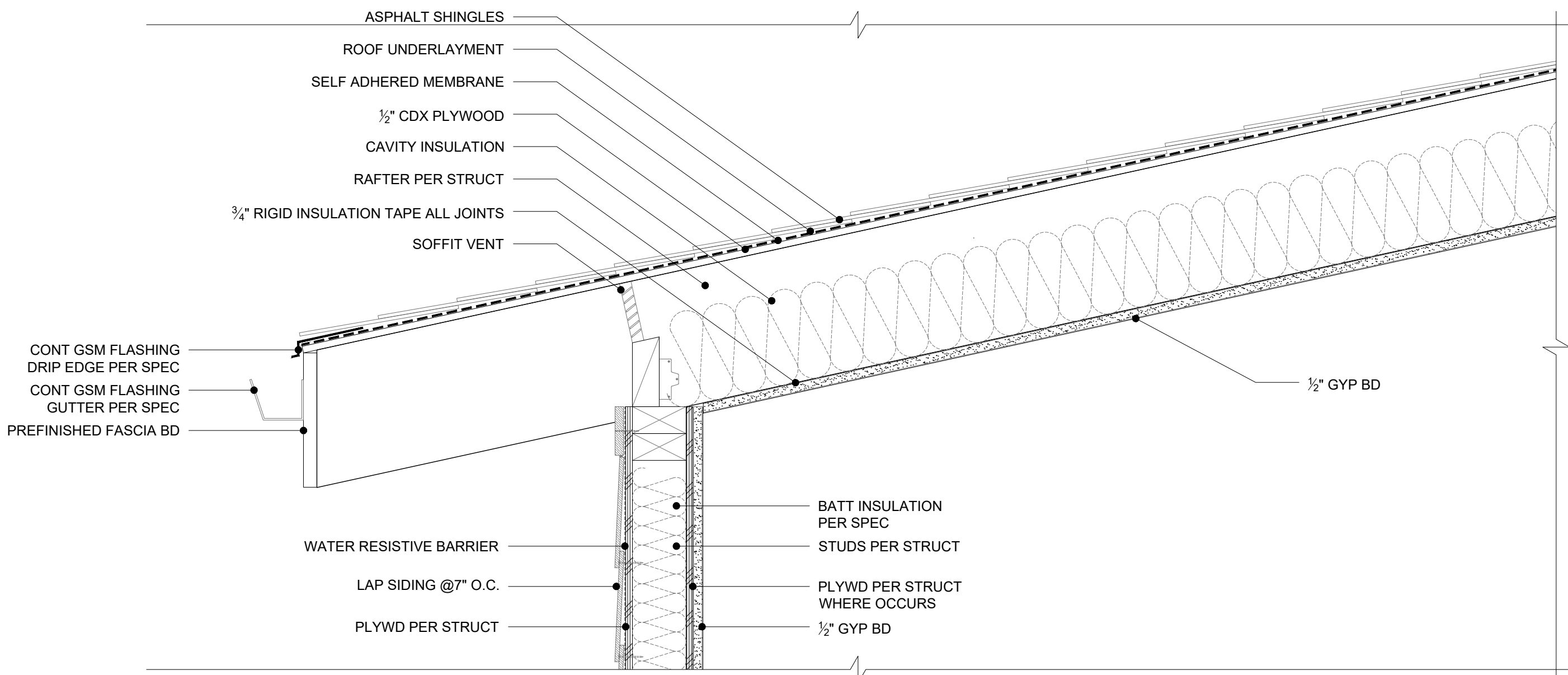
2 EXT WALL AT 2RD FLOOR(TYP)
SCALE 1-1/2"=1'0"@A1 3/4"=1'0"@A3 0ft 6ft @A1



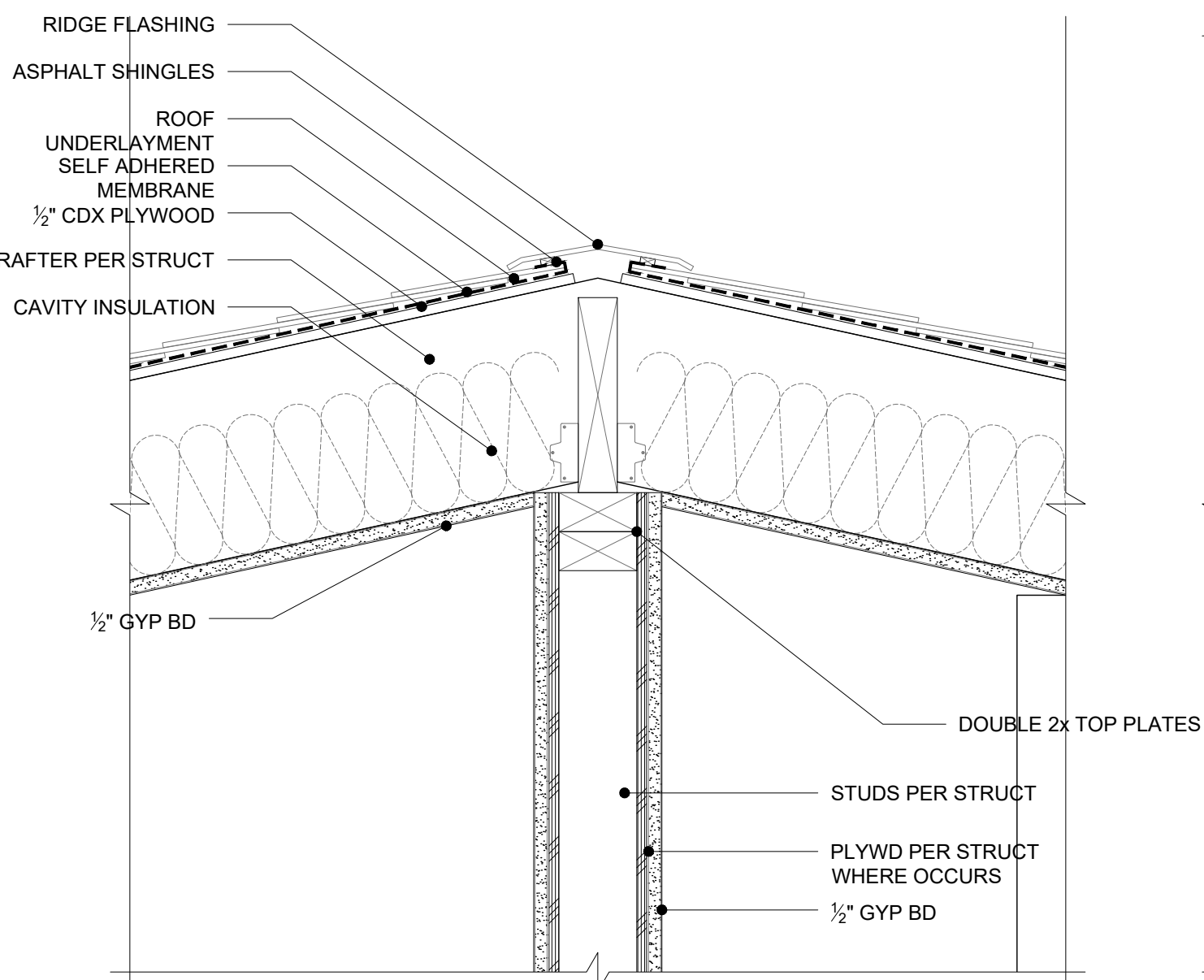
3 EXT WALL AT 2RD FLOOR
SCALE 1-1/2"=1'0"@A1 3/4"=1'0"@A3 0ft 6ft @A1



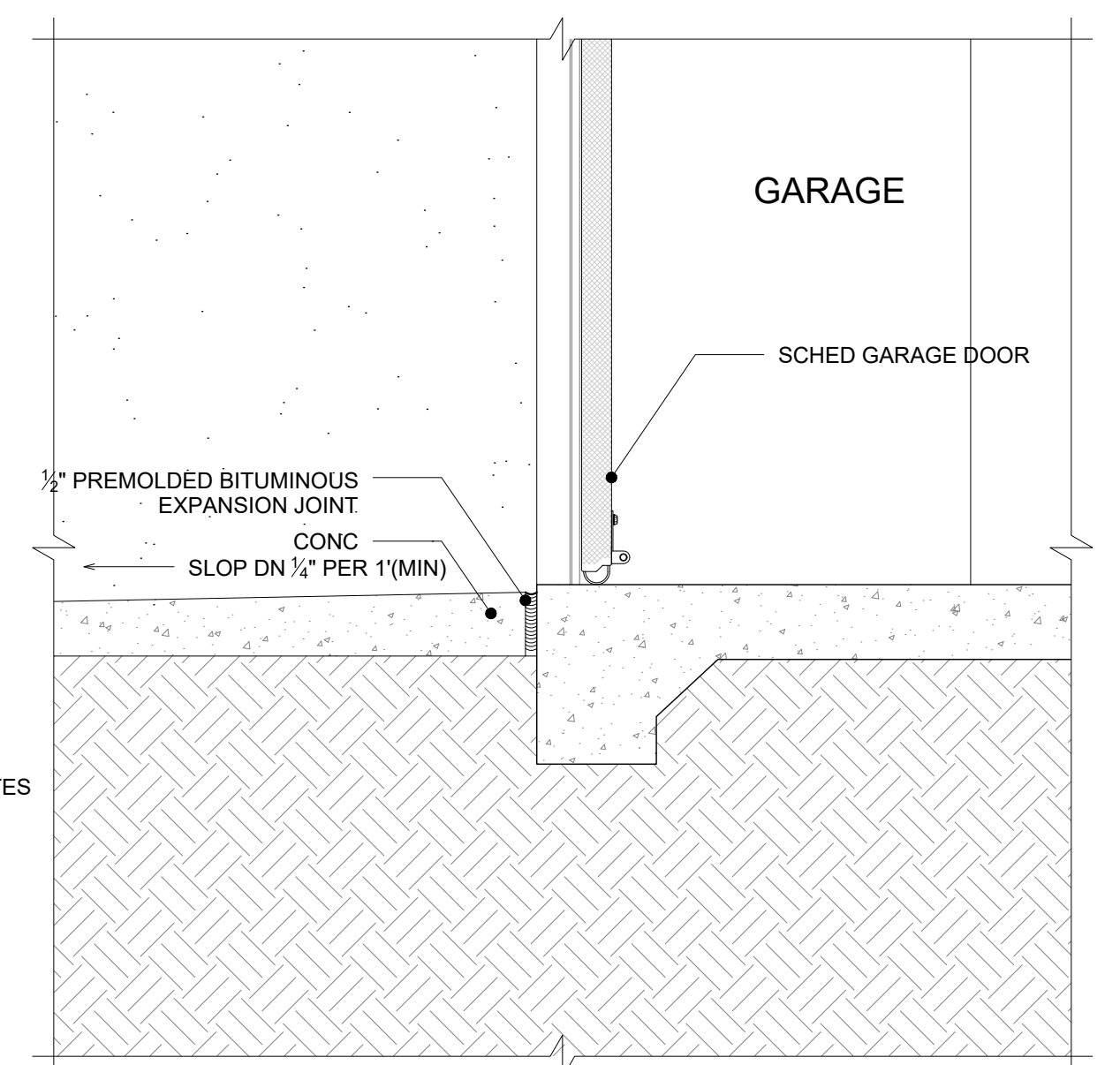
4 STEP AT ENTRANCE
SCALE 1-1/2"=1'0"@A1 3/4"=1'0"@A3 0ft 6ft @A1



5 ROOF EAVE
SCALE 1-1/2"=1'0"@A1 3/4"=1'0"@A3 0ft 6ft @A1



6 ROOF RIDGE
SCALE 1-1/2"=1'0"@A1 3/4"=1'0"@A3 0ft 6ft @A1



7 GARAGE DOOR
SCALE 1-1/2"=1'0"@A1 3/4"=1'0"@A3 0ft 6ft @A1

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333 HEGENBERGER RD. SUITE 200
OAKLAND, CA 94621
415.230.0990

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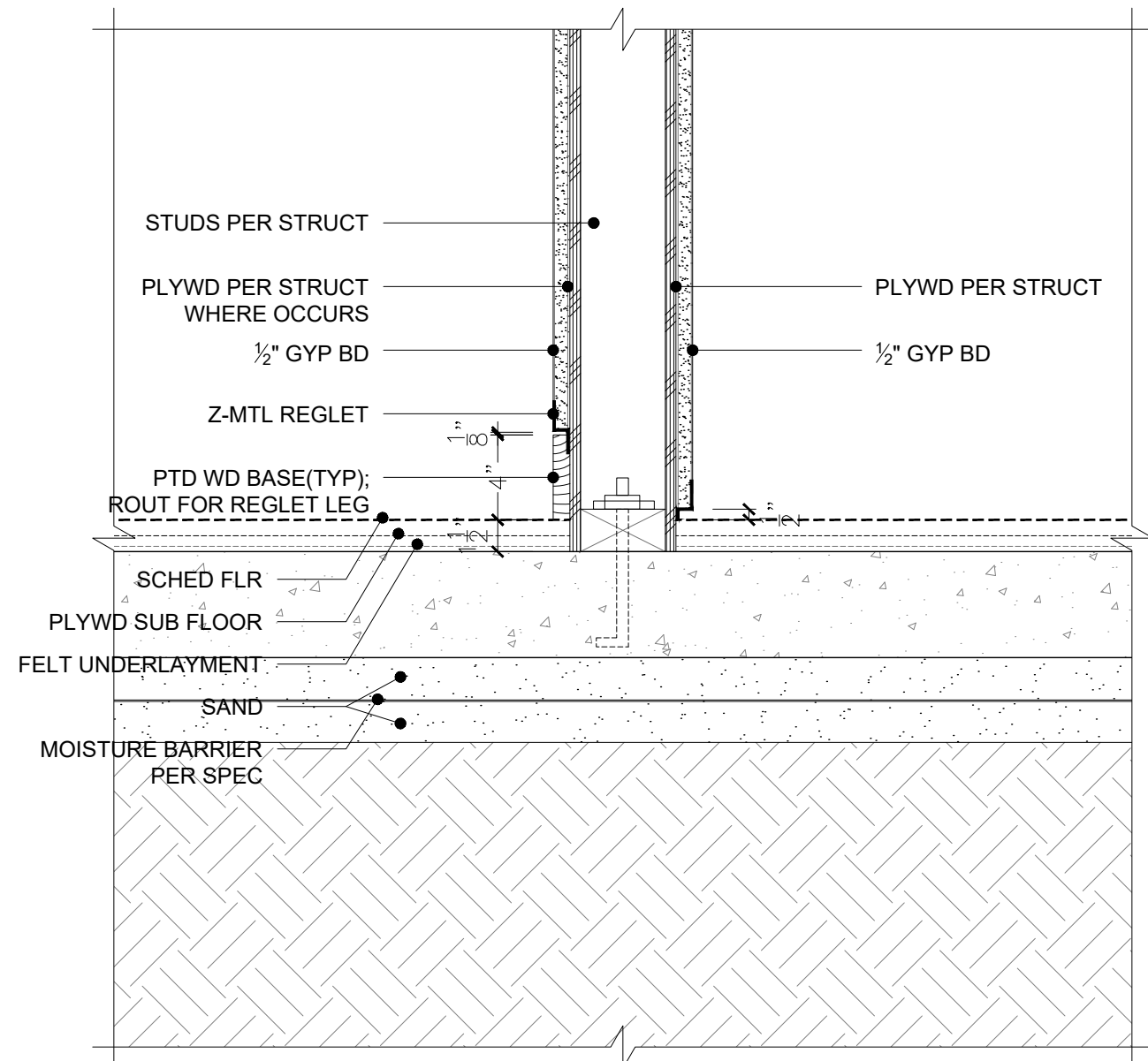
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415.230.0990 --- 209-474-9821
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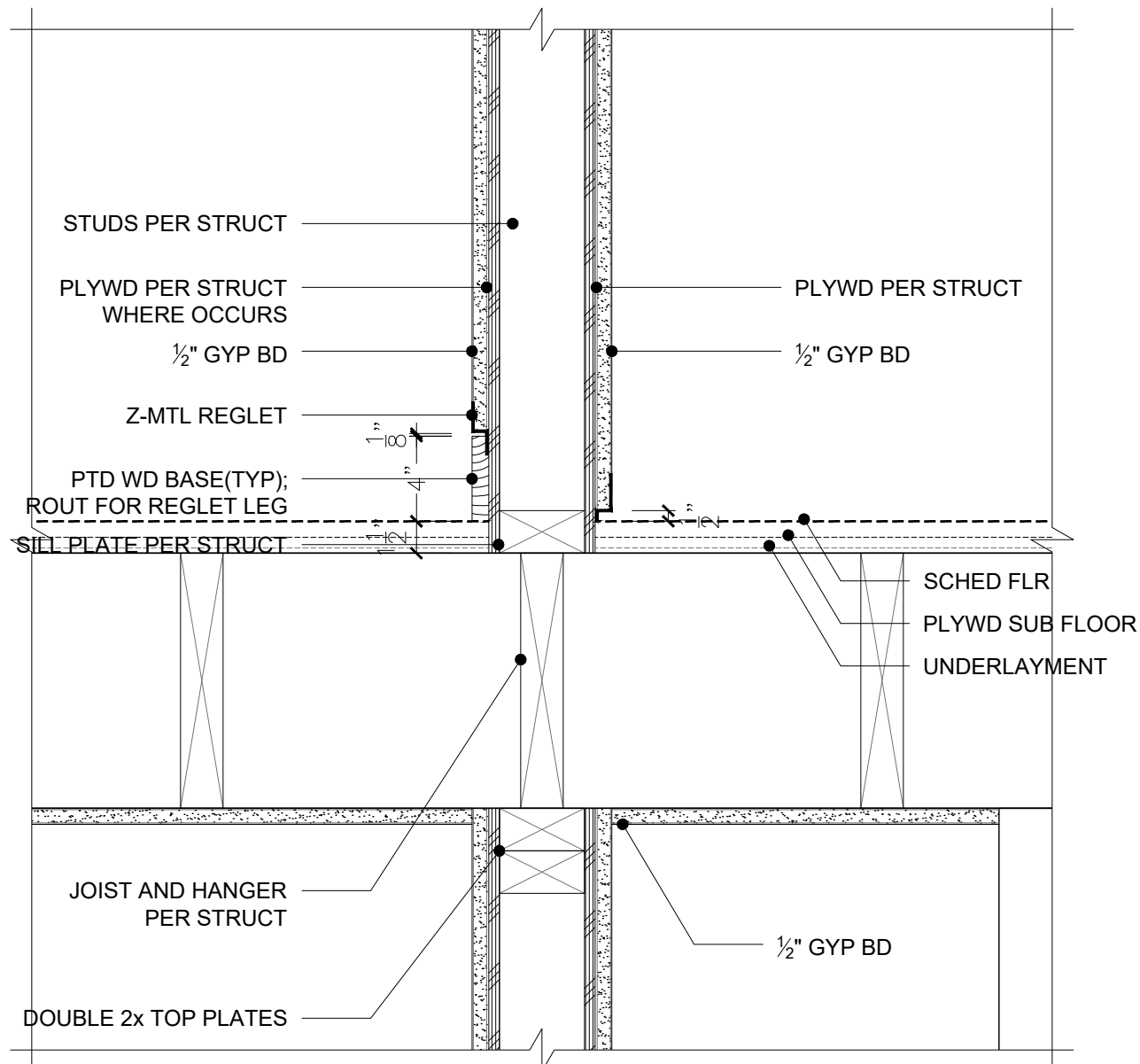
OWNER: Tina Tsang
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CONTENT:
**MISCELLANEOUS
DETAILS 01**

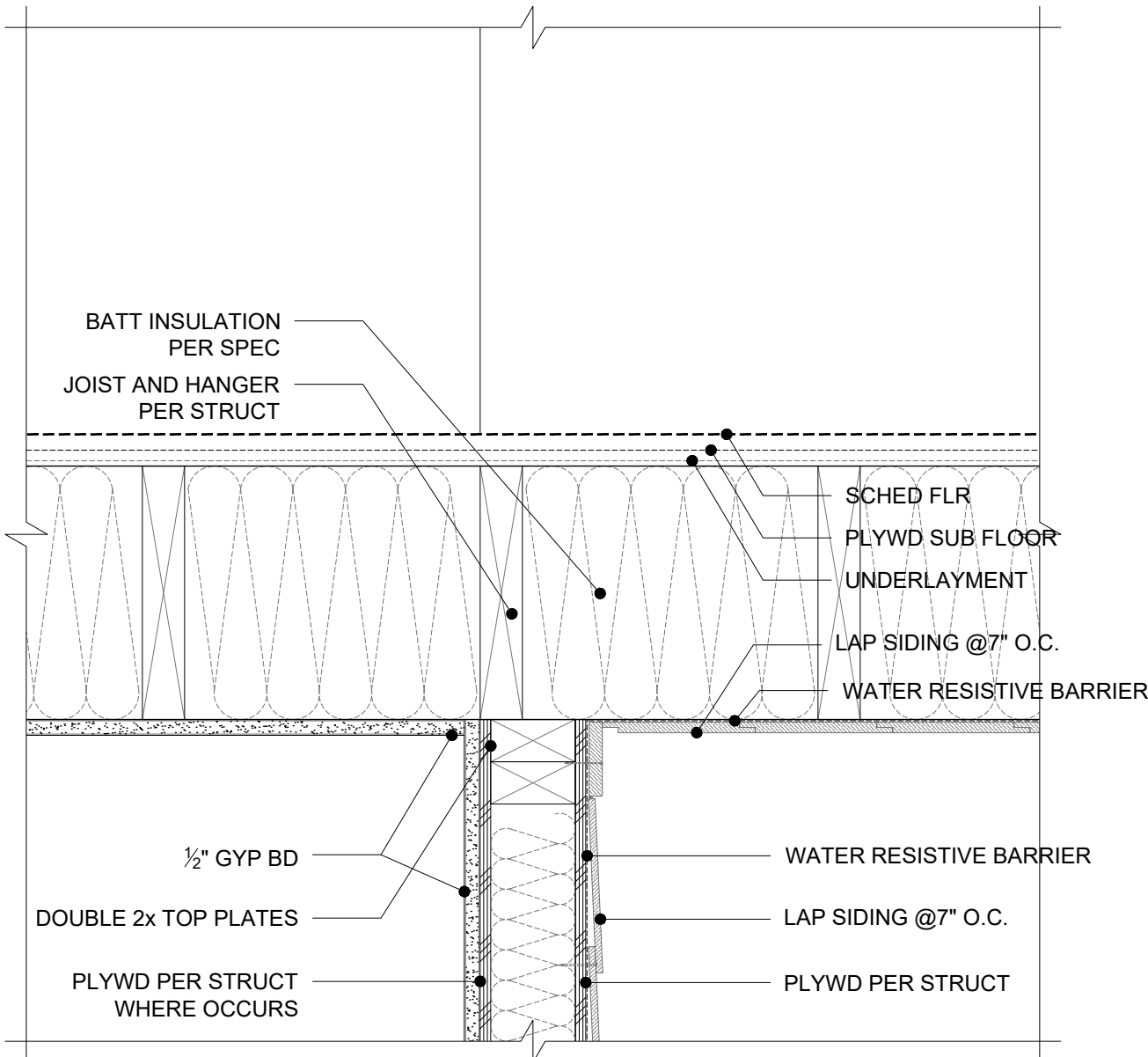
A4-01



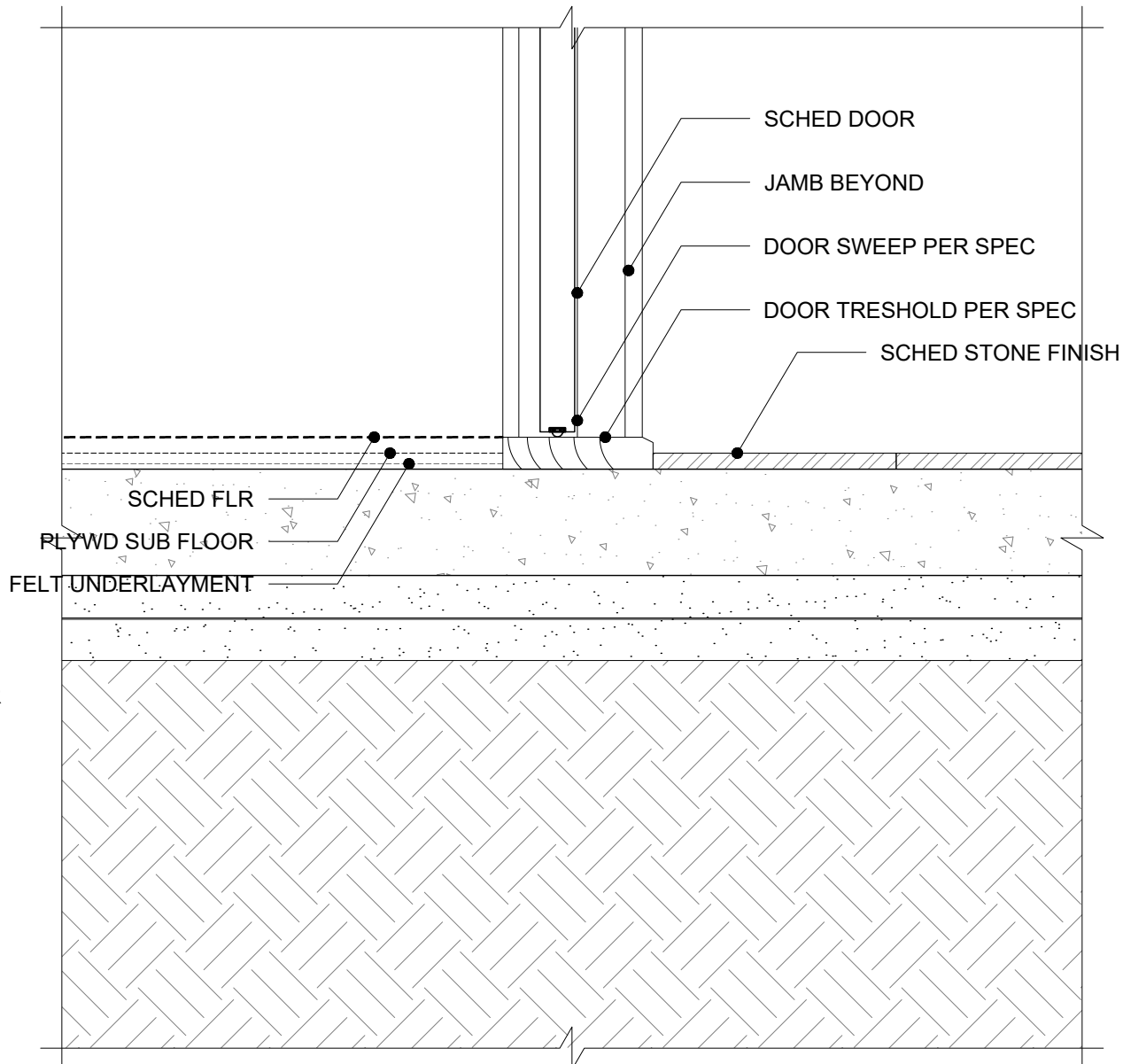
1 INT WALL AT BEDROOM(TYP)
SCALE 1-1/2"=1'0"@A1 3/4"=1'0"@A3 0ft 6ft @A1



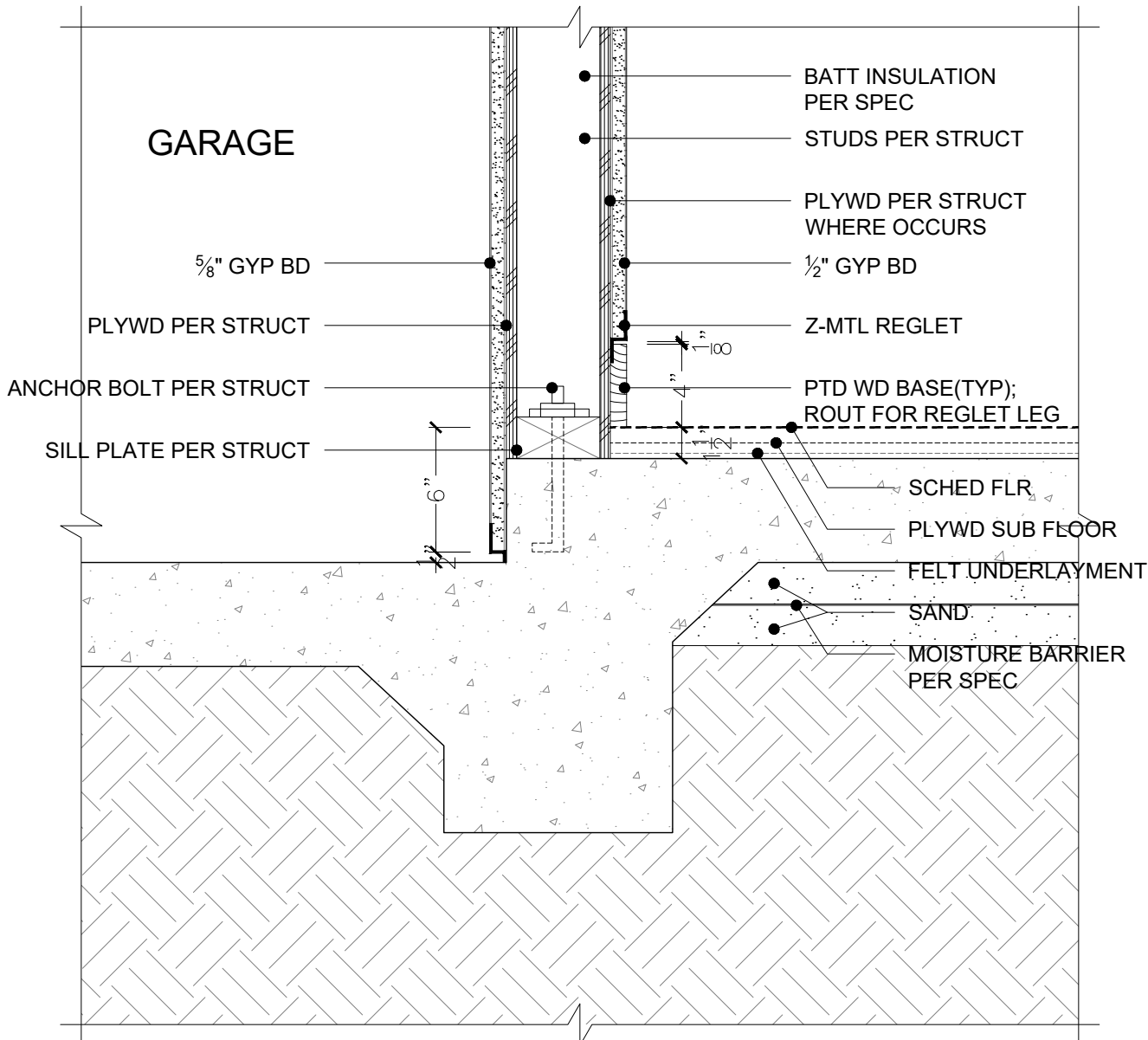
2 INT WALL AT BEDROOM(TYP)
SCALE 1-1/2"=1'0"@A1 3/4"=1'0"@A3 0ft 6ft @A1



3 EXT WALL AT ENTRANCE
SCALE 1-1/2"=1'0"@A1 3/4"=1'0"@A3 0ft 6ft @A1



4 FRONT DOOR
SCALE 1-1/2"=1'0"@A1 3/4"=1'0"@A3 0ft 6ft @A1



5 INT WALL AT LEVEL CHANGE
SCALE 1-1/2"=1'0"@A1 3/4"=1'0"@A3 0ft 6ft @A1

KW Inc.

333 HEGENBERGER RD. SUITE 200
OAKLAND, CA 94621
415.230.0990
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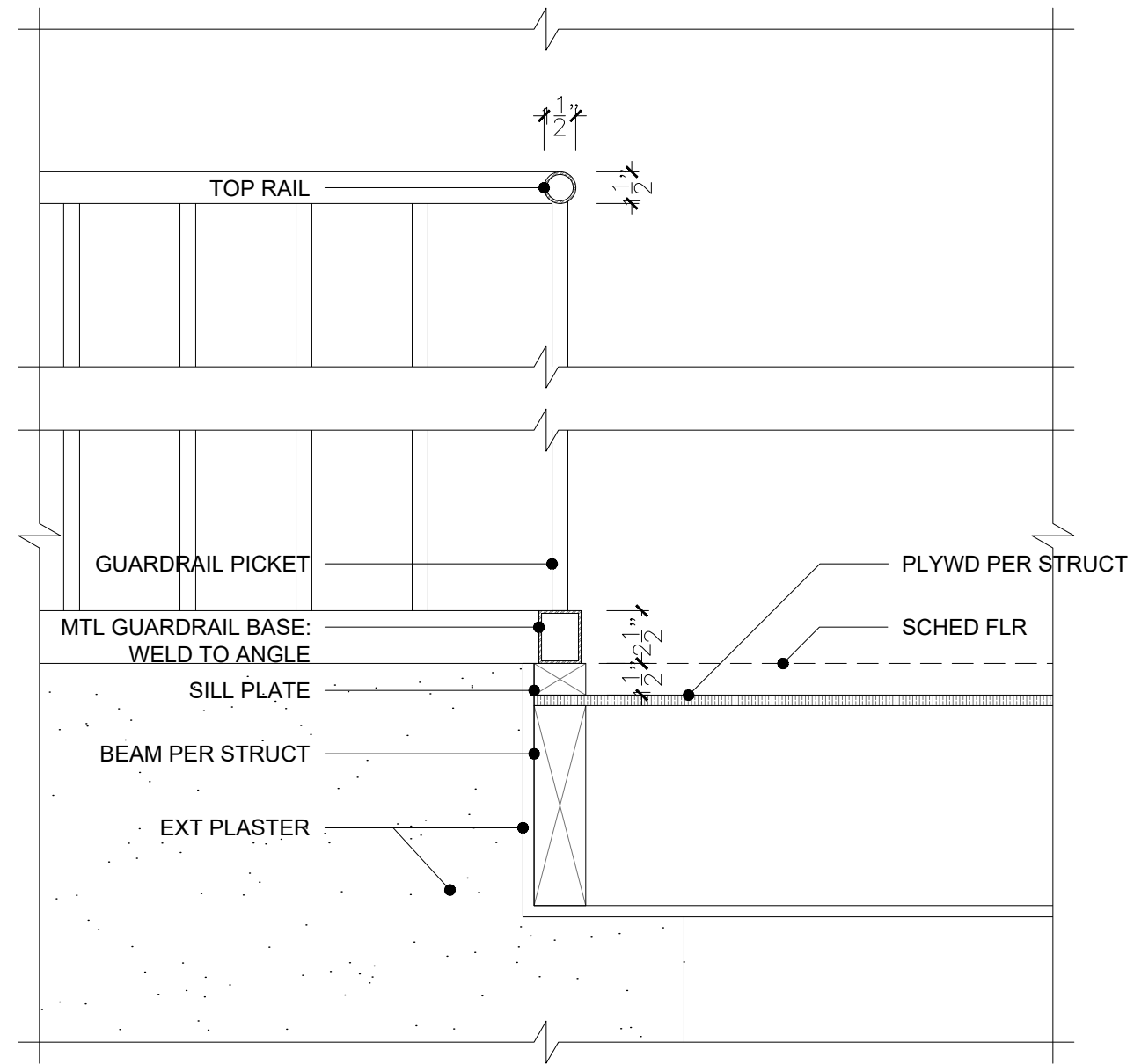
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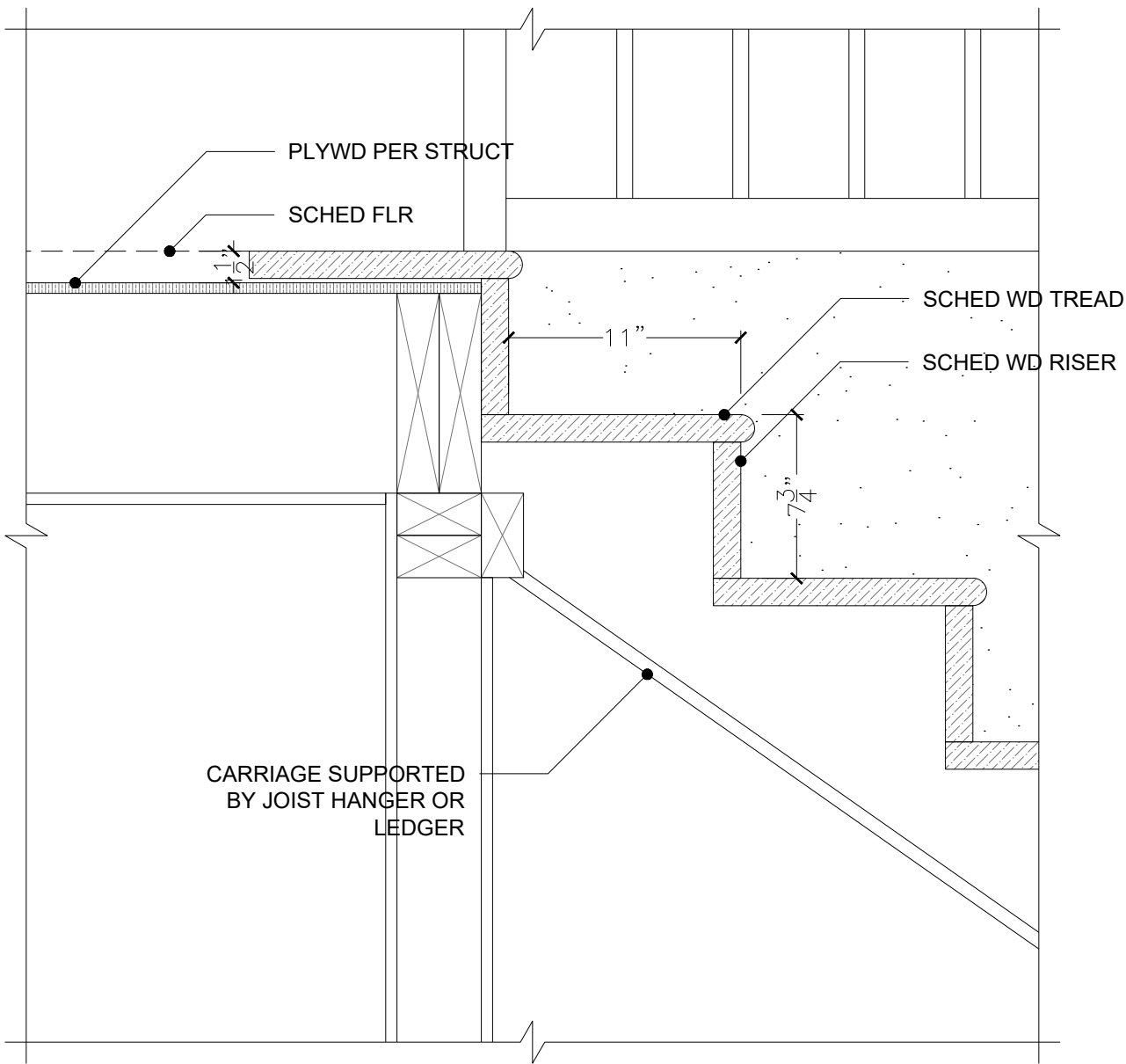
OWNER: Tina Tsang
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CONTENT:
**MISCELLANEOUS
DETAILS 02**

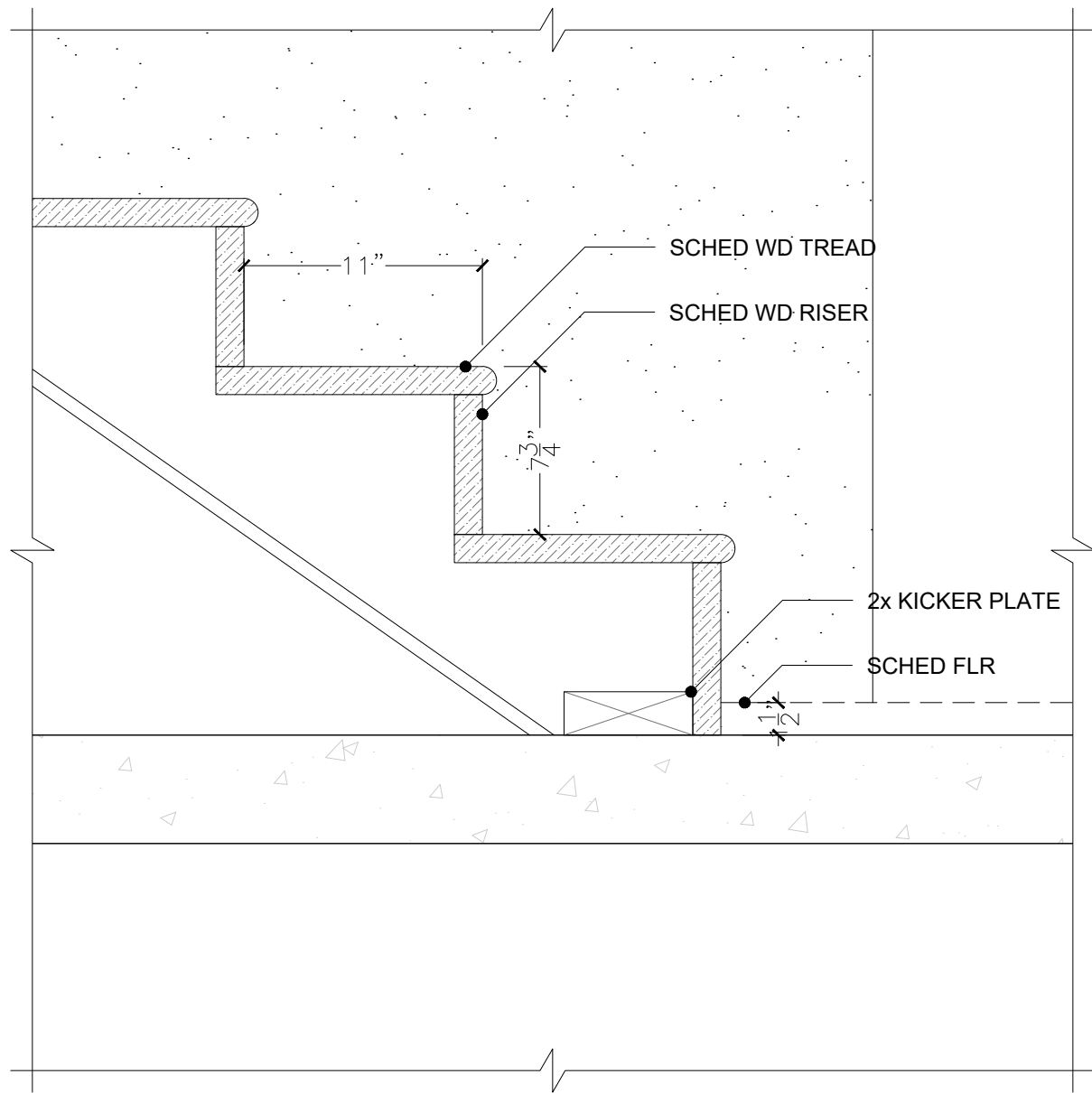
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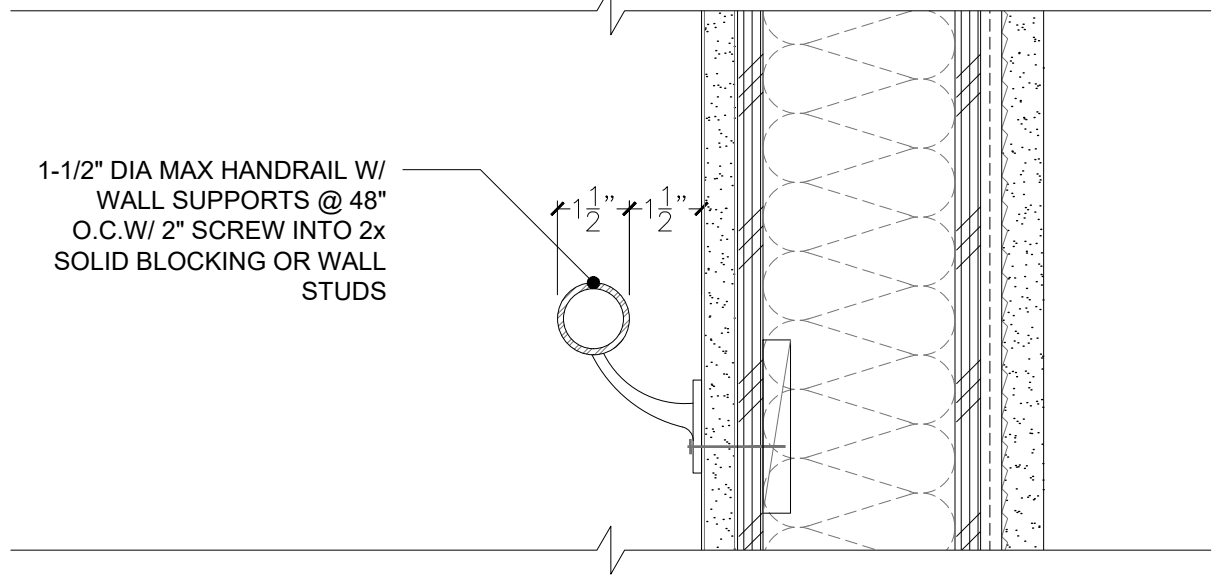
4 HANDRAIL TOP/BOTTOM
SCALE 1-1/2"=1'0"@A1 3/4"=1'0"@A3 0ft 6ft @A1



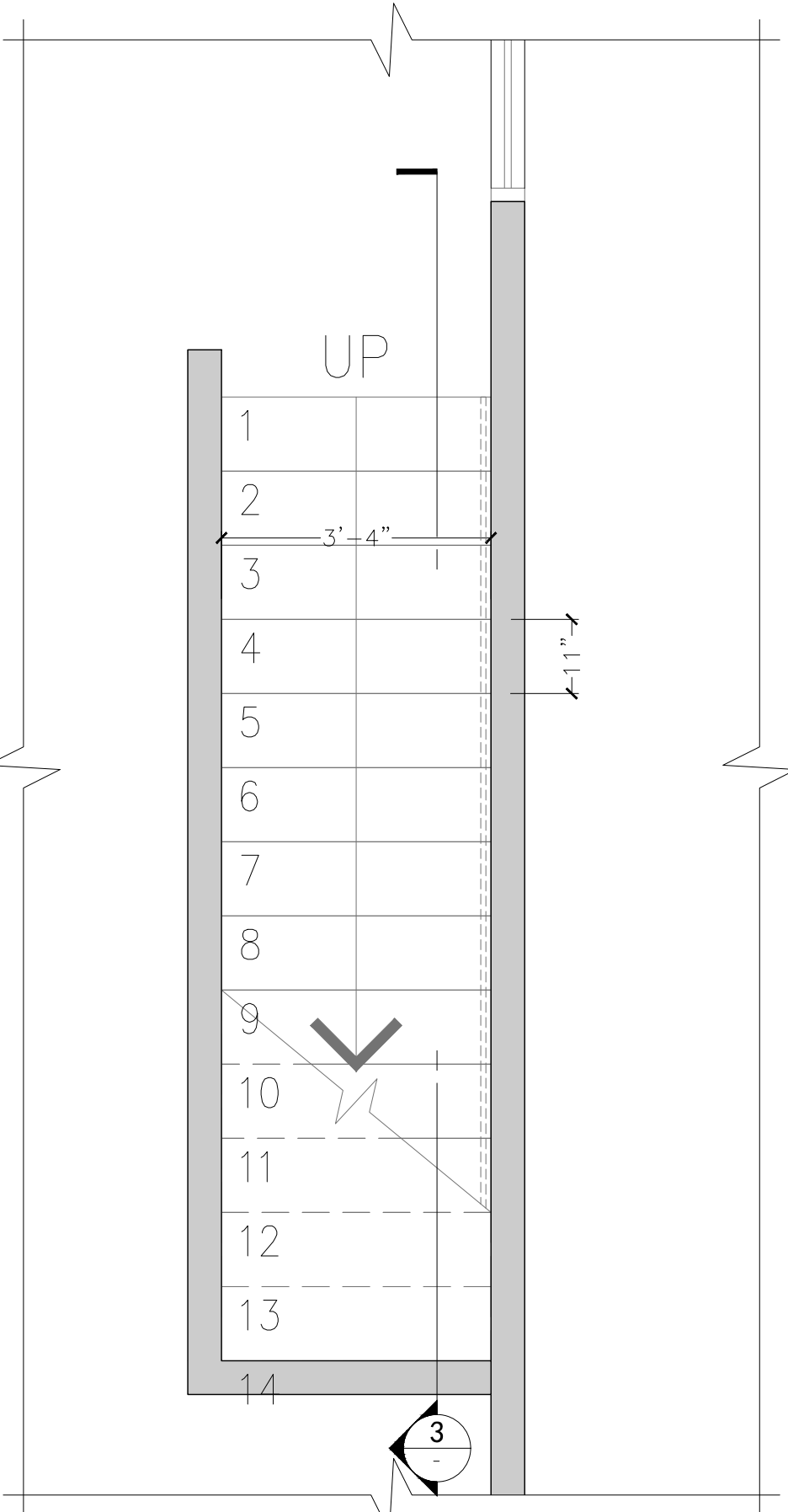
5 DETAIL @ TOP OF STAIR
SCALE 1-1/2"=1'0"@A1 3/4"=1'0"@A3 0ft 6ft @A1



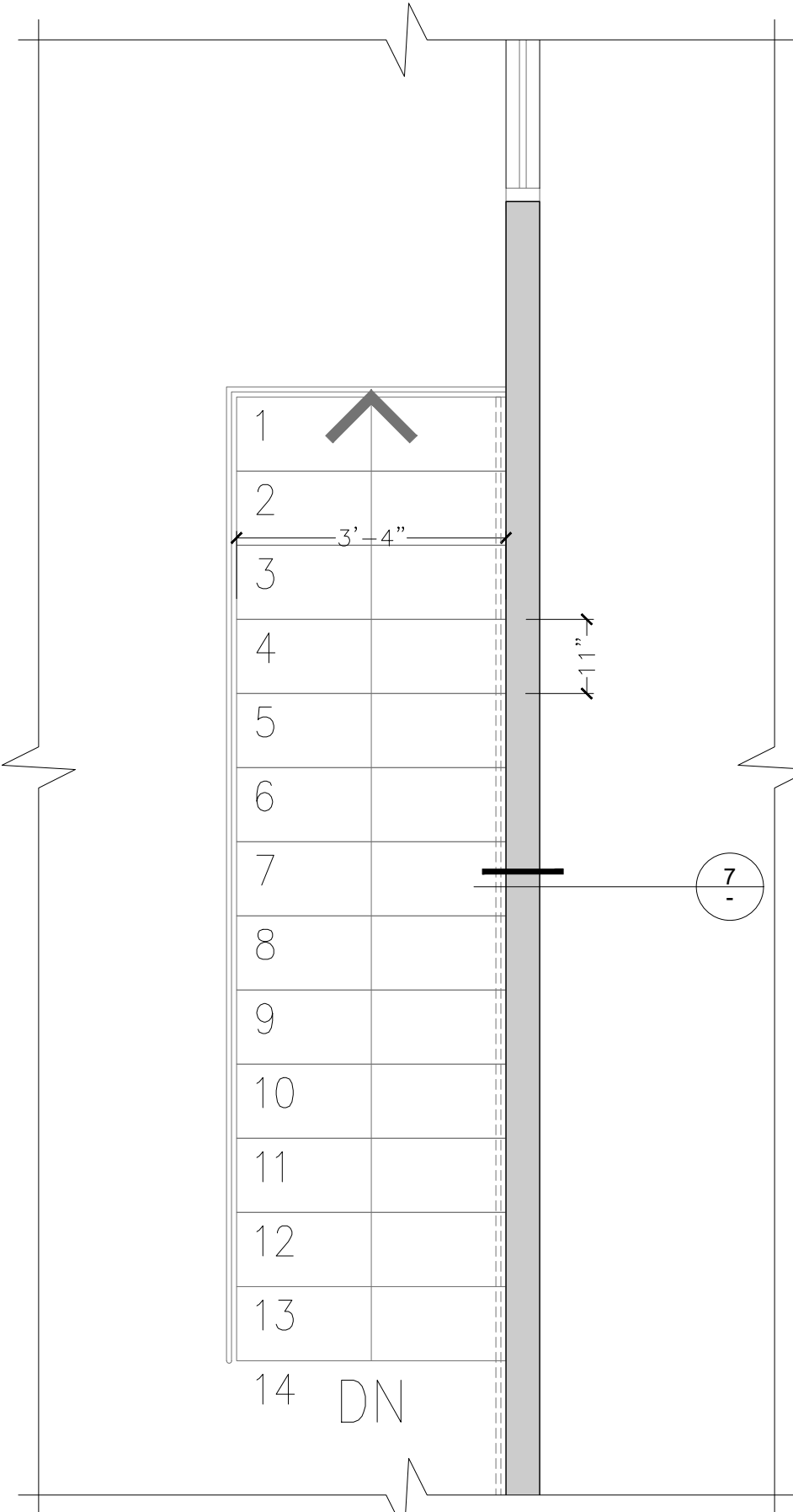
6 DETAIL @ BOTTOM OF STAIR
SCALE 1-1/2"=1'0"@A1 3/4"=1'0"@A3 0ft 6ft @A1



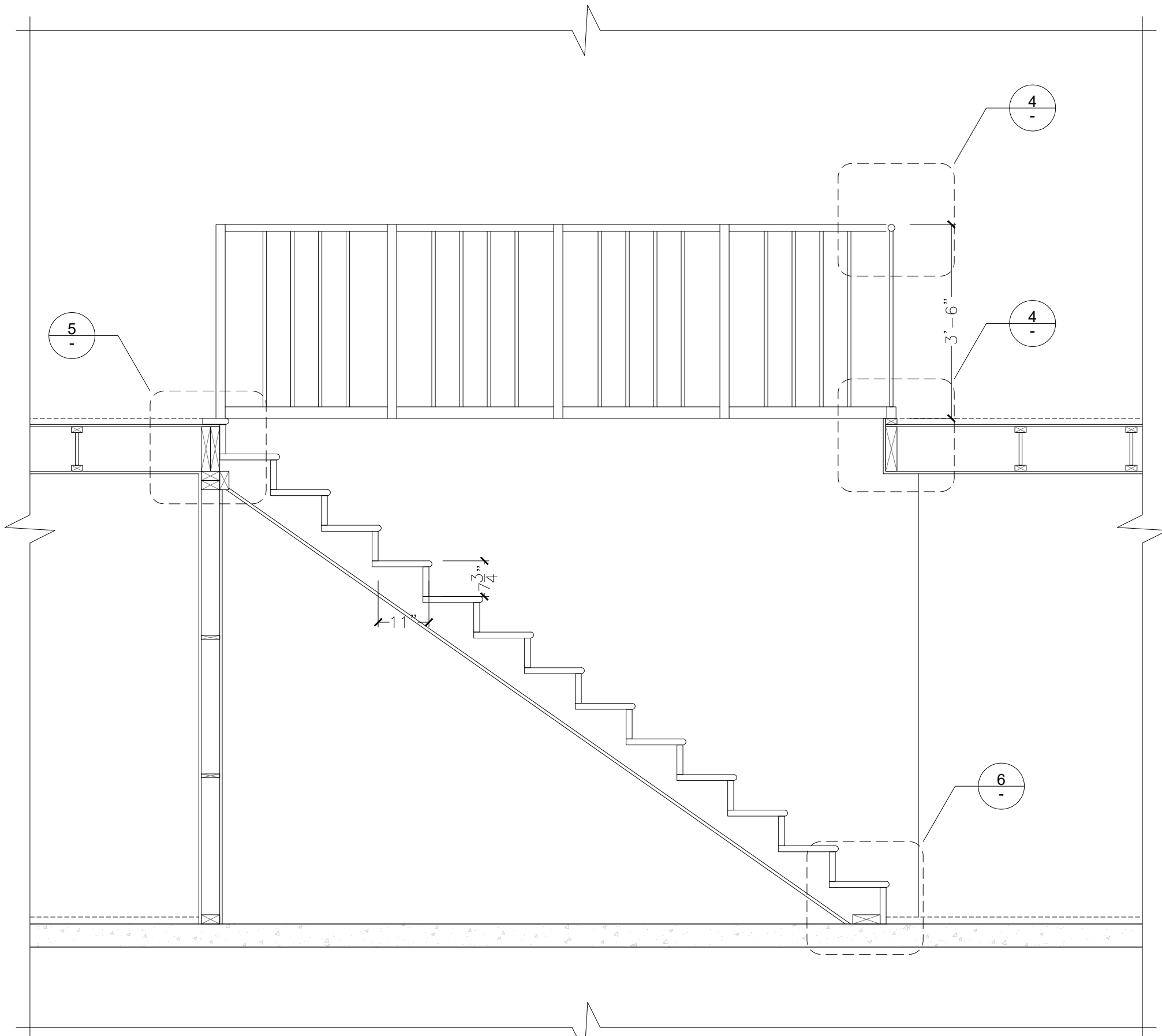
7 HANDRAIL(TYP)
SCALE 3"=1'0"@A1 1-1/2"=1'0"@A3 0ft 3ft @A1



1 STAIR PLAN 01
SCALE 1/2"=1'0"@A1 1/4"=1'0"@A3 0ft 1.5ft @A1



2 STAIR PLAN 02
SCALE 1/2"=1'0"@A1 1/4"=1'0"@A3 0ft 1.5ft @A1



3 STAIR SECTION
SCALE 1/2"=1'0"@A1 1/4"=1'0"@A3 0ft 1.5ft @A1

- NOTES:
- Stairways serving an occupant load of less than 50 shall have a width of not less than 36 inches.
 - The riser height shall be measured vertically between the nosings of adjacent treads.
 - Stairways shall be built of materials consistent with the types permitted for the type of construction of the building, except that wood handrails shall be permitted for all types of construction.
 - Outdoor stairways and outdoor approaches to stairways shall be designed so that water will not accumulate on walking surfaces.
 - There shall not be enclosed usable space under exterior exit stairways unless the space is completely enclosed in 1-hour fire-resistance-rated construction. The open space under exterior stairways shall not be used for any purpose.
 - Handrail height, measured above stair tread nosings, or finish surface of ramp slope, shall be uniform, not less than 34 inches and not more than 38 inches. Handrail height of alternating tread devices and ships ladders, measured above tread nosings, shall be uniform, not less than 30 inches and not more than 34 inches.
 - Handrails for the length of the stairs are required when there are 4 or more risers.
 - The handgrip portion of the handrail shall not be less than 1-1/4" nor more than 2" in cross-sectional dimension having a smooth surface with no sharp corners.
 - Provide a positive stair connection to the primary structure without using toe nails or nails subject to withdrawal.



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KINGSWEALTH INC.
Hendrik Van De Pol, P.E.
consulting engineer Civil - CA C 15472
333 HEGENBERGER RD. SUITE 200 OAKLAND,
CA 94621
415.230.0990 --- 209-474-9821
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CONTENT:
STAIR PLAN & SECTION

A4-03

NO.	DESCRIPTION	TYPE	WIDTH	HEIGHT	THK	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	REMARKS
01	ENTRY	2	3'-0"	6'-8"	1-3/4"	PGW	PTD	HM	PTD	SELF-CLOSING DOOR Note #17
02	GARAGE	1	2'-8"	6'-8"	1-3/4"	PGW	PTD	HM	PTD	KEYLESS ACCESS
03	BATHROOM	1	2'-4"	6'-8"	1-3/4"	PGW	PTD	HM	PTD	PRIVACY LATCH SET
04	BEDROOM	1	2'-8"	6'-8"	1-3/4"	PGW	PTD	HM	PTD	
05	BEDROOM	1	2'-8"	6'-8"	1-3/4"	PGW	PTD	HM	PTD	
06	BATHROOM	1	2'-4"	6'-8"	1-3/4"	PGW	PTD	HM	PTD	PRIVACY LATCH SET
07	BEDROOM	1	2'-8"	6'-8"	1-3/4"	PGW	PTD	HM	PTD	
08	BEDROOM	1	2'-8"	6'-8"	1-3/4"	PGW	PTD	HM	PTD	
09	BEDROOM	1	2'-4"	6'-8"	1-3/4"	PGW	PTD	HM	PTD	KEYLESS ACCESS
10	BATHROOM	1	2'-4"	6'-8"	1-3/4"	PGW	PTD	HM	PTD	PRIVACY LATCH SET
11	GARAGE	3	8'-0"	7'-0"	-	STL	PTD STL	STL	PTD STL	ROLL UP DOOR Note #18
12	GARAGE	3	8'-0"	7'-0"	-	STL	PTD STL	STL	PTD STL	

⑤ -EMERGENCY EGRESS: WINDOW FULLY OPENING WINDOW W/ MIN 5.7 SQFT MIN. OPENABLE AREA (5.0 SQFT MIN @ GRND FLR.) (20" MIN. CLR WIDTH; 24" MIN. CLR HEIGHT), TYP., BOTTOM OF CLEAR OPENING TO BE AT NOT LESS THAN 36 INCHES OR MORE THAN 44 INCHES ABOVE THE FLOOR.

2406.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES(914 MM) ABOVE THE LANDING AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD SHALL BE CONSIDERED A HAZARDOUS LOCATION.
EXCEPTION:
GLAZING THAT IS PROTECTED BY A GUARD COMPLYING WITH SECTIONS 1013 AND 1607.8 WHERE THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES (457 MM) FROM THE GUARD

Structural Notes

1. General

- A. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.
- B. VERIFY ALL EXISTING CONDITIONS AND PROPOSED DIMENSIONS AT JOB SITE. COMPARE STRUCTURAL DRAWINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS BEFORE COMMENCING WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND SHALL NOT PROCEED WITH AFFECTED WORK UNTIL THE DISCREPANCIES ARE RESOLVED. DO NOT SCALE DRAWINGS.
- C. UNLESS OTHERWISE NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE.
- D. ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS.
- E. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF THE PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

2. Tests and Inspections

- A. PROVIDE TESTS AND INSPECTIONS FOR ALL ITEMS AS REQUIRED BY THE CALIFORNIA BUILDING CODE 2016 EDITION.
- B. THE OWNER SHALL BE RESPONSIBLE FOR RETAINING AN INDEPENDENT TESTING LAB TO PERFORM ALL REQUIRED TESTING AND INSPECTIONS.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE TESTING LAB WITH CONSTRUCTION SCHEDULES TO ENSURE PROPER COORDINATING OF WORK.
- D. THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED AND/OR TESTED BY THE TESTING LAB: 28 DAY CONCRETE STRENGTH.
- E. THE FOLLOWING SPECIFIC ITEMS SHALL BE INSPECTED BY THE ENGINEER OF RECORD (SPECIAL INSPECTOR):.
1. REINFORCING STEEL

2. NAILING OF PLYWOOD DIAPHRAGMS AND SHEAR WALLS.

3. DRILLED PIERS.
- F. THE CONTRACTOR SHALL NOTIFY A MINIMUM OF 24 HOURS PRIOR TO THE TIME OF INSPECTION.

3. Design Basis

- A. CONSTRUCT IN ACCORDANCE WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- B. LOADS (PSF): ROOF: 10 DL + 20 LL
FLOOR: 12 DL + 40 LL

4. Foundations

- A. DESIGN OF THE FOUNDATION IS BASED ON CBC 2016, AND THE SOILS REPORT, DATED 14 JUNE 2045, PREPARED BY ALAN CROFTY.
. A COPY OF WHICH IS AVAILABLE IN THE ENGINEER'S OFFICE..
- B. EXCEPT WHERE OTHERWISE SHOWN, EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. ALL FOUNDATIONS SHALL BE POURED WITHOUT THE USE OF SIDE FORMS WHEREVER POSSIBLE. IF THE TRENCHES CANNOT STAND, FULLY FORM SIDES TO DIMENSIONS SHOWN.
- C. DO NOT ALLOW WATER TO STAND IN TRENCHES. IF BOTTOM OF TRENCHES BECOME SOFTENED DUE TO RAIN OR OTHER WATER BEFORE CONCRETE IS CAST, EXCAVATE SOFTENED MATERIAL AND REPLACE WITH PROPERLY COMPACTED BACKFILL AT NO COST TO OWNER.
- D. ALL EXCAVATIONS, FORMS AND REINFORCING ARE TO BE INSPECTED BY THE LOCAL BUILDING INSPECTOR PRIOR TO PLACING CONCRETE.
- E. DO NOT ALLOW WATER TO STAND IN PIER HOLES.

5. Concrete

- A. REINFORCE ALL CONCRETE. INSTALL ALL INSERTS, BOLTS, ANCHORS, AND REINFORCING AND SECURELY TIE PRIOR TO PLACING CONCRETE.
- B. CONCRETE SHALL BE HARDROCK CONCRETE AND SHALL ATTAIN THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS. (MINIMUM CEMENT CONTENT: FIVE SACKS/CU. YD.)

LOCATION	MINIMUM STRENGTH @ 28 DAYS PSI	MAX. AGGREGATE SIZE (INCHES)	MAX. SLUMP (INCHES)
FOUNDATION	3000	1 1/2	4
SLAB ON GRADE	2500	1 1/2	4

- C. CONCRETE SHALL BE PLACED IN A CONTINUOUS OPERATION UNTIL THE SECTIONS IS COMPLETED BETWEEN PREDETERMINED CONSTRUCTION JOINTS.
- D. CONCRETE SHALL BE CONTINUOUSLY CURED FOR 10 DAYS AFTER PLACING IN ANY APPROVED MANNER, INCLUDING CURING COMPOUND, CURING PAPER, ETC. NOTE: FOOTINGS ARE EXEMPT FROM THIS REQUIREMENT.

6. Reinforcing Steel

- A. ALL REINFORCING STEEL BARS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR DEFORMED BILLET-STEEL FOR CONCRETE REINFORING, ASTM DESIGNATION A615-88, GRADE 40.
- B. WIRE MESH SHALL CONFORM TO ASTM ASTM A158-84.
- C. SUITABLE DEVICES OF SOME STANDARD MANUFACTURER SHALL BE USED TO HOLD REINFORCING IN ITS TRUE HORIZONTAL AND VERTICAL POSITIONS. THESE DEVICES SHALL BE SUFFICIENTLY RIGID AND NUMEROUS TO PREVENT DISPLACEMENT OF THE REINFORCING DURING PLACING OF CONCRETE.
- D. LAP SPLICE ALL BARS A MINIMUM OF 30 BAR DIAMETER'S, UNLESS OTHERWISE NOTED.
- E. UNLESS OTHERWISE NOTED, MAINTAIN COVERAGE TO FACE OF BARS AS FOLLOWS:
1. 3 INCHES WHERE CONCRETE IS DEPOSITED AGAINST EARTH, EXCEPT SLAB ON GRADE.

2. 2 INCHES WHERE CONCRETE IS EXPOSED TO EARTH BUT FORMED.

3. 1 1/2 INCHES FOR BEAMS, COLUMNS AND EXTERIOR SURFACES.

4. 3/4 INCHES FOR INTERIOR SLABS, JOISTS AND WALLS.

7. Framing Lumber (unless otherwise noted)

- A. ALL FRAMING LUMBER SHALL BE GRADED PER WCLIB GRADING RULE NO. 16.
- B. ALL POSTS AND BEAMS SHALL BE DOUGLAS FIR #1.
- C. ALL ROOF JOISTS SHALL BE DOUGLAS FIR #2., EXCEPT WHERE TJI OR MICRO-LAM LVL IS SPECIFIED.
- D. ALL FLOOR JOISTS SHALL BE DOUGLAS FIR #2., EXCEPT WHERE TJI JOISTS ARE SPECIFIED.
- E. ALL STUDS, PLATES ETC., SHALL BE DOUGLAS FIR, CONSTRUCTION GRADE.

8. Plywood

- A. EACH PANEL SHALL BE IDENTIFIED WITH THE APPROPRIATE GRADE. TRADEMARK OF THE AMERICAN PLYWOOD ASSOC., AND SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE U.S. PRODUCT STANDARD PS-1.
- B. PLYWOOD SHEETS SHALL BE OF THE THICKNESS NOTED ON THE DRAWINGS.
- C. PLYWOOD SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS.
- D. PLYWOOD SHEETS ON WALLS SHALL BE INSTALLED WITH LONG DIMENSION VERTICAL. BLOCK ALL EDGES.
- E. ROOF PLYWOOD SHALL BE MINIMUM 1/2 INCH 24/0 CDX. PROVIDE PLY CLIPS BETWEEN JOINTS WHERE EDGES ARE NOT BLOCKED.
- F. FLOOR PLYWOOD SHALL BE 3/4 INCH 42/20 T&G CDX (T&G MAY BE OMITTED WHERE EDGES ARE BLOCKED).
- G. EXTERIOR WALL PLYWOOD SHALL BE MIN. 3/8 24/0 CDX.
- H. INTERIOR WALL PLYWOOD SHALL BE 3/8 INCH 24/0 CDX.

9. Rough Carpentry

- A. FOR SCHEDULE OF MINIMUM NAILING SEE TABLE 2304.9.1, CALIFORNIA BUILDING CODE 2012 EDITION. 16 PENNY COATED SINKERS MAY BE SUBSTITUTED FOR 16 PENNY BOX OR COMMON NAILS FOR ROUGH FRAMING, SINKERS SHALL NOT BE USED WITH METAL CONNECTORS.
- B. SILLS ON CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR OR REDWOOD. SILLS SHALL BE FASTENED TO THE CONCRETE WITH A MINIMUM OF TWO FASTENERS PER PIECE AND NO FASTENERS FURTHER THAN 9 INCHES FROM END OF EACH PIECE.
- C. PLACE JOISTS WITH CROWN UP.
- D. RETIGHTEN ALL BOLTS PRIOR TO CLOSING IN WALLS.
- E. USE GALVANIZED NAILS, BOLTS, AND HARDWARE WHERE EXPOSED TO THE WEATHER.
- F. DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS.
- G. BLOCK ALL JOISTS AT SUPPORTS AND UNDER ALL PARTITIONS WITH MINIMUM 2X SOLID BLOCKING. BLOCK AND BRIDGE ROOF JOISTS AT 10 FEET AND FLOOR JOISTS AT 8 FEET UNLESS OTHERWISE NOTED.
- H. ALL TIMBER FASTENERS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE SIMPSON STRONG-TIE COMPANY'S STANDARD FASTENERS OR APPROVED EQUAL.

10. Gypsum Wall Board

- A. ALL GYPSUM WALL BOARD SHOWN ON DRAWINGS SHALL MEET THE REQUIREMENTS OF CHAPTER 25, VOLUME 1 OF THE 2016 CBC.
- B. SHEETS ON WALLS SHALL BE INSTALLED WITH LONG DIMENSION VERTICAL WHEREVER POSSIBLE, SHEETS SHALL BE ONE PIECE FULL HEIGHT OF WALL. BLOCK ALL EDGES.

WIND:

- a. Wind speed 110 mph 3 second gust
- b. Wind Importance factor I, and occupancy category 1
- c. Wind exposure B
- d. The applicable internal prressure coefficient + 0.18 and -0.18
- e. Components and cladding + 9.7 and -10.8

SEISMIC LOAD INFORMATION

1. Seismic importance factor I = 1.0
2. Mapped spectral response acceleration Ss =1.50 S1 = 1.00
3. Ste class D
4. Spectral response Coefficient SDS=1.00 SD1 =0.600
5. Seismic design category "D"
6. Basic seismic-force-resisting system: Bearing wall system.
7. Design base shear:5,733 LBS
8. Seismic response coefficient: 0.12
9. Response modification factor 6.5
- 10 Analysis procedure SIMPLIFIED DESIGN PROCEDURE

11. Shear Wall Notes

1. ALL NAILS SHALL BE COMMON NAILS.
2. ALL SILL PLATE NAILS ARE 16d COMMON NAILS.
3. ALL SILL BOLTS ARE 5/8 INCH DIAMETER X 10 INCHES LONG,WITH 2x2x³/₈ PLATE WASHERS.
4. PLYWOOD SHEATHING SHALL BE NAILED DIRECTLY ON THE FRAMING.
5. PLYWOOD FIELD NAILING IS 12" O.C.
6. PRE-DRILL NAIL HOLES TO AVOID SPLITTING.
NAILING: 8d NAILS @ 2" O.C., 10d NAILS @ 3" O.C. OR LESS, OR 16d NAILS @ 4" O.C. OR LESS.
7. ALL NAILS SHALL HAVE A MINIMUM PENETRATION AS SET FORTH IN THE 2007 CBC, 2306.9.1.
8. WHEN NO TIE-DOWN IS INDICATED ON THE PLANS, CORNER STUDS SHALL BE NAILED TO EACH OTHER WITH 16d NAILS @ 8" O.C.
9. NAILING AT PANEL EDGES TO BE STAGGERED.

Shear Wall Schedule

SYMBOL	SHEAR DIAPHRAGM/EDGE NAILING	BASE PLATE	SILL BOLTS	RIM JST/BLK'G TO TOP PLATE SILL CONNECTION	ALLOWABLE SHEAR
	Struct 1 PLYWOOD w/ 8d @ 6" O.C.	16d @ 6" O.C. 3x MUDSILLS	5/8" DIA @ 48" O.C. 3-1/2x3-1/2x5/16 PLATE WASHER	16d TOENAILS @ 5" O.C. OR SIMP. A35 @ 24" O.C.	280 LBS/FT
	STRUCT 1 PLYWOOD w/ 8d @ 4" O.C.	16d @ 4" O.C. 3x MUDSILLS	5/8" DIA @ 32" O.C. 3-1/2x3-1/2x5/16 PLATE WASHER	SIMPSON A35 @ 16" O.C.	300 LBS/FT
 = DBL 	STRUCT. 1 PLYWOOD w/ 8d @ 3" O.C.	16d @ 3" O.C. 3x STUDS 3x MUDSILLS	5/8" DIA @ 32" O.C. 3-1/2x3-1/2x 5/16 PLATE WASHER	SIMPSON A35 @ 12" L	550 LBS/FT
	T-111 STRUCT. 1 PLYWOOD w/ 8d @ 2" O.C.	16d @ 3" O.C. 3x4 STUDS 3x MUDSILLS	5/8" DIA @ 16" O.C. 3-1/2x3=1/2x5/16 PLATE WASHER	2 - SIMPSON A35 @ 16" O.C.	730 LBS/FT

Horizontal Wood Structural Panel Diaphragm

	3/4" CD PLYW 8d @ 6" O.C.	Nailing: 10d @ 6" edges 10d @ 10" field	270 LBS/FT
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KW Inc.
333 HEGENBERGER RD. SUITE 200
OAKLAND, CA 94621
415-230-0990
Email:bayportpc@gmail.com



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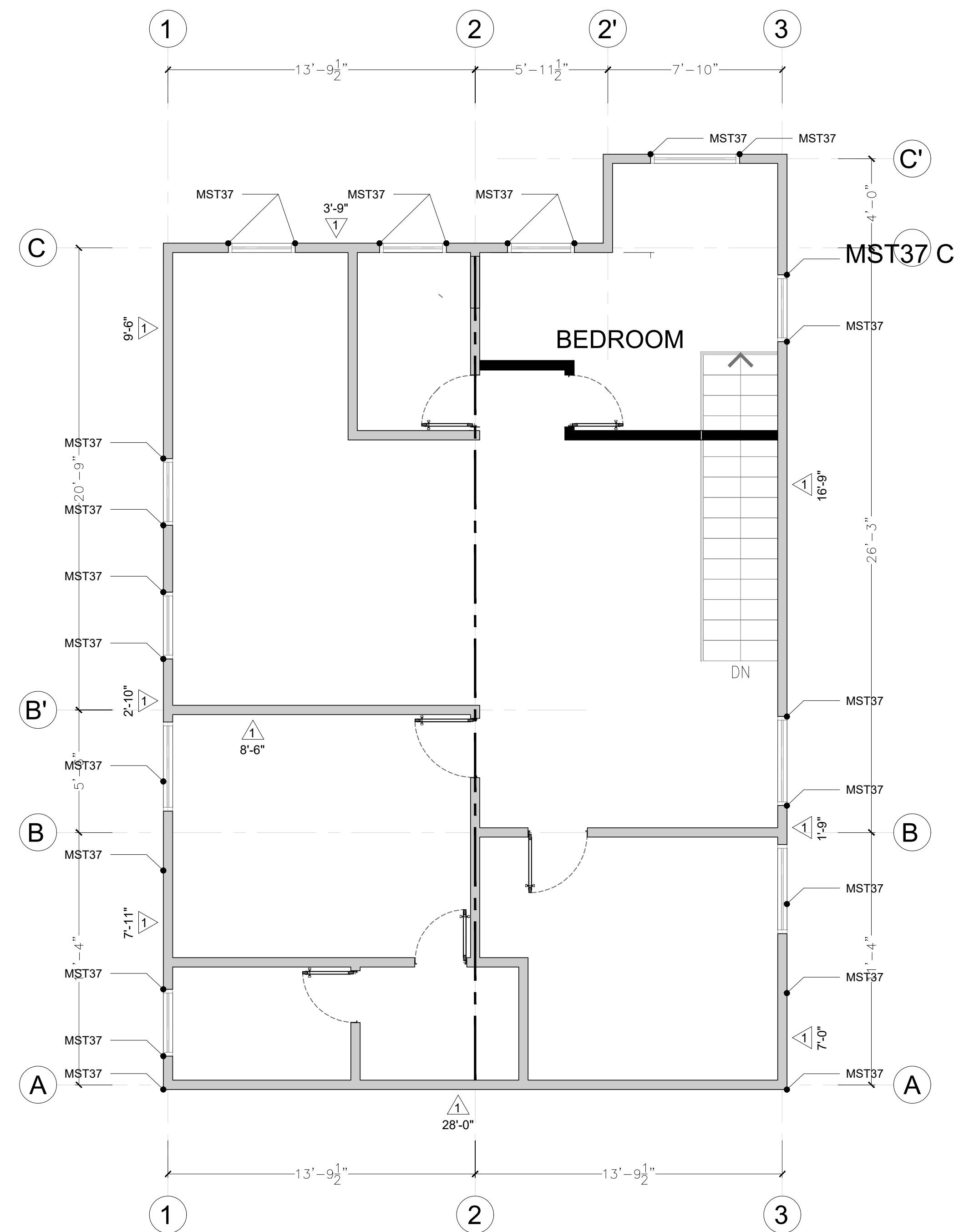
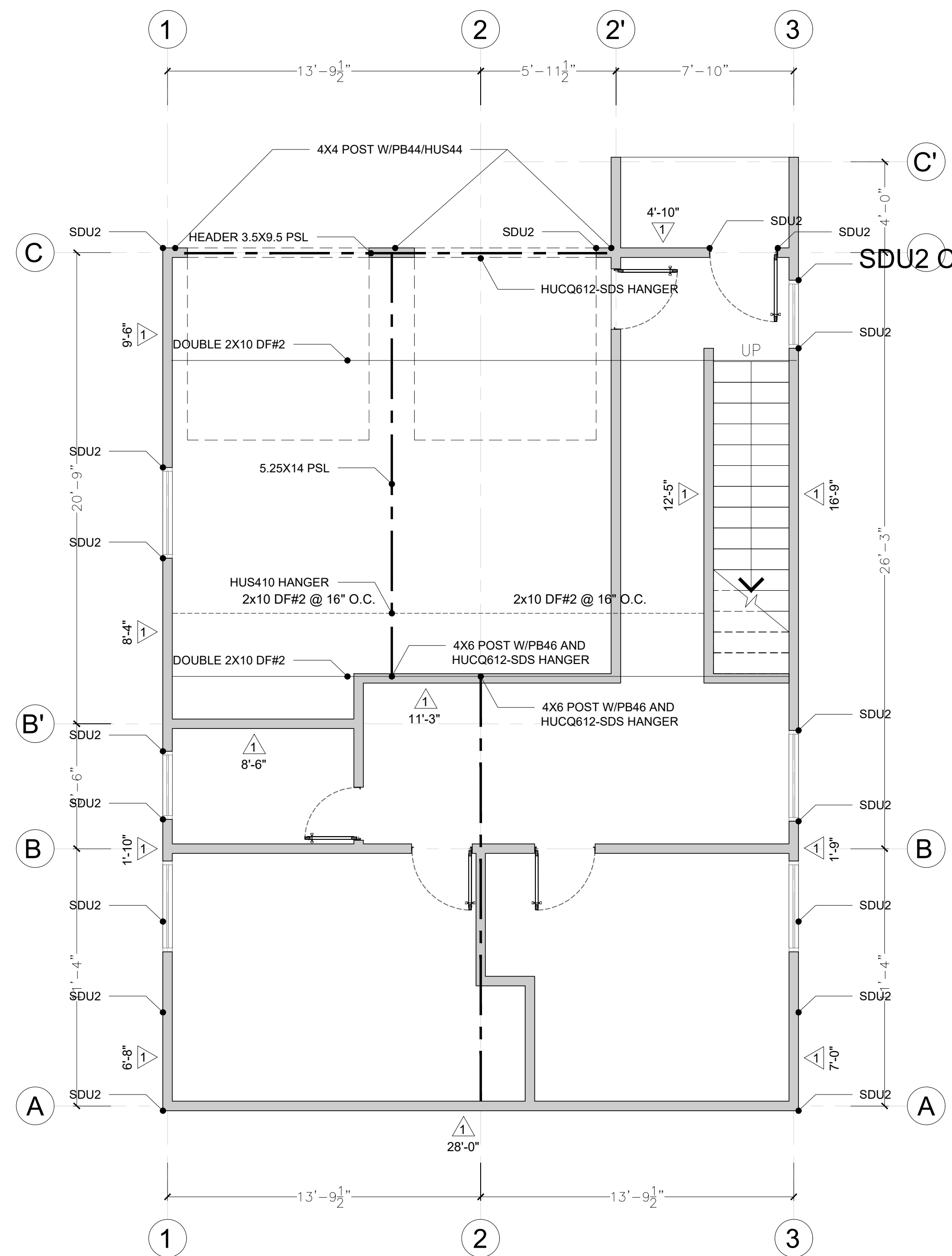
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Hendrik Van De Pol, P.E.
consulting engineer Civil - CA C 15472
333 HEGENBERGER RD. SUITE 200 OAKLAND,
CA 94621
415-230-0990 --- 209-474-9821
hvdutchenk@aol.com

OWNER: Tina Tsang

ADDRESS: 247 Ohio St. Vallejo, CA 94590

CONTENT: STRUCTURE NOTES

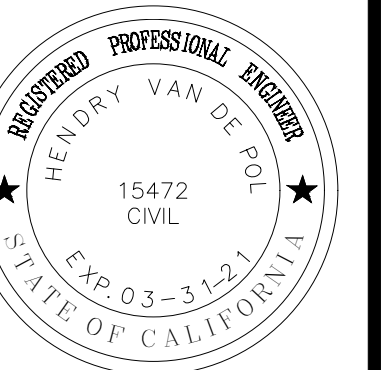
S-01



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333 HEGENBERGER RD. SUITE 200
OAKLAND, CA 94621
415.230.0990

Email: bayportpc@gmail.com



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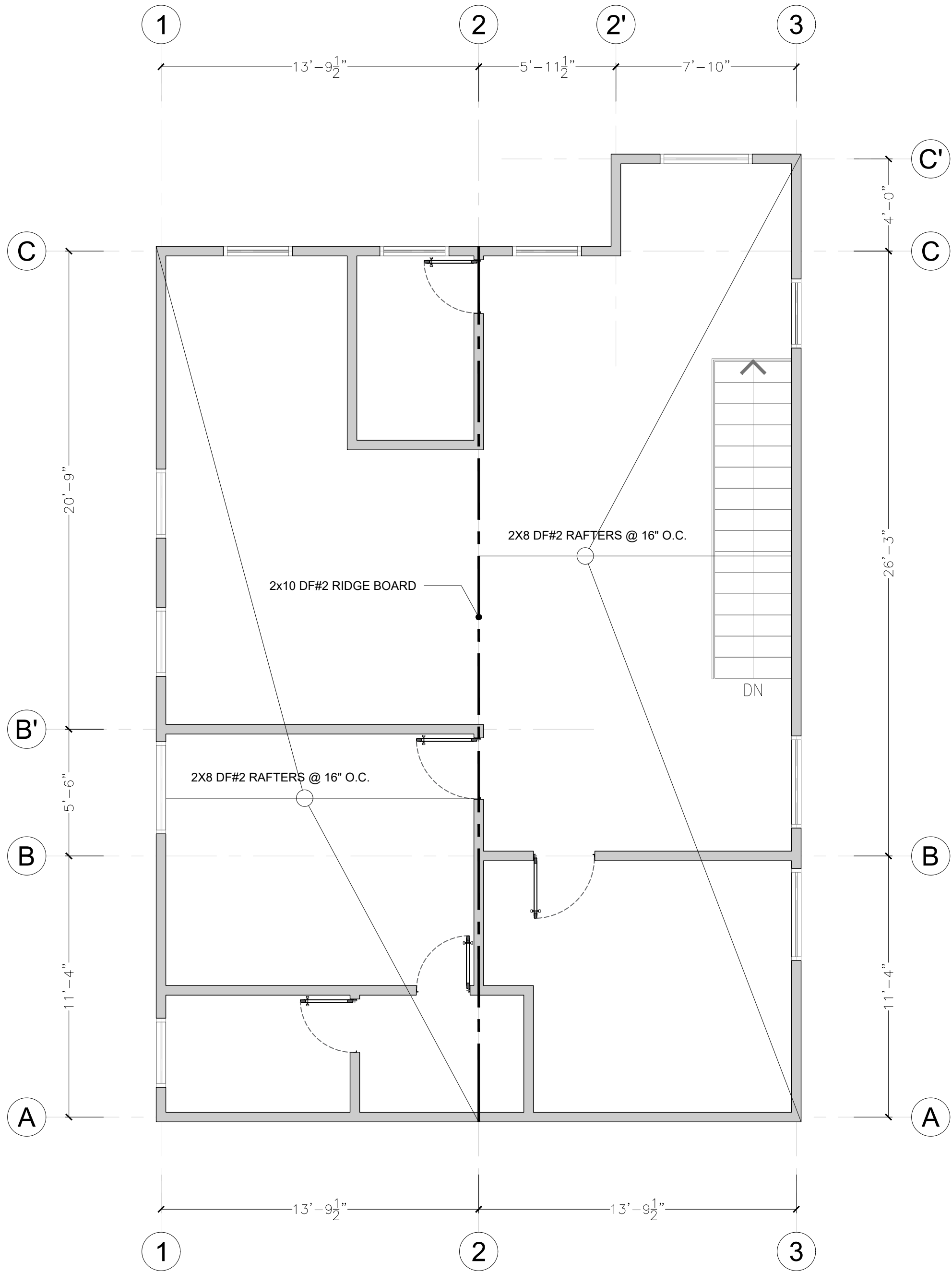
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Hendrik Van De Pol, P.E.
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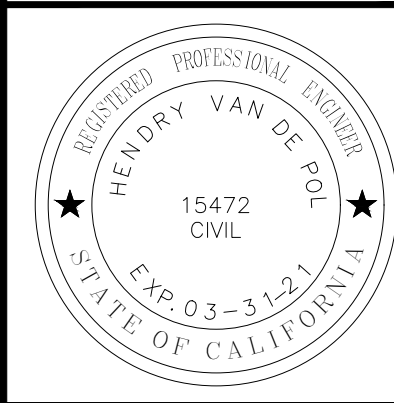
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CONTENT: SHEAR WALL PLAN

S-02



1 ROOF FRAMING PLAN
SCALE 1/4"=1'0"@A1 1/8"=1'0"@A3 0ft 3ft @A1



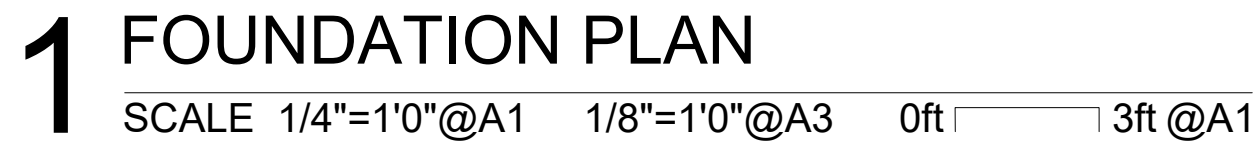
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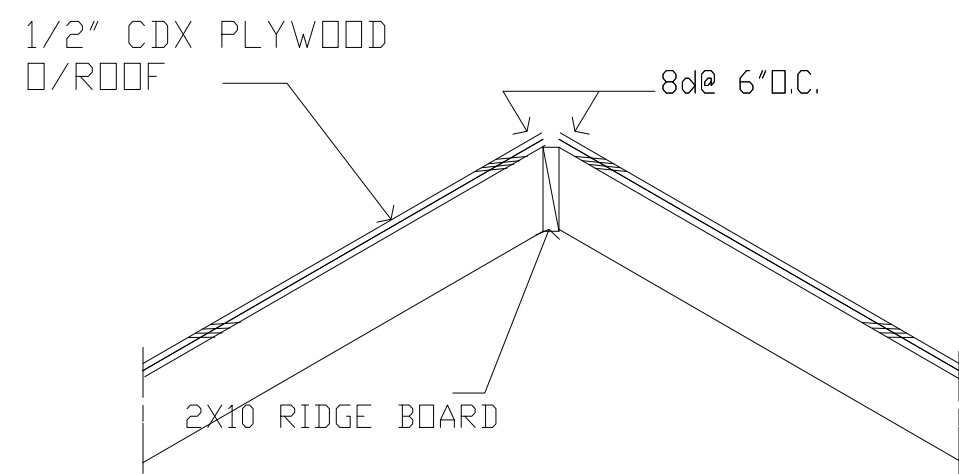
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Hendrik Van De Pol, P.E.
consulting engineer Civil - CA C 15472
333 HEGENBERGER RD. SUITE 200 OAKLAND,
CA 94621
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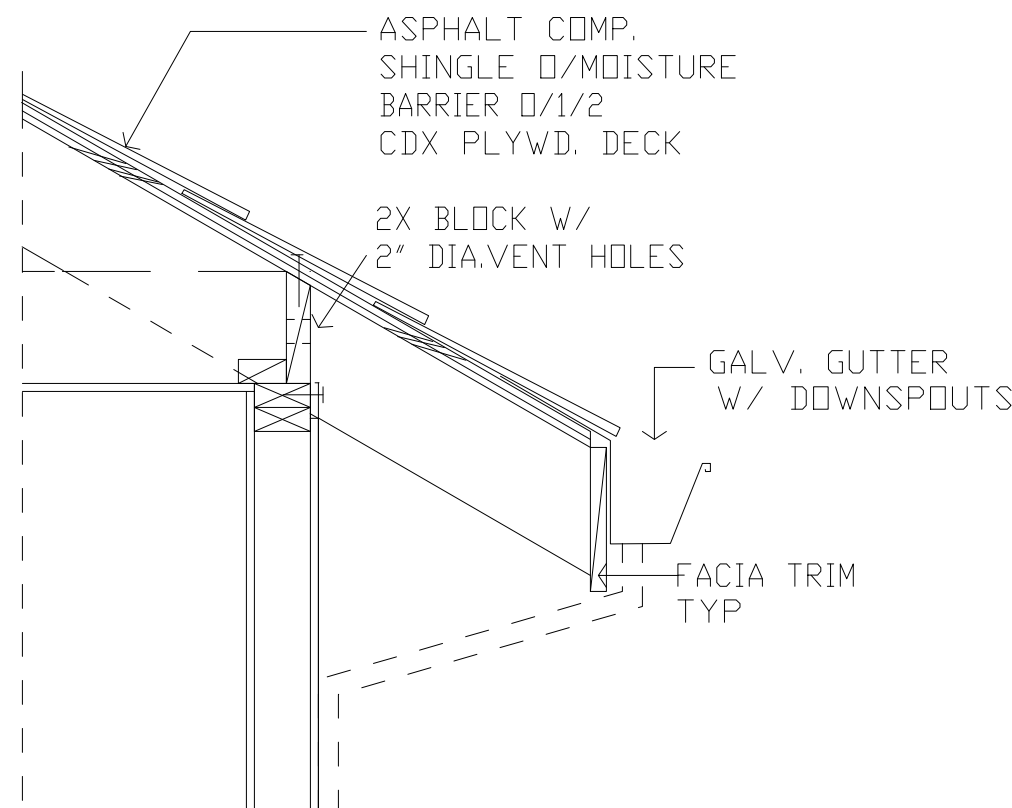
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ROOF FRAMING

S-03

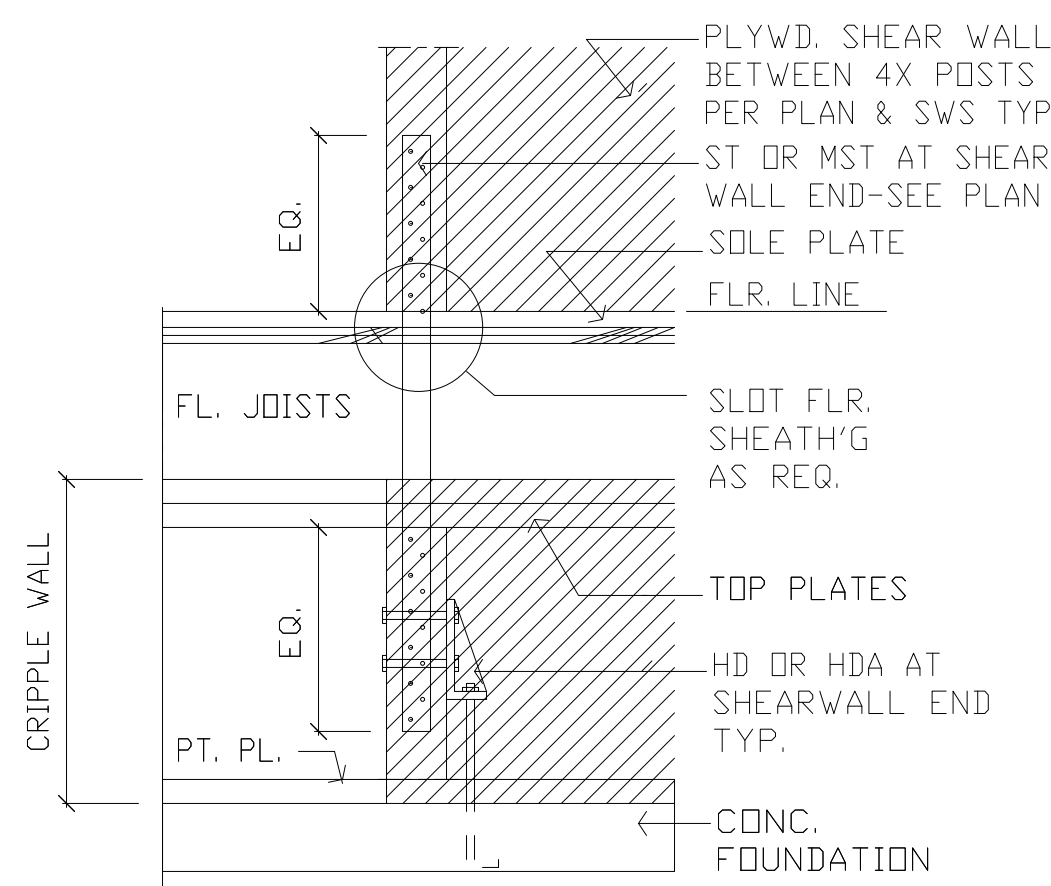




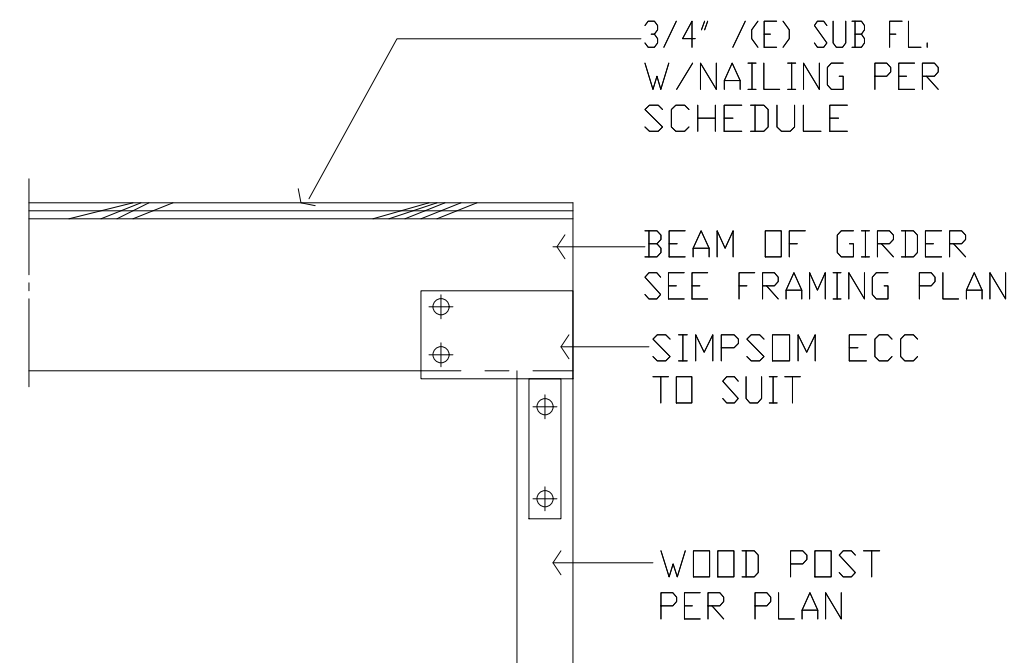
1 ROOF DETAIL



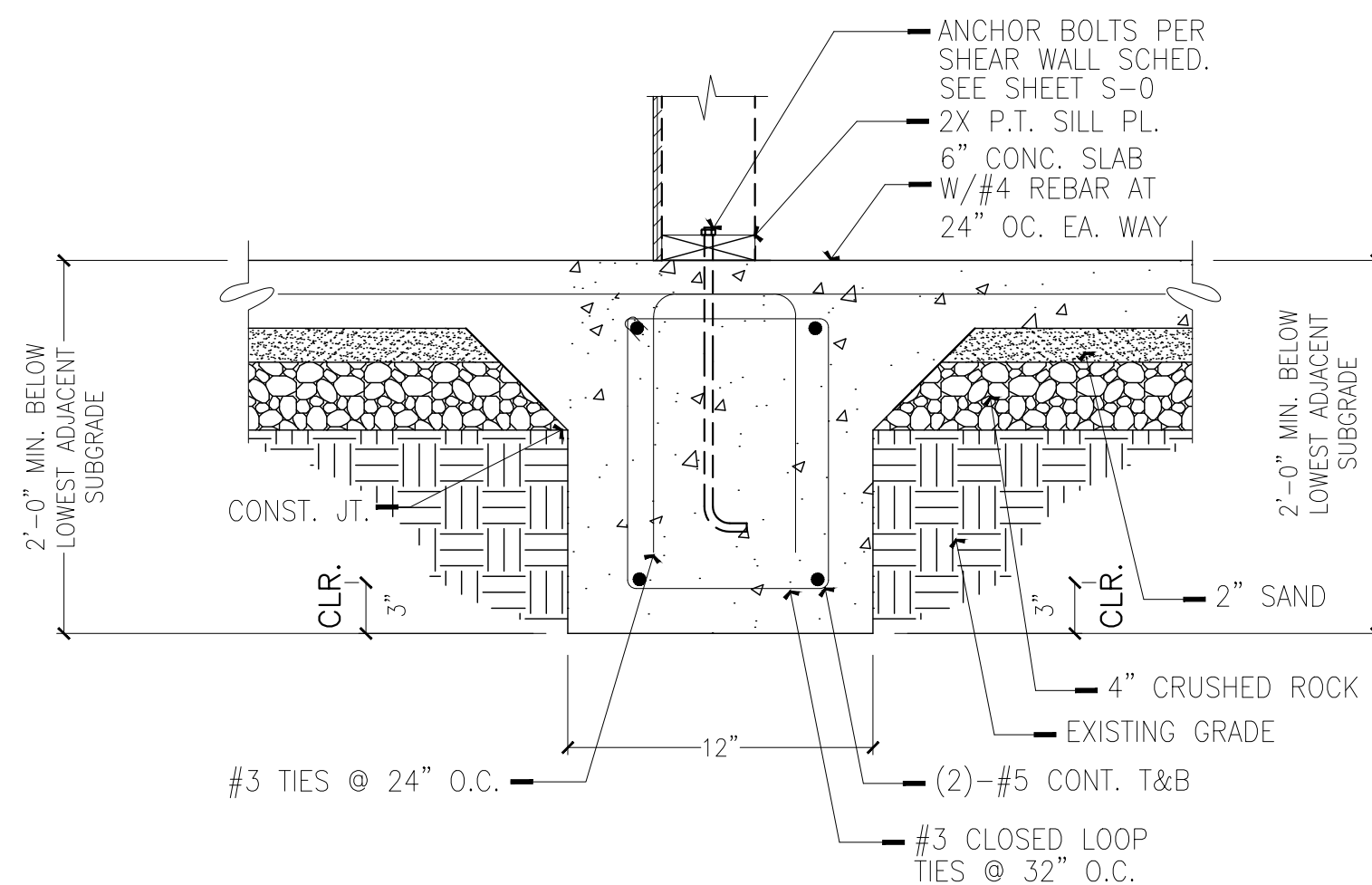
2 ROOF EAVE DETAIL(TYP)



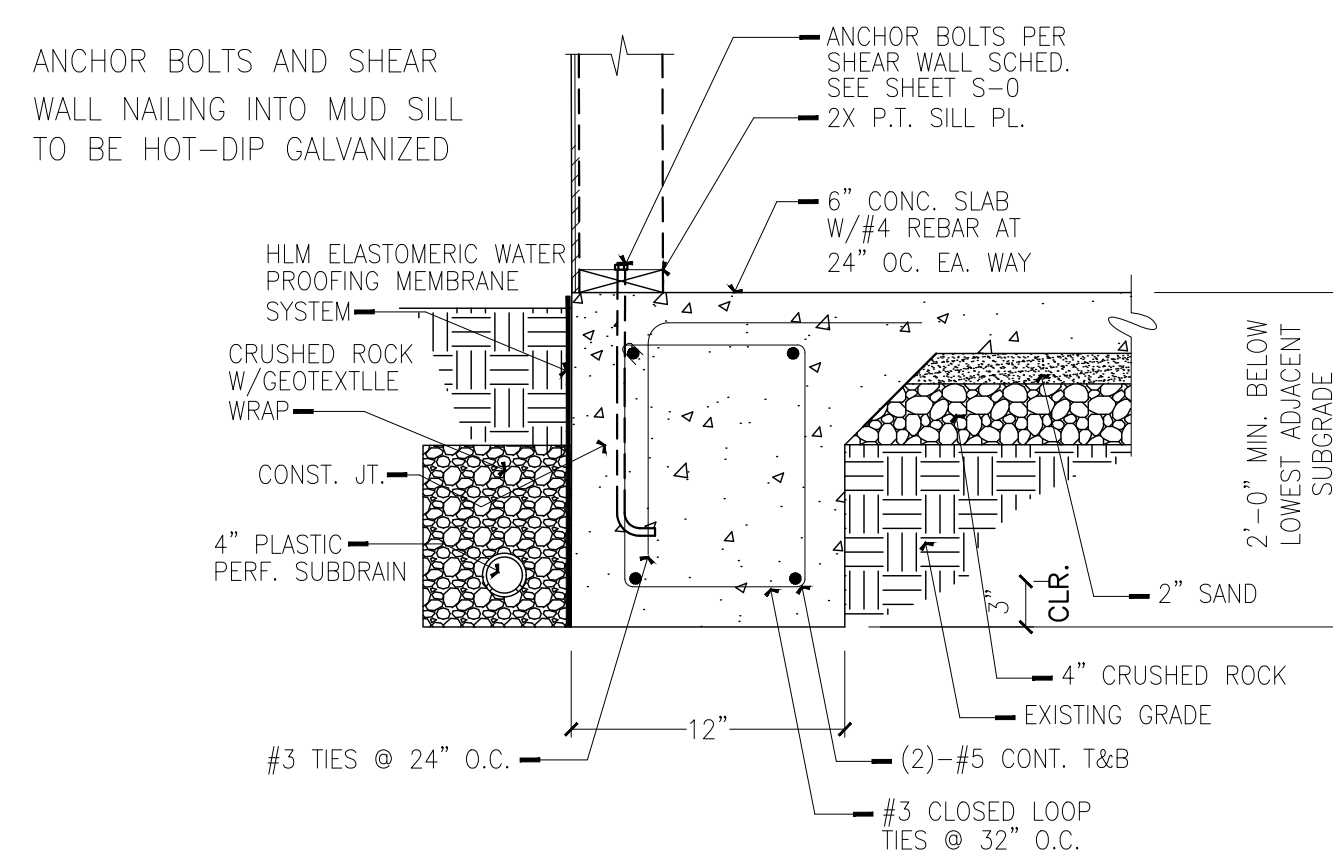
3 HOLDOWN/STRAP TIE @ FOUNDATION



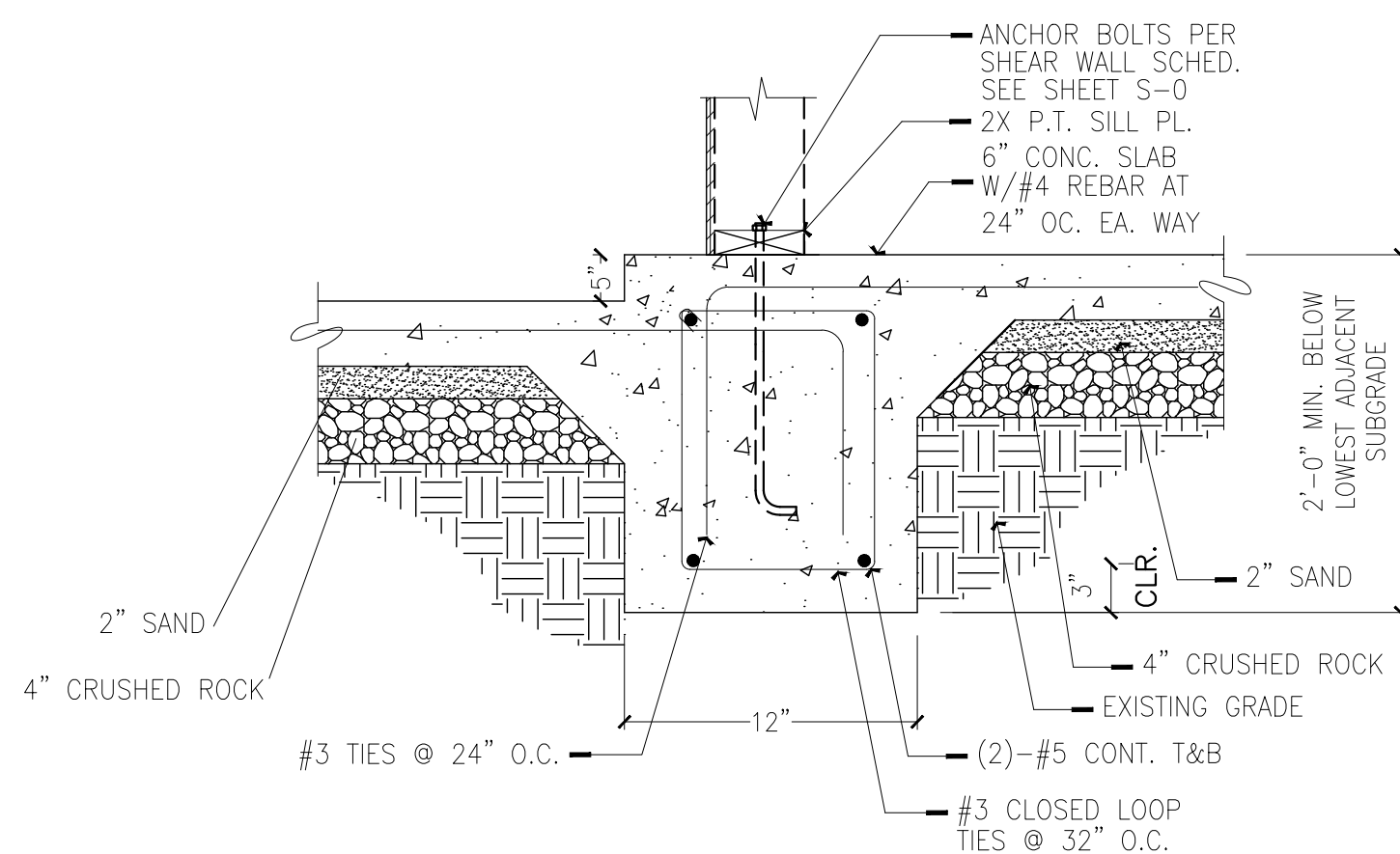
4 POST @ BEAM DETAIL



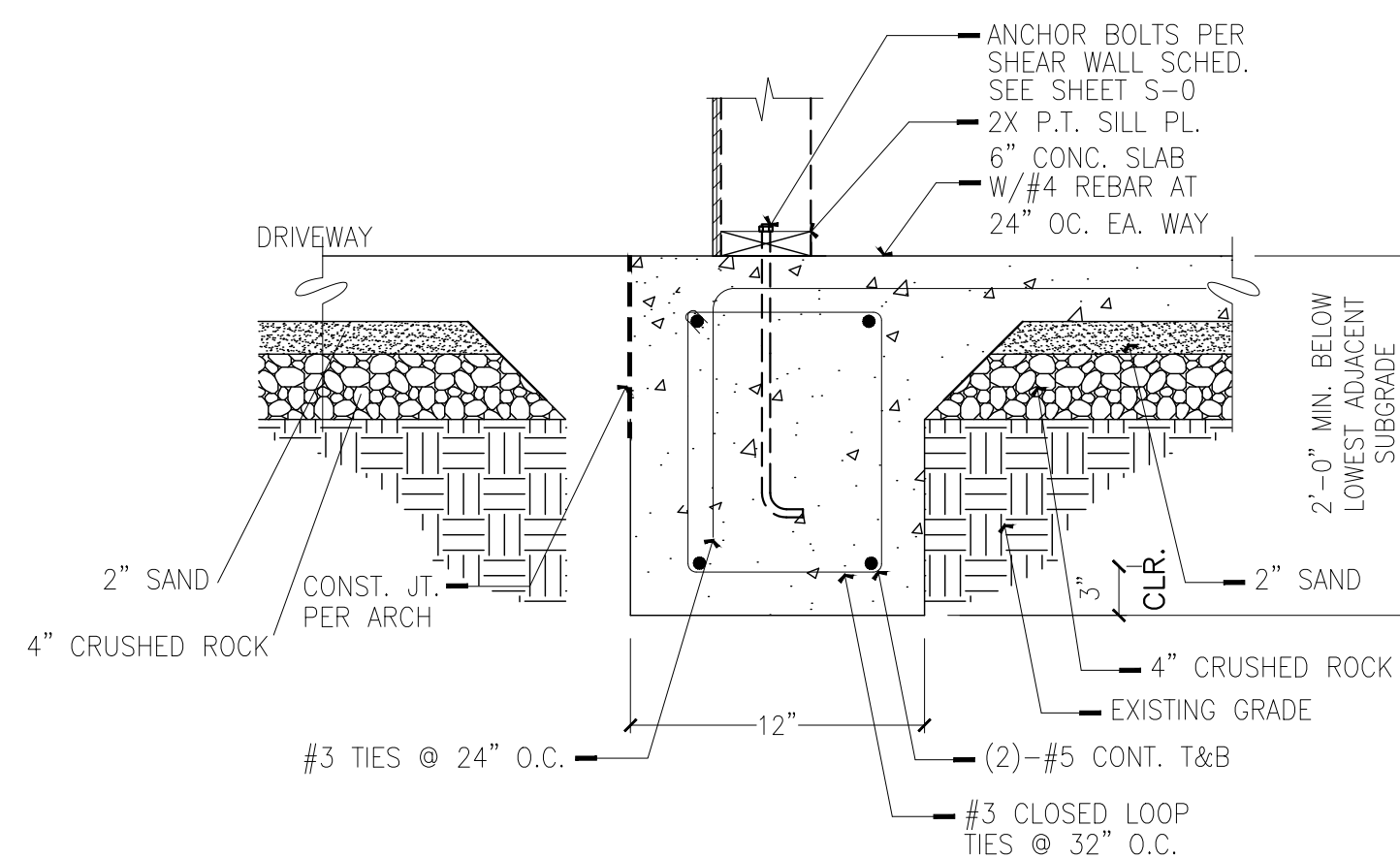
5 INTERIOR FOOTING DETAIL



6 EXTERIOR FOOTING DETAIL



7 FOOTING DETAIL @ GARAGE & RESIDENCE



8 FOOTING DETAIL @ GARAGE ENTRANCE

LEGEND

- Duplex
- Quadruplex
- 220V
- Floor Duplex
- Floor Quadruplex
- Ceiling Duplex
- Ceiling Quadruplex
- Cover Plate
- Surface Elec Panel
- Flush Elec Panel
- Electric Meter
- Ceiling-Mounted Fixture
- Recessed Fixture
- Hanging Fixture
- Wall-Mounted Fixture
- Track Light
- Fan with Light
- Fan without Light
- Recessed Fluorescent Light Fixture
- Surface-Mounted Fluorescent Light Fixture
- Exhaust Fan with Light
- Exhaust Fan without Light
- Switch

1 Master Bedroom

2 Guest Bedroom

3 Bathroom

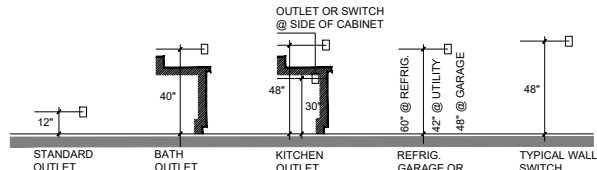
4 Living Room

5 Kitchen

6 Dining Room

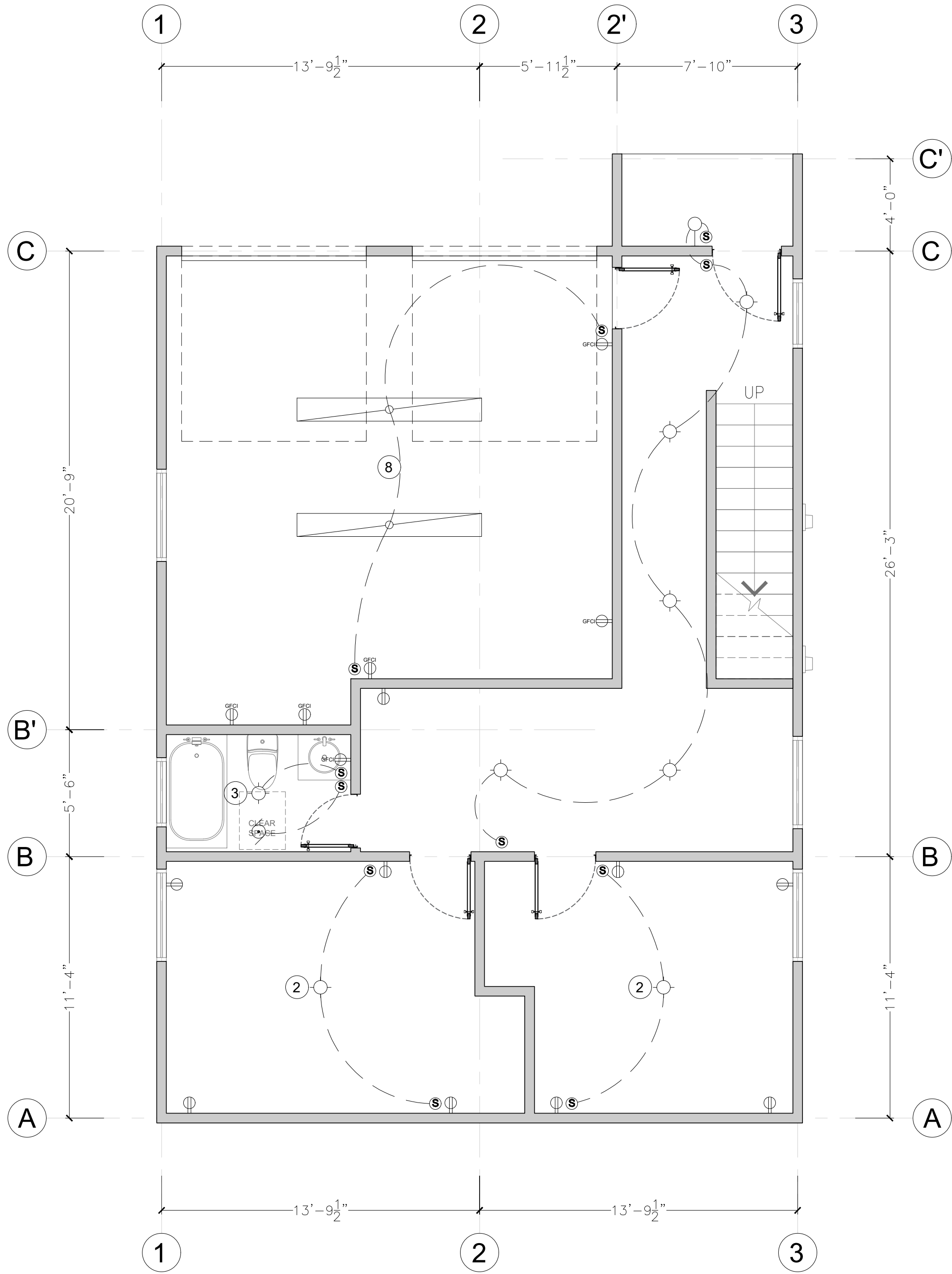
7 Closet/Storage

8 Garage

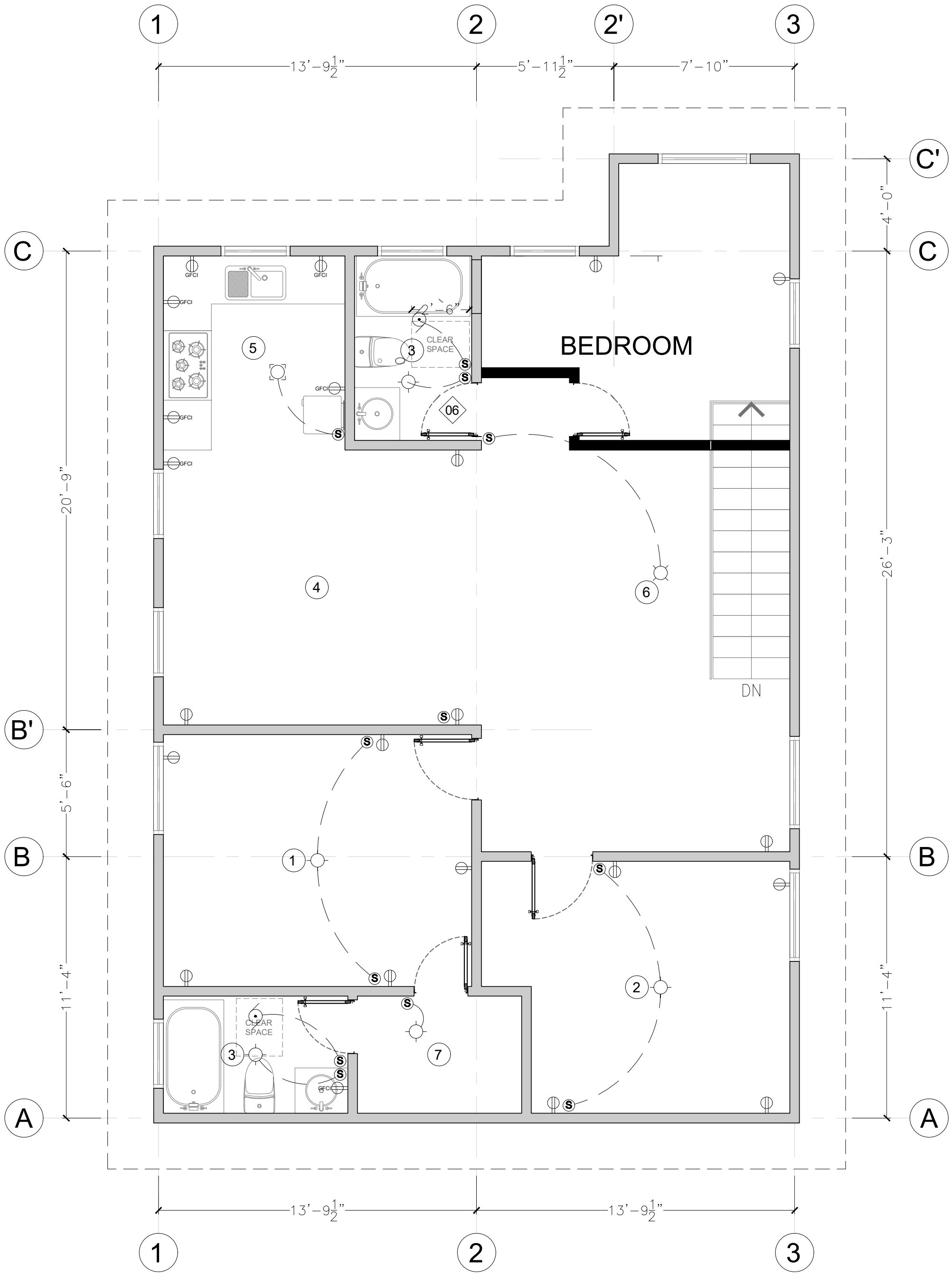


NOTES:

- All outlets shall be tamper resistant
- All non-GFCI protected outlets shall be AFCI protected
- All electrical conductor material shall be copper
- All receptacles (15 and 20 ampere) installed in the bathrooms, garage and accessory buildings, crawl space, unfinished basements, kitchens, sinks, outlets installed within 6 feet of a bathtubs or shower stall, and laundry areas, shall be protected by a ground fault circuit interrupter
- Receptacle outlets in habitable rooms shall be installed so that no point measured horizontally along the floor line in any wall space is more than 6-feet from a receptacle outlet. A receptacle shall be installed in each wall space 2-feet or more in width(NEC 210.52(A))
- A receptacle outlet must be installed for every kitchen and dining area counter wall space 12 inches or wider. Receptacles must be installed so that no point along the counter wall space is more than 24 inches, measured horizontally, from a receptacle outlet
- Receptacles installed in a kitchen to serve countertop surfaces shall be supplied by not less than two small appliance branch circuits(CEC 210.52(B))
- A minimum of one 20-amp circuit is required for the receptacles in the bathroom(s)(CEC 210.11(C3))
- Rooms containing bathtubs, showers, spas (bathing fixtures) or water closets shall have mechanical ventilation(CBC 1203.4.2.1)

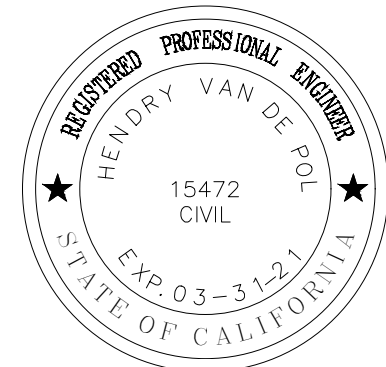


1 ELECTRIC PLAN 01
SCALE 1/4"=1'0"@A1 1/8"=1'0"@A3 0ft 3ft @A1



2 ELECTRIC PLAN 02
SCALE 1/4"=1'0"@A1 1/8"=1'0"@A3 0ft 3ft @A1

KW Inc.
333 HEGENBERGER RD. SUITE 200
OAKLAND, CA 94621
415.230.0990
Email: bayportpc@gmail.com



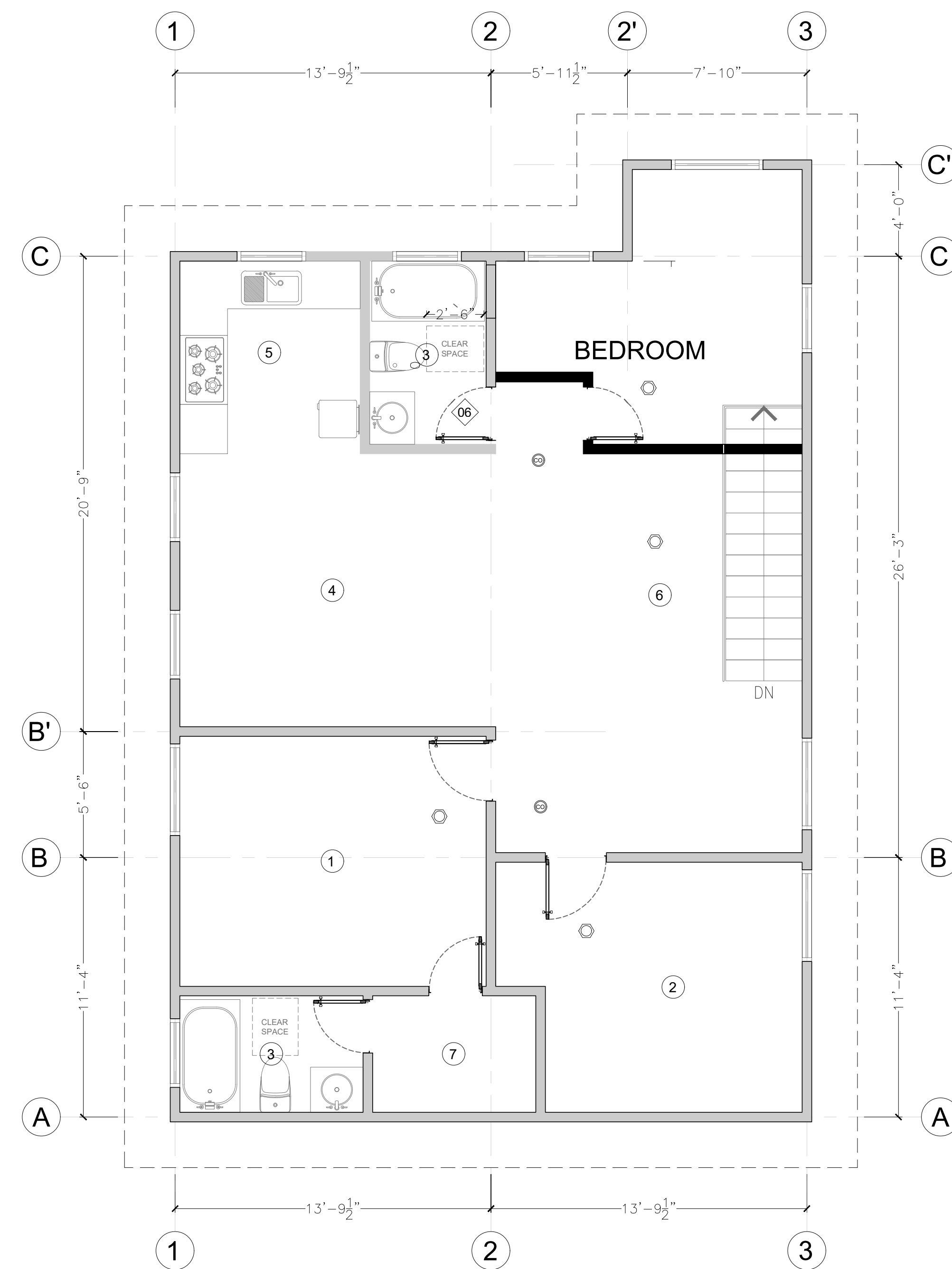
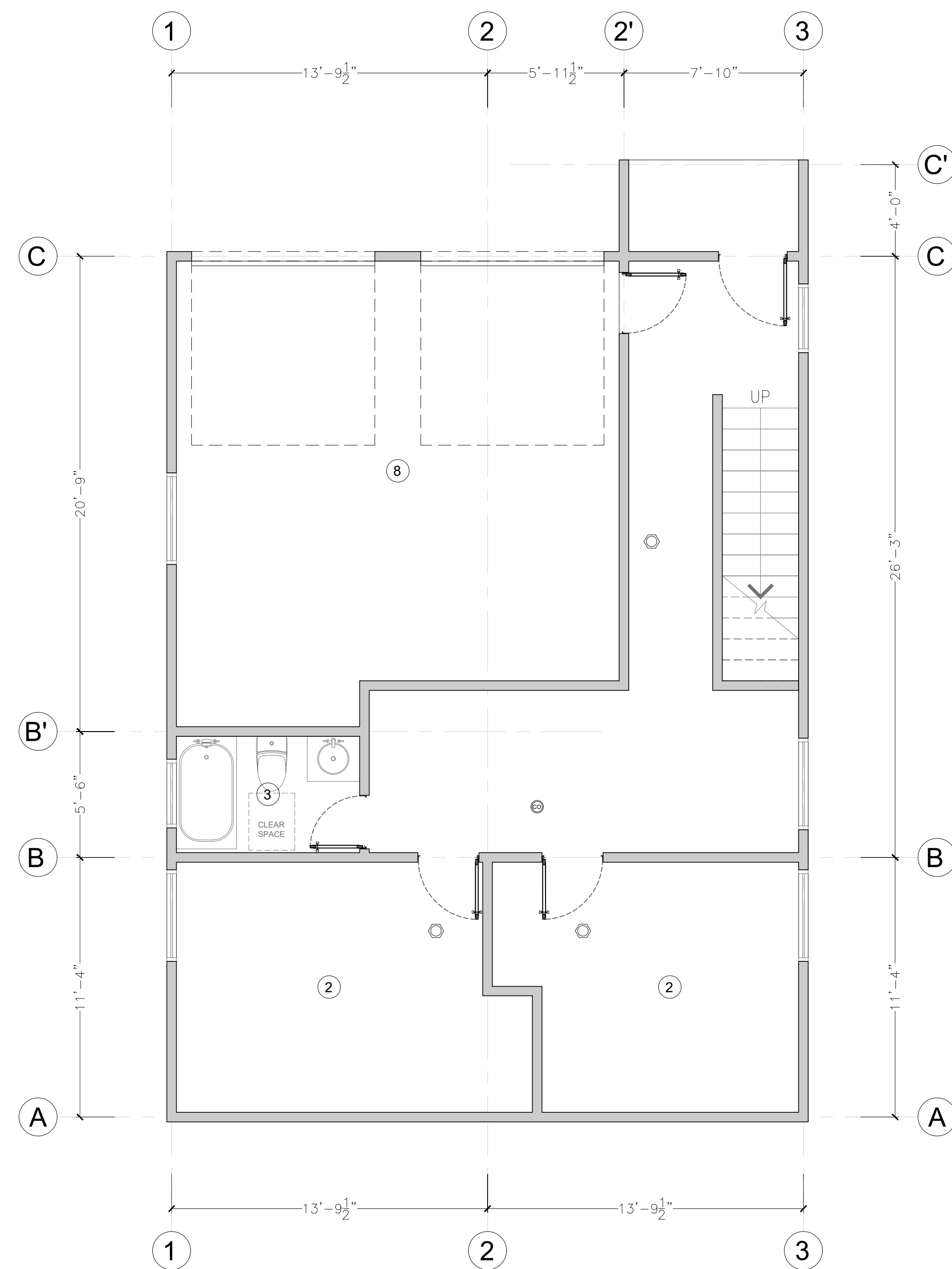
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Hendrik Van De Pol, P.E.
consulting engineer Civil - CA C 15472
333 HEGENBERGER RD. SUITE 200 OAKLAND,
CA 94621
415.230.0990 --- 209-474-9821
hvdutchien@aol.com

OWNER: Tina Tsang
ADDRESS: 247 Ohio St. Vallejo,
CA 94590

CONTENT:
ELECTRIC PLAN

E1-01

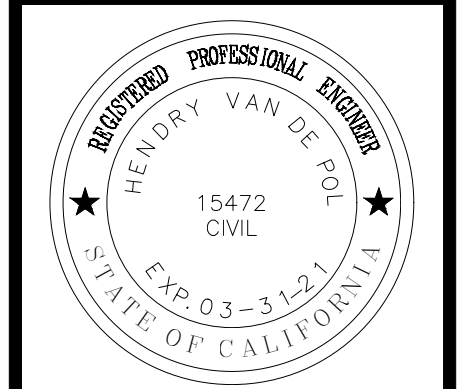


LEGEND

-  Smoke Alarm
-  Wall-Mounted Smoke Alarm
-  Carbonmonoxide

- 1 Master Bedroom
 - 2 Guest Bedroom
 - 3 Bathroom
 - 4 Living Room
 - 5 Kitchen
 - 6 Dining Room
 - 7 Closet/Storage
 - 8 Garage

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333 HEGENBERGER RD, SUITE 200
OAKLAND, CA 94621
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consulting engineer Civil - CA C-15472
333 HEGENBERGER RD. SUITE 200 OAKLAND
CA 94621
415.230.0990 --- 209.474.9821
hvdutchhenk@aol.com

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ADDRESS: 247 Ohio St. Vallejo,
CA 94590

CONTENT: FIRE & SAFETY PLAN

F1-01



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Hendrik Van De Pol, P.E.
consulting engineer Civil - CA C 15472
333 HEGENBERGER RD. SUITE 200 OAKLAND,
CA 94621
415-230-0990 --- 209-474-9821
hvdutchhenk@aol.com

OWNER: Tina Tsang

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CONTENT:

T24 ANALYSIS

T-01

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: New 2 story ADU

Calculation Date/Time: 12:56, Mon, Feb 11, 2019

CF1R-PRF-01

Calculation Description: Title 24 Analysis

Input File Name: 9968 247 Ohio St Vallejo adu 2 story home.rbd16x

Page 1 of 8

GENERAL INFORMATION					
01	Project Name	New 2 story ADU			
02	Calculation Description	Title 24 Analysis			
03	Project Location	247 Ohio St			
04	City	Vallejo	05	Standards Version	Compliance 2017
06	Zip Code	94601	07	Compliance Manager Version	BEMCmpMgr 2016.3.1 (1149)
08	Climate Zone	CZ3	09	Software Version	EnergyPro 7.2
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	270
12	Project Scope	Newly Constructed	13	Number of Dwelling Units	1
14	Total Cond. Floor Area (ft ²)	1089	15	Number of Zones	2
16	Slab Area (ft ²)	514	17	Number of Stories	2
18	Addition Cond. Floor Area(ft ²)	n/a	19	Natural Gas Available	Yes
20	Addition Slab Area (ft ²)	n/a	21	Glazing Percentage (%)	21.4%

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kTDV/ft ² -yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	18.77	22.59	-3.82	-20.4%
Space Cooling	3.31	0.35	2.96	89.4%
IAQ Ventilation	2.13	2.13	0.00	0.0%
Water Heating	18.38	15.27	3.11	16.9%
Photovoltaic Offset	----	0.00	0.00	----
Compliance Energy Total	42.59	40.34	2.25	5.3%

Registration Number: 219-P010108905A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2016 Residential ComplianceRegistration Date/Time: 2019-05-13 02:00:05
Report Version - CF1R-01162019-1149HERS Provider: CalCERTS Inc.
Report Generated at: 2019-02-11 12:56:49

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: New 2 story ADU

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CF1R-PRF-01

Calculation Description: Title 24 Analysis

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Page 2 of 8

ENERGY DESIGN RATING						
Energy Design Rating (EDR) is an alternate way to express the energy performance of a building using a scoring system where 100 represents the energy performance of the Residential Energy Services (RESNET) reference home characterization of the 2006 International Energy Conservation Code (IECC) with California modeling assumptions. A score of zero represents the energy performance of a building that combines high levels of energy efficiency with renewable generation to "zero out" its TDV energy. Because EDR includes consideration of components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics), it is not used to show compliance with Part 6 but may instead be used by local jurisdictions pursuing local ordinances under Title 24, Part 11 (CALGreen). As a Standard Design building under the 2016 Building Energy Efficiency Standards is significantly more efficient than the baseline EDR building, the EDR of the Standard Design building is provided for information. Similarly, the EDR score of the Proposed Design is provided separately from the EDR value of installed PV so that the effects of efficiency and renewable energy can both be seen						
EDR of Standard Efficiency	EDR of Proposed Efficiency	EDR Value of Proposed PV + Battery	Final Proposed EDR			
56.7	55.5	0.0	55.5			
☐	Design meets Tier 1 requirement of 15% or greater code compliance margin (CALGreen A4.203.1.2.1) and QII verification prerequisite.					
☐	Design meets Tier 2 requirement of 30% or greater code compliance margin (CALGreen A4.203.1.2.2) and QII verification prerequisite.					
☐	Design meets Zero Net Energy (ZNE) Design Designation requirement for Single Family in climate zone CZ3 (CALGreen A4.203.1.2.3) including on-site photovoltaic (PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System and QII must be verified.					
Notes: • Excess PV Generation EDR Credit: Bypassing PV size limit may violate Net Energy Metering (NEM) rules						
REQUIRED SPECIAL FEATURES The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis. • Ducts with high level of insulation • Cool roof • Ceiling has high level of insulation						
HERS FEATURE SUMMARY The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below. Building-level Verifications: • IAQ mechanical ventilation Cooling System Verifications: • Minimum Airflow • Verified EER • Verified SEER • Fan Efficacy Watts/CFM HVAC Distribution System Verifications: • Duct Sealing Domestic Hot Water System Verifications: • Compact Design						

Registration Number: 219-P010108905A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2016 Residential ComplianceRegistration Date/Time: 2019-05-13 02:00:05
Report Version - CF1R-01162019-1149HERS Provider: CalCERTS Inc.
Report Generated at: 2019-02-11 12:56:49

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: New 2 story ADU

Calculation Date/Time: 12:56, Mon, Feb 11, 2019

CF1R-PRF-01

Calculation Description: Title 24 Analysis

Input File Name: 9968 247 Ohio St Vallejo adu 2 story home.rbd16x

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BUILDING - FEATURES INFORMATION							
01	02	03	04	05	06	07	
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems	
New 2 story ADU	1089	1	4	2	0	1	
ZONE INFORMATION							
01	02	03	04	05	06	07	
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2	
Down Area	Conditioned	hvac1	514	9	DHW Sys 1	n/a	
Up Area	Conditioned	hvac1	575	8	DHW Sys 1	n/a	
OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window & Door Area (ft ²)	Tilt (deg)
east wall	Down Area	Wall r19	90	Back	300	44	90
west wall	Down Area	Wall r19	270	Front	300	35	90
north wall	Down Area	Wall r19	0	Left	200	20	90
south wall	Down Area	Wall r19	180	Right	200	22	90
east wall 2	Up Area	Wall r19	90	Back	300	44	90
west wall 2	Up Area	Wall r19	270	Front	300	52	90
north wall 2	Up Area	Wall r19	0	Left	200	36	90
south wall 2	Up Area	Wall r19	180	Right	200	0	90
Roof	Up Area	Roof Attic	n/a	n/a	575	n/a	n/a
Raised Floor	Up Area	garage roof	n/a	n/a	425	n/a	n/a
Interior Surface	Up Area>Down Area	R-0 Floor No Crawlspace	n/a	n/a	528	n/a	n/a

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Up Area	Attic RoofUp Area	Ventilated	3	0.65	0.75	No	Yes

Registration Number: 219-P010108905A-000-000-0000000-0000
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FENESTRATION / GLAZING									
01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading
Window	Window	east wall (Back-90)	----	----	1	44.0	0.30	0.25	Insect Screen (default)
Window 2	Window	west wall (Front-270)	----	----	1	35.0	0.30	0.25	Insect Screen (default)
Window 3	Window	south Wall (Right-180)	----	----	1	22.0	0.30	0.25	Insect Screen (default)
Window 4	Window	east wall 2 (Back-90)	----	----	1	44.0	0.30	0.25	Insect Screen (default)
Window 5	Window	west wall 2 (Front-270)	----	----	1	52.0	0.30	0.25	Insect Screen (default)
Window 6	Window	north wall 2 (Left-0)	----	----	1	36.0	0.30	0.25	Insect Screen (default)
OPAQUE DOORS									
01	02					03	04		
Name	Side of Building					Area (ft²)	U-factor		
Door	north wall					20.0	0.50		
OPAQUE SURFACE CONSTRUCTIONS									
01	02	03	04	05	06	07			
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-factor	Assembly Layers			
Wall r19	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 19 in 5-1/2 in. cavity (R-18)	0.051	• Inside Finish: Gypsum Board • Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6 • Sheathing / Insulation: R5 Sheathing • Exterior Finish: 3 Coat Stucco			
Attic RoofUp Area	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.633	• Cavity / Frame: no insul. / 2x4 Top Chrd Roof Deck: Wood Siding/sheathing/decking • Roofing: 5 PSF (Normal Gravel)			
Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O.C.	R 38	0.025	• Inside Finish: Gypsum Board • Cavity / Frame: R-9.1 / 2x4 • Over Ceiling Joists: R-28.9 insul.			
R-0 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	none	0.196	• Floor Surface: Carpeted • Floor Deck: Wood Siding/sheathing/decking • Cavity / Frame: no insul. / 2x12 • Ceiling Below Finish: Gypsum Board			
garage roof	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19 in 5-1/2 in. cavity (R-18)	0.052	• Floor Surface: Carpeted • Floor Deck: Wood Siding/sheathing/decking • Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6			

Registration Number: 219-P010108905A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2016 Residential ComplianceRegistration Date/Time: 2019-05-13 02:00:05
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SLAB FLOORS											
01	02	03	04	05	06	07					
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated					
Slab-on-Grade	Down Area	514	289	None	0.8	No					
BUILDING ENVELOPE - HERS VERIFICATION											
01	02	03	04								
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50								
Not Required	Not Required	Not Required	n/a								
WATER HEATING SYSTEMS											
01	02	03	04	05	06						
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)						
DHW Sys 1	DHW	(HERS req'd) Compact Distribution System	DHW Heater 1 (1)	1	.0%						
WATER HEATERS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (Int/Ext)	Standby Loss / Recovery Eff.	First Hour Rating / Flow Rate	NEEA Heat Pump Brand / Model / Other	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Instantaneous	1	0.100000	0.96 EF	<= 200 kBtu/hr	R-0/R-0	0	n/a	n/a	n/a
WATER HEATING - HERS VERIFICATION											
01	02	03	04	05	06	07					
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Point-of Use	Recirculation Control	Central DHW Distribution					
DHW Sys 1 - 1/1	n/a	n/a	Compact Distribution System	n/a	n/a	n/a					
SPACE CONDITIONING SYSTEMS											
01	02	03	04	05	06						
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name						
hvac1	Other Heating and Cooling System	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1						

HVAC FAN SYSTEMS - HERS VERIFICATION					
01	02		03		
Name	Verified Fan Watt Draw		Required Fan Efficiency (Watts/CFM)		
HVAC Fan 1-hers-fan	Required		0.58		
IAQ (Indoor Air Quality) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFam IAQVentRpt	48	0.25	Default	0	Required



HVAC - HEATING UNIT TYPES							
01	02			03	04		
Name	System Type			Number of Units		Efficiency	
Heating Component 1	CntrlFurnace			1		96 AFUE	
HVAC - COOLING UNIT TYPES							
01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER SEER		Zonally Controlled	Compressor Type	HERS Verification
Cooling Component 1	SplitAirCond	1	12.9	16	Not Zonal	Single Speed	Cooling Component 1-hers-cool
HVAC COOLING - HERS VERIFICATION							
01	02	03	04		05	06	
Name	Verified Airflow	Airflow Target	Verified EER		Verified SEER	Verified Refrigerant Charge	
Cooling Component 1-hers-cool	Required	350	Required		Required	Not Required	
HVAC - DISTRIBUTION SYSTEMS							
01	02	03	04	05	06	07	
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification	
Air Distribution System 1	DuctsAttic	Sealed and tested	8	Attic	None	Air Distribution System 1-hers-dist	
HVAC DISTRIBUTION - HERS VERIFICATION							
01	02	03	04	05	06	07	08
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler
Air Distribution System 1-hers-dist	Required	5.0	Not Required	Not Required	Not Required	Not Required	n/a
HVAC - FAN SYSTEMS							
01	02			03		04	
Name	Type	Fan Power (Watts/CFM)		HERS Verification			
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58		HVAC Fan 1-hers-fan			

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Kevin Laughton	Documentation Author Signature: <i>Kevin Laughton</i>
Company: Tailored Energy Services	Signature Date: 2019-05-13 02:00:05
Address: 1640 West Longview Ave	CEA/HERS Certification Identification (If applicable): 247 Ohio St
City/State/Zip: Stockton, CA 95207	Phone: 888-310-0808
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Kevin Laughton	Responsible Designer Signature: <i>Kevin Laughton</i>
Company: Tailored Energy Services	Date Signed: 2019-05-13 02:00:05
Address: 1640 West Longview Ave	License: 247 Ohio St
City/State/Zip: Stockton, CA 95207	Phone: 888-310-0808

Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.



REVISION	BY
1	
PROJECT NO:	
CHECK BY:	
DATE:	06-05-2019
DRAW BY:	Peter Choy

KINGSWEALTH INC.
Hendrik Van De Pol, P.E.
consulting engineer Civil - CA C 15472
333 HEGENBERGER RD. SUITE 200 OAKLAND,
CA 94621
415-230-0990 --- 209-474-9821
hvdutchhenk@aol.com

OWNER: Tina Tsang
ADDRESS: 247 Ohio St. Vallejo,
CA 94590

CONTENT: T24 ANALYSIS
T-02



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

I. PROJECT INFORMATION

DATE OF MEETING:	June 4, 2020	Item No. 13-C
PREPARED BY:	Aaron Sage, AICP, Principal Planner	
PROJECT LOCATION:	602 Georgia Street (APN: 0056-201-200)	
PROJECT NUMBERS:	Certificate of Appropriateness #COA18-0018	
PROJECT SUMMARY:	Expansion and renovation of an existing single-family residence, including: removal of two prior additions, false mansard-style roof, and other exterior features added in 1970s; new two-story addition of approximately 450 square feet; new windows; exterior siding at basement level; and a new driveway and basement garage/workshop.	
PROPOSED ENVIRONMENTAL DETERMINATION:	Categorically exempt pursuant to Sections 15301(e) (Class 1, "Existing Facilities") and 15331 (Class 31, "Historical Resource Restoration/Rehabilitation") of the California Environmental Quality Act (CEQA) Guidelines; see Section V for further details.	
RECOMMENDATION:	Staff recommends that the Commission adopt the attached Resolution No. AHLC 20-05 to APPROVE Certificate of Appropriateness #COA18-0018, subject to the findings and conditions contained in the Resolution.	

PROJECT DATA SUMMARY:

Applicant/Property Owner:	Jean Drolet 602 Georgia Street Vallejo, CA 94590
Zoning District:	Low Density Residential (LDR)
General Plan Designation:	Primarily Single Family (R-SF)
Specific Plan:	None
Existing Uses:	Single-Family Residence

Surrounding Land Uses: North: Single-Family Residences
South: Single-Family Residences
East: Single-Family Residences
West: Apartments and Single-Family Residences

Lot Area: 7,008 square feet (0.16 acres)

II. PROJECT DESCRIPTION

Table 1 – Project Timeline	
Date	Action/Event
7/1/18	COA application submitted.
12/10/18	COA application deemed complete.
1/17/19	Project placed on AHLC agenda but continued to 1/21/19 due to lack of quorum.
2/21/19	Project placed on AHLC agenda but continued to date uncertain at applicant's request.
7/31/19	Applicant submits application for Variance and Minor Exception (to be approved by Planning Commission).
3/6/20	Applicant submits revised plans responding to staff comments regarding consistency with Secretary of the Interior's Standards.
6/4/20	AHLC holds public hearing to consider revised project.

A. Site Location and Context

The subject property is located in the Architectural Heritage District, one block east of Sonoma Boulevard on the northeastern corner of Georgia and Sutter Streets; see Figures 1 and 2 below for location maps. The surrounding neighborhood includes a variety of residential buildings, primarily single-family homes constructed between 1880 and 1930. The site is at a prominent location due to its location on a major east-west roadway and its proximity to the Downtown. The site is adjacent to a two-story Queen Anne house to the east and a two-story Colonial Revival house with a basement to the north. See Attachment 1, Exhibit B, Sheets A0.3-0.4 for neighborhood context photos.

B. Existing Conditions

The site is developed with a single-family residence of approximately 3,615 square feet; see Figures 3 and 4 below for photos. The structure occupies approximately 29 percent of the lot with the main entrance on Georgia Street. The site includes a front yard adjacent to Georgia Street and side yard adjacent to Sutter Street that is landscaped with shrubs and trees. A cement retaining wall topped with a wrought iron fence lines the property on Georgia Street and wraps around the corner of the site. There is no existing off-street parking on the property.

Figure 1 – Project Location Map



Figure 2 – Historic District Map



Figure 3 – Existing House (Georgia Street façade)



Figure 4 – Existing House (Sutter Street façade)



According to the Solano County Assessor's Office and research by the applicant, the subject building was originally constructed in 1915. It is not listed on the City's Historic Resources Inventory. Based on historic photos provided by the applicant, it appears the original architectural style was First Bay Tradition, a regional variant of the Craftsman style. This is based on the following elements visible in historic photos provided by the applicant (see Figure 5 below and cover sheet of Attachment 1, Exhibit B):

Figure 5 – Historic Photo (Georgia Street façade)



- Wood shingle siding
- Six-pane (3 over 3) upper window sashes
- Exposed rafters tails
- Exposed knee braces on south elevation (under bay, porch roof, and upper story window box)

The building underwent substantial exterior alterations in the early 1970s, apparently intended to give the structure a (French) Second Empire style. These alterations included removal of the top portion of the bay on Georgia Street, and addition of a false mansard-style roof constructed of plywood, arched windows, shutters, and decorative metal railings and wall panels. The significance of these features is discussed in the analysis below.

C. Project Description

A statement from the applicant describing the intent of the project is provided in Attachment 2. The key elements of the project are as follows:

- Removal of non-original sunroom, breakfast nook, deck and gazebo on north side of house;
- Construction of two-story, 450-square-foot addition on north side; the addition will accommodate an expansion of the existing first-story kitchen and second-story master bedroom;

- Construction of new foundation meeting modern seismic standards;
- Expansion of existing basement to accommodate new 700-square-foot, three-car garage with a workshop and driveway from Sutter Street;
- Raising of existing house by 19.5 inches to accommodate basement expansion, correct five inches of differential settling, and address drainage issues at northeast corner due to portions of existing wood framing being located below the adjacent grade level;
- Replacement of existing shingle siding at basement level with James Hardie horizontal lap siding around the base of the structure; elsewhere, retain shingle siding and replace in kind where necessary;
- Removal of non-original false mansard roof to expose original gable roof;
- Construction of new shed roof over bay window on Georgia Street façade;
- Replacement of all existing windows with new cellular PVC windows matching profile of remaining original windows on Sutter Street façade;
- Removal of non-original Juliet balcony on the first and second story; and
- Reconstruction of original entry canopy on Georgia Street façade based on photographic evidence.

See Figures 6, 7 and 8 below for the proposed site plan and renderings showing the proposed exterior changes. The net living area of the home will increase from 3,615 to 3,750 square feet, plus the 700 square foot garage and a 1,200 square foot accessory dwelling unit (ADU) in the basement. The ADU has already been approved separately pursuant to State law, and is not part of this COA application.¹ Other interior alterations not subject to a COA include reconfiguration and expansion of the existing laundry, kitchen, and breakfast nook on the first floor, and a new walk-in closet and bathroom on the second floor.

In addition to the COA, the project also requires Planning Commission approval of the following permits:

1. A Minor Exception (VMC Section 16.80.090) to allow a setback of 7 feet, 7 inches from the Sutter Street property line, where 10 feet is otherwise required;
2. A Minor Exception to allow a total building height of up to 37 feet, 6 inches², where 35 feet is otherwise allowed;
3. A Variance (VMC Chapter 16.84) to allow proposed garage entrance to be located 7 feet, 7 inches from the Sutter Street property line, where 20 feet is otherwise required.³

¹ The ADU approval includes only the exterior changes at the ground level that are directly tied to the ADU construction (e.g. new door and additional windows), but not the increased building height.

² Height shown on plans is 36 feet, 5.5 inches; applicant has requested that the approval allow additional height in the event it is determined necessary during final design to lower the adjacent grade. If necessary, this would not increase the building's height relative to adjacent structures.

³ Although not relevant to the AHLC's decision, the garage entrance is actually about 23 feet from the Sutter Street sidewalk due to the large unimproved public right-of-way located between the sidewalk and the property line. The traffic engineer has confirmed the proposed setback provides adequate safety and the Public Works Department has confirmed there are no plans to widen Sutter Street.

A condition of approval has been included in the attached Resolution requiring that the above permits be granted prior to issuance of a building permit.

Figure 5 – Proposed Site Plan

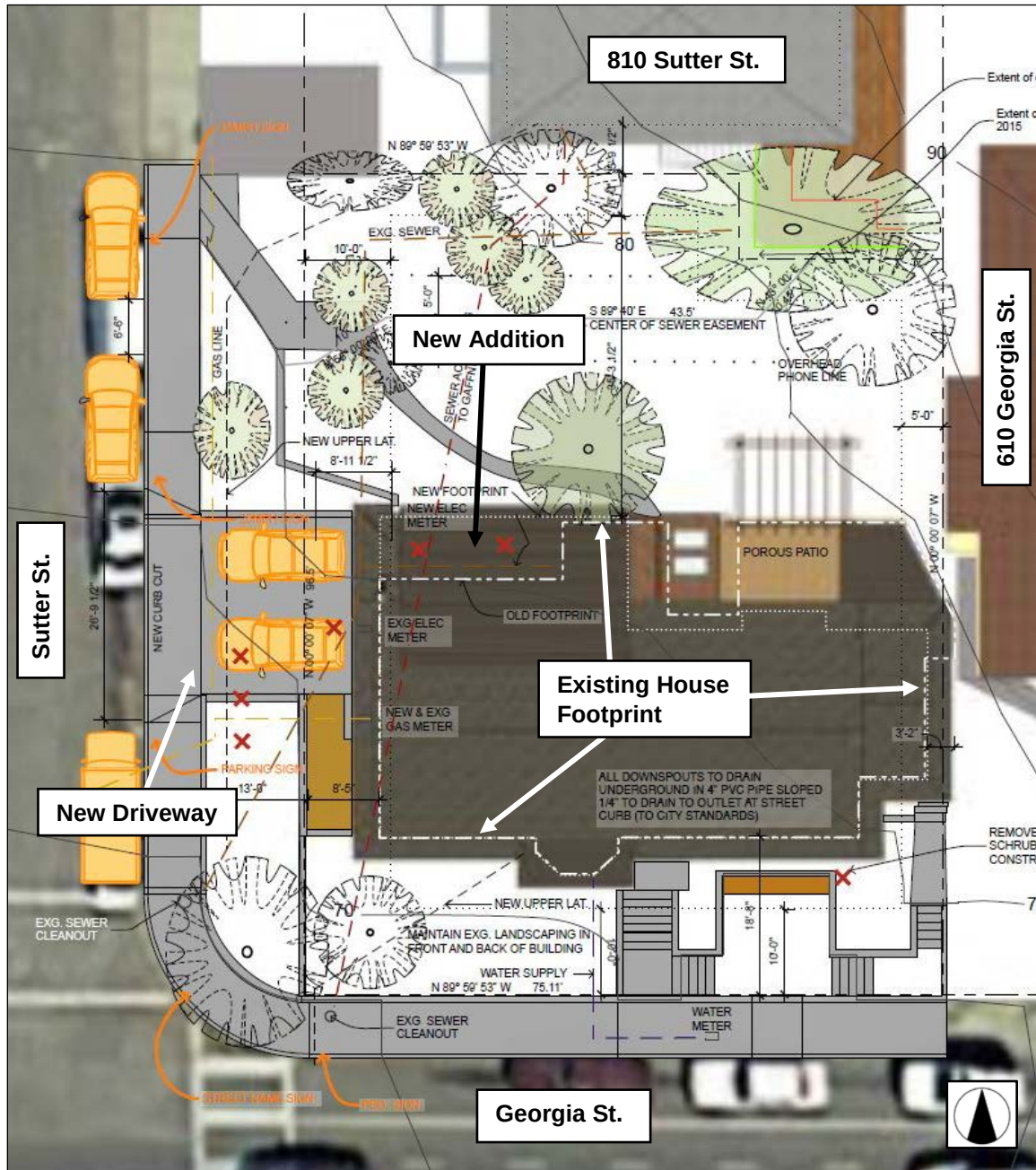


Figure 6 – Georgia Street Rendering



Figure 7 – Sutter Street Rendering



III. STAFF ANALYSIS

A. Historical Resource Status

Before evaluating proposed alterations to any historic, or potentially historic, property, it is important to establish whether the property is a “historical resource” as defined under CEQA. Per CEQA Guidelines Section 15064.5, any property listed in the California Register of Historical Resources (CRHR) is a historical resource, and any “substantial adverse change in the significance of a historical resource” is considered a potentially significant effect on the environment under CEQA. Although, as noted earlier, the existing home has been substantially altered from its original condition, it is still listed in the 1972 nomination to the National Register of Historic Places (NRHP) for the Vallejo “Old City” Historic District (locally designated as the Heritage District), which is the basis for the Heritage District’s inclusion in the CRHR. No further application has been submitted to the NRHP or CRHR to identify structures in the Heritage District that do not contribute to the District’s significance due to date of construction, inappropriate alterations, or other factors. Therefore, the existing home must be considered a historical resource under CEQA.

B. Analysis of Secretary of the Interior’s Standards

CEQA Guidelines Section 15064.5 further states that “a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties⁴ (hereinafter referred to as the “Secretary’s Standards”) ... shall be considered as mitigated to a level of less than a significant impact on the historical resource.” In addition to CEQA, VMC Section 16.38.295 requires that the Secretary’s Standards be applied to any project that requires a COA.

There are three main steps in applying the Secretary’s Standards: (1) select the appropriate treatment for the project; (2) identify the character-defining features of the existing building; and (3) assess the project’s conformance with the standards for the selected treatment. These steps are discussed below.

1. Selection of Appropriate Treatment

Before applying the Secretary’s Standards to a project, the project must be analyzed to determine which of four types of treatment (preservation, rehabilitation, restoration, or reconstruction) are most appropriate for the project. The Standards for Rehabilitation have been selected to analyze this project based on the following text from the Secretary’s Standards [emphasis added]:

⁴ Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (U.S. Department of the Interior, 2017). Available at <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

*“Rehabilitation is defined as the act or process of **making possible a compatible use** for a property through repair, alterations, and **additions** while preserving those portions or features which convey its historical, cultural, or architectural values.”⁵*

*“In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, **greater latitude is given** in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to **replace extensively deteriorated, damaged, or missing features** using either the same material or compatible substitute materials. Of the four treatments, **only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.**”⁶*

“Rehabilitation is the only treatment that allows expanding a historic building by enlarging it with an addition. However, the Rehabilitation guidelines emphasize that new additions should be considered only after it is determined that meeting specific new needs cannot be achieved by altering non-character-defining interior spaces. If the use cannot be accommodated in this way, then an attached exterior addition may be considered.”⁷

The Standards for Rehabilitation are the most appropriate treatment for the proposed project based on the following:

- The intent of the project is to continue the existing single-family residential use with certain expansions and modifications necessary to provide off-street parking where none currently exists, expand the kitchen and master bathroom to meet modern size and layout standards, and correct substandard drainage conditions at the northeast corner of the building. The existing kitchen and master bathroom cannot be expanded to meet modern standards without either an addition, or by encroaching into adjacent rooms that are either character-defining (e.g. the formal entry and dining room), or necessary to meet minimum living standards (e.g. the existing master bedroom and closet).
- The existing building has been substantially altered from its original, most historically significant period (1915), including removal of the “turret” feature originally located at the top of the bay window on Georgia Street, removal of most original windows, and painting of the shingle siding. These alterations warrant the more flexible approach provided by the Standards for Rehabilitation.

⁵ Weeks and Grimmer 2017, 75.

⁶ Weeks and Grimmer 2017, 77.

⁷ Weeks and Grimmer 2017, 79.

The Standards for Rehabilitation are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

2. Identification of Character-Defining Features

The next step in applying the Secretary's Standards is to "identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained to preserve that character."⁸ For buildings with additions or alterations occurring in various time periods, this requires identifying which time period is historically significant for that particular building. In this case, because the building has not been designated as individually

⁸ Weeks and Grimmer 2017, 77.

significant, the NRHP nomination for the Heritage District provides the only official documentation of the property's period of significance.

Because the NRHP nomination for the Heritage District identifies only those architectural styles that were prevalent in Vallejo from the 1850s to the 1930s, staff has concluded that the features remaining from the original 1915 structure are character-defining, and the alterations from the early 1970s are not. This approach is consistent with publications produced by, or with the involvement of, the AHLC, which also focus exclusively on the structures built prior to 1940.^{9, 10} It is also consistent with the following Secretary's standard, which discourages alterations borrowed from other historical periods or properties:

*"Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken."*¹¹

Based on historical photographs of the original home (see Attachment 1, Exhibit B, cover sheet), the character-defining features remaining on the home are as follows:

- Generally rectangular massing
- Two-story height
- Asymmetrical composition created by the extending off-center, two-story bay on main (south) elevation
- Exposed rafter tails (currently concealed by mansard roof)
- Rhythmic window openings
- Primary, recessed entrance along Georgia Street
- Wood shingle-clad exterior¹²
- Decorative "wing wall" along Sutter Street
- Highly visible location at the corner of Georgia and Sutter streets
- Relatively shallow set-back

3. Conformance with Secretary's Standards

In order to provide analysis of the project by an architectural historian meeting the Secretary of the Interior's qualifications, staff has obtained the attached report by Steven Treffers of Rincon Consultants (see Attachment 3). According to Mr. Treffers'

⁹ Historic Environment Consultants, *Vallejo's Architectural Heritage* (date unknown, est. 1979). Notably, 602 Georgia is not listed in the "Inventory List of Architecturally/Historically Significant Buildings" provided in this publication's appendix, possibly due to the alterations which occurred between 1972, when the NRHP nomination for the Heritage District was submitted, and 1979, when the historic resources survey was conducted.

¹⁰ *Vallejo's Preservation Guidebook* (City of Vallejo, 2005).

¹¹ Weeks and Grimmer 2017, 76 (Rehabilitation standard #3).

¹² The actual shingles have been painted and are not considered character-defining; replacement wood shingles with matching dimensions would be considered to retain this feature.

analysis, the project conforms with all of the Secretary's Standards for Rehabilitation. In particular, Mr. Treffers notes:

- Overall character:

"The historic character of 602 Georgia Street is comprised of the physical characteristics that reflect its significance a First Bay Tradition-style home characteristic of Vallejo's early residential development. As detailed in the character-defining features above, these include its rectangular massing, two-story height, asymmetrical composition, and wood shingle-clad exterior. These elements will be retained following implementation of the project. Materials proposed to be removed, including non-original additions, wall panels, and metal railings, are non-original and do not contribute to the significance of the building."

- New windows:

"Some original windows on the secondary elevations are proposed to be removed and replaced with compatible divided light windows. These original windows do contribute to the historic character of the building; however, the removal of all the original windows has affected the integrity of these features overall. The replacement of all the windows with historically compatible types will be improve the historic character of the building from its current appearance... Although the proposed windows will not be constructed of wood, the Standards acknowledge the use of historic materials is not required. The new windows will be consistent in size, design, and configuration to the historic windows."

- Addition and Garage Doors:

"Although an addition is proposed, it is located at the rear of the building and will not affect the overall rectangular massing of the building or the primary façade's asymmetrical composition. Further, while new garage doors and an entrance are proposed, they are below grade on a secondary elevation and will not be highly visible or affect the overall visual character of the building."

- Shed Roof over Bay:

"Historically, the extending bay culminated in a tourelle which extended above the roof plane. This feature is not proposed to be reconstructed; however, the Standards do not dictate missing historical features be replaced in kind.¹³ Rather they allow for the introduction of new features which are compatible to the overall historic character of the building. The proposed shed roof does not negatively affect the existing roof form or introduce a highly visible feature such

¹³ Weeks and Grimmer 2017, 78.

as a new gable. Rather the shed roof is compatible with the original roof form, yet differentiated through its short extension.”

- Significance of 1970s Alterations:

“Although the 1972 NRHP nomination does not define a period of significance, the narrative discussion of the historic district’s significance suggests it ends in the early twentieth century. Therefore the non-original additions and materials, which are proposed to be removed, do not reflect the important associations of the historic district and have not acquired significance in their own right. Instead, many alterations are at odds with the original design and character of the building and their removal will not negatively affect the historic character of the building.”

- Height Increase:

“As proposed, new additions and construction includes the slight raising of the building, the installation of a basement-level garage, and an addition at the rear of the building. The building will be raised to no more than 19.5’ to prevent differential settling and meet seismic code. These two objectives are necessary of the longevity of the building and the safety of those who occupy it. The building will not be moved on the site and will remain in its current location. A height increase of 19.5’ is minimal and will not be highly visible or affect the visual character of the building in any way.”

In summary, the project restores much of the home’s original First Bay Tradition features and removes inconsistent elements added in the 1970s, and the proposed new features are adequately differentiated from, while still compatible with, the original house.

IV. FINDINGS FOR APPROVAL

VMC Section 16.38.310 requires the AHLC to make the following finding prior to approving the COA:

With respect to property in an architectural heritage district or a historic district, that the proposed work shall not adversely affect the exterior features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback, bulk, height, color and wall of continuity; nor shall the proposed work adversely affect the special character or special historical, cultural, architectural or aesthetic interest or value of the district.

As discussed in Section III.B.3 above, the project conforms with the Secretary’s Standards. Therefore, the above finding can be made.

V. ENVIRONMENTAL REVIEW

As noted earlier, the project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Sections 15301(e) (Class 1, “Existing Facilities”) and 15331 (Class 31, “Historical Resource Restoration/Rehabilitation”) of the CEQA Guidelines. Under CEQA, the State has identified classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA. The Class 1 exemption includes additions to existing structures not exceeding 50 percent of the existing floor area, or 2,500 square feet, whichever is less; the proposed addition falls within these limits. The Class 31 exemption applies to “maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the [Secretary’s Standards]”. As discussed above, the project is consistent with the Secretary’s Standards.

The City has also considered whether or not any of the exceptions found under Section 15300.2 of the CEQA Guidelines apply, which would preclude the project from being categorically exempt. The project is consistent with Section 15300.2 as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource, as discussed above. Therefore, the project remains categorically exempt and no further environmental review is required.

VI. NOTICING AND PUBLIC COMMENTS

Pursuant to VMC Section 16.38.290.D, the City provided notice of this hearing on May 28, 2020 to all property owners and neighborhood groups within 200 feet of the subject property. As of this writing, other than procedural questions and public records requests from the owner of 810 Sutter Street, staff has not received any substantive new comments or questions from the public since the project last appeared on the AHLC agenda in February 2019. See Attachment 4 for prior public communications regarding this project.

The primary concerns raised in the past are provided below in bold, with staff’s analysis in italics:

- **The project adversely affects the historic significance of the existing house and the Heritage District due to the house’s association with former AHLC member and civic leader Richard Lemke (Kathleen Gaffney, 810 Sutter St.).**

Staff analysis: As discussed above and in the attached report from Steven Treffers, the project fully conforms with the Secretary’s Standards and the alterations made by Mr. Lemke in the 1970s have not acquired historic significance in their own right.

- **The proposed height increase will obstruct views of Mare Island from the adjacent house to the north (Kathleen Gaffney, 810 Sutter St.).**

- *Staff analysis:* As discussed in Mr. Treffers' report, the proposed height increase does not substantially alter the appearance of the house and is consistent with the Secretary's Standards. The subject property is not located within a Residential View District (VMC Chapter 16.36), and private views are not considered an environmental impact under CEQA. Therefore, no findings or analysis regarding potential view obstruction are required. In any event, the Minor Exception to allow additional height is subject to approval by the Planning Commission, not the AHLC.
- **The applicant and the neighbor to the north share an existing sewer line which runs beneath the existing house, and the project may adversely impact this sewer line. (Kathleen Gaffney, 810 Sutter St.)**
- *Staff analysis:* The Vallejo Flood and Wastewater District has reviewed the project plans and determined that the applicant's proposed reconstruction of the sewer line outside of the building footprint conforms to its standards. Any legal dispute over the sewer line is a private civil matter that has no bearing on the AHLC's review of the project.
- **The project may adversely affect the structural integrity, sunlight and privacy of the adjacent house to the east (Kurt Seligman, 610 Georgia St.).**
- *Staff analysis:* The project includes a new foundation that will conform with modern seismic standards, which will contribute to the safety of adjacent structures. Plan review and inspections by the City's Building Division will ensure that construction of the foundation is performed in a safe manner without destabilizing the adjacent house. Regarding sunlight and privacy, removal of the existing mansard roof will increase the sunlight to the adjacent house, and the project does not introduce new windows on the east elevation.

VII. CONCLUSION / STAFF RECOMMENDATION

Based on the above analysis and the project's consistency with General Plan 2040 and the Vallejo Municipal Code, staff recommends that the AHLC adopt the attached Resolution No. AHLC 20-05 to **APPROVE** Certificate of Appropriateness #COA18-0018, subject to the findings and conditions contained in the Resolution.

VIII. EXPIRATION

Pursuant to VMC Section 16.38.318, approval of this COA expires automatically 18 months after its approval unless authorized construction has commenced prior to the expiration date (December 4, 2021 if approved at this meeting and not appealed).

IX. APPEAL PROCEDURE

Pursuant to VMC Section 16.38.330, the applicant or any party adversely affected by the decision of the AHLC may, within ten days after the rendition of the decision, appeal in writing to the City Council by filing a written appeal with a fee of \$1,243 dollars with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the appellant believes he or she is adversely affected by the decision. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

X. ATTACHMENTS

1. Resolution No. AHLC 20-05
 - A. Conditions of Approval
 - B. Project Plans
2. Applicant Statement
3. Architectural Historian's Analysis
4. Public Communications

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

RESOLUTION NO. AHLC 20-05

**A RESOLUTION APPROVING CERTIFICATE OF APPROPRIATENESS
#COA18-0018 FOR EXPANSION AND RENOVATION OF AN EXISTING
SINGLE-FAMILY RESIDENCE AT 602 GEORGIA STREET**

APN #0056-201-200

I. GENERAL FINDINGS

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

WHEREAS, the subject property is located at 602 Georgia Street and is designated as Assessor's Parcel Number (APN) 0056-201-200 (the "subject property"), zoned Low Density Residential (LDR) and is located within the Architectural Heritage District ("Heritage District"); and

WHEREAS, on July 1, 2018, Jean Drolet ("Applicant") submitted an application for a Certificate of Appropriateness ("COA") to expand and renovate an existing single-family residence at the subject property, including: removal of two prior additions, a false mansard-style roof, and other exterior features added in the 1970s; a new two-story addition of approximately 450 square feet; new windows and exterior siding; and a new driveway and basement garage/workshop (the "Project"); and

WHEREAS, on December 10, 2018, the above application was deemed complete for processing; and

WHEREAS, the Project is consistent with all applicable policies of General Plan 2040 and complies with all applicable development standards of the Vallejo Zoning Ordinance; and

WHEREAS, on June 4, 2020, the City of Vallejo Architectural Heritage and Landmarks Commission ("Commission"), after giving all public notices required by State law and the Vallejo Municipal Code ("VMC"), conducted a duly noticed public hearing to consider the Project, at which testimony and evidence, both written and oral, was presented to and considered by the Commission; and

WHEREAS, the Commission considered testimony and evidence, both written and oral, presented to the Commission, including the oral and written reports from City staff dated June 4, 2020, the report by Steven Treffers dated March 16, 2020, and other documents contained in the record of proceedings relating to the Project, which are maintained in the offices of the City of Vallejo Planning Division; and

WHEREAS, based on recommendations, testimony and evidence in the record and provided at the public hearing, the Commission makes the following findings for approval of the proposed COA:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDING

- A. The project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Sections 15301(e) (Class 1, "Existing Facilities") and 15331 (Class 31, "Historical Resource Restoration/Rehabilitation") of the CEQA Guidelines. The Class 1 exemption includes additions to existing structures not exceeding 50 percent of the existing floor area, or 2,500 square feet, whichever is less; the proposed addition falls within these limits. The Class 31 exemption applies to "maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the [Secretary's Standards]". As discussed in the staff report and Treffers report, the project is consistent with the Secretary's Standards.

III. FINDINGS RELEVANT TO THE APPROVAL OF THE COA (VMC Section 16.38.310)

- A. With respect to property in an architectural heritage district or a historic district, the proposed work does not adversely affect the exterior features of the subject property or the relationship and congruity between the subject structure or feature and its neighboring structures and surroundings, including facade, setback, bulk, height, color and wall of continuity; nor does the proposed work adversely affect the special character or special historical, cultural, architectural or aesthetic interest or value of the district, based on the following facts and analysis, in addition to other facts and analysis presented in the staff report and Treffers report:

Overall character:

"The historic character of 602 Georgia Street is comprised of the physical characteristics that reflect its significance as a First Bay Tradition-style home characteristic of Vallejo's early residential development. As detailed in the character-defining features above, these include its rectangular massing, two-story height, asymmetrical composition, and wood shingle-clad exterior. These elements will be retained following implementation of the project. Materials proposed to be removed, including non-original additions, wall panels, and metal railings, are non-original and do not contribute to the significance of the building."

New windows:

"Some original windows on the secondary elevations are proposed to be removed and replaced with compatible divided light windows. These original windows do contribute to the historic character of the building; however, the removal of all the original windows has affected the integrity of these features overall. The replacement of all the windows with historically compatible types will improve the historic character of the building from its current appearance... Although the proposed windows will not be constructed of wood, the Standards

acknowledge the use of historic materials is not required. The new windows will be consistent in size, design, and configuration to the historic windows.”

Addition and Garage Doors:

“Although an addition is proposed, it is located at the rear of the building and will not affect the overall rectangular massing of the building or the primary façade’s asymmetrical composition. Further, while new garage doors and an entrance are proposed, they are below grade on a secondary elevation and will not be highly visible or affect the overall visual character of the building.”

Shed Roof over Bay:

“Historically, the extending bay culminated in a tourelle which extended above the roof plane. This feature is not proposed to be reconstructed; however, the Standards do not dictate missing historical features be replaced in kind.¹ Rather they allow for the introduction of new features which are compatible to the overall historic character of the building. The proposed shed roof does not negatively affect the existing roof form or introduce a highly visible feature such as a new gable. Rather the shed roof is compatible with the original roof form, yet differentiated through its short extension.”

Significance of 1970s Alterations:

“Although the 1972 NRHP nomination does not define a period of significance, the narrative discussion of the historic district’s significance suggests it ends in the early twentieth century. Therefore the non-original additions and materials, which are proposed to be removed, do not reflect the important associations of the historic district and have not acquired significance in their own right. Instead, many alterations are at odds with the original design and character of the building and their removal will not negatively affect the historic character of the building.”

Height Increase:

“As proposed, new additions and construction includes the slight raising of the building, the installation of a basement-level garage, and an addition at the rear of the building. The building will be raised to no more than 19.5” to prevent differential settling and meet seismic code. These two objectives are necessary of the longevity of the building and the safety of those who occupy it. The building will not be moved on the site and will remain in its current location. A height increase of 19.5” is minimal and will not be highly visible or affect the visual character of the building in any way.”

NOW, THEREFORE, LET IT BE RESOLVED that based on the findings above, the evidence and testimony, both written and oral, presented at the public hearing, and information contained in the staff report attached hereto and incorporated herein by this reference, the Commission hereby approves application #COA18-0018, subject to the

¹ Weeks and Grimmer 2017, 78.

Conditions of Approval attached hereto as Exhibit A, and the plans attached hereto as Exhibit B.

PASSED AND ADOPTED at a regular meeting of the Architectural Heritage and Landmarks Commission of the City of Vallejo, State of California, on the 4th day of June, 2020 by the following vote to-wit:

AYES:

NOES:

ABSENT:

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

Attest:

AARON SAGE, SECRETARY
City of Vallejo Architectural Heritage and Landmarks Commission

Exhibits:

- A. Conditions of Approval
- B. Project Plans

CONDITIONS OF APPROVAL
CERTIFICATE OF APPROPRIATENESS (COA) #18-0018
602 GEORGIA STREET
APN: 0056-201-200

PROJECT DESCRIPTION

Expansion and renovation of an existing single-family residence, including: removal of two prior additions, a false mansard-style roof, and other exterior features added in the 1970s; a new two-story addition of approximately 450 square feet; new windows and exterior siding; and a new driveway and basement garage/workshop.

A. Planning Division

Staff Contact: Aaron Sage, (707) 648-5391, aaron.sage@cityofvallejo.net

Pre-Building Permit:

1. Prior to building permit issuance, obtain approval of a Minor Exception and Variance for the proposed building height and driveway. This condition shall be null and void if the Vallejo Zoning Ordinance is amended such that these approvals are no longer required.
2. Prior to building permit issuance, submit a numbered list to the Planning Division with a written response on how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project. The approved COA will be included in the permit set after the cover sheet with each condition listed and how the applicant will address each condition in writing.
3. Prior to building permit issuance, the Planning Division shall confirm that the building permit drawings and subsequent construction substantially conform with the approved Planning application drawings.
4. Prior to building permit issuance, submit 3 sets of landscaping plans prepared by a registered landscape architect to the Planning Division for review and approval. The requirement for a registered landscape architect may be waived at the discretion of the Planning Manager. Landscape plans shall comply with Chapter 16.70 (VMC), and are to include the following:
 - a. Location, species and size of all mature trees six inches in trunk diameter or greater;
 - b. Replacement of any mature trees to be removed;
 - c. One City-approved street trees to be planted at least 6 feet from any sewer line;
 - d. Specification of low-growth-type species adjacent to doors, windows, and walkways;
 - e. Low-water-using and drought-resistant plant materials;
 - f. Screening of the required backflow preventers;

- g. All trees to be a minimum of 15-gallon, double staked; at least 50 percent of the proposed shrubs shall be a minimum of 5-gallon;
- h. Irrigation plan indicating all components of the irrigation system including sprinklers and other outlets, valves, backflow prevention devices, controllers, piping and water usage.

Overall Project:

- 5. All vents, gutters, downspouts, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface.
- 6. All mechanical equipment and utility meters shall be screened in a manner approved by the Planning Division. Electrical transformers shall be screened or placed underground.
- 7. Proposed landscaping shall be completed prior to obtaining certificate of occupancy.
- 8. Required landscaping shall be maintained in a neat, clean, and healthy condition. This shall include pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
- 9. All roof-mounted mechanical devices and their components such as air conditioners, heating equipment, exhaust fans, vents or ducts, or similar equipment shall be screened from view in a manner approved by the Planning Division. All wall-mounted air conditioners shall be flush mounted.
- 10. Obtain an inspection from the Planning Division prior to occupancy/final building inspection. All inspections require a minimum 24-hour notice. Occupancy permits shall not be granted until all construction and landscaping is completed and finalized in accordance with the approved plans and required conditions of approval or a bond has been posted to cover all costs of the unfinished work as agreed to by the Planning Manager.
- 11. Construction-related activities shall be limited to between the hours of 7 a.m. and 6 p.m., Monday through Saturday. No construction is to occur on Sunday or federal holidays. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels.
- 12. The project shall be constructed and operated in accordance with the authorized use as described in the application materials, staff report, and approved plans [COA18-0018] (dated February 2020), as attached to the June 4, 2020 AHLC staff report and as amended by the following Conditions of Approval (COA). Any additional uses or facilities other than those approved with this permit as described in the project description and the approved plans will require a separate application and approval. Any deviation from the approved drawings and COA shall require prior written approval from the Planning Manager or his or her designee.

13. The Planning Manager or his/her designee shall conduct a site visit prior to the issuance of an occupancy permit by the Building Division to confirm compliance with approved plans, conditions of approval, and code requirements.
14. The Certificate of Appropriateness shall expire 18 months from the date of approval unless construction permits are obtained and work has begun. The effective date of the permits and approvals is December 4, 2021 (if approved and not appealed).
15. A request for a time extension from the expiration date of December 4, 2021 (if approved) can be considered if an application with required fee is filed at least 45 days before the original expiration date, otherwise a new application is required. A public hearing will be required for all extension applications, except those involving only Design Review. Extensions are not automatically approved. Changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law, may require, or permit denial.
16. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

B. Building Division

Staff Contact: Steve Arnold, (707) 648-4387, steve.arnold@cityofvallejo.net

1. Must comply with the current Building Code and Standards.
2. Must obtain permit and pay fees.

C. Vallejo Flood and Waste Water

Staff Contact: Gus Silva, (707) 648-8949, gussilva@vallejowastewater.org

1. Must fill out Sanitary Sewer & Storm Drain Information Form and pay District Connection Fees.

D. Public Works

Staff Contact: Philip Ho, (707) 554-5902, Philip.ho@cityofvallejo.net

1. If the total new or proposed impervious surface area exceeds 2,500 square feet, applicant to submit stormwater control plan (SWCP) and comply with C.3 requirements. If the impervious area does not exceed 2,500 square feet, this condition does not apply. The site plan does not clearly identify all new or proposed impervious areas; prior to submittal of building permit plans, these areas shall be clearly identified on construction drawings.

Specific project conditions are as follows:

1. Submit directly to Public Works Department all civil drawings including but not limited to improvement plans, grading plans erosion control plans and utility plans. Plans shall have City Standard Cover Sheet. (COV, Regulations & Standard Specifications, 2011).
2. Submit engineer's cost estimate for the proposed development consistent with the City's unit price for all construction items. Deposit plan review fee when submitting the plans for review.
3. Deposit Engineering and Inspection fees when submitting plans for review.
4. The project shall comply with ADA accessibility requirements. The proposed driveway approach shall be to city current ADA standard. (VMC Chapter 16.75.030; PW22)
5. Lot drainage shall be collected onsite and conveyed by sidewalk cross drains to public street. Lot drainage shall not adversely impact neighboring property.

Standard Conditions: The following code requirement conditions will apply prior to detailed construction plans submitted to the city for review:

- PW1. **HOW PROJECT CONDITIONS SATISFIED.** Prior to building permit issuance, submit a numbered list to the **Planning Division** stating how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project.
- PW2. **PUBLIC IMPROVEMENT STANDARDS.** All public improvements shall be designed to City of Vallejo standards and to accepted engineering design standards. The **City Engineer** has all such standards on file and the Engineer's decision shall be final regarding the specific standards that shall apply. (COV, Regulations & Standard Specifications, 2011).
- PW3. **IMPROVEMENT PLANS.** Prior to building permit submittals, submit three sets of plans to the **Department of Public Works** for plan check review and approval. (Improvement or civil plans are to be prepared by a licensed civil engineer.) Plans are to include, but may not be limited to, grading and erosion control plans, improvement plans, joint trench utility, street light plans, and landscaping, irrigation and fencing plans and all supporting documentation, calculations and pertinent reports. (COV, Regulations & Standard Specifications, 2011, Section 1.1.7-A).

- PW4. **GRADING** Prior to issuance of grading permit, submit a soils report for review. An independent soils and geological review of the project may be required. The City shall select the soils engineer with the cost of the study to be borne by the developer/project sponsor. Site grading shall comply with City Municipal Code. (VMC, Chapter 12.40).
- PW5. **LINE OF SIGHT CRITERION.** In design of grading and landscaping, line of sight distance shall be provided based on Caltrans standards. Installation of fencing, signage, above ground utility boxes, etc. shall not block the line of sight of traffic and must be set back as necessary. (VMC, Section 10.14).
- PW6. **ON-SITE SOILS ENGINEER.** During grading operations, the project geologist or soils engineer and necessary soils testing equipment must be present on site. In the absence of the soils engineer or his representative on site, the **Department of Public Works** shall shut down the grading operation. (VMC, Section 12.40.080).
- PW7. **DUST AND EROSION CONTROL.** All dust and erosion control shall be in conformance with City standards and ordinances. (VMC, Sections 12.40.050 & 12.40.070).
- PW8. **COMPACTION TESTS.** Prior to building permit issuance or acceptance of grading, compaction test results and certification letter from the project soils engineer and civil engineer confirming that the grading is in conformance with the approved plans must be submitted to the **Department of Public Works** for review and approval. Test values must meet minimum relative compaction recommended by the soils engineer (usually at least 90 percent). (COV, Regulations & Standard Specifications, 2011, Section 2.4.1).
- PW9. **DRIVEWAY STANDARDS.** Entrances to any private project must be standard driveway approaches unless deviation is permitted by the **City Engineer**. (VMC, Section 10.04.260).
- PW10. **STREET EXCAVATION PERMIT.** Obtain a street excavation permit from the **Department of Public Works** prior to performing any work within City streets or rights-of-way, or prior to any cutting and restoration work in existing public streets for utility trenches. All work shall conform to City standards. (VMC, Section 10.08).
- PW11. **ENCROACHMENT PERMIT.** Prior to building permit issuance, obtain an encroachment permit from the **Department of Public Works** for all work proposed within the public right-of-way. (VMC, Section 10.16).
- PW12. **TRAFFIC CONTROL PLAN.** Prior to start of construction; submit a traffic control plan to the **Department of Public Works** for review and approval. (CA MUTCD).
- PW13. **COORDINATION OF CONSTRUCTION INSPECTION.** Construction inspection shall be coordinated with the **Department of Public Works** and no construction shall deviate from the approved plans. (COV, Regulation & Standard Specification Sections 1.1.4 & 1.1.5).
- PW14. **PLAN CHANGES.** The project design engineer shall be responsible for the project plans. If plan deviations are necessary, the project engineer must first prepare a revised plan or details of the proposed change for review by the **Department of Public Works** and, when applicable, by **Vallejo Flood and Wastewater District**. Changes shall be made in the field only after approval by the City. At the completion of the project, the design engineer

must prepare and sign the "as built" plans. (COV, Regulation & Standard Specification Section 1.1.9).

PW15.**BONDS AND FEES.** Prior to approval of construction plans, provide bonds and pay applicable fees. Bonding shall be provided to the City in the form of a "Performance Surety" and a separate "Labor and Materials Surety" in amounts stipulated by City ordinance. (VMC, Section 15.12.090)

PW16.**INSTALL IMPROVEMENTS.** Prior to occupancy/final building inspection, install the improvements required by the **Department of Public Works** including but not limited to streets and utilities.

PW17.**SIDEWALK REPAIR.** Prior to occupancy/final building inspection, remove and replace any broken curb, gutter, sidewalk or driveway approach as directed in the field by the **City Engineer**. (VMC, Section 10.04).

PW18.**FLOOD PROTECTION.** NA

PW19.**STREET TREES.** Prior to release for occupancy, plant required street trees in accordance with City Municipal Code. The list of approved trees is available in the office of the Public Works Director. The minimum standard shall be at least one tree for each 50 feet of street frontage or fraction thereof, including secondary or side streets. Street tree(s) shall be inspected by Public Works Landscape Inspector prior to release for occupancy. (VMC, Section 15.06.190 and Regulations and Standard Specifications Section 3.3.48).

PW20.**JOINT TRENCH.** The developer shall provide joint trench plans for the underground electrical, gas, telephone, cable television and communications conduits and cables including the size, location and details of all trenches, location of all building utility service stubs and meters and placement or arrangements of junction structures as a part of the Improvement Plans submitted for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer. (VMC, Sections 15.06.160&170).

PW21.**SIGNAL INTERCONNECT CABLES.** There may be fiber optic and /or copper signal interconnect cables located at the edge of the roadway or under the sidewalk. The plans should address either the relocation of these cables or a note should be made of the cable location. A warning should be included on the plans stating that if the cable damaged, the entire length of the cable between the two nearest hubs will be replaced by the contractor unless otherwise authorized by the City Engineer.

PW22.**ADA COMPLIANCE WITHIN CITY ROW.** In order to ensure ADA compliance within any and all City ROW, ADA compliance will be addressed in accordance to the state government and federal codes: HEALTH AND SAFETY CODE DIVISION 13 PART 5.5. ACCESS TO PUBLIC ACCOMMODATIONS BY PHYSICALLY HANDICAPPED PERSONS [19955 - 19959.5] (Part 5.5 added by Stats. 1969, Ch. 1560.)
http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=13.&title=&part=5.5.&chapter=&article=
GOVERNMENT CODE DIVISION 5 CHAPTER 7 ACCESS TO PUBLIC BUILDINGS BY PHYSICALLY HANDICAPPED PERSONS [4450 – 4461] (Chapter 7 added by Stats. 1968, Ch. 261.)

http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=5.&title=1.&part=&chapter=7.&article=
FEDERAL
THE AMERICAN WITH DISABILITIES ACT OF 1990
https://www.ada.gov/2010_regs.htm

E. FIRE PREVENTION

Staff Contact: Vincent Sproete, (707) 648-4565, Vincent.sproete@cityofvallejo.net

1. All building, facilities and improvements shall be accessible to fire department apparatus by way of approved access roadways. Access is approved.
2. Prior to final inspection, in accordance with the 2019 California Fire Code approved address numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 4" high with a 1/2" stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.
3. Provide smoke detectors in all sleeping rooms and common hallways. Detectors shall be hardwired with battery backup. Electrical circuits supplying detectors shall be separate dedicated lines with no other devices on the circuits.
4. Provide carbon monoxide detectors outside each sleeping area in the immediate vicinity of the bedrooms.
5. All fire-sprinkler systems shall be designed and installed in accordance with NFPA Standard 130, and the California Fire, Building, Residential and Plumbing Code. Submit two sets of plans to the Vallejo Fire Department. Water flow calculations can be provided by the Vallejo Water Department.
6. A final inspection from the Fire Prevention Division is required.

F. WATER DIVISION

Staff Contact: Melissa Cansdale, (707) 553-7223, Melissa.cansdale@cityofvallejo.net

A. CODE REQUIREMENTS. All code requirements as stated in Title 11 of the Vallejo Municipal Code (VMC) and Vallejo Standard Specifications and Standard Drawings adopted in 2011 (VSSSD) that apply to this project shall be conformed to. The project is being made aware of codes that require extra attention by the following items.

1. **WATER SYSTEM PLANS (VSSSD Section 4.1).** All water system improvements shall be consistent with the latest Vallejo Water System Master Plan, prepared by Kennedy/Jenks Engineers. Prior to Improvement plan approval and building permit issuance, water system improvement plans shall be

submitted to the Water Department for review and approval, and shall contain at least:

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

- b. 10 ft. wide (minimum) for fire hydrants, water meters, backflow preventers, double detector check valves, etc
 - c. Other facilities will be reviewed by the Water Department.
6. **WATER METERS (VMC 11.04.110 and 11.16.090).** Each parcel shall be metered separately and shall have a separate fire sprinkler service connection.
7. **WATER SERVICE BONDS AND FEES (VMC Sections 11.16, 11.18, 11.20 and 11.24).** Water service shall be provided by the City of Vallejo following completion of the required water system improvements and payment of applicable fees. Performance and payment bonds shall be provided to the City of Vallejo prior to construction of water system improvements. Fees include those fees specified in the Vallejo Municipal Code including connection and elevated storage fees, etc., and fees for tapping, tie-ins, inspections, disinfection, construction water, and other services provided by the City with respect to the water system improvements. The Water Department may be contacted for a description of applicable fees. These fees have to be paid prior to issuance of the building permit.

B. CONDITIONS OF APPROVAL

1. Apply and pay for Fire Flow Test with the Water Department in order to determine operation of sprinkler system and final service size.
2. Provide water meter and service sizing calculations per most recent California Plumbing Code, include a water fixture count table.
3. As of January 1, 2011, all new residential construction will require fire sprinklers to be installed per the 2010 California Residential Code. Therefore, a NFPA 13 D automatic fire sprinkler system with a minimum 1" Tap and Meter Set is required.
4. As of January 1, 2018, all units in multi-family, commercial, or combination thereof, buildings shall be individually metered (if existing plumbing allows or is re-configured) by the City, additional meters at the owner/applicant's expense; or, master metered by the City, and sub-metered by the property owner, with approved/certified meters. Per California Senate Bill 7 (SB7).
5. A reduced pressure backflow device at the water meter is not required for a Residential Multipurpose Piping Sprinkler System unless one of the following is present: swimming pool, spa, hot tub, gray water irrigation system, sewage ejector pump, solar water heating system, ethylene or propylene glycol system, well or any other cross-connections.
6. **WATER SYSTEM INSTALLATION.** Prior to occupancy or final building inspection, install water system improvements as required. Backflow device/s where required

shall be installed in areas hidden from public view and/or shall be mitigated by landscaping.



1890 - 1908/11

Original Victorian was built at 602 Georgia St. on land that used to belong to the Frisbee Mansion property. It was moved to 806 Sutter between 1908 and 1911. The house seems to have been removed between 1935 and 1937.



Brown Shingle First Bay Tradition Home
Designed by: Will Jones
Built by: W. D. Pennycook

1908/11 - 1973



1973 - present



602 Georgia St.

COA Application
February 2020

ABBREVIATIONS

@ & ABV.	AT AND ABOVE	MAX. MECH.	MAXIMUM MECHANICAL
A.C.	ASPHALTIC CONCRETE	MFR.	MANUFACTURER
AC	AIR CONDITIONING	MH.	MAN HOLE
ACT.	ABOVE COUNTERTOP	MIN.	MINIMUM
ACOUST.	ACOUSTICAL	MIR.	MIRROR
ADDN'L.	ADDITIONAL	MIR.	MIRROR
ADJ.	ADJACENT	MISC.	MISCELLANEOUS
AFF.	ABOVE FINISH FLOOR	MW.	MICROWAVE
AGG.	AGGREGATE	MOD.	MODULE
ALUM.	ALUMINUM	MTL.	METAL
ALT.	ALTERNATE		
ARCH.	ARCHITECTURAL	(N)	NEW
AVG.	AVERAGE	NEC	NATIONAL ELECTRIC CODE
		NIC.	NOT IN CONTRACT
		N/A	NOT APPLICABLE
		NTS.	NOT TO SCALE
BD.	BOARD		
BENC	BENCH		
BF.	BOTH FACES	O/	OVER
BF.	BOTH FACES	O.C.	ON CENTER
BIC.	BUILT-IN CABINET	O.D.	OUTSIDE DIAMETER
BLDG.	BUILDING	OFD.	OVERFLOW DRAIN
BLK.	BLOCK	OH.	OVERHEAD
BLK'G.	BLOCKING	OPP.	OPPOSITE
BLW	BELOW	PERF.	PERFORATED
BRZ.	BRONZE	PLAM.	PLASTIC LAMINATED
BTM.	BOTTOM	PLYWD	PLYWOOD
BTR.	BETTER	PNT.	PAINT
BTWN.	BETWEEN	PP.	POWER POLE
BVL.	BEVELED	PSF	POUNDS PER SQUARE FOOT
BW.	BOTHWAYS	PT.	PRESSURE TREATED
		PVC.	POLY VINYL CHLORIDE
		PVMT.	PAVEMENT
		PUE.	PUBLIC UTILITY EASEMENT
CAB.	CABINET		
CBC	CALIFORNIA BUILDING CODE		
CCR	CALIFORNIA CODE OF REGULATIONS		
CEC	CALIFORNIA ELECTRIC CODE		
CF	CUBIC FEET	QT.	QUARRY TILE
CFC	CALIFORNIA FIRE CODE	QT.	QUARRY TILE
CLG.	CEILING		
CJ.	CONTROL JOINT	R.	RISER
CLR.	CLEAR	RAD.	RADIUS
CMC	CALIFORNIA MECHANICAL CODE	RD.	ROOF DRAIN
CMU	CONCRETE MASONRY UNIT	RWD.	REDWOOD
CNTR.	COUNTER	REINF.	REINFORCING
C.O.	CLEAN OUT	REF.	REFRIGERATOR
COL.	COLUMN	REQ'D	REQUIRED
COMP.	COMPOSITION	RET.	RETAINING
CONC.	CONCRETE	REV.	REVISION
CONN.	CONNECTION	RM.	ROOM
CONT.	CONTINUOUS	RO.	ROUGH OPENING
CONTR.	CONTRACTOR		
CPC	CALIFORNIA PLUMBING CODE	S.	STEP
CT.	CERAMIC TILE	SC.	SOLID CORE
		SC.	SOLID CORE
		SCHED.	SCHEDULE
DBL.	DOUBLE	SD	SOAP DISPENSER
DET.	DETAIL	SDR.	STORM DRAIN
DEPT.	DEPARTMENT	SECT.	SECTION
D.F.	DOUGLAS FIR	SEZ	STREAM EASEMENT ZONE
DIA.	DIAMETER	SF	SQUARE FOOT/FEET
DIM.	DIMENSION	SHT.	SHEET
DIV.	DIVISION	SHLVS.	SHELVES
DN	DOWN	SHWR.	SHOWER
DW	DISHWASHER	SIM.	SIMILAR
DWG.	DRAWING	SLR.	SEALER
DRY.	DRYER	SPECS.	SPECIFICATIONS
		SQ.	SQUARE
EXG.	EXISTING	S&P	SHELF & POLE
EA.	EACH	SS	SANITARY SEWER
EJ.	EXPANSION JOINT	S.S.D.	SEE STRUCTURAL DRAWINGS
ELECT.	ELECTRIC/ELECTICAL	S.ST.	STAINLESS STEEL
ELEV.	ELEVATION	STD.	STANDARD
EMER.	EMERGENCY	STMG.	STEAM GENERATOR
EN.	EDGE NAIL	STL.	STEEL
EOP.	EDGE OF PAVEMENT	STOR.	STORAGE
EOS.	EDGE OF SLAB	STRUCT.	STRUCTURAL
EQ.	EQUAL	SUSP.	SUSPENDED
EQUIP.	EQUIPMENT	S.W.	SHEARWALL
EXT.	EXTERIOR		
		T.	TREAD
FA.	FIRE ALARM	TC.	TRASH COMPACTOR
FACP	FIRE ALARM CONTROL PANEL	TEL.	TELEPHONE
FAU	FORCED AIR UNIT	TEMP.	TEMPERED
FFE.	FINISHED FLOOR ELEVATION	T&G	TONGUE & GROOVED
FG.	FIXED GLASS	TV	TELEVISION
FH.	FIRE HYDRANT	TYP.	TYPICAL
FIN.	FINISH		
FLR.	FLOOR	UBC	UNIFORM BUILDING CODE
		UFC	UNIFORM FIRE CODE
GA.	GAUGE	UMC	UNIFORM MECHANICAL CODE
GALV.	GALVANIZED	UON	UNLESS OTHERWISE NOTED
GC.	GENERAL CONTRACTOR	UPN	UNIFORM PLUMBING CODE
GFI.	GROUND FAULT INTERRUPTER		
GI.	GALVANIZED IRON		
GLB.	GLUED LAMINATED BEAM	VCT	VINYL COMPOSITION TILE
GND.	GROUND	VENT.	VENTILATION
GSM.	GALVANIZED SHEET METAL	VERT.	VERTICAL
GYP.	BD. GYPSUM WALL BOARD	VIF.	VERIFY IN FIELD
		VNR.	VENEER
HB	HOSE BIBB	W/	WITH
HC	HOLLOW CORE / HANDICAP	WC.	WATER CLOSET
HDWR.	HARDWARE	WD.	WOOD
HORIZ.	HORIZONTAL	W.	WASHER
HP.	HIGH POINT	WH.	WATER HEATER
HT.	HEIGHT	W/O	WATER HEATER
HTG.	HEATING	WP.	WATER PROOF
HVAC	HEATING/VENTILATION/AIR CONDITIONING		
HW.	HOT WATER	YD.	YARD
ID.	INSIDE DIAMETER		
ID.	INSIDE DIAMETER		
INCL.	INCLUDED		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
INF.	INFRARED		
LAM.	LAMINATE		
LB.	POUND		
LF.	LINEAL FOOT		
LVL.	LAMINATED VENEER LUMBER		

HISTORY

1890 A VICTORIAN HOME WAS ORIGINALLY BUILT AT THIS LOCATION. (SEE COVER PAGE). THE SITE WAS PREVIOUSLY PART OF THE FRISBEE MANSION ESTATE. 1908/11 THE VICTORIAN HOME WAS MOVED TO THE BACKYARD AND TURNED TO BECOME 806 SUTTER ST. IT WAS REPLACED BY THE CURRENT STRUCTURE ON GEORGIA, WHICH WAS PROBABLY DESIGNED BY WILL JONES.

1835 BETWEEN 1935 AND 1937, THE VICTORIAN WAS REMOVED FROM THE BACKYARD. WE DO NOT KNOW WHAT HAPPENED TO IT.

1945 THE SECOND FLOOR BACK AND SIDE PORCHES WERE APPARENTLY CLOSED IN. THE AREA UNDER THE SIDE PORCH WAS ALSO ENCLOSED.

1973 THE APPEARANCE OF THE HOME WAS SIGNIFICANTLY ALTERED THROUGH THE ADDITION OF A FAUX MANSARD AND ITALIANATE ORNAMENTATION INCLUDING ARCH WINDOWS AND SHUTTERS. TWO ADDITIONS WERE ADDED TO THE BACK OF THE HOUSE. A LARGE ROOM WITH BAR WAS ADDED TO THE LIVING ROOM. A BREAKFAST ROOM REPLACED A MUD ROOM NEXT TO THE KITCHEN

1990 THE LOT WAS SUBDIVIDED BETWEEN 602 GEORGIA ST. AND 810 SUTTER ST.

IN ADDITION, OVER THE LIFE OF THIS HOME, AN INDEPENDENT ENTRANCE WAS ADDED TO THE ENCLOSED EAST PORCH WITH AN EXTERIOR STAIRCASE LEADING TO IT FROM GEORGIA. EVIDENCE SUGGESTS THE FOLLOWING ALTERATIONS: A MAID'S ROOM ADJACENT THE KITCHEN WAS TRANSFORMED INTO A LAUNDRY ROOM AND ITS CLOSET TURNED INTO A PANTRY. THE DOOR OF THE THIRD UPSTAIR BED ROOM CLOSET WAS RELOCATED TO THE HALWAY TO FACILITATE THE INSTALLATION OF HEATING VENTS

MATERIALS

ALL MATERIALS WILL BE CHOSEN CONSISTENT WITH THE NEED TO MAINTAIN THE HISTORICAL INTEGRITY OF THE NEIGHBORHOOD AND TO RESTORE THE ORIGINAL APPEARANCE OF THIS HOME.	
COMPOSITION SHINGLE ROOFING:	50 YEAR CLASS A
MODIFIED BITUMEN ROOFING:	CLASS A, APP TORCH DOWN MULTI-PLY MODIFIED BITUMEN ROOFING
SIDING:	EXISTING WOOD SHINGLES WILL BE RETAINED, OR REPLACED AS NEEDED WITH FACTORY-PRIMED WOOD SHINGLES ADDITIONS AND BASEMENT WILL USE FIBER-CEMENT LAP BOARDS
WINDOWS:	PAINTED CELLULAR PVC WINDOWS MATCHING THE PROFILE OF TRADITIONAL WOOD SHASH WINDOWS WITH ENERGY EFFICIENT DOUBLE-GLAZED PANES
DOORS:	THE EXISTING FRONT DOOR WILL BE RETAINED. NEW DOORS: PAINTED FIBERGLASS IN COMPLIANCE W/ CBC CH. 7A

2013 CALGREEN MANDATORY MEASURES

SITE DEVELOPMENT (4.106): STORM WATER DRAINAGE MANAGEMENT PLAN SHALL BE IMPLEMENTED DURING CONSTRUCTION	
INDOOR WATER USE (4.303): MAXIMUM PLUMBING FIXTURE FLOW REQUIREMENTS SHALL BE AS FOLLOWS: SHOWER HEADS: 2GPM LAVATORY FAUCETS: 1.5 GPM KITCHEN FAUCETS: 1.8 GPM WATER CLOSETS: 1.28 GALLONS/FLUSH WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWER HEADS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI.	
OUTDOOR WATER USE (4.304): AUTOMATIC IRRIGATION SYSTEM CONTROLLERS WITH LOW FLOW EMITTERS (DRIP).	
ENHANCED DURABILITY AND REDUCED MAINTENANCE (4.406): ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.	
CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (4.408): A MINIMUM OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE. THIS IS ACHIEVED BY USING COUNTY CERTIFIED LAND FILLS OR IMPLEMENTATION OF A WASTE MANAGEMENT PLAN. WASTE MANAGEMENT PLAN SHALL BE APPROVED BY ENVIRONMENTAL SERVICES DIVISION.	
BUILDING MAINTENANCE AND OPERATION (4.410): AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE OCCUPANT OR OWNER.	
FIREPLACES (4.503): ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT VENT SEALED COMBUSTION TYPE.	
POLLUTANT CONTROL (4.504): DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS. PAINTS, STAINS AND OTHER COMPONENTS SHALL BE COMPLIANT WITH VOC LIMITS. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MANUFACTURER LIMITS FOR VOC AND OTHER TOXIC COMPOUND LIMITS. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. DOCUMENTATION SHALL BE PROVIDED TO THE COUNTY BUILDING INSPECTOR VERIFYING THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMIT DEFINED IN THE COLLABORATION FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM. PARTICLE BOARD, MEDIUM DENSITY FIBER BOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH THE LOW FORMALDEHYDE STANDARDS.	
INTERIOR MOISTURE CONTROL (4.505): VAPOR RETARDERS AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS. WATERPROOFING MEMBRANE APPLIED TO FOUNDATION WALLS MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.	
ENVIRONMENTAL COMFORT (4.507): HVAC WILL USE THREE MULTI-ZONE HIGH-EFFICIENCY MINISPLIT HEAT PUMPS (COP EXCEEDING 3.5 @ 32°F).	
INDOOR AIR QUALITY AND EXHAUST (4.506): BATHROOM FANS SHALL BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.	
QUALIFICATIONS (702): HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE INSTALLATION OF HVAC EQUIPMENT.	
VERIFICATIONS (703): VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.	

VICINITY MAP



PROJECT DATA

YEAR BUILT: circa 1908/11, 1945, 1973		
BUILDING AREA:		
MAIN LIVING AREA:	Existing 3615 SF	Proposed 4950 SF
1st FLOOR:	1999 SF	1939 SF
2nd FLOOR:	1616 SF	1811 SF
ADU (BASEMENT LEVEL):	0 SF	1200 SF
GARAGE:	0 SF	700 SF
COVERED PATIO:	15 SF	187 SF
OPEN PATIO:	243 SF	432 SF
SITE COVERAGE:		
PARCEL AREA:	7008 SF	7008 SF
TOTAL PROJECT AREA:	8074 SF	8074 SF
BUILDING IMPERVIOUS COVERAGE:	2153 SF	2122 SF
BUILDING FOOT PRINT:	2153 SF	1954 SF
COVERED PATIOS:	15 SF	187 SF
PATIOS (INCLUDING DG):	243 SF	432 SF
DECKS:	200 SF	322 SF
WALKWAY:	468 SF	468 SF
DRIVEWAY COVERAGE:	0 SF	451 SF
TOTAL IMPERVIOUS COVERAGE:	3062 SF (44% of parcel) (38% of total)	3210 SF (46% of parcel) (40% of total)
TOTAL ALLOWABLE IMPERVIOUS COVERAGE:		50%
CONSTRUCTION SUMMARY:		
CONSTRUCTION TYPE:	V-B,	
OCCUPANCY GROUP:	R-3	
APPLICABLE CODES: 2016 RESIDENTIAL CODE 2016 GREEN BUILDING STANDARDS CODE 2016 ELECTRIC CODE 2016 MECHANICAL CODE 2016 PLUMBING CODE 2016 ENERGY CODE 2013 HISTORICAL BUILDING CODE		
JURISDICTION: CITY OF VALLEJO'S PLANNING DIVISION 555 SANTA CLARA ST VALLEJO, CA 94590 707.648.4374		
SNOW LOAD INFORMATION: (N/A)		
PROJECT ELEVATION:	80'	
VERTICAL DESIGN LOADS (ROOF):		
ROOF DEAD LOAD:	15 PSF	
ROOF LIVE LOAD:	20 PSF	
VERTICAL DESIGN LOADS (FLOORS):		
FLOOR DEAD LOAD:	12 PSF	
FLOOR LIVE LOAD:	40 PSF	
VERTICAL DESIGN LOADS (WALLS):		
EXTERIOR WALL DEAD LOAD:	10 PSF	
EXTERIOR WALL DEAD LOAD (STONE VENEER):	25 PSF	
INTERIOR WALL DEAD LOAD:	10 PSF	
LATERAL DESIGN LOADS (WIND):		
WIND SPEED (3) SEC GUST:	110 MPH	
BASIC WIND SPEED:	101 MPH	
EXPOSURE:	C	
RISK CATEGORY:	II	
IMPORTANCE FACTOR (I):	1.0	
Ss:	1.306g	
S1:	0.4370g	
Fa:	1.0	
Fv:	1.56	
SDS:	0.871g	
Cs (N-S):	0.1339	
Cs (E-W):	0.2488	
SOILS DESIGN CRITERIA:		
SOIL BEARING CAPACITY:	250-450 KPA (5000 - 9000 PSF)	
SOIL BEARING PRESSURE (SHORT TERM):	250-450 KPA (5000 - 9000 PSF)	
FROST DEPTH:	12 INCHES	
PASSIVE EARTH PRESSURE:	350 PCF	
SOIL FRICTION FACTOR:	0.30	
CONCRETE COMPRESSIVE STRENGTH (F'c):	2500 PSI AT 28 DAYS	

PROJECT DESCRIPTION

THIS CENTURY-OLD HOME WILL BE RESTORED TO ITS FORMER FIRST-BAY TRADITION APPEARANCE IN A MANNER CONSISTENT WITH THE HISTORICAL CHARACTER OF THE NEIGHBORHOOD. WE WILL RESTORE THE ORIGINAL GABLE ROOF, REMOVE THE INAPPROPRIATE TRIMS AND WILL RETURN WINDOWS TO THEIR ORIGINAL STYLE. A NEW FOUNDATION WILL BE INSTALLED TO PREVENT DIFFERENTIAL SETTLING AND MEET THE SEISMIC CODE. TAKING ADVANTAGE OF THE FOUNDATION WORK, WE WILL BUILD A MODERATE-INCOME ACCESSIBLE ACCESSORY DWELLING UNIT AND A GARAGE IN THE NEWLY CREATED BASEMENT. WE WILL LEVEL THE HOUSE TO COMPENSATE FOR NEARLY FIVE INCHES OF DIFFERENTIAL SETTLING. IN ALL, THE HOUSE WILL BE RAISED A MAXIMUM OF 19.5' AT THE FRONT DOOR TO IMPROVE BACKYARD ACCESS AND DRAINAGE MANAGEMENT. A NEW ADDITION, SUPPORTIVE OF THE HISTORICAL CHARACTER, WILL REPLACE TWO OUT-OF-FORM ADDITIONS. FINALLY, WHEN WE REPLACE THE CLADDING, WE WILL UPGRADE THE SHEETING FOR SEISMIC STRENGTHENING (AND CODE COMPLIANCE), AND WILL REPLACE WALL INSULATION.

DESPITE THE SCOPE OF THE PROJECT THE OVERALL FOOTPRINT OF THE HOUSE WILL DROP SLIGHTLY. THE MAIN LIVING AREA WILL EXPAND BY ONLY 99 SF. THE NUMBER OF BEDROOMS IN THE MAIN LIVING AREA WILL RISE TO THREE BUT STILL BELOW THE ORIGINAL BEDROOM COUNT OF THIS HOME WHICH LIKELY LOST TWO BEDROOMS WITH THE MAID ROOM TRANSFORMED INTO A LAUNDRY ROOM AND ONE BEDROOM LOSING ITS STATUS BECAUSE THE CLOSET DOOR WAS RELOCATED TO THE HALWAY TO MAKE ROOM FOR A HEATER VENT. DESPITE RAISING THE HOUSE A SMALL AMOUNT, REMOVING THE FAUX MANSARD ROOF WILL MAKE IT LESS IMPOSING OVERALL AND WILL MITIGATE THE IMPACT THAT RAISING THE HOUSE WILL HAVE ON THE NEIGHBOR'S VIEWS. MECHANICAL SYSTEMS WILL BE REPLACED BY STATE-OF-THE-ART LOW-CARBON AND HIGHLY ENERGY EFFICIENT SYSTEMS.

DESIGN TEAM

OWNER: Jean Drolet 602 Georgia St. Vallejo, CA 94590 (951) 251-5326 jd_vallejo@netdynamo	ARCHITECT: Designed by owner
LAND SURVEYOR: N/A. Structure has been at that location for over 100 years.	
STRUCTURAL ENGINEER: FIRM TBA ADDRESS CITY, STATE XXXXX TEL	

T-24 ENGINEER: Prepared by owner with online service such as eztitle24.com	GEOTECHNICAL ENGINEER: N/A. Structure has been at that location for over 100 years.
--	---

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PAGE	ADU CODE PERMIT VARIANCE	DESCRIPTION
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A0.0	✓	COVER SHEET
A0.1	✓	PROJECT DATA
A0.2	✓	EXTERIOR PERSPECTIVES
A0.3	✓	EXTERIOR PERSPECTIVES
A0.4	✓	NEIGHBOR PHOTOGRAPHS
A0.5	✓	NEIGHBOR PHOTOGRAPHS
A0.6	✓	MYTH OF THE 3-STORY HOUSE
A0.7	✓	NEIGHBOR DRIVeways
		VIEW ANALYSIS
SITE		
A1.1	✓	EXISTING SITE PLAN
A1.2	✓	PROPOSED SITE PLAN
PLAN VIEWS		
A2.1	✓	BASEMENT
A2.2	✓	FIRST FLOOR
A2.3	✓	SECOND FLOOR
A2.4	✓	ROOF
A2.5	✓	EXISTING BASEMENT
A2.6	✓	EXISTING FIRST FLOOR
A2.7	✓	EXISTING SECOND FLOOR
A2.8	✓	EXISTING ROOF
A2.9	✓	BASEMENT REFLECTED CEILING
A2.10	✓	FIRST FLOOR REFLECTED CEILING
A2.11	✓	SECOND FLOOR REFLECTED CEILING
EXTERIOR ELEVATIONS		
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A3.2	✓	EAST & WEST
A3.3	✓	NORTH
BUILDING ENVELOPE		
A4.1	✓	DOOR & WINDOW SCHEDULE
A4.2	✓	FINISHES
SECTIONS		
A5.1	✓	BUILDING SECTIONS
INTERIOR ELEVATIONS		
A6.1	✓	BUILDING CUTS
STUDIES		
A7.1	✓	STUDIES
A7.2	✓	STUDIES
A7.3	✓	STUDIES
MECHANICAL PLUMBING ELECTRICAL		
MP0.0	✓	GENERAL NOTES
MP0.1	✓	BASEMENT POWER & SIGNAL PLAN
MP0.2	✓	FIRST FLOOR POWER & SIGNAL PLAN
MP0.3	✓	SECOND FLOOR POWER & SIGNAL PLAN
MP0.4	✓	BASEMENT LIGHTING PLAN
MP0.5	✓	FIRST FLOOR LIGHTING PLAN
MP0.6	✓	SECOND FLOOR LIGHTING PLAN
STRUCTURAL		
S0.1	✓	NOTES & DETAILS
S0.2	✓	FOUNDATION PLAN
		STRUCTURAL PLANS
MISCELLANEOUS		
	✓	TITLE 24 REPORT

Produced by
Jean Drolet
602 Georgia St.,
Vallejo, CA, 94590
tel: (951)251-5326
jd_vallejo@netdynamo.com

602 Georgia St.

Vallejo, CA 94590
APN: 0056-201-200
Jean Drolet (Owner)

Document Date: February, 2018		
Document Phase: Construction Documents		
rev.	date	remark
1	2/01/2018	General Plans For ADU Application
2	7/01/2018	Certificate of Appropriateness Minor Updates
3	9/28/2018	
4	1/06/2019	Update Table of Contents
5	11/28/2019	Update Description

Project Data

A0.0

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Jean Drolet
602 Georgia St.,
Vallejo, CA, 94590
tel: (951)251-5326
jd_vallejo@netdynamo.com

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APN: 0056-201-200

Jean Drolet (Owner)

602 Georgia St.

Document Date:
February 2018

Document Phase:
Schematic Design

rev.	date	remark
1	2/01/2018	General Plans For ADU Application
2	7/01/2018	General Plans For ADU and COA Application
3	11/28/2019	Reflects changes recommended by staff

Exterior
Perspectives

A0.1



1 South-East Perspective
A0.1 NTS



2 South-East Perspective (proposed)
A0.1 NTS



3 South-West Perspective
A0.1 NTS



4 South-West Perspective (proposed)
A0.1 NTS

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Jean Drolet
602 Georgia St.,
Vallejo, CA, 94590
tel: (951)251-5326
jd_vallejo@netdynamo.com



1 North-West Perspective
A0.2 From Indian Alley across Sutter, NTS



2 North-West Perspective (proposed)
A0.2 From Indian Alley across Sutter, NTS



3 North-East Perspective
A0.2 From neighbor's deck, NTS



4 North-East Perspective (proposed)
A0.2 From neighbor's deck, NTS

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2	7/01/2018	General Plans For ADU and COA Application
3	11/28/2019	Reflects changes recommended by staff

Exterior
Perspectives

A0.2

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Jean Drolet
602 Georgia St.,
Vallejo, CA, 94590
tel: (951)251-5326
jd_vallejo@netdynamo.com



2 545 Georgia
A0.3 Kitty corner from the applicant's property, this 4-story apartment building has a stunning brick facade and terra-cotta roof



3 807 Sutter
A0.3 Across Sutter street, this 3-story apartment building has a simple stucco facade but remains imposing due to its size.



Image capture: Feb 2009 © 2020 Google



Image capture: Mar 2015 © 2020 Google

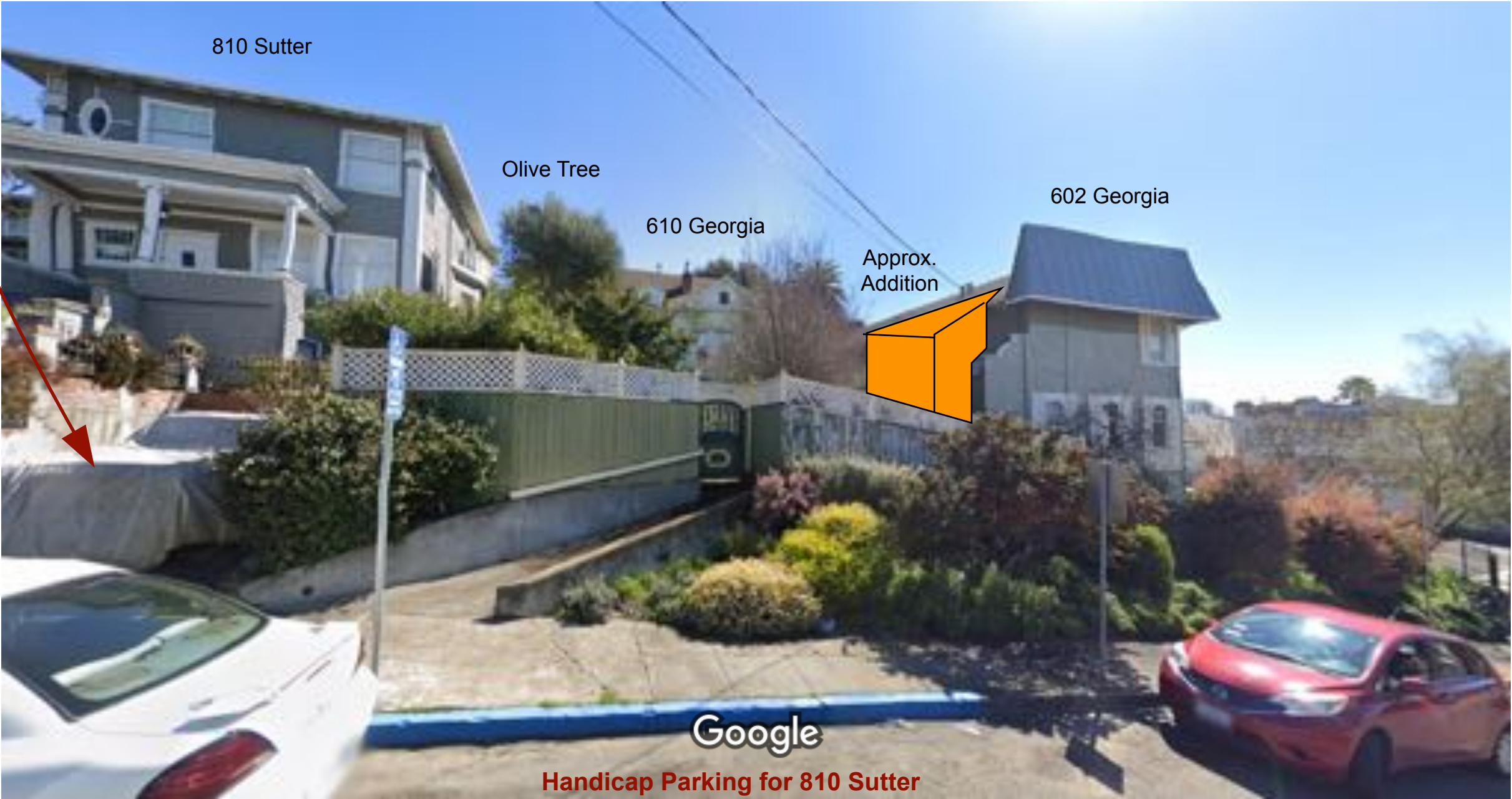


Image capture: Mar 2019 © 2020 Google

1 Impacts on 810 Sutter

- A0.3
- These three Google Street View photographs show the yard between 602 Georgia and 810 Sutter in 2009, 2015 and 2019.
- Historically the olive tree has been much larger than it is now. I reduced its size by over 75% in 2014 at the request of 810 Sutter. It has not grown much since.
 - There will be no impact to air and light from the addition. The new addition will not even cast a shadow on the neighbor's properties.

602 Georgia St.

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Jean Drolet (Owner)

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Document Phase:
Schematic Design

rev.	date	remark
1	10/31/17	General Plans For ADU Application
2	9/28/2018	Fixed Typos
3	2/29/2020	Added Google Street Views

Neighbor
Photographs

A0.3



1
A0.4 810 Sutter
Directly to the North of the property lies a greek revival (could be American foursquare) single-family house. Despite its average size, it rises much higher than the applicant's property. (see also A0.4-3 below).



3
A0.4 810 Sutter



2
A0.4 601 Georgia
Directly across Georgia street lies a beige stucco apartment building that appears to have art-deco influences.



4
A0.4 610 Georgia
To the East, a large Victorian multi-family home with a narrow facade on Georgia extends deep to the back and sits back noticeably farther from the street than the applicant's home. It too towers above the applicant's home.

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Jean Drolet
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Vallejo, CA, 94590
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jd_vallejo@netdynamo.com

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Schematic Design

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Neighbor
Photographs

A0.4

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Jean Drolet
602 Georgia St.,
Vallejo, CA, 94590
tel: (951)251-5326
jd_vallejo@netdynamo.com

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Document Phase:
Schematic Design

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3	2/29/2020	Added Google Street Views

Myth Of The 3-
Story House

A0.5

1



2

There are no less than 21 residential buildings with three or more stories within 500 feet of the applicant's address.

3



4



5



6



7



D



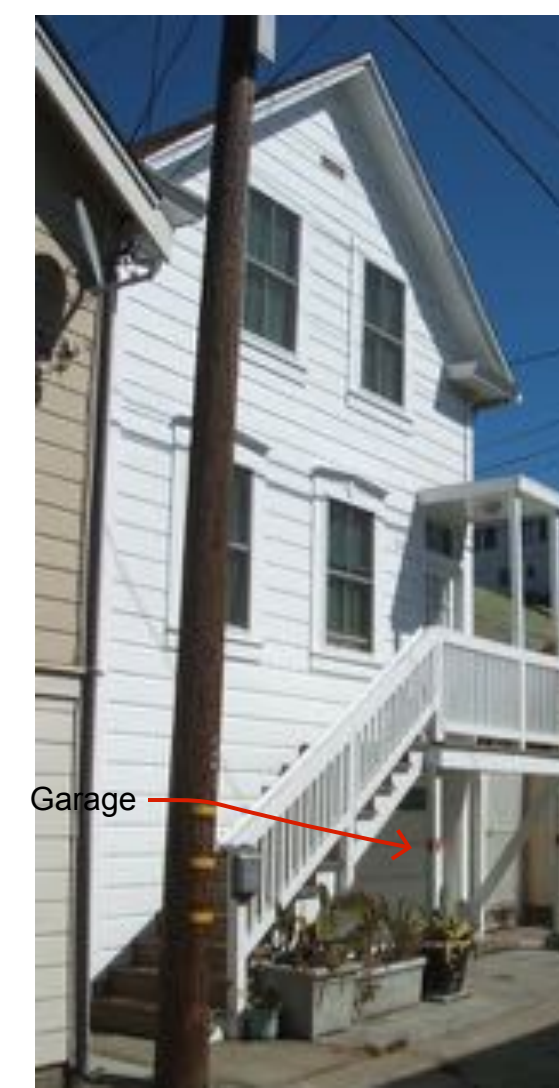
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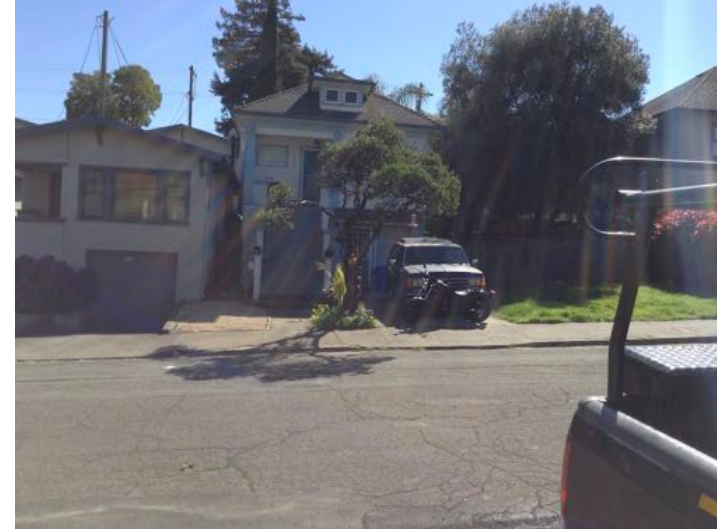


F



G



	A 817 Sutter	B 817 Sutter	C 530 Virginia	D 717 Eldorado	E 715 Eldorado	F 803 - 815 Virginia	G 720 Sutter
1							
	915 Sutter	915 Sutter					
2							
	700 Capitol		701 Capitol	606 Napa	718 York	514 Eldorado	526 York
3							
	712 Capitol	723 Capitol	740 Capitol	744 Georgia (Napa)	537 York	534 York	
4							
	701 Napa	645 Georgia	701 Georgia	610 York	599 York		
5							
	701 Napa	645 Georgia	701 Georgia	610 York	599 York	531 York	
6							
	735 Virginia	721 Virginia	721 Virginia	607 Sutter	545 York	531 York	
7							
	735 Virginia	721 Virginia	721 Virginia	607 Sutter	610 Sutter	607 Sutter	

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Jean Drolet
602 Georgia St.,
Vallejo, CA, 94590
tel: (951)251-5326
jd_vallejo@netdynamo.com

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2	9/28/2018	Fixed Typos
3	2/29/2020	Added Google Street Views

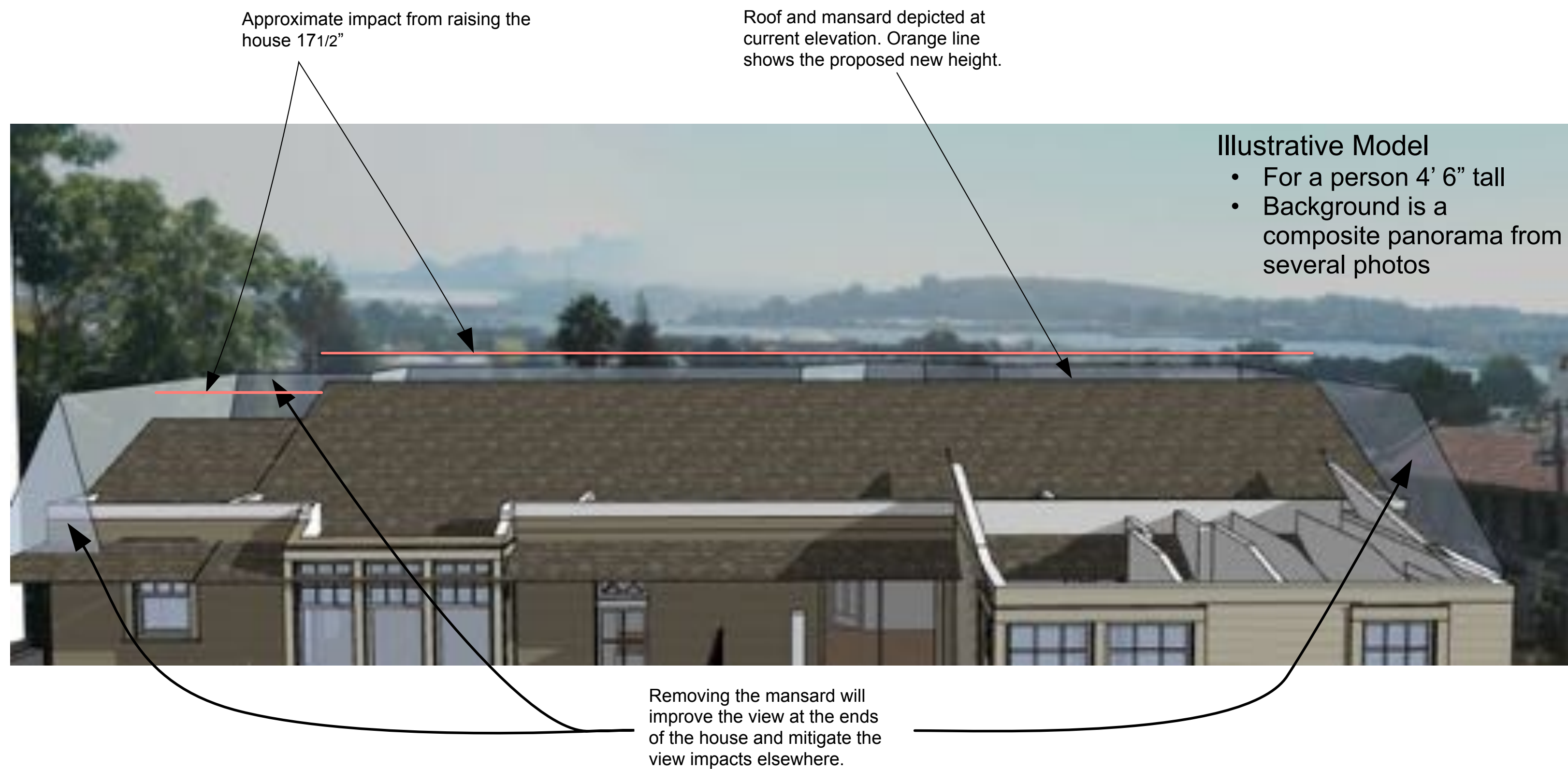
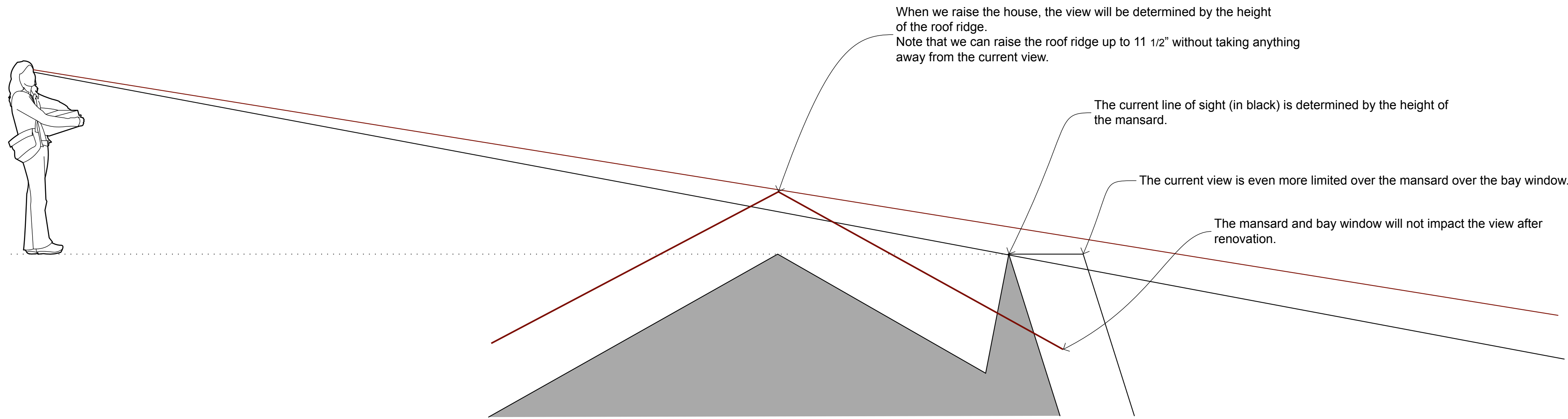
Neighborhood
Driveways

A0.6

- Additional Examples of Non-Conforming Driveways:
- 900 block of Napa
 - 900 Capitol
 - 706 Virginia
 - 701 Virginia
 - 815 Napa
 - 812 Napa
 - 820 York
 - 426 Eldorado
 - 718 York
 - 613 Georgia
 - 700 Carolina
 - 1018 Sutter

*Approximate addresses based on Google Street View.

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Jean Drolet
602 Georgia St.,
Vallejo, CA, 94590
tel: (951)251-5326
jd_vallejo@netdynamo.com



Flashing is 3", but just a tiny line in the pictures below.

The mansard shingles can be recognized as the thick dark horizontal line in the pictures below.

Shingle exposure is 5".



Estimated View Impact
Top of Mansard
(flashing is thin gray line)
Top of Gable Roof

View from the bedroom balcony on the side of the house
(Multiple Listing System, 2013)



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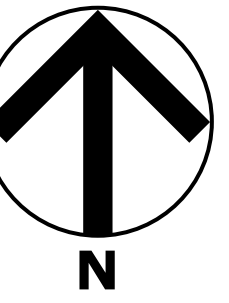
Document Date:
February, 2018

Document Phase:
Construction Documents

rev.	date	remark
1	2/01/2018	Plans For Certificate Of Appropriateness
2	2/28/2020	Added model with 18" rise, and MLS pictures of the view.

VIEW IMPACTS
simplified

A0.7



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Jean Drolet
602 Georgia St.,
Vallejo, CA, 94590
tel: (951)251-5326
jd_vallejo@netdynamo.com

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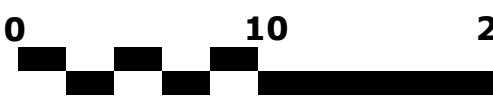
602 Georgia St.

Document Date:
June, 2018

Document Phase:
Schematic Design

rev.	date	remark
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2	9/28/2018	Fixed Typo
3	1/06/2019	Show new upper lat.
4	11/28/2019	Misc. Improvements

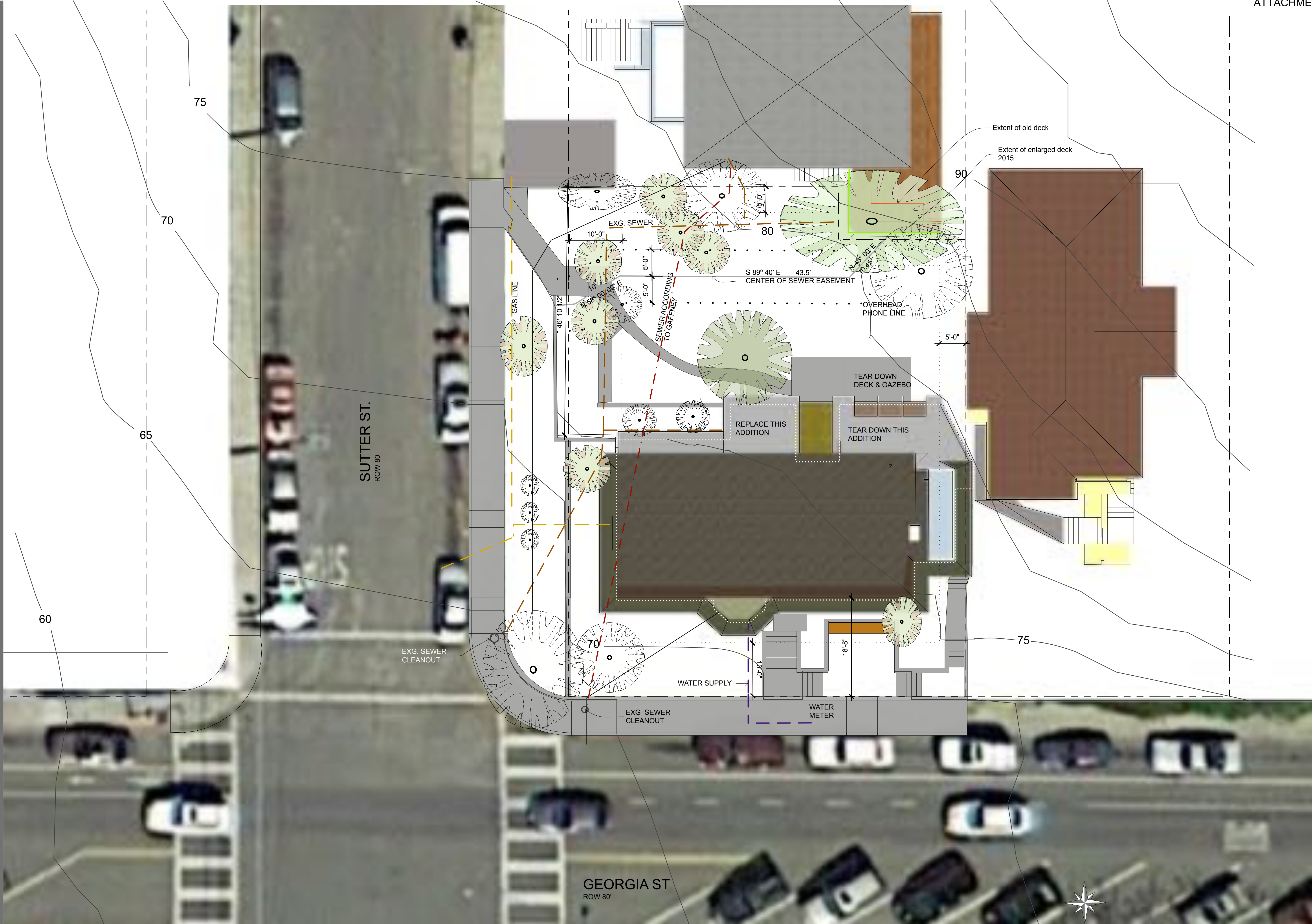
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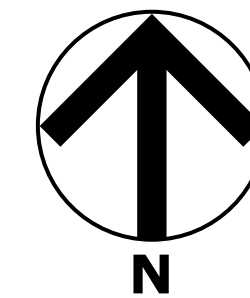


Existing Site
Plan

A1.1

1 Existing Site Plan
A1.1





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Jean Drolet
602 Georgia St.,
Vallejo, CA, 94590
tel: (951)251-5326
jd_vallejo@netdynamo.com

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Jean Drolet (Owner)

602 Georgia St.

Document Date:
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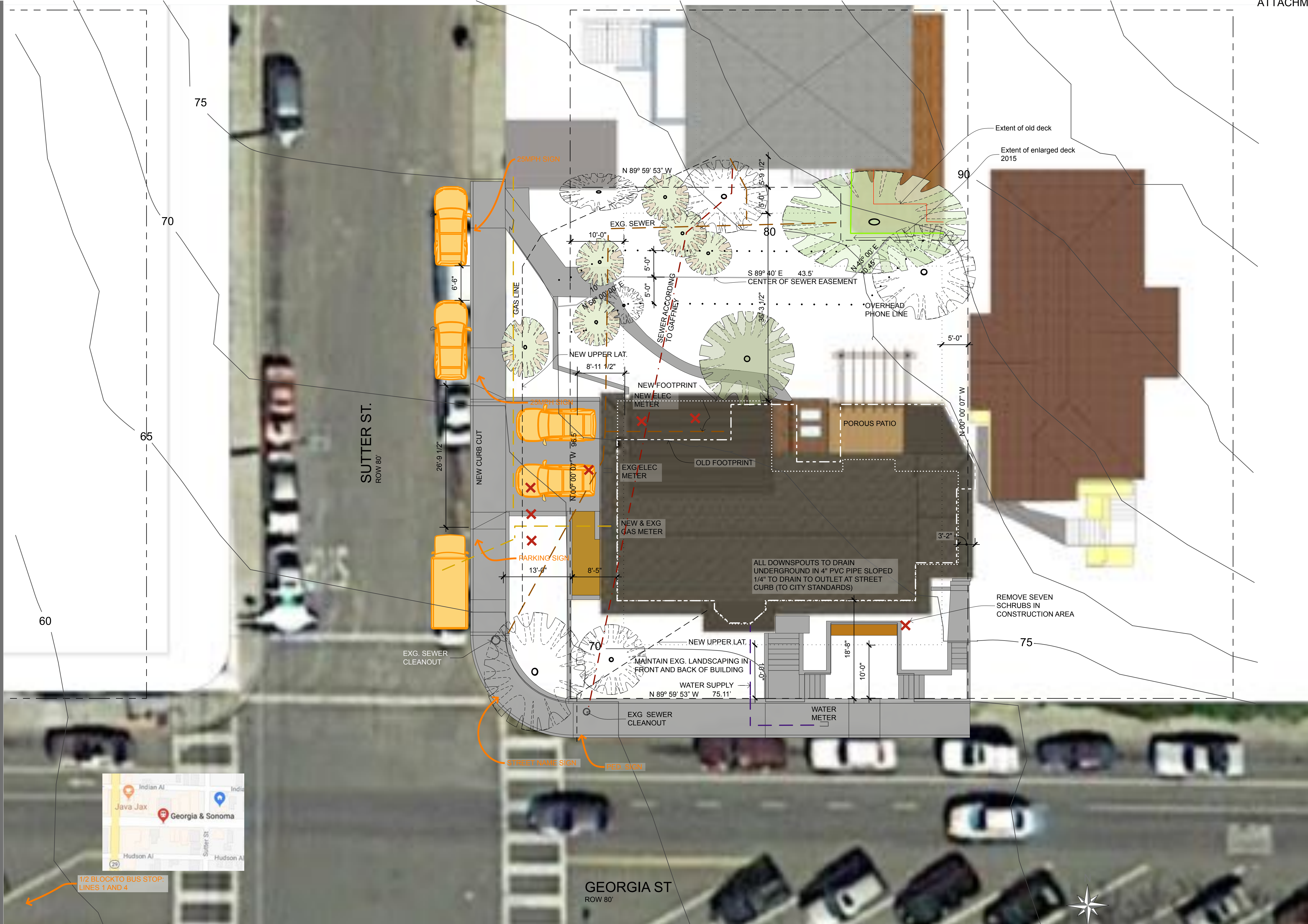
Document Phase:
Schematic Design

rev.	date	remark
1	2/01/2018	General Plans For ADU Application
2	9/28/2018	Fixed Typo
3	1/06/2019	Show new upper lat.
4	11/28/2019	Misc. Improvements

Scale: 1/16" = 1'
0 10 20

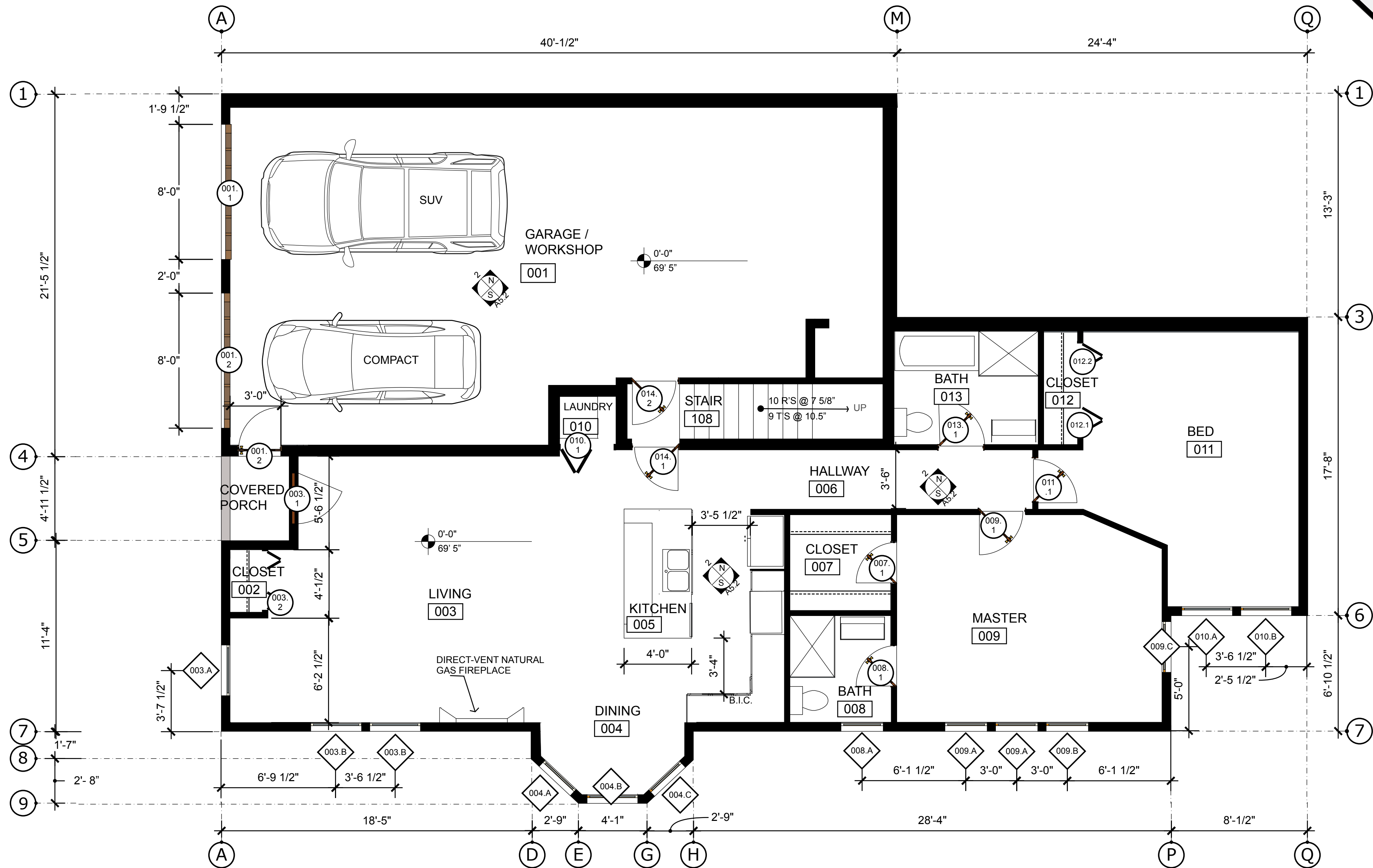
Proposed Site
Plan

A1.2





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Jean Drolet
602 Georgia St.,
Vallejo, CA, 94590
tel: (951)251-5326
jd_vallejo@netdynamo.com



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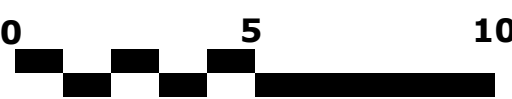
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AAN: 0056-201-200

Jean Drolet (Owner)

Document Date:
February 2018

Document Phase:
Schematic Documents

rev.	date	remark
1	12/15/17	1st Draft
2	2/01/2018	ADU SUBMISSION
3	2/19/2018	Fixed window numbering

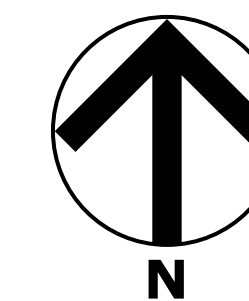


Basement

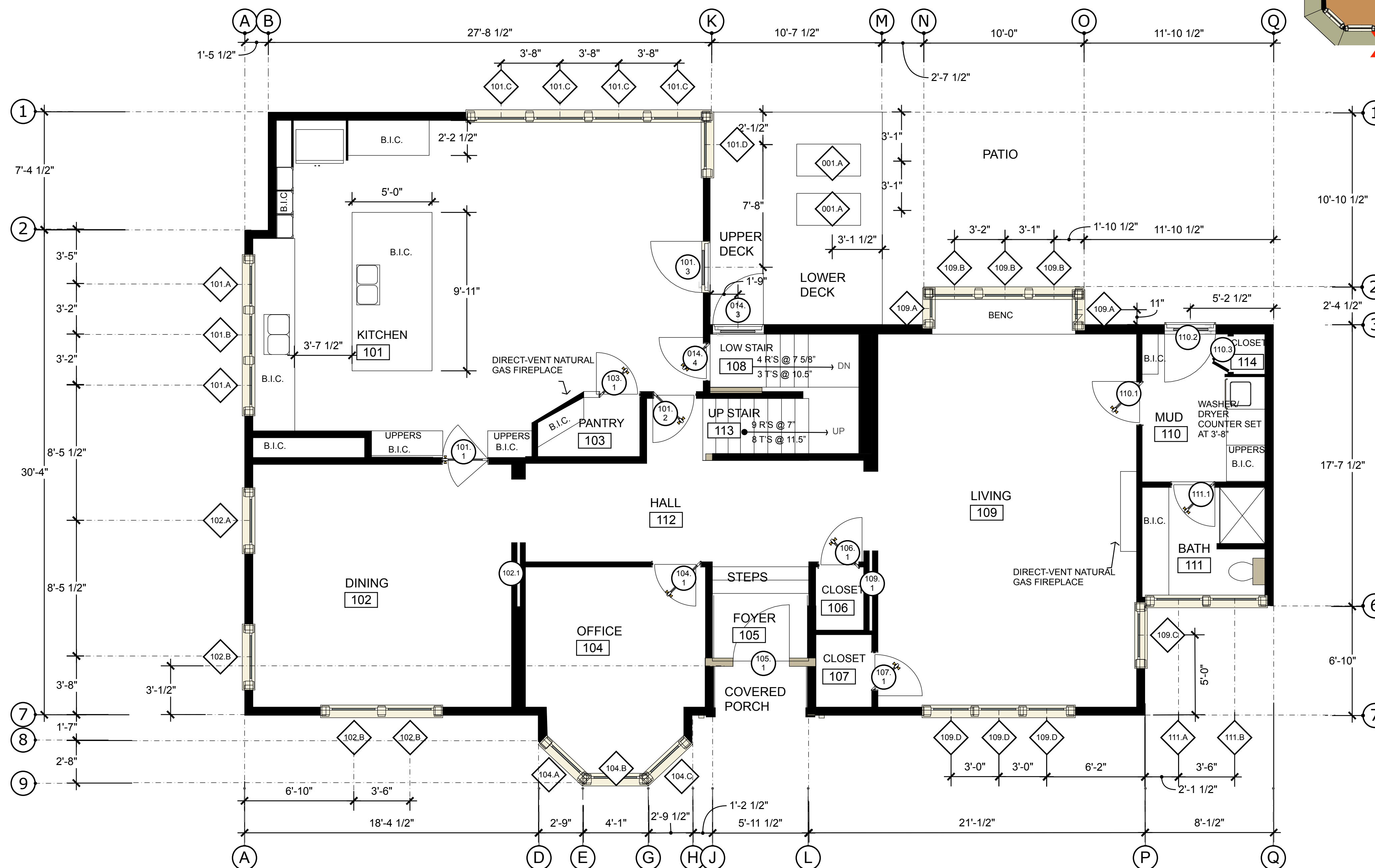
A2.1

1 Basement
A2.1 3/16" = 1' - 0"

area: 1,900 sf, (ADU: 1,200 SF)



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Jean Drolet
602 Georgia St.,
Vallejo, CA, 94590
tel: (951)251-5326
jd_vallejo@netdynamo.com



area: 1,999 sf

602 Georgia St.

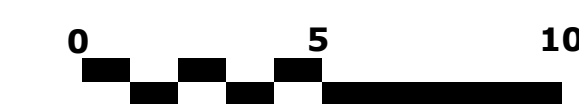
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Document Phase:
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1	12/15/17	1st Draft
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3	2/19/2018	Fixed window numbering



First Floor

A2.2

1 First Floor
A2.2 1/8" = 1' - 0"

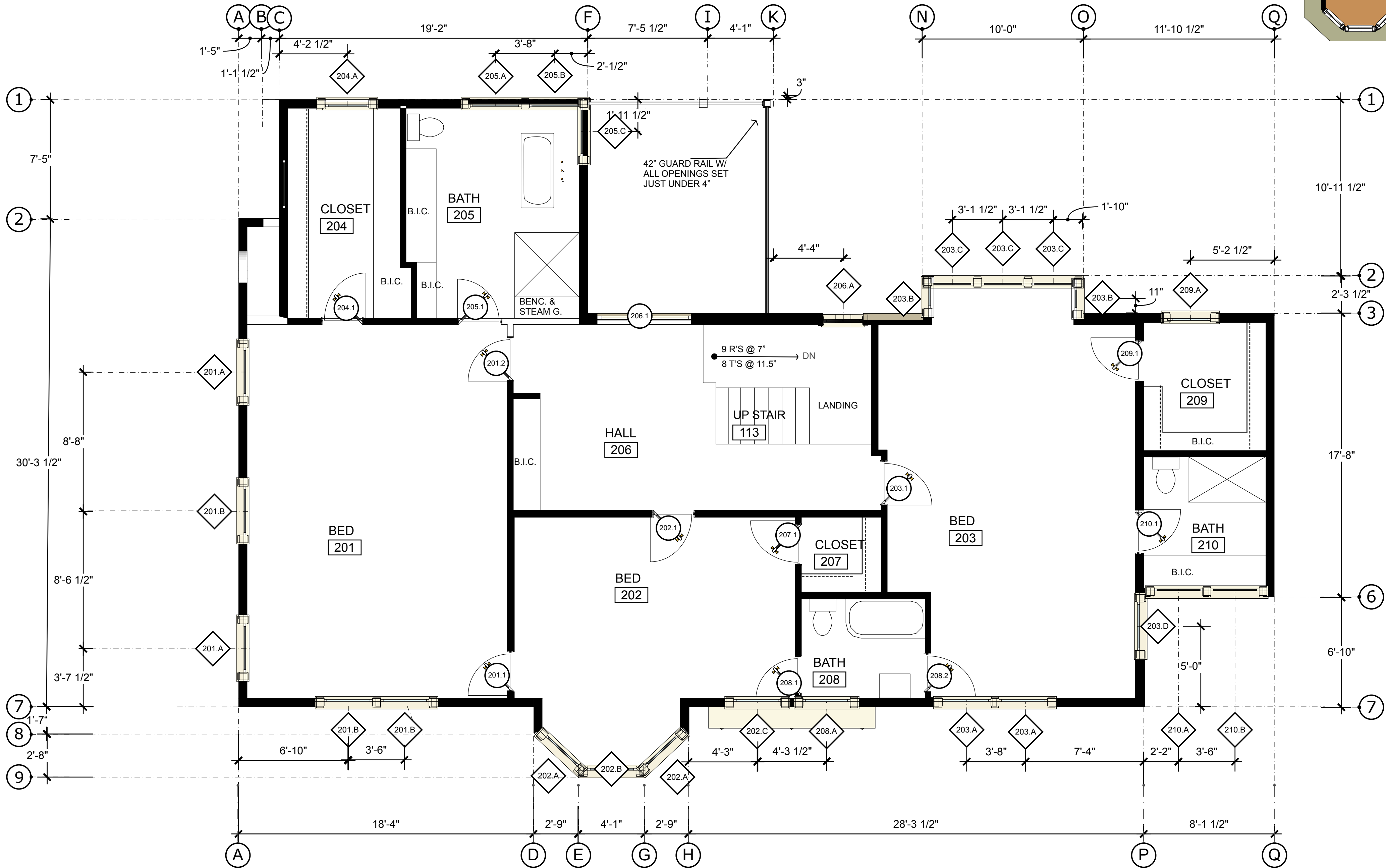
area: 1,939 sf



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Jean Drolet
602 Georgia St.,
Vallejo, CA, 94590
tel: (951)251-5326
jd_vallejo@netdynamo.com



area: 1,616 sf



602 Georgia St.

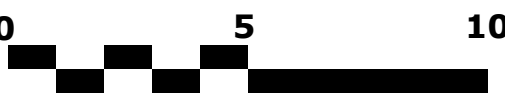
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Document Date:
February 2018

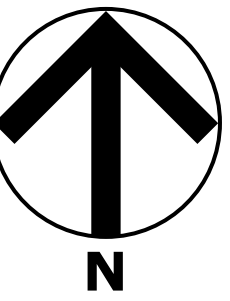
Document Phase:
Schematic Documents

rev.	date	remark
1	12/15/17	1st Draft
2	2/01/2018	ADU SUBMISSION
3	2/19/2018	Fixed window numbering

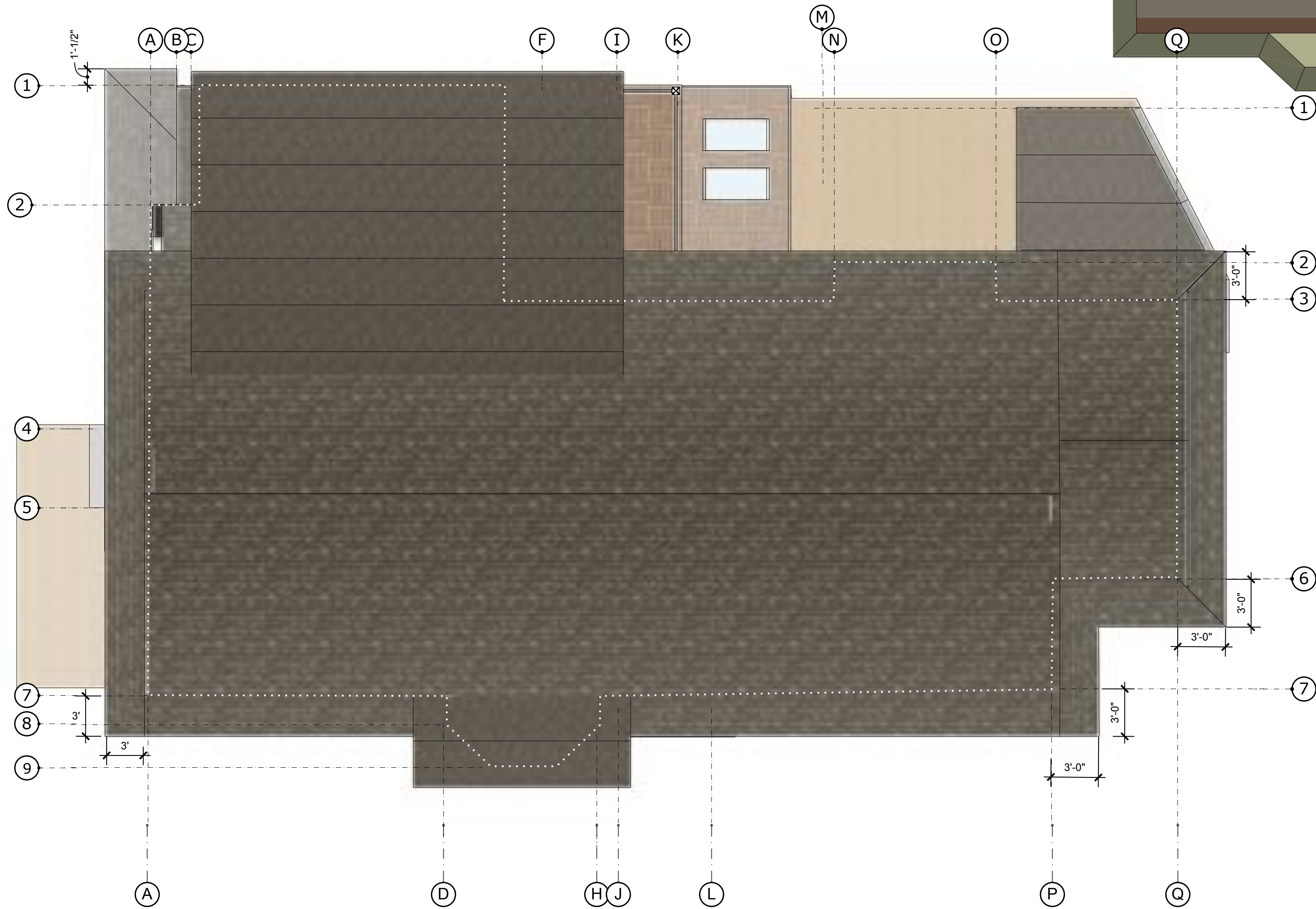


Second Floor

A2.3



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Jean Drolet
602 Georgia St.,
Vallejo, CA, 94590
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jd_vallejo@netdynamo.com



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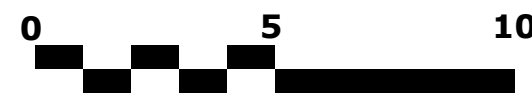
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Document Date:
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Document Phase:
Schematic Documents

rev.	date	remark
1	12/15/17	1st Draft
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3	2/19/2018	Fixed window numbering



Roof

A2.4

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Jean Drolet
602 Georgia St.,
Vallejo, CA, 94590
tel: (951)251-5326
jd_vallejo@netdynamo.com



1 South Elevation
A3.1 1/8" = 1'-0"



2 South Elevation (proposed)
A3.1 1/8" = 1'-0"

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rev.	date	remark
1	2/01/2018	ADU Application
2	7/01/2018	COA Application
3	11/28/2019	With staff requirements and reviewed height
4	02/25/2020	Added Annotations



Elevations

A3.1

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Jean Drolet
602 Georgia St.,
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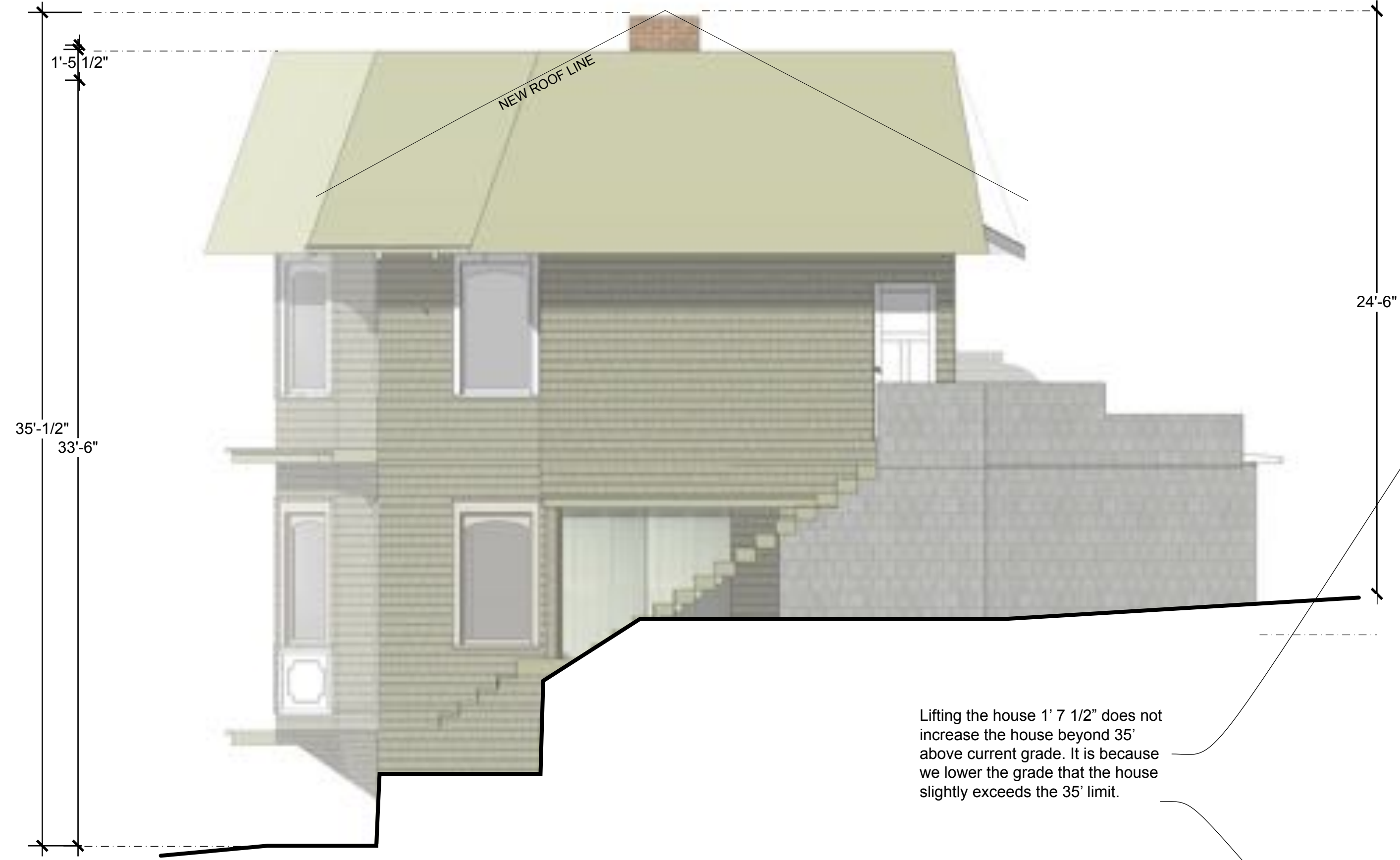
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2	7/01/2018	COA Application
3	11/28/2019	With staff requirements and reviewed height
4	02/25/2020	Added Annotations

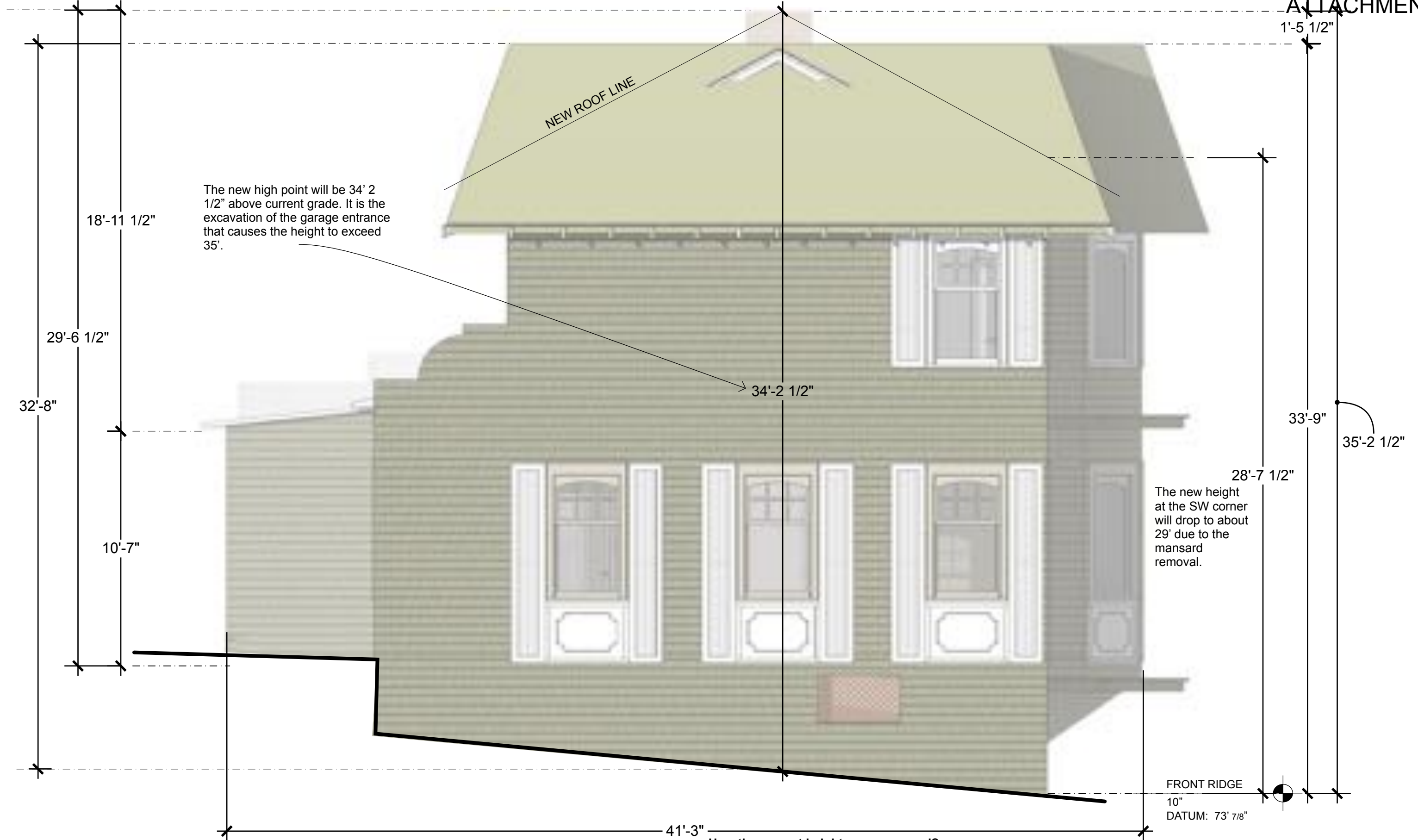


Elevations

A3.2



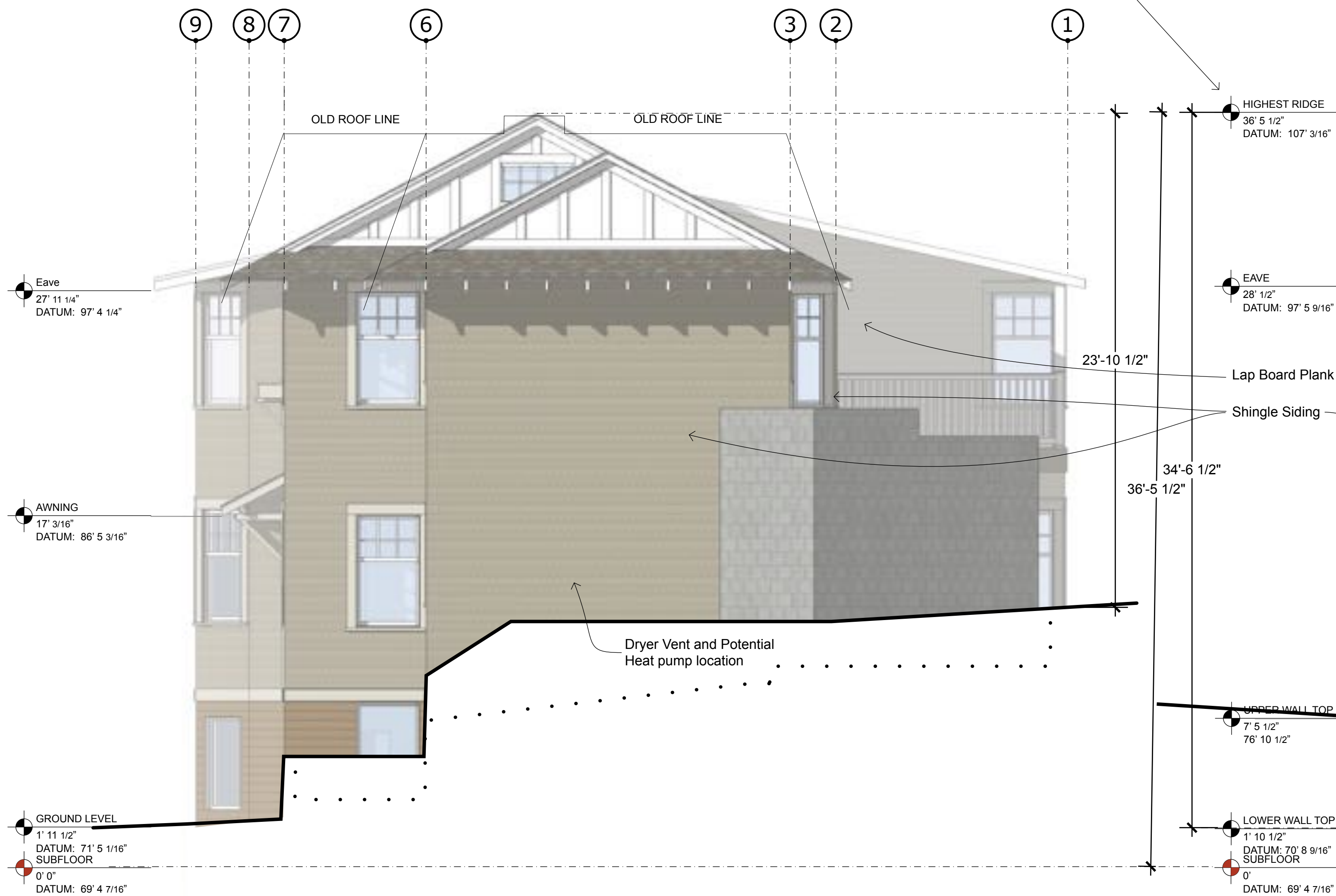
1 East Elevation
A3.2 1/8" = 1'-0"



3 West Elevation
A3.2 1/8" = 1'-0"

How the current height was measured?

In the first proposed plans, the height was estimated based on interior measurements and estimated floor thickness. All estimates were conservative and that resulted in a slight overestimation of the building height. Following a neighbor's complaint, planning staff visited the house and attempted to measure the height on a rainy day. Due to the slippery wet roof, they were not able to access the roof for a direct measurement. This led to a second estimate of the building height. Finally, I did a direct measurement of the building height, by extending a stick over the mansard. A rope attached to the level stick was allowed to drop to the landing at the front entrance of the house. The rope was marked at both ends and its length measured, leading to a height of 28' 5" from the surface of the landing to the top of the mansard. Then we followed the row of shingles that aligns with the landing surface to the SW corner of the house, where we measure 64" from the shingle row to the ground. This leads to a total height of 33' 9".



2 East Elevation (proposed)
A3.2 1/8" = 1'-0"



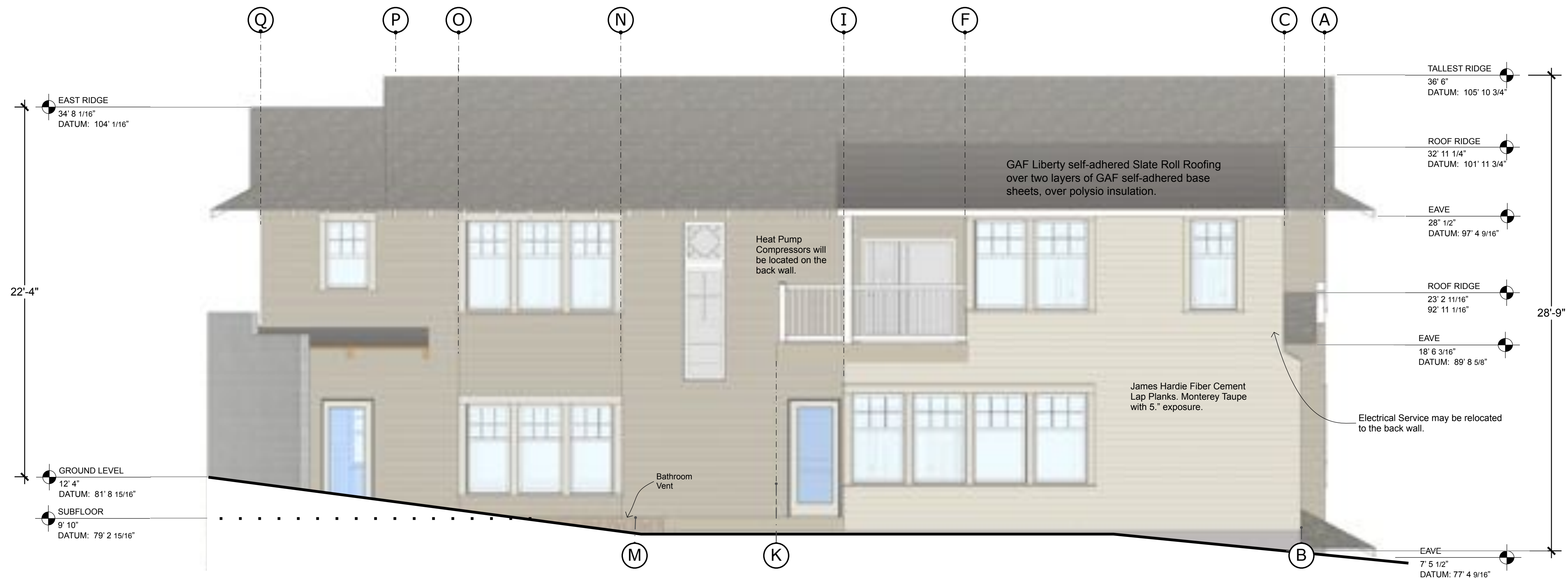
4 West Elevation (proposed)
A3.2 1/8" = 1'-0"

Driveway cuts through hill side below grade. We may want to lower the grade a few more inches to allow for more headroom in the basement apartment without impacting the upper floors. Therefore we are requesting a minor exception to allow for a total height of 37' 6", which represents a 7% deviation from the standard, where a minor exception allows up to 25%.

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Jean Drolet
602 Georgia St.,
Vallejo, CA, 94590
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jd_vallejo@netdynamo.com



1 North Elevation
A3.3 1/8" = 1'-0"



2 North Elevation (proposed)
A3.3 1/8" = 1'-0"

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4	02/25/2020	Added Annotations



Elevations

A3.3

Understanding the Design Choices 602 Georgia St.

The best way to understand this design is to step back and look at the process that lead to it and where the owners come from.

I was born in a UNESCO world heritage site. I attended high school in a building that was burned by native americans and later damaged by cannon balls shot by british people who would become the first Americans. They later turned against the Crown and fought a famous battle under George Washington on the campus where I attended graduate school. Throughout much of my life, I have lived among some of the most famous historical sites on the continent and I have come to appreciate the value of historical buildings and how they can be improved to meet contemporary needs. My spouse also appreciates old buildings and loves to renovate them. It is no surprise that we bought a home in one of Vallejo's historical districts.

Nearly six years ago, we took a ferry trip and arrived in Vallejo from San Francisco on our bicycles. We started exploring Georgia Street in search of beautiful historical homes. We soon came across our home as we entered the Vallejo Historical Heritage District. It was a strange home; out of touch with its surroundings. It clearly had suffered from a bad sixties hangover. I could not help but scratch my head about this building. I could feel the potential for restoring this home, but I had no idea how to do it. My attention soon moved to other buildings along our path.

Six month later we started shopping for a home in Vallejo and eventually bought that strange green house.

I interviewed many architects for this project. A few would certainly do a great job, but the interview process convinced me that we could do a better job mostly on our own, not because we are more qualified, we are not, but rather because we could commit the very long hours needed to tackle this project. We researched and designed for hundreds of hours in order to reach the best compromise between the many design factors that affect this project. We still hired an architect to act in an advisory role and to make sure that we were on the right track. However, the proposal is ours and not that of an architect. It is the result of a long and deliberate process to restore the building's historical integrity while improving the building safety, sustainability, and usefulness without completely breaking the bank.

From the start, we understood that this house needed a lot of help: the appearance and differential settling would need solutions. Soon after we purchased our home, the seller gave us some old pictures that helped make sense of the situation. This pushed us on the path to restore the home to its former appearance.

Unfortunately, this house also needs major foundation work. Previous owners attempted to address the foundation and runoff issues. They failed because they did not really bite the bullet; pouring more concrete on clay without considering the soils bearing capacity does not solve the

problems. After learning that there is sandstone a few feet below the clay, my choice became clear. As a civil engineer I understand that the best solution is to sit a new foundation on the stronger soils. And if you are going to dig like this, you might as well add a basement... Initially we just wanted to add a garage to the basement. But given the housing crisis in California and the high cost of renovations, we chose to add an apartment also. That makes sense on so many levels.

We had two more problems to address: runoff and backyard access.

There is a difference of over 20ft. in elevation between the SW and NE corners of our lot. Unfortunately, this means that the NE corner is buried to some extent. This has exposed the wood structure to dirt and termites in the past. Previous owners, have partially mitigated this problem by grading that part of the property. However, they could not go far enough with grading alone. We think that we can address this problem by raising the house 11", adding major french drains, and building a special foundation wall with a skirt that wraps around remaining part of the wood structure that is too close to the ground.

Currently, access to the backyard is awkward. We need to climb two steps to reach the yard. This is something that we need to think about as we grow older and lose mobility. This problem would also be addressed by raising the house 11".

There has been some confusion regarding our proposal to raise the house and its impact on the neighborhood. Here is a few FAQs about raising the house:

- You say that you are raising the house 11" but in some place you mention raising the house 14". Which is it?
We are technically raising the house by 11" relative to its original elevation. However, because some parts of the house have settled more than others, it will be necessary to raise the house a little more in some areas just to make it level. So, the house will raise 11" in the NE corner, 14" at the front door and 16" in SW corner. In these three locations however, the removal of the mansard will drop the roof elevation by about five feet and thus make the house less imposing.
- How will raising the house impact its relation to neighboring buildings? Obviously the impact will be small because we are raising the house by just a small amount. However, the impact will not be as you might expect because we will also be removing the faux mansard. Although we will raise the house, it will appear to have been lowered from most vantage points (see A10.8). Because the house is currently dwarfed by its neighbors, any rise helps restore balance with the neighboring buildings.
- Will raising the house impact neighbor views? There will be no material impact on the view enjoyed by neighbors. The removal of the mansard cancels out much of the impact of raising the house on the view and even improves the view in some areas. There will be only small reductions and improvements to the view.
- Are you raising the house to avoid excavation costs in the basement? No. Our main objective is to protect the house from significant hillside runoff. A secondary objective is

to improve backyard access from the main floor. The amount of digging is not really a function of whether we raise the house or not. It is instead a function of reaching the sandstone on which to sit a strong foundation -- that is a primary goal.

- Why not raising the house more or less? Raising the house more would create a more harmonious relationship of the roof line with that of the neighboring house but any additional rise would impact the neighbor views as we already used the mitigating effect of removing the mansard, and further raising the house, risks turning it into a three-story house. Raising the house less would fail to address a major concern: runoff.

There are several benefits to this project both to the owner and the residents of Vallejo. The negative impacts are mostly transient.

Pros:

- Returns the building to its original First Bay Tradition appearance. This will greatly improve the appearance of this highly-visible intersection and support the historical component. It is also hoped that this project will encourage other owners to return their old homes to their original appearance.
- Seismically retrofits the foundation and strengthens the upper floors.
- Improves drainage around the property.
- Improves backyard access.
- Adds a high-quality accessible housing unit without subdividing the existing living space or increasing the building footprint. This will help mitigate the statewide housing crisis.
- Adds two covered and two uncovered parking spaces at the cost of only one on-street parking space. This will help mitigate the parking shortage in the area.
- Improves energy efficiency.
- Replaces carbon-based heating system with clean efficient electric conditioning.
- Replaces wood-burning fireplace with a more environmentally friendly alternative.
- Improves landscaping around the house.
- Improves kitchen, bedroom layouts and other interior elements.
- Pulls the house away from the property line.
- Improves the visibility of the yellow victorian next door by removing the mansard.

Cons

- Construction activities will cause some manageable disturbance during workdays.
- Expensive project with uncertain payback.

Other

- No material impact on the view enjoyed by neighbors. The net effect of raising the house and removing the faux mansard is too small to qualify as a pro or con.

If plan B were implemented, we would see none of these benefits and view impacts would be about the same.



Rincon Consultants, Inc.

449 15th Street, Suite 303
Oakland, California 94612

510 834 4455 OFFICE

info@rinconconsultants.com
www.rinconconsultants.com

March 16, 2020
Project No. 19-07740

Aaron Sage
Principal Planner
City of Vallejo
555 Santa Clara Street
Vallejo, California 94590
Via email: aaron.sage@cityofvallejo.net

Subject: Historical Resources Impacts Assessment for the 602 Georgia Street Project in Vallejo, California 94590

Dear Mr. Sage:

Rincon Consultants, Inc. (Rincon) was retained to conduct a historical resources impacts assessment for a project at 602 Georgia Street, Vallejo, California. The proposed project involves various improvements to an existing single-family residential building originally constructed in 1915. The residence is included in the National Register of Historic Places (NRHP)-listed Vallejo Old City Historic District and therefore is considered a historical resource as defined in Section 15064.5(a) of the California Environmental Quality Act (CEQA) Guidelines.¹ The current assessment was prepared to determine if the project conforms with the Secretary of the Interior's Standards for Rehabilitation (Standards) and would result in an impact to a historical resource.² Per Section 15064.5(b)(3) of the CEQA Guidelines, a project that is found to comply with the Standards generally mitigates impacts to a less than significant level. Methods for the current assessment included a review of project plans and relevant historic documentation, a site visit, and preparation of this memorandum to present the results.

The impacts assessment was conducted by Senior Architectural Historian Steven Treffers, M.H.P., Debi Howell-Ardila, M.H.P., and Architectural Historian Alexandra Madsen, M.A., all of whom meet the Secretary of the Interior's *Professional Qualification Standards* (PQS) for architectural history and history. With 10 years of experience in historic preservation planning in California, Mr. Treffers has extensive experience with CEQA Standards-compliance reviews and historical resources assessments.

¹ Architectural Heritage Society. 1973. National Register of Historic Places Nomination for Vallejo Old City Historic District. Listed on March 20, 1973.

² Kay Weeks and Anne Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. National Park Service, Washington, D.C., 2017.

Project Description

The project involves exterior alterations to the single-family residence located at 602 Georgia Street. Proposed alterations include additions, removal of non-historic or non-character-defining features, and restoration of some original features. Specifically these are:

- Removal of non-original mansard roof; restoration of original gable roof and construction of new shed roof over projecting two-story bay
- Installation of new foundation to prevent differential settling and meet seismic code; this will raise the residence to a maximum of 19.5"
- Removal of two non-original additions and deck/gazebo on rear (north) elevation and replacement with new rear addition capped by shed roof
- Construction of a basement-level garage; new garage doors and entrance will be located on below grade and accessed via Sutter Street on east
- Creation of new doorway on east end of north elevation, capped by short canopy
- Replacement of existing windows with "wood window" profile with painted cellular PVC with simulated divided lights on outside of glass; first and second floors will feature three-fifth windows with single-pane lower sashes and six-pane upper sashes while basement floors will be single-pane casement windows
- Removal of non-original exterior wall panels underneath lower-level windows
- Repair and replacement of exterior wood cladding in-kind as needed
- Installation of new canopy roof over main entrance
- Lap siding and "belly band" trim board for basement cladding
- Removal of non-original railings on extending bay

Vallejo Old City Historic District

The Vallejo Old City Historic District was nominated to the NRHP in November 1972 and officially listed in March 1973. The historic district was described 1972 as follows:

The Old City area of Vallejo was the location of many of Vallejo's first Victorian homes. Because of the steep hill, the area was never developed commercially as the neighboring downtown business area expanded. Consequently, we find Vallejo's original residential area, verging on the community's major business district that has remained an island while the community has grown around and beyond it.

Today the area is dotted with an array of excellent examples of Victorian architecture dating from the 1850s. While none of these homes were built on the grand and lavish scale often associated with the Victorian era, they are representative of the types of homes built in small and growing communities in the West during the last half of the 19th century. Many of these homes have been maintained through the years in their original appearances, while others have been allowed to fall into disrepair or have been remodeled and "modernized" to the extent that they no longer give a hint of their original character. The original large plots of ground have in most cases been divided into smaller lots and other homes built on them. Thus today we find the area covered with homes built at various times from the 1850s up until 1965. In addition to the homes



that have been well preserved, there are still a number of Victorian homes in the area, including some of the finest, that could easily be returned to original exterior condition.

The historic district was designated prior to the adoption of the NRHP Criteria for Evaluation.³ However, based on the information and narrative presented in the 1972 nomination, it can reasonably be assumed the historic district and the property at 602 Georgia Street are significant under Criteria A and C as a representation of the City's early residential development and the architectural styles which reflect it.

Property Background

As described in the 1972 NRHP nomination, 602 Georgia Street was a "large dark shingled building, soon to be remodeled." Per the site visit and background research conducted as part of this assessment, it appears the alterations which occurred circa and since 1972 include:

- Installation of a plywood mansard roof
- Replacement of original windows on main (south) elevation and installation of non-original window surrounds and shutters
- Removal of third story tourelle
- Installation of wall panels underneath lower-level windows
- Addition of decorative metal railings on main (south) elevation

Character-Defining Features

The intent of the Standards is to provide for the long-term preservation of a property's significance through the preservation of its historic materials and features. These historic materials and features are commonly referred to as character-defining features and are indispensable in a historic property's ability to convey the reasons for its historical significance. To ensure a proposed project's compliance with the Standards, a historic property's character-defining features should therefore be identified and preserved as part of the final design.

According to Preservation Brief 17, *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, there is a three-step process to identifying character-defining features.⁴ Step 1 involves assessing the distinguishing physical aspects of the exterior of the building as a whole, including its setting, shape and massing, orientation, roof and roof features, projections, and openings. Step 2 looks at the building more closely—at materials, trim, secondary features, and craftsmanship. Step 3 encompasses the interior, including individual spaces, relations or sequences of spaces (floor plan), surface finishes and materials, exposed structure, and interior.

The residence at 602 Georgia Street is significant as a part of the Vallejo Old Town Historic District and for its representation of the early residential development of Vallejo and its distinctive First Bay Tradition-style architecture. As such, its character-defining features relate to its representation of the early residential development and its original architectural elements. These include:

³ National Park Service, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin. U.S. Department of the Interior, National Park Service, 1997.

⁴ Lee H. Nelson, *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, Preservation Brief No. 17. U.S. Department of the Interior, National Park Service, Technical Preservation Services.



- Generally rectangular massing
- Two-story height
- Asymmetrical composition created by the extending off-center, two-story bay on main (south)
- Exposed rafter tails (currently concealed by mansard roof)
- Rhythmic window openings
- Primary, recessed entrance along Georgia Street
- Wood shingle-clad exterior
- Decorative wing wall along Sutter Street
- Highly visible location at the corner of Georgia and Sutter streets
- Relatively shallow set-back

Project Impacts Analysis

CEQA Section 21084.1 requires a lead agency determine whether a project may have a significant effect on the environment, which includes historical resources. Impacts to a historical resource occurs when there is a substantial adverse change in the significance of a resource such that it is materially impaired. Material impairment is defined as demolition or alteration “in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register.”⁵ Under Section 10564.5 of the CEQA Guidelines, a project that is found to conform with the Standards is generally found to not result in significant impacts to historic resources under CEQA.

Secretary of the Interior's Standards Review

The Standards establish professional standards and provide guidance on the preservation and protection of historic properties. The Standards make broad-brush recommendations for maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. They cannot, in and of themselves, be used to make essential decisions about which features of a historic property should be saved and which might be changed. Rather, they provide philosophical consistency to the work.⁶ There are Standards for four distinct, but interrelated, approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction. The Rehabilitation Standards are the most commonly used treatment for historic buildings and therefore have been utilized in the review of the current project.⁷ Following the guidance of the Standards, the Rehabilitation Standards are most appropriate for the current project because of the building's current physical condition. The building requires more extensive repair and replacement because of alterations and the removal of original materials, including windows and the third-story tourelle.⁸ The following presents a standard-by-standard analysis of potential project-related impacts to the residence at 602 Georgia Street.

⁵ CEQA Guidelines Section 15064.5[b][2][A].

⁶ Weeks and Grimmer 2017, 3.

⁷ Weeks and Grimmer 2017, 3.

⁸ Weeks and Grimmer 2017, 3.



Rehabilitation Standard No. 1

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The subject building was constructed in 1915 for use as a residence and will continue to maintain this use after implementation of the project. Therefore, the project complies with Rehabilitation Standard No. 1.

Rehabilitation Standard No. 2

The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and special relationships that characterize a property shall be avoided.

The historic character of 602 Georgia Street is comprised of the physical characteristics that reflect its significance as a First Bay Tradition-style home characteristic of Vallejo's early residential development. As detailed above in the character-defining features above, these include its rectangular massing, two-story height, asymmetrical composition, and wood shingle-clad exterior. These elements will be retained following implementation of the project. Materials proposed to be removed, including non-original additions, wall panels, and metal railings, are non-original and do not contribute to the significance of the building. Some original windows on the secondary elevations are proposed to be removed and replaced with compatible divided light windows. These original windows do contribute to the historic character of the building; however, the removal of all the original windows has affected the integrity of these features overall. The replacement of all the windows with historically compatible types will improve the historic character of the building from its current appearance. Although an addition is proposed, it is located at the rear of the building and will not affect the overall rectangular massing of the building or the primary façade's asymmetrical composition. Further, while new garage doors and an entrance are proposed, they are below grade on a secondary elevation and will not be highly visible or affect the overall visual character of the building. As a result, the project complies with Rehabilitation Standard No. 2.

Rehabilitation Standard No. 3

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

The proposed project would remove many non-original elements which were added to the building post 1972. These include the removal of the mansard roof, the metal railings, wall panels, and rear additions. The shed awning over the primary entrance will be reintroduced and is based on historical photographs. The roof form would largely be restored to its original appearance as based on historical photographs and documentation. Historically, the extending bay culminated in a tourelle which extended above the roof plane. This feature is not proposed to be reconstructed; however, the Standards do not dictate missing historical features be replaced in kind.⁹ Rather they allow for the introduction of new features which are compatible to the overall historic character of the building. The proposed shed roof does not negatively affect the existing roof form or introduce a highly visible feature such as a new gable. Rather the shed roof is compatible with the original roof form, yet differentiated through its short extension. Similarly, the new rear addition will be located in a less visible, secondary location and set back from the existing wall plane to clearly differentiate it from the original building. Further supporting the differentiation will be the use of lap board siding, which is compatible but unique from the original wood shingle siding. The below-grade accessory dwelling unit will also employ horizontal siding to

⁹ Weeks and Grimmer 2017, 78.



differentiate it from the original materials. As a result, the project is in conformance with Rehabilitation Standard No. 3.

Rehabilitation Standard No. 4

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

Although the 1972 NRHP nomination does not define a period of significance, the narrative discussion of the historic district's significance suggests it ends in the early twentieth century. Therefore the non-original additions and materials, which are proposed to be removed, do not reflect the important associations of the historic district and have not acquired significance in their own right. Instead, many alterations are at odds with the original design and character of the building and their removal will not negatively affect the historic character of the building. Therefore, the project is in conformance with Rehabilitation Standard No. 4.

Rehabilitation Standard No. 5

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

The proposed project will retain the distinctive features and finishes that characterize 602 Georgia Street. These include most notably the wood-shingle siding, exposed rafter tails, and projecting bay on the main elevation. Although some original windows will be removed, they and non-original windows on the primary façade will be replaced with historically compatible windows. As a result, the project conforms with Rehabilitation Standard No. 5.

Rehabilitation Standard No. 6

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The project includes the preservation of existing original wood shingles as feasible. For those shingles that are deteriorated beyond repair, in-kind replacement will be completed with compatible wood shingles. Replacement of missing features includes the reintroduction of a Dutch gable roof as well as a shed awning over the primary entrance, both of which are visible in photographs of the building dating to before alterations completed circa 1972. The project also proposes to replace windows with "wood widow" profile with painted cellular PVC with simulated divided lights on the outside of glass. The first and second floors will feature three-fifth windows with single-pane lower sashes and six-pane upper sashes while basement floors will be single-pane casement windows; this is consistent with the historic original windows as based on pictorial evidence. Although the proposed windows will not be constructed of wood, the Standards acknowledge the use of historic materials is not required. The new windows will be consistent in size, design, and configuration to the historic windows. Therefore, the project is in compliance with Rehabilitation Standard No. 6.

Rehabilitation Standard No. 7

Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The project does not propose any chemical or physical treatments such as sandblasting. Therefore, the project is in compliance with Rehabilitation Standard No. 7.



Rehabilitation Standard No. 8

Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

It is not anticipated that any archaeological resources will be disturbed as part of the implementation of the project. The project is therefore anticipated to be in compliance with Rehabilitation Standard No. 8.

Rehabilitation Standard No. 9

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

As proposed, new additions and construction includes the slight raising of the building, the installation of a basement-level garage, and an addition at the rear of the building. The building will be raised to no more than 19.5" to prevent differential settling and meet seismic code. These two objectives are necessary of the longevity of the building and the safety of those who occupy it. The building will not be moved on the site and will remain in its current location. A height increase of 19.5" is minimal and will not be highly visible or affect the visual character of the building in any way. The below-grade accessory dwelling unit will be placed on a secondary location and not affect the overall visual character of the building. The basement level of the building will be differentiated through horizontal wall planking which will make the new construction visually distinct from the old. Similarly, the new addition at the rear of the property will also be located in a secondary, less-visible location and differentiated through the use of distinct but compatible materials. As a result the historic integrity of the property and its environment will remain intact and the project will comply with Rehabilitation Standard No. 9.

Rehabilitation Standard No. 10

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

None of the new additions or related new construction will permanently alter the essential form and integrity of the building. All are located in secondary locations and do not substantially alter the original character and features of the building. The rear addition and below-grade elements could be removed in the future without permanently impairing the building. The project is therefore in compliance with Rehabilitation Standard No. 10.



Conclusions and Recommendations

As detailed above, the proposed project is in conformance with all 10 Standards for Rehabilitation. The project can therefore be considered to comply with the Standards and avoid an impact to historical resources as defined in Section 10564.5 of the CEQA Guidelines. Should you have any questions or comments regarding this report, please do not hesitate to contact me at 531-834-4455, or streffers@rinconconsultants.com

Sincerely,

Rincon Consultants, Inc.

A handwritten signature in black ink, appearing to read "Steven Treffers".

Steven Treffers, M.H.P.
Senior Architectural Historian



Jan 17 2019

Please except my apology for this packet to the members of the AHLC being so late arriving. I have been requesting information that I was promised , some of it a month ago and still have not received from the City of Vallejo Planning Department. I was promised I would receive the critical information yesterday. I did not. Please find time to read this as it does have critical information you will need to make a fair decision on 802

Georgia St. Vallejo CA,

Sincerely,

Kathleen Gaffney

810 Sutter St

Vallejo CA

January 16 2019

To : Architectural Heritage and Landmarks Commission

1

Regarding COA for
602 Georgia St. Vallejo CA 9590

Please be on notice that I Kathleen Gaffney object to the proposed plan of Jean Drolet 602 Georgia St. Vallejo California and ask that his plans not be approved.

A. Government Code section 65852.2 (B)(i)
Imposed standard on accessory dwelling units that include , but not limit to, parking , heights, setbacks, lot coverage, landscape , architectural review maximum size of a unit and standards that prevent adverse impact on any real property that is listed in the California Register of Historic Places.

B.. Violation of California Code of Regulations CEQA Title 14 Chapter 3
Section 15300.2 (f) § 15300.2. Exceptions
Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resources.

SIGNIFICANT EVIDENCE OF HISTORIC IMPORTANCE
And HISTORIC RESOURCE

B1. Significant Evidence of Historic Importance of 602 Georgia St Vallejo CA as as follow:

Tue, Jan 15, 2019 2:59 pm

Allison, Eric@Parks (Eric.Allison@parks.ca.gov)
To:you Details

Dear Ms. Gafney:

I enjoyed speaking with you today. As we discussed, my office's database indicates that 602 Georgia Street in Vallejo is listed on the National Register of Historic Places as a contributing element to the Vallejo Old City Historic District. It was listed on January 1, 1973. By virtue of this National Register listing, the property is also listed on the California Register of Historical Resources.

Please let me know if I can be of further assistance. I have forwarded your inquiry regarding the afore-mentioned district to my colleague, Joseph McDole, and he will provide additional information.

Regards,

Eric Allison
CHRIS Coordinator
California Office of Historic Preservation
1725 23rd St. Ste 10
Sacramento, CA 95816

January 16 2019

(916) 445-7044 (ph)
(916) 445-7053 (fx)

2

B1 602 Georgia St and 810 Sutter St are LISTED in the NATIONAL REGISTER # 73000460 (please note registered in 1973 long after remodel in of 602 Georgia St. Vallejo CA and accepted in the National and State Register)
Vallejo Old City Historic District
Picture (included) of 602 Georgia St was submitted in original application in 1972.

B3. 602 Georgia St Vallejo CA and 810 Sutter St are both listed in the National Register of Historic Places Inventory List. Every house in the Vallejo Old city Historic District is listed individually by address and description making every house listed in Inventory a National Registry House. Full list is available . Both houses are listed here. Bounded by Sonoma Blvd, Monterey St, Carolina St, York St Vallejo CA.

C.

City of Vallejo, City of Vallejo Planning Department Violation of The Exception to the Exemption section 15300.2 Title 14

Does Nullified section 15301(e)(1)

Information was provide by:

Scott Morgan

Director of State Clearinghouse and Deputy Director of Administration at Governor's Office of Planning and Research

Sacramento area

Phone conversation Tuesday January 15 2019

14 CCR § 15300.2 (f)

§ 15300.2. (f) Exceptions.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

14 CCR § 15300.2, 14 CA ADC § 15300.2 (f)

C1.

City of Vallejo, City Planning Department is in direct Violation of California CODES OF REGULATIONS by accepting Title 14 section 15301 (e) (1). Are in Violation of California Environment Quality Act under Proposed Environmental Determination

602 Georgia St, Does NOT fall under the Architectural Heritage District but is on the NATIONAL and STATE REGISTER under VALLEJO OLD CITY HISTORIC DISTRICT / HISTORIC RESOURCE therefore is not eligible for the title 14 section 15301 (e)(1) Exemption

C2. City of Vallejo, City of Vallejo Planning Department are in Violation of not recognizing 602 Georgia St Vallejo CA as a "significance Historic Resource :

January 16 2019

3

C3. City of Vallejo , City Planning Department is in Violation of not informing a member of the public the appeals process when member of public felt this exemption was being improperly used because the project at 602 Georgia St Vallejo CA is a significant adverse impact on historic resources, it is very important that any appeal be requested as a 35 day statute of limitation will begin on the day it is approved. Available to Public January 11 2019 , no information regarding appeal .

D.

City of Vallejo, City Planning Department in Violation of not acknowledging California Department of Parks and Recreation Office of Historic Preservation CRITERIA California Register of Historic Resources

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

*Associated with events that have made a significant contribution to the broad patterns of local or regional history of the cultural heritage of California or the United States

*Associated with the live of a person important to local, California or National history
Nation Register of Historic Places

*Associated with events that have made a significant contribution to the broad pattern of our history

*Embodies the distinct characteristics of a type , period or method of construction...

*Associated with the lives of a person significant with our past.

Resource listed in the Nation Registry

RE: 602 Georgia St, Vallejo

Wed, Jan 16, 2019 4:37 pm

McDole, Joseph@Parks (Joseph.McDole@parks.ca.gov)

To:you Details

reg prgms chart.pdf (24 KB)

Ms. Gaffney,

Rather than resending the link, I've attached the pdf.

Sincerely,

Joseph McDole

State Historian II

Information Management Unit

California Office of Historic Preservation

1725 23rd St, Suite 100,

Sacramento CA 95816-7100

www.ohp.parks.ca.gov

916 445-7039 phone

916 445-7053 fax

joseph.mcdole@parks.ca.gov

January 16 2019

4

D2. City of Vallejo , City Planning of Vallejo are in Violation of not recognizing Department of Parks and Recreation Office of Historic Preservation CRITERIA **California Register of Historic Resources**: *Associated with events that have made a significant contribution to the broad patterns of local or regional history of the cultural heritage of California or the United States

*Associated with the life of a person important to local, California or National history
Nation Register of Historic Places

*Associated with events that have made a significant contribution to the broad pattern of our history

*Embodies the distinct characteristics of a type , period or method of construction...

Associated with the lives of a person significant with our past

D2a.

602 Georgia St. is the previous home of Richard and Christine Lemke

Founder of the Vallejo Naval Historical Museum

Help Found Architectural Historic Commission which lead to countless historic homes being saved

President of the Navy league for years

Receive countless award for his countless years of volunteering to maintain Vallejo cultural presence making it in 2009 Cultural Capital of America.

Richard support the Theater

Many civil and social events where held at 602 Georgia St, at Ric and Christine **Lemke.**

He was a business man and she had her Dressmaking shop at 602 Georgia St for many decades. Christine Lemke was a business owner in her own, support the Vallejo Symphony

Christine was a member of the Vallejo Soroptimist and the Professional Business women Club to name a only a few of this couples involvement in supporting Vallejo.

Please see letter of thanks from many mayors of Vallejo , Solano County Board of Supervisors , Chairperson, Vallejo Naval Museum and the USS Seawolf.

E. City of Vallejo, City Planning are in Violation of approving Jean Drolet submitted **Garage/workshop plans**

1. Proposed Foundation Plan goes over over my sewer line.

2. Currently Jean Drolet (defendant) and myself Kathleen Gaffney (Plaintiff) are involved in a lawsuit over my sewer line. My Attorney Is James Falcone,ESQ

F. City of Vallejo , City Planners have willfully violated a fiduciary duty for Tax payers monies by approving plans with Driveway cutbacks Karger than what is allowed after spending the City of Vallejo has spent \$3,361.27 Residential parking Zone B see cost sheet.

In 2018 Mr Jean Drolet instigated a petition to the City of Vallejo that demanded”(per petition) that Vallejo take Immediate action to restore parking availbity to residents of this High Density Residential area..needed and granted and in enforced 1/2/2019

January 16 2019

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Less than a year later he now wants to take he wants two of the still very limited High Density parking on Sutter St for his personal use. On Sutter St from 602 Georgia St to Indian Alley (West side) there four legal space , one being a handicapped (per VPD parking space is 20ft) 602 Georgia St. is requesting for driveway cut out 26 ft 9 1/2 inches

Losing two out four parking places will be lost for personal gain of Jean Drolet.. There one apartment across from 602 Georgia St (Brick Apartment building) corner of Georgia and Sutter has 37 units, 807 Sutter Gerard Apartments corner of Georgia and Sutter has 25 units and the Valley Terrace corner of Sutter and Virginia St has 22 units with parking only for tenants not visitors. See parking diagram

G.

City of Vallejo , City Planning of Vallejo is in Violation of ordinance 277 NC 25, 1957 10.04.260 for approving Submission to AHLC for approval of Driveway more than 20 feet at curb line.

H. City of Vallejo , City of Vallejo Planners are in Violation of non compliance with rules, Misrepresentation, Manipulation of photos, Municipal Codes , Ordinances, Protocol and Procedures regarding VARIANCE, including but not limited to heights ,cutback for driveway and setbacks . including 21 day notification , Historical Resources may not have light and air effected. The planning commission shall grant the requested variance in whole or part conditionally or unconditionally only if the facts presented with the application or at the public hearing or determined by investigation, the following conditions are found only

A1. That Hardship peculiar to the property to the and not created by any act of the owners exists,. In this context , personal , family or financial difficulties , loss of prospective profits and neighboring violations are NOT hardship justifying variances. Further a previous variance can never set a precedent for each case imust be considered only on it individual merits

B1,The. Such variance is necessary for the preservation and enjoyments of substantial property rights possessed by others conforming property in the same vicinity and that a variance if granted DOES NOT constitute a Special privilege of the recipient cause by his neighbors.

C1. The granting of the variance will not be materially detrimental to public health safety or welfare or will not impair an adequate supply of light and air. See addition D1. and E1.

I am Very opposed to any vinyl and not wood being use. Wood window fames are available as are wood shingles. The rocks are not fitting for this era of a house. It appears the Planning Department allowing Vallejo to be sold out again .

I am 5th general Californian , Dr. John Marsh first doctor in California if my great ,great , great , Great Grandfather, I do understand historic pride. My husband was born here and can remember what Vallejo use to look like before the 1960's sell out. Are we going to let Vallejo be sold out again? I am sure you on this Commission have

January 16 2019

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read the Department of Interiors Guideline and Standards . Napa took four year to repair their Courthouse because they followed the Standard and Guidelines. Unless we stop the people who want to make a fast buck and move on Vallejo will never reach its potential. We have a chance to be on the level with Napa and Benicia but only if we have the courage to stand up for our CITY.

Kathleen Gaffney
810 Sutter St.
Vallejo CA 94590
707 430 6833



State of California

GOVERNMENT CODE

Section 65852.2

65852.2. (a) (1) A local agency may, by ordinance, provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily use. The ordinance shall do all of the following:

(A) Designate areas within the jurisdiction of the local agency where accessory dwelling units may be permitted. The designation of areas may be based on criteria that may include, but are not limited to, the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety.

(B) (i) Impose standards on accessory dwelling units that include, but are not limited to, parking, height, setback, lot coverage, landscape, architectural review, maximum size of a unit, and standards that prevent adverse impacts on any real property that is listed in the California Register of Historic Places.

(ii) Notwithstanding clause (i), a local agency may reduce or eliminate parking requirements for any accessory dwelling unit located within its jurisdiction.

(C) Provide that accessory dwelling units do not exceed the allowable density for the lot upon which the accessory dwelling unit is located, and that accessory dwelling units are a residential use that is consistent with the existing general plan and zoning designation for the lot.

(D) Require the accessory dwelling units to comply with all of the following:

(i) The unit may be rented separate from the primary residence, but may not be sold or otherwise conveyed separate from the primary residence.

(ii) The lot is zoned to allow single-family or multifamily use and includes a proposed or existing single-family dwelling.

(iii) The accessory dwelling unit is either attached or located within the living area of the proposed or existing primary dwelling or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling.

(iv) The total area of floorspace of an attached accessory dwelling unit shall not exceed 50 percent of the proposed or existing primary dwelling living area or 1,200 square feet.

(v) The total area of floorspace for a detached accessory dwelling unit shall not exceed 1,200 square feet.

(vi) No passageway shall be required in conjunction with the construction of an accessory dwelling unit.

(vii) No setback shall be required for an existing garage that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit, and a setback

of no more than five feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above a garage.

(viii) Local building code requirements that apply to detached dwellings, as appropriate.

(ix) Approval by the local health officer where a private sewage disposal system is being used, if required.

(x) (I) Parking requirements for accessory dwelling units shall not exceed one parking space per unit or per bedroom, whichever is less. These spaces may be provided as tandem parking on a driveway.

(II) Offstreet parking shall be permitted in setback areas in locations determined by the local agency or through tandem parking, unless specific findings are made that parking in setback areas or tandem parking is not feasible based upon specific site or regional topographical or fire and life safety conditions.

(III) This clause shall not apply to a unit that is described in subdivision (d).

(xi) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, and the local agency requires that those offstreet parking spaces be replaced, the replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including, but not limited to, as covered spaces, uncovered spaces, or tandem spaces, or by the use of mechanical automobile parking lifts. This clause shall not apply to a unit that is described in subdivision (d).

(2) The ordinance shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(3) When a local agency receives its first application on or after July 1, 2003, for a permit pursuant to this subdivision, the application shall be considered ministerially without discretionary review or a hearing, notwithstanding Section 65901 or 65906 or any local ordinance regulating the issuance of variances or special use permits, within 120 days after receiving the application. A local agency may charge a fee to reimburse it for costs that it incurs as a result of amendments to this paragraph enacted during the 2001–02 Regular Session of the Legislature, including the costs of adopting or amending any ordinance that provides for the creation of an accessory dwelling unit.

(4) An existing ordinance governing the creation of an accessory dwelling unit by a local agency or an accessory dwelling ordinance adopted by a local agency subsequent to the effective date of the act adding this paragraph shall provide an approval process that includes only ministerial provisions for the approval of accessory dwelling units and shall not include any discretionary processes, provisions, or requirements for those units, except as otherwise provided in this subdivision. In the event that a local agency has an existing accessory dwelling unit ordinance that fails to meet the requirements of this subdivision, that ordinance shall be null and void upon the effective date of the act adding this paragraph and that agency shall thereafter apply the standards established in this subdivision for the approval of accessory dwelling units, unless and until the agency adopts an ordinance that complies with this section.

(5) No other local ordinance, policy, or regulation shall be the basis for the denial of a building permit or a use permit under this subdivision.

(6) This subdivision establishes the maximum standards that local agencies shall use to evaluate a proposed accessory dwelling unit on a lot zoned for residential use that includes a proposed or existing single-family dwelling. No additional standards, other than those provided in this subdivision, shall be utilized or imposed, except that a local agency may require an applicant for a permit issued pursuant to this subdivision to be an owner-occupant or that the property be used for rentals of terms longer than 30 days.

(7) A local agency may amend its zoning ordinance or general plan to incorporate the policies, procedures, or other provisions applicable to the creation of an accessory dwelling unit if these provisions are consistent with the limitations of this subdivision.

(8) An accessory dwelling unit that conforms to this subdivision shall be deemed to be an accessory use or an accessory building and shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designations for the lot. The accessory dwelling unit shall not be considered in the application of any local ordinance, policy, or program to limit residential growth.

(b) When a local agency that has not adopted an ordinance governing accessory dwelling units in accordance with subdivision (a) receives an application for a permit to create an accessory dwelling unit pursuant to this subdivision, the local agency shall approve or disapprove the application ministerially without discretionary review pursuant to subdivision (a) within 120 days after receiving the application.

(c) A local agency may establish minimum and maximum unit size requirements for both attached and detached accessory dwelling units. No minimum or maximum size for an accessory dwelling unit, or size based upon a percentage of the proposed or existing primary dwelling, shall be established by ordinance for either attached or detached dwellings that does not permit at least an efficiency unit to be constructed in compliance with local development standards. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence.

(d) Notwithstanding any other law, a local agency, whether or not it has adopted an ordinance governing accessory dwelling units in accordance with subdivision (a), shall not impose parking standards for an accessory dwelling unit in any of the following instances:

- (1) The accessory dwelling unit is located within one-half mile of public transit.
- (2) The accessory dwelling unit is located within an architecturally and historically significant historic district.
- (3) The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.
- (4) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
- (5) When there is a car share vehicle located within one block of the accessory dwelling unit.

(e) Notwithstanding subdivisions (a) to (d), inclusive, a local agency shall ministerially approve an application for a building permit to create within a zone for single-family use one accessory dwelling unit per single-family lot if the unit is contained within the existing space of a single-family residence or accessory structure, including, but not limited to, a studio, pool house, or other similar structure, has independent exterior access from the existing residence, and the side and rear setbacks are sufficient for fire safety. Accessory dwelling units shall not be required to provide fire sprinklers if they are not required for the primary residence. A city may require owner occupancy for either the primary or the accessory dwelling unit created through this process.

(f) (1) Fees charged for the construction of accessory dwelling units shall be determined in accordance with Chapter 5 (commencing with Section 66000) and Chapter 7 (commencing with Section 66012).

(2) Accessory dwelling units shall not be considered by a local agency, special district, or water corporation to be a new residential use for the purposes of calculating connection fees or capacity charges for utilities, including water and sewer service.

(A) For an accessory dwelling unit described in subdivision (e), a local agency, special district, or water corporation shall not require the applicant to install a new or separate utility connection directly between the accessory dwelling unit and the utility or impose a related connection fee or capacity charge.

(B) For an accessory dwelling unit that is not described in subdivision (e), a local agency, special district, or water corporation may require a new or separate utility connection directly between the accessory dwelling unit and the utility. Consistent with Section 66013, the connection may be subject to a connection fee or capacity charge that shall be proportionate to the burden of the proposed accessory dwelling unit, based upon either its size or the number of its plumbing fixtures, upon the water or sewer system. This fee or charge shall not exceed the reasonable cost of providing this service.

(g) This section does not limit the authority of local agencies to adopt less restrictive requirements for the creation of an accessory dwelling unit.

(h) Local agencies shall submit a copy of the ordinance adopted pursuant to subdivision (a) to the Department of Housing and Community Development within 60 days after adoption. The department may review and comment on this submitted ordinance.

(i) As used in this section, the following terms mean:

(1) "Living area" means the interior habitable area of a dwelling unit including basements and attics but does not include a garage or any accessory structure.

(2) "Local agency" means a city, county, or city and county, whether general law or chartered.

(3) For purposes of this section, "neighborhood" has the same meaning as set forth in Section 65589.5.

(4) "Accessory dwelling unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and

sanitation on the same parcel as the single-family dwelling is situated. An accessory dwelling unit also includes the following:

(A) An efficiency unit, as defined in Section 17958.1 of the Health and Safety Code.

(B) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

(5) "Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

(6) "Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

(j) Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code), except that the local government shall not be required to hold public hearings for coastal development permit applications for accessory dwelling units.

(Amended by Stats. 2017, Ch. 602, Sec. 1.5. (AB 494) Effective January 1, 2018.)

[Home Table of Contents](#)

§ 15300.2. Exceptions.

14 CA ADC § 15300.2

BARCLAYS OFFICIAL CALIFORNIA CODE OF REGULATIONS

Barclays Official California Code of Regulations [Currentness](#)

Title 14. Natural Resources

Division 6. Resources Agency

Chapter 3. Guidelines for Implementation of the California Environmental Quality Act

Article 19. Categorical Exemptions

14 CCR § 15300.2

§ 15300.2. Exceptions.

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

Note: Authority cited: Section 21083, Public Resources Code. Reference: Sections 21084 and 21084.1, Public Resources Code; *Wildlife Alive v. Chickering* (1977) 18 Cal.3d190; *League for Protection of Oakland's Architectural and Historic Resources v. City of Oakland* (1997) 52 Cal.App.4th 896; *Citizens for Responsible Development in West Hollywood v. City of West Hollywood* (1995) 39 Cal.App.4th 925; *City of Pasadena v. State of California* (1993) 14 Cal.App.4th 810; *Association for the Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720; and *Baird v. County of Contra Costa* (1995) 32 Cal.App.4th 1464.

HISTORY



Office of Historic
Preservation

10

(/2
page_id=2311

OHV (<http://ohv.parks.ca.gov/>) | OHP (<http://ohp.parks.ca.gov/>) | DBW
(<http://dbw.parks.ca.gov/>)

What are Exemptions Under CEQA and How Are They Used?

There are types of exemptions under CEQA: statutory and categorical. Statutory exemptions are projects specifically excluded from CEQA consideration as defined by the State Legislature. These exemptions are delineated in PRC § 21080 et seq. A statutory exemption applies to any given project that falls under its definition, regardless of the project's potential impacts to the environment. However, it is important to note that any CEQA exemption applies only to CEQA and not, of course, to any other state, local or federal laws that may be applicable to a proposed project.

Categorical exemptions operate very differently from statutory exemptions. Categorical exemptions are made up of classes of projects that generally are considered not to have potential impacts on the environment. Categorical exemptions are identified by the State Resources Agency and are defined in the CEQA Guidelines (14 CCR Section 15300-15331). Unlike statutory exemptions, categorical exemptions are not allowed to be used for projects that may cause a substantial adverse change in the significance of an historical resource (14 CCR Section 15300.2(f)). Therefore, lead agencies must first determine if the project has the potential to impact historical resources and if those impacts could be adverse prior to determining if a categorical exemption may be utilized for any given project.

If it is determined that a statutory or categorical exemption could be used for a project, the lead agency may produce a notice of exemption, but is not required to do so. If a member of the public feels that a categorical exemption is being improperly used because the project could have a significant adverse impact on historical resources, it is very important that any appeals be requested and comments be filed making the case for the exemption's impropriety. If a notice of exemption is filed, a 35-day statute of limitations will begin on the day the project is approved. If a notice is not filed, a 180-day statute of limitations will apply. As a result, lead agencies are encouraged to file notices of exemption to limit the possibility of legal challenge.

RELATED PAGES

[CEQA Questions and Answers \(/2page_id=21722\)](#)

[Are Archeological Sites Part of the California Register? \(/2page_id=21725\)](#)

[How Can Substantial Adverse Change be Avoided or Mitigated? \(/2page_id=21727\)](#)

[How Should a Citizen Approach Advocating for Historical Resources Under CEQA? \(/2page_id=21731\)](#)

[What are Local CEQA Guidelines? \(/2page_id=21729\)](#)

[What Information Is Useful to Have When Contacting OHP About a CEQA Project? \(/2page_id=21732\)](#)

[What is Substantial Adverse Change to a Historical Resource? \(/2page_id=21726\)](#)

[What is the California Register and What Does it Have to Do With CEQA? \(/2page_id=21724\)](#)

[When Does CEQA Apply? \(/2page_id=21723\)](#)

[Who Ensures CEQA is Being Followed Properly? \(/2page_id=21730\)](#)

From: Allison, Eric@Parks <Eric.Allison@parks.ca.gov>
To: kgdoctor@aol.com <kgdoctor@aol.com>
Subject: 602 Georgia St, Vallejo
Date: Tue, Jan 15, 2019 2:59 pm

Dear Ms. Gafney:

I enjoyed speaking with you today. As we discussed, my office's database indicates that 602 Georgia Street in Vallejo is listed on the National Register of Historic Places as a contributing element to the Vallejo Old City Historic District. It was listed on January 1, 1973. By virtue of this National Register listing, the property is also listed on the California Register of Historical Resources.

Please let me know if I can be of further assistance. I have forwarded your inquiry regarding the afore-mentioned district to my colleague, Joseph McDole, and he will provide additional information.

Regards,

Eric Allison

CHRIS Coordinator

California Office of Historic Preservation

1725 23rd St, Ste 100

Sacramento, CA 95816

eric.allison@parks.ca.gov

(916) 445-7044 (ph)

(916) 445-7053 (fx)

National Register of Historic Places in Solano County, California

No
Photo
Yet

National Register #73000460

Vallejo Old City Historic District

**Bounded By Sonoma Boulevard, Monterey Street,
Carolina Street, York Street
Vallejo**

Vallejo Old City Historic District was the location of many of Vallejo's first Victorian homes. Because of the steep hill, the area was never developed commercially.

Today the district contains examples of Victorian architectures dating from the 1850's. While none of these houses have the lavish scale often associated with the Victorian era, they are typical of houses built in small and growing communities in the West during the last half of the 19th century.

Many of these homes have been maintained in their original appearance, while others have been allowed to fall into disrepair or have been remodeled and modernized to the



USA-Vallejo-1012
Sutter Street-2.jpg
3,008 x 2,000;
2.46 MB



USA-Vallejo-1012
Sutter Street-3.jpg
3,008 x 2,000;
2.49 MB



USA-Vallejo-1018
Sutter Street.jpg
3,008 x 2,000; 2.3
MB



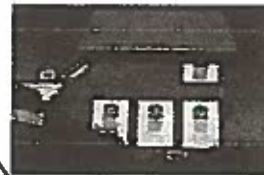
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Alameda
Street.jpg
3,008 x 2,000;
2.79 MB



USA-Vallejo-426
El Dorado.jpg
2,000 x 3,008;
2.16 MB



USA-Vallejo-545
Georgia Street.jpg
3,008 x 2,000;
3.09 MB



USA-Vallejo-602
Georgia Street.jpg
3,008 x 2,000;
2.57 MB



USA-Vallejo-606-
608 Napa
Street.jpg
3,008 x 2,000; 2.5
MB



USA-Vallejo-611
Napa Street.jpg
3,008 x 2,000;
2.48 MB



USA-Vallejo-616
Napa Street.jpg
3,008 x 2,000;
2.51 MB



USA-Vallejo-617
Napa Street.jpg
3,008 x 2,000;
2.36 MB



USA-Vallejo-621
Sutter Street.jpg
3,008 x 2,000;
2.56 MB

7 DESCRIPTION			
CONDITION	(Check One)		
	☐ Excellent	☐ Good	☒ Fair
	☐ Deteriorated		
(Check One)			(Check One)
☒ Altered			☐ Moved
☐ Unaltered			☒ Original Site
DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE			
The area to be nominated is roughly bounded by Sutter on the West, Monterey on the East, Carolina on the North and the alley south of York St. on the South. The buildings which have been photographed are those which are most significant and show the best the area has to offer. They are mainly the earliest homes in the earliest building styles. The later (Bungalow and Spanish Revival) styles are not photographed as they are familiar to most people. The Victorian and turn of the century homes found in Vallejo are of several types. The first of these is the Italianate house. This house is distinguished by a narrow vertical appearance and a flat roof. The roofline is heavily bracketed. The entry and windows are accented by heavily carved detail of a classical nature. The siding is generally redwood. The second type found in this area is the Queen Anne house. This home has a broader aspect and gabled roof. The design tended to be asymmetrical and sometimes included a tower. Most houses have a bay window. The exterior was given interest by patterned shingles in the diamond, fishscale or other unique designs. The third style found in this area is the "Steep pitched roof" style. These homes were built at the turn of the century and have a more austere look. The details are generally simpler than the earlier types, although they have patterned shingles. The California Bungalow style is usually a one story home with projecting eaves and heavy brackets under them. In many cases the wood siding is only two or three inches wide. Built somewhat earlier, the Hip roof with a dormer window is also a distinct style with a blocky, symmetrical look. The Mission or Spanish revival home is the only one that used stucco. These homes had arched windows and tile roofs. Although the above styles of homes are the most common found in the area, there were many individual homes which conform to no set style. These were built to the wishes of the owner rather than the dictates of fashion. It is our intention to nominate the entire area of homes, not just those photographed. The boundaries of this area were set with several ends in mind. First, to define the core of the Victorian area. Then, the lines were changed somewhat for the sake of coherency (i.e., except in the case of Monterey St. and a portion of Carolina St., both sides of the streets are included). This was done because the City of Vallejo plans to zone this a historic area in order to preserve its integrity. Thus the entire street frontage would be protected. The block of Capitol Street between Sutter and Sonoma has been included because the street here gives way to a set of steep stairs. This block of stairs is planned by several private groups to be landscaped and dotted with statues of the city fathers which would ultimately make it the natural gateway to the area.			

SEE INSTRUCTIONS

continued

6/1/72 30 372

SEE INSTRUCTIONS

SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
☐ Pre-Columbian	☐ 16th Century	☐ 18th Century	☐ 20th Century
☐ 15th Century	☐ 17th Century	☒ 19th Century	
SPECIFIC DATE(S) (If Applicable and Known)			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
☐ Aboriginal	☐ Education	☐ Political	☐ Urban Planning
☐ Prehistoric	☐ Engineering	☐ Religion/Philosophy	☐ Other (Specify)
☐ Historic	☐ Industry	☐ Science	
☐ Agriculture	☐ Invention	☐ Sculpture	
☒ Architecture	☐ Landscape	☐ Social/Humanitarian	
☐ Art	☐ Architecture	☐ Theater	
☐ Commerce	☐ Literature	☐ Transportation	
☐ Communications	☐ Military		
☐ Conservation	☐ Music		
STATEMENT OF SIGNIFICANCE			
The Old City area of Vallejo was the location of many of Vallejo's first Victorian homes. Because of the steep hill, the area was never developed commercially as the neighboring downtown business area expanded. Consequently, we find Vallejo's original residential area, verging on the community's major business district, that has remained an island while the community has grown around and beyond it. Today the area is dotted with an array of excellent examples of Victorian architectures dating from the 1850's. While none of these homes were built on the grand and lavish scale often associated with the Victorian era, they are representative of the types of homes built in small and growing communities in the West during the last half of the 19th century. Many of these homes have been maintained through the years in their original appearance, while others have been allowed to fall into disrepair or have been remodeled and "modernized" to the extent that they no longer give a hint of their original character. The original large plots of ground have in most cases been divided into smaller lots and other homes built on them. Thus today we find the area covered with homes built at various times from the 1850's up until 1965. In addition to the homes that have been well preserved, there are still a number of Victorian homes in the area, including some of the finest, that could easily be returned to original exterior condition.			



Form 10-300a
(July 1969)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE California	
COUNTY Solano	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
MAR 20 1973	

(Number all entries)

#7. Description: (Page 9)

Virginia Street		
925	1	Asphalt shingle home
935	1	Trim stucco cottage
937, 1/2, 41, 39	4	Two story Queen Anne, needs repair
943	5	Large Queen Anne apartments, needs repair (Same as 429, A, B, C, D, 429 Monterey)
Georgia Street		
546	26	Large apartments (Same as 825 Sutter)
602	1	Large dark shingled building, soon to be remodeled (1972) (See also 810 Sutter)
610	1	Large handsome Queen Anne
622	1	Large handsome Queen Anne
638A	vac.	vac.
638	1	Large stucco
700	2	Gray and white hip roof with dormer window (Same as 702 Napa)
708	1	Unkempt house with Italianate detail
714, 1/2	2	Small cottage
720	1	Twin peak roofed large home, dark shingles
732, 34	4	Modern fourplex
728, 36, 40	3	Wooden house
744	Comm'l	Small wood and stucco stone store (See also 615 El Dorado)
802, 08	2	Small Queen Anne
804, 06, 08, 10	4	Wood fourplex, shingles and carved detail, newly painted (1972)

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

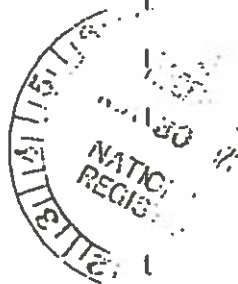
(Continuation Sheet)

STATE	California
COUNTY	Solano
FOR NPS USE ONLY	
ENTRY NUMBER	602

(Number all entries)

#7. Description: (Page 16)

Sutter Street 901	1	Dark barn roofed house with shingles and siding
909,13	2	909-Small dark shingled hip roof structure, 913-Twin to 909 but re-modeled with mansard
917,19	2	Small cottage duplex
921	2	(Same as 645 Capitol)
1001,A,B,C	4	Restored hip roof house, tower room, stucco inset gable
1021,23	2	Barn roofed shingled house, columned porch
1031,33	2	Stucco ranch style duplex
1031	1	Small bungalow
1018	1	Small hip roof house, unusual porch
1016	1	Two story bungalow
1012	1	Heavy roof line with fine detail, portico with columns
1008	1	Small stuccoed bungalow
928	2	Bungalow (Also see 701 Capitol)
926	1	Large asphalt shingle house, almost hidden by huge pines
918	1	Shepstone house, most unusual Gothic house, tower room, interesting trim
* 810,06	2	Two story building with flattened hip roof, unusual pilasters on building corners (Also see 602 Georgia)
724,26	offices	(Same as 601,A,03,A,05,07 Georgia)
720,1/2	2	Two story flat roofed building, tall pine



VALLEJO OLD CITY HISTORIC DISTRICT

[OHV \(http://ohv.parks.ca.gov/\)](http://ohv.parks.ca.gov/) | [OHP \(http://ohp.parks.ca.gov/\)](http://ohp.parks.ca.gov/) | [DBW \(http://dbw.parks.ca.gov/\)](http://dbw.parks.ca.gov/)

Description:

Registration Date: 3/20/1973

Location:

City: Vallejo

County: Solano

Directions:

State Register

[Back \(javascript:history.go\(-1\);\)](#) [Return to Listed Resources Listing \(/ListedResources\)](#)

Address: 1725 23rd Street, Suite 100, Sacramento, CA 95816

Public Information Inquiries: (916) 445-7000

Email:

Select Language ▼

Happening this Friday,
December 7, in honor of those
who served at Pearl Harbor.
The restoration of the historic
M... <https://t.co/lovLK5xcey>
(<https://t.co/lovLK5xcey>)
2h
(<https://twitter.com/calshpo/st>)



Copyright © 2018 State of California

CALIFORNIA DEPARTMENT OF PARKS AND RECREATION

OFFICE OF HISTORIC PRESERVATION

	California Historical Landmarks	California Points of Historical Interest	California Register of Historical Resources	National Register of Historic Places
Criteria	• The first, last, only or most significant of its type in the state or within a large geographic region (Northern, Central or Southern California). • Associated with an individual or group having a profound influence on the history of California. • A prototype of, or an outstanding example of, a period, style, architectural movement or construction or is one of the more notable works or the best surviving work in a region of a pioneer architect, designer or master builder.	Same as those for Landmarks, but directed to local (city or county) regions.	• Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. • Associated with the lives of persons important to local, California or national history. • Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. • Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.	• Associated with events that have made a significant contribution to the broad patterns of our history. • Associated with the lives of persons significant in our past. • Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction. • Has yielded, or may be likely to yield, information important in history or prehistory.
Relation to other registration programs	Resources listed as California Historical Landmarks are automatically listed in California Register.	Resources listed as Points of Historical Interest are concurrently listed in California Register.	Resources listed in National Register or as California Historical Landmarks or Points of Historical Interest are also listed in California Register.	Resources listed in National Register are automatically listed in California Register.
Owner Consent	Written consent of property owner(s) is required.	Written consent of property owner(s) is required.	Consent of property owner(s) not required, but cannot be listed if owner(s) objects.	Consent of property owner(s) not required, but cannot be listed if owner(s) objects.
Local Government Notification	Local government must be given 60 days to comment on application before public hearing is held.	Local government must be given 60 days to comment on application before public hearing is held.	Clerk of local government must be given 90 days to comment on application before it is sent to OHP.	Local government must be given 60 days to comment on application before public hearing is held.
Effects of Designation	• Local building inspector must grant code alternatives provided under State Historic Building Code. • Local assessor may enter into contract with property owner for property tax reduction (Mills Act). • Limited protection (environmental review may be required under CEQA if property is threatened by a project). <u>Contact local planning agency for further information.</u> • Bronze plaque (with text) at site and highway directional marker (no text).	• Local building inspector must grant code alternatives provided under State Historic Building Code. • Local assessor may enter into contract with property owner for property tax reduction (Mills Act). • Limited protection (environmental review may be required under CEQA if property is threatened by a project). <u>Contact local planning agency for further information.</u> • Highway directional marker (no text). Owner may place own plaque or marker.	• Local building inspector must grant code alternatives provided under State Historic Building Code. • Local assessor may enter into contract with property owner for property tax reduction (Mills Act). • Limited protection (environmental review may be required under CEQA if property is threatened by a project). <u>Contact local planning agency for further information.</u> • Owner may place own plaque or marker.	• Tax incentives, in some cases, for rehabilitation of depreciable structures. • Tax deduction available for donation of preservation easement. • Local building inspector must grant code alternatives provided under State Historic Building Code. • Local assessor may enter into contract with property owner for property tax reduction (Mills Act). • Preservation consideration in federally funded or licensed undertakings (Section 106, National Historic Preservation Act). • Limited protection (environmental review may be required under CEQA if property is threatened by a project). <u>Contact local planning agency for further information.</u> • Owner may place own plaque or marker.

RESOURCES

- More Obituaries for Richard Lemke
- Looking for an obituary for a different person with this name?

Richard "Mr. Ric" Lemke

Notice Guest Book



March 11, 1926 – Sept. 4, 2013

Richard Harvey Lemke, 87 of Vallejo passed away due to a long illness on Sept. 4. Richard was born in West Bend, Wisconsin in 1926. Richard served on the submarine "Manta". When he was stationed at Mare Island Naval Shipyard, he met his future wife, Christina Herger, who was the well-known dress maker in Vallejo. After leaving the Navy he returned to San Francisco and permanently to Vallejo in 1940, where he was the longtime owner of Mr. Ric's Men's Clothing Store on Marin St. Mr. Lemke was the founder of the Vallejo Naval Historical Museum and he helped found the Architectural Heritage Commission which led to scores of historic houses being saved. For many years he was the president of the Navy League.

Mr. Lemke received many awards for his continuous volunteer service to maintain the cultural presence of Vallejo. The Vallejo Vision Task Force gave him the title as part of the Alta California campaign, which led Vallejo to be designated a 2009 Cultural Capital of America. In 2009 he was named the first 2009 honorary mayor of Vallejo.

For many years, he and his wife Christina were always a celebrated couple at many public social events.

He is survived by his wife, Christina Lemke; brother, Robert Lemke; sister-in-laws, Dorothy Herger, Bernice Strawn and Lucille Herger; and nieces and nephews.

Vallejo is losing its King of Culture. His history can be found at the Vallejo Naval and Historical Museum.

Visitation will be held on Wednesday, Sept. 11 from 4 to 8 p.m. Funeral service will be held on



Funeral Etiquette
Expert advice on what to do

POWERED BY
Legacy.com

NOTICES | FUNERAL HOMES | SEND FLOWERS | NEWS & ADVICE

Search

| MEMORIALS

SERVICES

SKYVIEW MEMORIAL LAWN

Skyview Memorial Lawn
200 Rollingwood Drive
Vallejo, CA 94591
(707) 644-7474

Website

View Map

Send Flowers

RESOURCES

More Obituaries
for Christina
Lemke

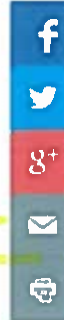
Looking for an
obituary for a
different person
with this name?

Christina Caroline Lemke
[Notice](#) [Guest Book](#)


April 17, 1919 - Jan. 3, 2014

Christina was born in San Francisco to Mr. and Mrs. Joseph L. Herger in 1919, and with her family, moved to Vallejo in 1926. She was a graduate of Vallejo Senior High School. Her career as "the well known dressmaker" of Vallejo lasted from the 1940's to 2013. She was a member of the Vallejo Business and Professional Women's Club and The Vallejo Soroptimists. Her marriage to Richard Lemke "Mr. Ric" brought everlasting joy. For many years the Lemkes were a celebrated couple at many public and private events. They were avid supporters of The Vallejo Naval Historical Museum and The Vallejo Symphony Orchestra. Christina is survived by her sisters, Dorothy Herger of Vallejo, Bernice Strawn of Colorado; in-laws, Robert Lemke of Corona, CA, Melvin Strawn of Colorado, Lucille Herger of Vallejo; and nieces and nephews. Visitation will be held Wednesday, Jan. 8, from 2 to 6 p.m., at Skyview Memorial Chapel, 200 Rollingwood Drive, Vallejo. There will be a Mass of Christian burial at St. Vincent Ferrer Catholic Church, 925 Sacramento St., Vallejo, Thursday, Jan. 9, at 1 p.m., followed by burial at All Souls Catholic Cemetery. A reception will be held at the Vallejo Naval Historical Museum, 734 Marin St., Vallejo, at 3 p.m. Contributions may be made to the Vallejo Naval Historical Museum. Arrangements by Skyview Memorial Lawn, Vallejo.

Published in TimesHeraldOnline on
Jan. 7, 2014



Funeral Etiquette
Expert advice on what to do

PLANNING GUIDE

Free funeral planning guide compliments of Skyview Memorial Lawn

DOWNLOAD NOW

SIGN THE GUEST BOOK

Add to this heartfelt collection of memories and condolences.

ENDORSED FILED
Clerk of the Superior Court

JAN - 8 2019

By J. WOOD
DEPUTY CLERK

JAMES J. FALCONE, ESQ. sbn #131235
LAW OFFICE OF JAMES J. FALCONE
300 Capitol Mall, Suite 1800
Sacramento, CA 95814
Telephone: 916/442-4204

Attorney for Kathleen G. Gaffney

SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF SOLANO

Kathleen G. Gaffney,

Kathleen G. Gaffney
Plaintiffs,

v.

Jean Drolet and Does 2-20,

Defendants.

FC S052125

VERIFIED COMPLAINT to

QUIET TITLE and for

DECLARATORY & INJUNCTIVE RELIEF

ASSIGNED TO
JUDGE Daniels
FOR ALL PURPOSES

Plaintiff alleges:

1. Plaintiff Kathleen G. Gaffney, ("Gaffney") is now, and at all times mentioned in this complaint was, a resident of Solano County, and is the owner of, and has possession of, real property located at 810 Sutter Street, Vallejo, CA 94590, APN: 0056-201-210, more particularly described in attached Exhibit A. (the "Gaffney Property") Plaintiff is informed and believes that her house at 810 Sutter was built in 1900.

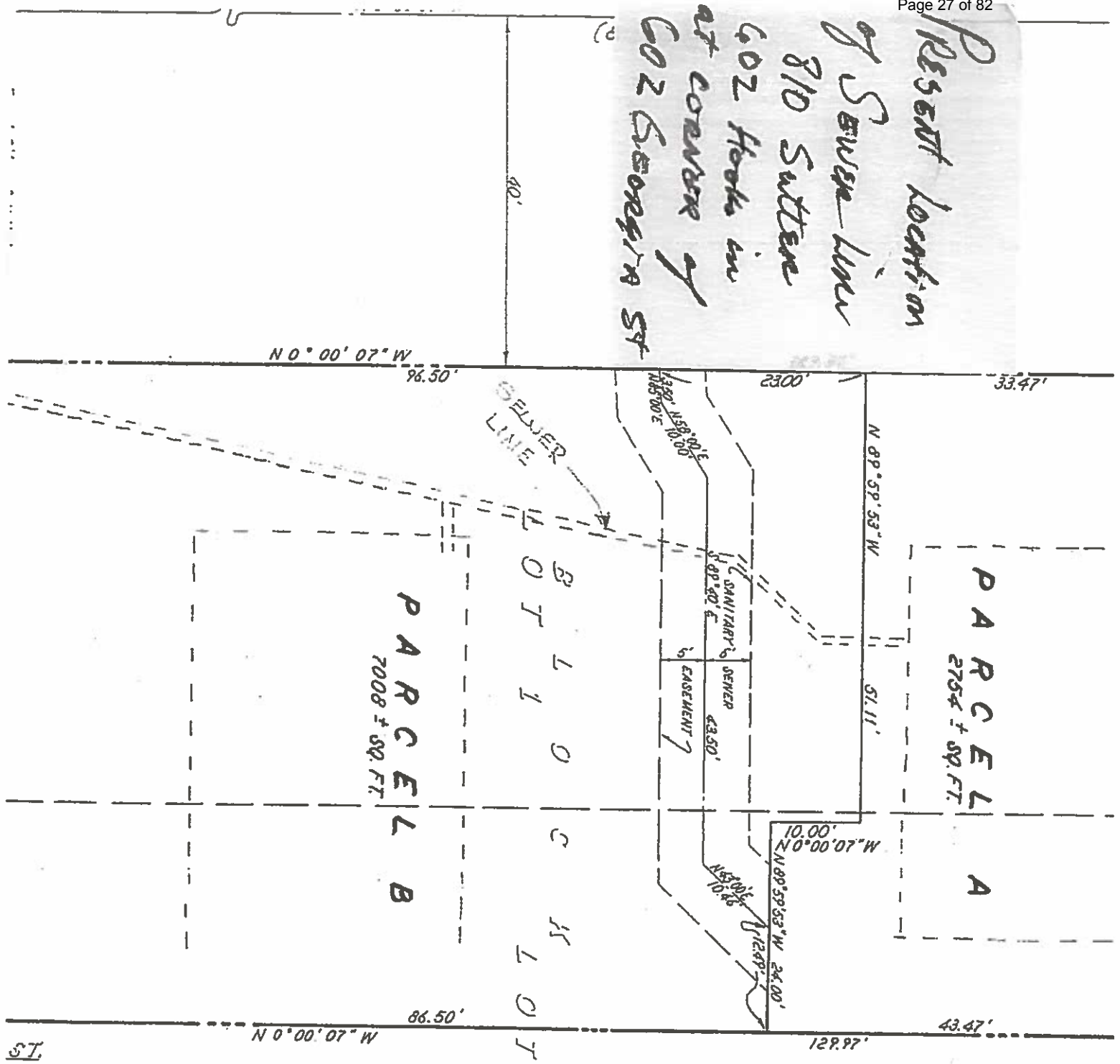
LAW OFFICE
JAMES J.
FALCONE
1000 Capitol Mall, Suite 1800
Sacramento, CA 95814
Phone (916) 442-4204

- 1 -

Complaint

Gaffney v. Drolet et al.

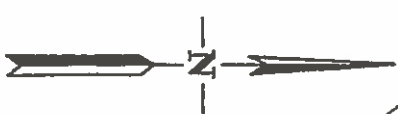
*Present location
of Sewer line
810 Sutter
402 Hook in
at corner of
602 Georgia St*



and City of Vallejo
under Street Monument
own in BK.28 P.M. Pg. 44 S.C.R.

PARCEL N
OF
A DIVISION OF
WEST HALF OF LOT 2
BOOK 1 OF MAP
SOLANO COUNTY

*Proposed Plans
602 Georgia St
have foundation
of house/garage
over sewer line*



VICI

NEW PLAN

Petition To Restore Resident Parking In The Vicinity Of Georgia At Sutter

Following changes to parking enforcement downtown we have observed a marked reduction in the availability of unrestricted parking spaces for residents. These spaces are often used by drivers who go downtown or use the Ferry. We demand that Vallejo takes immediate action to restore parking availability to residents of this high-density residential area, where little off-street parking exists.

Whereas there was plenty of parking available to residents prior to recent changes in downtown parking enforcement and this problem was caused by the City's actions;

whereas Vallejo hired parking consultants at great expense to avoid the sort of problem listed above and failed to anticipate this problem;

and whereas residents of more affluent neighborhoods have plentiful access to free on-street parking in their neighborhoods.

We the undersigned demand that the City takes immediate action to restore unrestricted parking availability to the residents of this area at no cost to the residents. We suggest making all parking spaces time restricted to non residents and providing free parking permits to all residents living within a block of the Georgia-Sutter intersection.

DATE	PRINT NAME	SIGNATURE	ADDRESS	COMMENT
------	------------	-----------	---------	---------

01/02/18	VENUS TORRES		746 GEORGIA ST #109	
----------	--------------	---	---------------------	--

11/26/11	JEAN DROLET		602 GEORGIA ST	
----------	-------------	---	----------------	--

Petition

DATE	PRINT NAME	SIGNATURE	ADDRESS	COMMENT
1-20-18	Debbie LePant	<i>[Signature]</i>	546 Georgia Apt 206	
1-20-18	D'Angelo Woodward	<i>[Signature]</i>	546 Georgia St #202	We need this!
1-20-18	Kenneth Joe	<i>[Signature]</i>	546 Georgia St #208	
1-20-18	MADALEYN Wilson	<i>[Signature]</i>	546 Georgia Apt 105	And Paint Spaces!! Please
1-24-18	And Brasseur	<i>[Signature]</i>	546 Georgia St #205	
1-25-18	Charlie Hyatt	<i>[Signature]</i>	546 Georgia St #304	Those who pay into Valley's R/c lowrenting buildings should have f
1/27/18	Kathy Pios	<i>[Signature]</i>	810 5th	
1/27/18	Robert Pios	<i>[Signature]</i>	810 5th	

Please return petition to Jean Drolet at 602 Georgia St., Vallejo, CA by Jan 21st, 2018. Request more petition forms at jd_vallejo@netdynamo.com or download from <https://drive.google.com/drive/folders/1e6TDzTc6o-v5pKhh6HqtBvy095G-Nl4J?usp=sharing>



Public Works Maintenance Division
111 Amador Street
Vallejo, CA 94590
P: 707-648-4471

INTERDEPARTMENTAL INVOICE

INVOICE DATE	INVOICE #
December 17, 2018	28614
PROJECT NAME/LOCATION	
Zone B Permit Parking	

Bill To:
555 Santa Clara Street Parking Allison Mattioli

INVOICE DETAIL

MATERIAL DESCRIPTION	QTY	RATE	AMOUNT
Sign poles	14.00	\$ 30.00	\$ 420.00
Sign Hardware	21.00	\$ 7.00	\$ 147.00
Concrete / Grout	14.00	\$ 6.00	\$ 84.00
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
Transfer Material total cost to account #	TOTAL MATERIAL		\$ 651.00

EQUIPMENT DESCRIPTION	QTY	RATE	AMOUNT
316	16	\$ 32.50	\$ 520.00
325	13	\$ 32.50	\$ 422.50
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
		\$ -	\$ -
Transfer Equipment total cost to account #	TOTAL EQUIPMENT		\$ 942.50

LABOR TYPE	LABOR DESCRIPTION	EMPLOYEE ID #	HOURS		REG RATE	OT RATE	AMOUNT
			REG	OT			
EMPL	Install signs and poles	208232	16		\$ 65.90	\$ 82.16	\$ 1,054.45
EMPL	Install signs and poles	208364	13		\$ 54.87	\$ 68.14	\$ 713.33
					\$ -	\$ -	\$ -
					\$ -	\$ -	\$ -
					\$ -	\$ -	\$ -
					\$ -	\$ -	\$ -
					\$ -	\$ -	\$ -
Transfer TEMP Labor cost to account #	TOTAL TEMP LABOR						
Transfer EMPL Labor total cost to account #	TOTAL COV LABOR						
	TOTAL LABOR						

COMMENTS:

TOTAL DUE \$ 3,361.27

Prepared By:
Robert Cole
Enclosure(s):

FOR OFFICE USE ONLY

Ref WO #'s:		
TP28614		

INVOICE

BAY AREA BARRICADE SERVICE, INC.

1861 ARNOLD INDUSTRIAL WAY #1
CONCORD, CA 94520
(925) 686-1089 • FAX (925) 686-1096
TOLL FREE (877) 686-1089
email: BayareaBarricade@yahoo.com
website: www.babsinc.com

CITY OF VALLEJO

NOV 13 2018

PUBLIC WORKS DEPT.

ACCOUNT NO. COVALLE

INVOICE NO. 0358899-IN

INVOICE DATE 11/5/2018

Amison

111 AMADOR ST

Parking Project

B
L
L
T
O
City of Vallejo
Maint. Division
111 Amador St.
Vallejo, CA 94590-6301

S
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P
T
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ORDERED BY	ORDER DATE	PURCHASE ORDER NO.	TERRITORY	SALES REPRESENTATIVE
Robert Cole	10/31/2018			Sales
SHIP VIA	F.O.B. POINT	TERMS	TAX EXEMPT NO.	
		30 - Net 30		

QTY	UNIT	QTY SHIP	CITY DO	PRODUCT CODE	DESCRIPTION	UNIT PRICE	EXTENSION
27	EA	27		40000	12x18 Gm/Wht HIP Metal Sign *2 Hour Parking..Except Zone B..	22.500	607.50

VENDOR

ACCT 431.2500

AMT 431.15.24

APPROVED BY *[Signature]*

DATE

REG/PO/PRO

Group#

0000705

431.15.24

658.37

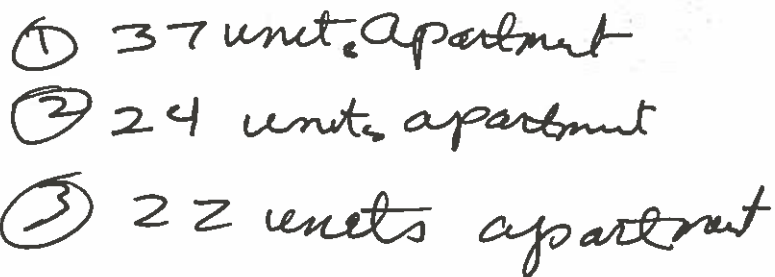
Item#

"OTHER SERVICES"

* TAX: Y = YES, N = NO

COMMENTS

SUB TOTAL	607.50
SALES TAX	50.87
MISC. / FREIGHT	0.00
INVOICE TOTAL	658.37



NEW Request cross cut
is 26' 9 1/2" inches

Per VPD - legal spacing 19"-20"
WE lose 2 of 4 space from GEORGIA
16 Indian Ally

(Ord. 277 N.C. § 25, 1957.)

10.04.260 - Driveway defined—Approved width.

- A. A driveway is defined as any approach leading to or from a street which passes over or upon the curbing, parking, or sidewalk area, for the purpose of a vehicular approach to a "garageway." (A "garageway" being defined as: "the approach to a garage, carport, or off-street parking stall, as the same may be legally permitted under the appropriate or applicable ordinances of the city of Vallejo as they now exist or may hereafter be amended.")
- B. Such driveway width shall not be less than eight feet at the property line and not less than twelve feet or more than **twenty feet at the curb** line except that with the approval of the public works director, such driveway may be constructed to a greater width.
- C. It is unlawful to construct any driveway entering places of business, such as public garages, oil stations, service stations, and businesses of like character in a commercial district, with an entrance width in excess of sixty percent of the frontage, and in no case shall the entrance width of any one driveway exceed thirty-five feet, and no driveway shall be closer than twenty feet to an adjacent driveway, nor closer than five feet from any property line except with the approval of the public works director. When the place of business occupied is on a corner, no driveway entrance may be so constructed as to be nearer the corner property line than twenty feet, except with the approval of the public works director.
- D. All permits issued for driveways in a residential district which do not conform to the foregoing requirements shall be null and void at such time as the location is declared to be commercial district, and upon due notice (as provided in Sections 10.04.010 to 10.04.080, inclusive) the same must be corrected to meet the requirements as set forth herein.
- E. Driveways shall be constructed in the same manner as sidewalks, except that the thickness shall be at least six inches.

(Ord. 277 N.C. § 26, 1957.)

10.04.270 - Elimination of abandoned driveway—Authority of public works director.

The public works director shall have the power and authority to determine that the use for which a driveway was constructed has been abandoned and give written notice requiring that the curb, parkway and sidewalk shall be restored to its original condition, or that a curb be constructed if none previously

The planning commission shall grant the requested variance in whole or in part, conditionally or unconditionally, only if from the facts presented with the application or at the public hearing, or determined by investigation, the following conditions are found:

- A. That a hardship peculiar to the property and not created by any act of the owner exists. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations are not hardships justifying a variance. Further, a previous variance can never have set a precedent, for each case must be considered only on its individual merits.
- B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity and that a variance, if granted, would not constitute a special privilege of the recipient not enjoyed by his neighbors.
- C. That the granting of the variance will not be materially detrimental to the public health, safety or welfare or will not impair an adequate supply of light and air to adjacent property.
- D. That the conditions upon which the requested variance is based would not be applicable, generally, to other property within the same zoning classification.
- E. That either the variance is so insignificant that granting it will not be incompatible with the Vallejo general plan; or the

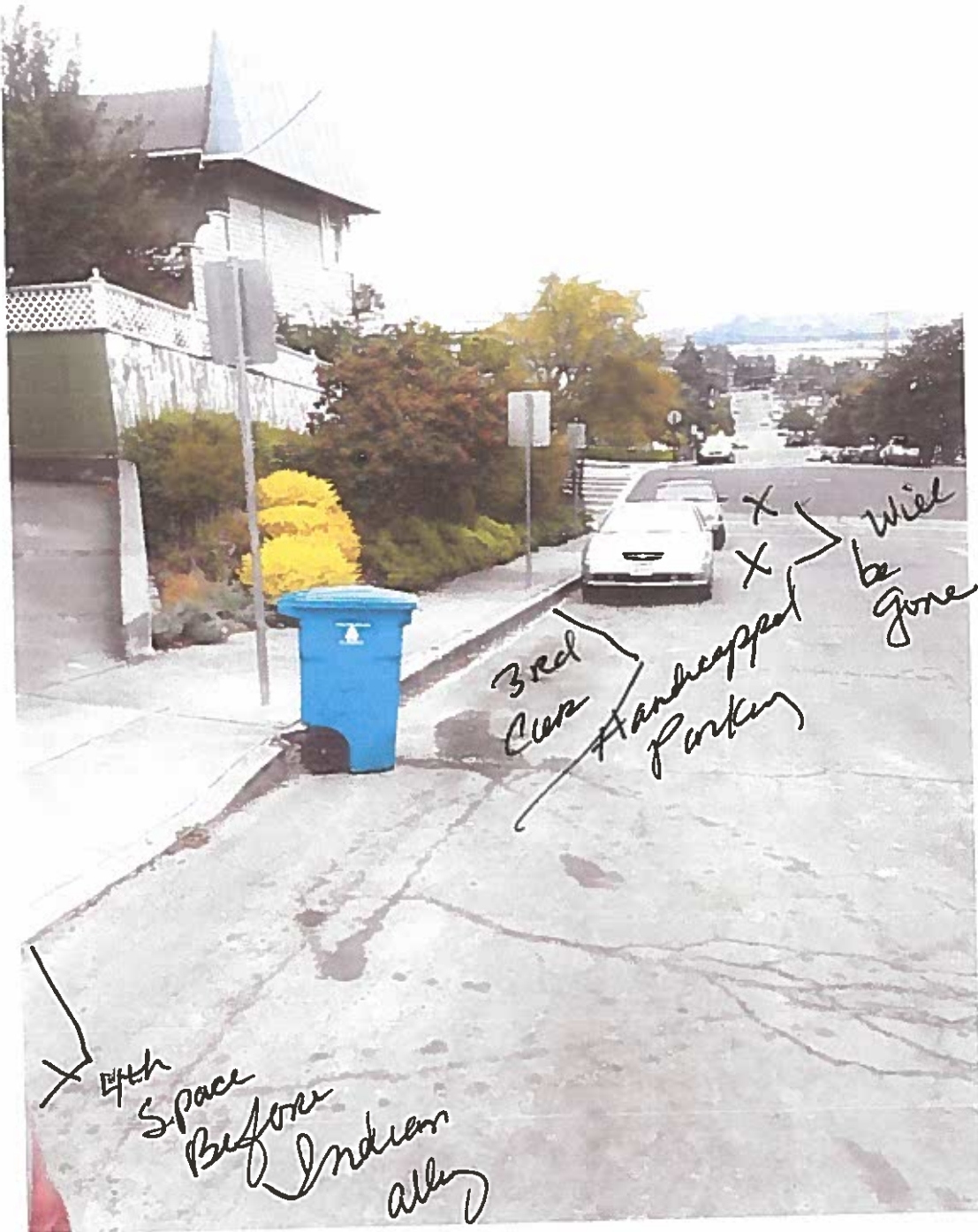
16.84.030 - Required findings.

The planning commission shall grant the requested variance in whole or in part, conditionally or unconditionally, only if from the facts presented with the application or at the public hearing, or determined by investigation, the following conditions are found:

- A. That a hardship peculiar to the property and not created by any act of the owner exists. In this context, personal, family or financial difficulties, loss of prospective profits and neighboring violations are not hardships justifying a variance. Further, a previous variance can never have set a precedent, for each case must be considered only on its individual merits.
- B. That such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other conforming property in the same vicinity and that a variance if granted, would not constitute a special privilege of the recipient not enjoyed by his neighbors.
- C. That the granting of the variance will not be materially detrimental to the public health, safety or welfare or will not impair an adequate supply of light and air to adjacent property.
- D. That the conditions upon which the requested variance is based would not be applicable, generally, to other property within the same zoning classification.
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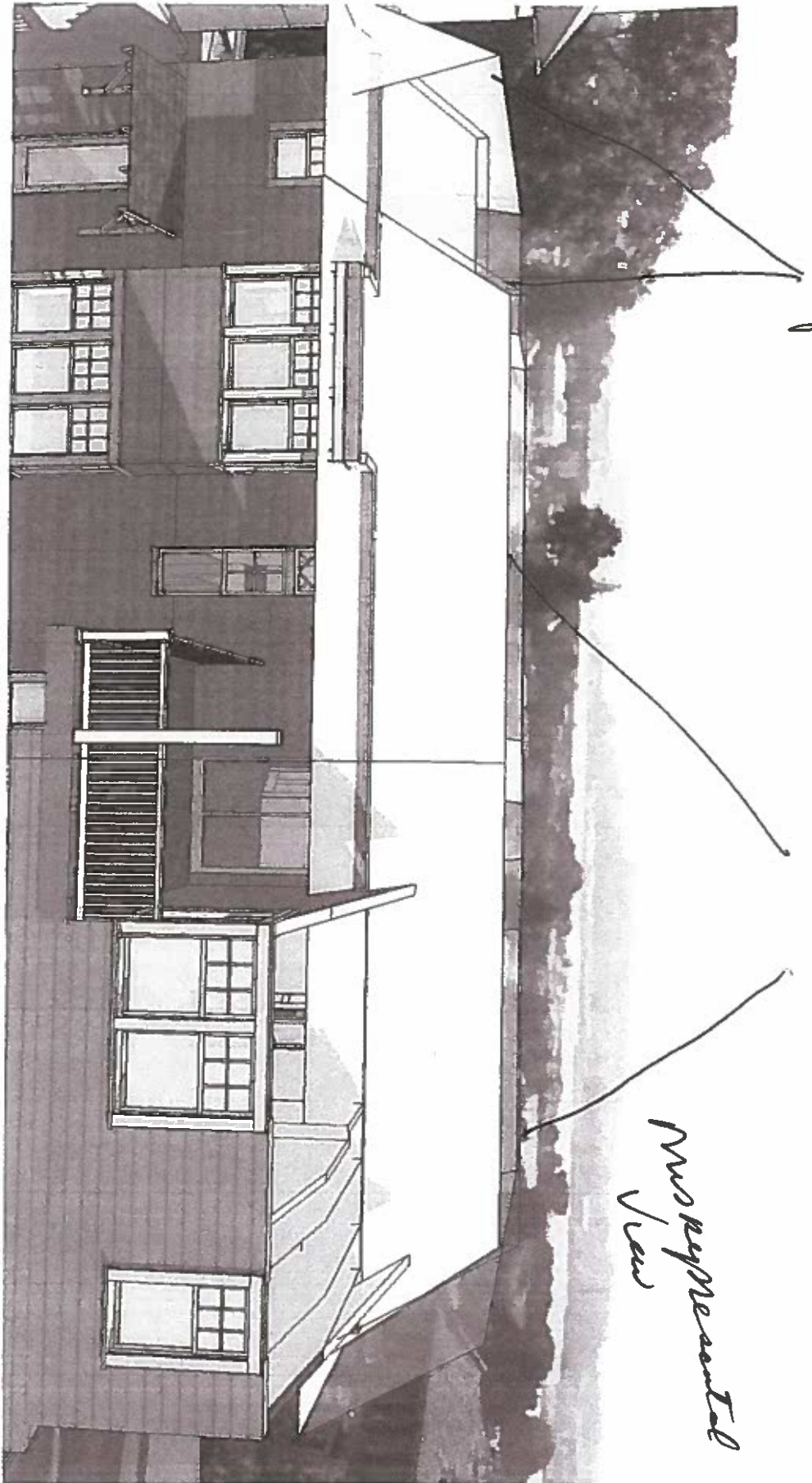
810 Sullen



The Manor 5 ft
only part of it

Manor is only of 2
2 to 3 inches at most

no represent
view



See Dots's picture of what it
will look like

Maps 574 Indian Al

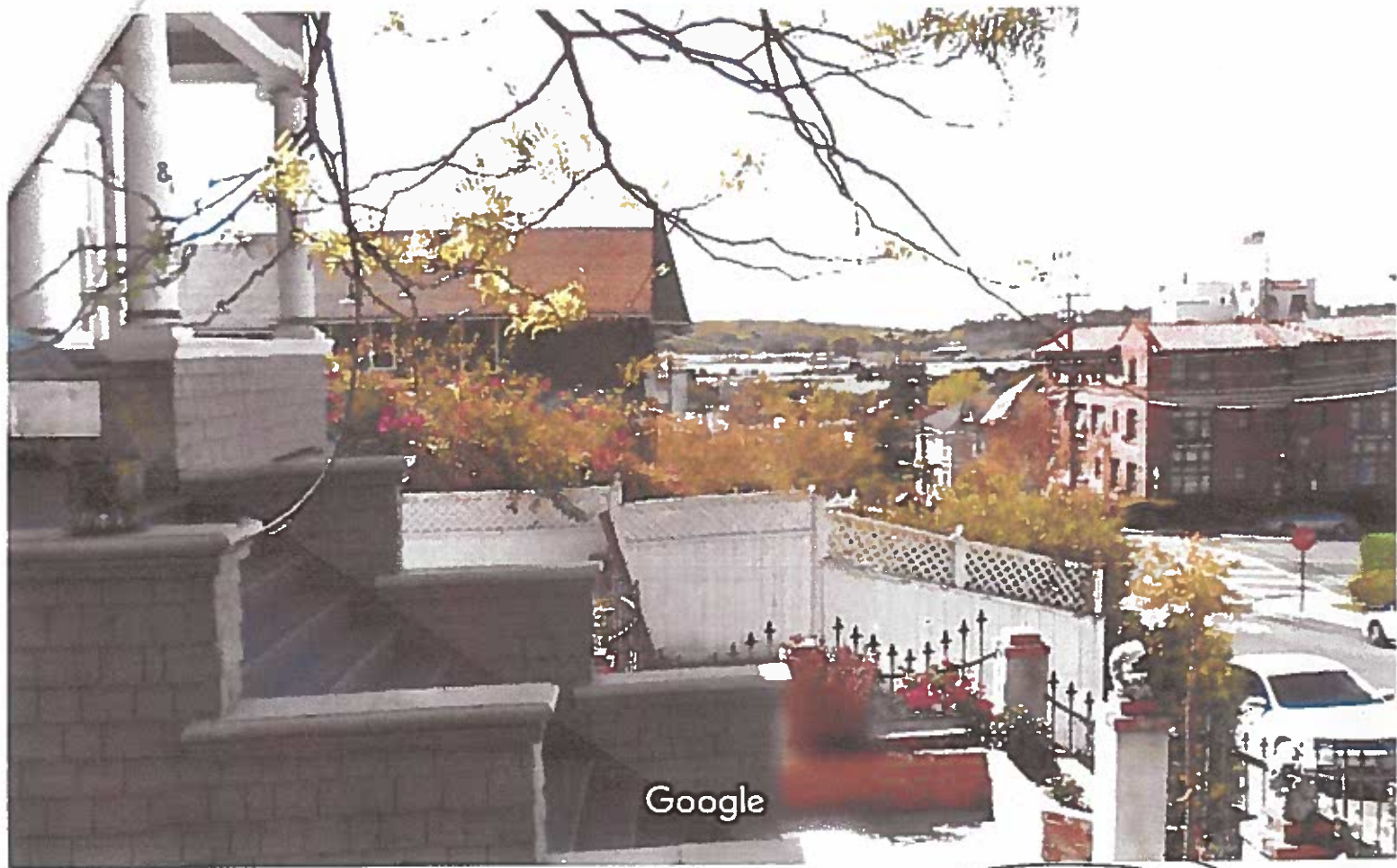


Image capture: Apr 2015 © 2018 Google
Vallejo, California

Google, Inc.

Street View - Apr 2015

810
Sutter



810 Sutte

State
at Vallejo

2015
Water View
from Porch

no longer there
if House
enlarged
over my
sewer line
that run down
road



View from 2nd floor
Front Bedroom

1. " (marked)



Camera on box
(Kept falling over)
for core picture

Karl Seligman
610 Georgia Street
Vallejo, CA 94590
kf_seligman@hotmail.com

January 17, 2019

Architectural Heritage and Landmarks Commission
City of Vallejo
555 Santa Clara Street
Vallejo, CA 94590

Re: 602 Georgia Street, Vallejo, CA [#18-0018]

Dear Members of the Commission:

Because I may not be able to address you in person, I am writing to provide the City and the Commission my initial response to the application and request that you defer action on it to a future hearing date. I am still studying the proposal and have numerous questions that may be resolved through an interactive process with my neighbors. The application materials only became available earlier this month, post holidays, and there has been insufficient time to fully vet them so as to support due process.

Preface

I want to preface my comments by expressing how sad I am to discover the discourse that has arisen between my adjacent property owners. For nearly 20 years, the owners of these parcels have communicated and worked collaboratively on shared concerns. I understand that a lawsuit has already been filed on a collateral concern, a fact that disturbs me immensely. I would like to engage both property owners to partner with me in mediation to seek a comprehensive solution. Together, we represent 100% of the immediately impacted owners because the other properties in the vicinity are apartment buildings.

Scope

The proposed project appears to contemplate both a 2,035 expansion in total square footage and uncertain increase in height. This seems big on paper, as it is the size (or bigger) than many homes in the vicinity. However, I realize it is an issue of aesthetic perception. With the materials provided it is difficult to fully ascertain the location of the proposed Sutter Street addition with the given drawings, set back variances, and descriptions. And although the proposal provides a modest height increase, City staff have stated that their own height measurements are significantly greater. Accurate information in this regard is critical to understanding the change on the character of the surrounding homes, the block, and the neighborhood as whole. It is notable that in the past, when faced with the necessary removal of failing "tack-on" structures such as the existing enclosed gazebo and covered room, the City has encouraged, with support of the residents, a return to original footprints as part of the restoration process. I am not advocating for my neighbor to suffer a loss of useful space, I only point out that many of us had add-on structures around the buildings that needed to simply come down.

No information on the proposal included any evaluation of the impact on access to light or views from my westerly/north western windows. I ask that this be addressed.

Characteristics

The proposal provides for use of numerous alternative or synthetic materials. This appears to include PVC windows and composite siding. It has long been the experience of many of us in the neighborhood that we had to replace "in-kind." This made sense in connection with our shared goal of authenticity and a continuum of complementary characteristics throughout the neighborhood. I, along with others, have struggled with the expense and practical difficulty in sourcing various traditional replacements. This includes wooden shingles and wood-clad double hung windows. Nevertheless, I am entirely receptive to the premise that the new material options have improved to the point that they may be able to replicate traditional styling with modern materials to the point that insisting on old world craftsmanship is unnecessary, or outweighed by other durability considerations. But I don't actually know that to be true and would like the opportunity to see samples first hand. My point is that if these materials options are going to be acceptable, this is the opportunity to make sure.

Infrastructure

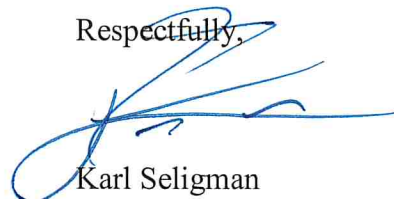
While it may not be the primary concern of the commission, or the focus at this stage,. I do want to mention that all the property owners have been historically aware of the fragile existing infrastructures that come with our historic homes. This includes gas, water, and sewer lines that are already a century old and may be particularly susceptible to subsidence or ground movement that could occur with major excavations and/or construction. Similarly, we have been warned that any change in drainage, including by downside neighbors, can cause underground water routes to change direction because water will naturally move toward the easiest escape (flow) route. I have great reservations in this regard because in a worst-case scenario it can undermine structure integrity. I need to know more from the City and my neighbor as to what risks may exist, remediation efforts to be utilized, and indemnification if something goes awry.

Conclusion

I applaud efforts to engage in property restoration.ⁱ Indeed, it is that interest and passion that has many of us in these very homes. However, we should all be able to agree that it is a shared concern to get it right. Please defer action on this proposal to a future calendar hearing.

Thank you.

Respectfully,



Karl Seligman

ⁱ Richard Lemke, and his wife Christine, the former owners of the subject home, absolutely loved it. I believe they made many of the now criticized changes to the property in the spirit of adding to the neighborhood. Mr. Lemke wanted to place large copper panels on the roof line, but his dream never materialized.

Feb. 7 2019



Tyler LeSage

Cc Leslie Trybull

Leslie~ Please forward this to the City Council Members,
City Planner Supervisor , Aaron Sage and Michelle Hightower
Thank You

Hello, according to CEQA guidelines there should not be a fee for filing this appeal. For a quick response Please call me at 707 430 6833 if there is. I am still out of town so phone or text is best way to reach me quickly. Email me for project concerns . I should be back in town by Feb 13/14 2019 so we can schedule pictures of propose elevation and actual elevation of 602 Georgia's roofline/proposed elevation and measurements.

Have you decided what measurements you are going to use? Your figures or Jean Drolet's? They have changed so often . Please send me in an email the exact plans and measurements and exact plans how you and Aaron Sage intend on doing the measurements (exact feet and inches being raised and where pictures are to be taken from. As you know I told you my balcony has a 9+ inch step up. So guessamate views Mr. Drolet presented are complexly wrong.

Have you contact Karl my next door neighbor to see what is convenient for him? As you know we both are is concerned with significant adverse impact of losing our view in our historic resources.

Thanks,
Kathleen Gaffney

February 7 2019
To: Tyler LeSage

City Planning Department, Mayor Sampayan, City Counsel Members,
Members of the Architectural Heritage Landmark Commission

I am writing this Appeal to the City of Vallejo, City of Vallejo Planning Department's in regards to the approval of the City Planners approval , verbally confirmed by Tyler LeSage and Aaron Sage when I explained then that CEQA Exception 14CCR15301(e)(1) submitted by Jean Drolet 602 Georgia St Vallejo CA 94590, for his proposed project at 602 Georgia St Vallejo CA 94590 to the City of Vallejo, City Planning Department was improper and should not be accepted after seeing it in the Notice of Public Hearing AHLC COA for January 17 2019.

Due to the fact that the AHLC COA meeting was cancelled but if the Proposed Environmental Determination shall apply and if prior acceptance by the AHLC of 14CCR Section 15301.(e)(1) applies and is accepted by the AHLC , I wish to Appel Proposed Environmental Determination to the AHLC also at this time.

Background

As I explained to Tyler LeSage and Aaron Sage , after speaking with Scott Morgan State of California Clearinghouse Director/Deputy Director of Administration I was told there is an "Exception to the Exemption" if a Historic Resource is involved. CCR14 section 15300.2(f) is the "Exception" to the Exemption. Therefore unlike statutory exemptions, categorical exceptions are not allowed to be used for projects that MAY cause substantial adverse change in the significance of a Historical Resource.(14CCR Section 15300.2(f). Per the California Parks and Recreations :

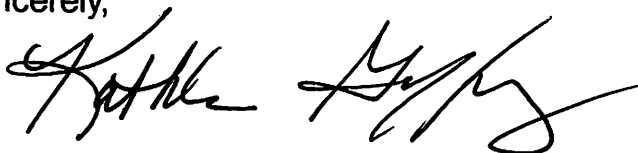
Therefore , lead agency MUST first determine the project has the POTENTIAL to impact historical resources and if those are impacted could be adverse prior to determine if a categorical exemption may be utilized for any given project. As a member of the public who believe my National/State Registry home and the other Registry / Historic Resource homes/places in the Vallejo Old City Historic District listed on the National/State Registry, and the Architectural Heritage District of Vallejo will be significantly adversely impacted feel the categorical exemption CCR14 Section 15301.(e)(1) is being improperly used because the project could have a" significant adverse impact on Historic Resources including any and all National/State Registry homes in the Vallejo

Old City Historic District, including but not limited too, 602 Georgia St., 810 Sutter St, 610 Georgia St Vallejo CA., Vallejo Old City Historic District, Architectural Heritage District City of Vallejo CA..

Examples of Significant Adverse Impact on Historic Resources

The proposed project appears to add 2035 square footage to the original footprint of the National/State Registry home (602 Georgia St Vallejo CA) We are uncertain of the proposed height increase as it varies with owner prospective and the City Planners, with the additional square footage and height increase is a significant adverse impact to the Vallejo Old City Historic District by dwarfing the historic homes in this Historic District and the proposed plan resembles a new apartment building verse a Historic family home. It is also difficult to ascertain location of proposed Sutter St. additions with the drawings provided, besides the height increase to several feet over the 35 ft city limit according to city staff. Set back, cut backs, variances and descriptions are also not in accordance with city code , CEQA and AHLC will cause significant adversely impact on this historic resources and surrounding historic resources. Critical accurate information is imperative to understand the adverse changes that may occur on the the surrounding homes, the block and the entire Historic Registered Neighborhood of Vallejo Old City Historic District. No information has been provided on the significantly adverse impact that may be created by this project. Property owners have been historically aware of extremely delicate and fragile infrastructures that come with our historic homes. This would include gas, water and sewer lines that are a 100 years old and are highly susceptible to subsidence or ground movement that may cause substantial adverse impact in a historic resource. Having been warned that any change of drainage, including downside neighbors, can cause underground water routes to change directions as water naturally move to the easiest escape route. Thus causing significantly adverse impacts that would undermine Historic Resources structures integrity. The light and air quality of this project in the Vallejo Old City Historic District will also have a significantly adverse impact on historic resources. Also the significant adverse impact of 602 Georgia St. proposed project foundation plans that goes over my existing sewer line. (Proposed plans approved by you)

Thank you for your time and Consideration.
Sincerely,

A handwritten signature in black ink, appearing to read "Kathleen", followed by a stylized flourish or second signature.

Kathleen Gaffney
810 Sutter St
Vallejo CA 94590
707 430 6833

My attorney is James J. Falcone lawsuit over sewer line.

1 JAMES J. FALCONE, ESQ. sbn #131235
2 LAW OFFICE OF JAMES J. FALCONE
3 300 Capitol Mall, Suite 1800
4 Sacramento, CA 95814
5 Telephone: 916/ 442-4204

6 Attorney for Kathleen G. Gaffney

7
8 SUPERIOR COURT OF THE STATE OF CALIFORNIA
9 IN AND FOR THE COUNTY OF SOLANO

10 Kathleen G. Gaffney,
11 Kathleen G. Gaffney
12 Plaintiffs,
13 v.
14 Jean Drolet and Does 2-20,
15 Defendants.

16
17
18 VERIFIED COMPLAINT to
19 QUIET TITLE and for
20 DECLARATORY & INJUNCTIVE RELIEF

21 Plaintiff alleges:

22 1. Plaintiff Kathleen G. Gaffney, ("Gaffney") is now, and at all times
23 mentioned in this complaint was, a resident of Solano County, and is the owner of,
24 and has possession of, real property located at 810 Sutter Street, Vallejo, CA
25 94590, APN: 0056-201-210, more particularly described in attached Exhibit A. (the
26 "Gaffney Property") Plaintiff is informed and believes that her house at 810 Sutter
27 was built in 1900.
28

1 2. Defendant Jean Drolet ("Drolet") at all times mentioned in this complaint
2 was a resident of Solano County and is the owner of, and has possession of, real
3 property located at 602 Georgia Street, Vallejo, CA 94590, APN: 0056-201-200,
4 more particularly described in attached Exhibit B (the "Subject Property"). Plaintiff
5 is informed and believes that the house on the Subject Property was built in 1915.
6

7 4. Both the Gaffney Property and the Subject Property individually are
8 registered historic properties in both the State-registered Vallejo Old City Historic
9 District and federally- registered in the Vallejo Old City Historic District. Venue is
10 proper in Solano County as it is the residence of defendants and, pursuant to Code
11 of Civil Procedure Section 760.050, it is where the subject Property is located.
12

13 5. The true names and capacities, whether individual, corporate, associate
14 or otherwise of Defendants named herein as Doe 2 through Doe 20 are unknown to
15 Plaintiff, who therefore sue these Defendants by their fictitious names. Plaintiff will
16 ask leave to amend this complaint to show their true names and capacities when
17 they have been ascertained.
18

19 6. Plaintiff is informed and believes, and thereon alleges, that at all times
20 herein mentioned, Defendants were acting on their own behalf and as agents or
21 employees of each of the other Defendants, and the acts described hereinafter
22 were done in the course and scope of such agency or employment, as well as on
23 their own behalf, and as aiders and abettors. Further, Defendants were authorized
24 by Defendant principals in the doing and the manner of the acts alleged, and ratified
25 said behavior. (Hereafter, unless otherwise specified, named Defendants and Doe 1
26 through Doe 20 will be referred to collectively as "Defendants")
27
28

1 7. This is neither an action on a retail installment contract nor on a retail
2 installment account, subject to the provisions of section 1812.10 of the California
3 Civil Code, nor on a motor vehicle contract or purchase order subject to the
4 provisions of section 2984.4 of the California Civil Code. The allegations herein
5 stated have evidentiary support or are likely to have evidentiary support after a
6 reasonable opportunity for further investigation or discovery.
7
8

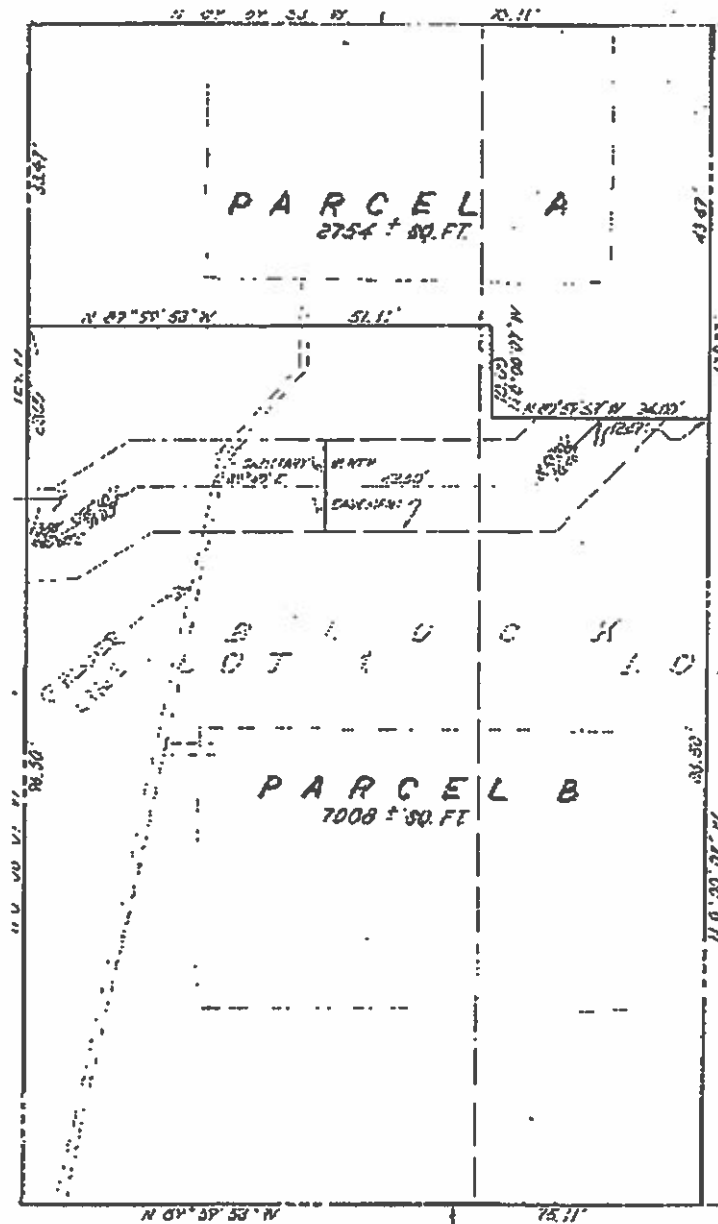
9
10 **SUMMARY OF FACTS**

11 8. The Gaffney Property is located adjacent to, and uphill from, the Subject
12 Property. Prior to September 1990, these two parcels were one Parcel.
13

14 9. Plaintiff is informed and believes that her house was built in 1900, and the
15 sewer line serving this house (the "Subject Sewer") was put in at that time. The
16 County could not confirm the date of installation of the sewer, but given that it is a
17 combination of terra cotta and cast iron pipe, estimated it to be that old. The
18 Subject Sewer runs underground from the Gaffney House on the North end of the
19 parcel downhill to connect to the sewer main under Georgia Street.
20
21

22
23 10. Plaintiff is informed and believes that the house on the Subject Property
24 was built in 1915, and was always connected to and utilized the existing Subject
25 Sewer line. Plaintiff and her predecessors repeatedly accessed the Subject
26 Property to maintain and repair the Subject Sewer.
27
28

11. In 1990 a Parcel Map was recorded, splitting the parcel, then owned by the Lemke family, into two parcels, Parcel A (now owned by Gaffney) and Parcel B (now owned by Drolet).



Hashed line ending in lower-left corner is the Subject Sewer.

1 12. Since 2014 Gaffney has requested that defendants permit her access to
2 the Subject Property to replace the terra cotta and cast iron sections of the Subject
3 Sewer, but they have not allowed it, pleading with her to wait while they make plans
4 for the Subject Property. As a result, Gaffney has had to hire plumbers numerous
5 times to clear the line and make emergency repairs totaling over \$3,000. Having a
6 sewer that may stop at any moment has cause Plaintiff anxiety every time they flush
7 their toilet or run water down the drain. During this time the cost of replacing the
8 Subject Sewer has increased, causing Gaffney further harm. In 2018 Drolet refused
9 Gaffney further access to the Subject Sewer for maintenance and repairs on the
10 Subject Property, and demanded that it be relocated. Gaffney has always hosted a
11 large family gathering at the Gaffney Property on Thanksgiving and Christmas.
12 They were unable to host this year for either Holiday, as they were afraid to have
13 their sewer line to be heavily used knowing that Drolet would not allow access to
14 repair. This resulted in further distress and depression. Further, plaintiff is
15 informed that Drolet has submitted plans to the planning department to build a
16 structure on top of the Subject Sewer, further damaging plaintiff.
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22 **FIRST CAUSE OF ACTION**
23 **(QUIET TITLE to Prescriptive Easement)**

24 13. Plaintiff incorporates paragraphs 1- 12 herein.
25

26 14. Plaintiff and her predecessors' Subject Sewer actually occupied the Subject
27 Property under such circumstances as to constitute reasonable notice to the owner.
28

1 Such occupation was hostile to the owner's title. Plaintiff claims the property as her
2 own, under either color of title or claim of right. Possession of the Subject Property
3 has been continuous and uninterrupted for over five years.
4

5
6 15. Plaintiff has acquired a prescriptive easement that burdens defendant's real
7 property (The "Easement").
8

9
10 16. Defendants claim an interest in the Prescriptive Easement Area as the holder
11 of the legal title to the Property, which interest is adverse to that of Plaintiff.
12

13 17. Plaintiff is seeking to quiet title against all adverse claims of all Defendants,
14 including the claims of the fictitiously named Defendants described above and the
15 claim of defendant Drolet as holder of the legal title.
16

17
18 18. The adverse claims are without any right whatever. Defendants have no right,
19 title, estate, lien, or interest whatever in the easement adverse to Plaintiff's title.
20

21
22 19. Plaintiff seeks to quiet title as of December 26, 1995, five years after the
23 Parcel Map was recorded.
24

SECOND CAUSE OF ACTION
(QUIET TITLE to IMPLIED EASEMENT Civil Code §1104)

20. Plaintiff incorporates paragraphs 1- 12 herein.

21. Plaintiff is informed and believes and on that basis alleges that there was a common ownership of a parcel and a transfer or conveyance of one parcel, or a portion of a parcel, to another.

22. Prior to the division of title, there existed an obvious, and apparently permanent, use of the Easement by the Gaffney house. The Easement arises from an implied grant or reservation to support the public policy that land should not be rendered unfit for occupancy or cultivation. Based on this policy an easement is implied whereas here it is absolutely essential to ensure habitability and use of the dominant tenement.

23. The easement is reasonably necessary to the use and benefit of the quasi-dominant tenement.

THIRD CAUSE OF ACTION
(QUIET TITLE to EQUITABLE EASEMENT Civil Code §1104)

24. Plaintiff incorporates paragraphs 1- 13 herein.

1 25. Plaintiff and her predecessors have used and improved the Subject Sewer
2 and Easement since 1990 with an innocent belief that it had the right to use the
3 Easement.
4

5
6 26. There would be irreparable harm if the Plaintiff could not continue to use the
7 Easement, as there is no other access to the sewer main.
8

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10 27. Defendants would suffer little harm from the further use of the Easement.
11

12
13 **FOURTH CAUSE OF ACTION**
14 **(DECLARATORY RELIEF)**

15 28. Plaintiff incorporates paragraphs 1- 12 herein.
16

17 29. Plaintiff is informed and believes, and on that basis alleges, that an actual
18 controversy has arisen and now exists between it and the Defendants, as
19 Defendants claim to have an interest in the Easement adverse to Plaintiff's interest
20 in the Easement.
21

22
23 30. Plaintiff disputes that the Defendants' claimed interests constitute valid
24 interests in the Easement, and that Defendants has any right, title or interest in the
25 Easement.
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**FIFTH CAUSE OF ACTION
(NEGLIGENT INFLICTION OF EMOTIONAL DISTRESS)**

31. Plaintiff incorporates paragraphs 1- 12 herein.

32. Defendants knew that Gaffney needed regular access to the Subject Property to maintain the Subject Sewer. Defendants knew, or should have known, that their failure to exercise due care in performance of the acts described above prohibiting access to the Subject Property would cause Plaintiff severe emotional distress. As a proximate result of the acts alleged, Plaintiff suffered mental anguish, and emotional and physical distress, and will continue to live in a constant state of emotional tension and distress, all to Plaintiff's damage.

PRAYER

WHEREFORE, Plaintiff prays for judgment as follows:

As to the 1st Cause of Action:

A. For judgment that plaintiff has a prescriptive easement in and to the described real property;

B. for judgment that defendants do not have any right, title, estate, or interest in or lien on the described real property that is adverse to plaintiff's rights.

As to the 2nd Cause of Action:

C. For judgment that plaintiff has an implied easement in and to the described real property;

1 D. for judgment that defendants do not have any right, title, estate, or interest
2 in or lien on the described real property that is adverse to plaintiff's rights.

3 **As to the 3rd Cause of Action:**

4 E. For judgment that plaintiff has an equitable easement in and to the
5 described real property;

6 F. for judgment that defendants do not have any right, title, estate, or interest
7 in or lien on the described real property that is adverse to plaintiff's rights.

8 **As to the Fourth Cause of Action:**

9 G. For judgment determining the rights and duties of the parties to this
10 complaint as to the Subject Sewer and Subject Property;

11 **As to the Fifth Cause of Action:**

12 H. General damages in a sum according to proof;

13 I. Special damages including loss of benefits and medical expenses;

14 J. For interest provided by law, including, but not limited to, Civil Code
15 §3291;

16 **As to All Causes of Action:**

17 K. For an order requiring defendants to show cause, if any they have, why
18 they should not be enjoined as hereinafter set forth, during the pendency of this
19 action;

20 L. For a temporary restraining order, preliminary injunction and permanent
21 injunction requiring that Jean Drolet, Does 1-20, and their agents, servants,
22 employees, and all persons acting thereunder, in concert with them or for them, to
23 allow Plaintiff and her agents reasonable access to the Subject Property for
24
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1 maintenance and repair of the Subject Sewer, and refrain from abusing, violating,
2 building, planting, grading, and/or otherwise interfering with the Easement,
3 constructing any fence or other barrier to prevent Plaintiff's access to the Easement,
4 interfering in any way with Plaintiff's use of the Easement; and
5

6 M. For general and special damages in excess of \$25,000;

7 N. For costs of suit herein incurred; and

8 O. For such other and further relief as the court may deem proper.
9

10

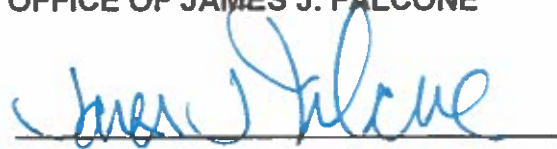
11

12 Dated: January 7, 2019

LAW OFFICE OF JAMES J. FALCONE

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JAMES J. FALCONE, ESQ.
Attorney for Kathleen G. Gaffney

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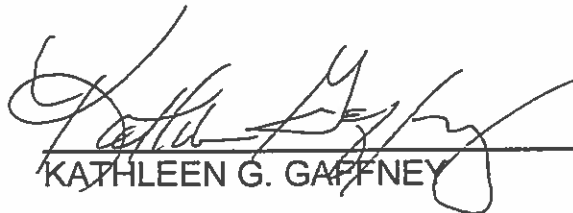
VERIFICATION

I, KATHLEEN G. GAFFNEY, declare;

I am the Plaintiff in the above entitled action and have read the
foregoing Complaint and know the contents thereof.

I declare under penalty of perjury under the laws of California that the
foregoing is true and correct.

Executed December 17, 2018.


KATHLEEN G. GAFFNEY

RECORDING REQUESTED BY

First American Title Company of Napa

AND WHEN RECORDED MAIL TO

Recorded in Official Records, Solano County

Marc C. Tonnesen
Assessor/Recorder

8/22/2013
8:00 AM
AR21
06

03 First American Title Co

Doc#: 201300082723



Titles: 1 Pages: 2

Fees 16.00
Taxes 1,126.40
Other 0.00
PAID \$1,142.40

Name KATHLEEN G. GAFFNEY

Street Address 2436 E. Atlantic Avenue
City, State, Zip Fairfield, Ca. 94533

Order No. 00209348-CW

8706-4396449

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
APN(S) 0056-201-210

Documentary Transfer Tax is \$281.60/City \$844.80
☒ computed on full value of interest or property conveyed, or
☐ full value less value of liens or encumbrances remaining at the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ELPIDIO A. PUNZALAN AND LIGAYA N. PUNZALAN, HUSBAND AND WIFE, AS JOINT TENANTS

hereby GRANT(s) to

KATHLEEN G. GAFFNEY, A SINGLE PERSON

the following real property in the ☒ City of Vallejo, County of Solano, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AND DESIGNATED AS EXHIBIT "A"

Dated: August 8, 2013

ELPIDIO A. PUNZALAN

LIGAYA N. PUNZALAN

STATE OF CALIFORNIA
COUNTY OF Napa } SS:
On August 19, 2013, before me,
C. JACKS, Notary Public,

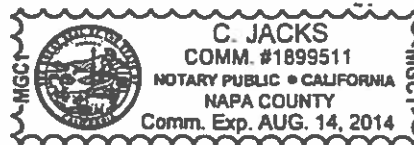
personally appeared Elpidio A. Punzalan and Ligaya N. Punzalan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the City of Vallejo, County of Solano, State of California, described as follows:

PARCEL A, AS SHOWN ON THE MAP ENTITLED: "PARCEL MAP OF A DIVISION OF LOT 1 AND THE WEST HALF OF LOT 2, BLOCK 285, BOOK 1 OF MAPS, PAGE 123, SOLANO COUNTY RECORDS, CITY OF VALLEJO, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SOLANO COUNTY, CALIFORNIA ON DECEMBER 26, 1990 IN BOOK 36 OF MAPS, PAGE 22.

APN: 0056-201-210

END OF
DOCUMENT

RECORDING REQUESTED BY:
Fidelity National Title Company
Order No.: FSJP-1011300404

Recorded in Official Records, Solano County

Marc C. Tonnesen
Assessor/Recorder

2/20/2014
8:00 AM
AR51
06

When Recorded Mail Document To:
Jean Drolet
602 Georgia Street
Vallejo, CA 94590

02 Fidelity Title Co

Doc#: 201400011692



Titles: 1 Pages: 3

Fees	19.00
Taxes	1,540.00
Other	0.00
PAID	\$1,559.00

APN/Parcel ID(s): 0056-201-200

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
☒ The documentary transfer tax is \$385.00 and City Tax is \$1,155.00 and is computed on:
☒ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☒ the City of Vallejo.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Dorothy Herger, Successor Trustee of the Lemke Family 1995 Revocable Trust who acquired title as Dorothy Hereger, Successor Trustee of the Lemke Family 1995 Revocable Trust,

hereby GRANT(S) to Jean Drolet, a married man as his sole and separate property,

the following described real property in the City of Vallejo, County of Solano, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: February 13, 2014

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dorothy Herger, Successor Trustee of the Lemke Family 1995 Revocable Trust

BY:

Dorothy Herger
Dorothy Herger, Successor Trustee



MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 0056-201-200

State of California

County of Solano

On 13 Feb. 2014 before me, Dm Nowlin, notary public, personally appeared Dorothy Herger

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)

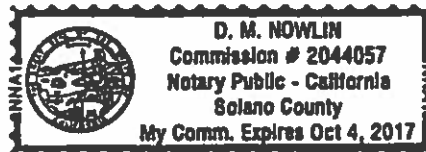


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 0056-201-200

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VALLEJO, COUNTY OF SOLANO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Parcel B as shown on the Parcel Map filed December 26, 1990 in Book 36 of Parcel Maps, Page 22, Solano County Records.

APN: 0056-201-200

**END OF
DOCUMENT**

1 **JAMES J. FALCONE, ESQ. sbn #131235**
2 **LAW OFFICE OF JAMES J. FALCONE**
3 300 Capitol Mall, Suite 1800
4 Sacramento, CA 95814
5 Telephone: 916/ 442-4204

6 Attorney for Kathleen G. Gaffney

7
8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**
9 **IN AND FOR THE COUNTY OF SOLANO**

10 **Kathleen G. Gaffney,**

11 Kathleen G. Gaffney
12 Plaintiffs,

13 v.

14 **Jean Drolet and Does 2-20,**

15 Defendants.

VERIFIED COMPLAINT to
QUIET TITLE and for
DECLARATORY & INJUNCTIVE RELIEF

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24 was built in 1900.
25
26
27
28

1 2. Defendant Jean Drolet ("Drolet") at all times mentioned in this complaint
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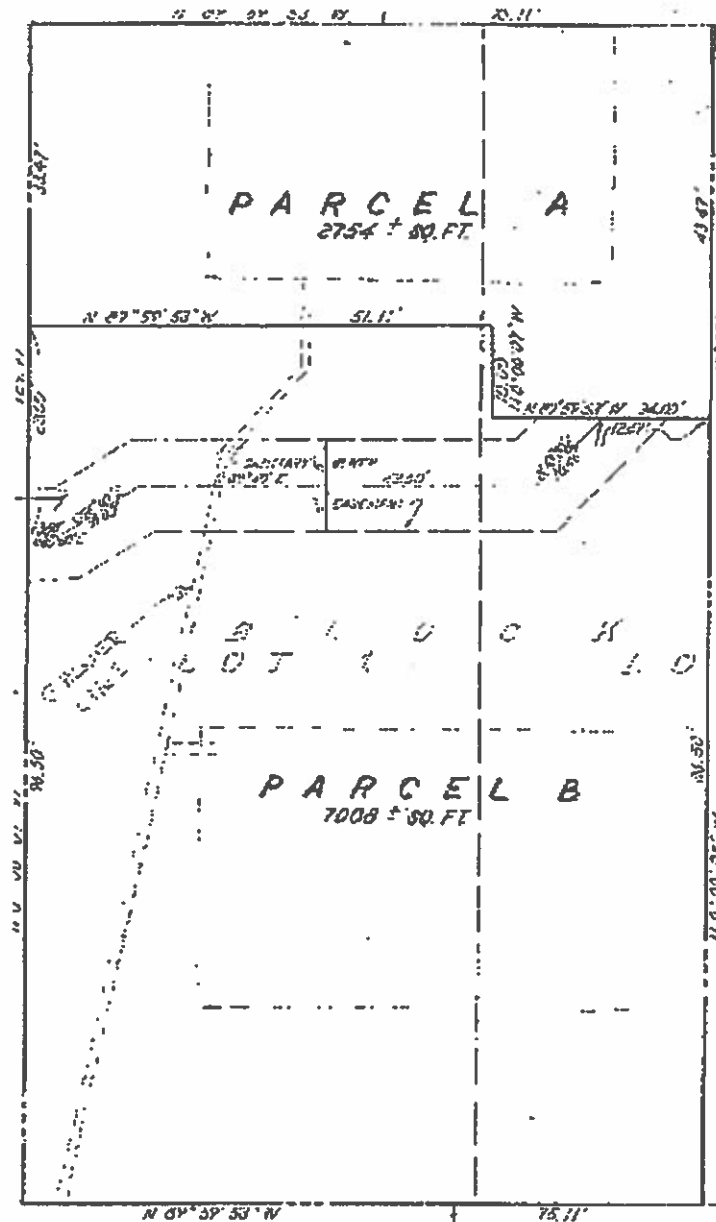
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9
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16 County could not confirm the date of installation of the sewer, but given that it is a
17 combination of terra cotta and cast iron pipe, estimated it to be that old. The
18 Subject Sewer runs underground from the Gaffney House on the North end of the
19 parcel downhill to connect to the sewer main under Georgia Street.
20
21

22
23 10. Plaintiff is informed and believes that the house on the Subject Property
24 was built in 1915, and was always connected to and utilized the existing Subject
25 Sewer line. Plaintiff and her predecessors repeatedly accessed the Subject
26 Property to maintain and repair the Subject Sewer.
27
28

11. In 1990 a Parcel Map was recorded, splitting the parcel, then owned by the Lemke family, into two parcels, Parcel A (now owned by Gaffney) and Parcel B (now owned by Drolet).



Hashed line ending in lower-left corner is the Subject Sewer.

1 12. Since 2014 Gaffney has requested that defendants permit her access to
2 the Subject Property to replace the terra cotta and cast iron sections of the Subject
3 Sewer, but they have not allowed it, pleading with her to wait while they make plans
4 for the Subject Property. As a result, Gaffney has had to hire plumbers numerous
5 times to clear the line and make emergency repairs totaling over \$3,000. Having a
6 sewer that may stop at any moment has cause Plaintiff anxiety every time they flush
7 their toilet or run water down the drain. During this time the cost of replacing the
8 Subject Sewer has increased, causing Gaffney further harm. In 2018 Drolet refused
9 Gaffney further access to the Subject Sewer for maintenance and repairs on the
10 Subject Property, and demanded that it be relocated. Gaffney has always hosted a
11 large family gathering at the Gaffney Property on Thanksgiving and Christmas.
12 They were unable to host this year for either Holiday, as they were afraid to have
13 their sewer line to be heavily used knowing that Drolet would not allow access to
14 repair. This resulted in further distress and depression. Further, plaintiff is
15 informed that Drolet has submitted plans to the planning department to build a
16 structure on top of the Subject Sewer, further damaging plaintiff.
17
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22 **FIRST CAUSE OF ACTION**
23 **(QUIET TITLE to Prescriptive Easement)**

24 13. Plaintiff incorporates paragraphs 1- 12 herein.
25

26 14. Plaintiff and her predecessors' Subject Sewer actually occupied the Subject
27 Property under such circumstances as to constitute reasonable notice to the owner.
28

1 Such occupation was hostile to the owner's title. Plaintiff claims the property as her
2 own, under either color of title or claim of right. Possession of the Subject Property
3 has been continuous and uninterrupted for over five years.
4

5
6 15. Plaintiff has acquired a prescriptive easement that burdens defendant's real
7 property (The "Easement").
8

9
10 16. Defendants claim an interest in the Prescriptive Easement Area as the holder
11 of the legal title to the Property, which interest is adverse to that of Plaintiff.
12

13 17. Plaintiff is seeking to quiet title against all adverse claims of all Defendants,
14 including the claims of the fictitiously named Defendants described above and the
15 claim of defendant Drolet as holder of the legal title.
16

17
18 18. The adverse claims are without any right whatever. Defendants have no right,
19 title, estate, lien, or interest whatever in the easement adverse to Plaintiff's title.
20

21
22 19. Plaintiff seeks to quiet title as of December 26, 1995, five years after the
23 Parcel Map was recorded.
24

SECOND CAUSE OF ACTION
(QUIET TITLE to IMPLIED EASEMENT Civil Code §1104)

20. Plaintiff incorporates paragraphs 1- 12 herein.

21. Plaintiff is informed and believes and on that basis alleges that there was a common ownership of a parcel and a transfer or conveyance of one parcel, or a portion of a parcel, to another.

22. Prior to the division of title, there existed an obvious, and apparently permanent, use of the Easement by the Gaffney house. The Easement arises from an implied grant or reservation to support the public policy that land should not be rendered unfit for occupancy or cultivation. Based on this policy an easement is implied whereas here it is absolutely essential to ensure habitability and use of the dominant tenement.

23. The easement is reasonably necessary to the use and benefit of the quasi-dominant tenement.

THIRD CAUSE OF ACTION
(QUIET TITLE to EQUITABLE EASEMENT Civil Code §1104)

24. Plaintiff incorporates paragraphs 1- 13 herein.

1 25. Plaintiff and her predecessors have used and improved the Subject Sewer
2 and Easement since 1990 with an innocent belief that it had the right to use the
3 Easement.
4

5
6 26. There would be irreparable harm if the Plaintiff could not continue to use the
7 Easement, as there is no other access to the sewer main.
8

9 27. Defendants would suffer little harm from the further use of the Easement.
10
11
12

13 **FOURTH CAUSE OF ACTION**
14 **(DECLARATORY RELIEF)**

15 28. Plaintiff incorporates paragraphs 1- 12 herein.
16

17 29. Plaintiff is informed and believes, and on that basis alleges, that an actual
18 controversy has arisen and now exists between it and the Defendants, as
19 Defendants claim to have an interest in the Easement adverse to Plaintiff's interest
20 in the Easement.
21
22

23 30. Plaintiff disputes that the Defendants' claimed interests constitute valid
24 interests in the Easement, and that Defendants has any right, title or interest in the
25 Easement.
26
27
28

**FIFTH CAUSE OF ACTION
(NEGLIGENT INFLICTION OF EMOTIONAL DISTRESS)**

31. Plaintiff incorporates paragraphs 1- 12 herein.

32. Defendants knew that Gaffney needed regular access to the Subject Property to maintain the Subject Sewer. Defendants knew, or should have known, that their failure to exercise due care in performance of the acts described above prohibiting access to the Subject Property would cause Plaintiff severe emotional distress. As a proximate result of the acts alleged, Plaintiff suffered mental anguish, and emotional and physical distress, and will continue to live in a constant state of emotional tension and distress, all to Plaintiff's damage.

PRAYER

WHEREFORE, Plaintiff prays for judgment as follows:

As to the 1st Cause of Action:

A. For judgment that plaintiff has a prescriptive easement in and to the described real property;

B. for judgment that defendants do not have any right, title, estate, or interest in or lien on the described real property that is adverse to plaintiff's rights.

As to the 2nd Cause of Action:

C. For judgment that plaintiff has an implied easement in and to the described real property;

1 D. for judgment that defendants do not have any right, title, estate, or interest
2 in or lien on the described real property that is adverse to plaintiff's rights.

3 **As to the 3rd Cause of Action:**

4 E. For judgment that plaintiff has an equitable easement in and to the
5 described real property;

6 F. for judgment that defendants do not have any right, title, estate, or interest
7 in or lien on the described real property that is adverse to plaintiff's rights.

8 **As to the Fourth Cause of Action:**

9 G. For judgment determining the rights and duties of the parties to this
10 complaint as to the Subject Sewer and Subject Property;

11 **As to the Fifth Cause of Action:**

12 H. General damages in a sum according to proof;

13 I. Special damages including loss of benefits and medical expenses;

14 J. For interest provided by law, including, but not limited to, Civil Code
15 §3291;

16 **As to All Causes of Action:**

17 K. For an order requiring defendants to show cause, if any they have, why
18 they should not be enjoined as hereinafter set forth, during the pendency of this
19 action;

20 L. For a temporary restraining order, preliminary injunction and permanent
21 injunction requiring that Jean Drolet, Does 1-20, and their agents, servants,
22 employees, and all persons acting thereunder, in concert with them or for them, to
23 allow Plaintiff and her agents reasonable access to the Subject Property for
24

1 maintenance and repair of the Subject Sewer, and refrain from abusing, violating,
2 building, planting, grading, and/or otherwise interfering with the Easement,
3 constructing any fence or other barrier to prevent Plaintiff's access to the Easement,
4 interfering in any way with Plaintiff's use of the Easement; and
5

6 M. For general and special damages in excess of \$25,000;

7 N. For costs of suit herein incurred; and

8 O. For such other and further relief as the court may deem proper.
9

10

11

12 Dated: January 7, 2019

LAW OFFICE OF JAMES J. FALCONE

13

14



15

JAMES J. FALCONE, ESQ.
Attorney for Kathleen G. Gaffney

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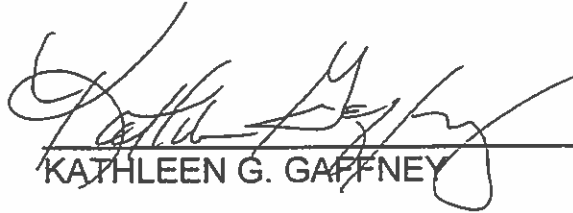
VERIFICATION

I, KATHLEEN G. GAFFNEY, declare;

I am the Plaintiff in the above entitled action and have read the foregoing Complaint and know the contents thereof.

I declare under penalty of perjury under the laws of California that the foregoing is true and correct.

Executed December 17, 2018.


KATHLEEN G. GAFFNEY

RECORDING REQUESTED BY

First American Title Company of Napa

AND WHEN RECORDED MAIL TO

Name KATHLEEN G. GAFFNEY
Street Address 2436 E. Atlantic Avenue
City, State, Zip Fairfield, Ca. 94533

Order No. 00209348-CW

8706-4396449

Recorded in Official Records, Solano County

Marc C. Tonnesen
Assessor/Recorder

03 First American Title Co

Doc#: 201300082723



8/22/2013
8:00 AM
AR21
06

Titles: 1 Pages: 2
Fees 16.00
Taxes 1,126.40
Other 0.00
PAID \$1,142.40

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
A/P(N)S 0056-201-210

Documentary Transfer Tax is \$281.60/City \$844.80
☒ computed on full value of interest or property conveyed, or
☐ full value less value of liens or encumbrances remaining at the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ELPIDIO A. PUNZALAN AND LIGAYA N. PUNZALAN, HUSBAND AND WIFE, AS JOINT TENANTS

hereby GRANT(S) to

KATHLEEN G. GAFFNEY, A SINGLE PERSON

the following real property in the ☒ City of Vallejo, County of Solano, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AND DESIGNATED AS EXHIBIT "A"

Dated: August 8, 2013

ELPIDIO A. PUNZALAN

LIGAYA N. PUNZALAN

STATE OF CALIFORNIA
COUNTY OF Napa } SS:
On August 19, 2013, before me,
C. JACKS, Notary Public,

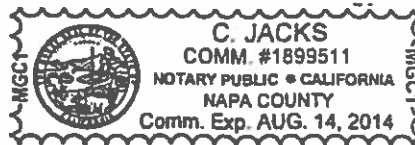
personally appeared Elpidio A. Punzalan and Ligaya N. Punzalan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the City of Vallejo, County of Solano, State of California, described as follows:

PARCEL A, AS SHOWN ON THE MAP ENTITLED: "PARCEL MAP OF A DIVISION OF LOT 1 AND THE WEST HALF OF LOT 2, BLOCK 285, BOOK 1 OF MAPS, PAGE 123, SOLANO COUNTY RECORDS, CITY OF VALLEJO, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SOLANO COUNTY, CALIFORNIA ON DECEMBER 26, 1990 IN BOOK 36 OF MAPS, PAGE 22.

APN: 0056-201-210

END OF
DOCUMENT

RECORDING REQUESTED BY:
Fidelity National Title Company
Order No.: FSJP-1011300404

Recorded in Official Records, Solano County

Marc C. Tonnesen
Assessor/Recorder

2/20/2014
8:00 AM
AR51
06

02 Fidelity Title Co

When Recorded Mail Document To:
Jean Drolet
602 Georgia Street
Vallejo, CA 94590

Doc#: 201400011692



Titles: 1 Pages: 3
Fees 19.00
Taxes 1,540.00
Other 0.00
PAID \$1,559.00

APN/Parcel ID(s): 0056-201-200

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- ☐ This transfer is exempt from the documentary transfer tax.
☒ The documentary transfer tax is \$385.00 and City Tax is \$1,155.00 and is computed on:
☒ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☒ the City of Vallejo.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Dorothy Herger, Successor Trustee of the Lemke Family 1995 Revocable Trust who acquired title as Dorothy Hereger, Successor Trustee of the Lemke Family 1995 Revocable Trust,

hereby GRANT(S) to Jean Drolet, a married man as his sole and separate property,

the following described real property in the City of Vallejo, County of Solano, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: February 13, 2014

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dorothy Herger, Successor Trustee of the Lemke Family 1995 Revocable Trust

BY: *Dorothy Herger*
Dorothy Herger, Successor Trustee



MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 0056-201-200

State of California

County of Solano

On 13 Feb. 2014 before me, Dm Nowlin, notary public, personally appeared
Dorothy Herger

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)

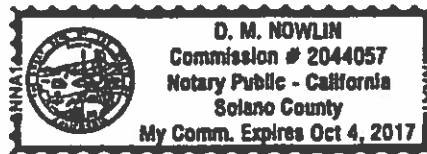


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 0056-201-200

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VALLEJO, COUNTY OF SOLANO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Parcel B as shown on the Parcel Map filed December 26, 1990 in Book 36 of Parcel Maps, Page 22, Solano County Records.

APN: 0056-201-200

**END OF
DOCUMENT**

SUMMONS
(CITACIÓ JUDICIAL)

ATTACHMENT 4 Public Communications
FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)
Page 82 of 82

SUM-100

NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO):
Jean Drolet and Does 2-20

YOU ARE BEING SUED BY PLAINTIFF:
(LO ESTÁ DEMANDANDO EL DEMANDANTE):
Kathleen Gaffney

NOTICE! You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO!** Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación.

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is:
(El nombre y dirección de la corte es):

Superior Court of Solano County
580 Texas Street
Fairfield, CA 94533

CASE NUMBER
(Número del Caso):

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:

(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
James J. Falcone sbn 131235 Law Office of James J. Falcone
300 Capitol Mall Suite 1800 (916) 442-4204
Sacramento, CA 95814

DATE:

(Fecha)

Clerk, by

(Secretario)

, Deputy

(Adjunto)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).)

(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010)).

[SEAL]

NOTICE TO THE PERSON SERVED: You are served

1. ☐ as an individual defendant.

2. ☐ as the person sued under the fictitious name of (specify):

3. ☐ on behalf of (specify):

under:

☐ CCP 416.10 (corporation)

☐ CCP 416.20 (defunct corporation)

☐ CCP 416.40 (association or partnership)

☐ other (specify):

☐ CCP 416.60 (minor)

☐ CCP 416.70 (conservatee)

☐ CCP 416.90 (authorized person)

4. ☐ by personal delivery on (date):