



AGENDA

VALLEJO PLANNING COMMISSION REGULAR MEETING – 7:00 P.M. VIA TELECONFERENCE

Robert Schussel, Chair
Peggy Cohen-Thompson, Vice-Chair
Diosdado "J.R." Matulac
Kathleen Diohep
Randy Larson
Thomas Judt

VIA TELECONFERENCE

www.cityofvallejo.net

June 15, 2020

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 Planning 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.

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 Planning Commission will 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.

Disclosure Requirements: Government Code Section 84308 (d) sets forth disclosure requirements which 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.

Appeal Rights: The applicant or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendition of the decision of the Planning 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 Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the City Council's consideration of the appeal, shall be sent by the City Clerk to all property owners within 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 Planning 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.



The Council Chambers in City Hall is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

If you have any questions regarding any of the following agenda items, please call the assigned planner or project manager at (707) 648-4326.

Please note: Due to the Coronavirus emergency, all Planning Commission meetings will be held via teleconference. Members of the public will be able to submit public comment. Members of the public interested in participating or observing the Planning Commission meeting may either click the links below or type the link into an internet browser. You will be taken to the internet platform where the meeting is being held.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **APPROVAL OF MINUTES**

A. May 18, 2020

5. **WRITTEN COMMUNICATIONS**

6. **REPORT OF THE SECRETARY**

A. Upcoming Meetings:

July 6, 2020

No agenda items tentatively scheduled; Meeting may be canceled.

July 20, 2020

Selection of the Planning Commission Chair/Vice-Chair (Tentative)

Planning Commission Rules of Order and Procedure Discussion (Tentative)

2269 Tennessee Street – Use Permit (Tentative)

602 Georgia Street – Variance and Minor Exception (Tentative)

Northern Waterfront – Tentative Map (Tentative)

7. **CITY ATTORNEY REPORT**

8. **REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION AND LIAISON REPORTS**

A. Report of the Presiding Officer and Members of the Planning Commission

B. Council Liaison to Planning Commission

9. **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 Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning 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 Planning Commission meetings until further notice.

<https://www.opentownhall.com/8987>

10. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N29 30, the City of Vallejo has opted to hold Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning Commission as part of Public Comment Regarding Consent Calendar Items must do so by accessing the link at the conclusion of this paragraph. There will be no public access to City Hall for any Planning Commission meetings until further notice.

<https://www.opentownhall.com/8988>

11. PUBLIC HEARING

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 Planning Commission meetings via teleconference. Any interested members of the public desiring to communicate with the Planning Commission as part of Public Comment Regarding Public Hearing Items must do so by accessing the link at the conclusion of this paragraph. There will be no public access to City Hall for any Planning Commission meetings until further notice.

<https://www.opentownhall.com/8989>

A. Project Title:	Sunny Acupressure Spa – Major Use Permit
Applicant:	Lisa Kim
Location:	850 Redwood Street / APN: 0053-301-640
Project Description:	A request for a Major Use Permit to operate a massage therapy establishment within a vacant commercial tenant space along Redwood Street.
Proposed Environmental Determination:	The project is categorically exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines (Class 1: “Existing Facilities”). Therefore, no further environmental review is required.
Staff Recommendation:	Staff recommends that the Planning Commission adopt Resolution No. PC 20-06 to APPROVE UP#20-0001.
Project Manager:	Cesar Orozco, Associate Planner Cesar.orozco@cityofvallejo.net

12. OTHER

<https://www.opentownhall.com/8730>

A. Zoning Code: Draft Zoning Map

This is an informational item only; no Planning Commission action taken

B. Discussion of Future Agenda Items

13. ADJOURNMENT

I, Narcissa Wilson, Planning Executive 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 Planning 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 5:00 p.m. Monday, June 8, 2020.

Dated June 8, 2020



Narcissa Wilson, Planning Executive Secretary

**CITY OF VALLEJO PLANNING COMMISSION
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
May 18, 2020**

1. CALL TO ORDER

Chairman Schussel called the meeting to order at 6:00 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair Schussel, Vice-Chair Cohen-Thompson (late), Commissioners Matulac, Larson, Judt, Diohep

Absent: None

Staff Present: Planning and Development Services Director Hayes, Assistant City Attorney Eckmeyer, Planning Manager Hamid, Senior Planner Hightower, Senior Planner Atkinson, Associate Planner Orozco

4. APPROVAL OF MINUTES

A. May 4, 2020

On a motion of Commissioner Larsen, second by Commissioner Matulac, the commission approve the minutes with the following vote:

VOTE:

AYES: Chairman Schussel, Commissioner Larson, Matulac, Judt

NOES: None

ABSENT: Vice-Chair Cohen-Thompson

ABSTAIN: Commissioner Diohep

5. WRITTEN COMMUNICATIONS - NONE

6. REPORT OF THE SECRETARY

A. Upcoming Meetings:

June 1, 2020

No agenda items tentatively scheduled; meeting may be canceled.

June 15, 2020

850 Redwood Street – Use Permit for Sunny Acupressure Spa (Tentative)

July 6, 2020

No agenda items tentatively scheduled;
meeting may be canceled.

Planning Manager Hamid reported on items A.

7. CITY ATTORNEY'S REPORT - None

8. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION AND LIAISON REPORTS

A. Report of the Presiding Office and Members of the Planning Commission

Chairman Schussel commented on the pre-meeting with staff; in regards to running the meeting and discussed about the content on the agenda. Chairman Schussel reminded everyone on how the meeting is ran via zoom and submit comments via online.

Commissioner Judt asked a question to staff in regards to questions being asked about items. Commissioner Judt made comments in regards to the questions submitted to staff.

Commissioner Diohep apologized for missing the last meetings and she watched the previous meetings. Commissioner Diohep is asking for notification when staff takes items to City Council.

B. Council Liaison to Planning Commission - NONE

9. COMMUNITY FORUM – NONE

10. CONSENT CALAENDAR AND APPROVAL OF THE AGENDA

On a motion of Vice-Chair Cohen-Thompson, second by Commissioner Matulac, the commission approve the consent calendar and approval of the agenda with the following vote:

VOTE:

AYES: Chairman Schussel, Vice-Chair Cohen-Thompson, Commissioner Larson, Matulac, Diohep

NOES: Commissioner Judt

ABSENT: None

ABSTAIN: None

11. PUBLIC HEARING

- A. Fairgrounds Self-Storage; Site Development (SD) #19-0008, Major Use Permit (UP) #19-0004, Variance (VAR) #19-0001, Landscape Review (LR) #19-0001, Sign Permit (SP) #19-0001 and Environmental Document (ED) #19-0001.

Ex Parte Communications:

Commissioner Judt: Spoke with Commissioner Matulac about the item.

Commissioner Matulac: Spoke with Commissioner Judt and drove by the site.

Chairman Schussel: Submitted questions, drove by the site and spoke with local realtors in regards to retail and other kinds of business in that site of area.

Chairman Schussel introduced the item.

Senior Planner Atkinson presented the item.

Staff and applicant responded to questions from the Commission.

Chairman Schussel opened for public comment.

Speakers: None

Chairman Schussel closed public comment.

Commissioners commented on the project.

Action: Vice-Chair Cohen-Thompson, second by Commissioner Matulac, made the motion to approve Site Development (SD) #19-0008, Major Use Permit (UP) #19-0004, Variance (VAR) #19-0001, Landscape Review (LR) #19-0001, Sign Permit (SP) #19-0001 and Environmental Document (ED) #19-0001 and add condition A.15.G in increasing the street tree planting size and condition A.10 for the lot merger and easement based on the findings in Resolutions No. PC20-05.

Vote:

AYES: Chairman Schussel, Vice-Chair Cohen-Thompson,

	Commissioner Larson, Matulac, Diohep and Judt.
NOES:	None
ABSENT:	None
ABSTAIN:	None

B. O Hichborn; Site Development (SD) #18-0011.

Ex Parte Communications:

Commissioner Judt: Spoke with Commissioner Matulac about the item.

Commissioner Matulac: Spoke with Commissioner Judt and drove by the site.

Chairman Schussel: Submitted questions, drove by the site

Chairman Schussel introduced the item.

Associate Planner Orozco presented the item.

Staff and consultant responded to questions from Commissioners.

Chairman Schussel opened for public comment.

Speakers: None

Chairman Schussel closed public comment.

Commissioners commented on the project.

Action: Vice-Chair Cohen-Thompson, second by Commissioner Matulac, made the motion to adopt a resolution to Approve Site Development (SD) #18-0011 based on the findings in Resolution No. PC 20-02.

Vote:

AYES:	Chairman Schussel, Vice-Chair Cohen-Thompson, Commissioner Larson, Matulac, Diohep and Judt.
NOES:	None
ABSENT:	None
ABSTAIN:	None

Chairman Schussel called for a break.

12. OTHER

A. Zoning Code: District B Report – Non-residential Districts

This is an informational item only; no Planning Commission action taken.

Planning Manager Hamid presented the item and introduced staff members Planning and Development Services Director Hayes, Senior Planner Hightower and Consultant Khan from Dyett & Bhatia.

Senior Planner Hightower and Consultant Khan presented the item.

Commissioners asked questions and staff responded.

Commissioners and staff commented on the proposed zoning code.

B. Discussion of Future Agenda Items.

Chairman Matulac requested to change the Planning Commission question and answer format.

13. ADJOURNMENT

Chairman Schussel adjourned the meeting at 9:23 P.M.

ROBERT SCHUSSEL, CHAIRPERSON

ATTEST:

CESAR OROZCO
ASSOCIATE PLANNER



**STAFF REPORT
CITY OF VALLEJO
PLANNING COMMISSION**

I. PROJECT INFORMATION

Item No. 12-A

DATE OF MEETING: June 15, 2020

PROJECT NUMBER: Use Permit (UP) 20-0001

PREPARED BY: Cesar Orozco, Associate Planner

PROJECT LOCATION: 850 Redwood Street / APN: 0053-301-640

APPLICABLE ZONING CODE SECTION(S): Major Conditional Use Permit (Vallejo Municipal Code Section 16.82)

PROJECT SUMMARY: A request for a Major Use Permit to operate a massage therapy establishment within a vacant commercial tenant space along Redwood Street.

CEQA DETERMINATION: The project is categorically exempt pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines (Class 1: "Existing Facilities"). Therefore, no further environmental review is required.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. PC 20-06 to **APPROVE** UP#20-0001.

PROJECT DATA SUMMARY

APPLICANT: Lisa Kim
4067 Lillian Drive
Concord, CA 94520

PROPERTY OWNER: Ronald L. Barber
250 Dittmer Road
Fairfield, CA 94533

GENERAL PLAN DESIGNATION: B/LR – Business/Limited Residential

ZONING DISTRICT: CP – Pedestrian Shopping and Service District

EXISTING LAND USE: Vacant Commercial Space

SURROUNDING LAND USE: North - Commercial
South - Commercial

East - Commercial
West - Commercial

LOT AREA: 182,516 square feet (4.19 acers)

TOTAL FLOOR AREA: 920 square feet

**PARKING REQUIREMENTS/
PROVIDED:** 5 spaces / 5 spaces

II. PROJECT DESCRIPTION

A. Background

Lisa Kim, has submitted an application for a Major Use Permit to establish a massage therapy at 850 Redwood Street. The timeline for the application is as follows:

Table 1 – Project Timeline	
Date	Action / Event
January 16, 2020	The applicant Lisa Kim, filed an application for a Major Use Permit.
January 20, 2020.	The project plans were routed to various agencies for interdepartmental review and comment
February 1, 2020	Staff sent a 30-day Incompleteness Letter to the applicant requesting additional information to be submitted.
February 2, 2020	The applicant resubmitted plans addressing staff's comments. The project plans were routed to various agencies for interdepartmental review and comment.
February 20, 2020	The application was deemed complete for processing and staff confirmed via email.
June 1, 2020	A public notice was sent to the Planning Commission (PC), all active neighborhood groups within 500 feet of the subject property, property owners within 500 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
Major Use Permit	Establishing a massage use with two or more practitioners.	16.57.020 (M)	PC

Location and Land Use Context

The project site is located in the Flosden Acres area of Vallejo and is surrounded by existing commercial uses: a vacant space to the north with a restaurant (Maya Thai House) on the other side, a railroad easement to the east with Fungus Fighters Termite on the other side, Toscalito Tire and Auto Repair to the south with Hertz car rentals on the other side and Taco Bell to the west with Sonoma Boulevard on the other side. Highway 37 is located approximately 1.2 miles to the north. The immediate vicinity of the project site is characterized by existing residential developments (see Figure 1).

The existing commercial center is made up by one-story buildings, a surface parking lot and landscaping. The commercial uses include two large anchor stores (99 Cents Store and CVS) restaurants, quick-serve

restaurants, a convenience store, personal services, such as hair solons, nail shops and barber shops, and retail clothing stores. The commercial center buildings are oriented primarily towards the east property line. The massage use is located in a separate building from the shopping center, that also contains the tire shop. Parking for the proposed massage therapy establishment will be provided within the shared existing surface parking lot.

Figure 1 – Vicinity Map



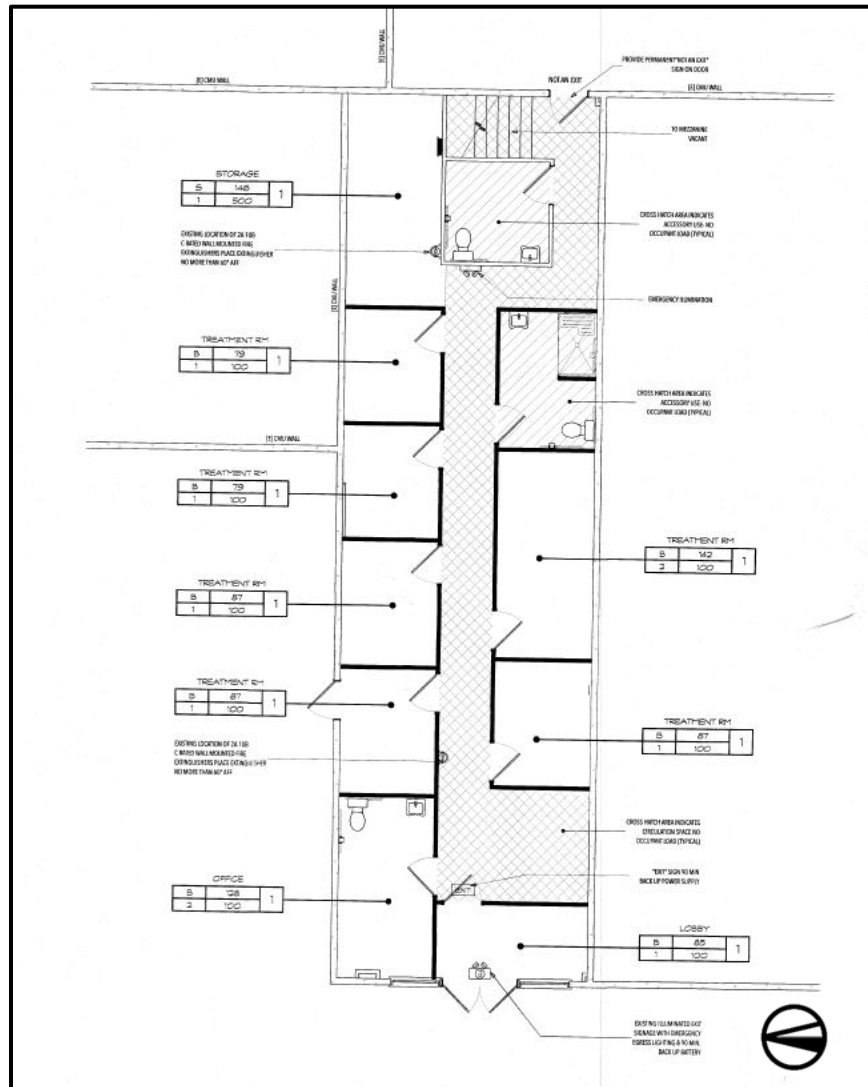
B. Project Description

The applicant is proposing to relocate her existing massage therapy establishment “Sunny Acupuncture Spa” from 841 Georgia Street to 850 Redwood Street. Therapeutic massages would be offered seven days a week, between the hours of 10 a.m. to 9 p.m. Massage specialization includes deep tissue massages, and oil massages. The massage therapy establishment will occupy a 1,535 square foot vacant commercial space within an established shopping center. The existing and proposed changes are summarized in the table below:

Proposal Summary		
	Existing (841 Georgia Street)	Proposed (850 Redwood Street)
Hours of operation	10:00 a.m. to 10 p.m.	10:00 a.m. to 9 p.m.
Number of employees	2	4
Number of customers per day	7 to 10	8 to 12
Number of rooms showers, etc.	Four treatment rooms, two showers, one employee room and an office	Five treatment rooms, one shower, one employee room and an office (see figure 2).

The applicant began practicing massage in 2009 and held a business license to conduct massages for Sunny Acupuncture Spa at 841 Georgia Street for the past 10 years. The applicant went through a background check in 2009 to obtain a business license for the City of Vallejo.

Figure 2 – Floor Plan



III. STAFF ANALYSIS

General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is Primarily Single-Family B/LR – Business/Limited Residential. The General Plan characterizes this designation as follows:

“The B/LR designation is intended to facilitate high quality employment-based businesses, including professional office; health care and life sciences; research and development; production, distribution, and repair (PDR); and light industrial, manufacturing, and similar

uses conducted primarily inside of buildings. A mix of lot sizes is encouraged to accommodate small businesses as well as larger campus-style uses. Restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of businesses, employees, and residents of the surrounding area are accommodated in the B/LR designation. ...”¹

The project is consistent with the land use designation in that it involves the establishment within a vacant 1,535 square-foot vacant tenant space within an established shopping center. The proposed massage therapy establishment will be compatible with surrounding commercial and will cater to the needs of the surrounding business, employees and residents in the surrounding area. The new use will bring new customers to the existing shopping center.

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 EET-3.2 Local Business Retention. Retain existing business and encourage their expansion within Vallejo.**

The proposed relocation of the massage therapy establishment will allow the applicant to expand her existing business into a larger space to accommodate more clients and allow to hire more employees.

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 B/LR land use designation is consistent with the Pedestrian Commercial (CP) zoning district.

The project site is zoned Pedestrian Shopping and Service District (CP). The CP zoning district is intended to create and establish regulations for a pedestrian shopping and service district, in which a wide range of retail goods and services are permitted. Per Section 16.24.030 of the Vallejo Municipal Code (VMC), Personal Services are permitted subject to limitations subject to the applicable provisions of Chapter 16.57 of the VMC. Per VMC Section 16.57.020(M), any practice of massage, alcohol rub, or similar treatment, fomentation, bath, or electric or magnetic treatment are subject to a Major Use Permit.

VMC Section 16.82.060, provides standards for uses that require Major Use Permits. The Major Use Permits standards are silent for massage uses. Nonetheless, staff analyzed the following issues: hours of operation, proposed floor plan and business plan (the issues are in bold, and staff’s analysis follows in italics):

- **Hours of Operation**

The proposed massage therapy establishment is proposing hours of operation of 10 a.m. to 9 p.m., seven days a week. The proposed hours of operation are consistent with other uses within the same shopping center. The closing hours for other business in the shopping center are generally 9 p.m. The massage therapy use will not have a significant impact to adjacent uses. Staff has included a condition of approval requiring Planning Commission approval for any expansion to the hours of operation.

¹ General Plan 2040, page 2-21

- **Proposed Floor Plan**

With a larger floor space, the applicant has proposed to increase the number of treatment rooms from four to five with a shower, an employee room and an office (see figure 2). The increase of a larger floor area, it allows the existing business to expand and provide more services. Customers walking-in and with appointments will wait in the lobby area prior to entering the treatment room. The proposed floor plan shows a breeze show a long hallway with treatment rooms on both sides. The floor plan is similar in design to other massage uses in the City. Overall the proposed floor plan shows a professional nature to ensure it is legitimate massage business.

- **Business Plan**

The applicant's business plan states that specialization will be focused on "therapeutic deep tissue massage" techniques. Clients will be accepted on both an appointment and "walk-in" basis. The applicant has received a certification by a credited massage and healing school (see attachment 3). A total of 250 hours of training qualified the applicant for "massage practitioner" certification. The applicant has received clearance from the Department of Justice via background check in 2009 to operate their existing massage use.

In order to maintaining a professional massage business, staff has included a condition of approval for an updated background check and clearance from the Department of Justice and an annual clearance shall be submitted to the Planning Division prior to business license renewal. Additionally, staff has added a condition of approval, that prior to the hiring of any future employee, state certification and a criminal background check clearance shall be submitted to the Planning Division for review and approval.

Major Use Permit Findings

VMC Section 16.82.050 requires the PC to make the following findings prior to granting a Major Use Permit (the findings are in **bold**, and staff's determination follows in *italics*):

- A. **That the location, size, design and operating characteristics of the proposed conditional use will be compatible with adjacent uses, building or structures, with consideration given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities, to the harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity and physical character of surrounding streets; and to any other relevant impact of the proposed use;** *as the proposed massage therapy use will be conducted within a vacant 1,535 square-foot vacant commercial space within an existing shopping center. The massage therapy use is consistent with other existing personal services in the shopping center, such as beauty salons, barber shops. The proposed hours of operation of 10 a.m. to 9 p.m. are consistent with the hours of other uses within the same shopping center. The use of the existing building will not result in the degradation of public facilities or utilities within proximity of the project site nor will it generate traffic beyond what can be accommodated by the street system. The proposed use is typically a low trip generator and will not exceed typical uses for this center.*
- B. **That the impacts, as described in subsection A of this section, and the location of the proposed conditional use are consistent with the city general plan;** *as the project site is designated as Business/Limited Residential (B/LR) on the General Plan 2040 land use map. General Plan 2040 anticipates the B/LR District to be employment-based businesses. The project is consistent with the B/LR designation in that involves establishing a massage therapy use that will cater to the surrounding business, employees and residents in the surrounding areas and is consistent with the surrounding personal services in the shopping center. The new use will bring new customers to the shopping center. The project is also consistent with all applicable General Plan 2040 policies.*

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 15301 Class 1: "Existing Facilities" of the CEQA Guidelines. 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 an open a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource. According to a search of the GeoTracker database (California State Water Resources Control Board, the subject site is within a hazardous waste site. A leaking underground storage tank (LUST) has been cleaned up and closed since 2001. Therefore, no further environmental review is required.

V. NOTICING AND PUBLIC COMMENTS

Pursuant to VMC Section 16.82.030 (C), notice of this hearing was sent to all active neighborhood groups within 500 feet of the subject property, property owners within 500 feet of the subject property and to the applicant on June 2, 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 PC **APPROVE** Use Permit (UP) #20-0001 based on the findings and provided in the attached Resolution No. PC 20-06 and subject to the Conditions of Approval provided as Exhibit A to Resolution No. PC 20-06.

VII. EXPIRATION

Pursuant to VMC Section 16.82.090, approval of this Use Permit shall expire automatically 24 months after its approval unless authorized construction has commenced prior to the expiration date (June 15, 2022, if approved at this meeting and not appealed).

VIII. APPEAL PROCEDURE

Pursuant to VMC Chapter 16.102, the applicant or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendition of the decision of the Planning Commission 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 applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

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

IX. ATTACHMENTS

1. Resolution No. PC 20-06
 - Exhibit A – Conditions of Approval
2. Project Plans

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 20-06

**A RESOLUTION APPROVING
MAJOR CONDITIONAL USE PERMIT (UP) #20-0001
TO ESTABLISH A MASSAGE THERAPY USE**

**850 REDWOOD STREET
APN #0053-301-640**

I. GENERAL FINDINGS

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

WHEREAS, the property has a General Plan 2040 land use designation of B/LR - Business/Limited Residential and is zoned CP- Pedestrian Shopping and Services District; and

WHEREAS, on January 16, 2020, Lisa Kim submitted an application seeking a Major Conditional Use Permit approval to convert a vacant 1,535 square-foot commercial space into a massage therapy use ("Project") located at 850 Redwood Street; and

WHEREAS, on February 20, 2020, the application was deemed complete for processing; and

WHEREAS, on June 15, 2020, the City of Vallejo Planning Commission, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing; and

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

WHEREAS, based on evidence received in the staff report and at the public hearing, the Planning Commission makes the following factual findings:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

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 15301 Class 1: "Existing Facilities" of the CEQA Guidelines. 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 an open a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource. According to a search of the GeoTracker database (California State Water Resources Control Board, the subject site is within a hazardous waste site. A leaking underground storage tank (LUST) has been cleaned up and closed since 2001. Therefore, no further environmental review is required.

III. FINDINGS RELEVANT TO THE APPROVAL OF THE MAJOR CONDITIONAL USE PERMIT (VMC Section 16.82.050)

- A. **That the location, size, design and operating characteristics of the proposed conditional use will be compatible with adjacent uses, building or structures, with consideration given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities, to the harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity and physical character of surrounding streets; and to any other relevant impact of the proposed use; as the proposed massage therapy use will be conducted within a vacant 1,535 square-foot vacant commercial space within an existing shopping center. The massage therapy use is consistent with other existing personal services in the shopping center, such as beauty salons, barber shops. The proposed hours of operation of 10 a.m. to 9 p.m. are consistent with the hours of other uses within the same shopping center. The use of the existing building will not result in the degradation of public facilities or utilities within proximity of the project site nor will it generate traffic beyond what can be accommodated by the street system. The proposed use is typically a low trip generator and will not exceed typical uses for this center.**
- B. **That the impacts, as described in subsection A of this section, and the location of the proposed conditional use are consistent with the city general plan; as the project site is designated as Business/Limited Residential (B/LR) on the General Plan 2040 land use map. General Plan 2040 anticipates the B/LR District to be employment-based businesses. The project is consistent with the B/LR designation in that involves establishing a massage therapy use that will cater to the surrounding business, employees and residents in the surrounding areas. The new use will bring new customers to the new shopping center. The project is also consistent with all applicable General Plan 2040 policies; as the project site is designated as Business/Limited Residential (B/LR) on the General Plan 2040 land use map. General Plan 2040 anticipates the B/LR District to be employment-based businesses. The project is consistent with the B/LR designation in that involves establishing a massage therapy use that will cater to the surrounding business, employees and residents in the surrounding areas and is consistent with the surrounding personal services in the shopping center. The new use will bring new customers to the shopping center. The project is also consistent with all applicable General Plan 2040 policies.**

IV. RESOLUTION APPROVING THE PROJECT AT 2401 BROADWAY STREET

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby **APPROVES** Major Use Permit #20-0001 to establish a 1,535 square-foot massage therapy use based on the above findings and subject to the Conditions of Approval attached to this Resolution.

V. VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 15th day of June, 2020 by the following vote to-wit:

AYES:

NOES:

ABSENT:

ROBERT SCHUSSEL, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

AFSHAN HAMID, SECRETARY
City of Vallejo Planning Commission

**CONDITIONS OF APPROVAL
MAJOR USE PERMIT (UP) #20-0001
850 REDWOOD STREET
APN: 0053-301-640**

PROJECT DESCRIPTION

The approval is to relocate an existing massage therapy establishment “Sunny Acupuncture Spa” from 841 Georgia Street to 850 Redwood Street. Therapeutic massages would be offered seven days a week, between the hours of 10 a.m. to 9 p.m. Massage specialization includes deep tissue massages, and oil massages. The massage therapy establishment will occupy a 1,535 square foot vacant commercial space within an established shopping center.

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. Submit for a sign permit for any permanent signs on the building.

Overall Project:

4. Conduct an annual clearance from the Department of Justice prior to renewing a business license.
5. Prior to the hiring of any future employee, state certification and a criminal background check clearance shall be submitted to the Planning Division for review and approval.
6. Pennants, banners, streamers, or flags in connection with special promotions and business openings shall be permitted for a period not to exceed 30 days. The same, different, or similar pennants, banners, streamers, and flags shall not be permitted within 150 calendar days after such removal. No pennants, banners, streamers, balloons, inflatable devices, flags, or any other advertising devices shall be mounted on or above any roof or mansard, or otherwise extend above a parapet wall or ridge of a structure. (VMC section 16.64.030)
7. Paper or printed window signs shall be limited to no more than 10 percent of the window area of any street frontage or more than 50 percent of any single window pane. (VMC section 16.64.040 (B))
8. Any changes to the proposed hours of operation, Planning Commission approval is required.
9. All vents, gutters, downspouts, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface.

10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. The project shall be constructed and operated in accordance with the authorized use as described in the application materials, staff report, and approved plans [UP20-0001] (dated 2/2/2020), 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.
16. 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.
17. The Major Use Permit shall expire 24 months from the date of approval unless construction permits are obtained and work has begun. The effective date of the permits and approvals June 15, 2022 (if approved).
18. Applicant shall indemnify, hold harmless, and defend City, its officers, officials, directors, employees, agents, volunteers and affiliates and each of them from any and all claims, demands, causes of action, damages, costs, expenses, actual attorney's fees, applicant's fees, expert fees, losses or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with Applicant's operations, or any subcontractor's operations, to be performed under this agreement for Applicant's or subcontractor's tort negligence including active or passive, or strict negligence, including but not limited to personal injury including, but not limited to bodily injury, emotional injury, sickness or disease, or death to persons and/or damage to property of anyone, including loss of use thereof, caused or alleged to be caused by any act or omission of Applicant, or any subcontractor, or anyone directly or indirectly employed by any of them or anyone for the full period of time allowed by the law, regardless to any limitation by insurance, with the exception of the sole negligence or willful misconduct of the City. No modification of the project, any application, permit, certification, condition, environmental determination, other approval, change in

applicable laws and regulations, or change in processing methods shall alter the Applicant's indemnity obligation.

B. Building Division

Staff Contact: 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. Fire Prevention

Staff Contact: Vincent Sporete, (707) 654-7868, Vincent.sproete@cityofvallejo.net

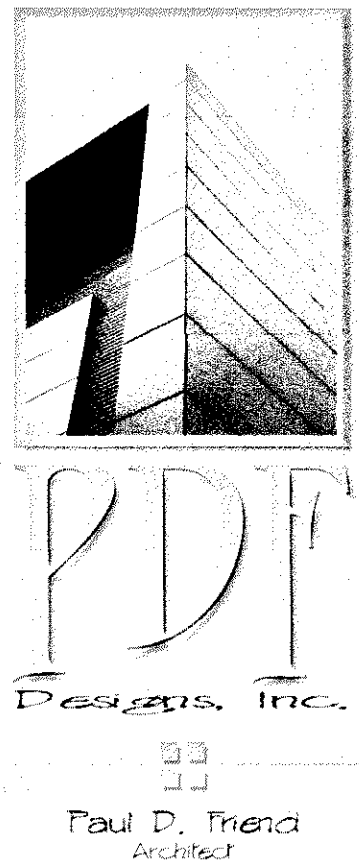
1. If the Tenant Improvements require modification of an automatic fire sprinkler system, a permit is required from the Fire Department prior to any such work being completed.
2. Modifications to the Fire Alarm system require a permit from the Fire Department prior to the work being completed.
3. Rooms or areas containing controls for HVAC systems, electrical panels, automatic fire extinguishing systems, fire alarm equipment or other detection, suppression or control elements shall be identified with appropriate signs.
4. The minimum fire-extinguisher requirement shall be one 2A-10BC rated portable unit in such locations so that maximum floor-travel distance does not exceed 75' to the nearest extinguisher from any portion of the building with a maximum of 3,000 square feet of floor area surveyed. Plan submittal shall include the proposed location of extinguishers. Final location shall be approved in the field by the Fire Department.
5. All fire extinguishers shall be mounted in a conspicuous and readily accessible location either on a bracket or within an approved storage cabinet. Fire extinguishers shall be mounted so the top of the unit is 3 feet to 5 feet off the finished floor. If the extinguisher is not readily visible, a sign shall be located directly above the extinguisher. The sign shall be legible and of a contrasting color with its background.
6. All buildings shall comply with the California Building Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware and exit illumination.
7. Locking devices on exit doors shall conform to the California Building Code. Only one lock or latch requiring one motion/operation to open/unlock is required. No double keyed dead-bolts are permitted on exit doors.
8. Maintain the width of the exit system; tables, chairs, merchandise storage systems and other devices shall not obstruct the means of egress along the path of exit travel based on the cumulative occupant load served. Maintain clear access to all exits.
9. A final inspection from the Fire Prevention Division is required.

TENANT IMPROVEMENT

SUNNY ACUPRESSURE SPA

850 REDWOOD ST, SUITE A, VALLEJO, CA 94590
APN: 0053-010-640

RECEIVED
JAN 30 2020
CITY OF VALLEJO
PLANNING DIVISION

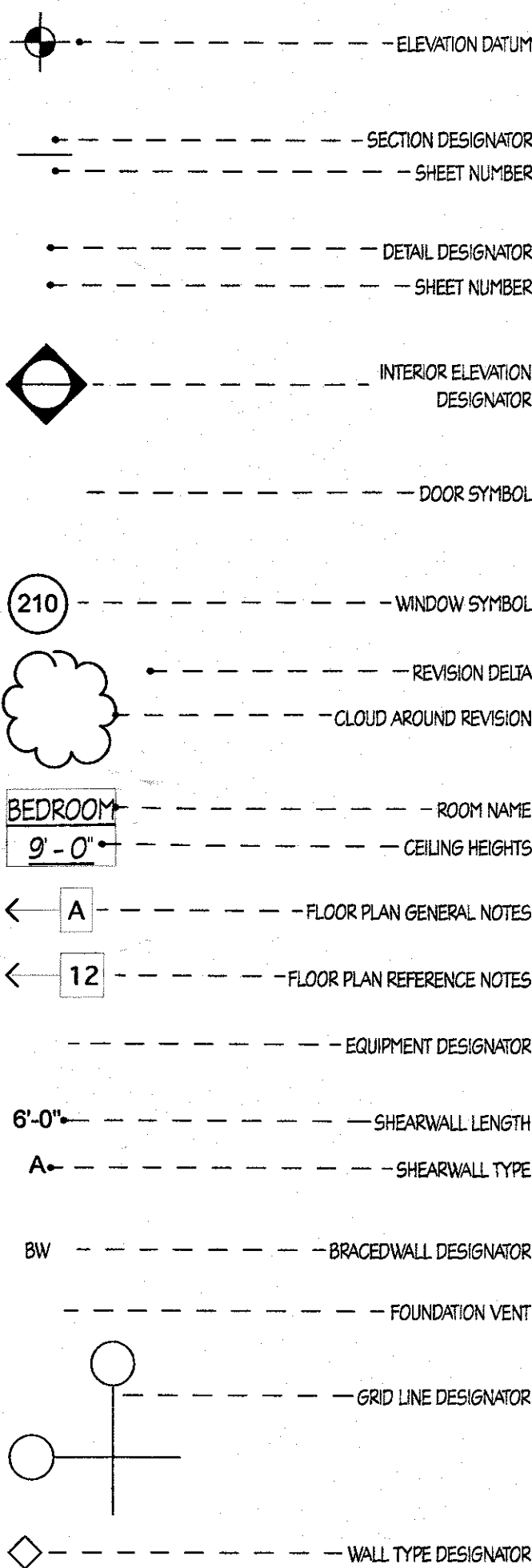


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Fairfield, CA 94534
707.864.6986 Fax 864.6983
www.PDFDesigns.com

ABBREVIATIONS:

∅	And	ELECT	Electrical	P	Plastic
d	Penny	ENCL	Enclosure	PAR	Parallel
∠	Angle	EQ	Equal	PBD	Particle Bd.
@	At	EQPT	Equipment	PFB	Prefabricate (f)
CL	Center Line	EW	Each Way	PL	Plane (line)
φ	Diameter or Round	(E)	Exhaust	PLAS	Plaster
⊥	Perpendicular	EXH	Exhaust	PLYWD	Plywood
	Round or Number	EXP	Expansion	PNL	Panel (ing)
		EXPO	Exposed	PNT	Paint (ed)
		EXT	Exterior	PR	Pair
AB	Anchor Bolt			PRCT	Pre Cast
ABV	Above			PT	Pressure Treated
AC	Asphalt Concrete	FBO	Furnished By Owners	QT	Quarry Tile
ACOUS	Acoustical	FDN	Foundation		
ADH	Adhesive	FIN	Finish	R	Riser
ADJ	Adjustable	FL	Floor (line)	RAD	Radius
AGG	Aggregate	FLASH	Flashing	REINF	Reinforce
AL	Aluminum	FLOUR	Flourescent	RELO	Relocate
AP	Access Panel	FLX	Flexible	REMO	Remove
APX	Approximate	FOC	Face Of Concrete	REQD	Required
		FOP	Face Of Fin.	RESIL	Resilient
BD	Board	FOS	Face Of Studs	RO	Rough Opening
BEL	Below	FPL	Fireplace	RWD	Redwood
BLK	Block (ing)	FIG	Finishing		
BM	Beam	FIRR	Furring		
BOT	Bottom	FUT	Future		
BRK	Brick			SHD	See Mech. Drwg
BS	Back Side			SED	See Elect. Drwg
BTWN	Between	GA	Gauge	SSD	See Struct. Drwg
		GAUV	Galvalized	SH	Shelf
CAB	Cabinet	GB	Grip Bar	SR	Sheathing
CBC	California Building Code	GI	Grip Iron	SM	Similar
CEC	California Electric Code	GL	Glass/Glazing	SLR	Slider
		GR	Grade/Ground	SPEC	Specifications
		GYP	Gypsum	SQ	Square
CEM	Cement			SLD	Standard
CER	Ceramic	HBD	Hard Board	(S) STL	(Grainless) Steel
CI	Cast Iron	HD	Heavy Duty	SUSP	Suspended
CLS	Ceiling	HDR	Header	SYM	Symmetrical
CLKG	Caiking	HWD	Hardware		
CLST	Closet	HOR	Horizontal		
CLR	Clear			TRD	Tread
CHC	California Mechanical Notes	INT	Interior	Tb	Towel Bar
		INSUL	Insulation	TEMP	Tempered
CHU	Conc. Masonry Unit			T&G	Tongue & Groove
CNTR	Counter	JST	Joist	THRU	Through
COL	Column	JT	Joint	TOS	Top of Surface
COMP	Composition			TPD	Teller Paper Dispenser
CONC	Concrete	LAH	Laminate (f)	TYP	Typical
CONN	Connect (ion)	LT	Light		
CONST	Construction	LVR	Louver		
CONT	Continuous			UON	Unless Otherwise Noted
CPC	California Plumbing Code	MAS	Masonry		
		MC	Mechanical	MECH	Mechanical
CPT	Corper	MEHB	Membrane	UNF	Unfinished
		MFR	Manufacturer		
DBL	Double	MIR	Mirror	VERT	Vertical
DEMO	Demolish	MNT	Mount (ed)	VIG	Vert Grain
DF	Douglas Fir	MTL	Metal		
DIA	Diameter			WD	Wood
DIG	Diagonal			WDW	Window
DN	Down	NC	Not In Contact	WI	Wrought Iron
DR	Door	NTS	Not To Scale	W(O)	With (out)
DS	Down Spout			WP	Water Proof
DWR	Drawer	O	Over	WR	Water Resistant
		OC	On Center	WSCT	Wainscot
EA	Each	OPNG	Opening		
EL	Elevation	OPP	Opposite		

SYMBOLS LEGEND:



PROJECT DATA:

PROJECT SUMMARY:
ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND REGULATIONS AS APPROVED AND AMENDED BY THE AGENCY HAVING JURISDICTION:
CALIFORNIA BUILDING CODE: 2019 EDITION
CALIFORNIA MECHANICAL CODE: 2019 EDITION
CALIFORNIA ELECTRICAL CODE: 2019 EDITION
CALIFORNIA PLUMBING CODE: 2019 EDITION
CALIFORNIA FIRE CODE: 2019 EDITION
CALIFORNIA ENERGY CODE: 2019 EDITION
CALIFORNIA GREEN BUILDING CODE: 2019 EDITION
UNLESS OTHERWISE NOTED IT IS THE INTENTION THAT THE ABOVE CODES & REGULATIONS REFER TO THE LATEST EDITION OR REVISION IN FORCE ON THE DATE OF THIS DOCUMENT.

BUILDING DATA:
TYPE OF CONSTRUCTION: TYPE III-B
OCCUPANCY GROUP: B
NUMBER OF STORIES: 1 + MEZZANINE
FIRE SPRINKLERS: NONE
BUILDING SQ. FTG: 15,600 sq. ft.
TENANT SPACE SQ. FTG: 1,535 sq. ft.

PROJECT DESCRIPTION:
NEW 1,535 SF OFFICE / TREATMENT SPACES RENOVATION INSIDE OF AN [E] VACANT COMMERCIAL BUILDING.

SPECIAL INSPECTIONS:

AS SET FORTH IN CBC 1701.1, OWNER OR ARCHITECT OR ENGINEER OF RECORD, ACTING AS OWNERS AGENT, SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS (TESTING AGENCIES) WHO SHALL PROVIDE INSPECTIONS DURING CONSTRUCTION, IN ADDITION TO REQUIRED INSPECTIONS PERFORMED BY THE BUILDING DIVISION PURSUANT TO SECTION 108, FOR TYPES OF WORK AS DESIGNATED BY THE ENGINEER OF RECORD AND APPROVED BY THE BUILDING OFFICIAL - SEE ITEMS LISTED BELOW.

1. NONE
2.
3.
4.

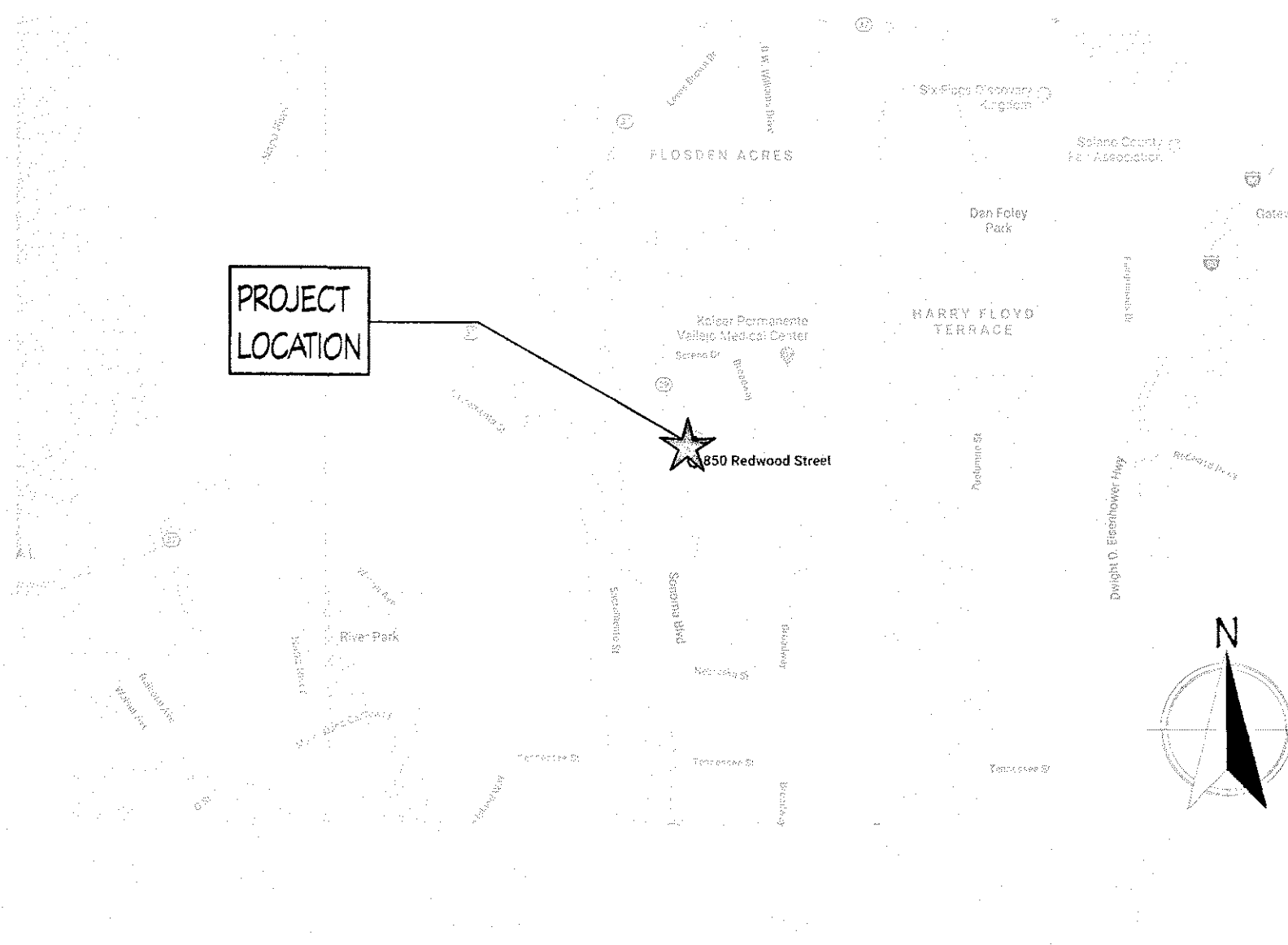
OWNER SHALL SUBMIT THE NAMES AND QUALIFICATIONS OF SPECIAL INSPECTORS TO THE BUILDING DIVISION FOR APPROVAL BEFORE STARTING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER NOTIFICATION TO THE TESTING AGENCY WHEN THE ITEMS ARE READY FOR INSPECTION. THE TESTING AGENCY SHALL SUBMIT A FINAL SIGNED REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS TO THE BEST OF THE SPECIAL INSPECTORS KNOWLEDGE, IN CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CBC. APPROVED INSPECTORS SHALL SUBMIT A CERTIFICATE OF COMPLIANCE THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS.

DEFERRED SUBMITAL:

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

1. NONE
2.
3.

Vicinity Map:



PROJECT NOTES:

- THESE PLANS AND DESIGN CONCEPTS ARE THE PROPERTY OF PDF DESIGNING AND ARE NOT TO BE USED FOR ANY OTHER WORK OTHER THAN THE LOCATION SHOWN HEREIN. PLANS ARE CONSIDERED COPYRIGHTED PER YEAR OF PLANS.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY.
- THE PLANS SPECIFICATIONS, SHOP DRAWINGS, CLARIFICATION DRAWINGS, INCLUDING ANY ADDENDUMS, CONSTITUTE THE CONSTRUCTION DOCUMENTS.
- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE, ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS SHALL BE COMPLIED WITH. IT IS THE RESPONSIBILITY OF ANY ONE SUPPLIERS LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT AND THE OWNER ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE CONSTRUCTION DOCUMENTS.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION, BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE STRUCTURE PRIOR TO THE APPLICATION OF THE SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. HE OR SHE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE MENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OR APPROVAL OF THE ABOVE ITEMS. ANY SITE VISITS BY THE ARCHITECT SHALL NOT CONSTITUTE A REVIEW OR APPROVAL OF ANY WORK UNLESS THE ARCHITECT IS SPECIFICALLY CONTRACTED FOR CONSTRUCTION OBSERVATION WITH THE PROJECT OWNERS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE.
- ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS OR HER SUBCONTRACTORS.
- THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR SHOULD ANY DISCREPANCY OR OTHER QUESTION THAT ARISE PERTAINING TO THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL CHECK AND VERIFY SIZE AND LOCATION OF ELECTRICAL SERVICES AND PLUMBING RUNS WITH ELECTRICAL AND PLUMBING CONTRACTORS BEFORE THE START OF CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS TO THE OWNER SINCE PROPOSALS MUST TAKE INTO CONSIDERATION ALL SUCH CONDITIONS AS IT MAY AFFECT WORK.
- NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF THE ARCHITECT/ENGINEER WHO'S SIGNATURE APPEARS HEREON.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT OR ENGINEER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
- THE CONTRACTOR WARRANTS TO THE OWNER AND ARCHITECT THAT HE OR SHE POSSESSES THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING & ARCHITECTURAL SERVICES, AND FOR THE REASON THAT THE CONTRACTOR WISHES TO RELY UPON HIS OR HER OWN COMPETENCE, THE CONTRACTOR OR OWNER HAS RESTRICTED THE ARCHITECT'S SCOPE OF PROFESSIONAL SERVICES. THE CONSTRUCTION DOCUMENTS PROVIDED BY THE LIMITED SERVICES SHALL BE TITLED "BUILDERS PLANS" IN RECOGNITION OF THE CONTRACTOR'S RESPONSIBILITY. CONSTRUCTION WILL REQUIRE THAT THE CONTRACTOR ADAPT THE BUILDERS PLANS TO THE FIELD CONDITIONS ENCOUNTERED AND MAKE LOGICAL ADJUSTMENTS IN FIT, FORM, DIMENSION, AND QUANTITY THAT ARE TREATED ONLY GENERALLY BY THE BUILDERS PLANS. IN THE EVENT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR OWNER FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT, HE OR SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT WHICH MAY GENERATE A CHANGE ORDER FOR ADDITIONAL WORK AT THE OWNERS EXPENSE.
- RELEASE OF THE PLANS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNERS, THEIR CONTRACTOR, AND THE ARCHITECT & ENGINEER. DESIGN & CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE & DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COORDINATION IS IMPERFECT AND EVERY CONVEYANCE CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT CONSTITUTES MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE WITH THE ARCHITECT REGARDING THESE ISSUES SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THE ADJACENT PROPERTIES AND IMPROVEMENTS ADJACENT TO THE CONSTRUCTION SITE DURING THE COURSE OF CONSTRUCTION.
- DIMENSIONS DO NOT SCALE. THE BLUEPRINTS, TRACINGS OR PHOTOCOPIES ALL WORK SHALL BE GOVERNED BY THE WRITTEN DIMENSION ON THE PLANS AND MEASUREMENTS TAKEN IN THE FIELD. IN THE CASE OF DISCREPANCIES NOTIFY THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK. IN QUESTION, ALL DIMENSIONS ARE TO THE FACE OR CENTERLINE OF THE WALLS UNLESS ALLOWANCES HAVE BEEN MADE FOR FINISH MATERIALS.
- ALL REQUIRED PERMITS SEPARATE PERMITS (PLUMBING, ELECTRICAL, ETC.) SHALL BE OBTAINED PRIOR TO COMMENCING WORK OF THAT TRADE.
- REFER TO STRUCTURAL CALCULATIONS FOR ANY QUESTIONS REGARDING LUMBER GRADES, BEAM AND SHEAR WALL REQUIREMENTS.
- IF PROJECT HAS A SOILS ENGINEERING REPORT REFER TO IT FOR QUESTIONS REGARDING ANY SOIL REQUIREMENTS.
- NO FRAMING OF ANY TYPE SHALL BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AGENCIES.
- PROVIDE WATERPROOFING IN THE FORM OF FLASHING, COUNTERFLASHING, BEDDING COMPOUNDS, SEALANTS, MONOLITHIC MEMBRANES, AND OTHER MEANS TO ENSURE A WATER-TIGHT SEAL BETWEEN THE OUTER SURFACE OF THE EXTERIOR FINISH MATERIALS AND ANY ELEMENT ABUTTING AND OR ADJOINING ANY PENETRATIONS IN WALLS OR ROOFS. INSTALL ALL WATERPROOFING MATERIALS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS AND DETAILS. CONTRACTOR SHALL NOT USE DISSIMILAR MATERIALS THAT MAY REACT WITH EACH OTHER TO DEGRADATE THE WATERPROOFING SYSTEM.

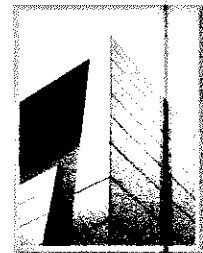
INDEX OF DRAWINGS:

Sheet No.	Drawing Description
G-1.1	Cover Sheet
G-1.2	General Notes
AS-1.1	Site Plan
A-0.1	Code Analysis Plan
A-0.2	Accessible Path of Travel & Room Signage Plan
A-1.1	Existing Floor Plan
A-1.2	Floor Plan
A-5.1	Details
A-7.1	Title-24 Lighting form
M-1.1	Mechanical Plan
E-1.1	Reflective Ceiling & Power Plan
P-1.1	Plumbing Plans

Project Team:

Tenant:
Ms. Lisa Kim
Sunny Acupressure Spa
850 Redwood St, Suite A, Vallejo, CA 94590
(415) 505-6360

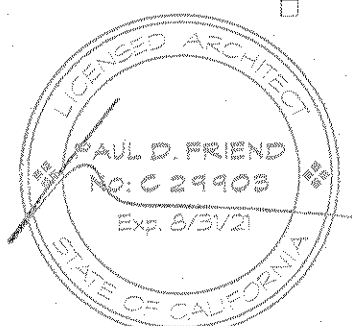
Architect:
Paul Friend, AIA
PDF Designs, Inc.
4171 Suisun Valley Road
Suite C
Fairfield, Calif. 94534
[707] 864-6986



REVISIONS

No.	Description

TENANT IMPROVEMENT
FOR: LISA KIM
850 REDWOOD ST, SUITE A, VALLEJO, CA 94590



Cover Sheet

Scale: As Noted
Jan. 2020

Sheet Number
G-1.1
1 of 12

CS-2019-001

Plot Date: 1/28/20

GENERAL NOTES:

1. PROVIDE LABOR AND SUPERVISION OF SUFFICIENT QUALITY AND EXPERIENCE SO THAT ALL WORK SHALL BE OF THE BEST QUALITY AND MEET THE ACCEPTANCE OF THE OWNER.
2. OMISSIONS FROM THE PLANS AND SPECIFICATIONS SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF FURNISHING, MAKING OR INSTALLING ALL ITEMS REQUIRED BY CURRENT STATE AND LOCAL ENFORCING BUILDING CODE STANDARDS.
3. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE GENERAL NOTES.
4. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
5. DO NOT SCALE MEASUREMENTS OF OR PLANS, IF THERE ARE ANY DISCREPANCIES, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE SCHEDULING OF CAUSES TO THE BUILDING OR THE WORK OF OTHERS.
7. THERE WILL BE NO EXTRAS PAID WITHOUT A SIGNED CHANGE ORDER PRIOR TO COMMENCEMENT OF ADDITIONAL WORK, OR AS AGREED TO IN OWNER CONTRACTOR AGREEMENT.
8. THE CONTRACTOR SHALL FIELD VERIFY FOR EXISTING CONDITIONS.
9. CONTRACTOR SHALL SUPPLY ONE GALLON OF TOUCH UP PAINT PER SQ. FOOT TO OWNER UPON COMPLETION OF WORK.

10. FURNISH AND INSTALL, ALL LABOR, SUPERVISION, MATERIALS, TOOLS, SERVICES, TRANSPORTATION, OVERHEAD COSTS, FEES, INSURANCE CHARGES, ROYALTIES, PROFITS, ETC. REQUIRED FOR A COMPLETE INSTALLATION IN AN IMPROVED FINISHED WORKMANSHIP LIKE MANNER. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODES, TITLE 24 PART 2 AND ALL STATE AND LOCAL AMENDMENTS THERETO.
11. INCLUDE ALL CONTINGENCIES WHICH MAY ARISE AND WHICH MAY BE REQUIRED BY EXISTING BUILDING & DEMO. WORK. THIS IS TO INCLUDE ALL REMOVAL, RELOCATION, AND REWORKING OF EXISTING BUILDING & DEMO SYSTEMS. THE CONTRACTORS SHALL VISIT THE SITE AND DETERMINE THE EXTENT OF THE WORK.
12. INSTALLATION: ALIGN, LEVEL, AND ADJUST ALL EQUIPMENT FOR PROPER OPERATION. INSTALL, SO ALL PARTS ARE READILY ACCESSIBLE FOR INSPECTION, SERVICE, AND REPAIR. INSTALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
13. COVER UP WORK UNTIL INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION.
14. GUARANTEE ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP IN WRITING TO BE FREE FROM DEFECT OF MATERIAL AND WORKMANSHIP FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
15. A BUILDING OR STRUCTURE SHALL NOT BE USED OR OCCUPIED, AND A CHANGE IN THE EXISTING USE OR OCCUPANCY CLASSIFICATION OF A BUILDING OR STRUCTURE OR PORTION THEREOF SHALL NOT BE MADE, UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY THEREOF AS PROVIDED HEREIN. ISSUANCE OF OCCUPANCY SHALL NOT BE CONSIDERED AS AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THE BUILDING CODE OR OF OTHER ORDINANCES OF THE JURISDICTION. EXECUTION: CERTIFICATES OF OCCUPANCY ARE NOT REQUIRED FOR WORK THAT IS EXEMPT FROM BUILDING PERMITS IN ACCORDANCE WITH SEC. 102.2 C.B.C. 2019 SUCH AS FENCES, SHEDS, ETC.
16. THE BUILDING OFFICIAL IS AUTHORIZED TO ISSUE A TEMPORARY CERTIFICATE OF OCCUPANCY BEFORE THE COMPLETION OF THE ENTIRE WORK. COVERED BY THE PERMIT: PROVIDED THAT SUCH PORTION OR PORTIONS SHALL BE OCCUPIED SAFELY. THE BUILDING OFFICIAL SHALL SET A TIME PERIOD DURING WHICH THE TEMP. CERTIFICATE OF OCCUPANCY IS VALID.

FIRE RESISTANCE RATED CONSTRUCTION

1. ALL FIRE RESISTANCE RATED CONSTRUCTION MATERIALS AND ASSEMBLIES USED FOR STRUCTURAL, FIRE RESISTANCE SHALL COMPLY WITH CHAPTER 7, 2019 C.B.C.
2. FIRE BLOCKING MATERIALS SHOULD COMPLY WITH CBC 708.2.1 2019 C.B.C. FIRE BLOCK SHOULD BE PROVIDED IN ACCORDANCE WITH CBC 708 AT THE FOLLOWING LOCATIONS:
 - a. IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDE FLURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SLOTTED, DROP CEILING AND COVER CEILING.
 - c. IN CONCEALED SPACES BETWEEN SPARK SPRINKLERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF BRASS. IF THE WALL AND STUDS ARE UNWELDED.
 - d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
 - e. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
 - f. PROVIDE FIRE BLOCKING AT 10-FOOT INTERVALS IN CONCEALED SPACES BOTH HORIZONTALLY AND VERTICALLY.
3. VERTICAL OPENINGS THAT PENETRATE THROUGH FLOOR / CEILING ASSEMBLIES SHALL COMPLY WITH SECTION 712 2019 C.B.C. - SUCH AS LAUNDRY CHUTES, DUMBWAITERS, ELEVATORS AND TRASH CHUTES. OPENINGS INTO THE SHAFT ARE PROHIBITED OTHER THAN THOSE NECESSARY FOR THE PURPOSE OF THE SHAFT.
4. ALL DOOR OPENINGS INTO ANY SUCH ENCLOSURE SHALL BE PROTECTED BY NOT LESS THAN A SELF-CLOSING HORIZONTAL FIRE DOOR ASSEMBLY PER SEC. 712.1.3 2019 C.B.C.
5. EXTERIOR WALLS CLOSER THAN 5 FEET TO A PROPERTY LINE SHALL BE FIRE-RESISTIVE RATED CONSTRUCTION BETWEEN 3 FEET AND 5 FEET TO THE PROPERTY LINE A PERCENTAGE OF THE WALL AREA MAY HAVE A LIMITED AMOUNT OF NON-PROTECTED OPENINGS. OPENINGS ARE NOT ALLOWED IN WALLS CLOSER THAN 3 FEET TO PROPERTY LINE REFER TO TABLE 705.8 2019 C.B.C.
6. FIRE RESISTIVE PARTITIONS SHALL CONFORM TO SEC 705.1.1 AND 705.1.1 C.B.C. 2019
7. ALL PENETRATIONS IN WALLS OF ONE AND TWO HOUR WALLS TO BE FIRE BLOCKED PER SECTION 714 C.B.C. 2019
8. FIRE SPRINKLERS, WHEN REQUIRED BY LOCAL FIRE DISTRICTS, SHALL BE INSTALLED PER LAFD 113 FIRE SPRINKLER REQUIREMENTS, SEC 903.3.1 C.B.C. 2019 - PLANS ARE TO BE PREPARED BY LICENSED FIRE SPRINKLER DESIGNER AND TO BE APPROVED BY FIRE DISTRICT AS A DEFERRED SUBMITTAL.
9. EXTERIOR FABRIC AWNINGS TO BE TREATED WITH AN APPROVED FLAME RETARDANT TREATMENT PER SEC. 305.4 C.B.C. 2019

FIRE DEPARTMENT NOTES:

1. PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS, FIRE ALARMS, ETC. SHALL BE PROVIDED BY A STATE LICENSED ENGINEER OR CONTRACTOR AND APPROVED BY THE FIRE PREVENTION BUREAU BEFORE THIS EQUIPMENT IS INSTALLED. INSTALLATIONS SHALL COMPLY WITH THE NATIONAL FIRE CODE STANDARDS (13.24, 20 AND OR 28).
2. ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU BEFORE BUILDING IS OCCUPIED.
3. A FIRE WARNING SYSTEM SHALL BE APPROVED BY THE FIRE PREVENTION BUREAU PRIOR TO INSTALLATION, IF EXTENDED FIRE AND LIFE SAFETY SYSTEM IS NEEDED.
4. THE WATER MAIN SERVING THIS PROJECT SHALL BE SIZED AND INTERCONNECTED IN ORDER TO PROVIDE AN ADEQUATE WATER SUPPLY FOR FIRE SUPPRESSION SERVICES. SYSTEM TO BE SIZED BY AN PROFESSIONAL ENGINEER.
5. BUILDING NUMBERS SHALL BE EASILY SEEN FROM STREET OR ROAD FRONTING THE PROPERTY. PROVIDE AND INSTALL ONE 24002 RATED FIRE EXTINGUISHER FOR EACH 6000 SQUARE FEET OR PORTION OF ON EACH FLOOR (TRAVEL DISTANCE SHALL NOT EXCEED 75 FEET).
6. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
7. THE FIRE SPRINKLER SYSTEM WILL REQUIRE AN ABOVE GROUND BACKFLOW PREVENTION DEVICE AND FIRE DEPARTMENT CONNECTION ETC. FIRE SPRINKLER OR ON-LINE ENGINEER SHALL PROVIDE ADEQUATE DESIGN AND DETAILS FOR THE EQUIPMENT PER LOCAL DEPARTMENT STANDARDS. ENGINEERS SHALL COORDINATE WITH LOCAL PUBLIC WORKS DEPARTMENTS AND LOCAL FIRE DEPARTMENTS FOR STANDARDS.
8. EXISTING EXT. CORRIDORS SHALL NOT BE USED FOR STORAGE OF MATERIALS OR WORK AREA AND SHALL BE KEPT CLEAN, CLEAR AND FREE FROM ANY OBSTRUCTIONS AT ALL TIMES DURING CONSTRUCTION. ALL OTHER AREAS WITHIN EXISTING BUILDING THAT ARE OUTSIDE THE CONTRACT WORK AREA SHALL BE PROTECTED FROM DAMAGE. ANY DAMAGE DONE BY THE CONTRACTOR WITHIN THE OUTLINE AREAS SHALL BE REPAIRED AT NO EXTRA COST TO OWNER.
9. EVERY EXT. DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE.
10. EMERGENCY LIGHTING SHALL BE PROVIDED GIVING A VALUE OF ONE FOOT CANDLE AT FLOOR LEVEL.
11. PREMISES IDENTIFICATION IS REQUIRED PLANS MUST BE SUBMITTED TO FIRE PREVENTION AND PLANNING DEPARTMENTS FOR APPROVAL. ALL ELECTRICAL, AND FIRE SPRINKLER ROOMS SHALL HAVE IDENTIFYING SIGNAGE.
12. DOORS OPENING INTO REQUIRED ONE-HOUR FIRE RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A FIRE ASSEMBLY HAVING A 20-MIN. RATING.
13. ONLY PAVIC HARDWARE APPROVED AND LISTED BY THE STATE FIRE MARSHALL SHALL BE INSTALLED.
14. PROVIDE AN APPROVED LOCK BOX FOR THE FIRE DEPARTMENT AT THE ENTRY OF THE BUILDING OR APPROVED LOCATION BY THE FIRE DEPARTMENT.
15. INTERIOR FINISHES MUST CONFORM TO THE CHAPTER 8 C.B.C., S.B.C.C.I. SEC 704 OR STATE AND LOCAL ENFORCING BUILDING CODE. ALL DECORATIVE MATERIALS AND CEILING MATERIALS TO BE MAINTAINED IN FLAME RETARDANT CONDITION. ENCLOSED VERTICAL EXT. WAYS TO HAVE FINISHES OF CLASS I FLAME SPREADING RATING. ROOM OF AREAS TO HAVE FINISHES OF CLASS II FLAME SPREAD RATING. NOTE: IF APPROVED SPRINKLER SYSTEM IS INSTALLED RATING MAY BE REDUCED TO CLASSIFICATION, BUT NOT GREATER THAN CLASS II TO BE USED.
16. EXIT AND DIRECTIONAL SIGNS SHALL HAVE 6" MIN. LETTERS, WHEN REQUIRED MUST BE INTERNALLY ILLUMINATED. THE WORD "EXIT" SHALL BE LETTERED IN HIGH CONTRAST WITH THE BACKGROUND. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES AND SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT-CANDLES. TO INSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. REFER TO SECTION 1015 C.B.C. 2019

THE EXIT SYSTEM

1. ALL COMPONENTS OF THE EXIT SYSTEM SUCH AS STAIRS, GUARDRAILS, DOORS, TRAVEL DISTANCE ETC. SHALL CONFORM TO CHAPTER 10 OF THE CBC 2019
2. MEANS OF EGRESS DOOR SHALL MEET THE REQUIREMENTS OF SECTION 10101 C.B.C. 2019 AND SHALL PROVIDE A MIN. OF 32" CLEAR OPENING WIDTH AND SHALL BE NOT LESS THAN 60" TALL. REFER TO SECTION 10101.9 C.B.C. 2019 FOR DOOR OPERATION (1. HARDWARE, LOCKING DEVICES, ETC.)
3. MEANS OF EXIT ILLUMINATION: SECTION 1008 C.B.C. 2019. THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM IS OCCUPIED. THE ILLUMINATION LEVEL SHALL NOT BE LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. EMERGENCY POWER SUPPLY SHALL PROVIDE ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES PROVIDED BY BATTERIES OR AN ON-SITE GENERATOR. EMERGENCY LIGHTING FIXTURES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF ONE FOOT-CANDLE. IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:
 1. AREAS: 2. CORRIDORS: 3. EXIT ACCESS STAIRWAYS AND RAMPS: 4. INTERIOR AND EXTERIOR EXIT STAIRWAYS: 5. EXIT PASSAGEWAYS: VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE: 6. EXTERIOR LANDINGS FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE: 7. ELECTRICAL EQUIPMENT ROOMS: 8. FIRE COMMAND CENTERS: 9. FIRE PUMP ROOMS: 10. GENERATOR ROOMS: 11. PUBLIC RESTROOMS WITH AN AREA GREATER THAN 300 SQUARE FEET.
4. LANDINGS AT DOORS: THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR PER SEC. 10101.6 C.B.C. 2019 THE THRESHOLD HEIGHT SHALL BE LIMITED TO A HEIGHT OF 0.25 PER SEC. 10101.7 C.B.C. 2019 STAIRWAYS SHALL CONFORM TO SECTION 1011 C.B.C. 2019 STAIRWAYS SHALL HAVE A MINIMUM WIDTH OF 44". MINIMUM HEADROOM OF 80" CLEAR FROM A LINE CONNECTING THE EDGE OF NOSINGS. HEADROOM SHALL BE CONTINUOUS. THE MAX. RISE IS 7" AND THE MINIMUM TREAD IS 11". STAIR TREADS AND RISERS SHALL BE OF UNIFORM SIZE AND SHAPE WITH THE TOLERANCE BETWEEN THE LARGEST AND SMALLEST TREAD HEIGHT OR BETWEEN THE SMALLEST TREAD DEPTH SHALL NOT EXCEED 3/8" IN ANY FLIGHT OF STAIRS. A NOSING PROJECTOR OF NOT LESS THAN 3/4" AND NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS.
5. THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY SEC 1011.6 C.B.C. 2019
6. HANDRAILS SECTION 10111.1 & 1014 C.B.C. 2019 SHALL BE PLACED NOT LESS THAN 34" NOR MORE THAN 38" ABOVE THE NOSING OF THE TREADS. AT ALL STAIRS
7. PROVIDE MIN. 42" HIGH U.N.O. GUARD RAIL AT FLOORS, BALCONIES, AND PORCHES WHICH ARE MORE THAN 30" ABOVE GROUND OR ABOVE A LOWER FLOOR LEVEL. SHALL BE CONSTRUCTED SUCH THAT IF A PERSON CANNOT GRASP THE RAIL OR POINT- GUARD RAIL & CONNECTIONS SHALL BE DESIGNED FOR 20 POUNDS PER LINEAL FOOT. IT IS CONTRACTORS RESPONSIBILITY TO SUBMIT 3 COPIES OF PAINTING DETAILS TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO EXECUTION. PER CBC SECTION 1019.2019 EDITION.
8. EXIT TRAVEL DISTANCE EXITS SHALL BE 50' LOCATED ON EACH STORY SUCH THAT THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL, MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY TO THE ENTRANCE TO AN EXIT ALONG THE NATURAL PATH OF EGRESS TRAVEL, SHALL NOT EXCEED THE DISTANCES GIVEN IN TABLE 10112 C.B.C. 2019.
9. ASILE AND ASILE ACCESSWAYS SERVING AS A PORTION OF THE EXIT ACCESS IN THE MEANS OF EGRESS SHALL COMPLY WITH SECTION 1018 C.B.C. 2019
10. CORRIDORS SEC 1020 C.B.C. 2019 SHALL BE FIRE RESISTANT RATED IN ACCORDANCE WITH TABLE 1020.1 C.B.C. 2019 AND SECTION 708 C.B.C. 2019 FOR FIRE PARTITIONS. CORRIDORS DO NOT NEED TO BE FIRE PROTECTED PER EXCEPTIONS 1-6 MINIMUM CORRIDOR WIDTH PER TABLE 1020.2 AND 1005.1 C.B.C. 2019 AND ARE TO BE KEPT FREE OF OBSTRUCTIONS

ACCESSIBLE GENERAL

1. PROJECT SHALL COMPLY TO CBC TITLE 24 ACCESSIBILITY STANDARDS CHAPTERS 11A & 11B 2019 C.B.C.
2. THE PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT.
3. ALL BUILDINGS AND FACILITY ENTRANCES THAT ARE ACCESSIBLE TO AND USEABLE BY PERSONS WITH DISABILITIES SHALL BE IDENTIFIED BY A MINIMUM OF ONE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND W/ ADDITIONAL DIRECTIONAL SIGNS AT JUNCTIONS WHERE THE ACCESSIBLE ROUTE OF TRAVEL DIVERGES FROM THE REGULAR CIRCULATION PATH DIRECTING TRIP TO THE NEAREST ACCESSIBLE ENTRANCE PER SECTION 11B-309 2019 C.B.C.
4. PROVIDE SIGNS DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL. SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES PER SECTION 11B-303.12.1 C.B.C. 2019 EDITION.
5. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS. ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND ENTRANCE TRIP SERVICE, WHEN MORE THAN ONE ROUTE IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE. EXTERIOR ROUTE OF TRAVEL SHALL COMPLY WITH 11B-206 2019 C.B.C.

ACCESSIBLE ENTRANCES & EXITS

1. ALL ENTRANCES AND ALL EXTERIOR GROUND-LEVEL EXITS SHALL BE ACCESSIBLE IN COMPLIANCE WITH SECTION 11B-206.6.1 C.B.C. 2019 EDITION.
2. ALL BUILDINGS ENTRANCES THAT ARE ACCESSIBLE SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS AS REQUIRED TO BE VISIBLE TO PERSONS ALONG APPROVING PEDESTRIAN WAYS. SECTION SECTION 11B-206 2019 C.B.C.
3. DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH TYPE AND MOUNTED 34" TO 44" ABOVE THE FLOOR PER SECTION 11B-404.2.7 C.B.C. 2019 EDITION.
4. PER SECTION 11B-404.2.4 C.B.C. 2019 EDITION, REGARDLESS OF THE OCCUPANT LOAD, THERE SHALL BE A LEVEL FLOOR OR LANDINGS ON EACH SIDE OF THE DOOR. THE FLOOR OR LANDINGS SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY (1/4" VERTICAL AND 1/4" BEVELED AT 45). NOTE: AN EXCEPTION IS PERMITTED FOR EXTERIOR LANDINGS, WHICH MAY SLOPE UP TO 1/4" PER FOOT (2%) IN ANY DIRECTION FOR SURFACE DRAINAGE. PER SECTION 11B-404.2.4.4 2019 EDITION
5. PER SECTION 11B-404.2.7 C.B.C. 2019 EDITION, ALL HAND-ACTUATED DOOR OPENING HARDWARE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - A) SHALL BE CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR.
 - B) LATCHING AND LOCKING DEVICES THAT ARE IN A PATH OF TRAVEL, SHALL BE OPERATED WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PIVOT BARS, PUSH-PULL ACTUATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT THE ABILITY TO GRASP THE OPENING HARDWARE.
 - C) LOCKED DOORS SHALL EXIT IN THE DIRECTION OF TRAVEL.
6. THE LOWER 10" OF ALL DOORS SHALL BE GROoved AND INTERRUPTED TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION. NARROW FRAME DOORS ON THE PUSH SIDE OF THE DOOR PER SETION 11B-404.2.10 C.B.C. 2019 EDITION

ACCESSIBLE ENTRANCES & EXITS

1. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE, SERVING OTHER THAN A REQUIRED EXIT STAIRWAY SHALL PROVIDE A MINIMUM OF 48" OF CLEAR SPACE FROM ANY DOOR OPENING INTO THE VESTIBULE WITHIN 60" OF THE DOOR. PER SECTION 11B-404.2.6 2019 EDITION, DOORS IN GATES SHALL SWING EITHER IN THE DIRECTION OF OR AWAY FROM THE SPACE BETWEEN THE DOORS.
2. PER SECTION 11B-404.2.4.1 C.B.C. 2019 EDITION, THE LEVEL AREA AT FLOORS OR LANDINGS SHALL HAVE A LENGTH AT LEAST 60" IN THE DIRECTION OF DOOR SWING AND AT LEAST 48" (OR 44" IF DOORS DON'T HAVE LATCHES OR CLOSERS) IN THE DIRECTION OPPOSITE THE DOOR SWING.
3. WHERE A DOOR OPENS INTO A STAIR OF A SMOKEPROOF ENCLOSURE, THE REQUIRED LANDINGS NEED NOT HAVE A LENGTH OF 60"
4. PER SECTION 11B-404.2.1 C.B.C. 2019 EDITION, THE LEVEL AREA AT FLOORS OR LANDINGS SHALL HAVE A LENGTH AT LEAST 60" IN THE DIRECTION OF DOOR SWING AND AT LEAST 48" (OR 44" IF DOORS DON'T HAVE LATCHES OR CLOSERS) IN THE DIRECTION OPPOSITE THE DOOR SWING.
5. PER SECTION 11B-402.3.1 C.B.C. 2019 EDITION, EVERY REQUIRED PASSAGE DOOR SHALL HAVE A MINIMUM 32" CLEAR WIDTH MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE SIDE.
6. EXIT DOORS TO BE OPERATED FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. IF APPLIED IN A GROUP, A P.M. OR AS OCCUPANCIES PROVIDE NOTE READING THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. SEC 10101.9.3 C.B.C. 2019

ACCESSIBLE DOORS

1. THE WIDTH OF THE LEVEL AREA, ON THE SIDE TO WHICH A DOOR (OR GATE) SWINGS, SHALL BE AS FOLLOWS PER SECTION 11B-404.2.4.1 C.B.C. 2019 EDITION
 - A) EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR APPLICATIONS.
 - B) EXTEND 18" PAST THE STRIKE EDGE OF THE DOOR FOR INTERIOR CONDITIONS.
 - C) EXTEND 12" PAST THE STRIKE EDGE ON THE PUSH SIDE, IF DOOR HAS LATCH AND CLOSER.
2. THE MAXIMUM FORCE REQUIRED TO PUSH OR PULL AN OPEN DOOR SHALL BE NO MORE THAN 5 LBS. FOR INTERIOR AND EXTERIOR DOORS AND 15 LBS. MAX. AT FIRE DOORS.
3. FORCES SHALL BE APPLIED TO THE LATCH SIDE PER SEC 11B-404.2.9 C.B.C. 2019
4. PER SECTION 11B-402.3.1 C.B.C. 2019 EDITION, EVERY REQUIRED PASSAGE DOOR SHALL HAVE A MINIMUM 32" CLEAR WIDTH MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE SIDE.
5. EXIT DOORS TO BE OPERATED FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. IF APPLIED IN A GROUP, A P.M. OR AS OCCUPANCIES PROVIDE NOTE READING THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. SEC 10101.9.3 C.B.C. 2019

ACCESSIBLE TOILET ROOM

1. DOORWAYS LEADING TO SANITARY FACILITIES SHALL BE PROVIDED WITH SYMBOLS WHICH ARE 12" EQUILATERAL TRIANGLE FOR MEN, 12" DIAMETER CIRCLE FOR WOMEN, AND 1/4" THICK CENTERED ON DOOR 60" HIGH AND CONTRASTING COLOR. UNIFORM SYMBOLS SHALL BE IDENTIFIED BY THE CIRCLE WITH THE TRIANGLE SUPERIMPOSED WITHIN THE CIRCLE PER SECTION 11B-703.1 THRU 11B-703.12.7 C.B.C. 2019
2. PROVIDE 3" HIGH X 6" WIDE PHOTO POLYMER OVER ACRYLIC SLAB WITH 5/8" HIGH RAISED WHITE HELVETICA MEDIUM CAPITAL TYPE STYLE AND RAISED BRaille BLOCK. MATCH SIGN ON DOOR WITH "MEN", "WOMEN" OR "RESTROOM" FOR UNSEX, DARK BACKGROUND AND COLOR.
3. PER SECTION 11B-604 C.B.C. 2019 EDITION, A WATER CLOSET FIXTURE LOCATED IN A COMPARTMENT SHALL PROVIDE THE FOLLOWING:
 - A) A MINIMUM OF 60" TOILET SIDE CLEAR SPACE FROM EDGE OF AN ADJACENT FIXTURE, TO THE FINISH WALL ON THE OPPOSITE SIDE OF THE TOILET
 - B) A MINIMUM OF 59" CLEAR SPACE SHALL BE PROVIDED FROM THE FINISH WALL BEHIND THE TOILET FORWARD AT FLOOR MOUNTED TOILETS (56" MIN. AT WALL MOUNTED TOILETS)
 - C) A MINIMUM OF 48" LONG CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET IF THE COMPARTMENT HAS AN END OPENING DOOR (60" IS REQUIRED FOR SIDE OPENING DOORS)
 - D) GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THE CLEAR SPACES INDICATED.
4. WATER CLOSET DOOR SHALL BE EQUIPPED WITH A SELF-CLOSING DEVICE AND HAVE A MINIMUM 32" CLEARANCE WHEN LOCKED AT THE END (AND 34" WHEN LOCATED AT THE SIDE).
5. AS PER SECTION 11B-604.8.1 C.B.C. 2019 EDITION, THERE SHALL BE A 60" WIDE SIDEWALL CLEAR AND 56" DEEP MIN. CLEAR FOR WALL MOUNTED TOILETS, OR 59" DEEP MIN. CLEAR FOR FLOOR MOUNTED TOILETS. - SEE ADDITIONAL REQUIREMENTS BELOW FOR VARIOUS DOOR OPTIONS:
 - A) CLEAR SPACE FOR SIDE APPROACH IN-SWING DOORS: 5" MIN. 60" WIDE BY 36" DEEP "ADDITIONAL" CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE ABOVE MIN. WHEEL CHAIR MANEUVERING CLEAR SPACE.
 - B) CLEAR SPACE FOR SIDE APPROACH OUT-SWING DOORS: 5" MIN. 60" WIDE BY 60" DEEP CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE TOILET.
 - C) CLEAR SPACE FOR SIDE APPROACH IN-OUT SWING DOORS: 5" MIN. 60" WIDE BY 48" DEEP CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE TOILET. AT IN-SWING DOORS DOORS DOOR MAY ENCRACH INTO TOILET CLEAR SPACE PER
6. WATER CLOSET
 - A) THE HEIGHT OF THE WATER CLOSET SEAT SHALL BE BETWEEN 17" AND 19" U.N.O.
 - B) THE CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
 - C) THE CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE SIDE OF THE TOILET AREA AND BE NO MORE THAN 44" ABOVE THE FLOOR.
 - D) THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS OF FORCE.
 - E) IN ALTERNATIONS WHERE THE EXISTING TRIP IS LESS THAN 15" HIGH A 3" SEAT SHALL BE PERMITTED.
7. URINALS IN ACCESSIBLE RESTROOMS SHALL MEET THE FOLLOWING REQUIREMENTS PER SECTION 11B-605 C.B.C. 2019 EDITION
 - A) THE RIM OF AT LEAST ONE URINAL SHALL PROJECT 1.5" FROM THE WALL AND BE LOCATED 17" MINIMUM ABOVE THE FLOOR.
 - B) THE FORCE REQUIRED TO ACTIVATE THE FLUSH VALVE SHALL BE A MAXIMUM OF 5 POUNDS OF FORCE.
 - C) THE CONTROL MECHANISM SHALL BE LOCATED A MINIMUM OF 44" ABOVE THE FLOOR.
 - D) A MINIMUM OF 30"x48" CLEAR FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE URINAL.
8. LAVATORIES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS PER SECTION 11B-606 C.B.C. 2019 EDITION
 - A) A MINIMUM OF 30"x48" CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE LAVATORY FOR FORWARD APPROACH. CLEAR SPACE MAY INCLUDE NICKIE & TOE SPACE BENEATH FIXTURE PER 11B-306 C.B.C. 2019
 - B) THE CLEAR SPACE BENEATH LAVATORIES SHALL BE A MINIMUM OF 29" HIGH X 30" WIDE X 4" DEEP AT THE TOP AND 9" HIGH X 30" WIDE AND 17" DEEP AT THE BOTTOM FROM THE FRONT OF THE FIXTURE. THE MAX HEIGHT OF THE COUNTER TOP SHALL BE 34"
 - C) ALL WATER AND DRAIN PIPES UNDER THE LAVATORY SHALL BE INSULATED OR CONFINED TO PROTECT AGAINST CONTACT.
 - D) THE FAUCET CONTROLS AND OPERATING MECHANISM SHALL BE OF THE TYPE NOT REQUIRE TIGHT GRASPING PINCHING OR TWISTING OF THE WRIST AND HAVE AN OPERATING FORCE OF NOT GREATER THAN 5 POUNDS. IF SELF-CLOSING VALVES ARE USED THEY SHALL REMAIN OPEN FOR AT LEAST 10 SECONDS.
9. SHOWERS AND SHOWER COMPARTMENTS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS 11B-608 C.B.C. 2019 EDITION
 - A) COMPARTMENTS SHALL BE 60" IN WIDTH BETWEEN WALL SURFACES AND 30" IN DEPTH WITH AN ENTRANCE OPENING OF 36" MINIMUM.
 - B) WHEN A THRESHOLD OR RECESSED DRIP IS USED, IT SHALL BE A MAXIMUM OF 1/2 IN HEIGHT AND SHALL BE BEVELED OR SLOPED AT AN ANGLE OF NOT MORE THAN 45 DEGREES FROM THE HORIZONTAL.
 - C) THE SHOWER FLOOR SHALL SLOPE TOWARD THE DRAIN LOCATED MAXIMUM SLOPE OF THE FLOOR SHALL BE 1/4" PER FOOT IN ANY DIRECTION.
 - D) THE FLOOR SURFACE SHALL BE OF A CARBORUNDUM, GRIFF PAVED TILE OR OF MATERIAL PROVIDING EQUIVALENT SLIP RESISTANT PER SECTION 11B-3021 C.B.C. 2019 EDITION
 - E) A FOLDING SEAT LOCATED ON THE WALL OPPOSITE THE CONTROLS AND MOUNTED 17"-19" ABOVE THE FLOOR SHALL BE PROVIDED.
 - F) THE SOAP DISH SHALL BE LOCATED ON THE CONTR. WALL AT A MAXIMUM HEIGHT OF 40" ABOVE THE SHOWER FLOOR.
 - G) PER SECTION 11B-608.6 C.B.C. 2019 FLEXIBLE HAND-HELD SHOWER UNIT, WITH A HOSE AT LEAST 59" LONG WITH CONTROLS THAT COMPLY WITH 11B-309.4 C.B.C. 2019 TWO TAP WALL-MOUNTED HOSES MAY BE INSTALLED IN LIEU OF THE HAND-HELD UNIT IN AREAS SUBJECT TO VANDALISM PER 11B-608.6 C.B.C. 2019
10. GRAB BARS SHALL COMPLY WITH THE FOLLOWINGS
 - A) THE SIDE GRAB BAR SHALL BE 42" LONG MIN. LOCATED 12" MAX. FROM THE REAR WALL AND EXTEND 34" MIN. FROM THE REAR WALL WITH THE FRONT END POSITIONED 24" MIN. IN FRONT OF THE WATER CLOSET.
 - B) THE SIDE GRAB BAR SHALL BE SECURELY ATTACHED AND CENTERED 33" ABOVE AND PARALLEL TO THE FLOOR PER SEC 11B-604.5.1 C.B.C. 2019
 - C) THE REAR GRAB BAR SHALL BE 36" LONG MIN. AND EXTEND FROM THE CENTER LINE OF THE WATER CLOSET 12" MIN. ON ONE SIDE AND 24" MIN. ON THE OTHER SIDE. THE REAR GRAB BAR SHALL BE SECURELY ATTACHED AND CENTERED 33" ABOVE AND PARALLEL TO THE FLOOR PER SEC 11B-604.5 C.B.C. 2019
 - D) THE DIAMETER OR WIDTH OF THE GRAB BAR GRIPPING SURFACE SHALL BE 1 1/4" TO 2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2" PER SEC. 11B-609 2019 C.B.C.
11. PER SECTION 11B-603.5 C.B.C. 2019 WHERE TOWEL, SANITARY WIPINGS, WASTE DISPOSAL, & OTHER SIMILAR DISPENSERS & DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL BE LOCATED WITHIN 40" OF THE FLOOR. PER SECTION 11B-603.5 C.B.C. 2019 EDITION PARORS SHALL BE HTD W/ BOTTOM EDGE NO HIGHER THAN 40" A FT. TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 7'-9" OF THE FRONT EDGE OF THE TOILET SEAT PER SECTION 11B-604.7 C.B.C. 2019 EDITION

SPECIAL HAZARDS

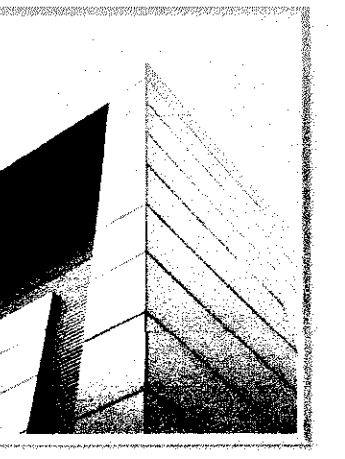
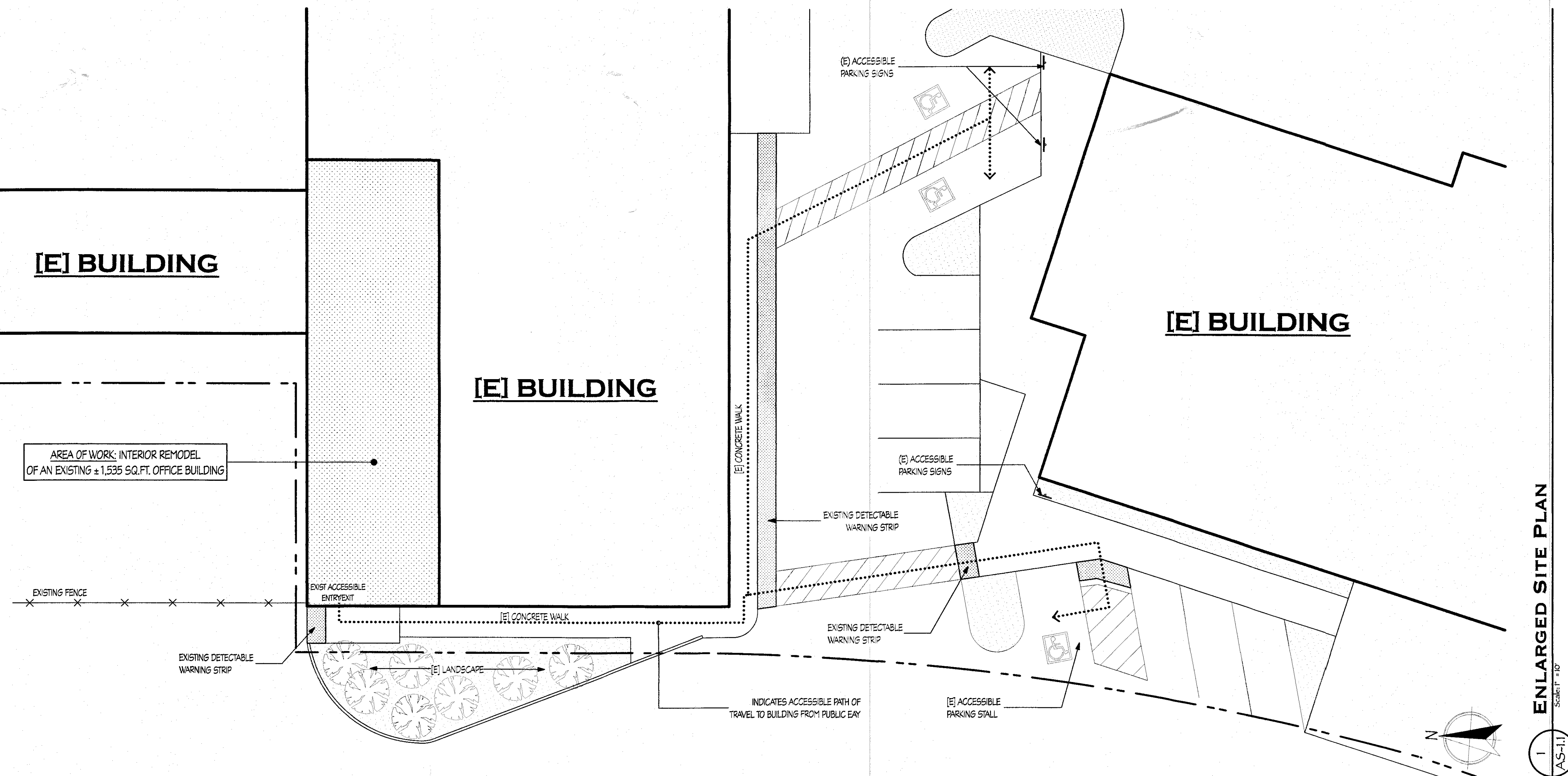
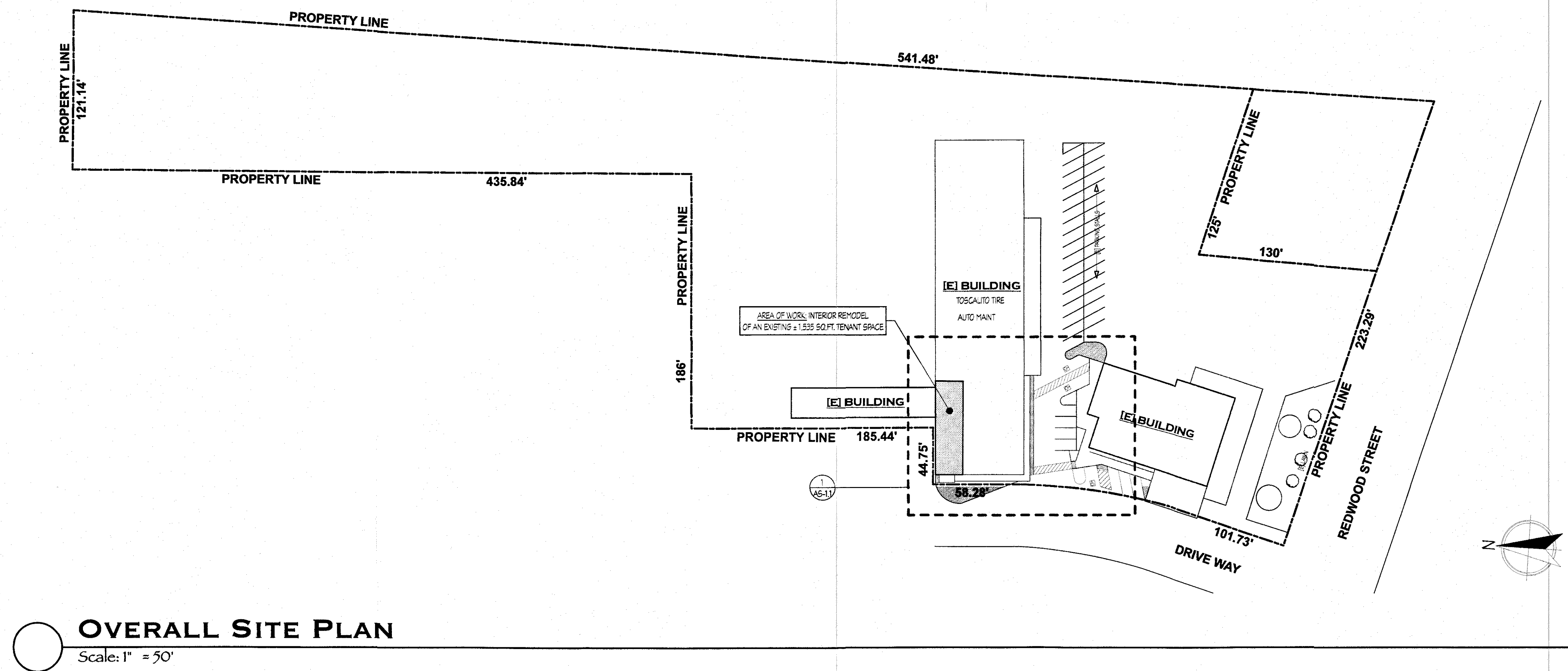
1. OBJECTS PROJECTING FROM WALLS WITH THEIR LEADING EDGES BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL PROTRUDE NO MORE THAN 4" INTO WALLS, CORRIDORS, PASSAGEWAYS OR AISLES. OBJECTS MOUNTED AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT. FREESTANDING OBJECTS MOUNTED ON POSTS OR PLUMBING MAY OVERHANG 12" MINIMUM FROM 27" TO 27" ABOVE THE GROUND SURFACE OR FINISHED FLOOR PER SECTION 11B-307 C.B.C. 2019 EDITION
2. PER 11B-302.2 C.B.C. 2019 IF CARPET OR CARPET TILE IS USED ON A GROUND OR FLOOR SURFACE IN A COMMON USE AREA, IT SHALL HAVE FIRM BACKING OR NO BACKING. THE MAX. PILE HEIGHT SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE EDGE OF THE EXPOSED EDGE AND TRIM SHALL COMPLY WITH THE REQUIREMENTS FOR CHANGES IN LEVEL. PER SEC 11B-303 C.B.C. 2019
3. SOUND TRANSMISSION CONTROL
 1. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALL WILL BE SEPARATED HORIZONTALLY BY 24". BACK AND SIDE OF BOXES WILL BE SEALED WITH 16" FLEXIBLE ACOUSTICAL SEALANT. BACKED BY A MINIMUM OF 2" THICK MINERAL FIBER INSULATION. (TV, TELEPHONE AND INTERCOM OUTLET MUST BE INSTALLED IN BOXES ADDITIONALLY)
 2. AN APPROVED PERMANENT AND FLEXIBLE ACOUSTICAL SEALANT WILL BE APPLIED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS AS DETAILED.
 3. ALL PENETRATIONS INTO SOUND RATED PARTITIONS WILL BE SEALED WITH APPROVED PERMANENT FLEXIBLE ACOUSTICAL SEALANT.
 4. ALL RISID CONDUIT, DUCTS, PLUMBING PIPES AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES WILL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF FLEXIBLE ACOUSTICAL MATERIAL OR FIBEROUS ACOUSTICAL GASKET.
 5. CARPETS OR SIMILAR SURFACE MATERIALS WHICH ARE PART OF THE FLOOR-CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCE IS ISSUED.

SOUND TRANSMISSION CONTROL

1. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES WILL BE LINED (EXCEPTION: DUCTS SERVING ONLY EXT. WAYS, KITCHEN FACILITIES, AND BATHROOMS WILL NOT BE LINED).
2. MINERAL FIBER INSULATION WILL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPE OF DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH A UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT.
3. SOUND PRODUCTIONS DEVICES SUCH AS SPEAKERS OR FANS WILL NOT BE PERMITTED IN THE SOUND ASSEMBLY EXCEPT THAT AN EXHAUST FAN MAY BE LOCATED IN THE BATHROOM CEILING PROVIDED THE ENTIRE JOIST SPACE IN WHICH THE DUCT AND FAN ARE LOCATED IS FILLED WITH MINERAL FIBER INSULATION.
4. ENERGY COMPLIANCE
 1. ALL ENCLOSED SPACES WITHIN A BUILDING SHALL BE VENTILATED WITH NATURAL OR MECHANICAL VENTILATION PER SEC 2019 SEC. 1201.1 MIN. CFM PER THE EXPECTED NUMBER OF OCCUPANTS
 2. SPACE CONDITIONING CONTROLS FOR EACH ZONE SHALL CONFORM WITH: SEC 2019 SEC. 1202
 3. SPACE HEATING AND WATER HEATING PIPES TO BE INSULATED PER SEC 2019 SEC. 1203
 4. AIR DISTRIBUTION SYSTEM DUCTING & PLUMBING TO COMPLY WITH CMC 2019 SEC. 601.0- 605.0 & SEC 2019 SEC. 1204. MATERIALS: SEALANTS, TAPES & INSULATION
 5. MECHANICAL SYSTEM ACCESS, VENTILATION, DUCTING & CONTROLS SHALL BE TESTED AND CERTIFIED PER SEC. 2019 SEC. 1205
 6. COVERED PROCESSES SUCH AS REFRIGERATED WAREHOUSES SHALL CONFORM TO THE MANDATORY MEASURES SET FORTH IN SEC 2019 SEC. 1206
 7. MANDATORY INSULATION REQUIREMENT FOR ALL NEWLY CONSTRUCTED BUILDINGS SHALL MEET THE MINIMUM REQUIREMENTS FOR ROOF WALL & FLOOR INSULATION. SEC 2019 SECTIONS 1201(6)-1201(7)
 8. NEW BUILDING SPACES OCCUPIED FOR THE FIRST TIME THAT ARE OVER 10,000 SQ. FT. ARE TO BE COMMISSIONED PER SECTION CMC 2016 SEC. 1208. SUMMARY OF REQUIREMENTS ARE TO INCLUDE: OWNERS PROJECT REQUIREMENTS BASIS OF DESIGN, DESIGN PHASE DESIGN REVIEW, COMMISSIONING MEASURES SHOWN IN THE CONSTRUCTION DOCUMENTS, COMMISSIONING PLAN, FUNCTIONAL PERFORMANCE TESTING, DOCUMENTATION AND TRAINING AND COMMISSIONING REPORT
 9. INSULATION PLACED ON TOP OF A SUSPENDED CEILING WITH REMOVABLE CEILING PANELS SHALL NOT BE USED TO MEET THE ROOFCEILING INSULATION REQUIREMENTS. EXCEPTION: WHEN THERE ARE CONDITIONED SPACES WITHIN A COMBINED FLOOR AREA NO GREATER THAN 200 SQ. FT. IN AN OTHERWISE UNCONDITIONED SPACE, AND WHEN THE AVERAGE HEIGHT OF THE SPACE BETWEEN THE CEILING AND ROOF OR THE SPACE IS GREATER THAN 12 FEET. INSULATION PLACED IN DIRECT CONTACT WITH A SUSPENDED CEILING WITH REMOVABLE CEILING PANELS SHALL BE AN ACCEPTABLE METHOD OF REDUCING HEAT LOSS FROM A CONDITIONED SPACE. SEC 2019 SECTION 1201(6)
 10. COMMERCIAL BOILERS SHALL CONFORM WITH SECTION CMC 2019 SEC. 1209
 11. LIGHTING CONTROLS AND EQUIPMENT SHALL COMPLY WITH SEC 2019 SEC. 130.0 THRU 130.5. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 130.2 ELECTRICAL DISTRIBUTION SYSTEMS TO COMPLY WITH SEC 2019 SEC. 130.5. ELECTRICAL CIRCUITS TO BE DISAGGREGATED VOLTAGE DROP MAX OF 3%. A SEPARATE CIRCUIT CONTROLS FOR 120V RECEPTACLES, DEPENDENT RESPONSIVE, CONTROLS AND EQUIPMENT
 12. MULTILEVEL LIGHTING CONTROLS ARE TO BE PROVIDED PER TABLE 130.1-A 2019 CMC

MECHANICAL SYSTEMS NOTES:

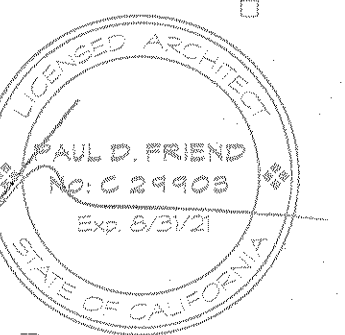
1. REFER TO TITLE 24 COMPLIANCE CERTIFICATE FOR MIN. EFFICIENCY (AFUE) OF HEATING & COOLING EQUIPMENT REQUIREMENTS
2. ALL MECHANICAL DUCTS SHALL BE INSTALLED IN FULL ACCORDANCE WITH LOCAL AND CALIFORNIA MECHANICAL CODES. TRANSVERSE JOINTS ON DUCTS OPERATING AT A GREATER PRESSURE THAN 0.25" W.G. SHALL BE SEALED BY HIGH-VISCOSITY OF DUCT SEALER DURING FABRICATION. SPIRAL SEAMS ARE AIR TIGHT AND NEED NO ADDITIONAL SEALING. ON LOW PRESSURE JOINTS, DUCT SEAL, STANDARD GEL APPROVED DUCT TAPE SHALL BE USED TO SEAL ALL TRANSVERSAL JOINTS. LOW PRESSURE JUNCTIONAL JOINTS DO NOT REQUIRE A TAP SEAL.
3. ALL PIPE AND DUCTWORK SHALL BE INSULATED IN FULL ACCORDANCE WITH CALIFORNIA MECHANICAL CODE AND SECTIONS 123 AND 124 OF THE NON RESIDENTIAL ENERGY EFFICIENCY STANDARDS OF TITLE 24
4. DUCT LINER, FOIL FACED DUCT INSULATION AND PIPE INSULATION SHALL BE LISTED UL-723, CALSS I WITH A FLAME SPREAD RATING LESS THAN 25, AND A SMOKE DEVELOPED RATING NOT OVER 50 IN ACCORDANCE WITH SECTION 604.0 C.B.C. 2019
5. SHOP FABRICATED DUCTS, FLEXIBLE ALUMINUM DUCT, AND FIBERGLASS WRAPPED FLEXIBLE DUCTS SHALL SHALL BE LISTED AND LABELED UL-81 FOR THEIR USE. ALL DUCT WORK TO BE CLASS 0 OR CLASS 1. DUCTS SHALL BE SEALED PER SEC 124. NON RESIDENTIAL ENERGY EFFICIENCY STANDARDS OF TITLE 24
6. ALL SHEET METAL DUCTS SHALL BE SUPPORTED IN ACCORDANCE WITH CBC TABLE 6-7 AND SECTION 603.3 CMC 2019 AND SHALL BE BRACED AND GUYED TO PREVENT LATERAL OR HORIZONTAL SWING. DUCTS IN STRUCTURES IN SEISMIC CATEGORY C,D,E,F SHALL BE ATTACHED AND BRACED PER THE CBC
7. FLEXIBLE INSULATED DUCTS SHALL NOT PENETRATE FIRE-RESISTANCE RATED ASSEMBLIES OR CONSTRUCTION AND ARE LIMITED TO A MINIMUM OF 5'3" FOOT LENGTHS AND SHALL NOT BE USED IN LIEU OF RIGID ELBOWS AND FITTINGS CMC 2019 SECTION 603.1 & 603.5
8. JOINTS AND SEAMS FOR DUCTING SHALL COMPLY WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS PER CMC 2019 SECTION 603.10
9. ALL MECHANICAL EQUIPMENT SHALL BE LISTED BY AN APPROVED TESTING AGENCY AND INSTALLED IN ACCORDANCE WITH ITS INSTALLATION INSTRUCTIONS AND LISTINGS.
10. APPLIANCES DESIGNED TO BE FIRED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE CONSTRUCTED TO SUSAIN VERTICAL AND HORIZONTAL LOADS AS SPECIFIED IN THE C.B.C. REFER TO SEC. 303.5 CMC 2019 EDITION. DUCTS IN STRUCTURES IN SEISMIC CATEGORY C,D,E,F SHALL BE ATTACHED AND BRACED PER THE CBC
11. ACCESS FOR MAINTENANCE SERVICE AND REPAIR SHALL BE PROVIDED FOR ALL APPLIANCES PER SEC. 304 & 304.2 CMC 2019 EDITION. MIN 5" CLEAR HEADROOM IN ATTIC & PLUMBING SEC 304.10 CMC 2019
12. WHERE EQUIPMENT OR APPLIANCES THAT REQUIRE SERVICE ARE INSTALLED ON A ROOF HAVING A SLOPE OF 4:12 VERTICAL IN 12' UNITS HORIZONTAL OR MORE, A LEVEL PLATFORM OF NOT LESS THAN 30" X 30" SHALL BE PROVIDED AT THE BASE OF THE ROOF. PER SECTION 304.10 CMC 2019 EDITION
13. EQUIPMENT AND APPLIANCES LOCATED ON ROOFTOP OR ELEVATED LOCATIONS SHALL BE ACCESSIBLE BUILDINGS EXCEEDING 15 FEET IN HEIGHT SHALL

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FOR: LISA KIM
850 REDWOOD ST, SUITE A, VALLEJO, CA 94590



te Plan

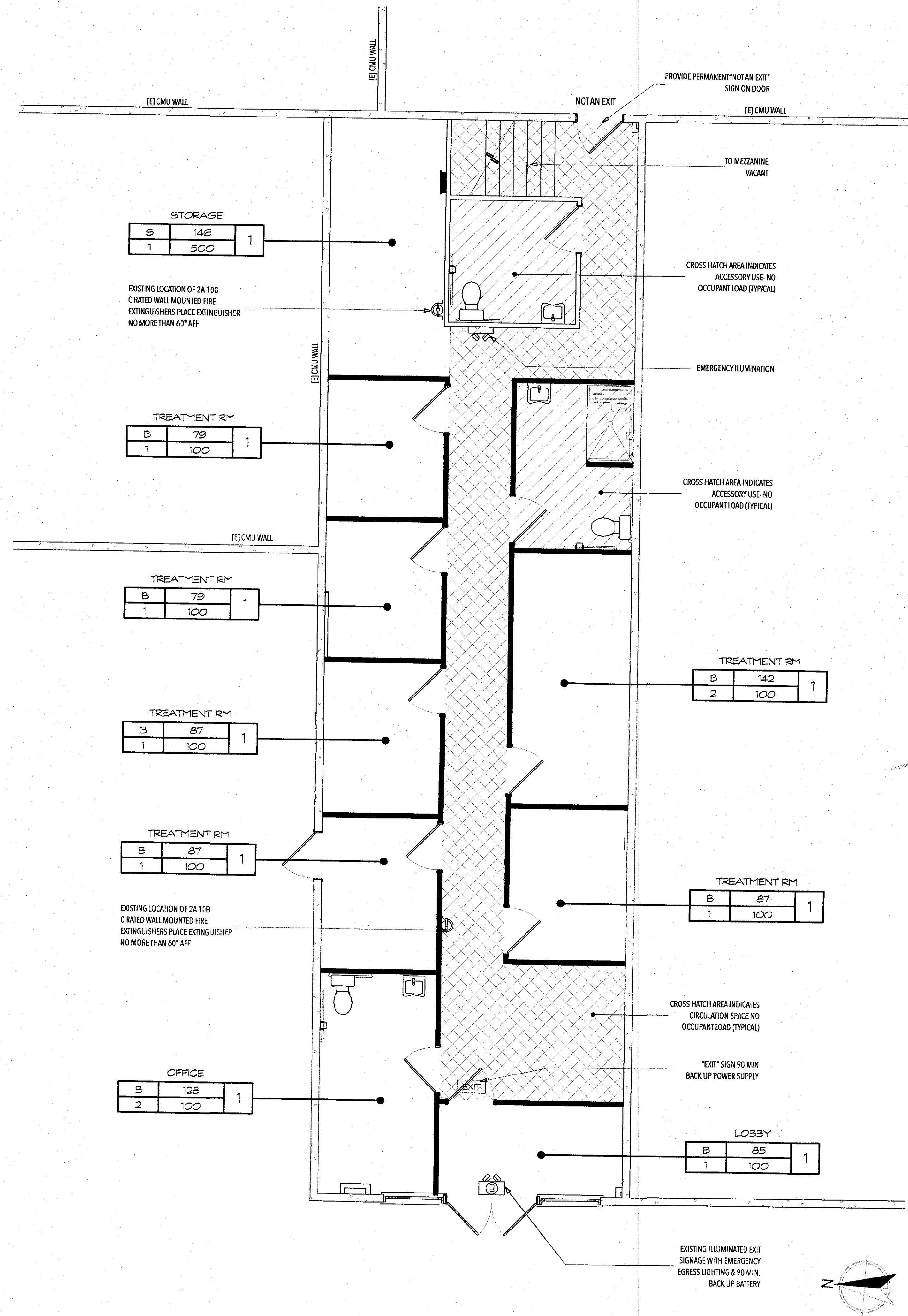
Scale : As Noted

Jan. 2020

Sheet Number
AS-1.1
3 of 12

1

Date: V20/20



CODE ANALYSIS PLAN Scale: 1/4" = 1'-0"

SYMBOLS & LEGEND

XX → REQUIRED EXIT WITH OCCUPANT LOAD THROUGH EXIT

INDICATES SIDE OF SIGN THAT "EXIT" TEXT IS SHOWN

EXIT SIGN PER CBC 1011

INDICATES DIRECTION OF DIRECTIONAL ARROW WHERE OCCURS

ACCESSORY USE AREA OCCUPANT LOAD ONLY INCLUDED IN ROOM LOAD NOT BUILDING LOAD PER CBC 1004.1

CIRCULATION SPACE NO OCCUPANT LOAD

ROOM NAME: DINING ROOM

OCCUPANCY (CH. 3):

NUMBER OF OCCUPANTS:

AREA

OF EXITS REQUIRED (SECT. 1007)

OCCUPANT LOAD FACTOR (TABLE 1004.1.1)

PROJECT CODE REVIEW SUMMARY

1) GOVERNING BUILDING CODES:

THE INTENT OF THIS PROJECT IS TO COMPLY WITH THE FOLLOWING CODES, AMENDMENTS AND ORDINANCES AS REQUIRED BY THE CITY OR COUNTY HAVING JURISDICTION, STATE OF CALIFORNIA & ALL OTHER RECOGNIZED JURISDICTIONS HAVING AUTHORITY OVER THE PROJECT.

CALIFORNIA BUILDING CODE: 2019 EDITION

CALIFORNIA MECHANICAL CODE: 2019 EDITION

CALIFORNIA ELECTRICAL CODE: 2019 EDITION

CALIFORNIA PLUMBING CODE: 2019 EDITION

CALIFORNIA FIRE CODE: 2019 EDITION

CALIFORNIA ENERGY STANDARDS: 2019 EDITION

CALIFORNIA GREEN BUILDING CODE: 2019 EDITION

ALL PRODUCTS LISTED BY I.C.C. NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURERS WRITTEN INSTRUCTIONS. ANY SUBSTITUTIONS SHALL HAVE I.C.C. APPROVED REPORTS OR BE APPROVED BY OTHER NATIONALLY ACCEPTED/RECOGNIZED TESTING AGENCIES.

2) ZONING:

COMMERCIAL

3) BUILDING TYPE:

TYPE III - B

4) OCCUPANCY CLASSIFICATION: (CHAPTER 3 CBC)

OCCUPANCY - USE GROUP B

5) MAX. ALLOWABLE HEIGHTS: (TABLE 504.3)

B • 55 FEET or 3 STORY (TABLE 504.4)

6) MAX. ALLOWABLE AREAS: (TABLE 506.2)

B • 19,000 SQ. FT.

7) FLOOR AREA SUMMARY: (302 CLASSIFICATION CBC 2019)

OCCUPANCY GROUP	FIRST FLOOR - B	ACCESSORY / CIRCULATION
FLOOR AREA	920 SQ. FT.	615 SQ. FT.

8) ALLOWABLE AREA SUMMARY: (TABLE 503)

TYPE V - B	ALLOWABLE AREA SF	ACTUAL AREA SF
B OCCUPANCY	19,000 SF	1,535 SF
ACTUAL AREA	19,000	1,535
ALLOWABLE AREA	1,535	0.08 < 1 "O.K."

TOTAL GROSS AREA = 1,535 SQUARE FEET

9) OCCUPANCY SEPARATION METHOD

NON-SEPERATED OCCUPANCY METHOD 508.3 CBC

MOST RESTRICTIVE ALLOWABLE AREA & HEIGHT IS B

OCCUPANCY-PROJECT MEETS ALL REQUIREMENTS OF THE GROUP AS APPLIED TO THE ENTIRE AREA

508.3.2 CBC 2019 1,535/19,000 = 0.08 < 1 "O.K."

10) TOTAL OCCUPANT LOAD (TABLE 1004.1.2)

EXISTING & NEW TENANT SPACE	
OFFICE SPACE	11
TOTAL OCCUPANT LOAD	11

11) EXIT WIDTH REQUIRED (SECTION 1005)

FLOOR AREA:

EXITS FROM MAIN LEVEL: 60 X 0.2 = 12.0" MIN. (12" < 120" THEREFORE 120" CLR. WIDTH EXCEEDS SECTION 1005.3.2)

12) PLUMBING FIXTURE ANALYSIS (TABLE 422.1 & LOAD FACTOR TABLE A 2019 CBC)

TYPE OF BUILDING OR OCCUPANCY	OFFICE
OCCUPANCY GROUP	B
FLOOR AREA	920
TOTAL	920

TOTAL FLOOR AREA: 920

OCC. LOAD FACTOR: 200 = 5 (TABLE 422.1 2019 CBC)

TOTAL OCCUPANT LOAD - 2.5/2 = 1.25

2 MALES REQUIRES - 1 WATER CLOSET & 1 LAVATORY

PROJECT PROVIDES FOR THE MALES 1 WATER CLOSET & 1 LAVATORY

2 FEMALES REQUIRES - 1 WATER CLOSET & 1 LAVATORY

PROJECT PROVIDES FOR THE FEMALES 1 WATER CLOSET & 1 LAVATORY

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REVISIONS

NO.	DATE	DESCRIPTION

TENANT IMPROVEMENT

FOR: LISA KIM

850 REDWOOD ST, SUITE A, VALLEJO, CA 94590

Code Analysis Plan

Scale: As Noted

Jan. 2020

Sheet Number

A-0.1

4 of 12

Plot Date: 1/28/20



MEMORANDUM

PLANNING DIVISION

DATE: June 15, 2020
TO: Vallejo Planning Commission
FROM: Michelle Hightower, Senior Planner
Afshan Hamid, Planning Manager
SUBJECT: New Zoning Code Project, Draft Zoning Map

BACKGROUND

On February 19, and May 18, 2020, Planning staff and consultants Dyett & Bhatia presented draft regulations for the residential and non-residential districts of the new Zoning Code, respectively (District Standards Reports A and B). For Report B, small sections of the recently completed Draft Zoning Map were also included to facilitate a better understanding of the proposed non-residential districts and policies. The intent was to align the regulations with a focused discussion on Zoning Map areas. In general, the feedback from the Planning Commission (PC) was positive, and staff informed the commission that the entire draft Zoning Map would be presented in June. The consultants with Staff's assistance have since completed the Draft Zoning Map for the entire City for Planning Commission and public review and feedback prior to the release of the new Code and Zoning Map in August.

The Draft Zoning Map was developed based on:

- a. The adopted General Plan 2040 Land Use Map and is generally consistent with the Land Use Map.
- b. Policies and actions presented throughout the General Plan, Housing Element and Sonoma Boulevard Corridor Specific Plan.
- c. Amendments consistent with the additional policy received from PC for residential in the Retail Entertainment and Business/Light Industrial (B/LI).

Because zoning is more specific than general plans, certain areas designated with a broad land use category in the General Plan have a more precise zoning district. For example, areas designated as Business/Limited Residential in the General Plan are mapped with a mixed-use, commercial, office or industrial zoning district based on the land use development pattern, and General Plan policy and vision for the area. This allows for a more consistent application of development standards and compatible land uses.

NEW ZONING CODE DISTRICTS

As presented in the District Standards Reports A and B, the new Zoning Code includes four residential districts and 16 non-residential districts. These zoning districts are depicted in the Draft Zoning Map with a corresponding color, and listed in Table 1, (See Attachment 1) Table 1 also provides the corresponding General Plan designation and existing zoning district/s for each district.

To complete the Draft Zoning Map, Staff re-examined the General Plan Land Use Map and determined that several areas in the City needed to align with the General Plan, Housing Element and Sonoma Boulevard Specific Plan policies and actions. As a result, a number of General Plan Amendments (GPAs) are proposed for adoption concurrently with the new Zoning Code and Zoning Map. The proposed land use map changes are listed in Table 2, (See Attachment 3) and are noted on the Draft Zoning Map.

General Plan 2040 Land Use Descriptions

Staff is also proposing to amend the General Plan land use description for the Retail/Entertainment (RE) and Business/Light Industrial (B/L) land use designations. The RE designation is currently defined as follows:

The RE designation provides for general retail, services, and entertainment for local residents as well as consumers and visitors from the wider region. Permitted land uses include shopping centers, auto sales, amusement parks, hotels, restaurants, service stations, marine-related operations, offices, general retail, personal and business services, and similar commercial uses. The maximum permitted FAR in the RE designation is 1.5.

On May 18, PC provided direction to include residential as a permitted land use, therefore, staff proposes to amend the General Plan to include residential and the density range. The inclusion of residential activity in this land use category supports General Plan Policy NBE-2.8 to target vacant and underutilized sites with compatible development, and Housing Element Programs A2.1.1 and H4.1.1 that encourage the expansion of opportunities for residential and mixed-use development as well as a variety of housing types. As discussed at the May 18 PC meeting, the amendment will allow medium and high density residential and mixed-use projects in typical non-residential areas such as in the Northgate Plaza. The proposed zoning district for areas as R/E in the General Plan is Regional Commercial (RC) and includes a residential density of 11 to 50 units per acre.

Similarly, the General Plan definition of the Business/Light Industrial (B/LI) land use designation does not include residential as a permitted land use and is defined as follows:

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

On May 18, PC also provided direction to amend the General Plan to include residential as a permitted use in the B/LI land use category. Areas designated as B/LI in the General Plan are mapped as the IL – Light Industrial zoning district with a proposed maximum density of 30 units per acre. Residential development must be single-unit attached (townhouse or triplex) or four units or more; mixed-use projects are also permitted. This type of provision supports the General Plan and Housing Elements goal to achieve a jobs/housing balance throughout the City by allowing housing within walking distance of employment centers.

CONCLUSION AND RECOMMENDATION

The Draft Zoning Map is presented in two parts, East and West with Interstate 80 as the dividing line. The Draft Zoning District Regulations are also attached as a reference. Staff requests that the Planning Commission provide comments on the Draft Zoning Map.

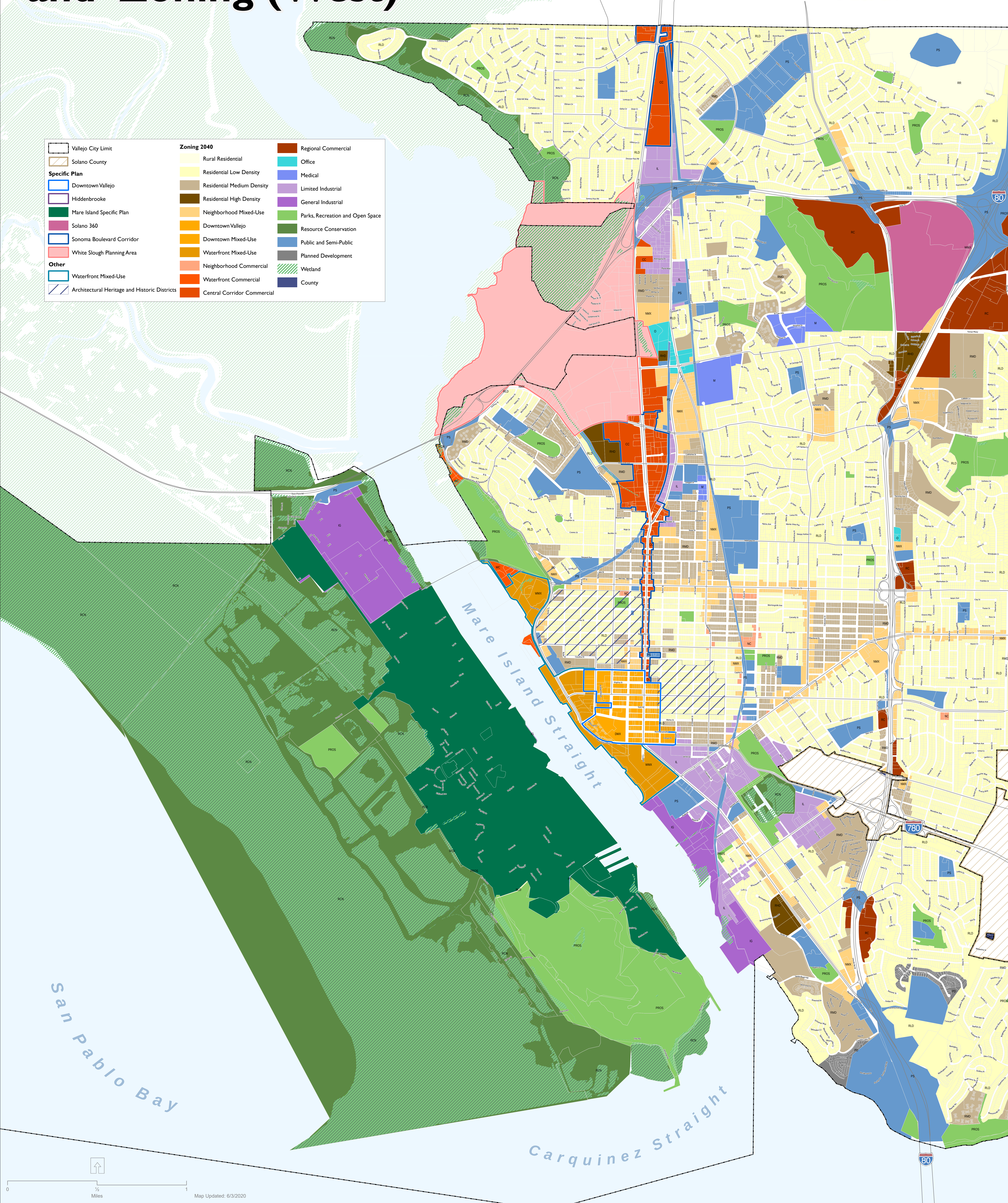
Staff recommends the Planning Commission:

1. Receive the Staff presentation and public testimony regarding the Draft Zoning Map

ATTACHMENTS

1. Draft Zoning Map – East and West
2. New Zoning Code Districts Table - Revised
3. General Plan Land Use Map Changes Table - Revised
4. Draft Zoning District Regulations

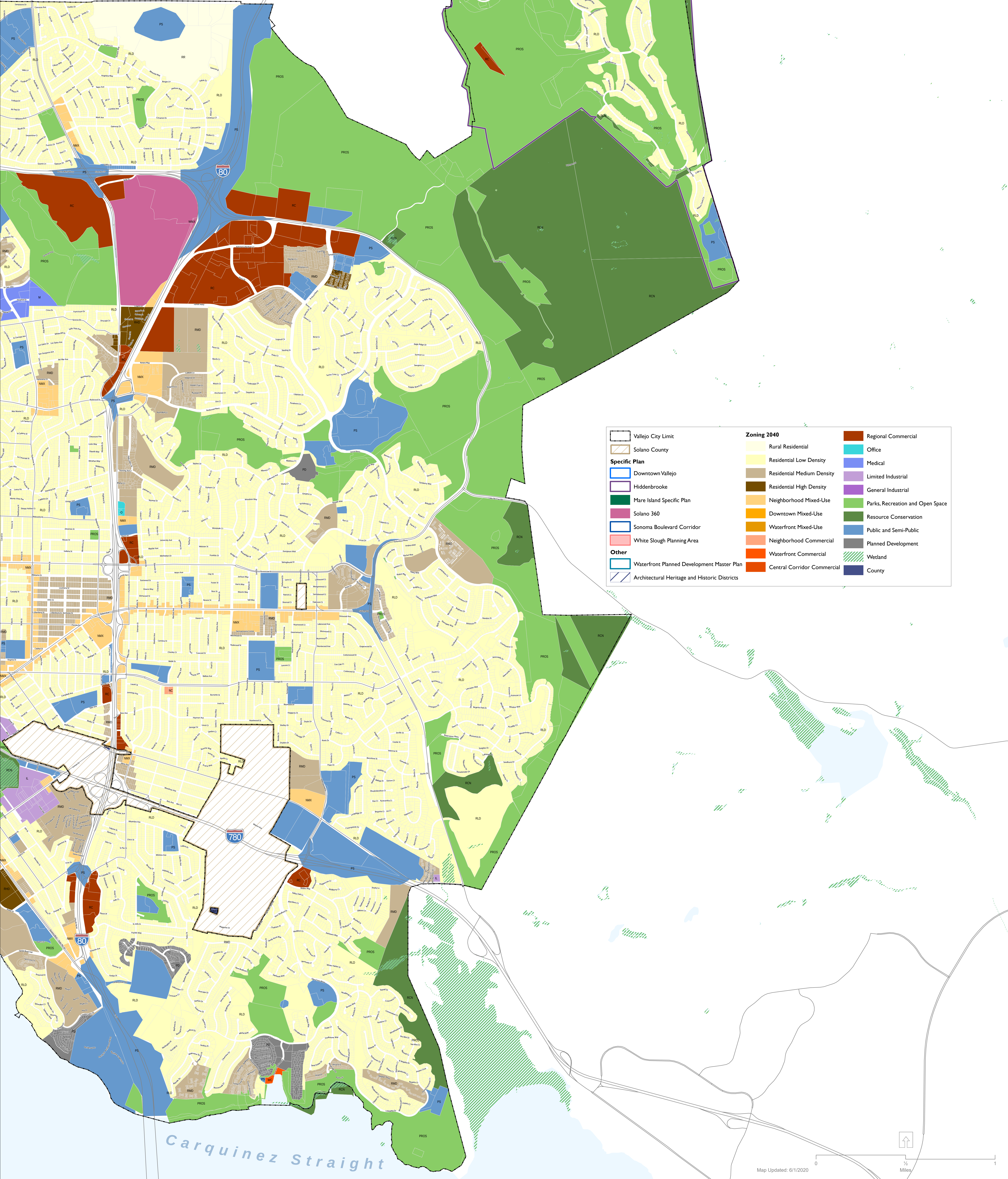
City of Vallejo General Plan 2040 Land Use and Zoning (West)



1/4
Miles

Map Updated: 6/3/2020

City of Vallejo General Plan 2040 Land Use and Zoning (East)



Vallejo City Limit	Zoning 2040	Regional Commercial
Solano County	Rural Residential	Office
Specific Plan	Residential Low Density	Medical
Downtown Vallejo	Residential Medium Density	Limited Industrial
Hiddenbrooke	Residential High Density	General Industrial
Mare Island Specific Plan	Neighborhood Mixed-Use	Parks, Recreation and Open Space
Solano 360	Downtown Mixed-Use	Resource Conservation
Sonoma Boulevard Corridor	Waterfront Mixed-Use	Public and Semi-Public
White Slough Planning Area	Neighborhood Commercial	Planned Development
Other	Waterfront Commercial	Wetland
Waterfront Planned Development Master Plan	Central Corridor Commercial	County
Architectural Heritage and Historic Districts		



Table 1: New Zoning Code Districts

Zoning District Abbreviation	Zoning District Name	Density/Development Intensity	General Plan Designation	Existing Zoning District/s
RR	Rural Residential	Varies	Primarily Single Family	Rural Residential (RR)
RLD	Residential Low Density	Up to 9 units/acre (Excludes Accessory Dwelling Units-ADUs)	Primarily Single Family	Low Density Residential (LDR)
RMD	Residential Medium Density	Up to 25 units/acre	Mix of Housing Types	LDR and Medium Density Residential (MDR)
RHD	Residential High Density	Up to 40 units/acre	Mix of Housing Types, Residential High Density	MDR and High Density Residential (HDR)
NMX	Neighborhood Mixed Use	16-30 units/acre 2.0 Floor Area Ratio (FAR)	Neighborhood Corridor, Retail/Entertainment, Business/Limited Residential	Linear Commercial (CL), Pedestrian Shopping and Service (CP)
DMX	Downtown Mixed Use	30 – 90 units/acre 6.0 FAR	District Downtown/ Waterfront, Central Corridor	Mixed Use Planned Development (MUPD) - Downtown Vallejo Specific Plan
WMX	Waterfront Mixed Use	30 – 90 units/acre 6.0 FAR	Central Corridor, District – Downtown/ Waterfront	MUPD - Waterfront Planned Development Master Plan (PDMP)
NC	Neighborhood Commercial	16-30 units/acre 2.0 FAR	Primarily Single Family, Neighborhood Corridor	Neighborhood Shopping and Service (CN)
WC	Waterfront Commercial	2.0 FAR	Retail/Entertainment, Business/Limited Residential	Waterfront Shopping and Service (CW)
CC	Central Corridor Commercial	16-50 units/acre 3.0 FAR	Central Corridor, Business/Limited Residential, District-North Gateway	Sonoma Boulevard Corridor Specific Plan, CL, CP, HDR, and others

Table 2 – General Plan Land Use Map Changes

	Name/Identifier	Approximate Location	General Plan 2040 Designation	Proposed General Plan Designation	Proposed Zoning District
1.	Tall Trees Mobile Home Park	Sonoma Blvd, Sharon St., Broadway St., Ifland Way	Business/Limited Residential	Mix of Housing Types	RMD-Medium Density Residential
2.	Waterfront PDMP	Mare Island Way, Tennessee, Sonoma Blvd., Curtola Pkwy.	Mix of Housing Types, Retail/Entertainment	Waterfront PDMP District – Downtown/ Waterfront	WMX-Waterfront Mixed-Use
3.	Flemington Plaza	Tuolumne Str., Redwood St, Panorama Drive	Retail/Entertainment	Business/Limited Residential	NMX-Neighborhood Mixed-Use
4.	Broadway South	Broadway, Tennessee St., Florida St.	Primarily Single Family, Mix of Housing Types	Neighborhood Corridor	NMX-Neighborhood Mixed-Use
5.	Sutter / Tennessee	Sutter St., Reo Alley	Neighborhood Corridor	Mix of Housing Types	RMD- Residential Medium Density
6.	Central Tennessee	Amador St., Alabama St., Louisiana St., Tuolumne St.	Mix of Housing Types	Primarily Single Family	RLD- Residential Low Density
7.	Solano South	Georgia St., Curry Ave., 14 th St.	Mix of Housing Types	Primarily Single Family	RLD-Residential Low Density
8.	I-80 Georgia West	Curry St., Madigan, Georgia St., I-80	Mix of Housing Types	Public Facilities	PS-Public-Semi-Public Facilities
9.	Amador/Solano	Amador St., Solano Ave., York St.	Neighborhood Corridor	Mix of Housing Types	RMD- Residential Medium Density
10.	Sonoma South	Sonoma, Lemon St., Magazine St.	Primarily Single Family	Neighborhood Corridor	NMX-Neighborhood Mixed-Use

Part II: Base and Special Districts

CHAPTER 16.05 RESIDENTIAL DISTRICTS..... 1

CHAPTER 16.06 MIXED-USE DISTRICTS..... 21

CHAPTER 16.07 COMMERCIAL DISTRICTS 44

CHAPTER 16.08 OFFICE AND MEDICAL DISTRICTS..... 62

CHAPTER 16.09 INDUSTRIAL DISTRICTS..... 69

CHAPTER 16.10 PARKS, RECREATION AND OPEN SPACE DISTRICTS 75

CHAPTER 16.11 PUBLIC AND SEMI-PUBLIC DISTRICT 79

CHAPTER 16.12 RESERVED..... 83

CHAPTER 16.13 RESERVED..... 83

CHAPTER 16.14 RESERVED..... 83

Chapter 16.05 Residential Districts

Sections:

16.05.010	Purpose and Applicability
16.05.020	Land Use Regulations
16.05.030	Development Regulations – RR and RLD Districts
16.05.040	Design Standards for Single Unit Housing (Detached and Attached)
16.05.050	Development Standards — RMD and RHD Districts
16.05.070	Residential Development Types
16.05.080	Small Lot Subdivisions

16.05.010 Purpose and Applicability

The specific purposes of the Residential (“R”) Districts are to:

- A. Preserve, protect, and enhance the character of the City’s residential neighborhoods.
- B. Ensure adequate light, air, and open space for each dwelling.
- C. Ensure that the scale and design of new development and alterations and additions to existing structures are compatible with surrounding homes and appropriate to the physical characteristics of the site and the surrounding area.
- D. Promote opportunities for housing for all income groups and for those with special housing needs.
- E. Provide sites for public and semi-public land uses, such as childcare and early education facilities, parks, community assembly, schools, emergency shelters, and public safety facilities that will serve City residents.

The following districts implement General Plan classifications of “Primarily Single Family”, “Mix of Housing Types”, and Primarily Multi-family.

RR Rural Residential: The RR District is intended to create and establish regulations for a rural residential district in which agriculture, open space, and very low-density residential development with necessary supporting public service facilities are the principal uses. The RR District is consistent with the General Plan classification: Primarily Single Family. Minimum lot size standards are indicated with designators on the Zoning Map.

RLD Residential Low Density: The RLD District is intended to create and establish regulations for a low-density residential district, in which permanent single unit residences, including detached and attached (duplexes and townhouses) units, are the principal use. Permitted and conditionally permitted land uses also include cottages and bungalows around courts, small retail commercial spaces on arterial and collector streets (“corner stores”), family day care, child care and early education facilities, public facilities, such as schools, community assembly, parks, and other community facilities appropriate within a residential neighborhood, and community gardens. The maximum permitted residential density is nine dwelling units per acre, excluding accessory dwelling units.

RMD Residential Medium Density: The RMD district is intended to create and establish regulations for a district in which a mix of housing types, including attached and detached single unit homes, duplexes,

triplexes, fourplexes, small lot single unit and bungalow or courtyard housing, and small apartment buildings, are allowed, subject to density limits (up to 25 units per acre) and design and development standards to ensure land use compatibility. Other permitted uses include small commercial spaces in mixed-use development, child care and early education facilities, residential care facilities, supportive and transitional housing, public facilities such as schools, community assembly, parks and other community facilities, and community gardens. The maximum permitted residential density in the RMD designation is nine dwelling units per acre. Front, corner side, and rear yards are required, and zero-side yard development is permitted subject to discretionary review. In the established neighborhoods of the city, it is the intent of this district to maintain the existing pattern of single-family residences, including attached units and duplexes, while in the undeveloped areas of the city it is the intent of this district to encourage the creation of multiple-family residential neighborhoods with a variety of housing types.

RHD Residential High Density: The RHD District is intended to create and establish regulations for a high-density residential district, in which a mix of housing types are allowed, subject to density limits (up to 40 units per acre) and design and development standards to ensure land use compatibility. Mixed use development with small commercial spaces is allowed with design review at locations judged appropriate by the Planning Commission. Other permitted land uses include childcare and early education facilities, community assembly, residential care facilities, supportive and transitional housing, public facilities such as schools, religious institutions, parks and other community facilities, and community gardens. Private and common outdoor living area will be required in multi-family development, but townhouse projects will have individual yards for dwelling units.

16.05.020 Land Use Regulations

Table 16.05.020- prescribes the land use regulations for the Base Residential Districts.

Use classifications are defined in Part V, General Terms. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right-hand column refer to regulations in other parts of this Code.

Use Types	RR	RLD	RMD	RHD	Additional Regulations
Residential					
Single Unit					
Attached	x	x	L1	L1	See Part V, Use Classifications and Definitions Use for description of Residential types. See Chapter 16.34 for requirements applicable to
Detached	P	P	P	P	
Accessory Dwelling Unit	P	P	P	P	
Duplex	P	P	P	P	

Use Types	RR	RLD	RMD	RHD	Additional Regulations
					Accessory Dwelling Units, and Home Occupations
Multiple Unit Residential					
<i>Triplex, Fourplex</i>	x	L1	L1	L1	
<i>More than Four units</i>	x	L1	L1	L1	
Group Residential	x	MNP	MJP	MJP	
<i>Small (Less than 5,000 sf)</i>	x	P	MNP	MNP	
<i>Large (5,000 sf or More)</i>	x	x	MJP	MJP	
Mobile Home Park	x	MJP	MJP	MJP	See Chap. 16.TBD
Residential Care Facility					See Chapter 16.TBD for requirements applicable to Residential Care Facilities
General	x	x	MJP	MJP	
Limited	P	P	P	P	
Residential Care, Senior	x	x	MJP	MJP	
Skilled Nursing Facility	x	x	MJP	MJP	
Hospice, General	x	x	MJP	MJP	
Hospice, Limited	P	P	P	P	
Single Room Occupancy	x	x	x	MJP	See Chap. 16.TBD
Supportive Housing	P	P	P	P	
Transitional Housing	P	P	P	P	
Adult Day Care	x	x	MJP	MJP	
Cemetery					
Crematory	x	x	MJP	MJP	
Child Care and Early Education Facility	See sub-classifications below				See Chap. 16.TBD
<i>Small (Less than 5,000 sf)</i>	x	x	MNP	MNP	
<i>Large (5,000 sf or More)</i>	x	x	MJP	MJP	
Colleges and Trade Schools, Public or Private	See sub-classifications below				
<i>Small (Less than 10,000 sf)</i>	x	x	MJP	MNP	
<i>Large (10,000 sf or More)</i>	x	x	MJP	MJP	
Community Assembly	See sub-classifications below				See Chap. 16.TBD
<i>Small (Less than 5,000 sf)</i>	x	x	MNP	MNP	
<i>Large (5,000 sf or More)</i>	x	x	MJP	MJP	
Community Garden	P	P	P	P	See Chap. 16.TBD

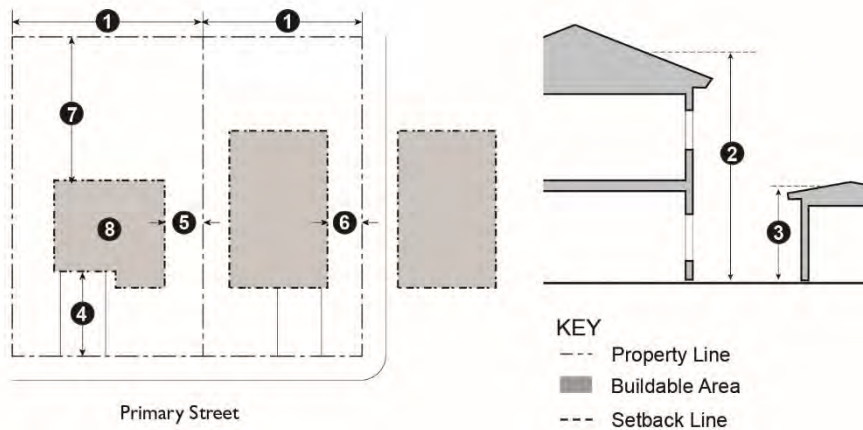
Use Types	RR	RLD	RMD	RHD	Additional Regulations
Cultural Facility	x	MJP	MJP	MJP	
Emergency Shelter	x	x	x	MJP	See Chap. 16.TBD
Government Building	x	P	P	P	
Hospitals and Clinics					
Clinic	x	x	x	x	
Extended Care	x	x	MJP	MJP	
Park and Recreation Facilities	P	P	P	P	
Public Safety Facility	P	P	P	P	
School (K-12)	L2	L2	L2	L2	See Chap. 16.TBD
Social Service Center	x	x	x	x	See Chap. 16.TBD
Commercial Use Types					
Agricultural production	P	x	x	x	
Animal Care, Sales and Services					
Animal Boarding	MJP	x	x	x	
Horse Stables	MJP	x	x	x	
Kennel	MJP	x	x	x	
Pet Day Care Service	MJP	x	x	x	
Food and Beverage Retail Sales					
Convenience Store	x	MJP	L3	L3	See Chap. 16.26
Funeral and Interment Service	x	x	MJP	MJP	
Live/work Unit	MN P	MNP	P	P	See Chap.16.26
Offices					
Medical	x	x	L2	L2	See Chap. 16.26
Walk in Clientele	x	x	L4	L4	
Personal Services					
General Personal Services	x	x	-	MJP	See Chap. 16.26
Personal Services, Physical Training	x	x	L4	MJP	
Transient Lodging					
Bed and Breakfast	MJP	MNP	MNP	MNP	See Chap. 16.26
Hotels, Motels	x	x	x	L5	

Use Types	RR		RLD	RMD		RHD	Additional Regulations
Utilities, Minor	P	P		P		P	
Cultivation	P	x		x	x		
Animal Husbandry	P	x		x	x		
Other							
Accessory Uses	See Chapter 16.TBD, Accessory Uses and Structures						
Nonconforming Uses	See Chapter 16.TBD, Nonconforming Uses, Structures, and Lots						
Temporary Uses	See Chapter 16.TBD, Temporary Uses						
L1 1-9 units permitted subject to Director approval. A minor use permit and Design Review Board approval is required for 10 or more units. A major use permit is required for more than 50 units. If project complies with State Gov. Code Sec. 65589.4, no major use permit or Design Review Board approval is required. L2 An administrative/minor use permit is required if a new school will be located in an existing building and any new space added to the building will not exceed 20 percent of existing floor area, excluding space in portable classrooms. A major use permit is required for construction of new schools and for additions to existing buildings in which new schools will be located that exceed 20 percent of existing floor area. L3 Only allowed on the ground floor in mixed-use buildings; a major use permit is required for more than 1,500 sq. ft. L4 Only allowed in mixed-use buildings; an administrative/minor use permit is required for more than 1,500 sq. ft. L5 Allowed with a major use permit if the hotel has no more than 20 guest rooms.							

16.05.030 Development Regulations – RR and RLD Districts

Table 16.05.030 prescribes the development standards for the RR and RLD districts. The numbers in the illustration refers to corresponding regulations in the “#” column. Additional regulations are denoted in the fourth column where Section numbers refer to other parts of this Code. and individual letters refer to subsections as Additional Development Standards that directly follow the table. For the minimum lot size, an “-x” refers to a Zoning Map designator. Diagrams on the left depict primary structures. See Chapter 16.TBD for regulations applicable to accessory structures.

TABLE 16.05.030: DEVELOPMENT STANDARDS – RR, RLD AND RV DISTRICTS



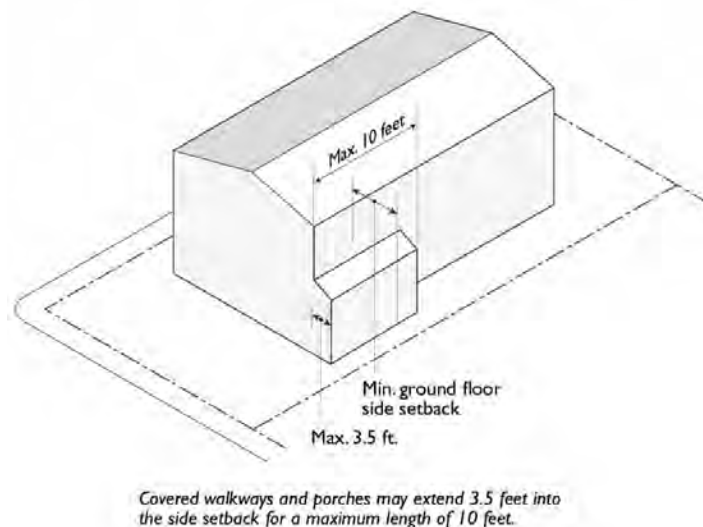
District	RR	RLD		Additional Regulations	Fig #
Lot and Density Standards					
Maximum Density (units/net acre)	-	9			
Minimum Lot Size (sq. ft.)	2.5 acres (5 acres in -5; 10 acres in -10; and 15 acres in -15)	5,000		For Small Lot Single Unit, Bungalow Court, or Townhouse development, see Sec. TBD and (F) below,	
Minimum Lot Width (ft.)	(A1)	50	50		①
Building Form and Location					
Maximum Height (ft.)					
Main Building	35 (B)	35(B)		See Section TBD Height Regulations for Sloped Lots, and Section TBD Exceptions to Height Limits	②
Accessory Building	14 (B)	14			③
Minimum Setbacks (ft.)					
Front	30 (A)	15 (A)	(A)	See Section 16.14, Setbacks and Encroachments	④
Interior Side	20 (A)	5(D)(E)(F)			⑤
Street Side	20' (A)	10 (E)(G)			⑥
Rear	20 (A)	5 (H)			⑦
Garage	20	20'			④ ⑦

TABLE 16.05.030: DEVELOPMENT STANDARDS – RR, RLD AND RV DISTRICTS					
District	RR	RLD		Additional Regulations	Fig #
Minimum Distance between Buildings (ft.)	30	5			
Maximum Lot Coverage (% of Lot)	-	50		For Small Lot Single Unit, Bungalow Court, or Townhouse development, see Chapter 16.04, Rules of Measurement.	⑧
Accessory Structures	No accessory structure in the RLD and RV district shall exceed 1,000 sq. ft. in floor area. See Chapter 16.TBD, Accessory Structures for additional regulations.				

Additional Development Standards for RR and RLD Districts

- A. **Lot Dimensions.** The ratio of lot depth to lot width shall not be greater than 4:1.
- B. **Building Height.** Height shall not exceed two stories or 35 feet. Accessory structures shall not exceed 14 feet unless greater height, up to 24 feet, is allowed subject to discretionary review.
- C. **Setback for Structures Containing Animals.**
 1. Yards abutting streets: 60 ft. and 20 ft. for corrals and paddocks
 2. Other yards: 20 ft. plus two feet for each foot of building height over 24 ft.
- D. **Variable Yards – Interior Lots.** One yard: 10 ft. and the other: 5 ft. plus 2 ft. for each foot of building height over 24.
- E. **Side Setback Projection.** Covered walkways, porches, and verandas may project up to 3.5 feet into the required side setback for a maximum length of 10 feet.

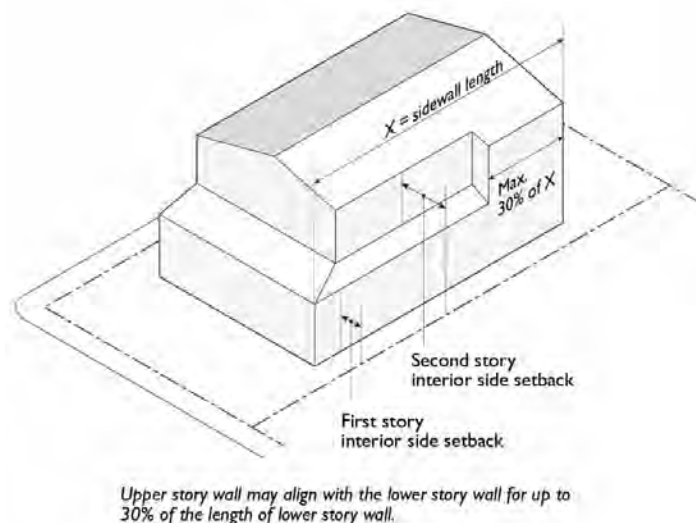
FIGURE 16.05.030-E: PORCHES WITHIN SIDE SETBACK



F. Side Setback for Narrow Lots.

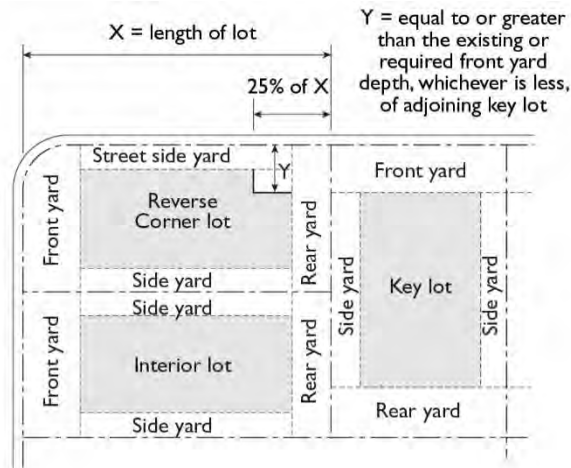
1. **Minimum.** The minimum side setback for lots with an average width of 45 feet or less shall be a minimum of 10 percent of the lot width, or three feet on one side, whichever is greater.
2. **Second Story Projection.** On lots less than 45 feet in width, the upper story wall may project a maximum of four feet into the required second story setback for up to 30 percent of the length of the lower story wall.

FIGURE 16.05.030-F: SECOND STORY PROJECTION ON NARROW LOTS



- G. Street Side Yards on Lots with Reversed Frontage.** The rear one-quarter of the street side yard shall not be less than the front yard required or existing on the lot adjoining such street side yard.

FIGURE 16.05.030-G: STREET SIDE SETBACK ON LOTS WITH REVERSED FRONTAGE

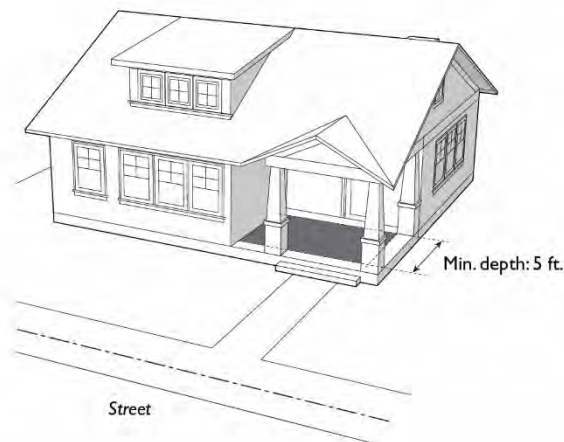


- H. **Rear Setback.** In the RLD district, the rear setback may be reduced to 10 feet if the rear setback for abutting lots is 10 feet.

16.05.040 Design Standards for Single Unit Housing (Detached and Attached)

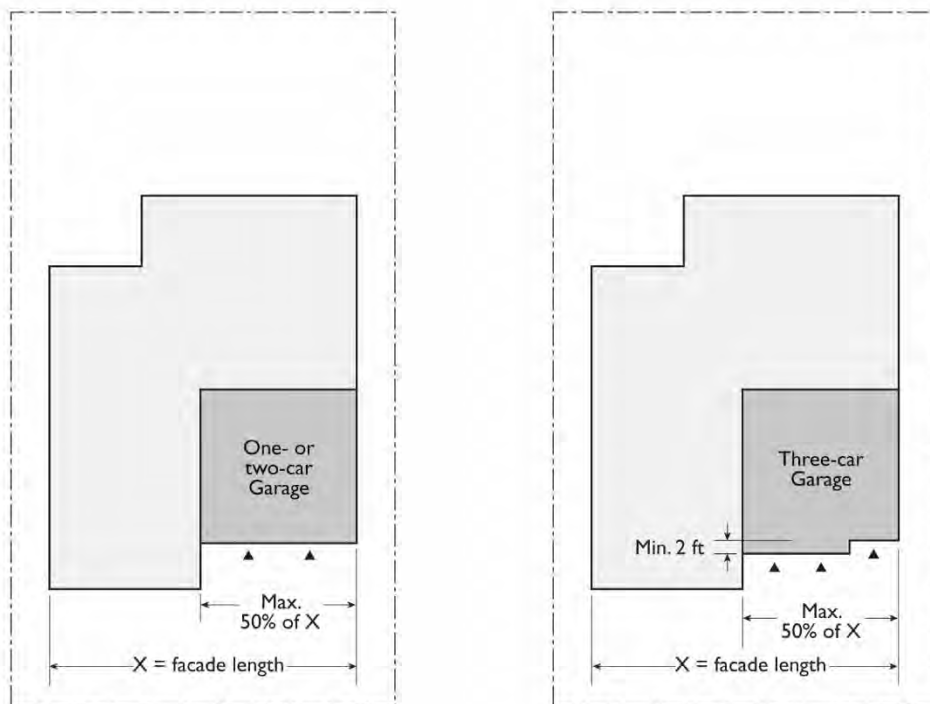
- A. **Design of Building Additions.** Rooflines, exterior materials, windows, railings, porches, and other design elements shall be designed in a manner that is compatible with the design elements of the existing buildings and surrounding neighborhood. (To be revised as objective standard.)
- B. **Building Entrances.** The principal entry shall be located in a visible location facing the street and shall incorporate a projection (e.g. porch) or recess, with a minimum depth of two feet. Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry, and other design approaches that are typical of the architectural style may be approved by the Director if determined to be consistent with neighborhood character based on documentation provided by the applicant. (Note: Additional graphics will be provided in full draft for public review.)

FIGURE 16.05.201.040-B: BUILDING ENTRANCES



- C. **Architectural Articulation.** Buildings shall include design features to create visual variety and avoid a large-scale and bulky appearance.
1. No street-facing façade shall run in a continuous plane of more than 25 feet without a window or a minimum four-foot projection, offset, or recess of the building wall at least one foot in depth. Building entrances and front porches, and projections into required front or street side yards such as stoops, bays, overhangs, chimneys, and trellises count towards this requirement.
 2. Building elevations abutting street side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break of at least one foot. Alternative designs to create consistency with the architectural style of the building may be approved if the Director finds these designs create visual variety.
- D. **Materials.** All materials shall allow for long-term durability and appearance. The exterior use of plywood or unfinished aluminum as siding materials is prohibited unless approved by the Director following review and approval under Chapter TBD.
- E. **Garage Frontage.**
1. Where an attached garage is located on the front half of the lot and garage doors face a street, garage width shall not exceed 50 percent of the width of the front façade of the building (40 percent on lots wider than 100 feet).
 2. On front facades with both a two-car garage and a separate single car garage, (a total of three garage doors) the facades of the two garages must be offset a minimum of two feet.

FIGURE 16.04.040-E: GARAGE FRONTAGE



- F. **Paving.** The maximum amount of paving (impervious surface) in street-facing yards is 50 percent of the required yard.
- G. **Driveways.** In addition to any other applicable requirements of Chapter 22, Off-street parking and loading, curb cuts and driveways shall comply with the following:
1. Driveway approaches (curb cuts) are permitted only to provide access to garages, carports and parking spaces.
 2. A maximum of one driveway up to 20 feet wide is permitted to serve a single unit. Driveways serving two or more units shall be the minimum width required by this Code.
 3. All driveways shall be setback at least four feet from side property lines.
 4. Driveways must have minimum three-foot wide planted area along a side or rear lot line.
- H. **Alley Access.** A detached garage or carport is permitted to have access to the alley if:
1. The garage or carport entrance is setback a minimum of four feet from the rear property line;
 2. The garage door does not cross the property line when opened or closed;
 3. The alley is paved; and
 4. The Director or Traffic Engineer finds that such access will not adversely affect vehicle or pedestrian use of the alley.

16.05.050 Development Standards — RMD and RHD Districts

Table 16.05.060 prescribes the development standards for the RMD and RHD Districts. Additional regulations are denoted in a right-hand column. Section numbers in this column refer to other Sections of this Code, while individual letters refer to sub Sections that directly follow the table. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table.

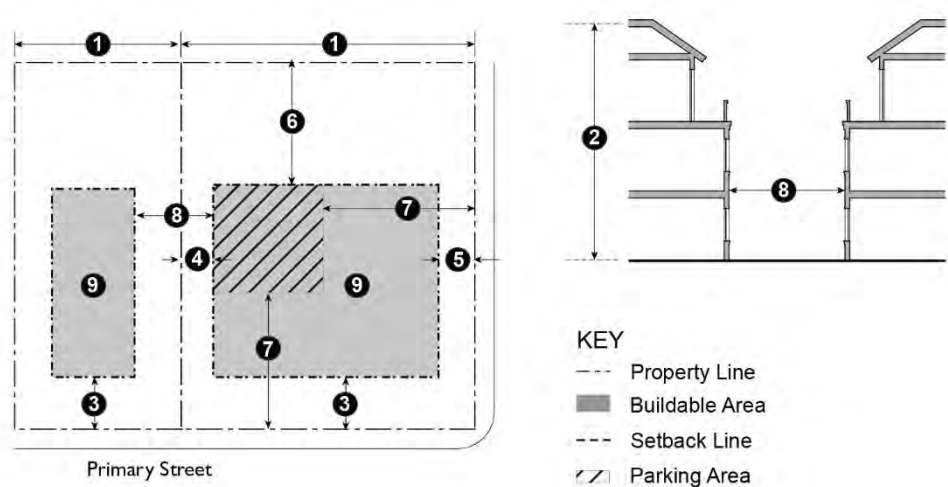
TABLE 16.05.060: DEVELOPMENT STANDARDS – RMD AND RHD DISTRICTS				
 Primary Street KEY --- Property Line ■ Buildable Area --- Setback Line ▨ Parking Area				
District	RMD	RHD	Additional Regulations	#

TABLE 16.05.060: DEVELOPMENT STANDARDS – RMD AND RHD DISTRICTS				
Lot and Density Standards				
Density (units/net acre)	Min. 10; Max. 25	Min. 15; Max. 40		
Minimum Lot Area per Unit (sq. ft.)	1,740	1,100		
Minimum Lot Size (sq. ft.)	5,000	5,000		
Minimum Lot Width (ft.)	50	50		①
Building Form and Location				
Maximum Height (ft.)				
Main Building	35	75	See Section TBD Exceptions to Height Limits	②
Accessory Building	14	14		
Maximum Stories	3	6 (B)		
Minimum Setbacks (ft.)				
Front	15 (C)	15 (C)	See Section TBD Building Projections into Yards	③
Interior Side	5 for the first two stories, 10 thereafter (A)			④
Street Side	10 (D)	10 (D)	See Section TBD Building Projections into Yards	⑤
Rear	10 (A)	10 (A)		⑥
Parking, from street facing property line	40 (E)	40 (E)		⑦
Minimum Distance Between Buildings (ft.) (this should be consistent with fire and bldg. code or more)	6	6		⑧
Maximum Lot Coverage (% of Lot)	60	75		⑨
Maximum Upper Story Massing (% of Ground Floor Footprint)				
2 nd Story	100			
3 rd Story and Above	80 may be articulated through bays, relief, and architectural articulation			
Accessory Structure Size	No accessory structure shall exceed 1,000 sq. ft. in floor area unless a larger size is approved by the Director with a maximum of 1,250 sq. ft.			
Open Space, Landscaping and Paving				

TABLE 16.05.060: DEVELOPMENT STANDARDS – RMD AND RHD DISTRICTS				
Minimum Private Open Space (sq. ft. per unit)	75	60	(F)	
Minimum Total Open Space (sq. ft. per unit)	150	120	(F)	
Required additional Open Space for 3 or more Bedrooms (sq. ft. per unit)	100 (common or private)			
Minimum Amount of Landscaping (% of site)	30	25	See Section TBD Water-Efficient Landscaping	
Maximum Paving in Street-facing Yards (% of required yard)	50	50		

Additional Development Standards — RMD and RHD Districts

- A. **Transitional Standards.** Where an RMD or RHD District adjoins an RLD District, the following standards apply:
 1. The building setback from the RLD District boundary shall be 10 feet for interior side yards and 20 feet for rear yards; and
 2. A landscaped planting area, a minimum of five feet in width, shall be provided along all RLD District boundaries. A tree screen shall be planted in this area, with trees planted at MNP maximum interval of 15 feet along with shrubs and or ground cover.
- B. **Upper Story Setback – RHD District.** The fourth story of a street-facing building frontage shall be stepped back a minimum of 10 feet from the stories below. Exceptions may be granted by the Director, provided that an entry courtyard with a minimum depth of 20 feet, landscaping, and seating amenities are provided on the ground level.
- C. **Reduced Front Setback.** Where 75 percent or more of the lots in a block, on both sides of the street, have been improved with buildings, the minimum front setback required for the entry element (stoop or projected porch) shall be the average of those on the improved lots or 10 feet, whichever is less.
- D. **Street Side Yards on Lots with Reversed Frontage.** The rear one-quarter of the exterior side yard shall not be less than the front yard required or existing on the lot adjoining such exterior side yard.
- E. **Parking Setback.** Parking may be located within 40 feet of the street-facing property line in accordance with the following standards.
 1. **Underground and Partially Submerged Parking.** Parking completely or partially underground shall match the setbacks of the main structure. The maximum height of a parking podium visible from a street is five feet from finished grade. At edge of podium?

2. **Surface Parking.** Above ground parking may be located within 40 feet of a street facing property line with the approval of an administrative use permit when the all of following findings can be made:
 - a. The building is close to the street edge and parking is off the primary street;
 - b. The design incorporates habitable space built close to the street facing to the maximum extent feasible;
 - c. The parking area is well screened with a wall, hedge, trellis, and/or landscaping; and
 - d. The site is small and constrained such that underground, partially submerged, or surface parking located more than 40 feet from the street frontage is not feasible.
 - e. There are unusual site constraints such as the slope, grading, easements etc.
- F. **Open Space.** Private and common open space shall be provided in accordance with this subsection. Private areas consist of balconies, decks, patios, fenced yards, and similar areas outside the residence. Common open space consists of landscaped areas, walks, patios, swimming pools, barbeque areas, playgrounds, turf, or other improvements that enhance the outdoor environment. Landscaped courtyard entries that are oriented towards the public street and create a welcoming entry feature are also considered common areas.
 1. **Minimum Dimensions.**
 - f. *Private Open Space.* Private open space located on the ground level (e.g., yards, decks, patios) shall have no dimension less than 10 feet. Private open space located above ground level (e.g., balconies) shall have no dimension less than six feet.
 - g. *Common Open Space.* Minimum dimension of 15 feet.
 2. **Usability.** A surface within the common open space shall be provided that allows convenient use for outdoor living and/or recreation. Such surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing with a slope not exceeding 10 percent.
 3. **Accessibility.**
 - h. *Private Open Space.* The space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway.
 - i. *Common Open Space.* The space shall be accessible to all living units on the lot. It shall be served by any stairway or other access way qualifying as an egress facility from a habitable room.
- G. **Planting Areas.**
 1. **Setback Areas Adjoining Streets.** All visible portions of a required yard adjoining a street shall be planting area or hard scape that includes parking areas, driveways and walks, as well as areas covered by ornamental gravel, crushed rock or similar materials.
 2. **Interior Setback Areas.** At least 50 percent of each required interior side setback and rear setback shall be planting areas having a minimum width of five feet adjoining a side or rear property line; provided, that the width of a required planting area may be reduced to two feet in one side or rear yard adjoining a driveway and an accessory structure may occupy MNP portion of the planting area in a rear yard.

3. **Adjoining an RLD District.** A continuous planting area having a minimum five-foot width shall adjoin an RLD District.

16.05.060 Residential Development Types

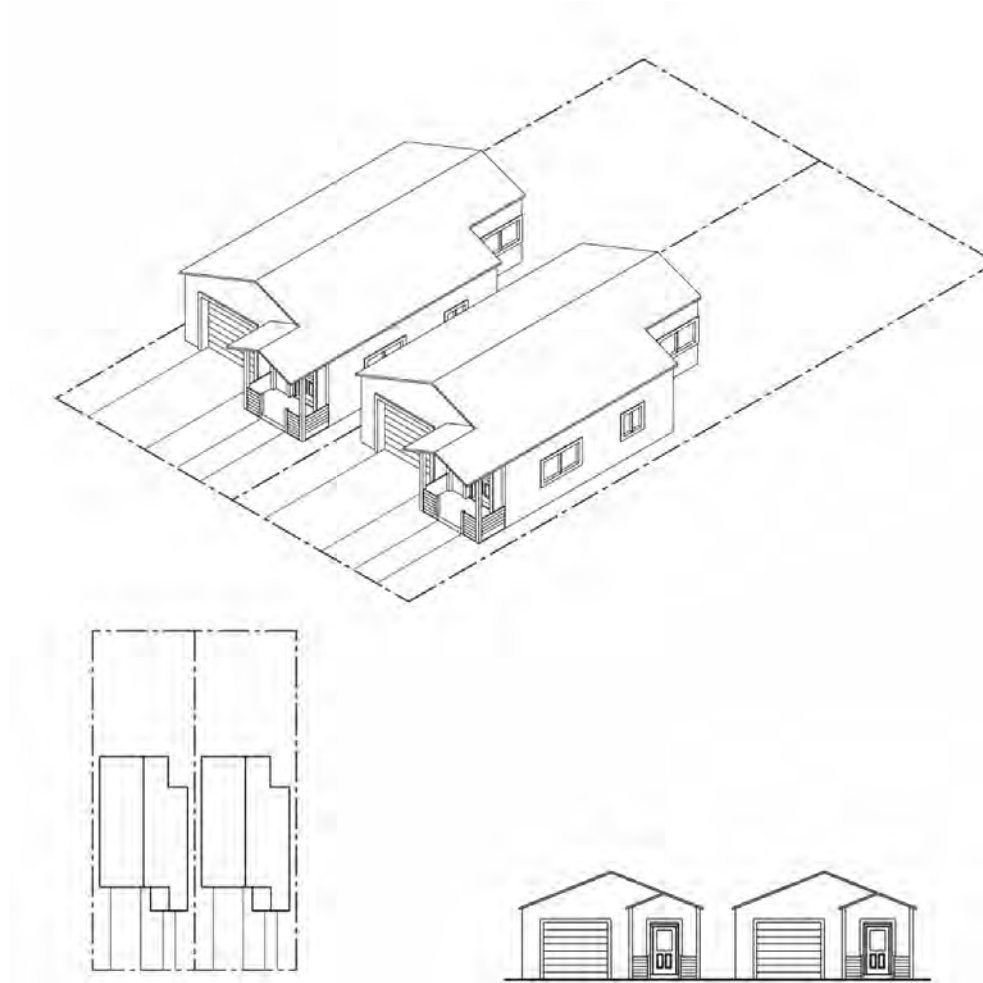
This subsection illustrates development types allowed within all Residential Districts and provides supplemental standards for small lot single unit, bungalow court, and townhouse development types.

- A. **Small Lot Single Unit, Bungalow Court, and Townhouse Development Types.** Small lot single unit, bungalow court, and townhouse development types are subject to the development standards of the base district unless modified by Table 16.04.070.

TABLE 16.05.070: DEVELOPMENT STANDARDS – SMALL LOT SINGLE UNIT, BUNGALOW COURT, AND TOWNHOUSE DEVELOPMENT TYPES			
Standard	Small Lot Single Unit	Bungalow Court	Townhouse
Site Standards			
Minimum Lot Width (ft.)	25	75	80
Maximum Floor Area Ratio (FAR)	0.6	0.6	1.0
Maximum Lot Coverage (% of site)	50	50	60
Building Height and Form			
Maximum Number of Stories	2	2	3
Maximum Building Length (ft.)	n/a	n/a	125
Setbacks			
Individual Lot (ft.)			
Front	Minimum 10; 7 for porches, stoops, and dooryards		
Side	1-story portion: 0 or minimum 3 if any setback is provided; 2 nd and 3 rd story portions: 5 For Townhouses, required setbacks apply to the ends of rows of attached units		
Rear	5; 0 for a detached garage on an alley		
Parking and Access			
Maximum Garage Width (ft.)	Maximum 20; common garages not visible from the street may be wider to accommodate up to four cars.		

TABLE 16.05.070: DEVELOPMENT STANDARDS – SMALL LOT SINGLE UNIT, BUNGALOW COURT, AND TOWNHOUSE DEVELOPMENT TYPES			
Standard	Small Lot Single Unit	Bungalow Court	Townhouse
Access Location	Alley or side street, preferred. Secondary preference is setback of 4 foot minimum from main entrance. Entries are designed as a prominent feature and are the main focal point Entries are incorporated as part of porches or entrance feature		
Building Orientation			
Orientation	Facades shall be designed to orient towards the public street or to a common courtyard, if provided.		
Entrance Location	The main entrance to each ground floor dwelling shall be visible to and located directly off a common courtyard or directly from the street.		
Usable Open Space			
Minimum Open Space (sq. ft. per unit)	300	150	200
Minimum Common Open Space	n/a	15% of lot area provided as a central courtyard	None required
Minimum Dimensions			
Ground floor, common (ft.)	n/a	20	15
Ground floor, private (ft.)	15	10	10
Balcony (ft.)	6	6	6
Additional Standards			
Minimum Visible Landscaping (% of site) (1)	30	30	25
Minimum Amount of Enclosed Storage Area in garages and accessory structure (sq. ft.)	1,000	1,000	1,000

FIGURE 1604.070(1): RESIDENTIAL DEVELOPMENT TYPE EXAMPLE: SMALL LOT SINGLE UNIT



Additional Development Standards — Small Lot Development Types

- A. Entries are designed as prominent features, and garages are less dominant through:
1. Minimum of 4-foot setback
 2. Design features such as framing and trim and lites

FIGURE 16.04.070(2): RESIDENTIAL DEVELOPMENT TYPE ILLUSTRATION: BUNGALOW COURT

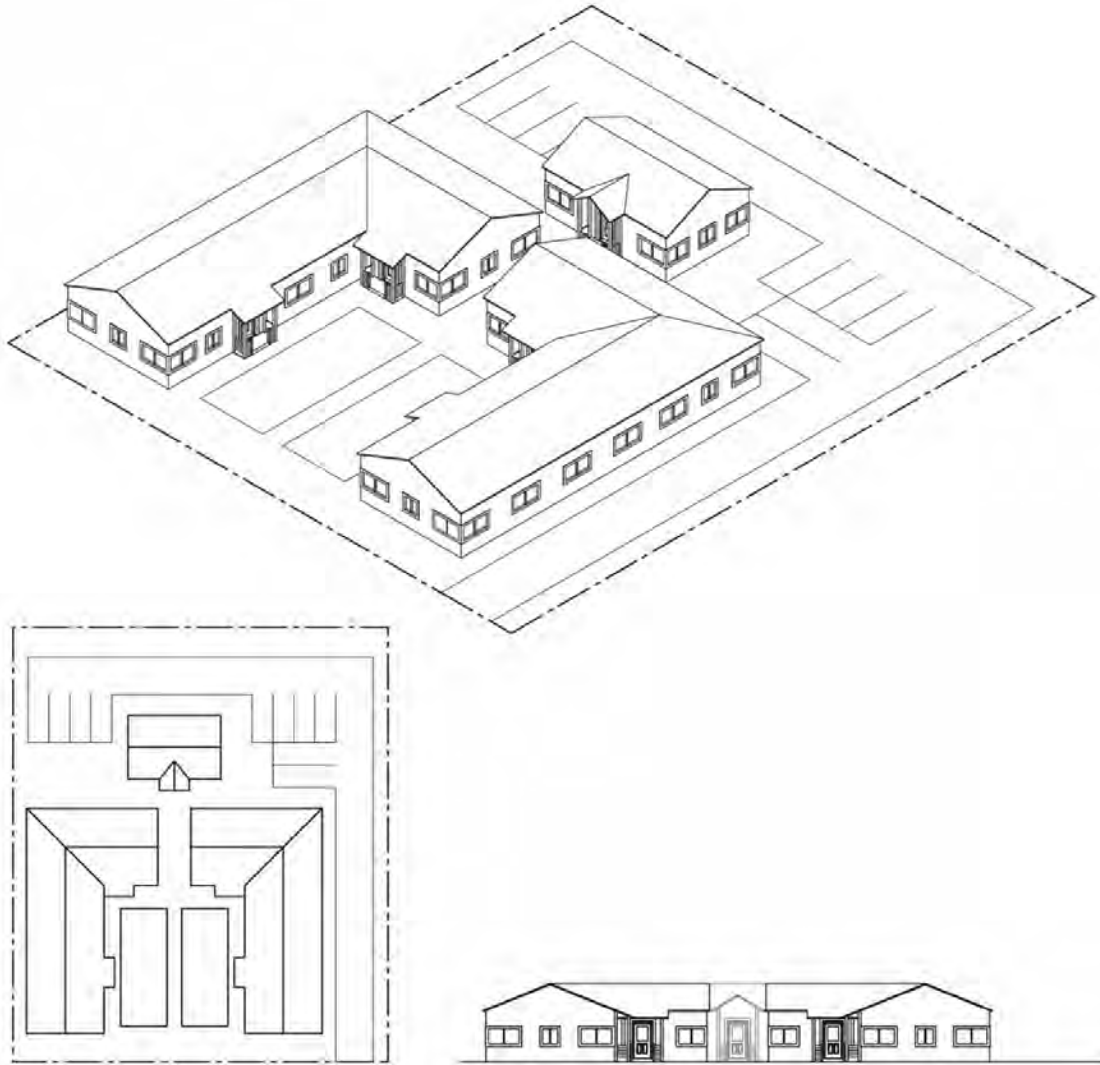
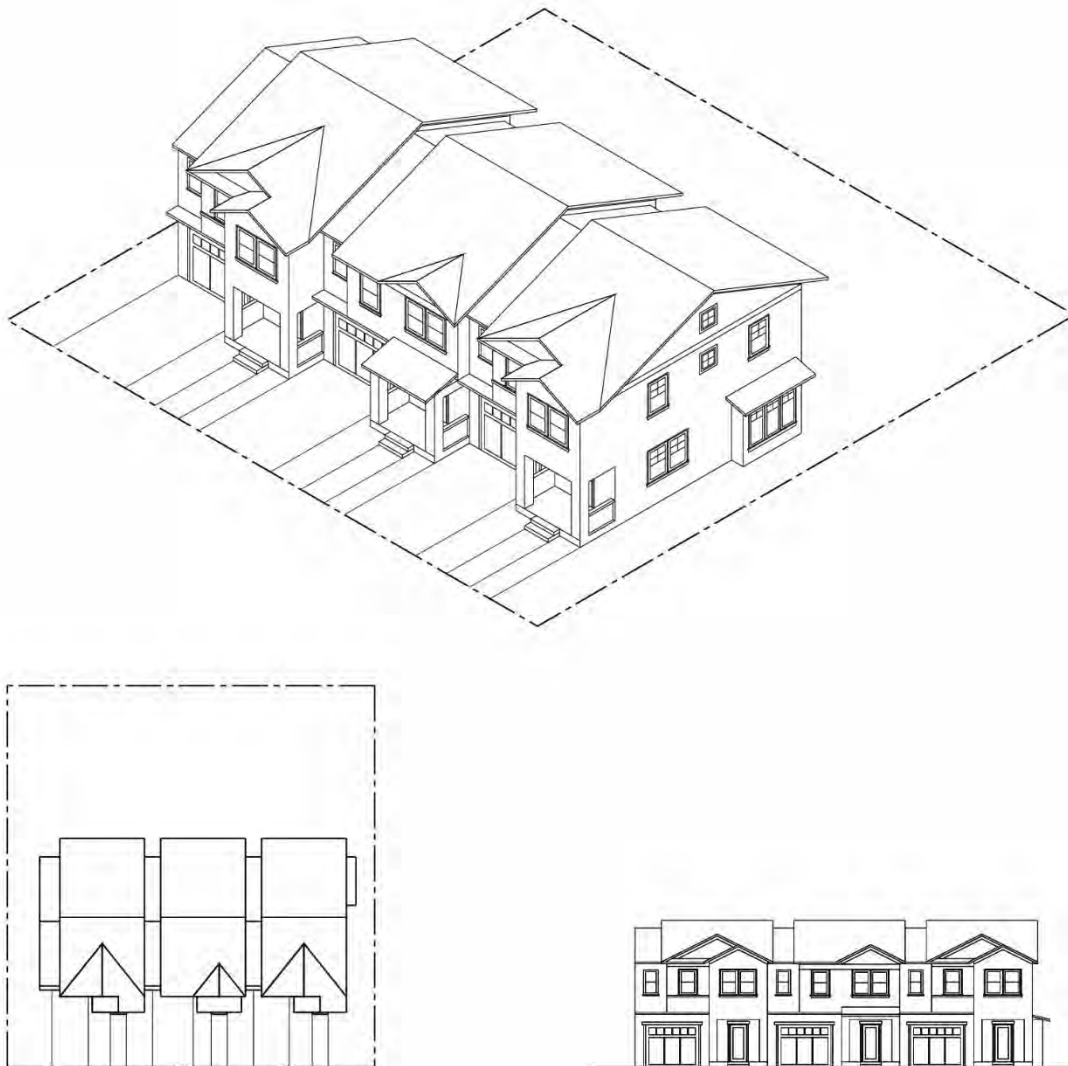


FIGURE 16.04.070(3): RESIDENTIAL DEVELOPMENT TYPE ILLUSTRATION: TOWNHOUSE DEVELOPMENT



16.05.070 Small Lot Subdivisions

- A. **Purpose.** The purpose of this Section is to provide opportunities to increase the supply of smaller dwelling units and rental housing units in the City by allowing the creation of subdivisions with smaller lots and dwellings. It also is intended to establish design and development standards for these projects to ensure that they are compatible with the surrounding neighborhood.
- B. **Location.** A small lot subdivision may be proposed and approved on any site within an RLD and RMD District where such development would be compatible with adjacent uses and the character of the area, and the density will not exceed the General Plan maximum. A small lot subdivision shall not be allowed where the Director determines that such compatibility will not occur, public

utilities and services are inadequate, or the landform is inappropriate for such development because of grading or impacts on views from adjacent lots.

- C. **Development Types.** Small lot subdivisions may be proposed and approved for small lot single unit, bungalow court, and townhouse development developed according to Section 16.05.070, Residential Development Types.
- D. **Lot Standards.** The Director or Planning Commission may approve smaller lots than required for the base district, but no less than 2,000 square feet in area and 30 feet in width, upon finding that the development will be compatible with neighboring uses and will contribute to underserved segments of the City's housing market.

Chapter 16.06 Mixed-Use Districts

Sections:

- 16.06.010 Purpose and Applicability**
- 16.06.020 Land Use Regulations**
- 16.06.030 Development Regulations**
- 16.06.040 Additional Regulations**

16.06.010 Purpose and Applicability

This chapter establishes the use regulations and site development standards for the mixed-use districts. The specific purposes of the Mixed-Use Districts are as follows:

NMX Neighborhood Mixed Use: To create and establish regulations for a neighborhood-serving mixed-use district along the corridors. The neighborhood mixed use areas are along the primary commercial corridors including Tennessee Street, Solano Avenue, Springs Road, Broadway, Sonoma Boulevard as well as other areas. Permitted land uses include small stores, markets, professional offices, boutiques, barbershops, beauty salons, and restaurants. Residential development at the street level and above ground floor commercial is permitted. Other permitted uses include retail, personal, and automotive services, community facilities, community gardens and other uses conducted primarily inside buildings and compatible with a neighborhood-oriented mixed-use environment. Design and development standards will ensure that development at neighborhood nodes is appropriately scaled to ensure the physical form relates to and does not overwhelm adjacent single-family residential neighborhoods. This district is consistent with the “Neighborhood Corridor”, “Retail/Entertainment” and “Business/Limited Residential” General Plan 2040 land use designations.

DMX Downtown Mixed Use: The DMX District is intended to create and establish regulations to implement the Downtown Vallejo Specific Plan that will promote a vibrant, pedestrian-oriented place that seamlessly integrates downtown with the waterfront. A broad range of permitted uses are allowed to allow flexibility in the use of space. Standards for physical form will create an urban character in Downtown, with minimal setbacks and views into ground floor space to activate frontages. This district is consistent with the “District – Downtown/Waterfront” and “Central Corridor” General Plan 2040 land use designations.

WMX Waterfront Mixed Use: The WMX District is intended to create and establish regulations for a waterfront mixed-use district that will allow waterfront shopping and services, and other activities and residential development implementing the Waterfront Planned Development Master Plan. Design and development standards will create a pedestrian-oriented environment that is seamlessly integrates the waterfront with Downtown. Public access to the shoreline must be provided where development is adjacent to the Mare Island Strait as provided in State and Bay Conservation Development Commission requirements. This district is consistent with the “District - Downtown/Waterfront” and “Retail/Entertainment” General Plan 2040 land use designations.

16.06.020 Land Use Regulations

Table 16.06.020-1 prescribes the land use regulations for all mixed-use districts. The regulations for each district are established by letter designations as shown in the table.

Use classifications are defined in Chapter 16.TBD, Key Terms and Definitions. If a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right-hand column refer to other Sections of this Code. Land uses in the WMX district must comply with Table 3 of the Waterfront Planned Development Master Plan.

TABLE 16.06.020-1: LAND USE REGULATIONS: MIXED USE DISTRICTS				
P	Permitted			
MNP	Minor Use Permit Required			
MJP	Major Use Permit Required			
L	See Notes at End of Table			
x	Not Permitted			
<i>Use Types</i>	<i>NMX</i>	<i>DMX</i>	<i>WMX^A</i>	<i>Additional Regulations</i>
Residential				
Single-Unit Residential, Attached (Duplex, Townhouse)	P/L1	P/L1, L7	P	
Multiple Unit Residential	See sub-classifications below			
<i>Triplex, Fourplex</i>	P/L1	P/L1	P	
<i>More than Four units</i>	P/L1	P/L1	P/L1	
Group Residential	See sub-classifications below			See Chapter 16.TBD, Group Residential
<i>Small (Less than 5,000 sf)</i>	P	P	x	
<i>Large (5,000 sf or More)</i>	MNP	MJP	x	
Shopkeeper Unit	P	P	x	
Single Room Occupancy	MNP	MJP	x	See Chapter 16.TBD, Single-Room Occupancy Residential
Supportive Housing	P/L1	P/L1	P/L1	
Transitional Housing	P/L1	P/L1	P/L1	
Public and Semi-Public				
Adult Day Care	See sub-classifications below			
<i>Small (Less than 5,000 sf)</i>	P	P	P	
<i>Large (5,000 sf or More)</i>	MNP	MNP	MNP	
Childcare Center	See sub-classifications below			

TABLE 16.06.020-1: LAND USE REGULATIONS: MIXED USE DISTRICTS				
P	Permitted			
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L	See Notes at End of Table			
x	Not Permitted			
Use Types	NMX	DMX	WMX ^A	Additional Regulations
Small (Less than 5,000 sf)	P	P	x	
Large (5,000 sf or More)	MNP	MNP	x	
College and Trade School, Public or Private	See sub-classifications below			
Small (Less than 10,000 sf)	P	P	x	
Large (10,000 sf or More)	MNP	MJP	x	
Community Assembly	See sub-classifications below			
Small (Less than 5,000 sf)	P	P	P	See Chapter 16.TBD, Community Assembly
Large (5,000 sf or More)	MNP	MNP	MNP	
Emergency Shelter	x	x	x	See Chapter 16.TBD, Emergency Shelters
Government Office	P	P	P	
Hospitals and Clinics	See sub-classifications below			
Clinic	MNP/L9	MNP	x	
Extended Care	MNP	x	x	
Hospital	MJP	x	x	
Park and Recreation Facilities	P	MNP	P	
Public Safety Facility	P	P	P	
School (K-12)	See sub-classifications below			
Small (Less than 10,000 sf)	P	P	x	
Large (10,000 sf or More)	MJP	MJP	x	
Social Services Center	See sub-classifications below			
Small (Less than 5,000 sf)	P	P	P	See Chapter TBD, Social Services Center
Large (5,000 sf or More)	MNP/L9	MNP	MNP	
Commercial				
Adult Business	See sub-classifications below			
Adult Video or Bookstore	x	MJP/L2	x	

TABLE 16.06.020-1: LAND USE REGULATIONS: MIXED USE DISTRICTS				
P	Permitted			
MNP	Minor Use Permit Required			
MJP	Major Use Permit Required			
L	See Notes at End of Table			
x	Not Permitted			
Use Types	NMX	DMX	WMX ^A	Additional Regulations
Adult Nightclub	x	MJP	x	See Chapter 16.TBD, Adult Business
Adult Motion Picture Theater	x	x	x	
Adult Viewing Room	x	x	x	
Animal Care, Sales and Services	See sub-classifications below			
Grooming and Pet Store	P	P/L7	x	
Pet Clinic/Hospital	MNP/L9	MNP	x	
Pet Day Care Service	P	x	P	
Auto/Vehicle Sales	See sub-classifications below			
Auto Broker, Office Only	P	P	P	See Chapter 16.TBD, Auto/Vehicle Sales
Auto Broker, Office w/Indoor Display	P	x	x	
Auto/Vehicle New Sales, Leasing and Rentals - Minor (No Outdoor Display)	MNP	MNP/L7	x	
Auto/Vehicle New Sales, Leasing and Rentals - Major	x	x	x	
Auto/Vehicle Used Sales	MNP/L10	x	x	
Auto/Vehicle Services	See sub-classifications below			
Auto/Vehicle/Equipment Repair - Light	MNP	x	x	See Chapter 16.TBD, Auto/Vehicle Repair
Auto/Vehicle/Equipment Repair - Heavy	x	x	x	
Alternative Fuels and Recharging Facilities	P	P	P	
Auto/Vehicle Washing/Detailing	MNP	x	x	
Service Station – Full Service	MJP	x	x	
Service Station – Minimum Service	MNP	x	x	See Chapter 16.TBD, Service Stations
Banks and Financial Institutions	See sub-classifications below			

TABLE 16.06.020-1: LAND USE REGULATIONS: MIXED USE DISTRICTS				
P Permitted MNP Minor Use Permit Required MJP Major Use Permit Required L See Notes at End of Table x Not Permitted				
<i>Use Types</i>	<i>NMX</i>	<i>DMX</i>	<i>WMX^A</i>	<i>Additional Regulations</i>
<i>Bank and Credit Union</i>	P	P	P	
<i>Check Cashing Business</i>	P	MNP	MNP	
<i>Business Services</i>	P	P	P	
<i>Cannabis Retail Sales</i>	x	x	x	See Municipal Code Chapter 7.100, Marijuana and Chapter 16.TBD
<i>Catering Service</i>	MNP	x	P	
<i>Commercial Entertainment and Recreation</i>	See sub-classifications below			L6 and See Chapter 16.TBD, Alcohol Sales
<i>Cinema</i>	MNP	MNP	MNP	
<i>Electronic Game Center</i>	P	MNP/L7	MNP	
<i>Live Theatre</i>	MNP	MNP	MNP	
<i>Small-scale Facility (Indoor)</i>	P	P	MNP	
<i>Large-scale Facility (Indoor)</i>	MNP	MNP	MNP	
<i>Large-scale Facility (Outdoor)</i>	x	MJP/L7	MJP	
<i>Community Garden</i>	P	x	x	See Chapter 16.TBD, Community Gardens
<i>Eating and Drinking Establishments</i>	See sub-classifications below			L6 and See Chapter 16.TBD, Alcohol Sales and 16.TBD for Outdoor Dining
<i>Bar/Tavern/Lounge</i>	MNP	MNP	MNP	
<i>Brewpub</i>	MNP	MNP	MNP	
<i>Restaurant, Full Service</i>	P	P	P	
<i>Restaurant, Limited Service</i>	P	P	P	
<i>Restaurant with Drive- through</i>	MNP	x	x	L6 and See Chapter 16.TBD, Drive-In and Drive-Through and 16.TBD for Outdoor Dining

TABLE 16.06.020-1: LAND USE REGULATIONS: MIXED USE DISTRICTS				
P Permitted MNP Minor Use Permit Required MJP Major Use Permit Required L See Notes at End of Table x Not Permitted				
Use Types	NMX	DMX	WMX ^A	Additional Regulations
<i>Tasting Room/Wine Bar</i>	MNP	MNP	MNP	L6 and See Chapter 16.TBD for Outdoor Dining
Equipment Rental	x	x	P/L8	
Financial, Insurance and Real Estate Services	P	P	P	
Food and Beverage Retail Sales	See sub-classifications below			L6 and See Chapter 16.TBD, Alcohol Sales
<i>Convenience Store</i>	P	P	MNP	L6 and See Chapter 16.TBD, Alcohol Sales
<i>Farmers' Market</i>	MNP	MNP	MNP	See Chapter 16.TBD, Farmers' Market
<i>Produce Store</i>	P	P	P	L6 and See Chapter 16.TBD, Alcohol Sales
<i>Grocery Store/Supermarket Small (Less than 10,000 sf)</i>	P	P	P	
<i>Grocery Store/Supermarket Medium (10,000 sf - 50,000 sf)</i>	MNP	MNP	MNP	
<i>Grocery Store/Supermarket Large (More than 50,000 sf)</i>	MJP	MJP	MJP	
<i>Liquor Store</i>	MJP	MJP	MJP	
<i>Liquor Store, General</i>	MNP	MNP	MJP	
<i>Public Market 30,000 sf</i>	MJP	MJP	MNP	
Public Market Large (More than 3				
Funeral and Interment Service	MJP	x	x	
Laboratory	P/L9	P	x	
Live/Work Unit	P	P	x	See Chapter 16.TBD, Live/Work Units
Maintenance or Repair Services	P	P	x	

TABLE 16.06.020-1: LAND USE REGULATIONS: MIXED USE DISTRICTS				
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MJP	Major Use Permit Required			
L	See Notes at End of Table			
x	Not Permitted			
Use Types	NMX	DMX	WMX ^A	Additional Regulations
Mobile Food Truck, Off-street	P	P	P	See Chapter 16.TBD, Mobile Food Vendors
Nursery and Garden Center Small (Less than 10,000 sf)	P	P	x	
Nursery and Garden Center Large (10,000 sf or More)	MNP	x	x	
Offices	See sub-classifications below			
<i>Business and Professional</i>	P	P	P	
<i>Medical and Dental</i>	P	P	P	
Parking Facilities, Commercial	P	MNP	MNP	See Chapter 16.TBD, Landscaping
Personal Services	See sub-classifications below			
<i>General Personal Services</i>	P	P	P	
<i>Massage Service</i>	MNP/L3	MNP/L3, L7	MNP/L3	See Chapter 16.TBD, Massage Establishments
<i>Massage Therapy</i>	P	P/L7	P	
<i>Tattoo or Body Modification Parlor</i>	MNP	MNP	MNP	
Retail Sales	See sub-classifications below			
<i>Building Materials, Sales and Services</i>	x	x	x	
<i>Firearm Sales</i>	x	x	x	
<i>General Retail Small (Less than 10,000 sf)</i>	P	P	P	L6 and see Chapter 16.TBD, Alcohol Sales
<i>General Retail Large (10,000 sf – 80,000 sf)</i>	MNP	MNP	MNP	
<i>Larger Format Retail (More than 80,000 sf)</i>	x	x	x	
<i>Pawnshop</i>	x	x	x	

TABLE 16.06.020-1: LAND USE REGULATIONS: MIXED USE DISTRICTS				
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x	Not Permitted			
Use Types	NMX	DMX	WMX ^A	Additional Regulations
Smoke shop	MJP/L4	MJP/L4	x	See Chapter 16.TBD, Tobacco Sales
Swap Meet (Indoor)	P	P	P	
Swap Meet (Outdoor)	MJP	x	x	
Lodging	See sub-classifications below			
Bed and Breakfast	MNP	MNP	MNP	See Chapter 16, TBD, Bed and Breakfast
Hotel, Motel	MNP	MNP	MNP	
Industrial				
Artisan/Small-scale/ Manufacturing	P	P	P	
Artist’s Studio	See sub-classifications below			
Studio-Light	P	P	P	
Studio-Heavy	MNP	MNP	MNP	
Brewery Production	See sub-classifications below			
Brewery – Micro	MNP	MNP	MNP	L6 and See Chapter 16.TBD, Alcohol Sales
Brewery - Large	x	x	MNP	
Media Production	See sub-classifications below			
Support Facility	P	P	P	
Full-Service Facility	x	x	x	
Recycling Facilities	See sub-classifications below			
Recycling, Large	x	x	x	See Chapter 16.TBD, Recycling
Recycling, Small	MNP	x	x	
Research and Development	P	P	P	
Warehousing, Storage and Distribution	x	x	x	
Transportation, Communication and Utilities				
Communication Facilities	See sub-classifications below			

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x	Not Permitted			
Use Types	NMX	DMX	WMX ^A	Additional Regulations
Antennas	MNP	MNP	MNP	See Chapter 16.TBD, Wireless Facilities
Equipment within Buildings	P	P	P	
Light Fleet-based Service	MNP	x	x	
Marina	x	x	P	
Passenger Station	MJP	MJP	MJP	
Utilities, Minor	P	P	P	
Other				
Accessory Use	See Chapter 16.TBD, Accessory Uses and Structures			
Nonconforming Use	See Chapter 16.TBD, Nonconforming Uses, Structures, and Lots			
Temporary Use	See Chapter 16.TBD, Temporary Uses			
Notes:				
A Land uses in the WMX district must comply with Table 3 of the Waterfront Planned Development Master Plan.				
L1 1-9 units permitted subject to Director approval. A minor use permit and Design Review Board approval is required for 10 or more units. A major use permit is required for more than 50 units. If project complies with State Gov. Code Sec. 65589.4, no major use permit or Design Review Board approval is required.				
L2 May not be located within 500 feet from other adult businesses or 1,000 feet of a school or park.				
L3 May not be located within 500 feet from other massage services or 1,000 feet of a school or park; a major use permit is required for 3 or more operators.				
L4 May not be located within 500 feet from another tobacco shop, or 1,00 feet of a residential district, school or park.				
L5 Only allowed on the ground floor of a building; a major use permit is required for more than 25,000 square feet.				
L6 Any retail or eating or drinking establishment that sells or serves alcohol after 11:30 p.m. shall require a major conditional use permit, as prescribed in Chapter 16.TBD. See Chapter 16.TBD for additional requirements for alcohol sales and service.				
L7 Not permitted within the Georgia Street Corridor between Sonoma Boulevard and Mare Island Way.				

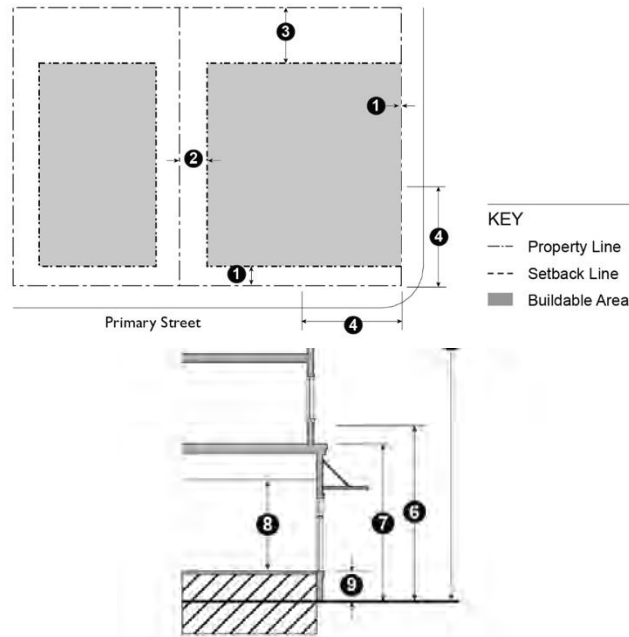
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Use Types	NMX	DMX	WMX ^A	Additional Regulations
L8	Limited to marina related equipment sales.			
L9	Limited to small stores or offices up to 2,500 square feet; a minor use permit is required between 2,500 square feet and 5,000 square feet and a minor use permit is required for more than 5,000 square feet.			
L10	Permitted along Solano Avenue between Georgia and Mariposa Streets.			

- A. WMX Exceptions. Waterfront PDMP supersedes these regulations in the event of a conflict unless preempted by State requirements.
- B. Mixed-Use Development. Any combination of permitted commercial uses may be established in the same building or on the same lot as a residential use subject to compliance with all applicable requirements for the use and the development intensity.

Development Regulations

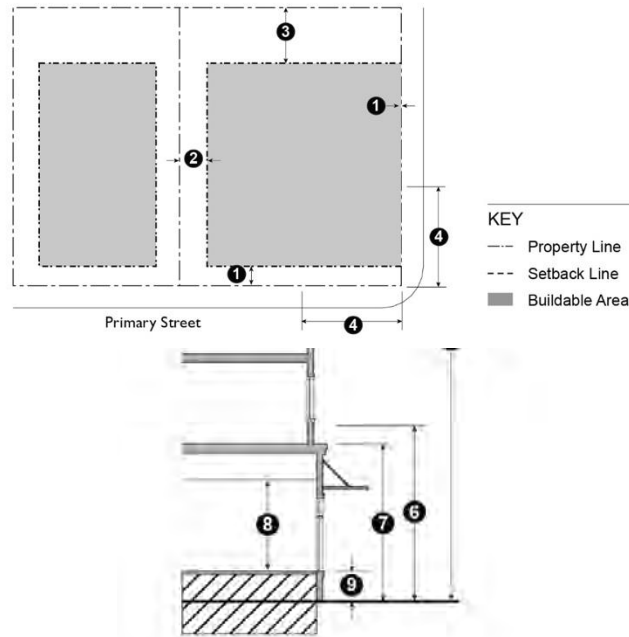
Table 16.06.020-2 prescribes the development standards for the mixed-use districts. Additional regulations are listed in the right-hand column. Section numbers in this column refer to other Sections of this Code and individual letters refer to sub-sections that directly follow the table. The numbers in each illustration below refer to corresponding regulations in the “#” column in the table.

TABLE 16.06.020-2: DEVELOPMENT REGULATIONS: MIXED-USE DISTRICTS

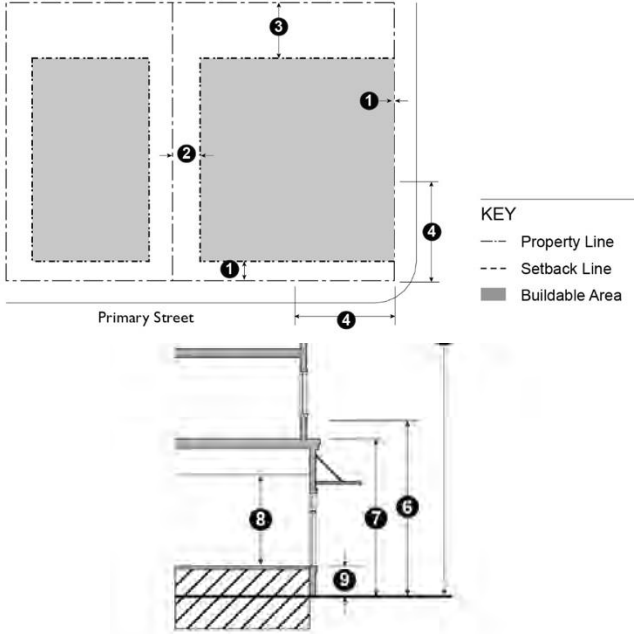


District	NMX	DMX	WMX ^A	Additional Regulations	#
Lot and Density					
Minimum/Maximum Density (units/net acre)	16/30	30/90	30/90	See Chapter 16.TBD, Rules for Measurement	
Minimum Lot Size (sq. ft.)	5,000	5,000	5,000	See Chapter 16.TBD, Rules for Measurement	
Minimum Lot Width (ft.)	50	50	50		
Maximum Non-Residential Floor Area Ratio (FAR)	2.0	6.0	6.0		
Building Placement					
Setbacks, Commercial and Mixed-Use Development (ft.)					
Street Frontages (B)	0	0-10	0	Chapter 16.TBD, Building Projections into Yards	①
Interior Side (B)	0/5 where abutting R District			Chapter 16.TBD, Building Projections into Yards	②
Rear (B)	5/10 where abutting R District				③

TABLE 16.06.020-2: DEVELOPMENT REGULATIONS: MIXED-USE DISTRICTS



District	NMX	DMX	WMX ^A	Additional Regulations	#
Corner Build Area (ft.) (C)	30; Buildings must be located in accordance with the required setbacks within 30 feet of every corner. Public plazas may be at the street corner provided buildings are built to the edge of the public plaza.				④
Building Height (stories)					
Building Maximum Height (stories)	5	8	Per Water-front PDMP	See sub-section C, D.1 and Chapter 16.TBD, Height Limit Exceptions	⑤
Building Minimum Height (ft.)	40	40	Same as above		⑥
Ground Floor Minimum Height (feet)					
Ground Floor Residential Uses	n/a	12	12		⑦
Ground Floor Non-residential Uses	15	15	15		⑦

TABLE 16.06.020-2: DEVELOPMENT REGULATIONS: MIXED-USE DISTRICTS					
					
District	NMX	DMX	WMX ^A	Additional Regulations	#
First Floor Ceiling Height, Non-residential Uses	12	12	12		⑧
Parking Podium	Maximum height of a parking podium visible from the street is 9 feet from finished grade				⑨

- B. **WMX Exceptions.** Waterfront PDMP supersedes these regulations in the event of a conflict unless preempted by State requirements.
- C. **Build-to Line.** Buildings shall be constructed at the street frontage or required setback line (the “build-to” line) for at least 60 percent of the building frontage. At least two-thirds of the area between the building and lot line shall be paved so that it functions as a wider public sidewalk. This requirement may be modified or waived by the Director upon finding that:
1. Substantial landscaping will be located between the build-to line and ground floor residential units to soften visual impact of buildings;
 2. Entry courtyards, plazas, entries, or outdoor eating and display areas will be located between the build-to line and building, provided that the buildings will be built to the edge of the courtyard, plaza, or outdoor dining area; or

3. The building will incorporate an alternative entrance design facing the street that conforms to adopted design guidelines.

C. Required Setbacks for Residential Uses.

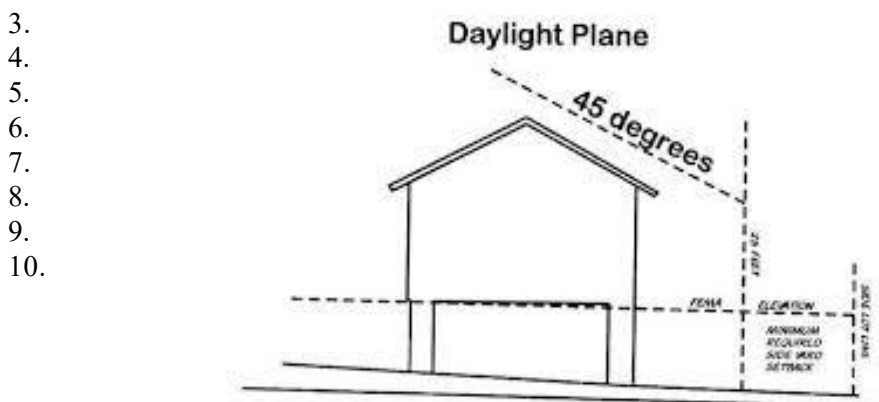
1. **Front Setbacks.** Buildings that are entirely residential and portions of buildings with residential uses on the ground floor may be setback up to eight feet from the street lot line. The setback must be landscaped, but up to one third of the setback area can be hard surfaced for pedestrian or bicycle access. Vehicle access is not allowed through the setback unless the frontage provides the only access to the residential portion of the site.
2. **Interior Side and Rear Setbacks.** In order to provide light and air for residential units, the following minimum setbacks apply to any building wall containing windows for residential units and facing an interior side or rear setback area.
 - a. For any wall containing windows, a setback of at least five feet shall be provided.
 - b. For any wall containing living room or bedroom windows, a setback of at least 10 feet shall be provided.
 - c. The required setbacks apply to that portion of the building wall containing a window and extending three feet on either side of the window.

D. Height Limitations and Exceptions.

- E. Purpose:** In order to encourage more development along corridors, regardless of district, however acknowledging and preserving existing single-family residential areas a height limit and buffer is proposed as follows:

1. **Daylight Plane Required Adjacent to Residential Districts.** Buildings shall not extend above a plane starting at 25 feet in height directly above the property line abutting any residentially-zoned parcel, or where there is an alley, the centerline of the alley, and from that point, extending in at a 45-degree angle from vertical toward the interior of the site. The 25-foot height measurement shall be taken from the same reference grade as determined for the subject site pursuant to Chapter 16.TBD, Rules for Measurement.
- 2.

FIGURE 16.06.040.D: DAYLIGHT PLANE REQUIRED ADJACENT TO RESIDENTIAL DISTRICTS



2. **Architectural Features.** A parapet wall, cornice or sloping roof or solar energy system may project up to four feet above the height limit. Uninhabited roof structures that screen mechanical equipment and elevator penthouses are not included in the measurement of building height. Mechanical Equipment shall be integrated and architecturally designed to match the building and not visible from adjacent streets.
 3. **Corner projections.** If the project site is on a corner site that is greater than 15,000 square feet, a tower or other projecting architectural elements may extend up to 12 feet above the top of a primary roof, provided that the square footage of the element(s) does not total more than 15 percent of the building footprint. The area above the uppermost permitted floor of the element(s) shall not be habitable space.
 - a. The composition of the tower element shall be balanced, where the width of the tower has a proportional relationship to the height of the tower.
 - b. The tower element shall be proportional to the rest of the building.
 - c. The tower element shall not be stepped back more than one foot at any point.
 - d. The maximum horizontal dimension of the tower element shall not exceed 100 feet.
 - e. Fenestration at the base of the tower shall be greater than the top.
 - f. The roof shall include architectural detailing, such as a cornice or eave.
 4. **Landscaped Buffer Required.** A landscaped area at least 4 feet in width planted with evergreen shrubs shall be installed along the rear property line adjacent to any residential district to create a sound barrier and privacy screen. Shrubs shall be a minimum of 5 feet in height at the time they are planted.
- F. **Wide Buildings.** Any building over 60 feet wide shall be broken down to read as a series of buildings no wider than 60 feet each or 40 feet. Increases in the maximum building width and length may be approved through design review if recesses, offsets, or other architectural articulation modulate a “box-like” appearance.
- G. **Building Projections.** The maximum width of any projection, including bay windows, is 10 feet, and the total of all projections along a building face shall not be more than 10 feet wide or 25 percent of the building frontage, whichever is greater.
- H. **Limitations on Location of On-site Parking.** Parking may be located within 40 feet of the street facing property line in accordance with the following standards.
1. **Underground and Partially Submerged Parking.** Parking completely or partially underground, shall match the setbacks of the main structure. The maximum height of a parking podium visible from a street shall be five feet from finished grade.

2. **Surface Parking.** Above ground surface parking may be located within 40 feet of a street facing property line with the approval of an administrative use permit when the Director makes the following findings:
 - a. Buildings are close to the public sidewalk to the maximum extent feasible;
 - b. The parking area is screened along the public right-of-way with a wall, hedge, trellis, and/or landscaping; and,
 - c. The site is small and constrained such that underground, partially submerged, or surface parking located more than 40 feet from the street frontage is not feasible.

I. Landscaping and Residential Open Space.

Where residential uses are provided, residential open space “outdoor living area” must be provided as common or private open space. Private areas consist of balconies, decks, patios, or fenced yards directly accessible from the residence. Common areas consist of landscaped areas, walks, patios, swimming pools, barbeque areas, playgrounds, turf, rooftop areas, or other such improvements as are appropriate to enhance the outdoor living environment of the development and landscaped courtyard entries that are oriented towards the public street.

1. **Minimum Open Space.** At least 200 square feet of open space shall be provided for each unit in residential and mixed-use development of which 60 square feet shall be private open space on balconies or decks. At least 10 percent of the site shall be landscaped open space.
 - a. **Private Open:** 60 square feet shall be private open space on balconies or decks.
 - b. **Common Open Space:** For each unit, 200 square feet of open space shall be provided, and spaces should be distributed throughout the plan.
2. **Minimum Dimensions.**
3.
 - a. **Private Open Space.** Private open space located on the ground level (e.g., yards, decks, or patios) shall have no horizontal dimension less than 10 feet. Private open space located above ground level (e.g., balconies) shall have no horizontal dimension less than six feet.
 - b. **Common Open Space.** The minimum horizontal dimension is 20 feet.
4. **Usability.** A surface shall be provided that allows for outdoor living and/or recreation. Such surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. The maximum slope shall not exceed 10 percent.
5. **Accessibility.**
 - a. **Private Open Space.** The space shall be accessible to only one living unit by a doorway to a habitable room or hallway.

- b. *Common Open Space.* The space shall be accessible to the living units on the lot. It shall be served by any stairway or other accessway qualifying as an egress facility from a habitable room.

TABLE 16.06.020-2: LANDSCAPING AND OPEN SPACE STANDARDS – MIXED-USE DISTRICTS				
District	NMX	DMX	WMX	Additional Regulations
Minimum Private Open Space (sq. ft. per unit)	60	60	60	
Minimum Amount of Landscaping (% of site)	20	n/a	20	See Chapter 16.TBD, Landscaping

16.06.040 Additional Regulations

- A. **Minimum Required Active Commercial Uses on Frontages.** Development in mixed-use districts with more than 100 feet of frontage shall provide the following minimum ground-floor street frontage for active commercial uses.
1. **DMX District.** 40 percent on the primary frontage and 30 percent on secondary frontages.
 2. **NMX District.** 30 percent on the primary frontage and 20 percent on secondary frontages.
- B. **Reductions – When Allowed.** The minimum required active use on secondary frontages may be reduced with a minor use permit if the Director finds that (1) the proposed use has unique operation characteristics with which provide the required active use is incompatible, such as in the case of a cinema or theater, and (2) street facing walls exhibit architectural relief and detailing that enhance the pedestrian environment.
- C. **Pedestrian Entrances and Paths.**
1. **Entrances.** All non-residential activities located at the street level shall provide one direct at-grade entrance from the public right-of-way for each street frontage exceeding 50 feet.
 - a. Where such frontages exceed 100 feet, one entrance shall be provided for each 100 feet of frontage or portion thereof.
 - b. Separate pedestrian entrances for a single tenant must be at least 25 feet apart.
 - c. Recessed entrances shall not exceed 25 feet in width and the face of a door or gates shall be within 15 feet of the lot line.

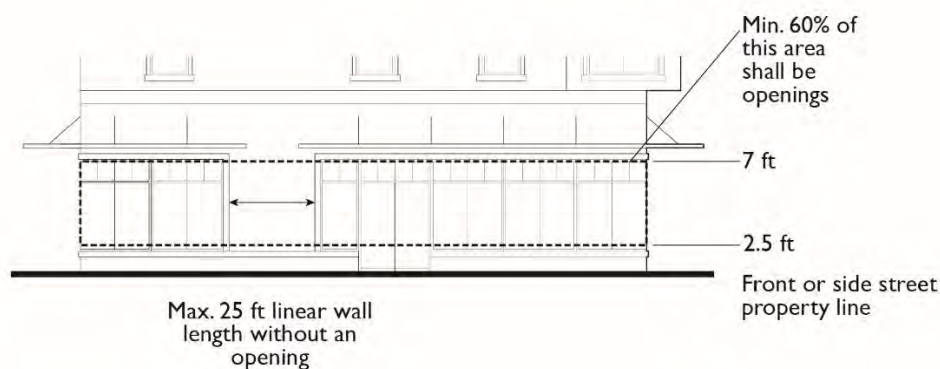
2. **Pedestrian Paths.** In shopping centers and mixed-use development, each commercial tenant space shall be accessible from an abutting public street by a pedestrian path that is at least 6 feet wide or as required by the City Engineer, whichever is greater. The path shall be continuous, clear of obstructions, easily identifiable as a pedestrian path, and visually distinguishable from other hardscaping. Pedestrian paths shall be separated from vehicular access areas by wheel stops, curbs, landscaping, or other physical barriers, except when crossing driveways or aisles. Pedestrian paths and sidewalks connecting building entrances to the street and public sidewalks shall be continuous, clear of obstructions, easily identifiable, and visually distinguishable from surrounding concrete or hardscape areas. Pedestrian paths and sidewalks must be separated from parking area by wheel stops, curbs, landscaping, or other physical barriers.
- D. **Additional Residential Density.** See 16.TBD for additional density.
- E. **Street Preservation.** Existing public right-of-way shall be preserved. Public right-of-way shall not be eliminated or abandoned, unless substantial public benefits are provided, such as a new park, a community garden or a trail on pedestrian passages.
- F. **Street Frontage Improvements.** New development shall provide street frontage improvements consistent with City standards and as required by the City Engineer in accordance with the following:
1. **Between the Property Line and Curb.**
 - a. **Sidewalks.** Sidewalks shall be provided if none exists or if the existing sidewalks are in poor condition and shall require approval by the City Engineer.
 - b. **Street Furniture.** Trash receptacles, benches, bike racks, and other street furniture shall be provided.
 - c. **Streetlights.** Pedestrian-scaled streetlights not to exceed 14 feet in height, including attachments from which banners may be hung, shall be provided.
 - d. **Street Trees.** Shade trees shall be planted no more than 30 feet on center. Tree guards shall be provided. Trees shall be a minimum of 15 gallons in size, and at least 10 percent of the required trees shall be 24-inch box size or larger.
 2. **Interior from Property Line.** Except where occupied by a building or necessary for parking access, the street frontage, for a depth of 10 feet from the property line, shall be utilized for pedestrian circulation or active outdoor uses, including, but not limited to outdoor dining; paved for public uses so that it functions as part of a wider public sidewalk; or improved with landscaping, public art, and/or pedestrian amenities, such as outdoor seating.
- G. **Building Orientation and Entrances.**
1. Buildings shall be oriented to face public streets.
 2. Building frontages shall be generally parallel to streets, and the primary building entrances shall be located on or within 20 feet of a public sidewalk. The Director may grant exceptions to this standard in the CS and CW Districts for uses with unique needs.

3. Entrances located at corners shall generally be located at a 45-degree angle to the corner and shall have a distinct architectural treatment, such as angled or rounded corners, arches, and other architectural elements.
4. Entrances to residential units shall be physically separated from the entrance to commercial uses and clearly marked with a physical feature incorporated into the building or an appropriately scaled element applied to the facade.

H. **Building Transparency; Required Openings for Non-Residential Uses.** Exterior walls facing and within 20 feet of a front property line on any primary street shall include windows, glass doors, or other openings for at least 60 percent of the building wall area located between two and a half and seven feet above the level of the sidewalk.

1. **Maximum Length Without Openings.** No wall may run in a continuous plane for more than 25 feet or 40 percent of a building's façade without a window or other opening. If a lot has more than one street frontage, this standard applies to the primary frontage. The Director may approve alternatives to the building transparency requirement if the Director finds that:
 - a. The proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, such as in the case of a cinema or theater; and
 - b. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level. The Director may grant exceptions to this standard in for uses with unique needs including, but not limited to, theaters, parking structures.

FIGURE 16.06.040: REQUIRED OPENINGS FOR NON-RESIDENTIAL USES



1. **Design of Required Openings.** Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least 24 inches deep and set into a wall. Windows that provide visibility into storage areas, vehicle parking areas, utility areas and display cases attached to outside walls do not qualify.

2. **Exceptions for Parking Garages.** Multi-level garages are not required to meet the building transparency requirement of this subsection. Instead, they must be screened and treated, consistent with the requirements of Chapter 16.TBD, Off-Street Parking and Loading.
3. **Alternatives Subject to Director's Approval.** Alternatives to the building transparency requirement may be approved if the Director finds that the proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, and street-facing building walls will exhibit architectural relief and detail and be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.

I. **Building Design and Articulation.** In addition to complying with standards in Table 16.06.TBD, the following standards apply to commercial and mixed-use development.

1. **Design of Street-Facing Facades.** In order to make streets more attractive to pedestrians, the street-facing facades of new development shall incorporate the following design features at the ground-floor level:
 - a. Articulated façades at the ground floor street frontage, which may include such measures as indentation in plane, change of materials in a complimentary manner, sensitive composition and juxtaposition of openings and solid wall and/or building frame and projecting elements such as awnings and marquees to provide shade and shelter;
 - b. Exterior lighting which provides for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and open areas with a safe level of illumination which avoids off-site glare.
 - c. Residential uses at the ground floor street frontage shall incorporate planted areas, porches, front stairs and/or other elements that contribute to a pedestrian environment. Pedestrian-oriented design elements may also include street furniture or other seating surfaces on private property and design amenities scaled to the pedestrian such as awnings, drinking fountains, paseos, arcades, colonnades, plazas, noncommercial community bulletin boards, public or private art and alternative paving materials in areas of pedestrian access.
 - d. When provided, storefront security grates or grilles shall be located inside exterior windows, shall be retractable into pockets or overhead cylinders, and shall be completely concealed when retracted.
2. **Vertical Relationship.** Buildings shall be designed to have a distinctive base (ground floor level), middle (intermediate upper floor levels), and top (either top floor or roof level). Cornices, balconies, roof terraces, and other architectural elements should be used, as appropriate, to terminate rooflines and accentuate setbacks between stories.
3. **Windows.**

- a. Window frames shall be inset at least two inches from the face of the building to enhance shadow-line around opening.
- b. Snap-in vinyl mullions between double pane glass are prohibited. If a divided light appearance is desired, mullions must be made of dimensional material projecting in front of the panes on both the inside and outside of the window.
- c. Exceptions may be granted by the Director to accommodate alternative window design complementary to the architectural style of the structure.

4. ***Exterior Building Materials and Colors.***

- a. A unified palette of materials shall be used on all sides of buildings.
- b. All standard colors from paint company palettes whose products are generally available in Vallejo and the surrounding area are approved color palette options in non-residential districts.
 - i. Trim colors selected from the same palette shall be used to help delineate windows and other exterior architectural features to provide architectural interest and enhance building appearance.
 - ii. When using brick, colors typically found in manufactured fired brick are permitted. All colors of natural stone are permitted.

5. ***Building Details.***

6.

- a. Building facades shall include building projections or recesses, doorway and window trim, and other details that provide architectural articulation and design interest.
- b. All applied surface ornamentation or decorative detailing shall be consistent with the architectural style of the building.
- c. Each side of the building that is visible from a public right-of-way shall be designed with a complementary level of detailing.

7. ***Roof Articulation.*** Buildings exceeding 40,000 square feet in floor area shall be designed with staggered rooflines, shaded roof decks, or other forms of architectural articulation.

J. ***Pedestrian Access on Large Sites (Over 5 acres).***

- 1. ***Internal Connections.*** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
- 2. ***Circulation Network.*** Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes and trails shall be provided. An

on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.

3. **Adjacent Properties.** Direct and convenient access shall be provided from commercial and mixed-use projects to adjoining residential and commercial areas to the maximum extent feasible, while still providing for safety and security.
4. **Transit.** Safe and convenient pedestrian connections shall be provided from transit stops to building entrance
5. **Interior Pedestrian Walkway Design.**
 - a. Walkways shall have a minimum clear, unobstructed width of six feet, where feasible, but at least four feet, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
 - b. Where a required walkway crosses driveway, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
 - c. Where MNP required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or another physical barrier.

K. **Shopping Centers.** Shopping centers containing 25,000 square feet or more of floor area are subject to the following standards and criteria for approval.

1. **Entry Plazas/Passenger Loading Areas.** A plaza shall be provided at the entry to each anchor tenant that provides for pedestrian circulation and loading and unloading. Entry plazas and passenger loading areas shall include unique, decorative paving materials, adequate seating areas, provision of adequate shade from the summer sun, and attractive landscaping including trees or raised planters. Entry plazas with features described under paragraph 2 below may be counted toward the public plaza requirements.
2. **Location of Parking Areas.** Surface parking lots shall be located to provide users with maximum access to buildings within the shopping center without moving their vehicles either behind or to the side of buildings. Parking areas shall not be located between buildings and any primary street.
3. **On-Site Public Plazas.** Privately-owned, publicly accessible outdoor plazas for the use of customers and visitors shall be provided at a rate of five square feet per 1,000 square feet of floor area, up to 1,500 square feet for required outdoor plazas.
 - a. **Location.** Public plazas shall be visible from a public street, or from on-site areas normally frequented by customers, and shall be accessible during business hours.
 - b. **Amenities.** On-site privately-owned public outdoor space shall include benches or other seating, and the ground surface shall be landscaped or surfaced with high-quality paving materials. Amenities shall be provided that enhance the comfort, aesthetics, or usability of the space, such as shade trees and other landscaping, shade structures, drinking fountains, water features, public art, and performance areas.

4. **Design Criteria.** In order to receive approval for a shopping center, the Director or the Planning Commission, whichever has final approval authority, shall find that all of the following criteria have been met.
 - a. *Integrated Theme.* Buildings and structures exhibit an integrated architectural theme that includes similar or complementary materials, colors, and design details.
 - b. *Site Entrance.* The driveway entrance provides an organizing element to the site design with features such as a landscaped entry corridor or a divided median drive separated by a landscaped center dividing island.
 - c. *Building Entrances.* Building entrances to anchor tenants and other large stores are prominent and inviting. The architectural details of building entrances are integrated with the overall building design in terms of materials, scale, proportion, and design elements.
 - d. *Vehicular Circulation.* Safe, convenient vehicular circulation is provided within the development through an appropriate system of internal vehicular circulation routes based on a hierarchy of drive aisles and cross routes. Where pedestrian circulation routes cross vehicular traffic aisles and driveways within a development, there are clearly delineated crosswalks that include clear sight lines, adequate warning signage, adequate lighting, and protective barrier posts or similar features at walkway entrances.
 - e. *Cart Corrals.* Adequate, convenient cart corrals are provided near building entrances and throughout the parking areas.
 - f. *Lighting.* A combination of attractively designed and located lighting fixtures, including low pole lights, ground-mounted fixtures, light bollards, and architectural lighting provides interesting compositions for outdoor lighting, as well as a safe, secure environment.
 - g. *Shade Areas.* Pedestrian areas, such as walkways, building entrances, and gathering areas, are adequately shaded from the summer sun through such techniques as the careful placement of trees and landscaping, trellis structures, projecting canopies, covered walkways, arcades, porticos, building orientation, and similar techniques.
- L. **Public Access for Shoreline Development.** Any development abutting or within 100 feet of the San Pablo Bay, the Napa River, Mare Island Strait, or the Carquinez Strait shall provide public access to and along the shoreline consistent with State and Bay Conservation and Development Commission requirements.

Chapter 16.07 Commercial Districts

Sections:

16.07.010	Purpose and Applicability
16.07.020	Land Use Regulations
16.07.030	Development Regulations
16.07.040	Additional Regulations
16.07.010	Purpose and Applicability

This chapter establishes the use regulations and site development standards for the commercial districts. The purpose of the Commercial and Corridor Districts is to:

- A. Provide for the orderly, well-planned, and balanced growth of commercial and mixed-use districts.
- A. Encourage a mix of uses that promotes convenience, economic vitality, fiscal stability, and the quality of life in Vallejo.
- B. Promote pedestrian- and transit-oriented, medium and high-density multi-family housing, mixed-use commercial centers at appropriate locations.
- C. Establish design standards that improve the visual quality of development and create a unified, distinctive, and attractive character along Vallejo streets and corridors.
- D. Provide appropriate buffers and transition standards between commercial and adjacent residential neighborhoods.

More specifically, the purposes of the individual Commercial and Corridor Districts are as follows:

NC Neighborhood Commercial: The NC District is intended to create and establish regulations for a neighborhood shopping and service commercial district in which limited retail commercial goods and services are provided on small sites to meet the day-to-day needs of local residents. The principal uses in such districts would be food and beverage retail sales combined with general retail sales. Multi-unit dwellings and live/work units are allowed. This district is consistent with the Primarily Single Family and Neighborhood Corridor General Plan 2040 land use designations.

CC Central Corridor Commercial: The CC District is intended to create and establish regulations for a community-serving mixed-use district along the Sonoma Boulevard Central Corridor area, and areas subject to the Sonoma Boulevard Specific Plan. Permitted land uses include commercial, medical, business and professional services and offices for walk-clientele at street-level and mixed-use with housing, medium and high density residential or non-residential uses at street level, subject to design and development standards to promote a mixed-use and pedestrian orientation. This district is consistent with the Central Corridor, Business/Limited Residential and District – North Gateway General Plan 2040 land use designations.

WC Waterfront Commercial: The WC District is intended to create and establish regulations for a district that provides waterfront-related retail and service uses and visitor accommodations in building forms appropriately scaled to the waterfront. Public access to the shoreline must be provided where development is adjacent to the Napa River, Mare Island Strait, or Carquinez Strait. No residential uses are allowed. This district is consistent with the “Retail/Entertainment” and “Business/Limited Residential” General Plan 2040 land use designations.

RC Regional Commercial: The RC District is intended to create and establish regulations for sites for general retail, services, and commercial recreation and entertainment for local residents as well as consumers and visitors from the region. Permitted land uses include shopping centers, auto sales and services, commercial recreation (amusement parks), hotels, restaurants, offices, community assembly, general retail and large format retail, mixed-use with housing, medium and high-density housing, personal and business services, and similar commercial use. Design and development standards will accommodate auto-oriented uses and require buffering and transitions to adjacent residential neighborhoods. This district is consistent with the “Retail/Entertainment” and “Business/Limited Residential” General Plan land use designations.

16.07.020 Land Use Regulations

Table 16.07.020-1 prescribes the land use regulations for all commercial and corridor districts. The regulations for each district are established by letter designations as shown in the table.

Use classifications are defined in Chapter 16.TBD, Key Terms and Definitions. If a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right-hand column refer to other Sections of this Code.

Table 16.07.020-1: Land Use Regulations: Commercial Districts					
P Permitted MNP Minor Use Permit Required MJP Major Use Permit Required L See Notes at End of Table x Not Permitted					
Use Types	NC	WC	CC	RC	Additional Regulations
Residential					
Single-Unit Residential Attached (Duplex, Townhouse)	P/L1	x	P/L1	P/L1	
Multi-unit Residential	See sub-classifications below				
<i>Triplex, Fourplex</i>	P/L1	P/L1	P/L1	P/L1	
<i>More than Four units</i>	P/L1	P/L1	P/L1	P/L1	
Shop-keeper Unit	P	P	P	P	
Group Residential	See sub-classifications below				See Chapter 16.TBD, Group Residential
<i>Small (Less than 5,000 sf)</i>	P	x	P	P	
<i>Large (5,000 sf or More)</i>	MNP	x	MNP	MNP	
Single Room Occupancy	P	x	MNP	MNP	See Chapter 16.TBD, Single Room Occupancy
Supportive Housing	P/L1	x	P/L1	P/L1	
Transitional Housing	P/L1	x	P/L1	P/L1	

Table 16.07.020-1: Land Use Regulations: Commercial Districts P Permitted MNP Minor Use Permit Required MJP Major Use Permit Required L See Notes at End of Table x Not Permitted					
Use Types	NC	WC	CC	RC	Additional Regulations
Public and Semi-Public					
Adult Day Care	See sub-classifications below				
<i>Small (Less than 5,000 sf)</i>	MNP	P	MJP	x	
<i>Large (5,000 sf or More)</i>	P	x	MJP	x	
Childcare Center	See sub-classifications below				
<i>Small (Less than 5,000 sf)</i>	P	P	P	P	
<i>Large (5,000 sf or More)</i>	MNP	x	P	P	
Colleges and Trade School, Public or Private	See sub-classifications below				
<i>Small (Less than 10,000 sf)</i>	x	MNP	P	P	
<i>Large (10,000 sf or more)</i>	x	MJP	MNP	MNP	
Community Assembly	See sub-classifications below				
<i>Small (Less than 5,000 sf)</i>	P	P	P	P	See Chapter 16.TBD, Community Assembly
<i>Large (5,000 sf or more)</i>	x	MJP	MJP	MJP	
Cultural Facility	P/L2	P	P	P	
Emergency Shelter	x	x	x	x	
Government Office	P	P	P	P	
Hospitals and Clinics	See sub-classifications below				
<i>Clinic</i>	P/L2	x	P	P	
<i>Extended Care</i>	MNP	x	MNP	MNP	
<i>Hospital</i>	x	x	MJP	MJP	
Park and Recreation Facilities	P	P	P	P	
Public Safety Facility	P	P	P	P	
School (K-12)	See sub-classifications below				
<i>Small (Less than 10,000 sf)</i>	P	x	MNP	MNP	
<i>Large (More than 10,000 sf)</i>	P	x	MJP	MJP	
Social Service Center					
<i>Small (Less than 10,000 sf)</i>	P	P	P	P	
<i>Large (10,000 sf or more)</i>	MNP	MNP	MNP	MNP	
Commercial					
Adult Business	See sub-classifications below				
<i>Adult Video or Bookstore</i>	x	x	MJP	MJP	L3 and See Chapter 16, TBD, Adult Business
<i>Adult Nightclub</i>	x	x	MJP	MJP	
<i>Adult Motion Picture Theater</i>	x	x	MJP	MJP	
<i>Adult Viewing Room</i>	x	x	MJP	MJP	

Table 16.07.020-1: Land Use Regulations: Commercial Districts					
P	Permitted				
MNP	Minor Use Permit Required				
MJP	Major Use Permit Required				
L	See Notes at End of Table				
x	Not Permitted				
Use Types	NC	WC	CC	RC	Additional Regulations
Animal Care, Sales and Service	See sub-classifications below				
<i>Grooming and Pet Store</i>	P/L2	x	MNP	MNP	
<i>Pet Clinic//Hospital</i>	P/L2	x	P	P	
<i>Pet Day Care Service</i>	MNP	x	P	P	
Auto/Vehicle Sales	See sub-classifications below				
<i>Auto Broker, Office Only</i>	P	P	P	P	See Chapter 16.TBD, Auto/Vehicle Sales and Leasing
<i>Auto Broker, Office w/Indoor Display</i>	x	x	P	P	
<i>Auto/Vehicle New Sales, Leasing and Rentals – Minor (No Outdoor display)</i>	x	x	P	P	
<i>Auto/Vehicle New Sales, Leasing and Rentals – Major</i>	x	x	MNP/L8	MNP/L8	
Auto/Vehicle Services	See sub-classifications below				
<i>Auto/Vehicle/Equipment Repair – Light</i>	x	x	P	MNP	See Chapter 16.TBD, Auto/Vehicle Repair
<i>Auto/Vehicle/ Equipment Repair – Heavy</i>	x	x	P	P	
<i>Alternative Fuels and Recharging Facility</i>	P	P	P	P	
<i>Auto/Vehicle Washing/Detailing</i>	x	x	MNP	MNP	See Chapter 16.TBD, Auto/Vehicle Washing/Detailing
<i>Service Station - Full Service</i>	MJP	x	MNP	MNP	See Chapter 16.TBD, Service Stations
<i>Service Station - Minimum Service</i>	x	x	P	P	
Auto/Vehicle and Equipment Facilities	See sub-classifications below				
<i>Commercial vehicles and equipment</i>	x	x	x	x	
<i>Recreational vehicles</i>	x	x	x	x	
Banks and Financial Institutions	See sub-classifications below				
<i>Banks and Credit Unions</i>	P	x	P	P	
<i>Check Cashing Business</i>	x	x	P	P	
Business Services	P	P	P	P	
Catering Service	MNP	P	P	P	

Table 16.07.020-1: Land Use Regulations: Commercial Districts P Permitted MNP Minor Use Permit Required MJP Major Use Permit Required L See Notes at End of Table x Not Permitted					
Use Types	NC	WC	CC	RC	Additional Regulations
Commercial Entertainment and Recreation	See sub-classifications below				
<i>Cinema</i>	x	x	MNP	MNP	L7 and see Section 16.TBD, Alcohol Sales
<i>Electronic Game Center</i>	P/L2	x	MNP	MNP	
<i>Live Theatre</i>	P/L2	MNP	MNP	MNP	
<i>Large-scale Facility (Indoor)</i>	x	x	x	MJP	
<i>Large Scale Facility (Outdoor)</i>	x	MNP	MNP	MNP	
Community Garden	P	x	P	P	
Eating and Drinking Establishments	See sub-classifications below				
<i>Bar/Tavern/Lounge</i>	MJP	MNP	MNP	MNP	L7 and See Chapter 16.TBD, Alcohol Sales and Outdoor Dining
<i>Brewpub</i>	MNP	MNP	MNP	MNP	
<i>Restaurant - Full Service</i>	MNP	MNP	P	P	
<i>Restaurant - Limited Service</i>	P	P	P	P	
<i>Restaurant with Drive-thru</i>	x	x	MNP	MNP	
<i>Tasting Room/Wine Bar</i>	MNP	MNP	MNP	MNP	
Equipment Rental	x	P/L4	P	P	
Financial, Insurance and Real Estate Services	P/L2	P/L2	P	P	
Food and Beverage Retail Sales	See sub-classifications below				
<i>Convenience Store</i>	P/L2	P/L2	P	P	L7 and See Chapter 16.TBD, Alcohol Sales
<i>Farmers Market</i>	MNP	x	MNP	MNP	
<i>Grocery Small (Less than 10,000 sf)</i>	P	MNP	P	P	
<i>General Market Large (10,000 sf or More)</i>	x	x	MNP	P	
<i>Liquor Store</i>	MJP	x	MJP	MJP	
<i>Beer and wine sales</i>	MJP	MNP	P	P	
<i>Produce Store (Indoor/Outdoor)</i>	P	x	P	P	
<i>Public Market Small (Less than 30,000 sf)</i>	x	x	MNP	MNP	
<i>Public Market Large (30,000 or More)</i>	x	x	MJP	MJP	
Funeral and Interment Service	x	x	MJP	MJP	
Laboratory	x	x	P	P	

Table 16.07.020-1: Land Use Regulations: Commercial Districts P Permitted MNP Minor Use Permit Required MJP Major Use Permit Required L See Notes at End of Table x Not Permitted					
Use Types	NC	WC	CC	RC	Additional Regulations
Live/Work Unit	P	P	P	P	See Chapter 16.TBD, Live/Work Units
Maintenance or Repair Services	P/L2	P	P	P	
Mobile Food Truck, Off-street	P	x	P	P	See Chapter 16.TBD, Mobile Food Vendors
Nursery and Garden Center Small (Less than 10,000 sf)	P	x	P	P	
Nursery and Garden Center Large (10,000 sf or More)	MNP	x	P	P	
Office	See sub-classifications below				
<i>Business and Professional</i>	P /L2	P/L2	P	P	
<i>Medical and Dental</i>	P/L2	P/L2	P	P	
Parking Facilities, Commercial	x	x	P	P	See Chapter 16.TBD, Landscaping
Personal Services	See sub-classifications below				
<i>Massage Service</i>	MNP/L5	MNP/L5	MNP/L5	MNP/L5	See Chapter 16.TBD, Massage Establishments
<i>Massage Therapy</i>	P	P	P	P	
<i>Personal Services, Physical Training</i>	P	P	P	P	
<i>Tattoo or Body Modification Parlor</i>	x	x	MNP	MNP	
Retail Sales	See sub-classifications below				
<i>Building Materials, Sales and Services</i>	x	x	MNP	MNP	
<i>Firearm Sales</i>	x	x	MJP	MJP	
<i>General Retail - Small (Less than 10,000 sf)</i>	P	P	P	P	L6 and See Chapter 16.TBD, Alcohol Sales
<i>General Retail - Large (10,000 sf to 80,000 sf)</i>	x	x	P	P	
<i>Large Format Retail (More than 80,000 sq. ft.)</i>	x	x	MJP	MJP	
<i>Pawnshop</i>	x	x	MJP	MJP	
<i>Smoke Shop</i>	x	x	MJP/L6	MJP/L6	See Chapter 16.TBD, Tobacco Sales
<i>Swap Meet (Indoor)</i>	P	x	P	P	

Table 16.07.020-1: Land Use Regulations: Commercial Districts					
P	Permitted				
MNP	Minor Use Permit Required				
MJP	Major Use Permit Required				
L	See Notes at End of Table				
x	Not Permitted				
Use Types	NC	WC	CC	RC	Additional Regulations
Swap Meet (Outdoor)	x	x	MNP	MNP	
Lodging	See sub-classifications below				
Bed and Breakfast	P	P	P	P	See Chapter 16, TBD, Bed and Breakfast
Hotel, Motel	x	MNP	P	P	
Artisan/Small-scale/Manufacturing	P/L2	P	P	P	
Artist's Studio	See sub-classifications below				
Studio-Light	P	P	P	P	
Studio-Heavy	x	x	MNP	MNP	
Brewery Production	See sub-classifications below				
Brewery – Micro	MNP	MNP	MNP	MNP	L6 and See Chapter 16.TBD, Alcohol Sales, and Outdoor Dining
Brewery - Large	x	x	P	MNP	
Media Production	See sub-classifications below				
Support Facility	P	x	P	P	
Full-service Facility	x	x	MNP	MNP	
Recycling Facilities	See sub-classifications below				
Recycling - Small	MNP	x	MNP	x	See Chapter 16.TBD, Recycling
Recycling - Large	x	x	MJP	MNP	
Research and Development	x	x	P	P	
Warehousing, Storage and Distribution	x	x	x	x	
Communication Facilities	See sub-classifications below				
Antennas	MNP	MNP	MNP	MNP	See Chapter 16.TBD, Wireless Communications
Equipment within Buildings	P	P	P	P	
Light Fleet-based Service	x	x	MNP	x	
Passenger Station	x	P	P	P	
Utilities, Minor	P	P	P	P	
Other					
Accessory Use	See Chapter 16.TBD, Accessory Uses and Structures				
Nonconforming Use	See Chapter 16.TBD, Nonconforming Uses				

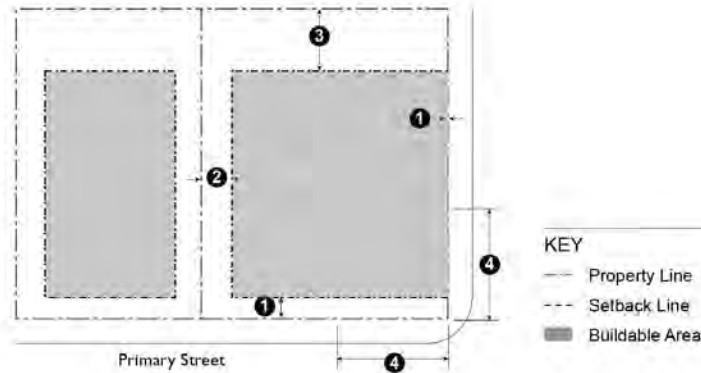
Table 16.07.020-1: Land Use Regulations: Commercial Districts P Permitted MNP Minor Use Permit Required MJP Major Use Permit Required L See Notes at End of Table x Not Permitted					
Use Types	NC	WC	CC	RC	Additional Regulations
Temporary Use	See Chapter 16.TBD, Temporary Uses				
L1	1-9 units permitted subject to Director approval. A minor use permit and Design Review Board approval is required for 10 or more units. A major use permit is required for more than 50 units. If project complies with State Gov. Code Sec. 65589.4, no major use permit or Design Review Board approval is required.				
L2	Limited to small stores or offices up to 2,500 square feet; a minor use permit is required between 2,500 square feet and 5,000 square feet and a minor use permit is required for more than 5,000 square feet.				
L3	May not be within 500 feet of another adult business and 1,000 feet of a school or park.				
L4	Limited to marina related equipment sales.				
L5	May not be within 500 feet of another service and 1,000 feet of a school or park; a major use permit is required for 3 or more operators.				
L6	May not be located within 500 feet another tobacco shop or 1,000 feet of a residential district, school or park.				
L7	Any retail or eating or drinking establishment that sells or serves alcohol after 11:30 p.m. shall require a major conditional use permit, as prescribed in Chapter 16.TBD. See Chapter 16.TBD for additional requirements for alcohol sales.				
L8	Minor Use Permit not required for new auto sales on Auto Mall Parkway and west side of Sonoma Blvd. between Yolano Drive and Highway 37.				

- A. **Mixed-Use Development.** Any combination of permitted commercial uses may be established in the same building or on the same lot as a residential use subject to compliance with all applicable requirements for the use and the development intensity.

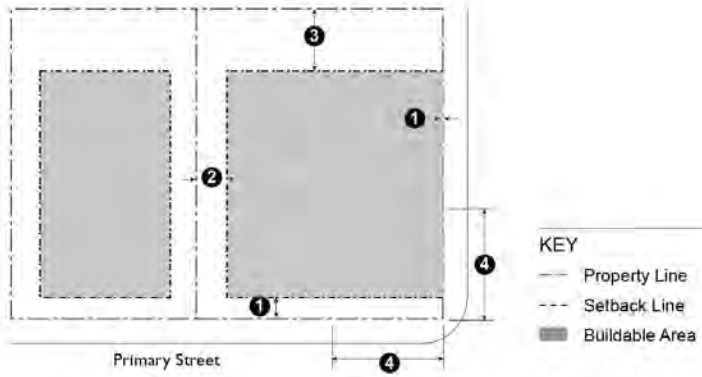
16.07.030 Development Regulations

Tables 16.07.030-1 and 16.07.030-2 prescribe the development standards for the mixed-use districts. Additional regulations are listed in the right-hand column. Section numbers in this column refer to other Sections of this Code and individual letters refer to sub-sections that directly follow the table. The numbers in each illustration below refer to corresponding regulations in the “#” column in the table.

TABLE 16.07.020-2: DEVELOPMENT REGULATIONS: COMMERCIAL DISTRICTS



District	NC	WC	CC	RC	Additional Regulations	#
Lot and Density						
Minimum/Maximum Density (units/net acre)	16/20	30/90	18/50	18/50		
Minimum Lot Size (sq. ft.)	5,000	5,000	5,000	10,000		
Minimum Lot Width (ft.)	50	50	50	100		
Maximum Non-Residential Floor Area Ratio (FAR)	2.0	2.0	3.0	1.5		
Building Placement						
Front Setback, Residential Development	Zero to 8 feet					
Setbacks, Residential-only Development	Residential-only development is subject to the setback requirements of the RHD District.				See Chapter 16.TBD, Building Projections into Yards	
Setbacks, Commercial and Mixed-Use Development (ft.)						
Street Frontages (A)	0	0/10 where abutting R District			See Chapter 16.TBD, Building Projections into Yards	①
Interior Side (B)	0/10 where abutting R District	5/10 where abutting R District				②

TABLE 16.07.020-2: DEVELOPMENT REGULATIONS: COMMERCIAL DISTRICTS						
						
District	NC	WC	CC	RC	Additional Regulations	#
Rear (B)	0/10 where abutting R District	5/10 where abutting R District				③
Building Height						
Building Maximum Height (stories)	3	8	3	8	See sub-section C, and Chapter 16.TBD, Height Limits and Exceptions	⑤
Building Minimum Height (ft.)	n/a	n/a	40	40		⑥
Ground Floor Residential Uses	n/a	12	12	12		
Ground Floor Non-residential Uses	15	15	15	n/a	Ground Floor Non-residential Uses	
First Floor Ceiling Height, Non-residential Uses	12	12	12	n/a	First Floor Ceiling Height, Non-residential Uses	
Parking Podium	Maximum height of a parking podium visible from the street is 9 feet from finished grade.					

- A. **Build-to Line – NC and CC.** Buildings shall be constructed at the street frontage or required setback line (the “build-to” line) for at least 60 percent of the building frontage. At least two-thirds of the area between the building and lot line shall be paved so that it functions as a wider public

sidewalk. Vehicle access is not allowed through the setback unless the frontage provides the only access to the residential portion of the site. This requirement may be modified or waived by the Director upon finding that:

1. Substantial landscaping at least five feet wide will be located between the build-to line and ground floor residential units to soften visual impact of buildings;
2. Entry courtyards, plazas, entries, or outdoor eating and display areas will be located between the build-to line and building, provided that the buildings will be built to the edge of the courtyard, plaza, or outdoor dining area; or
3. The building will incorporate an alternative entrance design that will create an entry feature facing the street.

B. **Required Side and Rear Yards for Residential Uses.** In order to provide light and air for residential units, the following minimum setbacks apply to any building wall containing windows for residential units and facing an interior side or rear yard.

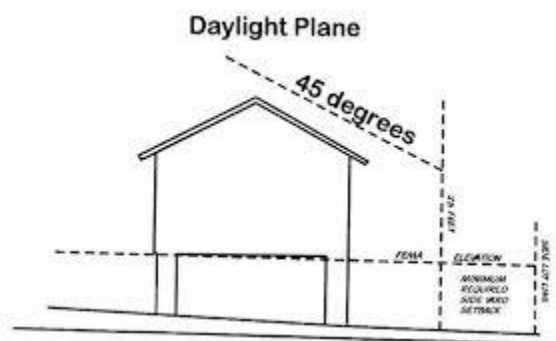
1. For any wall containing windows, a setback of at least 5 feet shall be provided.
2. For any wall containing living room or bedroom windows, a setback of at least 10 feet shall be provided.
3. The required setbacks apply to that portion of the building wall containing a window and extending three feet on either side of the window.

C. **Height Limitations and Exceptions.**

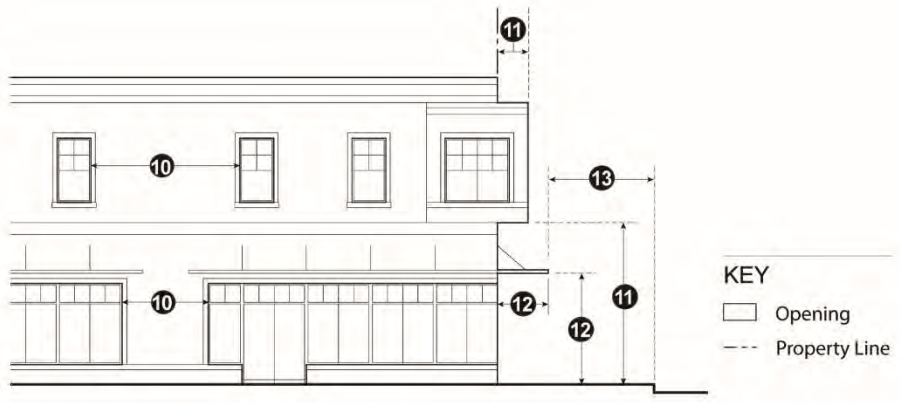
In order to encourage more development along corridors, regardless of district, however acknowledging and preserving existing single-family residential areas a height limit and buffer is proposed as follows:

1. **Daylight Plane Required Adjacent to Residential Districts.** Buildings shall not extend above a plane starting at 25 feet in height directly above the property line abutting any residentially-zoned parcel, or where there is an alley, the centerline of the alley, and from that point, extending in at a 45-degree angle from vertical toward the interior of the site. The 25-foot height measurement shall be taken from the same reference grade as determined for the subject site pursuant to Chapter 16.TBD, Rules for Measurement.

FIGURE 16.07.040.C: DAYLIGHT PLANE REQUIRED ADJACENT TO RESIDENTIAL DISTRICTS



2. **Architectural Features.** A parapet wall, cornice, sloping roof or solar energy installation may project up to four feet above the height limit. Uninhabited roof structures that screen mechanical equipment and elevator penthouses are not included in the measurement of building height. Mechanical Equipment shall be integrated and architecturally designed to match the building and not visible from adjacent streets.
 3. **Corner Projections.** If the project site on a corner site that is greater than 15,000 square feet, a tower or other projecting architectural elements may extend up to 12 feet above the top of a pitched roof, provided that the square footage of the element(s) does not total more than 15 percent of the building footprint. The area above the uppermost permitted floor of the element(s) shall not be habitable space.
 - a. The composition of the tower element shall be balanced, where the width of the tower has a proportional relationship to the height of the tower.
 - b. The tower element shall be proportional to the rest of the building.
 - c. The tower element shall not be stepped back at any point.
 - d. The maximum horizontal dimension of the tower element shall not exceed 100 feet.
 - e. Fenestration at the base of the tower shall be greater than the top.
 - f. The roof shall include architectural detailing, such as a cornice or eave.
 4. **Landscaped Buffer Required.** A landscaped area at least 4 feet in width planted with evergreen shrubs shall be installed along the rear property line adjacent to any residential district to create a sound barrier and privacy screen. Shrubs shall be a minimum of 5 feet in height at the time they are planted.
- D. **Upper Story Limitations.** For the RC and CC District, the maximum allowable number of stories shall not exceed three within 50 feet of an RLD District. All floors above the third story in the CC District shall contain only residential uses and shall be set back a minimum of 10 feet from the story below.

TABLE 16.07.020-2: BUILDING FORM STANDARDS – COMMERCIAL DISTRICTS						
						
District	NC	WC	CC	RC	Additional Regulations	#
Maximum Building Length (ft.)	100	150	150	200	(E)	
Maximum Length of Blank Wall (ft.)	10 for ground floor, 25 for upper floors	25 for upper floors	20 for ground floor, 25 for upper floors	50	(F)	⑩
Bay Window Projections (ft.)	Max. 3 feet from primary façade and min. 12 feet above sidewalk grade				(G)	⑪
Awnings & Overhangs (ft.)	Min. 4 feet from primary façade and 8 feet above sidewalk grade					⑫
Awning setback from Curb	Min. 2 feet clear					⑬

16.07.040 Additional Regulations

- A. **Minimum Required Active Commercial Uses on Frontages.** Development in mixed-use districts with more than 100 feet of frontage shall provide the following minimum ground-floor street frontage for active commercial uses.
1. **CC District.** 40 percent on the primary frontage and 30 percent on secondary frontages.
 2. **NC District.** 30 percent on the primary frontage and 20 percent on secondary frontages.

- B. **Reductions – When Allowed.** The minimum required active use on secondary frontages may be reduced with a minor use permit if the Director finds that (1) the proposed use has unique operation characteristics with which provide the required active use is incompatible, such as in the case of a cinema or theater, and (2) street facing walls exhibit architectural relief and detailing that enhance the pedestrian environment.
- C. **Pedestrian Entrances and Paths.**
1. **Entrances.** All non-residential activities located at the street level shall provide one direct at-grade entrance from the public right-of-way for each street frontage exceeding 50 feet.
 - a. Where such frontages exceed 100 feet, one entrance shall be provided for each 100 feet of frontage or portion thereof.
 - b. Separate pedestrian entrances for a single tenant must be at least 25 feet apart.
 - c. Recessed entrances shall not exceed 25 feet in width and the face of a door or gates shall be within 15 feet of the lot line.
 2. **Pedestrian Paths.** In shopping centers and mixed-use development, each commercial tenant space shall be accessible from an abutting public street by a pedestrian path that is at least 4 feet wide. The path shall be continuous, clear of obstructions, easily identifiable as a pedestrian path, and visually distinguishable from other hardscaping. Pedestrian paths shall be separated from vehicular access areas by wheelstops, curbs, landscaping, or other physical barriers, except when crossing driveways or aisles. Pedestrian paths and sidewalks connecting building entrances to the street and public sidewalks shall be continuous, clear of obstructions, easily identifiable, and visually distinguishable from surrounding concrete or hardscape areas. Pedestrian paths and sidewalks must be separated from parking area by wheel stops, curbs, landscaping, or other physical barriers.
- D. **Additional Residential Density.** Additional residential density up to 25% may be approved, exceeding the limits set in Table 16.05.030(1), when density bonuses are granted for affordable housing. The minimum density does not mean that residential use is required; however, where it is proposed, it must meet the minimum in Table 16.05.030(1). In order to qualify for additional 25% density beyond the State requirements, the project must demonstrate:
1. On-site childcare or senior care facility for a minimum of 20% of the units equal to number of children providing service for, or
 2. On-site public plaza or public park maintained by the development, or
 3. Contribution to in-lieu affordable housing fee, or
 4. On-site public art approved by the Arts Commission.
- E. **Street Preservation.** Existing public right-of-way shall be preserved. Public right-of-way shall not be eliminated or abandoned, unless substantial public benefits are provided, such as a new park, a community garden or a trail on pedestrian passages.
- F. **Street Frontage Improvements.** New development shall provide street frontage improvements in accordance with the following:

1. ***Between the Property Line and Curb.***
 - a. Sidewalks. Sidewalks shall be provided if none exists or if the existing sidewalks are in poor condition.
 - b. Street Furniture. Trash receptacles, benches, bike racks, and other street furniture shall be provided.
 - c. Streetlights. Pedestrian-scaled streetlights not to exceed 14 feet in height, including attachments from which banners may be hung, shall be provided.
 - d. Street Trees. Shade trees shall be planted no more than 30 feet on center. Tree guards shall be provided. Trees shall be a minimum of 15 gallons in size, and at least 10 percent of the required trees shall be 24-inch box size or larger.
2. ***Interior from Property Line.*** Except where occupied by a building or necessary for parking access, the street frontage, for a depth of 10 feet from the property line, shall be utilized for pedestrian circulation or active outdoor uses, including, but not limited to outdoor dining; paved for public uses so that it functions as part of a wider public sidewalk; or improved with landscaping, public art, and/or pedestrian amenities, such as outdoor seating.

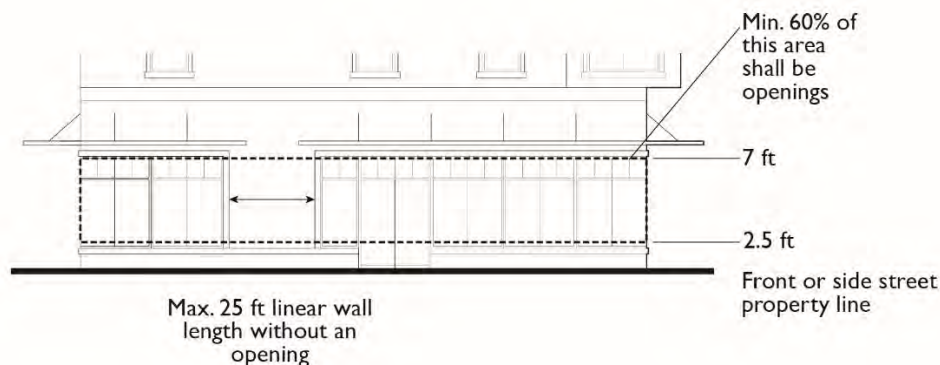
G. Building Orientation and Entrances.

1. Buildings shall be oriented to face public streets.
2. Building frontages shall be generally parallel to streets, and the primary building entrances shall be located on or within 20 feet of a public sidewalk. The Director may grant exceptions to this standard in for uses with unique needs.
3. Entrances located at corners shall generally be located at a 45-degree angle to the corner and shall have a distinct architectural treatment, such as angled or rounded corners, arches, and other architectural elements.
4. Entrances to residential units shall be physically separated from the entrance to commercial uses and clearly marked with a physical feature incorporated into the building or an appropriately scaled element applied to the facade.

H. Building Transparency; Required Openings for Non-Residential Uses.

Exterior walls facing and within 20 feet of a front or street side property line shall include windows, glass doors, or other openings for at least 60 percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk. No wall may run in a continuous plane for more than 25 feet without a window or other opening. If a lot has more than one street frontage, this standard applies to the primary frontage.

FIGURE 16.07.040-G: REQUIRED OPENINGS FOR NON-RESIDENTIAL USES



1. **Design of Required Openings.** Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least 24 inches deep and set into a wall. Windows that provide visibility into storage areas, vehicle parking areas, utility areas and display cases attached to outside walls do not qualify.
 2. **Exceptions for Parking Garages.** Multi-level garages are not required to meet the building transparency requirement of this subsection. Instead, they must be screened and treated, consistent with the requirements of Chapter ____ (Parking and Loading Standards).
 3. **Alternatives through Director's Review.** Alternatives to the building transparency requirement may be approved if the Director finds that:
 - a. The proposed use has unique operational characteristics with which providing the required windows and openings is incompatible, such as in the case of a cinema or theater; and
 - b. Street-facing building walls will exhibit architectural relief and detail and will be enhanced with landscaping in such a way as to create visual interest at the pedestrian level.
- I. **Building Design and Articulation.** Buildings shall provide adequate architectural articulation and detail to avoid a bulky and “box-like” appearance. The following standards apply to commercial and mixed-use development.
1. **Vertical Relationship.** Buildings shall be designed to have a distinctive base (ground floor level), middle (intermediate upper floor levels), and top (either top floor or roof level). Cornices, balconies, roof terraces, and other architectural elements should be used, as appropriate, to terminate rooflines and accentuate setbacks between stories.
 2. **Windows.**
 - a. Window frames shall be inset at least two inches from the face of the building to enhance shadow-line around opening.

- b. Snap-in vinyl mullions between double pane glass are prohibited. If a divided light appearance is desired, mullions must be made of dimensional material projecting in front of the panes on both the inside and outside of the window.
- c. Exceptions may be granted by the Director to accommodate an alternative window design that is consistent with the architectural style of the structure.

3. ***Exterior Building Materials and Colors.***

- a. A unified palette of materials shall be used on all sides of buildings.
- b. Colors shall be used to help delineate windows and other architectural features to increase architectural interest.

5. ***Building Details.***

- a. Building facades shall include building projections or recesses, doorway and window trim, and other details that provide architectural articulation and design interest.
- b. All applied surface ornamentation or decorative detailing shall be consistent with the architectural style of the building.
- c. Each side of the building that is visible from a public right-of-way shall be designed with a complementary level of detailing.

3. ***Roof Articulation.*** Buildings exceeding 40,000 square feet in floor area shall be designed with staggered rooflines, shaded roof decks, or other forms of architectural articulation.

J. ***Pedestrian Access on Large Sites (Over 5 acres).***

- 1. ***Internal Connections.*** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
- 2. ***Circulation Network.*** Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes and trails shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
- 3. ***Adjacent Properties.*** Direct and convenient access shall be provided from commercial and mixed-use projects to adjoining residential and commercial areas to the maximum extent feasible, while still providing for safety and security. ***Transit.*** Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
- 4. ***Interior Pedestrian Walkway Design.***
 - a. Walkways shall have a minimum clear, unobstructed width of six feet, where feasible, but at least four feet, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.

- b. Where a required walkway crosses driveway, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
- c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.

K. **Public Access for Shoreline Development.** Any development along San Pablo Bay, the Napa River, Mare Island Strait, or the Carquinez Strait shall provide public access to and along the shoreline consistent with State and Bay Conservation and Development Commission requirements.

Chapter 16.08 Office and Medical Districts

Sections:

16.08.010	Purpose and Applicability
16.08.020	Land Use Regulations
16.08.030	Development Regulations

16.08.010 Purpose and Applicability

The purposes of the Office and Medical Districts are to:

- A. Provide sites for medical and office uses at appropriate locations.
- B. Encourage a mix of compatible uses within these districts including multi-family residential development.
- C. Establish design standards that improve the visual quality of development and create a unified, distinctive, and attractive character in these districts.
- D. Provide appropriate buffers and transition standards between these districts and adjacent residential neighborhoods.

The specific purposes of the Office and Medical Districts are as follows:

Office: The Office District is intended to create and establish regulations for an office district allowing professional and administrative offices, health care and life sciences, research and development, hotels, restaurants, limited retail and medium and high density residential uses within mixed-use buildings and with supporting business services, subject to design and development standards to ensure land use compatibility with supporting business services, subject to design and development standards to ensure land use compatibility. Residential-only development and office development with a residential component are allowed as major uses if design and compatibility standards are met. This district is consistent with the “Public Facilities and Institutions” and “Business/Limited Residential” General Plan 2040 land use designations.

M Medical: The M District is intended to create and establish regulations for a medical district, in which a concentration of medical facilities and supporting commercial services can be provided without the encroachment of incompatible uses. The principal land use in this district is a general hospital; residential care facilities also are allowed as major uses. Design and development standards will ensure land use compatibility and appropriate buffers and transitions to adjacent residential neighborhoods.

16.08.020 Land Use Regulations

Table 16.08.020 prescribes the land use regulations for Office and Medical districts. The regulations for each district are established by letter designations as shown in the table.

Use classifications are defined in Chapter 16.TBD, Key Terms and Definitions. If a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right-hand column refer to other Sections of this Code.

Table 16.08.020: Land Use Regulations: Office and Medical Districts			
P Permitted MNP Minor Use Permit Required MJP Major Use Permit Required L See Notes at End of Table x Not Permitted			
Use Types	O	M	Additional Regulations
Residential			
Multiple-unit Residential	See sub-classifications below		
Triplex, Fourplex	P/L1	P/L1	
More than Four Units	P/L1	P/L1	
Residential Care Facility	See sub-classifications below		
Residential Care, General	MJP	P	
Residential Care, Limited	P	P	
Residential Care, Senior	MJP	MP	
Skilled Nursing Facility	x	MNP	
Public and Semi-Public			
Colleges and Trade Schools, Public or Private	See sub-classifications below		
Small (Less than 10,000 sf)	P	P/L2	
Large (10,000 sf or More)	MNP	MNP/L2	
Community Assembly	See sub-classification below		
Small (Less than 5,000 sf)	P	P	See Chapter 16.TBD, Community Assembly
Large (5,000 sf or more)	MNP	MNP	
Government Office	P	P	
Hospitals and Clinics	See sub-classifications below		
Clinic	MNP	P	
Extended Care	x	MNP	
Hospital	x	MJP	
Commercial			
Auto/Vehicle Sales	See sub-classification below		
Auto Broker, Office Only	P	x	See Chapter 16.TBD, Auto Related Uses

Table 16.08.020: Land Use Regulations: Office and Medical Districts			
P Permitted MNP Minor Use Permit Required MJP Major Use Permit Required L See Notes at End of Table x Not Permitted			
Use Types	O	M	Additional Regulations
Auto/Vehicle Services	See sub-classification below		
Alternative Fuels and Recharging Facilities	P	P	
Banks and Financial Institutions	See sub-classification below		
Banks and Credit Unions	P	x	
Business Services	P	P/L2	
Eating and Drinking Establishments	See sub-classifications below		
Restaurant, Full Service	P	x	L5 and See Chapter16.TBD, Alcohol Sales
Restaurant, Limited Service	P	P/L3	
Food and Beverage Retail Sales	See sub-classifications below		
Grocery Store/Supermarket	P/L3	P/L3	L5 and See Chapter16.TBD, Alcohol Sales
Laboratory	P	P	
Live/Work Unit	P/L4	x	See Chapter 16.TBD, Live/Work Units
Offices	See sub-classifications below		
Business and Professional	P	P	
Medical	P	P	
Walk-in Clientele	P	P	
Parking Facilities, Commercial	MNP	MNP	
Personal Services	See sub-classification below		
General Personal Services	P	x	
Massage Service	P/L6	P/L6	See Chapter 16.TBD, Massage Establishments
Massage Therapy	P	P	
Industrial			
Media Production	See sub-classifications below		
Support Facility	P	x	
Full-Service Facility	P	x	
Research and Development	MNP	x	
Transportation, Communication and Utilities			
Communication Facilities	See sub-classifications below		
Antennas	MNP	MNP	

Table 16.08.020: Land Use Regulations: Office and Medical Districts			
P Permitted MNP Minor Use Permit Required MJP Major Use Permit Required L See Notes at End of Table x Not Permitted			
Use Types	O	M	Additional Regulations
<i>Equipment within Buildings</i>	MNP	MNP	
Utilities, Minor	P	P	
Utilities, Major	MJP	MJP	
Accessory and Temporary Uses			
Accessory Use	See Chapter 16.TBD, Accessory Uses and Structures		
Nonconforming Use	See Chapter 16.TBD, Nonconforming Uses, Structures, and Lots		

Temporary Use	See Chapter 16.TBD, Temporary Uses
Notes: L1 Residential must be part of a mixed-use development on the site; 1-9 units permitted subject to Director approval. Design Review Board approval is required for 10 or more units. A major use permit is required for more than 50 units. If project complies with State Gov. Code Sec. 65589.4, no major use permit or Design Review Board approval is required. L2 Only those related to medical education. L3 Limited to small businesses (5,000 sq. ft. or less). L4 Only permitted above the ground level. L5 Any retail or eating or drinking establishment that sells or serves alcohol after 11:30 p.m. shall require a major conditional use permit, as prescribed in Chapter 16.TBD. See Chapter 16.TBD for additional requirements for alcohol sales. L6 May not be within 500 feet of another service and 1,000 feet of a school or park; a major use permit is required for 3 or more operators.	

- A. **Mixed-Use Development.** In the O District, any combination of permitted commercial uses may be established in the same building or on the same lot as a residential use subject to compliance with all applicable requirements for the use and the development intensity.

16.08.030 Development Regulations

Tables 16.08.030-1 and 16.08.030-2 prescribe the development standards for the mixed-use districts. Additional regulations are listed in the right-hand column. Section numbers in this column refer to other Sections of this Code and individual letters refer to sub-sections that directly follow the table. The numbers in each illustration below refer to corresponding regulations in the “#” column in the table.

TABLE 16.08 030: DEVELOPMENT STANDARDS – OFFICE AND MEDICAL DISTRICTS				
The diagram shows a lot with a Primary Street to the left. It includes setbacks (1, 2, 3, 4, 5, 6, 7, 8, 9, 10) and a key for Property Line, Setback Line, and Buildable Area.				
District	O	M	Additional Regulations	#
Lot and Density Standards				
Minimum/Maximum Density	16/30	16/30		

TABLE 16.08 030: DEVELOPMENT STANDARDS – OFFICE AND MEDICAL DISTRICTS				
Minimum Lot Size (sq. ft.)	5,000	10,000		
Corner Lots	6,000	10,000		
Minimum Lot Width (ft.)	50	50		①
Corner Lots	60	60		②
Building Form and Location				
Maximum Height (ft.)	55; 35 within 50 feet of an R District	75; 35 within 50 feet of an R District	See Chapter 16.TBD, Exceptions to Height Limits	③
Ground Floor Minimum (ft.)				
Ground Floor Commercial Uses	15	15		④
First Floor Ceiling Height, Commercial Uses (ft. clear)	12	12		⑤
Minimum Setbacks (ft.)				
Front	15		See Chapter 16.TBD, Building Projections into Yards	⑥
Interior Side	5 plus 2 feet for each story over 2			⑦ ⑩ ⑩
Street Side	10			⑧
Rear	10, 15 adjacent to R District			⑨ ⑩
Maximum Floor Area Ratio (FAR)	2.0	1.0	See Chapter 16.TBD, Rules for Measurement	

Additional Development Standards. All development in the Office and Medical Districts is subject to the following standards.

- A. **Landscaping.** A minimum of 25 percent of the site must be landscaping. The minimum required landscaped area may be reduced to 20 percent of site area when the site includes an area with minimum dimensions of 30 feet by 30 feet planted with at least one large-canopy tree. At least 50 percent of the ground area within this space must be planted with ground cover plants and the remainder may be hard-surfaced for use by pedestrians.
- B. **Public Improvements.**
 1. **Sidewalks.** Sidewalks shall be provided if none already exist or if the existing sidewalks are in poor condition.

2. Street Furniture. Trash receptacles, benches, bike racks, and other street furniture shall be provided.
 3. Streetlights. Pedestrian-scale streetlights shall be provided.
 4. Street Trees. Shade trees shall be planted no more than 30 feet on center. Tree guards shall be provided. Trees shall be a minimum 15 gallons in size, and at least 10 percent of the required trees shall be 24-inch box size or larger.
- C. **Orientation of Primary Building Entrance.** The primary building entrance shall face or be oriented to within 45 degrees of or parallel to the street frontage.
1. **Building Articulation.** Building facades shall include building projections or recesses, doorway and window trim, and other details that provide architectural articulation and design interest.
 2. **Exterior Building Materials.** A unified palette of materials shall be used on all sides of buildings. Exterior building materials shall be stone, brick, stucco, and concrete block, painted wood clapboard, painted metal clapboard or other quality, durable materials.
- D. **Pedestrian Access on Large Site (Over 10 acres).** On-site pedestrian circulation and access must be provided according to the following standards.
1. **Internal Connections.** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
 2. **Circulation Network.** Regular connections between on-site walkways and the public sidewalk shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 3. **Transit.** Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
 4. **Interior Pedestrian Walkway Design.**
 - a. Walkways shall have a minimum unobstructed width of six feet and shall be hard-surfaced.
 - b. Where a required walkway crosses driveway, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
 - c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.
- E. **Truck Docks, Loading, and Service Areas.** Truck docks, loading areas, and service areas must be screened so as not to be visible from public streets. Drop-off areas may be located at the primary building entry.

Chapter 16.09 Industrial Districts

Sections:

16.09.010	Purpose and Applicability
16.09.020	Land Use Regulation
16.09.030	Development Regulation
16.09.040	Additional Regulations

The purpose of the Industrial Districts is to:

- A. Designate adequate land for businesses, manufacturing and industrial operations, and related storage, distribution and services supporting industry in the City;
- B. Maintain and strengthen the City's economic and fiscal resources and provide employment opportunities for residents of the City and surrounding communities.
- C. Establish appropriate development and design standards and buffering requirements to protect adjacent uses and ensure land use compatibility; and
- D. Minimize the impacts of industrial development on adjacent residents.

More specifically, the purposes of the Industrial Districts are as follows:

IL Limited Industrial: To create and establish regulations for a diverse range of light industrial uses, including light manufacturing, warehousing and logistics; assembly; automotive service and maintenance, including auto body and painting operations; research and development; and production, distribution and repair (PDR) uses, and limited office and residential uses. Exterior storage areas are permitted, subject to buffering and screening standards. Secondary and accessory uses, such as banks, cafes, printers, and office supply stores to serve the needs of employees and business may be conditionally permitted with discretionary review. This district is intended to accommodate industrial complexes, flex space, and industrial buildings for single or multiple users, warehouses, mini-storage, wholesale, commercial recreation, and other related uses. No large format retail uses, or auto-oriented commercial services are allowed. This district is consistent with the "Business/Light Industrial" General Plan 2040 land use designation.

IG General Industrial: To create and establish regulations for an industrial district allowing a broad range of industrial activities, including general industrial, heavy industrial, and manufacturing uses. It also allows marine services, flex space, warehouses, and other uses that require large, warehouse-style buildings with flexible floorplans or space for outdoor facilities. Ancillary office uses are permitted. This designation includes uses that may potentially generate more noise, hazards and truck traffic than do light industrial uses and establishes buffering and transition standards for any adjacent residential uses. Uses in this designation may also utilize rail and ships to transport materials and manufactured goods. Some industrial uses may require exterior storage areas. This district is consistent with the "Industrial" General Plan 2040 land use designation.

16.09.020 Land Use Regulations

Table 16.09.020 prescribes the land use regulations for the Industrial District. The regulations for each district are established by letter designations in the table.

Use classifications are defined in Chapter TBD, Key Terms and Definitions. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right-hand column refer to other Sections of this Code.

Table 16.09.020: Land Use Regulations: Industrial Districts			
P	Permitted		
MNP	Minor Use Permit Required		
MJP	Major Use Permit Required		
L	See Notes at End of Table		
x	Not Permitted		
Use Types	IL	IG	Additional Regulations
Residential			
Single-Unit Residential <i>Single Unit Dwelling – Attached (Townhouse or zero-lot line)</i>	MNP/L1	x	
Multiple-Unit Residential <i>(Four or More Units)</i>	MNP/L1	x	
Public and Semi-Public			
Childcare	P/L5	x	
College and Trade School, Public or Private	MJP	x	
Emergency Shelters	P	P	See Chapter 16.TBD, Emergency Shelters
Government Office	P	P	
Public Safety Facility	P	P	
Commercial Use Types			
Animal Care, Sales and Services	See sub-classifications below		
<i>Animal Boarding</i>	MNP	P	
<i>Auctioning</i>	MNP	P	
<i>Kennel</i>	MNP	P	
<i>Pet Clinic//Hospital</i>	MNP	P	
Auto/Vehicle Sales	See sub-classifications below		
<i>Auctions</i>	x	MNP	See Chapter 16.TBD, Auto Related Uses
<i>Auto Broker, Office Only</i>	P	P	
<i>Auto Broker, Office w/Display</i>	MNP	P	
<i>Auto/Vehicle Used Sales</i>	MNP/L4	MNP/L4	
Auto/Vehicle Services	See sub-classifications below		
<i>Alternative Fuels and Recharging Facilities</i>	P	P	See Chapter 16.TBD, Auto-Related Uses
<i>Auto/Vehicle/Equipment Repair (Light and Heavy)</i>	P	P	
<i>Auto/Vehicle Washing/Detailing</i>	P	P	
<i>Service Station - Full Service</i>	P	P	

Table 16.09.020: Land Use Regulations: Industrial Districts			
P	Permitted		
MNP	Minor Use Permit Required		
MJP	Major Use Permit Required		
L	See Notes at End of Table		
x	Not Permitted		
Use Types	IL	IG	Additional Regulations
Service Station - Minimum Service	P	P	
Auto Storage Lot	x	MJP	
Wrecking, Towing and Impound	x	MNP	
Auto Vehicle and Equipment Facilities	See sub-classification below		
Commercial vehicles and equipment	MJP	P	
Recreational vehicles	MJP	P	
Banks and Financial Institutions	See sub-classifications below		
Bank and Credit Union	P/L5	x	
Check Cashing Business	P/L5	x	
Catering Service	P	P	
Eating and Drinking Establishment	See sub-classifications below		
Restaurant (Limited Service)	P/L5	x	L3 and See Chapter 16.TBD Alcohol Sales
Equipment Rental	P	P	
Laboratory	P	P	
Maintenance or Repair Services	P	P	
Nursery and Garden Center	P	MJP	
Food and Beverage Retail Sales	See sub-classifications below		
Public Market Small (Less than 30,000 sf)	P	P	L3 and See Chapter 16.TBD Alcohol Sales
Public Market Large (More than 30,000 sf)	MNP	MNP	
Research and Development	MNP	MNP	
Retail Sales	See sub-classification below		
Building Materials, Sales and Services	P	P	
Industrial			
Artisan/Small-scale Manufacturing	P	P	
Artist's Studio	See sub-classifications below		
Studio-Light	P	x	
Studio-Heavy	P	P	
Breweries	See sub-classifications below		
Brewery, Brew-on-Premises	P	MNP	L3 and See Chapter 16.TBD, Alcohol Sales
Brewery, Production	P/L3	P	
Cannabis Uses	See sub-classifications below		
Cannabis Cultivation	P/L2	x	
Cannabis Distribution	MJP	x	
Cannabis Manufacturing	MJP	x	

Table 16.09.020: Land Use Regulations: Industrial Districts			
P	Permitted		
MNP	Minor Use Permit Required		
MJP	Major Use Permit Required		
L	See Notes at End of Table		
x	Not Permitted		
Use Types	IL	IG	Additional Regulations
Industry, General	MJP	P	
Industry, Limited	P	P	
Media Production	See sub-classifications below		
<i>Support Facility</i>	P	P	
<i>Full-Service Facility</i>	P	P	
Recycling Facilities	See sub-classifications below		
<i>Recycling, Large</i>	MJP	P	See Chap. 16.TBD, Recycling
<i>Recycling, Small</i>	P	P	
Research and Development	P	MNP	
Salvage and Wrecking	x	MNP	
Warehousing, Storage, and Distribution	See sub-classifications below		
<i>Chemical, Mineral, and Explosive Storage</i>	x	MJP	
<i>Indoor Warehousing and Storage</i>	P	P	
<i>Outdoor Storage</i>	x	P	
<i>Mini-Storage</i>	MNP	MNP	
Transportation, Communication and Utilities			
Communication Facilities	See sub-classifications below		
<i>Antennas and Towers</i>	MNP	MNP	
<i>Equipment within Buildings</i>	P	P	
Freight/Truck Terminal and Warehouse	MNP	P	
Light Fleet-Based Service	MNP	P	
Utilities, Minor	P	P	
Utilities, Major	MJP	MJP	
Other			
Accessory Use	See Chapter 16.TBD, Accessory Uses		
Nonconforming Use	See Chapter 16.TBD, Nonconforming Uses		
Temporary Use	See Chapter 16.TBD, Temporary Uses		
Notes:			
L1	Residential must be part of a mixed-use development on the site; 1-9 units permitted subject to Director approval. Design Review Board approval is required for 10 or more units. A major use permit is required for more than 50 units. If project complies with State Gov. Code Sec. 65589.4, no major use permit or Design Review Board approval is required.		
L2	Only indoor cultivation allowed with a major use permit, including within greenhouses.		
L3	Any retail or eating or drinking establishment that sells or serves alcohol after 11:30 p.m. shall require a major conditional use permit, as prescribed in Chapter 16.TBD. See Chapter 16.TBD for additional requirements for alcohol sales.		

Table 16.09.020: Land Use Regulations: Industrial Districts			
P	Permitted		
MNP	Minor Use Permit Required		
MJP	Major Use Permit Required		
L	See Notes at End of Table		
x	Not Permitted		
Use Types	IL	IG	Additional Regulations
L4	Minor Use Permit not required for Used Auto Sales on west side of Broadway between Tuolumne Street and Highway 37.		
L5	Limited to small businesses (5,000 sq. ft. or less).		

- E. **Accessory Sales.** Incidental sales of food and beverages produced on-site is allowed.
- F. **Drive-In and Drive-Through Facilities.** Drive-in and drive-through facilities are not permitted in Industrial districts.

16.09.030 Development Regulations

Table 16.09.030 prescribes the development standards for Industrial Districts. Additional regulations are denoted in a right-hand column. Section numbers in this column refer to other Sections of this Code, while individual letters refer to sub-sections that directly follow the table. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table.

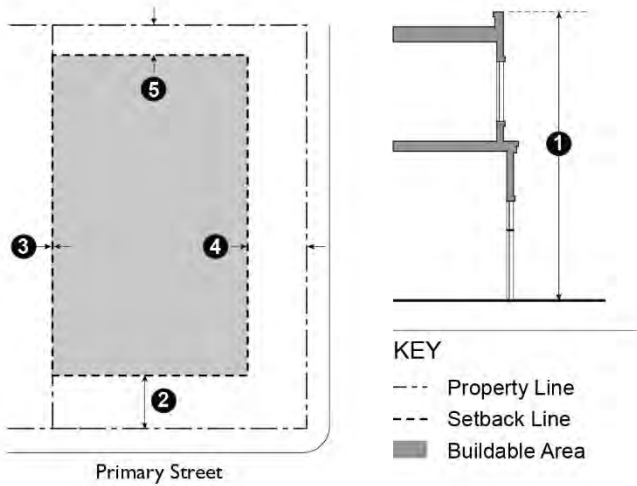
TABLE 16.09.030: DEVELOPMENT STANDARDS – INDUSTRIAL DISTRICTS				
 Diagram illustrating development standards for Industrial Districts. The diagram shows a rectangular buildable area within a property line, with setbacks from the primary street and side property lines. A key defines the symbols: Property Line (dashed line), Setback Line (dashed line), and Buildable Area (shaded area). Numbers 1 through 5 are placed in the diagram to correspond to regulations in the table.				
District	IL	IG	Additional Regulations	#
Minimum/Maximum Density	30	n/a		
Building Form and Location				
Maximum Height (ft.)	45	75	See Sec. 16.09.040.A and Chapter 16.TBD, Exceptions to Height Limits	①

TABLE 16.09.030: DEVELOPMENT STANDARDS – INDUSTRIAL DISTRICTS				
Minimum Setbacks (ft.) (B)				
<i>Front</i>	10	10	See Chapter 16.TBD, Building Projections into Yards	②
<i>Interior Side</i>	0; 15 where abutting an R district	0; 15 where abutting an R district)		③
<i>Street Side</i>	10	10		④
<i>Rear</i>	0; 15 where abutting an R district		See Chapter 16.TBD, Building Projections into Yards	⑤
Maximum Floor Area Ratio (FAR)	2.5	2.0	See Chapter 16.TBD, Rules of Measurement	

16.09.040 Additional Regulations

- A. **Transitional Standards.** Where an Industrial District adjoins an R District, the following standards apply:
1. The maximum height is 35 feet within 50 feet of an RLD District, and 45 feet within 50 feet of an RMD and RHD District.
 2. A landscaped planting area, a minimum of 10 feet in width, shall be provided along all R District boundaries, with trees planted at a minimum interval of 20 feet.
- B. **Perimeter Landscaping.** A perimeter planting strip shall be provided along all arterial streets and street frontages that are opposite Mixed-Use and Residential districts.
- C. **Building Design Near Interstate Highway 80.** For any site that is fully or partially located within 200 feet of the right-of-way line of an Interstate Highway, buildings shall be designed with four-sided architecture where each exterior wall is designed with the same building articulation and the same quality of exterior materials as the primary façade.
- D. **Sidewalks.** Sidewalks shall be provided if none already exist or if the existing sidewalks are in poor condition.
- E. **Truck Docks, Loading, and Service Areas.** The outermost point of the truck docks, loading, and service areas are not permitted within 50 feet of the boundary of an R District.

Chapter 16.10 Parks, Recreation and Open Space Districts

Sections:

16.10.010	Purpose and Applicability
16.10.020	Land Use Regulation
16.10.030	Development Regulation
16.10.040	Additional Regulations

16.10.010 Purpose and Applicability

The specific purposes of the Parks, Recreation, and Open Space Districts are to:

- A. Provide land for development of parks and recreational facilities, consistent with the General Plan;
- B. Protect lands designated as wetlands in the General Plan; and
- C. Ensure design compatibility between public uses and adjacent residential neighborhoods.

The PROS Parks, Recreation and Open Space and RC Resource Conservation districts are consistent with the General Plan classifications of “Parks, Recreation and Open Space” and “Wetlands”.

PROS Parks, Recreation and Open Space: To create and establish regulations for a parks, recreation and open space district allowing for recreational use and/or natural resource preservation. Parks, playgrounds, active and passive recreational facilities, golf courses, marinas, passive uses, such as trails, for conservation and natural resource protection, and other similar uses are permitted.

RCN Resource Conservation: To create and establish regulations for a resource conservation district that is designed to preserve remaining open spaces in their natural state, protect valuable resources. More specifically, this district is intended for undeveloped publicly owned lands, visually significant open lands, water areas, wetlands, and wildlife habitat. These areas are set aside as permanent open space preserves and may include trails, trail heads, and other facilities for low-impact public recreational uses. This district includes wetlands, mudflats, creek corridors and other natural preservation areas, as well as private lands deed-restricted for open space preservation.

16.10.020 Land Use Regulations

Table 16.10.020 prescribes the land use regulations for the Parks, Open Space and Recreation and Resource Conservation Districts. The regulations for each district are established by letter designations in the table.

Use classifications are defined in Chapter 16.43, List of Terms and Definitions. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right-hand column refer to other Sections of this Code.

Table 16.10.020: Land Use Regulations: Parks, Recreation, and Open Space, and Resource Conservation Districts			
P	Permitted		
MNP	Minor Use Permit Required		
MJP	Major Use Permit Required		
L	See Notes at End of Table		
x	Not Permitted		
Use Type	PROS	RCN	Additional Regulations
Public and Semi-Public			
Cemetery	MJP	x	
Community Garden	P	x	
Cultural Facility	MJP	x	
Government Office	P/L1	x	
Park and Recreation Facility	P	x	
Commercial			
Agricultural Production		P	
Animal Care, Sales and Services	See sub-classification below		
<i>Horse Stables</i>	P	x	
Commercial Entertainment and Recreation	See sub-classification below		
<i>Small-scale Facility</i>	P	x	L2 and see Chapter 16.TBD, Alcohol Sales
<i>Large-scale Facility</i>	P/L1	x	
Eating and Drinking Establishments	See sub-classification below		
<i>Restaurant, Limited Service</i>	P/L1	x	L2 and see Chapter 16.TBD, Alcohol Sales
Personal Services	See sub-classification below		
<i>Personal Services, Physical Training</i>	P/L1	x	
Lodging	See sub-classification below		
Campground	MJP	x	
Transportation, Communication and Utilities			
Communication Facilities	See sub-classification below		
<i>Antennas</i>	MNP	MNP	
Utilities, Major	MJP	MJP	
Utilities, Minor	P	P	
Agriculture			
Cultivation	x	MNP	
Animal Husbandry	x	MNP	
Other			
Accessory Use	See Chapter 16.TBD, Accessory Uses and Structures		
Nonconforming Use	See Chapter 16.TBD, Nonconforming Uses, Structures, and Lots		
Temporary Use	See Chapter 16.TBD, Temporary Uses		

Table 16.10.020: Land Use Regulations: Parks, Recreation, and Open Space, and Resource Conservation Districts			
P	Permitted		
MNP	Minor Use Permit Required		
MJP	Major Use Permit Required		
L	See Notes at End of Table		
x	Not Permitted		
Use Type	PROS	RCN	Additional Regulations
NOTES: L1 Only those related to parks and recreation facilities, golf courses, or other public buildings. L2 Any retail or eating or drinking establishment that sells or serves alcohol after 11:30 p.m. shall require a major conditional use permit, as prescribed in Chapter 16.TBD. See Chapter 16.TBD for additional requirements for alcohol sales.			

16.10.030 Development Regulations

Table 16.10.030 prescribes the development standards for Parks, Recreation and, Open Space and Resource Conservation Districts. Additional regulations are listed in the right-hand column. Section numbers in this column refer to other Sections of this Article. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table.

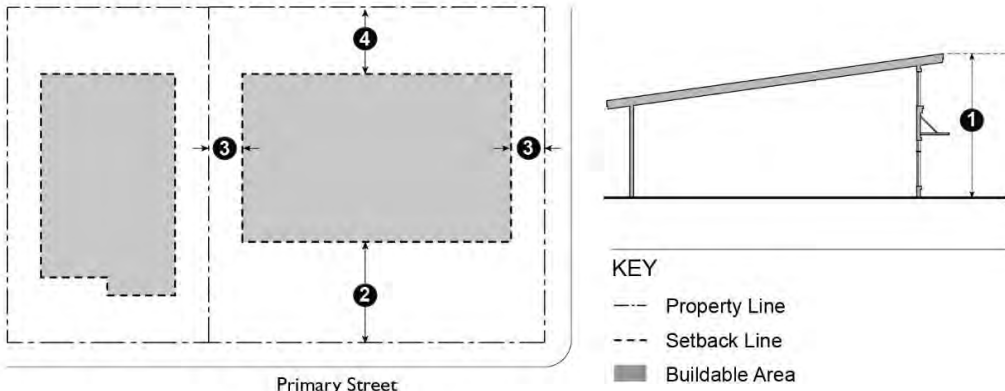
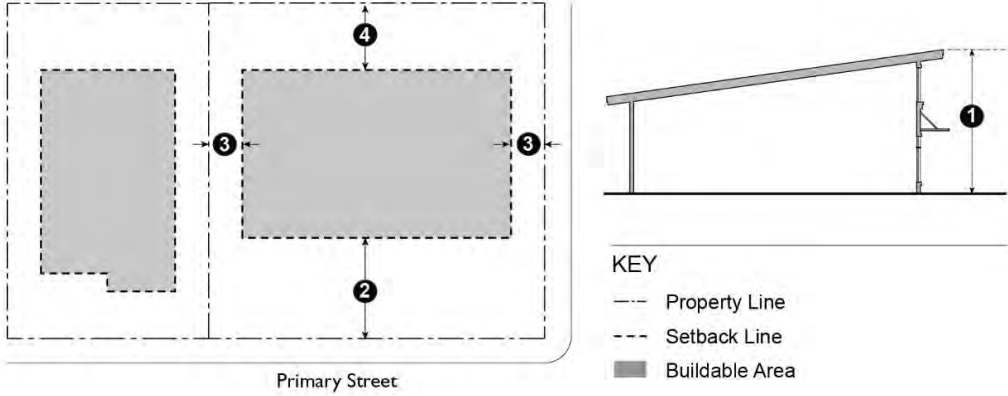
TABLE 16.10.030: LAND USE REGULATIONS: PARKS, RECREATION, AND OPEN SPACE, AND RESOURCE CONSERVATION DISTRICTS				
 Primary Street KEY --- Property Line --- Setback Line ■ Buildable Area				
District	PROS	RCN	Additional Regulations	#
Lot Size; Building Form and Location				
Minimum Lot Size	10,000 sq. ft.	n/a		
Minimum Lot Width (ft.)	n/a	n/a		

TABLE 16.10.030: LAND USE REGULATIONS: PARKS, RECREATION, AND OPEN SPACE, AND RESOURCE CONSERVATION DISTRICTS

 Primary Street KEY --- Property Line --- Setback Line ■ Buildable Area				
District	PROS	RCN	Additional Regulations	#
Maximum Height (ft.)	35	n/a	See Chapter 16.TBD, Exceptions to Height Limits	①
Minimum Setbacks (ft.)				
Front	When adjacent to an R district, the front setback is the same as that of the R district.	n/a	See Chapter 16.TBD, Building Projections into Yards	②
Side	10% of lot width, not to exceed 20 ft.			③
Rear	15			④
Maximum Floor Area Ratio (FAR)	0.1 to 1.0, to be determined on MNP case-by-case basis			

16.10.040 Additional Regulations

- A. **Landscaping.** A minimum of 20 percent of the site must be landscaping.
- B. **Truck Docks, Loading and Service Areas.** Truck docks, loading areas, and service areas must be located at the rear or interior sides of buildings and screened so as not to be visible from public streets or residential neighborhoods.

Chapter 16.11 Public and Semi-Public District

Sections:

16.11.010	Purpose and Applicability
16.11.020	Land Use Regulation
16.11.030	Development Regulation
16.11.040	Additional Regulations

16.11.010 Purpose and Applicability

The specific purposes of the Public and Semi-Public District are to:

- A. Provide land for development of public, cultural and institutional uses that provide services to the community;
- B. Create and establish lower use regulations developments and for a public and semi-public facilities public utilities, and other community facilities; and
- C. Ensure design compatibility between public uses and adjacent residential neighborhoods.

The Public and Semi-Public District is consistent with the General Plan 2040 classification of “Public Facilities and Institutions.”

16.11.020 Land Use Regulations

Table 16.11.020 prescribes the land use regulations for the PS District. The regulations for each district are established by letter designations in the table.

Use classifications are defined in Chapter TBD, Key Terms and Definitions. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and sub-classifications not listed in the table or not found to be substantially similar to the uses below are prohibited. Section numbers in the right-hand column refer to other Sections of this Code.

Table 16.11.020: Land Use Regulations: Public and Semi-Public District		
P	Permitted	
MNP	Minor Use Permit Required	
MJP	Major Use Permit Required	
L	See Notes at End of Table	
x	Not Permitted	
Use Types	PS	Additional Regulations
Public and Semi-Public		
College and Trade School, Public or Private	MJP	
Community Assembly		

Table 16.11.020: Land Use Regulations: Public and Semi-Public District		
P	Permitted	
MNP	Minor Use Permit Required	
MJP	Major Use Permit Required	
L	See Notes at End of Table	
x	Not Permitted	
Use Types	PS	Additional Regulations
	MNP	
Cultural Facility	MJP	
Emergency Shelter	MJP	
Government Office	P	
Park and Recreation Facilities	P	
Public Safety Facility	P	
School (K-12)	P	
Commercial		
Commercial Entertainment and Recreation	See sub-classifications below	
<i>Theatre</i>	MJP	L3 and See Chapter 16.TBD, Alcohol Sales
<i>Large-scale Facility</i>	MJP	
Eating and Drinking Establishments	See sub-classifications below	
<i>Restaurant, Limited Service</i>	P/L2	L3 and See Chapter 16.TBD, Alcohol Sales
Food and Beverage Retail Sales	See sub-classifications below	
<i>Convenience Store</i>	P/L2	L3 and See Chapter 16.TBD, Alcohol Sales
Transportation, Communication and Utilities		
Airport and Heliport	MJP	
Communication Facility	See sub-classifications below	
<i>Antennas and Transmission Towers</i>	MJP	
<i>Equipment within Buildings</i>	P/L1	
Passenger Station	MJP	
Utilities, Minor	P	
Utilities, Major	P	
Other		
Accessory Use	See Chapter 16.TBD, Accessory Uses and Structures	
Nonconforming Use	See Chapter 16.TBD, Nonconforming Uses, Structures, and Lots	
Temporary Use	See Chapter 16.TBD, Temporary Uses	

Table 16.11.020: Land Use Regulations: Public and Semi-Public District		
P	Permitted	
MNP	Minor Use Permit Required	
MJP	Major Use Permit Required	
L	See Notes at End of Table	
x	Not Permitted	
Use Types	PS	Additional Regulations
Notes: L1 Only as a secondary use in a cultural facility or governmental building. L2 Only in a mixed-use building, serving visitors, employees, and professional colleagues. L3 Any retail or eating or drinking establishment that sells or serves alcohol after 11:30 p.m. shall require a major conditional use permit, as prescribed in Chapter 16.TBD. See Chapter 16.TBD for additional requirements for alcohol sales.		

16.11.030 Development Regulations

Table 16.10.030 prescribes the development standards for Public and Semi-Public District. Additional regulations are denoted in a right-hand column. Section numbers in this column refer to other Sections of this Code. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table.

TABLE 16.11.030: DEVELOPMENT STANDARDS – PUBLIC AND SEMI-PUBLIC DISTRICT			
Primary Street KEY --- Property Line --- Setback Line ■ Buildable Area			
District	PS	Additional Regulations	#
Lot Size; Building Form and Location			
Minimum Lot Size	10,000 sq. ft.		
Minim Lot Width (ft.)	n/a		

TABLE 16.11.030: DEVELOPMENT STANDARDS – PUBLIC AND SEMI-PUBLIC DISTRICT			
District	PS	Additional Regulations	#
Maximum Height (ft.)	45; 35 within 50 ft. of an R District	See Chapter 16.TBD, Exceptions to Height Limits	①
Minimum Setbacks (ft.)			
Front	10; when adjacent to an R district, the front setback is the same as that of the R district.	See Chapter 16.TBD, Building Projections into Yards	②
Side	10 – street side; 5 interior side, plus 2 ft. per story for buildings over two stories adjacent to an R District.		③
Rear	10; 15 adjacent to an R District.		④
Maximum Floor Area Ratio (FAR)	1.0		

16.11.040 Additional Regulations

- A. **Landscaping.** A minimum of 30 percent of the site must be landscaping. The minimum required landscaped area may be reduced to 20 percent of site area when the site includes an area with minimum dimensions of 30 feet by 30 feet planted with at least one large-canopy tree. At least 50 percent of the ground area within this space must be planted with ground cover plants and the remainder may be hard-surfaced for use by pedestrians.
- B. **Truck Docks, Loading and Service Areas.** Truck docks, loading areas, and service areas must be located at the rear or interior sides of buildings and screened and not visible from public streets or residential properties.

Chapter 16.12 Reserved

Chapter 16.13 Reserved

Chapter 16.14 Reserved

Zoning District Abbreviation	Zoning District Name	Density/Development Intensity	General Plan Designation	Existing Zoning District/s
RC	Regional Commercial	18-50 units/acre 1.5 FAR Min. lot size 10,000 sf	Retail/Entertainment	CF, HDR, CP, MUPD and others
O	Office	16-30 units/acre 2.5 FAR Min. lot size 5,000-6,000 sf for corner lots	Business/Limited Residential, Public Facilities and Institutions, Business/Light Industrial	Limited Office (LO), CL, CP
M	Medical	16-30 units/acre 2.0 FAR Min. lot size 10,000 sf	Public Facilities and Institutions	Public and Quasi-Public Facilities (PF)
IL	Limited Industrial	16-30 units/acre 2.5 FAR	Business/Limited Residential, Light Industrial	Intensive Use-Limited (IU-L)
IG	General Industrial	2.0 FAR	Industrial	Intensive Use (IU)
PROS	Parks, Recreation and Open Space	.1 to 1.0 FAR	Parks, Recreation and Open Space	Resource Conservation (RC), PF
RCN	Resource Conservation	N/A	Wetlands	RC
PS	Public and Semi-public Facilities	1.0 FAR Min. lot size 10,000 sf	Public Facilities and Institutions	RC, PF
<u>PD</u>	<u>Planned Development</u>	<u>Varies</u>	<u>Varies</u>	<u>Planned Development (PDR- Residential, PDC- Commercial, PDI- Industrial, MUPD- Mixed-Use)</u>

Zoning District Abbreviation	Zoning District Name	Density/Development Intensity	General Plan Designation	Existing Zoning District/s
		<u>2.0</u>		