



AGENDA

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

SEPTEMBER 17, 2020, 6:30 P.M.

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

IMPORTANT NOTICE

Until further notice, meetings of the Architectural Heritage and Landmarks Commission are being conducted using teleconference and electronic means, consistent with State of California Executive Order N-29-30 regarding the COVID-19 pandemic. The live stream of the meeting may be viewed on television or online. Details may be found at www.cityofvallejo.net. In accordance with Executive Order N-29-30, the public may only view the meetings on television and/or online and not in the Council Chamber.

PUBLIC COMMENT: Members of the public may provide public comments during the City Council Meeting via ZOOM (<https://zoom.us/j/91400750676>), or via phone, by dialing (669) 900-6833. For additional instructions, visit www.cityofvallejo.net/publiccomment.

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GENERAL INFORMATION

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

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

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the AHLC will be available for public inspection at City Hall, 555 Santa Clara St., 2nd Floor, or the Vallejo Public Library, 505 Santa Clara St. at the same time that the public records are distributed or made available to the AHLC. Such documents

may also be available on the City of Vallejo website at www.cityofvallejo.net, subject to staff's ability to post the documents prior to the meeting.

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

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

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

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

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**
Recommendation: Approve minutes for the meeting of August 20, 2020.
5. **WRITTEN COMMUNICATIONS – None**
6. **SECRETARY'S REPORT**
7. **CITY ATTORNEY'S REPORT**
8. **REPORT OF THE CITY COUNCIL LIAISON**
9. **REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION**
10. **COMMITTEE REPORTS**
11. **COMMUNITY FORUM**
12. **CONSENT CALENDAR AND APPROVAL OF THE AGENDA**

13. PUBLIC HEARINGS

A. 444 Alabama Street (COA#19-0030)

Applicant/Owner: Cuauhtemoc Corona

Property Owner: Bruce Eugene Campbell

Project Description: Minor exterior and interior alterations to convert the existing Veteran's Memorial Hall, a City landmark, to a private event venue with "co-working" office space and artist studios.

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

Staff Recommendation: Adopt the attached Resolution No. AHLC 20-06 to **APPROVE** Certificate of Appropriateness #19-0030.

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

14. OTHER AGENDA ITEMS – None

15. ADJOURNMENT

I, Aaron Sage, AHLC Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Architectural Heritage and Landmarks Commission, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at or before 5:00 p.m. on Monday, August 17, 2020.



Aaron Sage, Secretary

Dated Thursday, September 10, 2020



MINUTES

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

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

VIA TELECONFERENCE

AUGUST 20, 2020

www.cityofvallejo.net

VIA TELECONFERENCE

1. CALL TO ORDER

The meeting was called to order by Chair McDonald at 6:32 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair McDonald, Commissioners Harding, Harkins, McCandless, Riley and Tranter

Absent: Commissioner Bregenzer (excused)

Staff: Secretary Sage, Deputy City Attorney Brady

4. SELECTION OF CHAIR AND VICE CHAIR

Action: Moved by Commissioner Riley and carried unanimously to appoint Brian Harkins as Chair and Peter Bregenzer as Vice Chair.

5. APPROVAL OF MINUTES

Action: Moved by Commissioner Tranter and carried 5-0 (Harding unable to vote due to technical issues).

6. WRITTEN COMMUNICATIONS – None

7. SECRETARY'S REPORT

Secretary Sage reported on upcoming agenda items.

8. CITY ATTORNEY'S REPORT

Deputy City Attorney Brady introduced himself to the Commission and stated that training will be provided in the future.

9. REPORT OF THE CITY COUNCIL LIAISON – None

10. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

Chair Harkins thanked the Commission for their confidence in him as Chair.
Commissioner Riley asked Secretary Sage to verify if the windows installed at 703 Sutter are consistent with the approved permit for that project
Commissioner Harding stated that he is trying to locate scaffolding for use on City landmark buildings.
Commissioner McCandless stated that he has scaffolding available to lend.

11. COMMITTEE REPORTS – None

12. COMMUNITY FORUM – No speakers

13. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

Moved by Commissioner McDonald and carried unanimously to approve the agenda without changes.

14. PUBLIC HEARINGS – None

15. OTHER AGENDA ITEMS

A. Certified Local Government (CLG) annual report and training requirements

Action: Moved by Commissioner McDonald and carried unanimously to approve the annual report without changes.

16. ADJOURNMENT

The meeting adjourned at 7:34 p.m.

BRIAN HARKINS, CHAIRPERSON

ATTEST:

AARON SAGE, SECRETARY



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

I. PROJECT INFORMATION

DATE OF MEETING:	September 17, 2020	Item No. 13-C
PREPARED BY:	Aaron Sage, AICP, Principal Planner	
PROJECT LOCATION:	444 Alabama Street (APN: 0056-071-110)	
PROJECT NUMBER:	Certificate of Appropriateness #COA19-0030	
PROJECT SUMMARY:	Minor exterior and interior alterations to convert the existing Veteran's Memorial Hall, a City landmark, to a private event venue with "co-working" office space and artist studios.	
PROPOSED ENVIRONMENTAL DETERMINATION:	Categorically exempt pursuant to Sections 15301(e) (Class 1, "Existing Facilities") and 15331 (Class 31, "Historical Resource Restoration/Rehabilitation") of the California Environmental Quality Act (CEQA) Guidelines; see Section V for further details.	
RECOMMENDATION:	Staff recommends that the Commission adopt the attached Resolution No. AHLC 20-06 to APPROVE Certificate of Appropriateness #19-0030, subject to the findings and conditions contained in the Resolution.	
PROJECT DATA SUMMARY:		
Applicant/Property Owner:	Cuauhtemoc Corona 196 N. Third St. San Jose, CA 95112	
Property Owner:	Bruce Eugene Campbell 196 N. Third St. San Jose, CA 95112	
Zoning District:	Linear Commercial (CL)	
General Plan Designation:	Neighborhood Corridor (NC)	
Specific Plan:	None	

Existing Use: Veteran's Memorial Building (City Landmark)

Surrounding Land Uses: North: Antique store, restaurant
South: City Park
East: Parking lot (single-family dwelling beyond)
West: Labor union office (UA Local 355)

Lot Area: 19,500 square feet (0.45 acres)

II. PROJECT DESCRIPTION

Table 1 – Project Timeline	
Date	Action/Event
9/10/19	COA application submitted.
12/4/19	Use Permit application submitted.
8/25/20	COA application deemed complete.
9/17/20	AHLC public hearing.
9/21/20	Planning Commission hearing.

A. Site Location and Context

The subject property is located at the northwestern corner of Alabama and Marin Streets, on the north side of City Park, one block south of Tennessee Street and one block east of Sonoma Boulevard; see Figure 1 below for location map. The neighborhood is generally developed with commercial uses to the west and north of the project site, and residential uses to the east and south (on the other side of City Park).

B. Existing Conditions

The site is developed with the Veteran's Memorial Building, a three-story Moderne-style building constructed in 1930 to commemorate World War I veterans and provide a venue for civic and cultural events. The building contains a caretaker's dwelling unit in the basement. The western portion of the site is a surface parking lot with approximately 20 spaces. The building was designated as a City Landmark in 1994. The building has been vacant for several years and is in need of basic repairs and upgrades.

An interactive photographic "walk-through" of the interior of the building can be viewed at the following link: <https://my.matterport.com/show/?m=ZXSFEchDEhm&brand=0>.

C. Project Description

The proposed project would establish a private event venue called "The Armada" (a reference to Vallejo's naval history) within the existing building. Based on prior experience

with similar venues¹, the applicant anticipates that 57% of the events will be social celebrations (e.g. weddings, quinceaneras, proms, anniversaries, etc.); 24% corporate events (e.g. holiday parties, workshops, luncheons, trade shows) and 19% charity events (e.g. fund-raisers). Events would be held in the building's largest meeting room on the top floor, which has a maximum occupancy of 1,519; however, the applicant anticipates most events will be 420 persons or less to allow for banquet seating.

Figure 1 – Project Location Map



The proposed hours of operation are 6 a.m. to 11:30 a.m., Sunday through Thursday, and 6 a.m. to 2 a.m. Fridays and Saturdays, Halloween and New Year's Eve. The applicant is also requesting permission to serve beer, wine and distilled spirits under a type 47 Alcohol Beverage Control (ABC) license, which requires the establishment to operate as a "bona fide eating place" with meals offered during alcohol service. The building has an existing bar which would be refurbished for the new use. Further details on the applicant's alcohol management and security plan are provided in Attachment 2.

The project also includes the following components:

¹ The applicant currently operates the following venues: Corinthian Grand Ballroom, San Jose, CA (corinthiangrandballroom.com); The GlassHouse, San Jose, CA (venuesanjose.com), Mansion 54, Las Vegas, NV (mansion54.com); The Villa, Tyler, TX (www.villadifelicita.com)

- Removal of meeting rooms and lockers at rear portion of the second floor to create an open “co-working” office space² and new restrooms
- Artist space on the bottom (basement) floor; no improvements proposed at this time
- New food preparation room at southwest portion of second floor
- Relocation of existing bar from southwest to southeast of second floor
- Various safety and accessibility upgrades to building interior including new elevator, restroom remodeling, glass safety panels along handrails and guardrails.
- Conversion of third floor balcony to a lounge (risers to be removed)
- Exterior painting
- New glass front doors to comply with building and fire codes
- New wheelchair lift from parking lot to front entry landing to comply with accessibility requirements
- New exterior emergency staircase on west side of building
- Repair/resurfacing of parking lot
- New parking lot landscaping and lighting
- New trash enclosure at northwest corner of parking lot (adjacent to alley); enclosure to be constructed of steel posts/beams with perforated steel panels
- Eight street trees, per code requirements
- New building sign at southeast corner
- New rooftop mechanical equipment

D. Required Approvals

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

1. Certificate of Appropriateness for interior and exterior alterations to a City landmark building (VMC 16.38.270.A)
2. Use Permit to establish a private event venue, classified in VMC 16.06.480 as “spectator sports and entertainment: general” (VMC 16.22.040.B.15)³
3. Use Permit to allow operation past 12 midnight (until 2 a.m.) within 300 feet of a residential district (VMC 16.57.030.A.1)
4. Use Permit to allow alcohol service (beer, wine and spirits) past 11:30 p.m. (until 2 a.m.; VMC 16.57.030.B)

Item 1 will be reviewed by the AHLC; items 2, 3 and 4 will be reviewed by the Planning Commission. If both decisions are appealed, the appeals will be heard concurrently by the City Council.

² Co-working is a relatively new type of office use where members have access to shared desk space, conference rooms, internet, coffee, etc. For an example, visit [wework.com](https://www.wework.com).

³ Although the historic use falls within the same classification, it did not have a Use Permit, and therefore was a nonconforming use which lapsed after 12 months of inactivity.

III. STAFF ANALYSIS

A. Analysis of Secretary of the Interior's Standards

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

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

1. Selection of Appropriate Treatment

Before applying the Secretary’s Standards to a project, the project must be analyzed to determine which of four types of treatment (preservation, rehabilitation, restoration, or reconstruction) are most appropriate for the project. The Standards for Rehabilitation have been selected to analyze this project because it involves a change of use, and this treatment method best accommodates such changes. See Section III.A.3 below for listing of standards with analysis.

2. Identification of Character-Defining Features

The next step in applying the Secretary’s Standards is to “identify the form and detailing of those architectural materials and features that are important in defining the building’s historic character and which must be retained to preserve that character.”⁵ The primary character-defining features of the building are as follows:

- Rectangular, three-story massing
- Raised front entrance with “Veteran’s Memorial Building” engraving and garlands along top
- Projecting front pilasters and entry, with recessed lattice work above third story windows
- Classical entablature on front portion of façade, with square rosettes on raised front parapet
- Horizontal bands at front of second story facade
- Grand, high-ceilinged ballroom on third floor with wood ceiling beams and lattice, curved trim at tops of columns, and Spanish-style chandeliers

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

⁵ Weeks and Grimmer 2017, 77.

- Central staircase from second to third floor, with curved bottom risers

3. Conformance with Secretary's Standards

The Standards for Rehabilitation are as follows; staff's analysis (in italics) follows each standard:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Analysis: The proposed event venue is very similar to the historic use of the building for concerts and other civic gatherings. The new "co-working" use on the second floor, and artists' spaces on the first floor, does not require removal of any character-defining features. The meeting rooms and lockers at the rear of the second floor are not architecturally or historically significant as they do not contain substantial detailing, and the most important events were typically held in the larger space on the third floor. The removal of the balcony risers to convert the balcony to a lounge does not adversely affect the building's historical significance, as the balcony was historically a secondary seating space and its seating and risers are not visible from within the main ballroom.

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

Analysis: The project does not involve the removal of any distinctive or character-defining features.

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

Analysis: No such elements are proposed.

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

Analysis: There are no such features on the site.

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

Analysis: The project preserves all such features.

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

Analysis: The project does not propose replacement of any historic features. Exterior repairs are limited to painting, removal of rust, etc.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Analysis: Pressure washing will likely occur prior to exterior painting. The building's stucco walls and metal windows will withstand this treatment.

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

Analysis: Not applicable; there are no such resources on the site.

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

Analysis: The most significant alterations proposed by the project are the new front doors and wheelchair lift, the exterior exit stair at the rear of the west façade, the interior glass safety barriers along the existing handrails and guardrails, and the removal of interior walls on the second floor for the new "co-working" space and restrooms. As discussed under Standard 1, the meeting rooms and lockers at the rear of the second floor are not architecturally or historically significant as they do not contain substantial detailing, and the most important events were typically held in the larger space on the third floor.

The new front doors and "storefront" window assembly (see Sheet A-7, detail 4) will be constructed of glass and aluminum (painted white) and will be compatible with the style and dimensions of the existing doors and window assembly, and with the overall building. The doors are simple and do not include conjectural stylistic details, and the spacing of the storefront windows picks up the horizontal lines of the adjacent façade.

The proposed exterior wheelchair lift will be located on the left (west) side of the front stairs (see Sheet A-7, details 2 and 3). The lift will be about 5 feet by 4 feet in area and will extend about 4 feet, 8 inches above the existing front entry landing. The lift will be a relatively minor change to the front façade and will not remove or conceal any of the distinctive features of the façade. The proposed materials for the lift, painted steel and glass, will harmonize with the existing building and allow maximum visibility of the existing architecture.

The exterior exit stair will be located at the rear of the west façade and will not substantially alter the building's appearance from the street or block any significant architectural features. The stair has a simple design to meet modern codes, will be constructed of steel and painted to match the building, and will not have any conjectural details.

The new interior glass safety barriers along the existing handrails and guardrails will allow continued visibility of the interior architecture and will not alter the current spatial relationships.

Based on the above analysis, the proposed new work on the building's exterior and interior will conform to this standard.

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

Analysis: If necessary, the new features described under Standard 9 above could be removed without impairing the essential form and integrity of the building, as these features do not require substantial alteration of the building to be installed.

IV. FINDINGS FOR APPROVAL

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

"With respect to the alteration of a designated city landmark, that the proposed work shall not affect the exterior architectural features of the structure or its major interior architectural features; nor shall the proposed work adversely affect the character of special historical, cultural, architectural or aesthetic interest or value of the landmark and its site, viewed both as to the structure and as to the setting."

As discussed in Section III above, the project does not adversely affect any character-defining architectural features of the building or any of its major interior architectural features. The project does not adversely alter the setting of the structure, as the proposed site improvements (parking lot repairs, landscaping, street trees and trash enclosure) will enhance the general

appearance of the site and will not detract from the building. Therefore, the above finding can be made.

V. ENVIRONMENTAL REVIEW

As noted earlier, the project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Sections 15301(e) (Class 1, “Existing Facilities”) and 15331 (Class 31, “Historical Resource Restoration/Rehabilitation”) of the CEQA Guidelines. Under CEQA, the State has identified classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA. The Class 1 exemption applies to “operation, repair, maintenance...or minor alteration of existing public or private structures...involving negligible or no expansion of existing or former use; because the proposed project does not increase the building’s occupant load beyond the historic use, this exemption is appropriate. The Class 31 exemption applies to “maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the [Secretary’s Standards]”. As discussed above, the project is consistent with the Secretary’s Standards.

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

VI. NOTICING AND PUBLIC COMMENTS

The Municipal Code does not require a public notice for this type of Certificate of Appropriateness. However, in the spirit of transparency, the City provided notice of this hearing on September 7, 2020 along with the Planning Commission hearing notice, which was sent to all property owners and neighborhood groups within 500 feet of the subject property. As of this writing, staff has not received any communications from Vallejo community members regarding this project. A letter of recommendation from the mayor of San Jose is included in Attachment 3.

VII. CONCLUSION / STAFF RECOMMENDATION

Based on the above analysis and the project’s consistency with General Plan 2040 and the Vallejo Municipal Code, staff recommends that the Commission adopt the attached Resolution No. AHLC 20-06 to **APPROVE** Certificate of Appropriateness #COA19-0030, subject to the findings and conditions contained in the Resolution.

VIII. EXPIRATION

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

IX. APPEAL PROCEDURE

Pursuant to VMC Section 16.38.330, the applicant or any party adversely affected by the decision of the AHLC may, within ten days after the rendition of the decision, appeal in writing to the City Council by filing a written appeal with a fee of \$672 with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the appellant believes he or she is adversely affected by the decision. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

X. ATTACHMENTS

1. Resolution No. AHLC 20-06
 - A. Conditions of Approval
 - B. Project Plans
2. Applicant Statement / Security Plan
3. Public Communications

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

RESOLUTION NO. AHLC 20-06

**A RESOLUTION APPROVING CERTIFICATE OF APPROPRIATENESS #CAO19-0030
FOR MINOR EXTERIOR AND INTERIOR ALTERATIONS TO CONVERT THE
EXISTING VETERAN'S MEMORIAL HALL, A CITY LANDMARK, TO A PRIVATE
EVENT VENUE WITH CO-WORKING SPACE AND ARTIST STUDIOS**

APN #0056-071-110

I. GENERAL FINDINGS

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

WHEREAS, the subject property is located at 444 Alabama Street, designated as Assessor's Parcel Number (APN) 0056-071-110 (the "Property"), and zoned Linear Commercial ("LC"); and

WHEREAS, on September 10, 2019, Cuauhtemoc Corona (the "Applicant") submitted an application for Certificate of Appropriateness #COA19-0030 for minor exterior and interior alterations to the Veteran's Memorial Building at the Property, a designated City landmark; and

WHEREAS, on December 4, 2019, the Applicant submitted an application for Use Permit #UP19-0007 to establish an event venue and allow hours of operation past 12 midnight and alcohol service past 11:30 a.m., which is subject to approval by the Planning Commission; and

WHEREAS, the aforementioned requests constitute the proposed "Project"; and

WHEREAS, on August 25, 2020, the above applications were deemed complete for processing; and

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

WHEREAS, on September 17, 2020, the City of Vallejo Architectural and Heritage Commission (the "Commission"), after giving all public notices required by State law and the Vallejo Municipal Code (the "VMC"), conducted a duly noticed public hearing to consider the Project, at which testimony and evidence, both written and oral, was presented to and considered by the Commission; and

WHEREAS, the Commission considered testimony and evidence, both written and oral, presented to the Commission, including the oral and written reports from City staff dated September 17, 2020, and other documents contained in the record of proceedings relating to the Project, which are maintained in the offices of the City of Vallejo Planning Division; and

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

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDING

- A. The Project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Sections 15301(e) (Class 1, "Existing Facilities") and 15331 (Class 31, "Historical Resource Restoration/Rehabilitation") of the CEQA Guidelines. As discussed in Section III.A of the AHLC Staff Report dated September 17, 2020, the Project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Pursuant to CEQA Guidelines Section 15331, projects that are consistent with these standards are considered to have no significant adverse impacts to historical resources.

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

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

- A. With respect to the alteration of a designated city landmark, the proposed work does not affect the exterior architectural features of the structure or its major interior architectural features; nor does the proposed work adversely affect the character of special historical, cultural, architectural or aesthetic interest or value of the landmark and its site, viewed both as to the structure and as to the setting. This finding is based on the analysis of the Project's conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, found in the AHLC Staff Report dated September 17, 2020.

NOW, THEREFORE, LET IT BE RESOLVED that based on the findings above, the evidence and testimony, both written and oral, presented at the public hearing, and information contained in the staff report attached hereto and incorporated herein by this

reference, the Commission hereby approves Certificate of Appropriateness #COA19-0030, subject to the Conditions of Approval attached hereto as Exhibit A, and the plans attached hereto as Exhibit B.

PASSED AND ADOPTED at a regular meeting of the Architectural Heritage and Landmarks (Planning) Commission of the City of Vallejo, State of California, on the 17th day of September, 2020 by the following vote to-wit:

AYES:

NOES:

ABSENT:

BRIAN HARKINS, CHAIRPERSON
City of Vallejo Architectural Heritage and Landmarks Commission

Attest:

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

Exhibits:

- A. Conditions of Approval
- B. Project Plans

**CONDITIONS OF APPROVAL
CERTIFICATE OF APPROPRIATENESS #COA19-0030
444 ALABAMA STREET
APN: 0056-071-110**

PROJECT DESCRIPTION

Minor exterior and interior alterations to convert the existing Veteran's Memorial Hall, a City landmark, to a private event venue with "co-working" office space and artist studios.

A. Planning Division

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

Pre-Building Permit:

1. Prior to building permit issuance, obtain approval of Use Permit #UP19-0007.
2. Prior to building permit issuance, submit a numbered list to the Planning Division with a written response on how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project. The approved conditions of approval shall be included in the permit set after the cover sheet with each condition listed and how the applicant will address each condition in writing.
3. Prior to building permit issuance, the Planning Division shall confirm that the building permit drawings and subsequent construction substantially conform with the approved Planning application drawings (dated May 15, 2020) and applicable conditions of approval.
4. Prior to building permit issuance, submit 3 sets of landscaping plans prepared by a registered landscape architect to the Planning Division for review and approval. The requirement for a registered landscape architect may be waived at the discretion of the Planning Manager. Landscape plans shall comply with Chapter 16.70 (VMC), and are to include the following:
 - a. Seven (7) City-approved street trees to be planted at least 6 feet from any sewer line;
 - b. New landscaping along Marin Street side of building.
 - c. Specification of low-growth-type species adjacent to doors, windows, and walkways;
 - d. Low-water-using and drought-resistant plant materials;
 - e. Screening of the required backflow preventers;
 - f. All trees to be a minimum of 15-gallon, double staked; at least 50 percent of the proposed shrubs shall be a minimum of 5-gallon;
 - g. Irrigation plan indicating all components of the irrigation system including sprinklers and other outlets, valves, backflow prevention devices, controllers, piping and water usage.
5. Prior to building permit issuance, include new parking lot lighting in plans and submit a photometric study demonstrating that a minimum lighting level of one foot-candle will be

provided throughout the parking lot. All exterior lighting shall be approved by the International Dark Sky Association.

Overall Project:

6. All vents, gutters, downspouts, flashings, electrical conduits, etc., shall be painted to match the color of the adjacent surface.
7. 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.
8. Proposed landscaping shall be completed prior to obtaining certificate of occupancy.
9. 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.
10. 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.
11. 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.
12. 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. (Vallejo Municipal Code ("VMC") Chapter 16.72)
13. Prior to occupancy/final building inspection, obtain a sign permit and Certificate of Appropriateness from the Planning Division prior to the erection of any sign, including flags, banners, etc. All signs shall comply with Chapter 16.64 (VMC) and the Secretary of the Interior's Standards for the Treatment of Historic Properties.
14. 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.
15. The Certificate of Appropriateness shall expire 18 months from the date of approval unless construction permits are obtained and work has begun. The effective date of the permits and approvals is March 17, 2022 (if approved and not appealed).
16. A request for a time extension from the expiration date of March 17, 2022 (if approved) can be considered if an application with required fee is filed at least 45 days before the original expiration date, otherwise a new application is required. A public hearing will be

required for all extension applications, except those involving only Design Review. Extensions are not automatically approved. Changes in conditions, City policies, surrounding neighborhood, and other factors permitted to be considered under the law, may require, or permit denial.

17. 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. Permits required per California Code of Regulations, Title 24 and applicable City Ordinance in effect at the time of completed Building Permit application date and required fees paid at time of application.

C. Vallejo Flood and Waste Water

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

1. Prior to building permit issuance, applicant shall submit a Sanitary Sewer & Storm Drain Information Form and pay District Connection Fees.
2. Prior to building permit issuance, applicant shall complete a Pre-Treatment Questionnaire and include a grease trap in the plans, if required.

D. Public Works

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

1. **PLANS.** Submit civil engineering plans. Plans to show a Pre-Application Stormwater Control Plan Checklist. Update plans to address all redlined comments on the attachment. Plans to provide a project description which clearly defines the scope of work including confirming if the project proposes parking lot pavement repairs with no change to grades and flow lines. If affirmative, project might be considered as maintenance under C.3.c.ii.(b)(ii) and not be subject to C.3. Otherwise, project would be further evaluated for C.3 compliance. In the case of a maintenance project, C.3 is not required; however, the project may still elect to include C.3 elements (landscaping, bioretention basins, drain pipes) in its scope of work. Note that such elective C.3

elements are desirable from a stormwater flow control standpoint even though they are not required under C.3 from a permitting standpoint.

2. **PLANS.** Prior to plan approval, payment of plan check fee, inspection fees, and bonds for public improvements are required.
3. **PLANS.** Plans to show limits of work. Plans to show an abbreviation list, labels, and legends for hatch patterns. Plans to show an engineering scale.
4. **DRAIN.** Plans to call out sidewalk cross drain using a minimum 3-inch diameter drain pipe. See City DWG No. 3-19.
5. **ROW.** Plan to identify all privately owned facilities using a color coded legend. The property line is about 14 feet behind the back of sidewalk. Plan shows privately owned facilities in City ROW. This includes bioretention basins, sidewalk cross drains, paved parking lot, wheel stops, signage, landscaping, concrete work, pedestrian walkway, detectable warning surfaces, stairway, fence and gate, and others as noted on plans. Applicant shall operate and maintain all said facilities in City ROW in perpetuity. Applicant shall enter into an Encroachment Agreement and an O&M Agreement with the City of Vallejo, and pay all required fees thereof by the City of Vallejo and Solano County.
6. **ROW.** Plans to show trash enclosure with no gate access encroachment into City ROW. Plan shows trash enclosure with gate access on Quincy Alley. Privately owned gate doors may not encroach into Quincy Alley which is in City ROW. The trash enclosure shall be oriented in such a manner as to allow gate doors to open within the property. This may require modifications to parking stall #19.
7. **FENCE & GATE.** Plans to call out any removal of existing bollards, fence and gate and any new installations of bollards, fence and gates. Gate doors may not swing out into and/or encroach into the sidewalk or travel way.
8. **ADA.** Project shall comply with ADA accessibility requirements. The project plan shall include ADA requirement for review. (VMC Chapter 16.75.030; PW22).
9. **SIDEWALK.** Replace sections of sidewalk on Alabama Street where sidewalk presents a trip hazard. Per ADA, a trip hazard is defined as a lift (vertical displacement) or a gap (horizontal displacement) of ¼ inch or greater. Per VMC 10.04.010, the owner or occupant of the property is responsible for repairs of sidewalk.
10. **DRIVEWAY.** Project to remove abandoned driveway along the property frontage, and replace with new sidewalk, curb and gutter. (VMC 10.04.270). Marin Street has an unused driveway.
11. **PARKING.** For events utilizing the 3rd floor, or greater, an on-street parking mitigation plan shall be developed and implemented to minimize impacts to the surrounding residential streets to the satisfaction of the City Engineer.
12. **TRASH ENCLOSURE.** Plans to depict existing and/or proposed trash enclosure. A closed trash enclosure is required. See VMC 7.44.040 and Solano County Code 23-22.

13. **WATER.** Water meter and backflow device are in public sidewalk. Normally it is not acceptable. It should be discussed with Water Department.

Public Works - Standard Conditions of Approval

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

- PW1. **HOW PROJECT CONDITIONS SATISFIED.** Prior to building permit issuance, submit a numbered list to the **Planning Division** stating how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project.
- PW2. **PUBLIC IMPROVEMENT STANDARDS.** All public improvements shall be designed to City of Vallejo standards and to accepted engineering design standards. The **City Engineer** has all such standards on file and the Engineer's decision shall be final regarding the specific standards that shall apply. (COV, Regulations & Standard Specifications, 2011).
- PW3. **IMPROVEMENT PLANS.** Prior to building permit submittals, submit three sets of plans to the **Department of Public Works** for plan check review and approval. (Improvement or civil plans are to be prepared by a licensed civil engineer.) Plans are to include, but may not be limited to, grading and erosion control plans, improvement plans, joint trench utility, street light plans, and landscaping, irrigation and fencing plans and all supporting documentation, calculations and pertinent reports. (COV, Regulations & Standard Specifications, 2011, Section 1.1.7–A).
- PW4. **N/A**
- PW5. **LINE OF SIGHT CRITERION.** In design of grading and landscaping, line of sight distance shall be provided based on Caltrans standards. Installation of fencing, signage, above ground utility boxes, etc. shall not block the line of sight of traffic and must be set back as necessary. (VMC, Chapter 10.14).
- PW6. **N/A**
- PW7. **DUST AND EROSION CONTROL.** All dust and erosion control shall be in conformance with City standards and ordinances. (VMC, Sections 12.40.050 & 12.40.070).
- PW8. **N/A.**
- PW9. **DRIVEWAY STANDARDS.** Entrances to any private project must be standard driveway approaches unless deviation is permitted by the **City Engineer**. (VMC, Section 10.04.260).
- PW10. **STREET EXCAVATION PERMIT.** Obtain a street excavation permit from the **Department of Public Works** prior to performing any work within City streets or rights-of-way, or prior to any cutting and restoration work in existing public streets for utility trenches. All work shall conform to City standards. (VMC, Chapter 10.08).

- PW11. **ENCROACHMENT PERMIT.** Prior to building permit issuance, obtain an encroachment permit from the **Department of Public Works** for all work proposed within the public right-of-way. (VMC, Chapter 10.16).
- PW12. **TRAFFIC CONTROL PLAN.** Prior to start of construction; submit a traffic control plan to the **Department of Public Works** for review and approval. (CA MUTCD).
- PW13. **COORDINATION OF CONSTRUCTION INSPECTION.** Construction inspection shall be coordinated with the **Department of Public Works** and no construction shall deviate from the approved plans. (COV, Regulation & Standard Specification Sections 1.1.4 & 1.1.5).
- PW14. **PLAN CHANGES.** The project design engineer shall be responsible for the project plans. If plan deviations are necessary, the project engineer must first prepare a revised plan or details of the proposed change for review by the **Department of Public Works** and, when applicable, by **Vallejo Flood and Wastewater District**. Changes shall be made in the field only after approval by the City. At the completion of the project, the design engineer must prepare and sign the "as built" plans. (COV, Regulation & Standard Specification Section 1.1.9).
- PW15. **BONDS AND FEES.** Prior to approval of construction plans, provide bonds and pay applicable fees. Bonding shall be provided to the City in the form of a "Performance Surety" and a separate "Labor and Materials Surety" in amounts stipulated by City ordinance. (VMC, Section 15.12.090)
- PW16. **INSTALL IMPROVEMENTS.** Prior to occupancy/final building inspection, install the improvements required by the **Department of Public Works** including but not limited to streets and utilities.
- PW17. **SIDEWALK REPAIR.** Prior to occupancy/final building inspection, remove and replace any broken curb, gutter, sidewalk or driveway approach as directed in the field by the **City Engineer**. (VMC, Section 10.04).
- PW18. **N/A.**
- PW19. **N/A.**
- PW20. **N/A.**
- PW21. **SIGNAL INTERCONNECT CABLES.** There may be fiber optic and /or copper signal inter connect cables located at the edge of the roadway or under the sidewalk. The plans should address either the relocation of these cables or a note should be made of the cable location. A warning should be included on the plans stating that if the cable damaged, the entire length of the cable between the two nearest hubs will be will be replaced by the contractor unless otherwise authorized by the City Engineer.
- PW22. **ADA COMPLIANCE WITHIN CITY ROW.** In order to ensure ADA compliance within any and all City ROW, ADA compliance will be addressed in accordance to the state government and federal codes: HEALTH AND SAFETY CODE DIVISION 13 PART 5.5.

ACCESS TO PUBLIC ACCOMMODATIONS BY PHYSICALLY HANDICAPPED PERSONS [19955 - 19959.5] (Part 5.5 added by Stats. 1969, Ch. 1560.)
http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=13.&title=&part=5.5.&chapter=&article=
GOVERNMENT CODE DIVISION 5 CHAPTER 7 ACCESS TO PUBLIC BUILDINGS BY PHYSICALLY HANDICAPPED PERSONS [4450 – 4461] (Chapter 7 added by Stats. 1968, Ch. 261.)
http://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=GOV&division=5.&title=1.&part=&chapter=7.&article=
FEDERAL AMERICAN WITH DISABILITIES ACT OF 1990
https://www.ada.gov/2010_regs.htm

E. FIRE PREVENTION

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

1. In accordance with the 2016 California Fire Code 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. (Boiler Room)
2. A flush-mounted (recessed) Knox Box (key box) mounted no higher than 5 feet above the finished floor containing appropriate keys for emergency Fire Department access shall be provided. The minimum size box is the 3200 series with a hinged door and recessed mounting kit. The tamper kit is not required, box color may be any of the Knox options. It takes approximately two weeks for delivery. For more information call the Fire Prevention Division at (707) 658-4565 or visit www.knoxbox.com
3. Keys for the Knox Box entry system required by the Fire Department shall be attached to durable tags with permanent marking identifying the door(s) or lock(s) that the key functions with. i.e. "MASTER" or "MECHANICAL ROOM". Keys shall include the Oddfellows building.
4. Prior to final inspection, 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. Final installation measures and identification signage shall be approved in the field by the Fire Department prior to final inspection.
6. All interior curtains and decorations, including stage dressings, shall be Flame Retardant treated in accordance with the California Code of Regulations Title 19 Article 8 and 9 and the 2016 California Fire Code Chapter 8. Due prior to final inspection.

7. Means of egress illumination shall be provided and maintained at any time the building is occupied. The means of egress shall be illuminated of not less than 1 foot candle power and shall be approved by the Fire Prevention Division prior to sign-off of the final inspection.
8. Emergency exit lighting shall be provided at or near all exits and as designated by the Fire Marshal. Final exit lighting shall be approved by the Fire Marshal prior to sign-off of the final inspection.
9. In accordance with the 2016 California Fire Code Chapter 10, all emergency lighting and exit signs lights shall have two separate sources of power.
10. In accordance with California Fire Code Section 605.6, All open junction boxes and open wiring splices shall be covered with an approved cover.
11. A fire alarm system is required for this building, please submit two sets of fire alarm plans and obtain permit from the Fire Marshal's Office prior to installation. Please include listed device selections cut sheets. Fire Alarm System's must be designed and installed by a C-10 Licensed Contractor or be certified as a Fire/Life Safety Technician on all systems that exceed 100VA.
12. Provide 5 year service certification of the existing partial fire sprinkler system or remove non-required system.
13. Obtain Building Permit and inspection approval for the existing electrical, mechanical, and plumbing systems.
14. Label all utility main shut off gas valves and electrical breakers.
15. Label all curcuit breakers for their intending use in all electrical panals. Due prior to final inspection.
16. Provide a California Building Code approved illuminated exit sign over all required exits. Due prior to final inspection.
17. In accordance with the 2016 California Fire Code Chapter 10, provide directional exit signage as needed. Due oprior to final inspection.
18. All buildings shall comply with California Building Code, Chapter 10 Means of Egress requirments. Including but not limited to; exit signs, exit doors, exit hardware and exit illumination.
19. All board up material and non-conforming locking devices shall be rmoved from the exit openings.
20. Provide certification from a California Professional Licensed Engineer certifying the fire escape system is in good working order or install an exit staircase that meets Building Code requirements.

21. Remove all combustible materials out of the means of egress exit area.
22. Provide ROOF ACCESS sign.
23. Prior to final inspection, post an occupant load sign in a conspicuous place near the main exit from all rooms designated as "Assembly Areas". The sign shall read as follows:

Maximum Occupants;

General_____ (Calculations shall be provided by the Architect)
24. Businesses will require an annual fire department permit for "Places of Assembly" A permit fee of \$386.00 will be due and payable annually.
25. A final inspection is required from the Fire Department.

F. WATER DIVISION

Staff Contact: Rosaly Zambrana, (707) 648-4305, rosaly.zambrana@cityofvallejo.net

1. Building plans shall indicate the location of existing water services (meter, plumbing), proposed new meter and backflow. Backflow access shall not be restricted by fencing, partitions, or landscaping. Please provide a utility plan showing the size and location of the existing water main and other utilities to avoid any conflicts with the position of the new meter and backflow assemblies.
2. Existing 1 ½" water meter shall be reactivated.
3. Application and payment to City of Vallejo Water Department will be assessed and required before Building Permit is approved.

LIST OF DRAWINGS

ARCHITECTURAL

- A-1 Title, Site Plan, Code Analysis, List of Drawings, Notes
- A-2 Existing Plans, Accessibility Standards
- A-3 First Floor Plan, Partial Plan & Elevations
- A-4 Second Floor Plan, Partial Plan & Elevations
- A-5 Third, Balcony & Partial Floor Plans, Elevations
- A-6 Partial Third Floor Plan, Stair Plans, Elevations & Details
- A-7 Elevator Plan & Section, Lift Plans & Elevations, Stairfront Elevation, Vanity & Railing Details
- A-8 First & Second Floor Ceiling/Lighting Plans
- A-9 Third Floor Ceiling/Lighting Plans, Details
- A-10 Door Schedule, Outline Specs, Notes and Room Finishes

STRUCTURAL

- SO.1 Specifications and Notes
- S-1 First Floor Plan & Trash Enclosure Details
- S-2 Second Floor Plan & Sections
- S-3 Third Floor Plan, Lift & Elevator Details
- S-4 Roof Plan & Details
- S-5 Stair Plans & Details
- S-6 Steel Details & Sections

CIVIL

- C-1 Existing Site Plan
- C-2 Proposed Site Plan
- C-2.1 Proposed Parking Imporvement Plan
- C-3 Proposed Drainage Plan
- C-4 City Standard Details
- C-4.1 City Standard Details
- C-4.2 Site Details
- C-5 Site Accessibility Details

MECHANICAL

- MO.1 Legends, Notes, Schedules
- MO.2 Mechanical Specifications
- M2.1 First Floor HVAC Plan
- M2.2 Second Floor HVAC Plan
- M2.3 Third Floor HVAC Plan
- M2.4 HVAC Roof Plan
- M3.1 Mechanical Details
- M3.2 Mechanical Details

ELECTRICAL

- SE-1 Site Plan Electrical
- SE-2 Single Line Siagram and Notes
- SE-3 Switchgear Drawings
- EO.1 Electrical Legend, Lighting Fixture Schedule
- EO.1B Details and Lighting Fixture Schedule
- EO.2 Electrical Specifications
- EO.3 Dimmer Lighting Controls
- EO.4 Dimmer Lighting Controls
- EO.5 Vive System Cut Sheets
- EO.6 Vive System Cut Sheets
- E2.1 First Floor Power and Signal Plan
- E2.2 Second Floor Power and Signal Plan
- E2.3 Third Floor Power and Signal Plan
- E2.4 First Floor Lighting Plan
- E2.5 Second Floor Lighting Plan
- E2.6 Third Floor Lighting Plan
- E2.7 Electrical Roof Plan
- E3.1 Single Line Diagram and Panel Schedules
- E3.2 Panel Schedules

PLUMBING

- PO.1 Plumbing Legend, Notes and Schedules
- PO.2 Plumbing Specifications
- P2.1 First Floor Waste and Vent Plumbing Plan
- P2.2 Second Floor Waste and Vent Plumbing Plan
- P2.3 Third Floor Waste and Vent Plumbing Plan
- P2.4 First Floor Hot and Cold Water and Gas Piping Plan
- P2.5 Second Floor Hot and Cold Water and Gas Piping Plan
- P2.6 Third Floor Hot and Cold Water and Gas Piping Plan
- P2.7 Plumbing Roof Plan
- P3.1 Plumbing Details

CODE ANALYSIS

BUILDING CONSTRUCTION TYPE: III NON RATED
OCCUPANCY TYPE: A-2 AND B
OCCUPANT LOAD:
FIRST FLOOR: 60
SECOND FLOOR: 117
THIRD FLOOR: 395
BALCONY: 130
TOTAL 702 PEOPLE

TOTAL BUILDING SQUARE FOOTAGE = 29,500 SF

REQUIRED PLUMBING FIXTURES

FIRST FLOOR:
PER 2016 CALIFORNIA PLUMBING CODE, TABLE A FOR GROUP B OCCUPANCY
OCCUPANT LOAD: 5,450 SF/200 = 30 OCCUPANTS
PER TABLE 422.1

	REQUIRED	PROVIDED
15 WOMEN	1 TOILET	2 TOILETS
	1 LAV	2 LAVS
15 MEN	1 TOILET	1 TOILET
	1 URINAL	1 URINAL
	1 LAV	2 LAVS
	1 HI/LOW DF	1 HI/LOW DF

SECOND FLOOR:
PER 2016 CALIFORNIA PLUMBING CODE, TABLE A FOR GROUP B OCCUPANCY
OCCUPANT LOAD: 5,320 SF/200 = 26 OCCUPANTS
PER TABLE 422.1

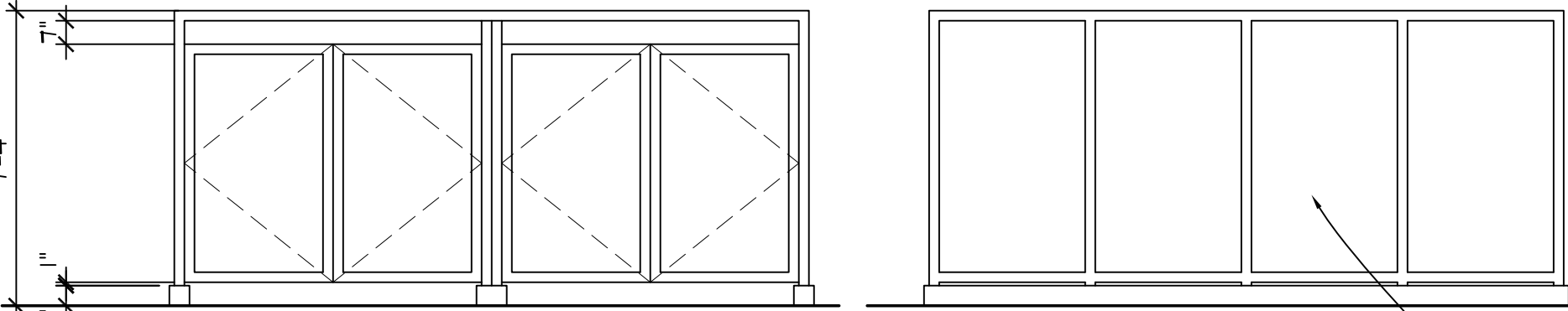
	REQUIRED	PROVIDED
13 WOMEN	1 TOILET	2 TOILETS
	1 LAV	2 LAVS
13 MEN	1 TOILET	1 TOILET
	1 URINAL	1 URINAL
	1 LAV	2 LAVS
	1 HI/LOW DF	1 HI/LOW DF

THIRD FLOOR (+ MEZZANINE + SECOND FLOOR BAR):
PER 2016 CALIFORNIA PLUMBING CODE, TABLE A FOR GROUP A-2 OCCUPANCY
OCCUPANT LOAD: 8,820 SF/30 = 294 OCCUPANTS

	REQUIRED	PROVIDED
147 WOMEN	4 TOILETS	6 TOILETS
	4 LAVS	4 LAVS
147 MEN	3 TOILETS	3 TOILETS
	3 URINALS	3 URINALS
	3 LAVS	3 LAVS
	1 HI/LOW DF	1 HI/LOW DF

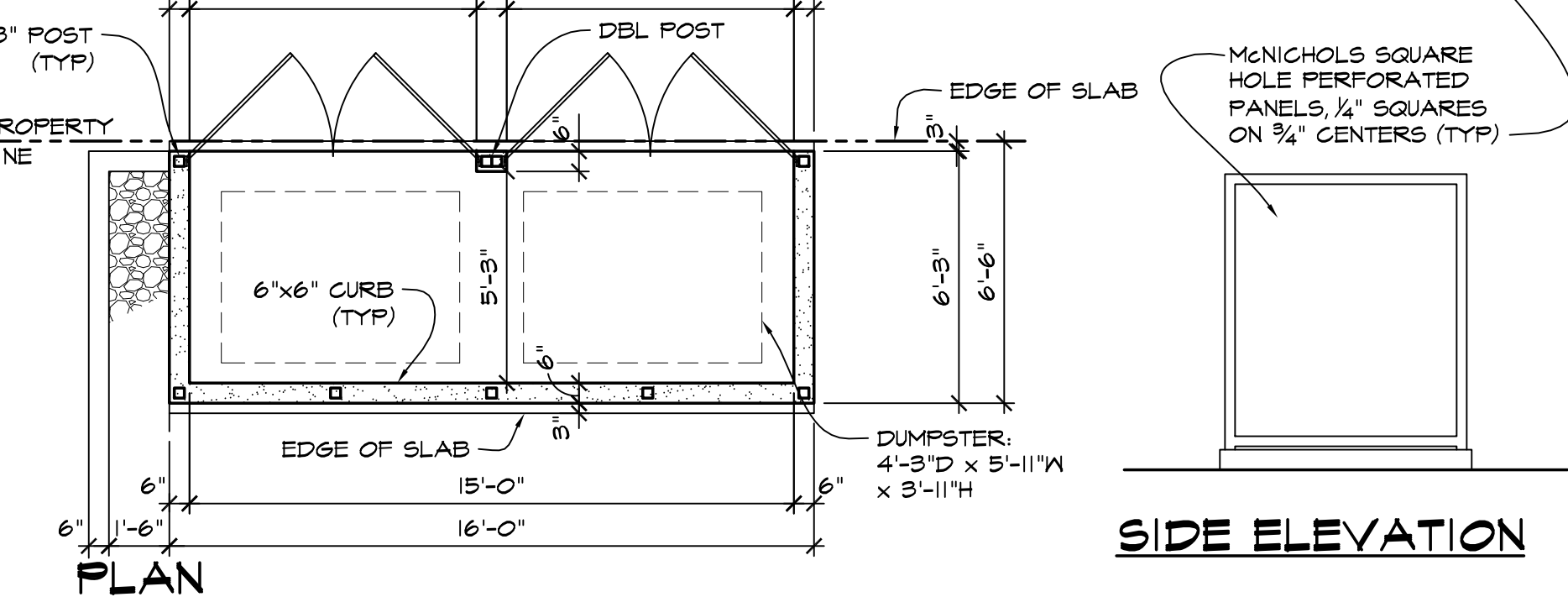
GENERAL NOTES

1. Verify all conditions and dimensions at site. Bring all discrepancies to the attention of the Architect before proceeding with the work.
2. Any errors or omissions found in the documents should be brought to the immediate attention of the Architect. Do not proceed without Architect's authorization.
3. Architect is not responsible for the means, methods or sequences of construction, job safety nor for contractors' errors.
4. Do not scale drawings. Written dimensions take precedence over scaled dimensions.
5. All dimensions are clear dimensions, unless otherwise noted.
6. Architect shall have no responsibility for the discovery, presence, testing, handling, removal or disposal of, or exposure of persons to hazardous materials of any form at the project site.
7. Provide metal backing for all wall attachments.
8. For Miscellaneous Notes, See A-10



FRONT ELEVATION

REAR ELEVATION



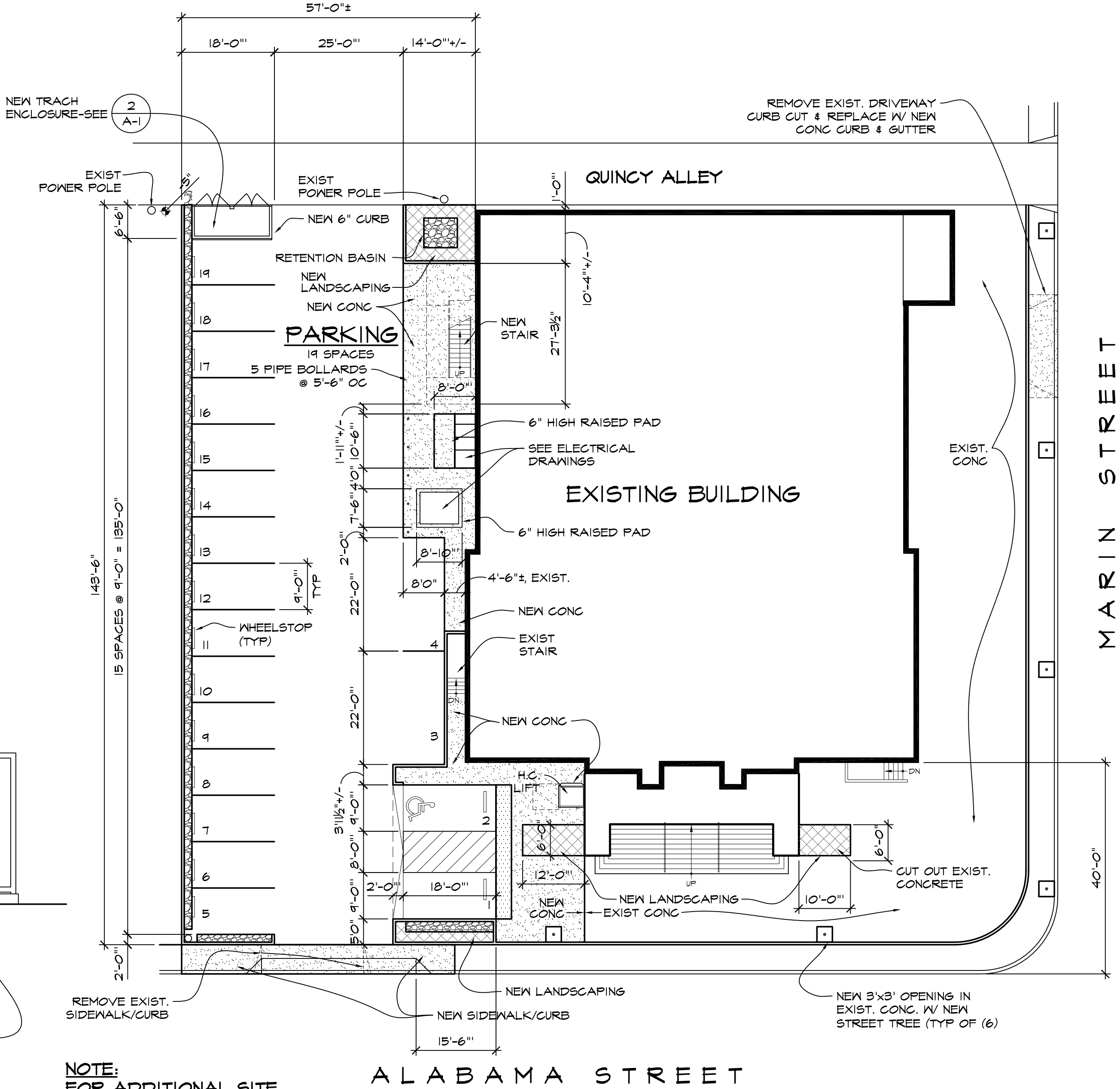
PLAN

SIDE ELEVATION

2 TRASH ENCLOSURE

1/4" = 1'-0"

BUILDING REMODEL FOR
THE ARMADA EVENT CENTER
444 ALABAMA STREET, VALLEJO, CA



NOTE:
FOR ADDITIONAL SITE
INFORMATION & DETAILS,
SEE CIVIL ENGINEERING
DRAWINGS

ALABAMA STREET

1 SITE PLAN

1/16" = 1'-0"

JOEL B. CANTOR AIA
ARCHITECT
1385 MISSION STREET, SUITE 310
SAN FRANCISCO, CA 94103
415 957-9755
E MAIL: JCantorAIA@aol.com

REVISIONS:

BUILDING REMODEL FOR
THE ARMADA EVENT CENTER
444 ALABAMA STREET, VALLEJO, CA

TITLE, CODE
ANALYSIS, SITE
PLAN, LIST OF
DRAWINGS, NOTES

DATE MAY 15, 2020

A-1

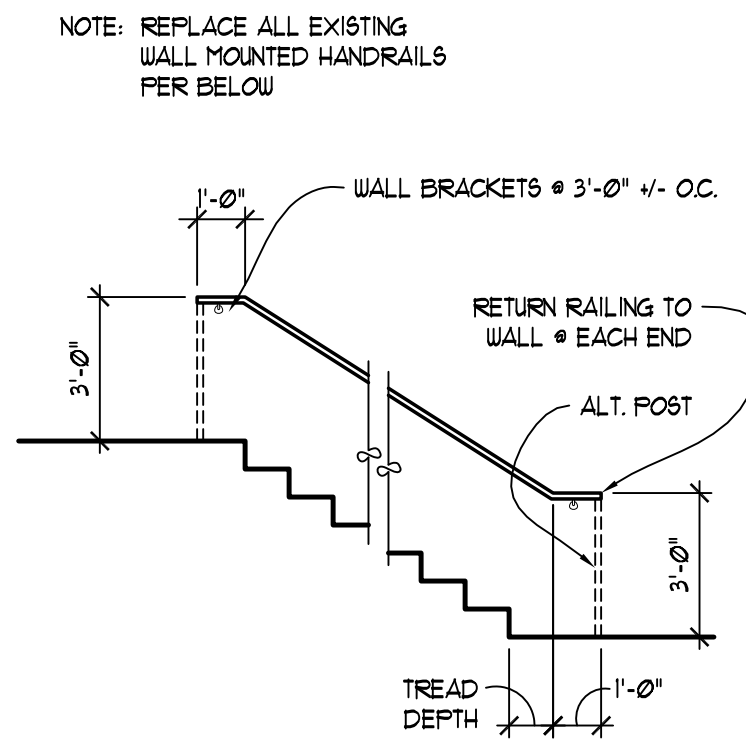
REVISIONS:

BUILDING REMODEL FOR
THE ARMADA EVENT CENTER
444 ALABAMA STREET, VALLEJO, CA

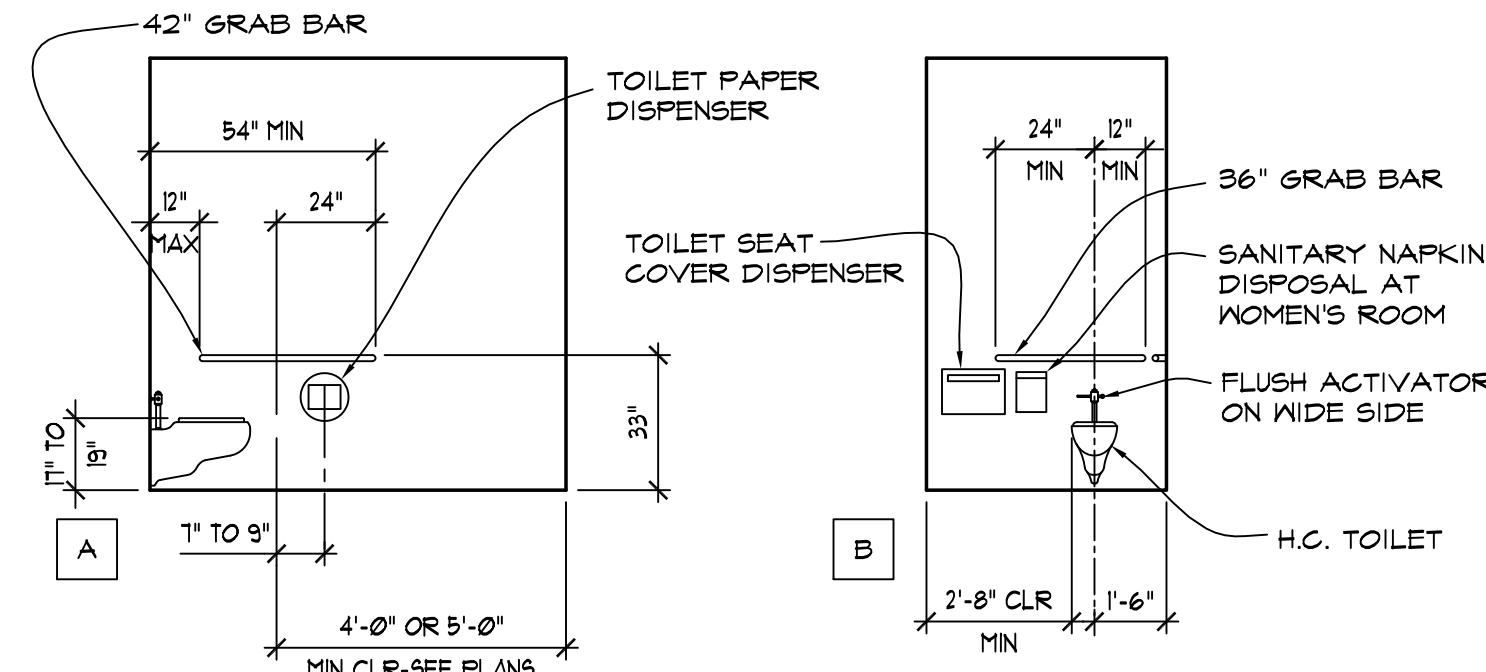
EXISTING PLANS,
ACCESSIBILITY
STANDARDS

DATE MAY 15, 2020

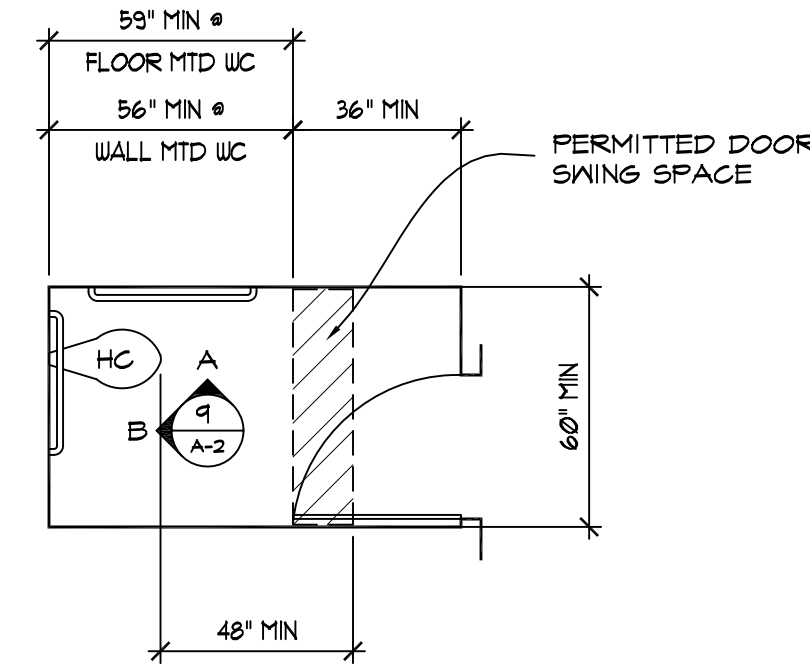
A-2



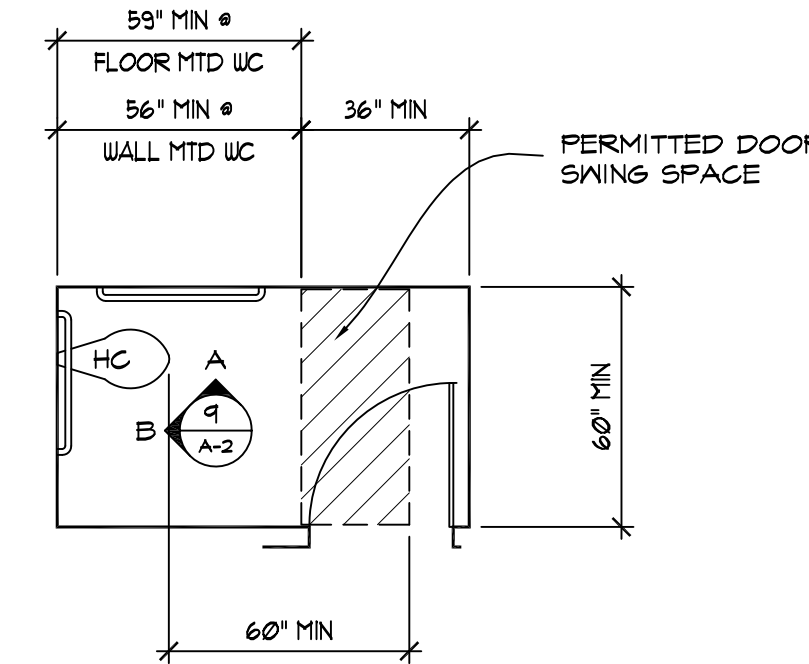
12
A-2
TYPICAL STAIR HANDRAIL
1/4" = 1'-0"



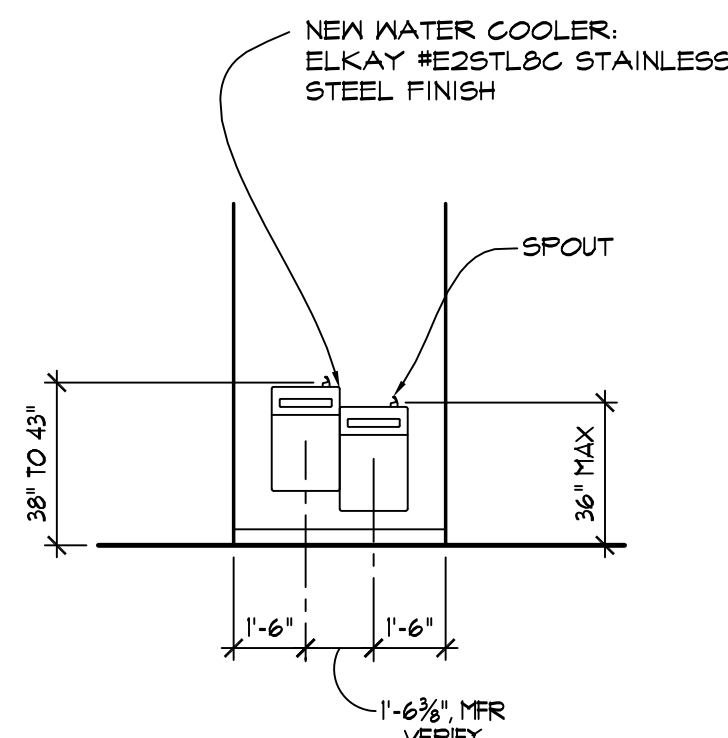
11
A-2
H.C. TOILET COMPARTMENT ELEVATIONS
1/4" = 1'-0"



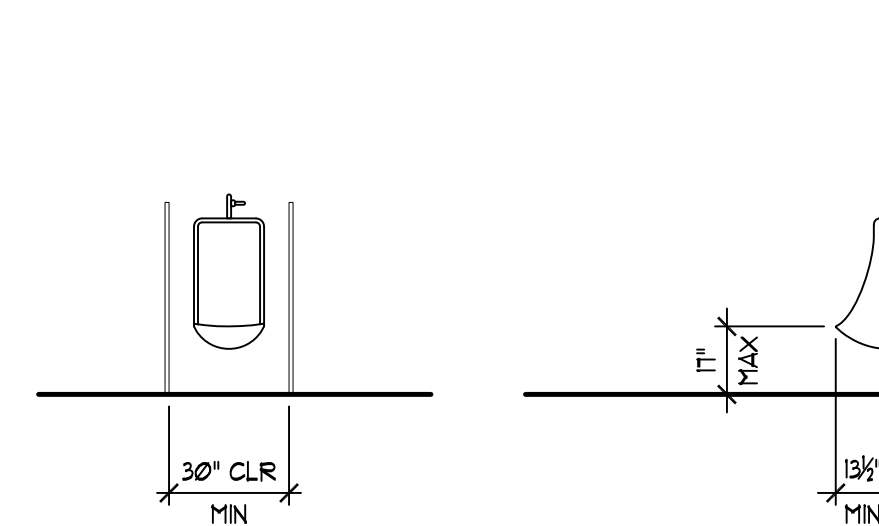
10
A-2
H.C. TOILET COMPARTMENT
END-OPENING DOOR
1/4" = 1'-0"



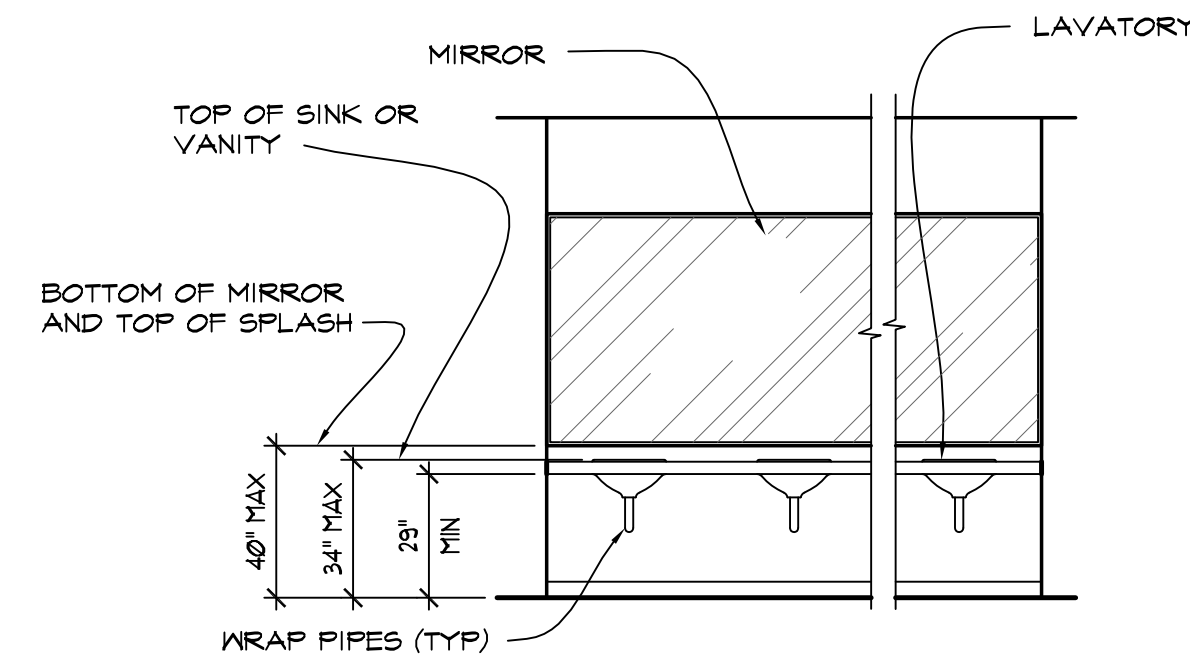
9
A-2
H.C. TOILET COMPARTMENT
SIDE-OPENING DOOR
1/4" = 1'-0"



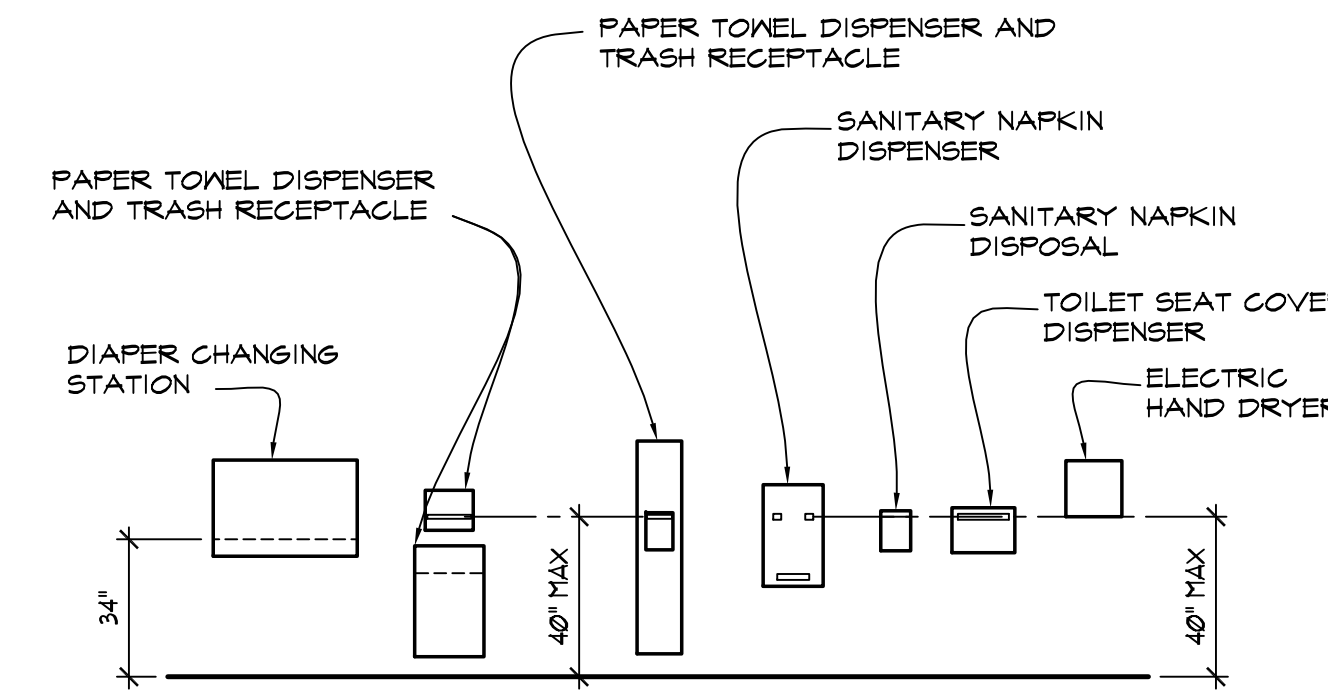
8
A-2
HI-LO DRINKING FOUNTAINS
1/4" = 1'-0"



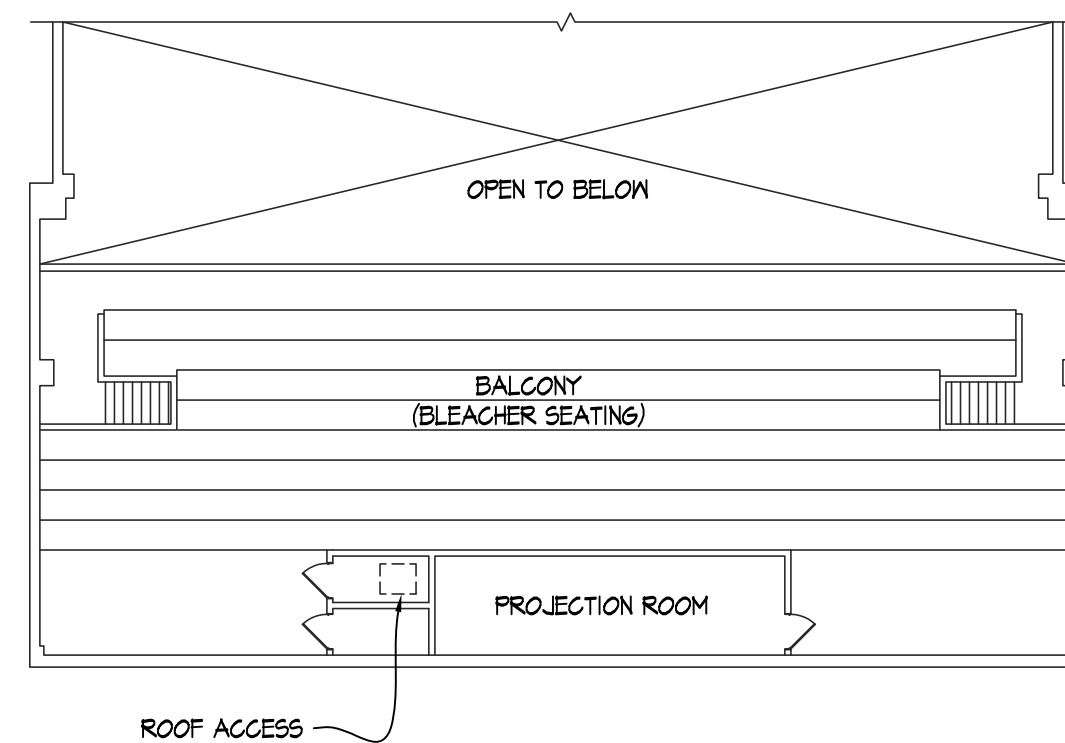
7
A-2
URINAL
1/4" = 1'-0"



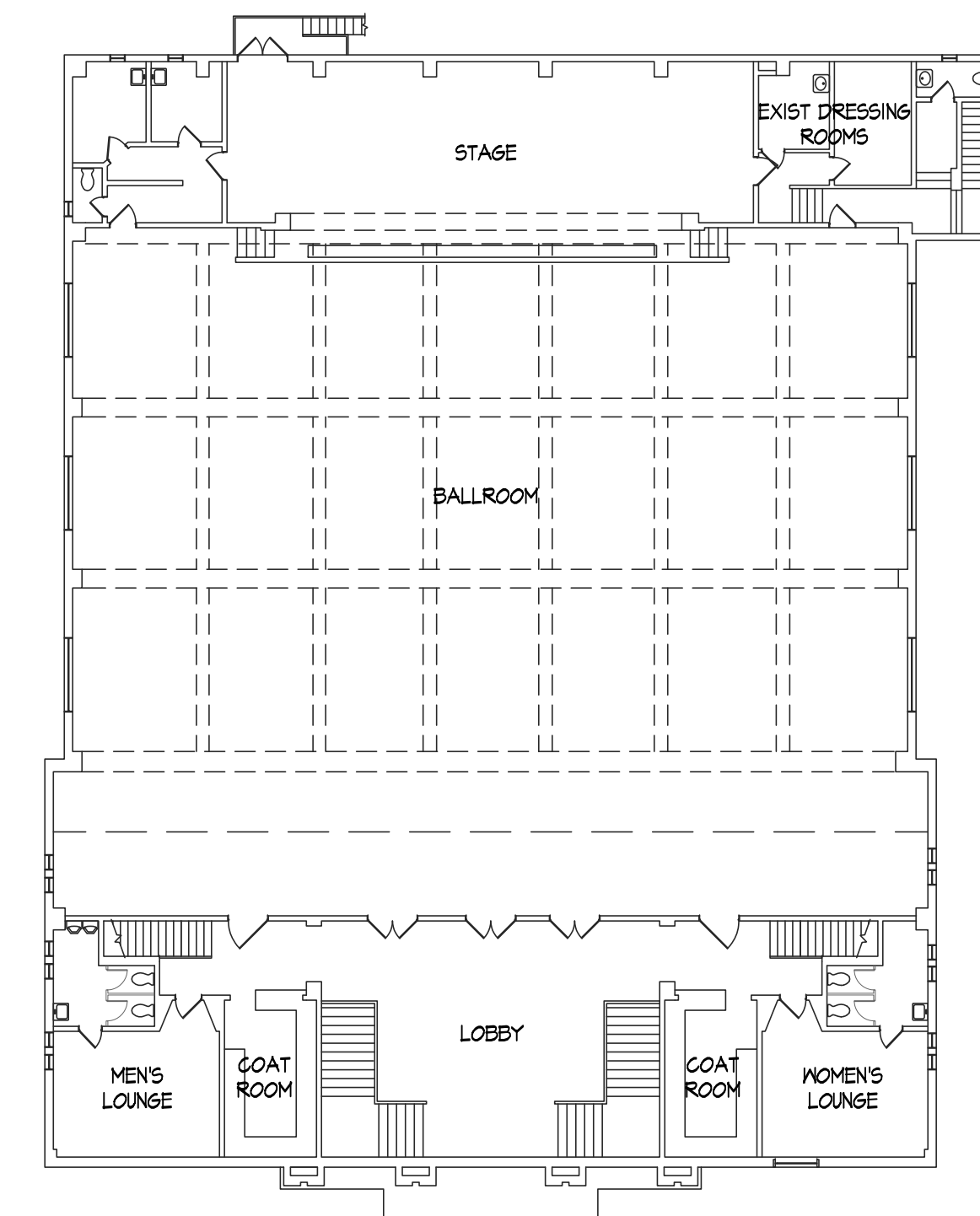
6
A-2
VANITY OR LAVATORY
1/4" = 1'-0"



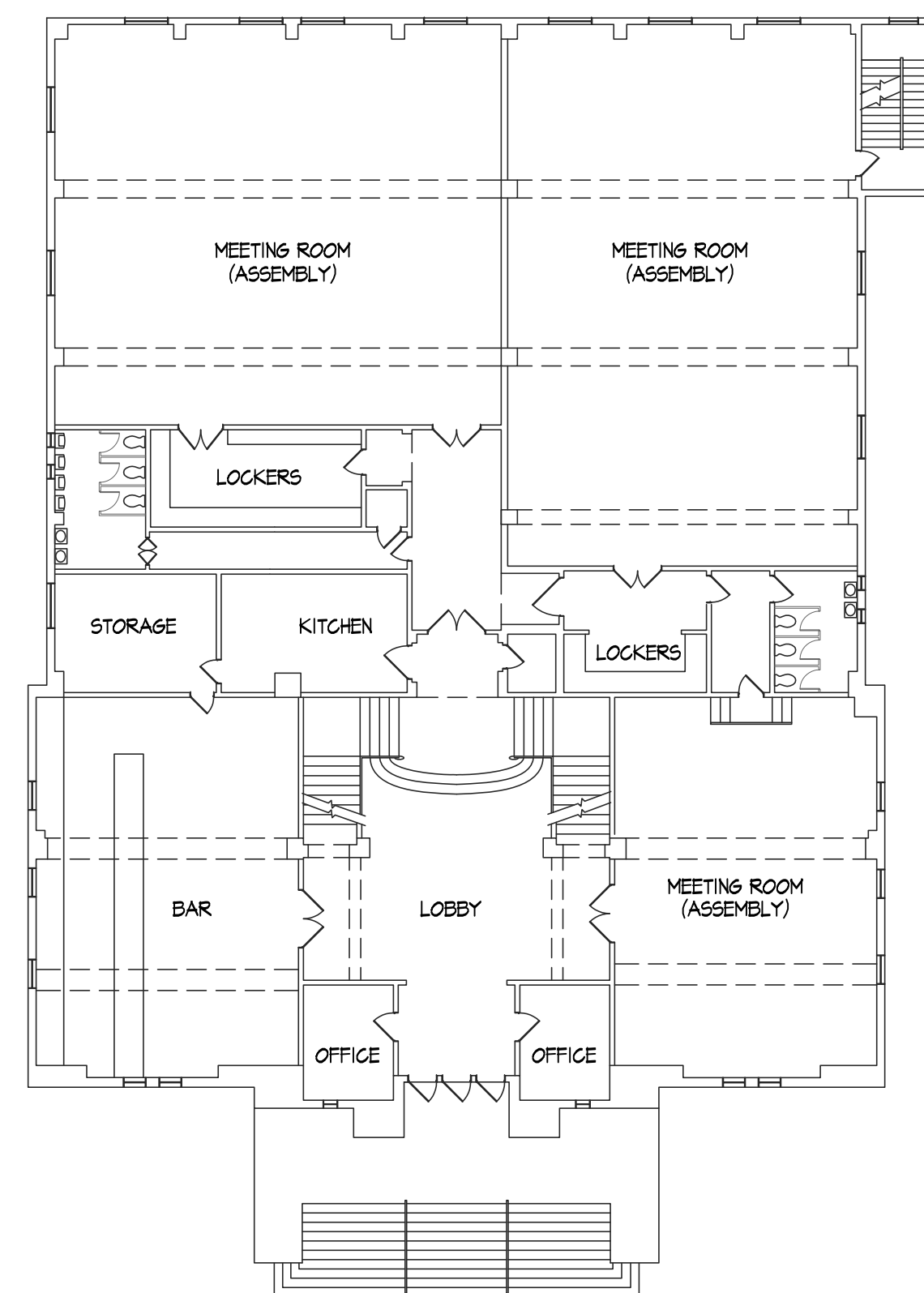
5
A-2
H.C. MOUNTING HEIGHTS
FOR TYPICAL TOILET ACCESSORIES
1/4" = 1'-0"



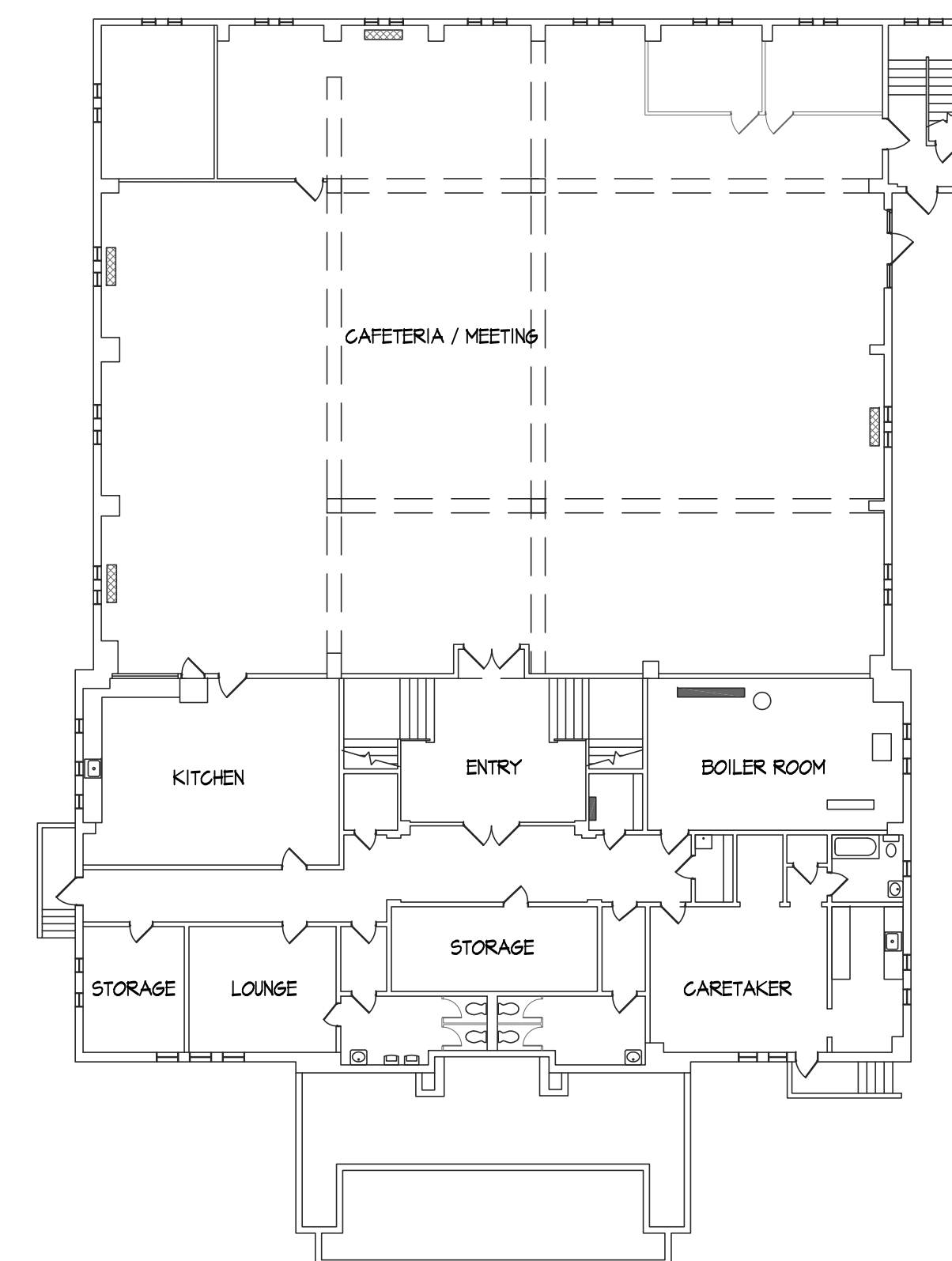
4
A-2
EXISTING BALCONY LEVEL FLOOR PLAN
1/16" = 1'-0"



3
A-2
EXISTING THIRD FLOOR PLAN
1/16" = 1'-0"



2
A-2
EXISTING SECOND FLOOR PLAN
1/16" = 1'-0"



1
A-2
EXISTING FIRST FLOOR PLAN
1/16" = 1'-0"

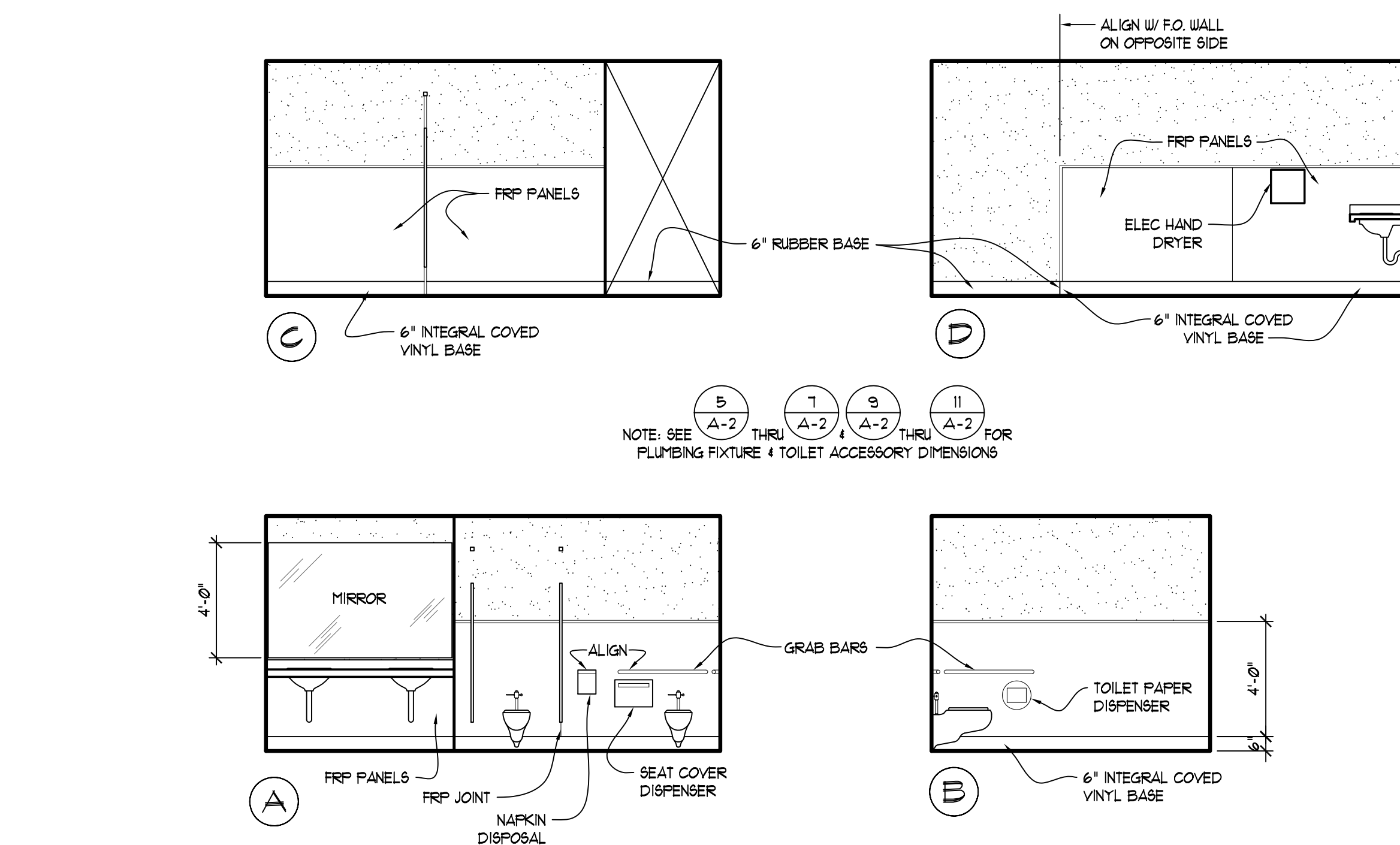
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FIRST FLOOR PLAN,
PARTIAL PLAN &
ELEVATIONS

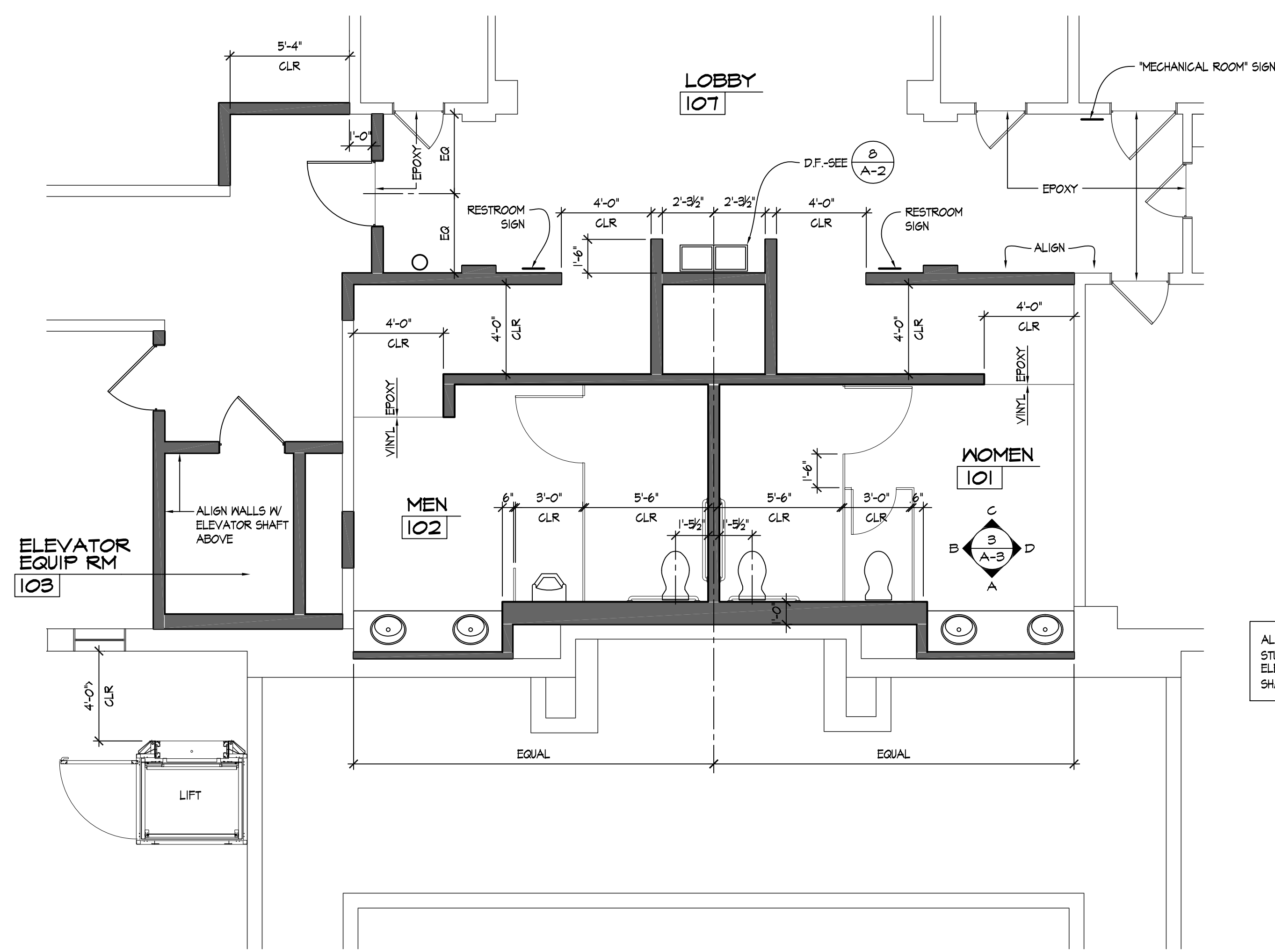
DATE MAY 15, 2020

A-3



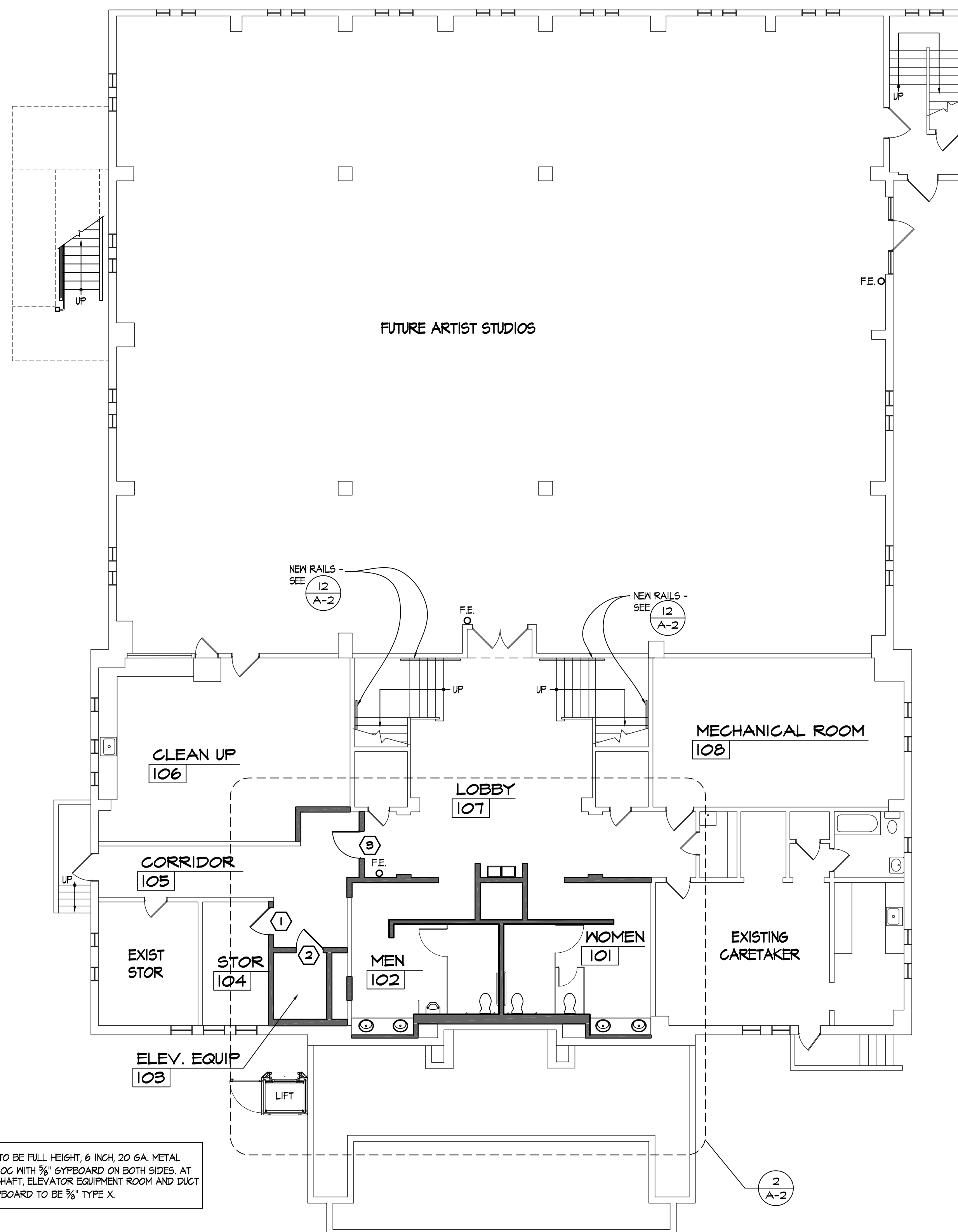
3 RESTROOM #101 ELEVATIONS

1/4" = 1'-0"



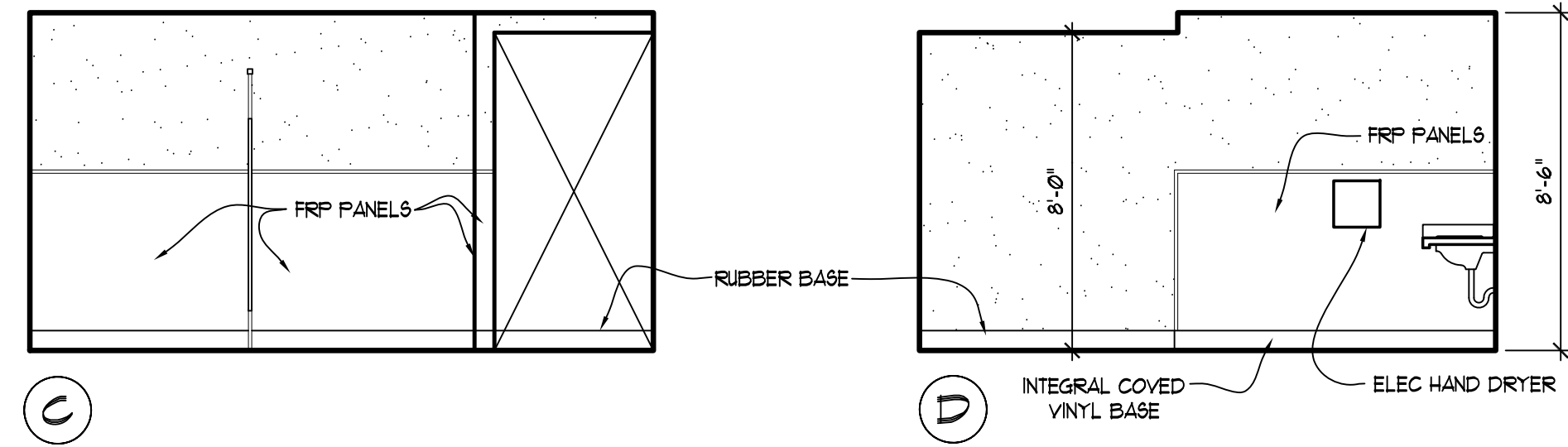
2 FIRST FLOOR PARTIAL PLAN

1/4" = 1'-0"

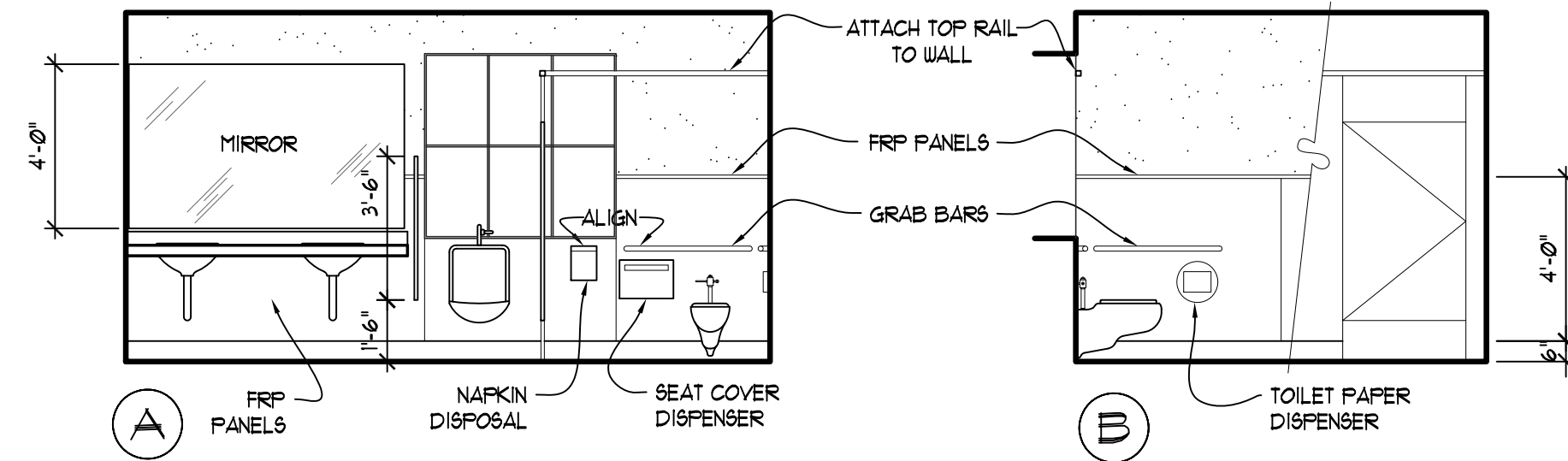


1 FIRST FLOOR PLAN

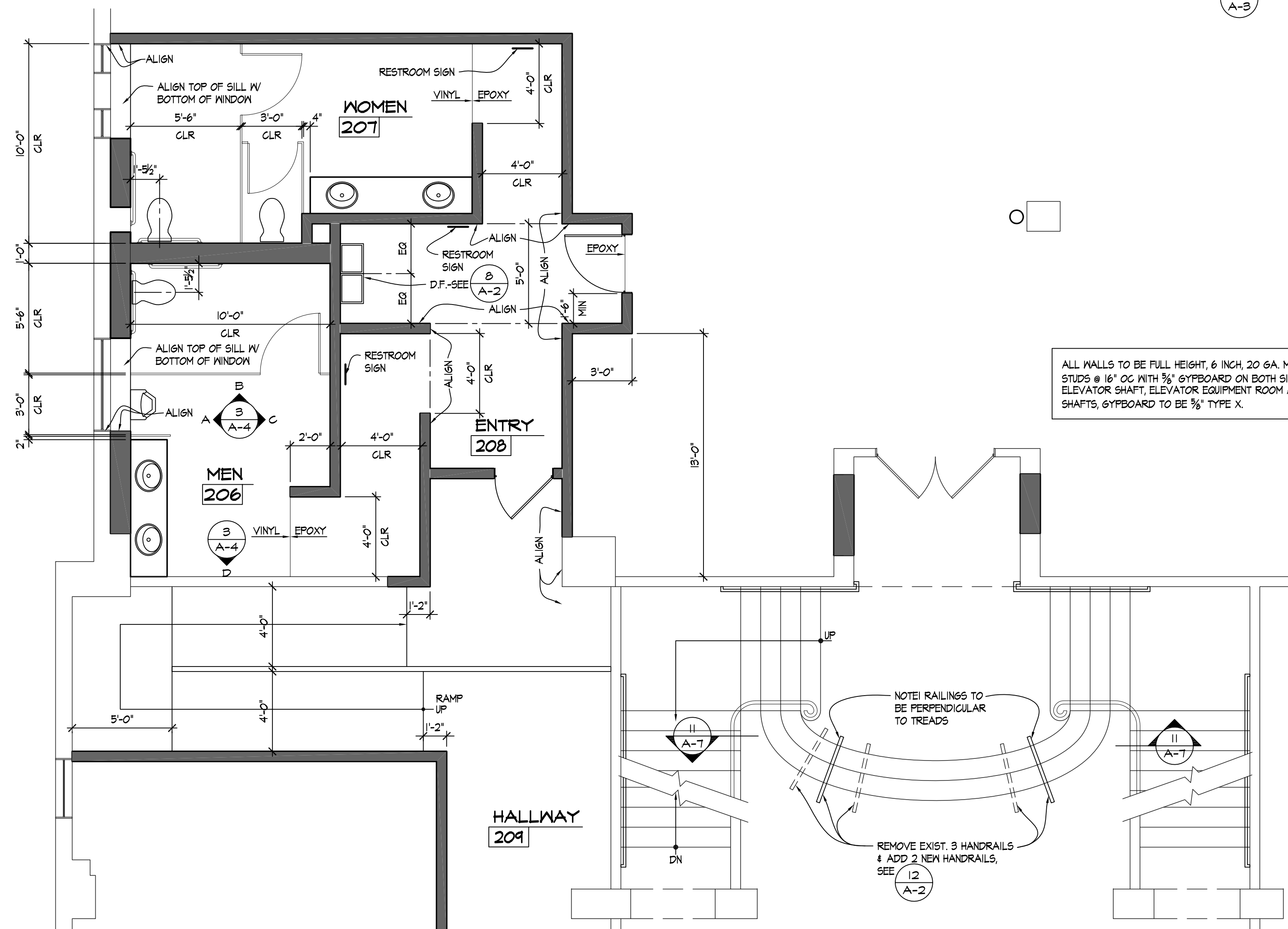
1/8" = 1'-0"



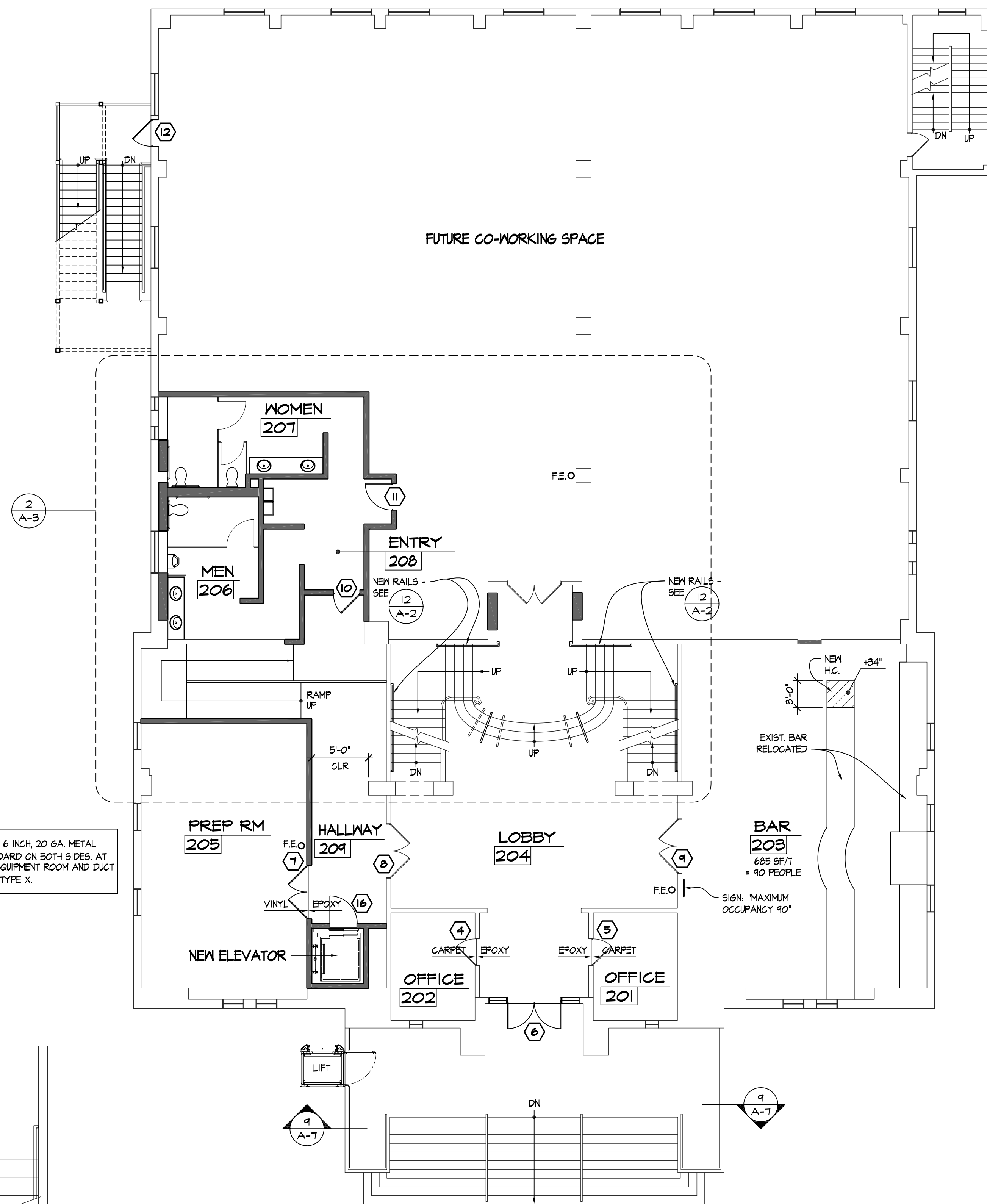
NOTE: SEE 5 A-2 THRU 7 A-2 & 9 A-2 THRU 11 A-2 FOR PLUMBING FIXTURE & TOILET ACCESSORY DIMENSIONS



3 RESTROOM #206 ELEVATIONS
A-4 1/4" = 1'-0"



2 SECOND FLOOR PARTIAL PLAN
A-4 1/4" = 1'-0"



1 SECOND FLOOR PLAN
A-4 1/8" = 1'-0"

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SECOND FLOOR
PLAN, PARTIAL
PLAN & ELEVATIONS

DATE MAY 15, 2020

A-4

REVISIONS:

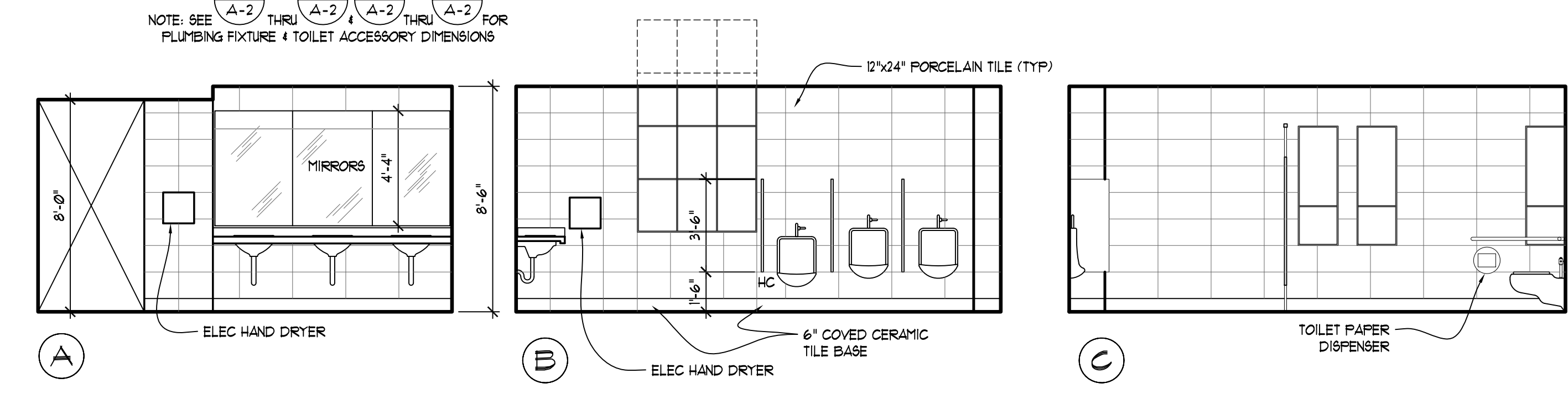
BUILDING REMODEL FOR
THE ARMADA EVENT CENTER
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THIRD, BALCONY &
PARTIAL FLOOR
PLANS,
ELEVATIONS

DATE MAY 15, 2020

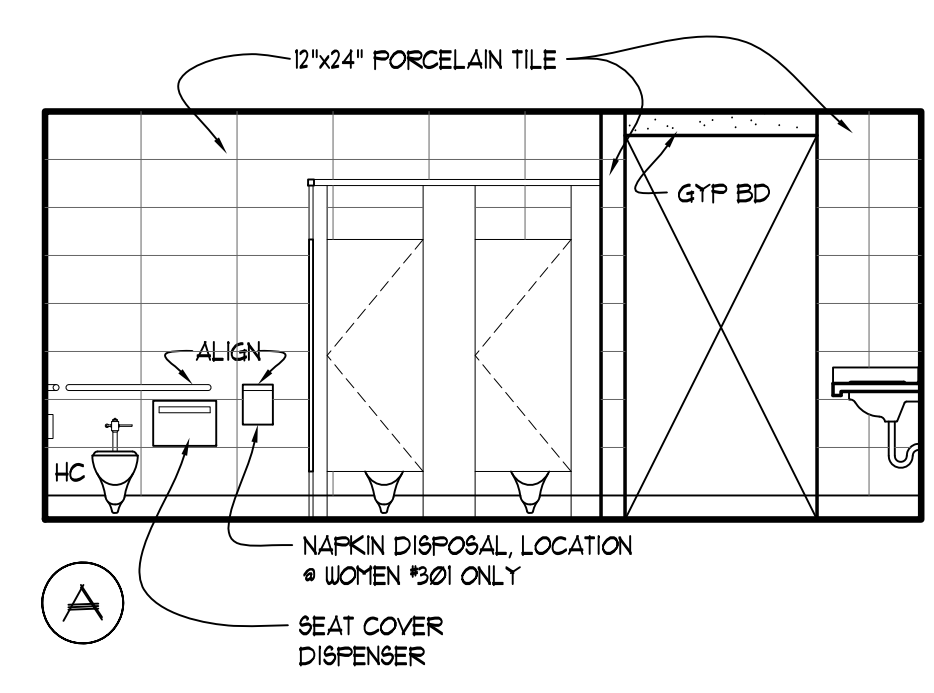
A-5

NOTE: SEE 5 A-2 THRU 11 A-2 FOR
PLUMBING FIXTURE & TOILET ACCESSORY DIMENSIONS



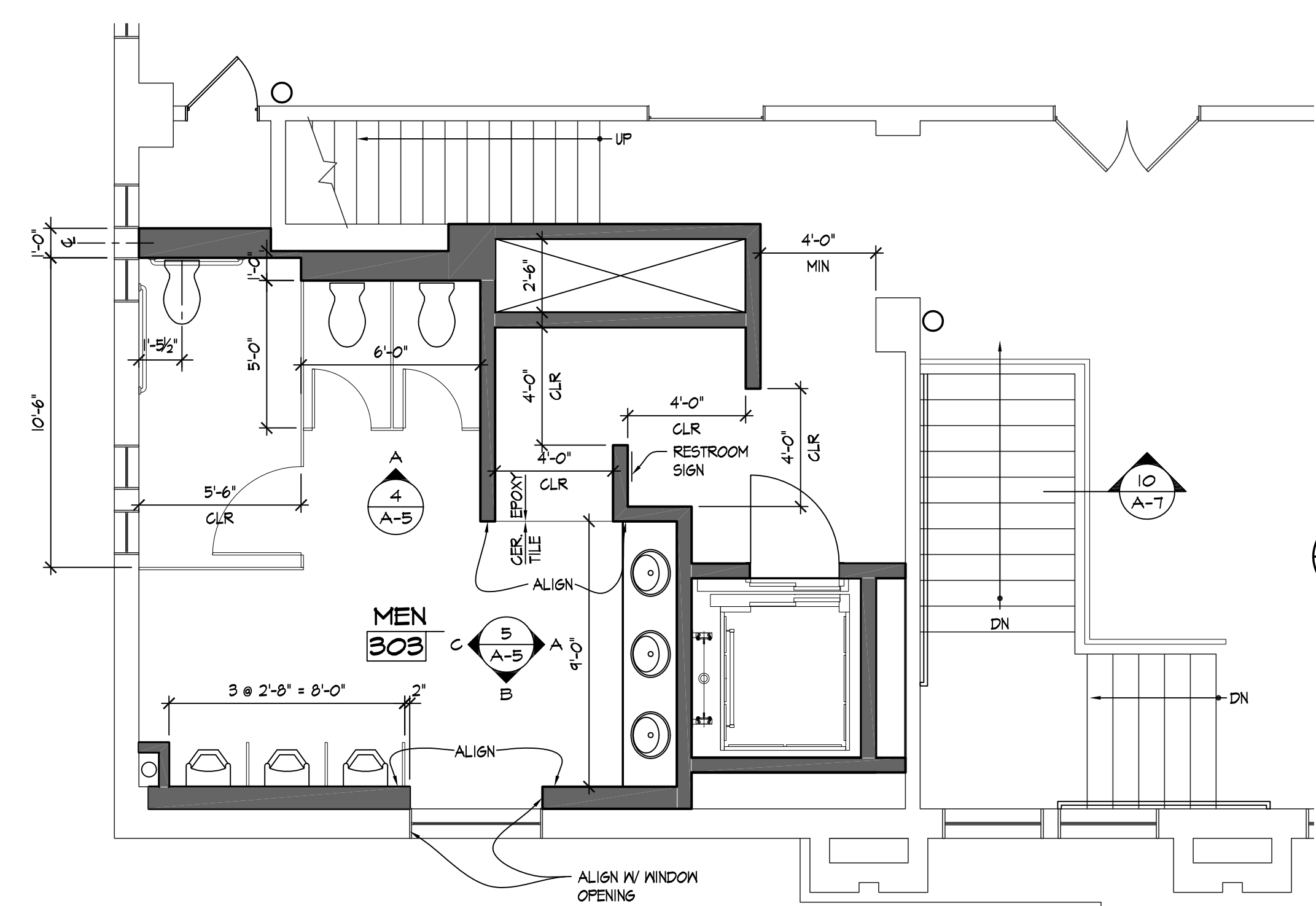
5
A-5 RESTROOM #303 ELEVATIONS
1/4" = 1'-0"

NOTE: SEE 5 A-2 THRU 11 A-2 FOR
PLUMBING FIXTURE & TOILET ACCESSORY DIMENSIONS

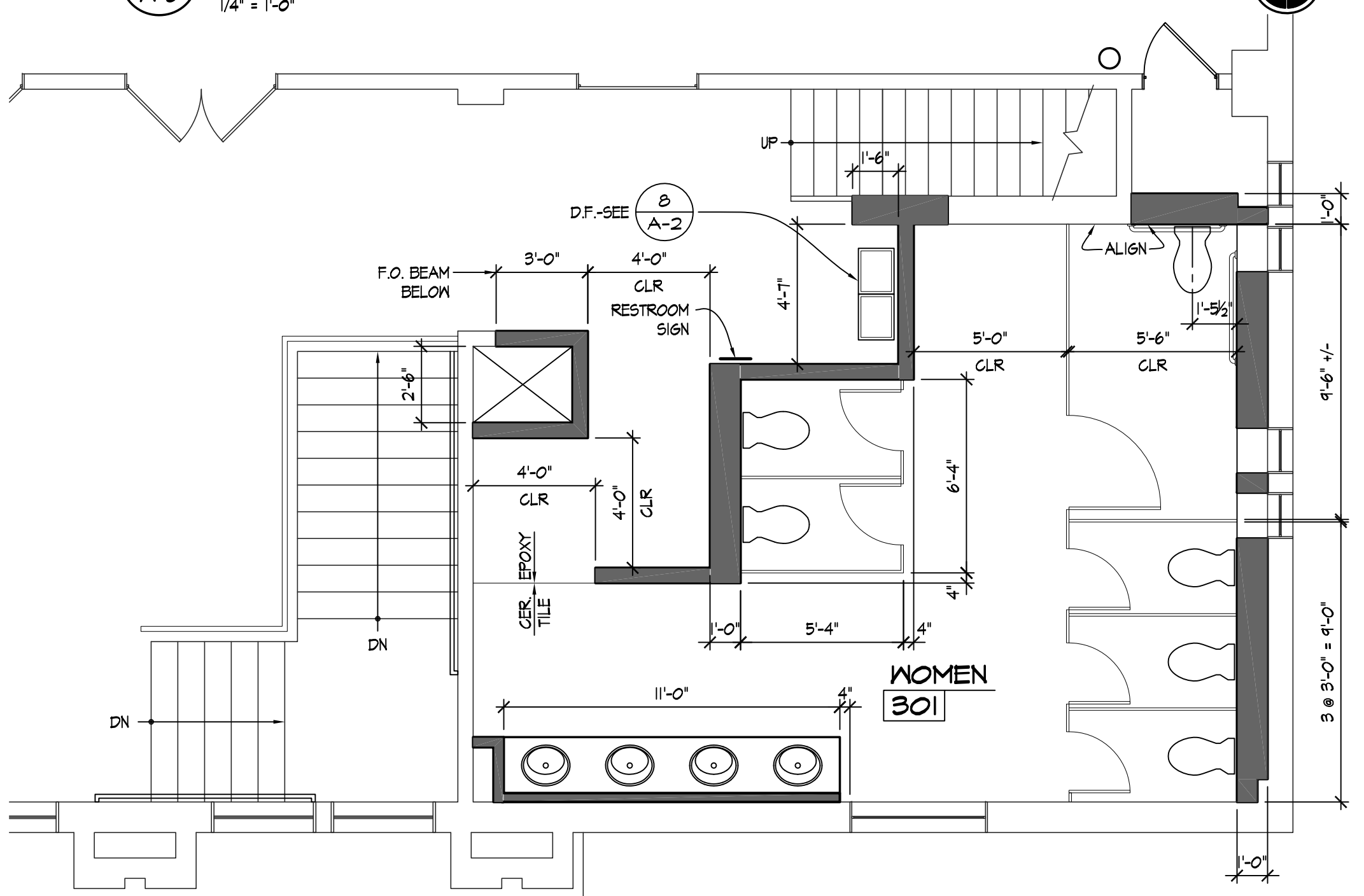


4
A-5 RESTROOM #303 ELEVATIONS
1/4" = 1'-0"

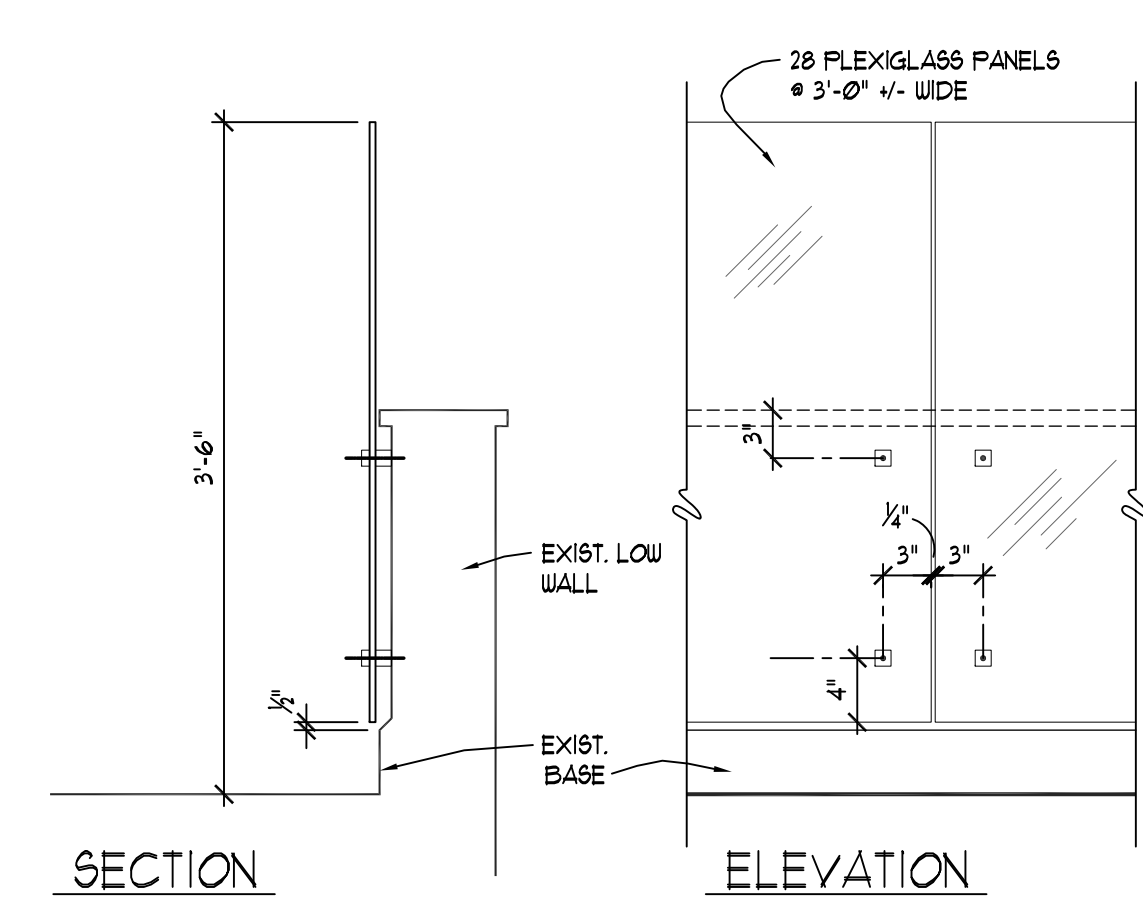
ALL WALLS TO BE FULL HEIGHT, 6 INCH 20 GA. METAL
STUDS @ 16" OC WITH 5/8" GYPBOARD ON BOTH SIDES. AT
ELEVATOR SHAFT, ELEVATOR EQUIPMENT ROOM AND DUCT
SHAFTS, GYPBOARD TO BE 5/8" TYPE X.



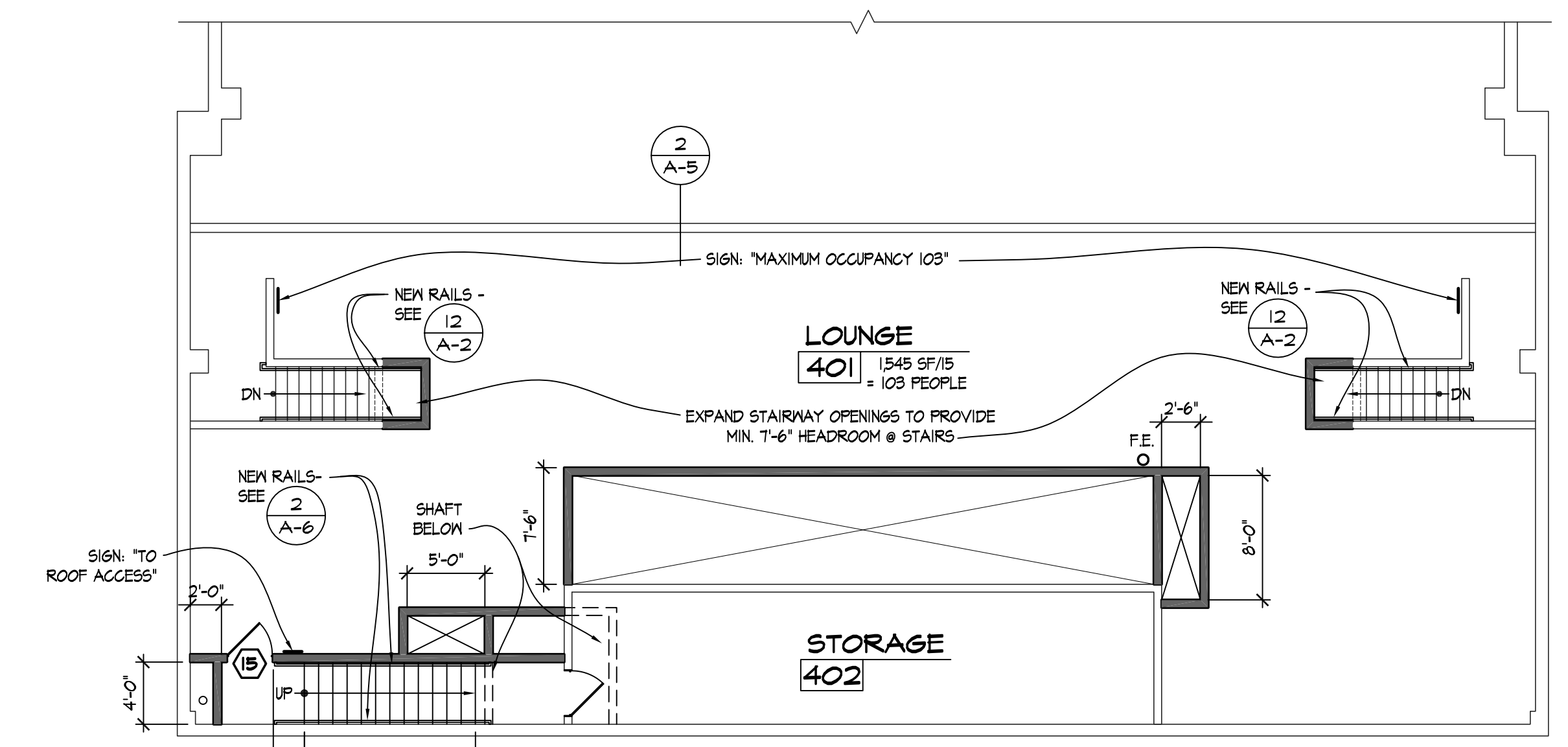
5
A-5 THIRD FLOOR PARTIAL PLAN
1/4" = 1'-0"



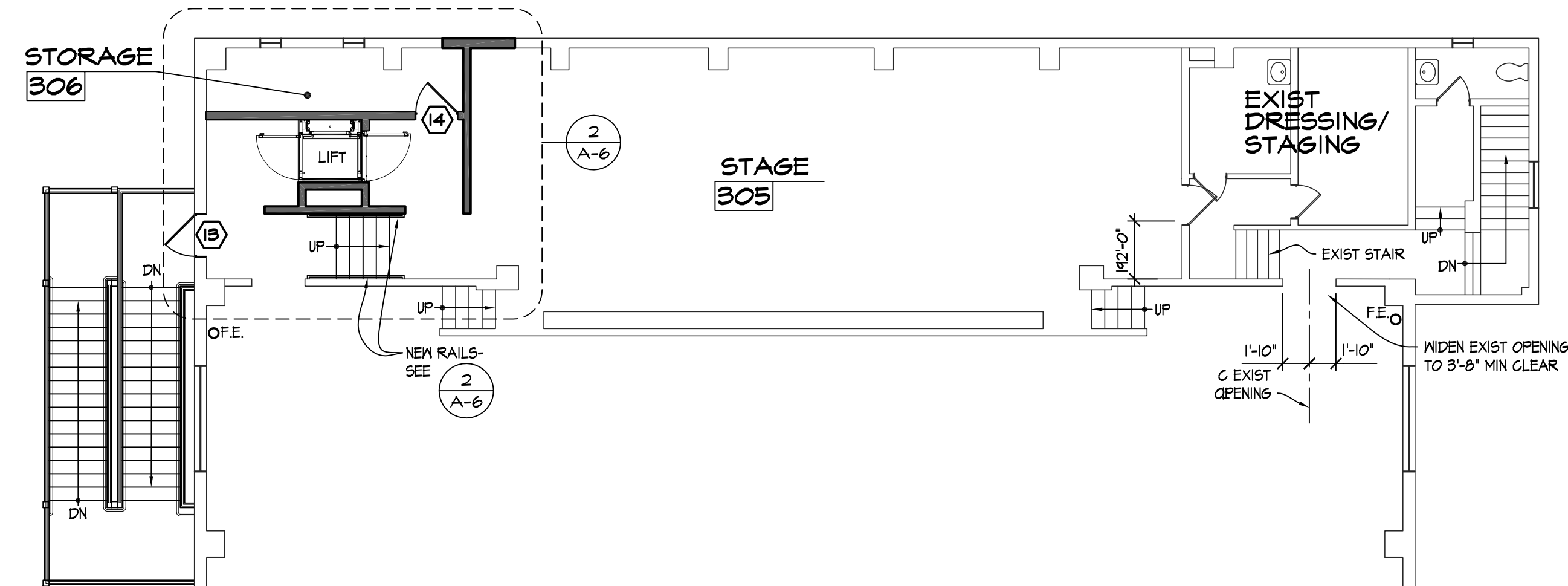
3
A-5 THIRD FLOOR PARTIAL PLAN
1/4" = 1'-0"



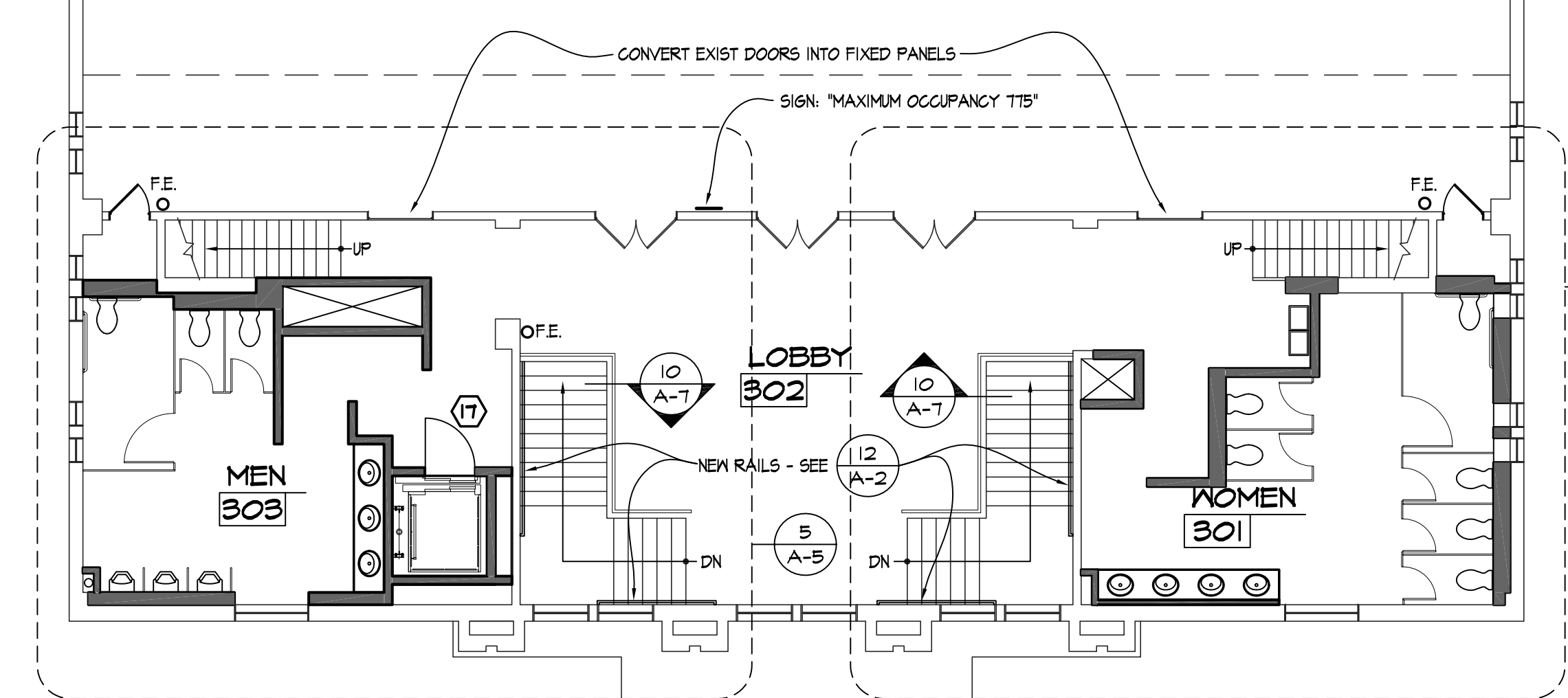
2
A-5 BALCONY RAILING
1" = 1'-0"



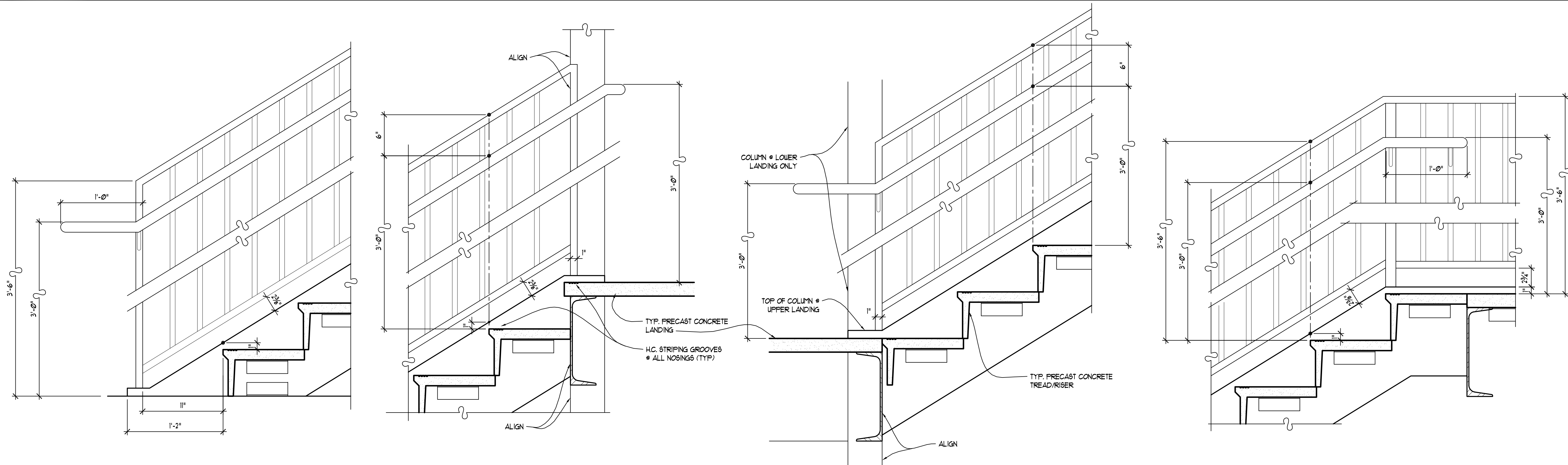
6
A-5 BALCONY LEVEL FLOOR PLAN
1/8" = 1'-0"



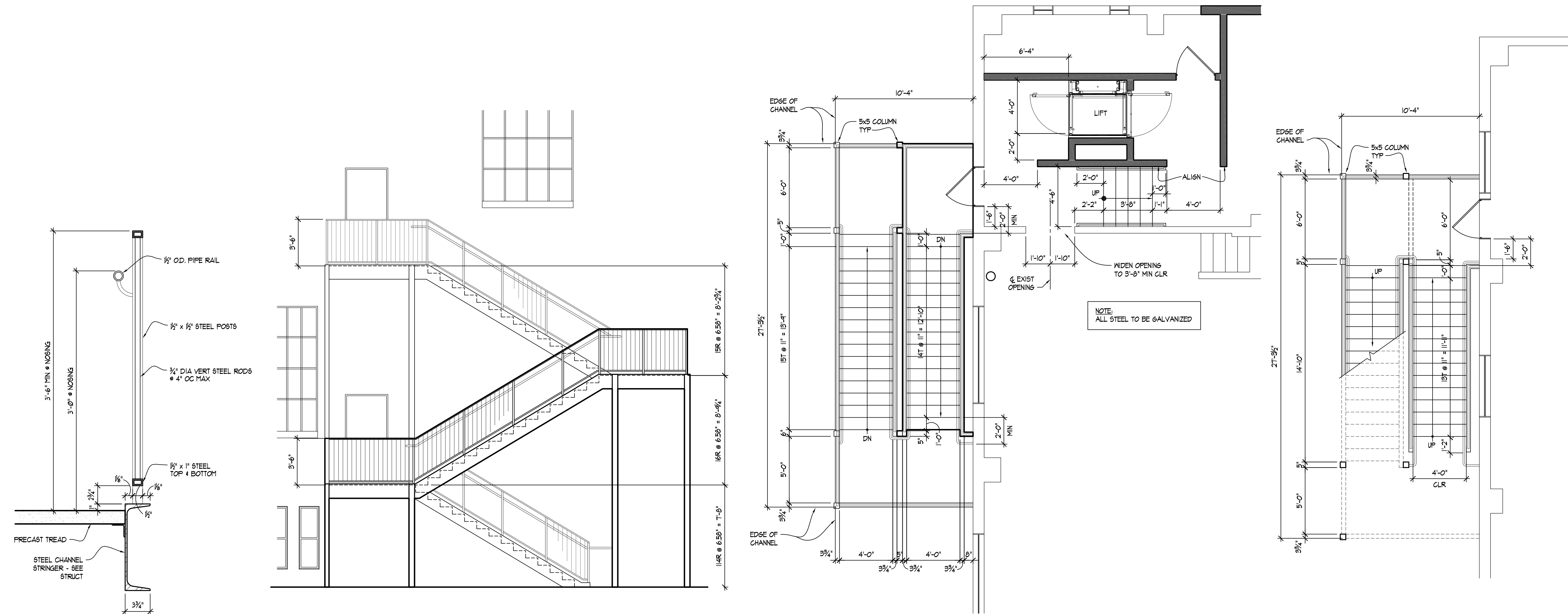
304
BANQUET ROOM
5425 SF/11
= 115 PEOPLE



1
A-5 THIRD FLOOR PLAN
1/8" = 1'-0"



8 DETAIL @ BOTTOM OF STAIR 1/2" = 1'-0"
 7 DETAIL @ STAIR LANDING 1/2" = 1'-0"
 6 DETAIL @ STAIR LANDING 1/2" = 1'-0"
 5 DETAIL @ TOP OF STAIR 1/2" = 1'-0"



4 GUARD / HANDRAIL SECTION 1/4" = 1'-0"
 3 STAIR ELEVATION 1/4" = 1'-0"
 2 THIRD FLOOR PARTIAL PLAN & STAIR 1/4" = 1'-0"
 1 SECOND FLOOR STAIR PLAN 1/4" = 1'-0"

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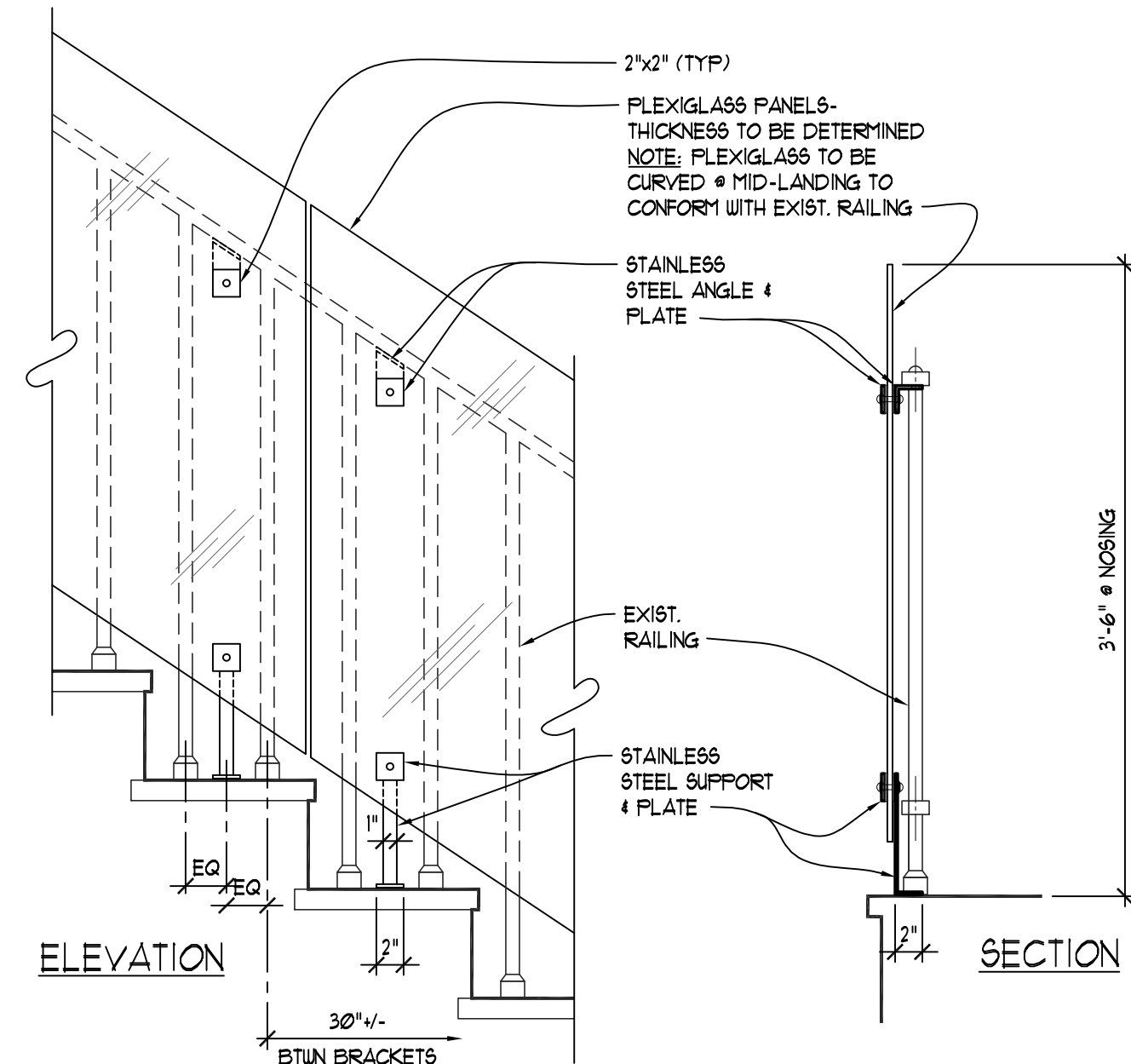
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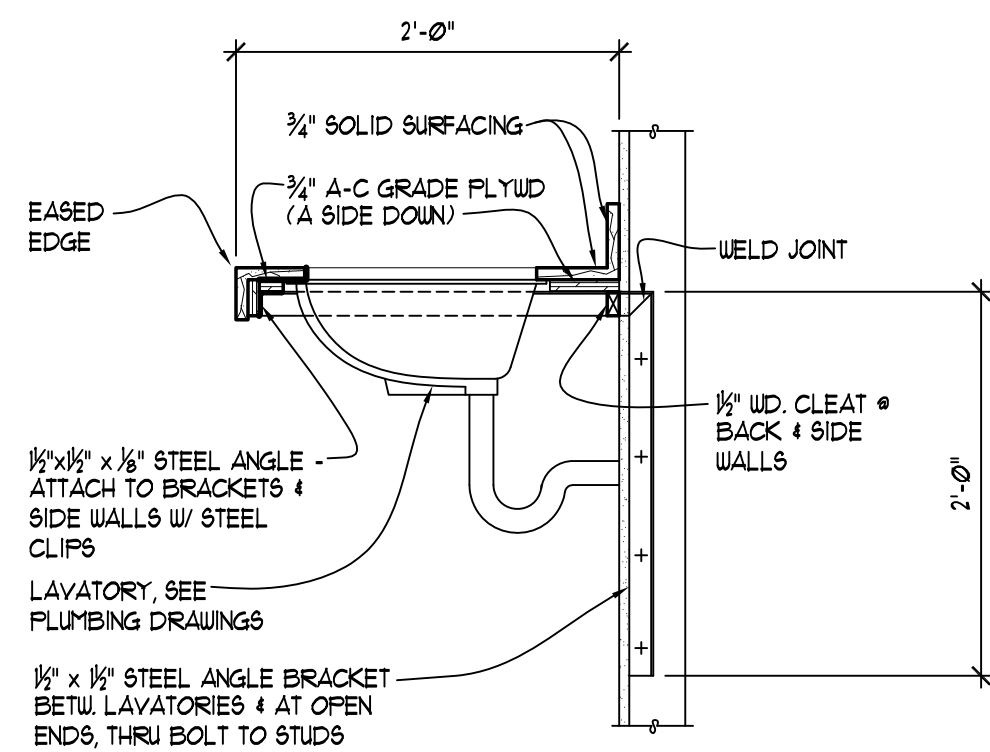
PARTIAL THIRD
 FLOOR PLAN, STAIR
 PLANS, ELEVATIONS
 & DETAILS

DATE MAY 15, 2020

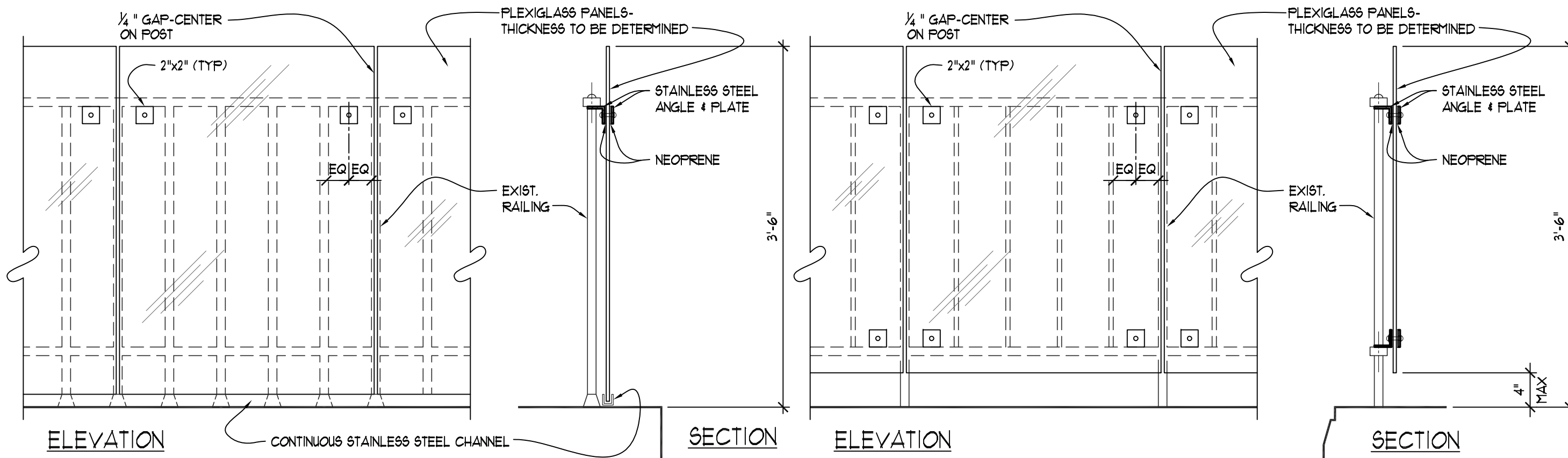
A-6



11 SECOND FLOOR LOBBY STAIR RAILING
A-7 1" = 1'-0"

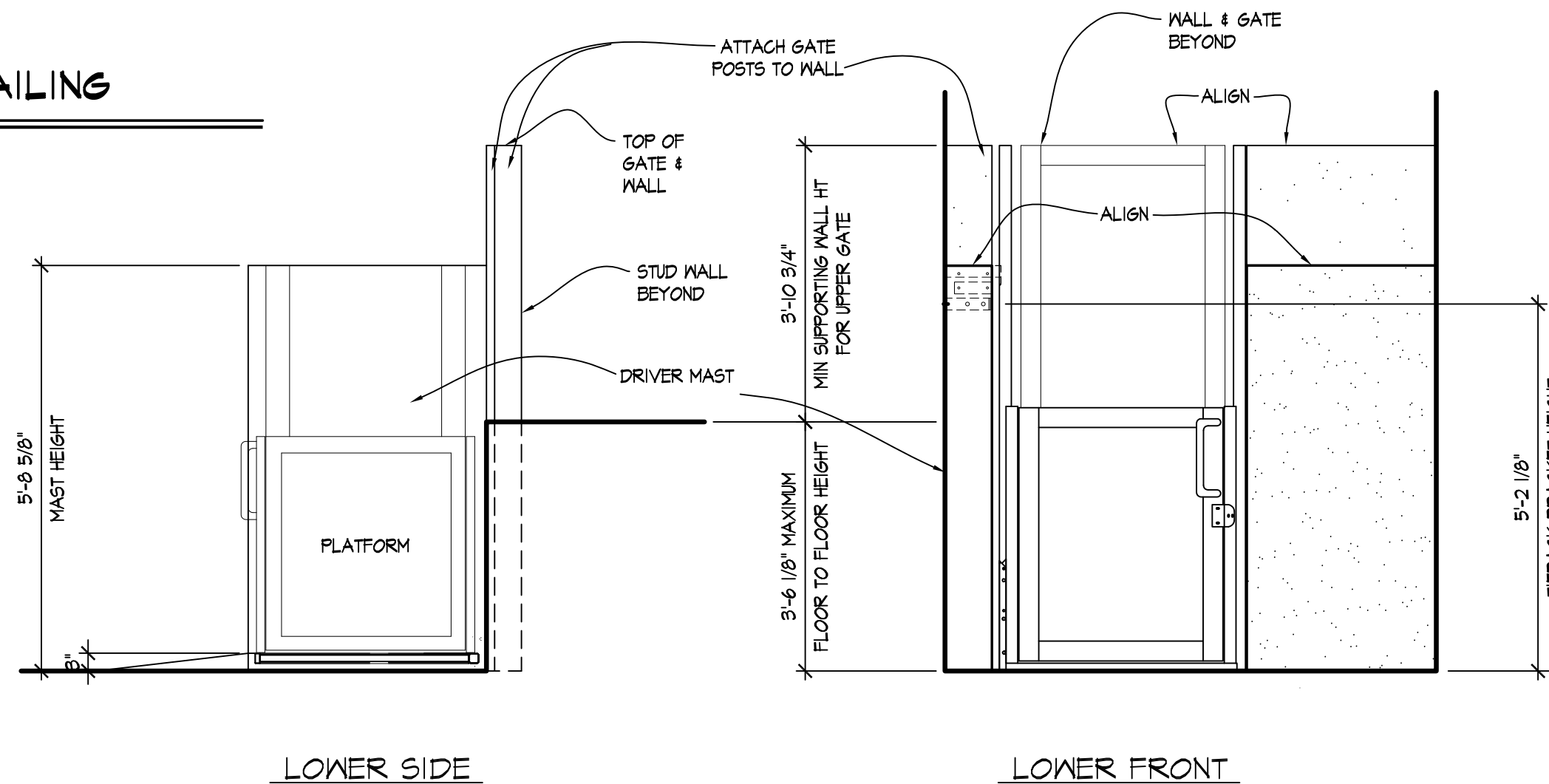


8 VANITY DETAIL
A-7 1" = 1'-0"

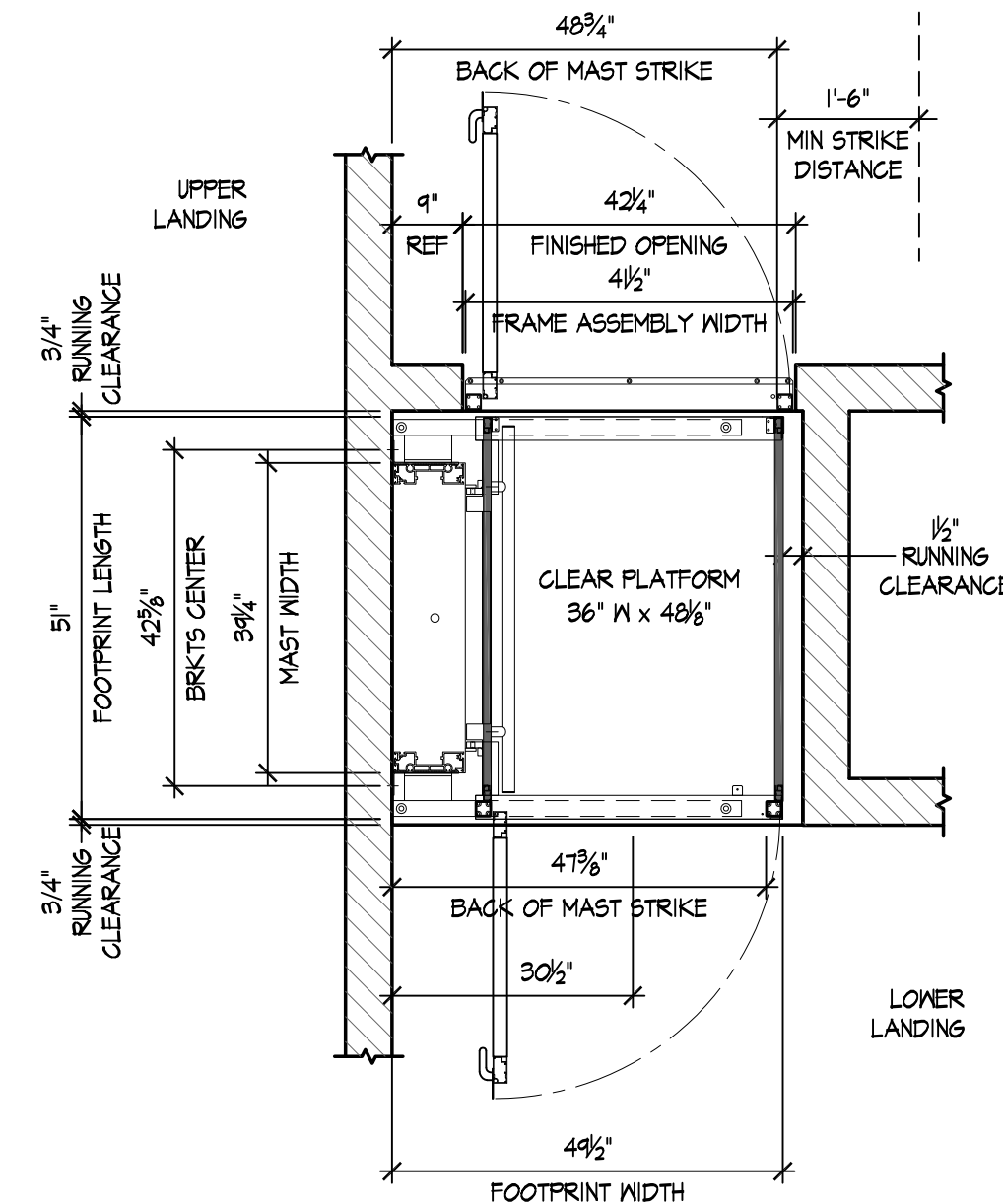


10 THIRD FLOOR LOBBY RAILING
A-7 1" = 1'-0"

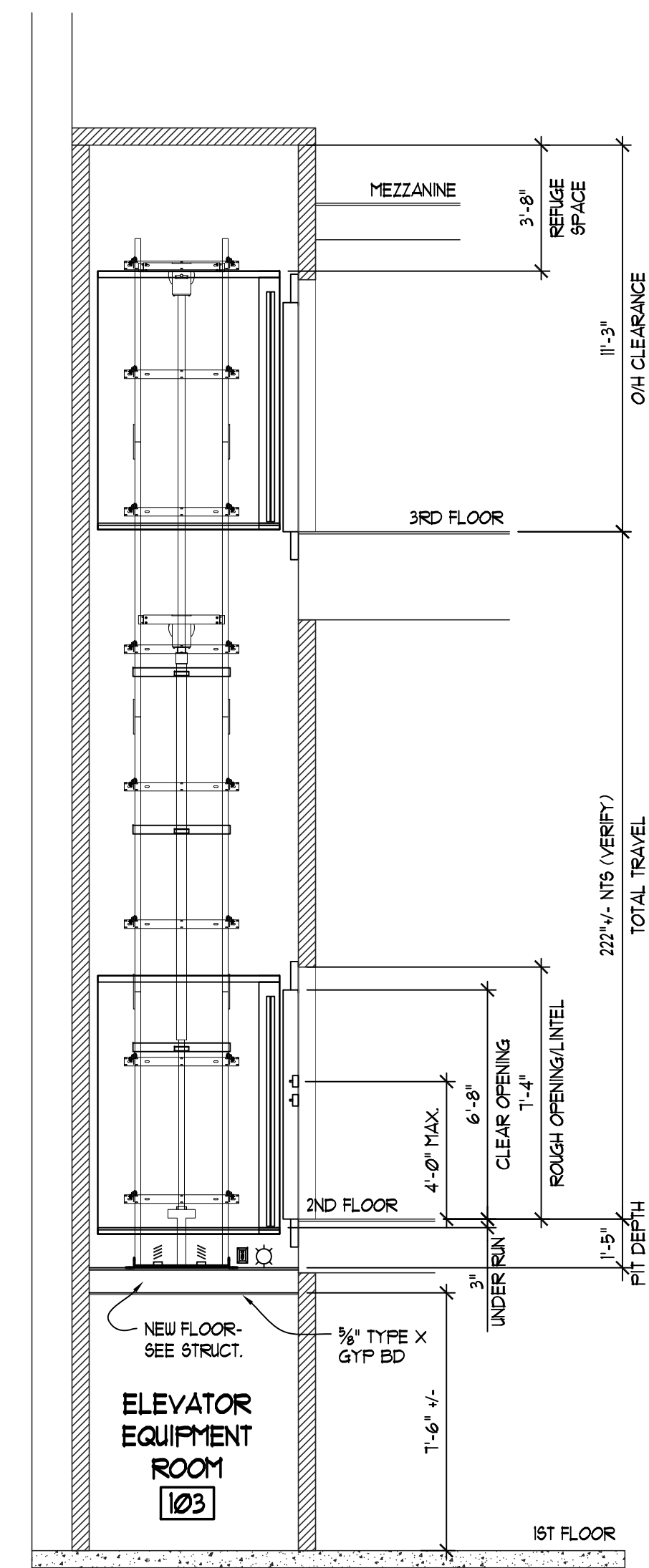
9 EXTERIOR RAILING
A-7 1" = 1'-0"



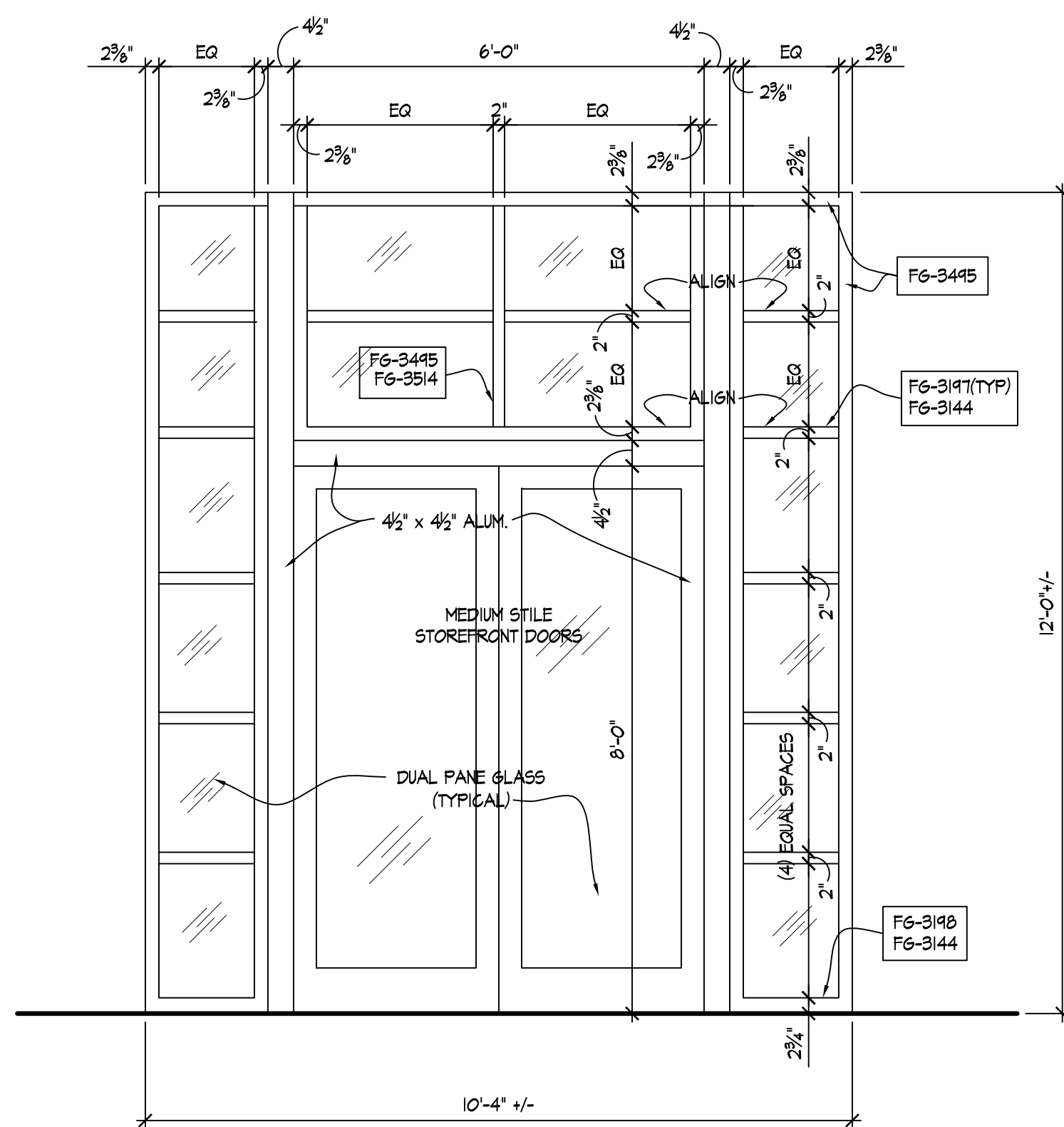
7 INTERIOR LIFT - ELEVATIONS
A-7 1/2" = 1'-0"



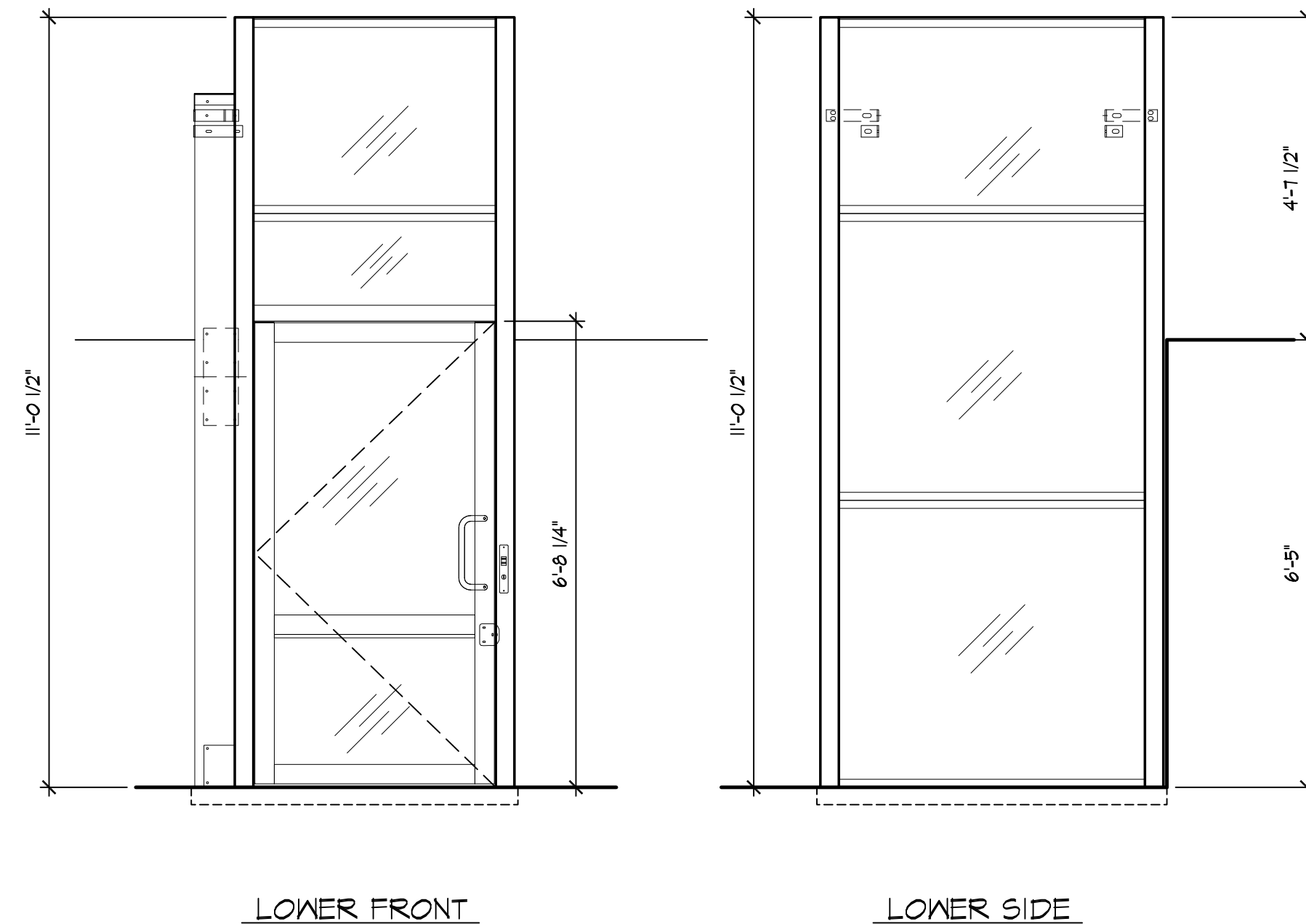
6 INTERIOR LIFT - PLAN
A-7 1/2" = 1'-0"



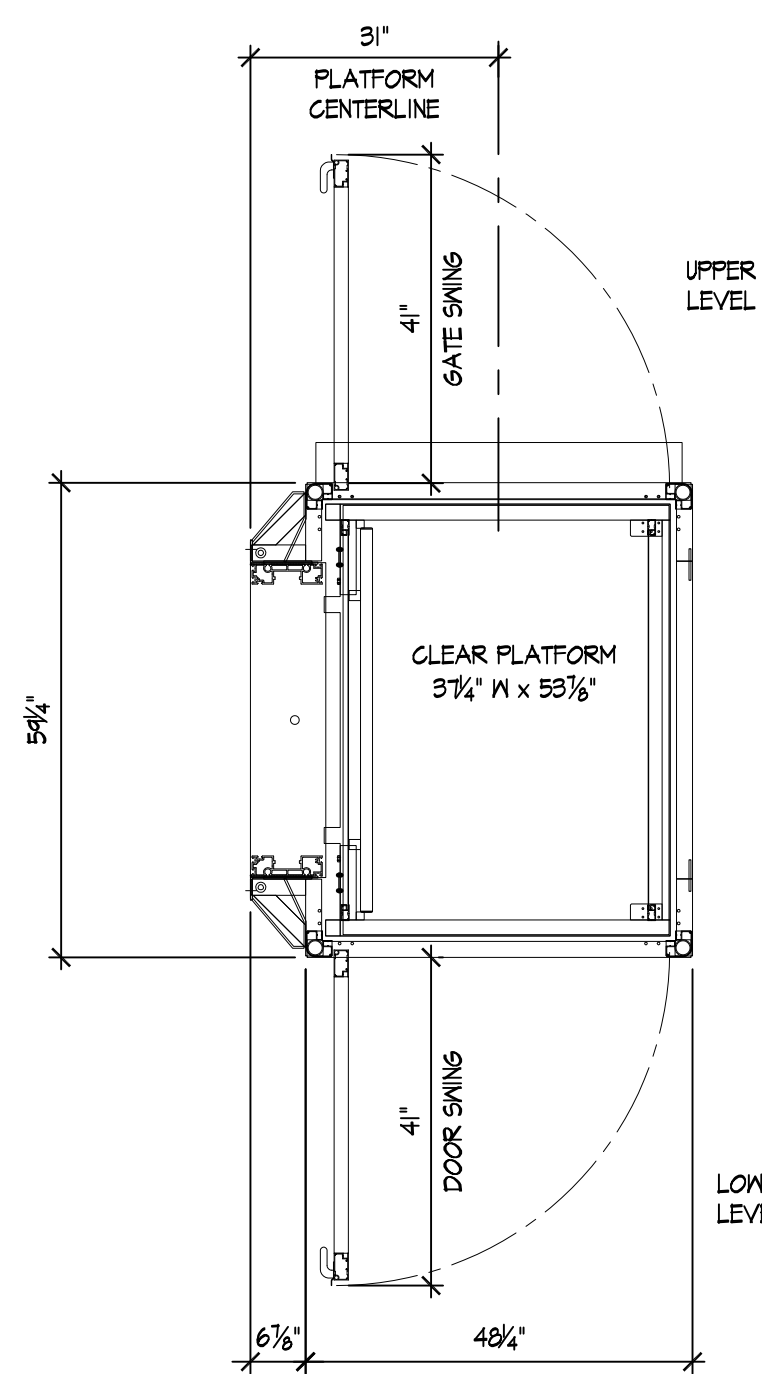
5 ELEVATOR & SHAFT SECTION
A-7 1/4" = 1'-0"



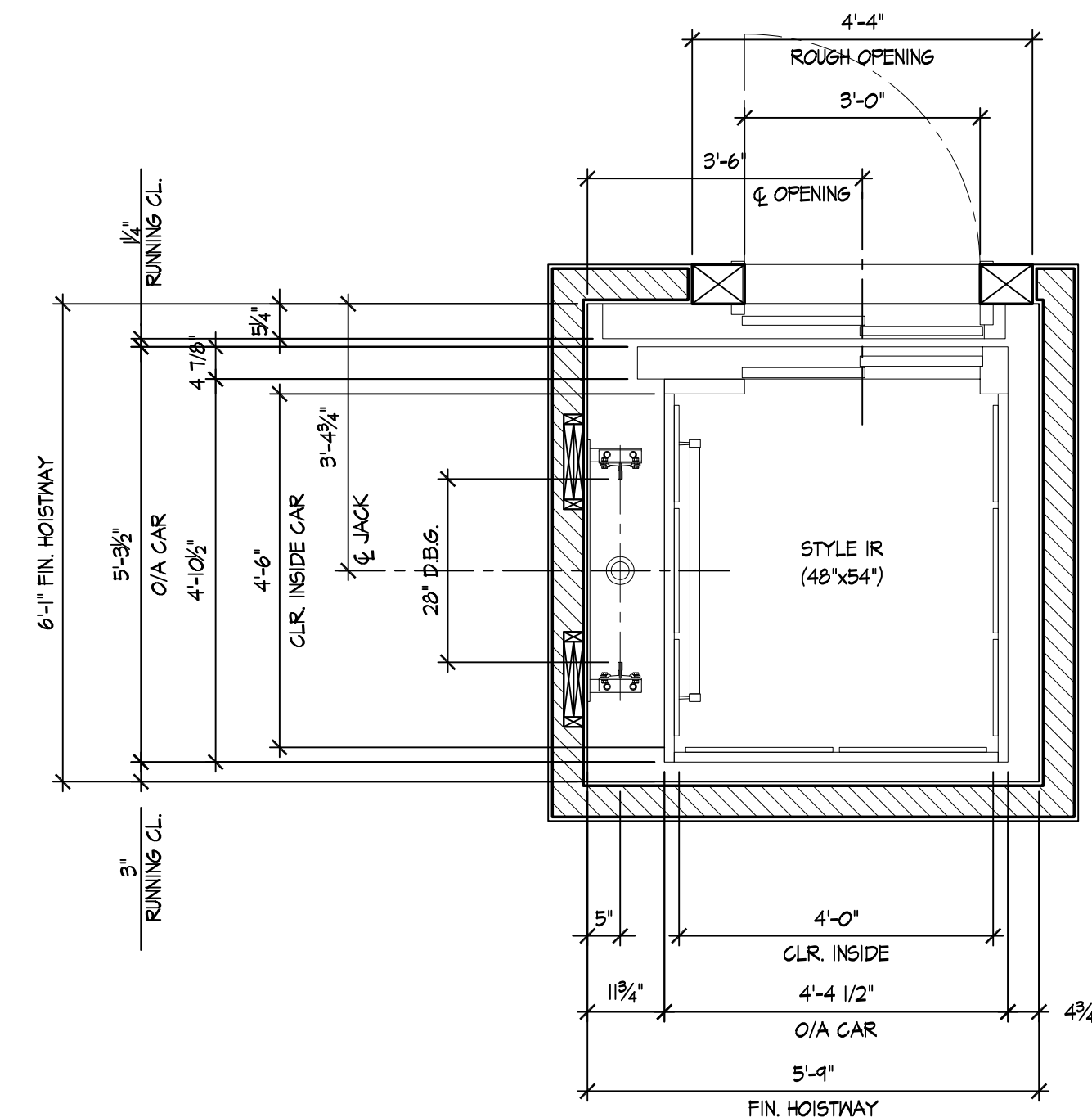
4 ENTRANCE STOREFRONT
A-7 1/2" = 1'-0"



3 EXTERIOR LIFT - ELEVATIONS
A-7 1/2" = 1'-0"



2 EXTERIOR LIFT - PLAN
A-7 1/2" = 1'-0"



1 ELEVATOR & SHAFT PLAN
A-7 1/2" = 1'-0"

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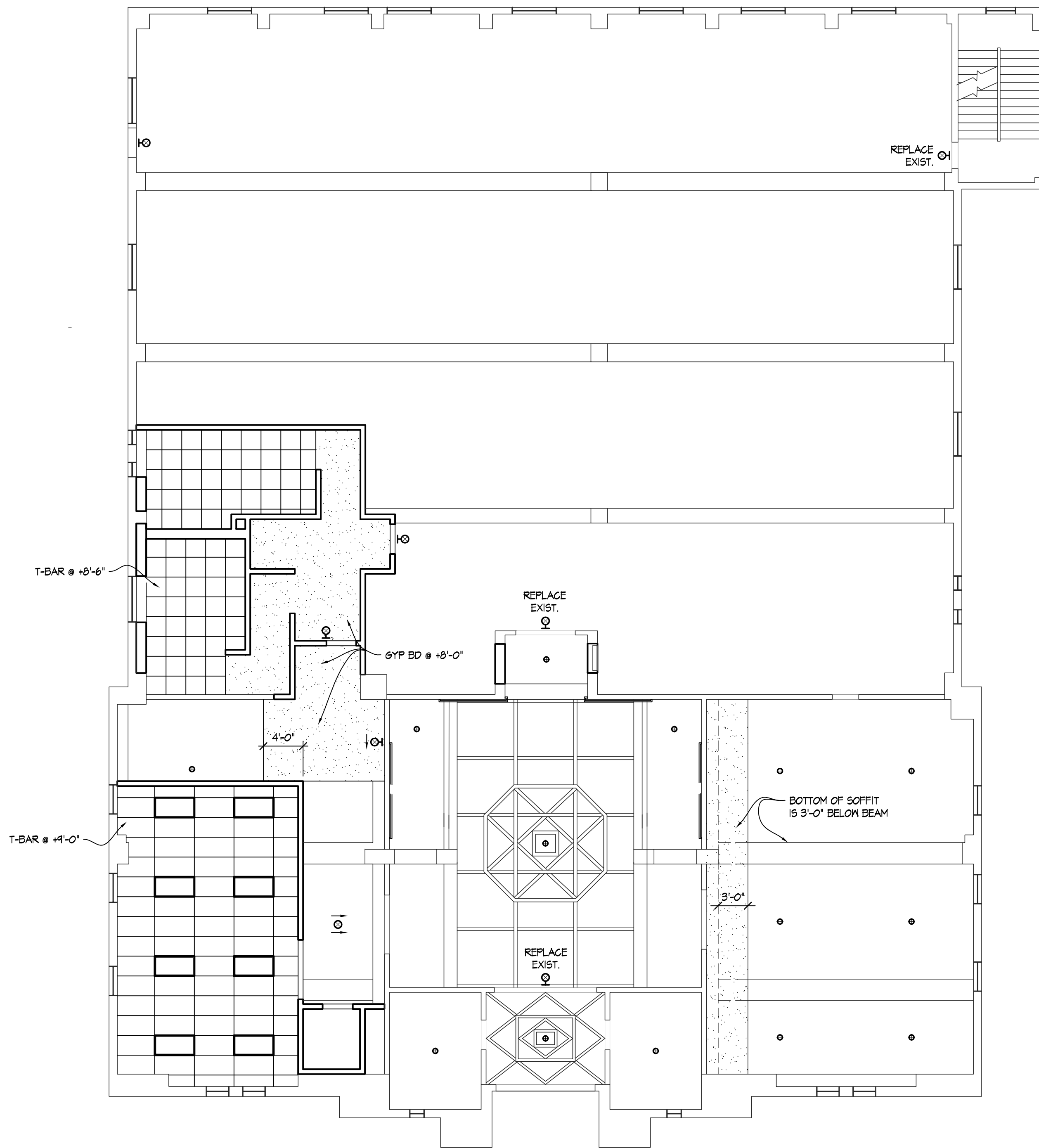
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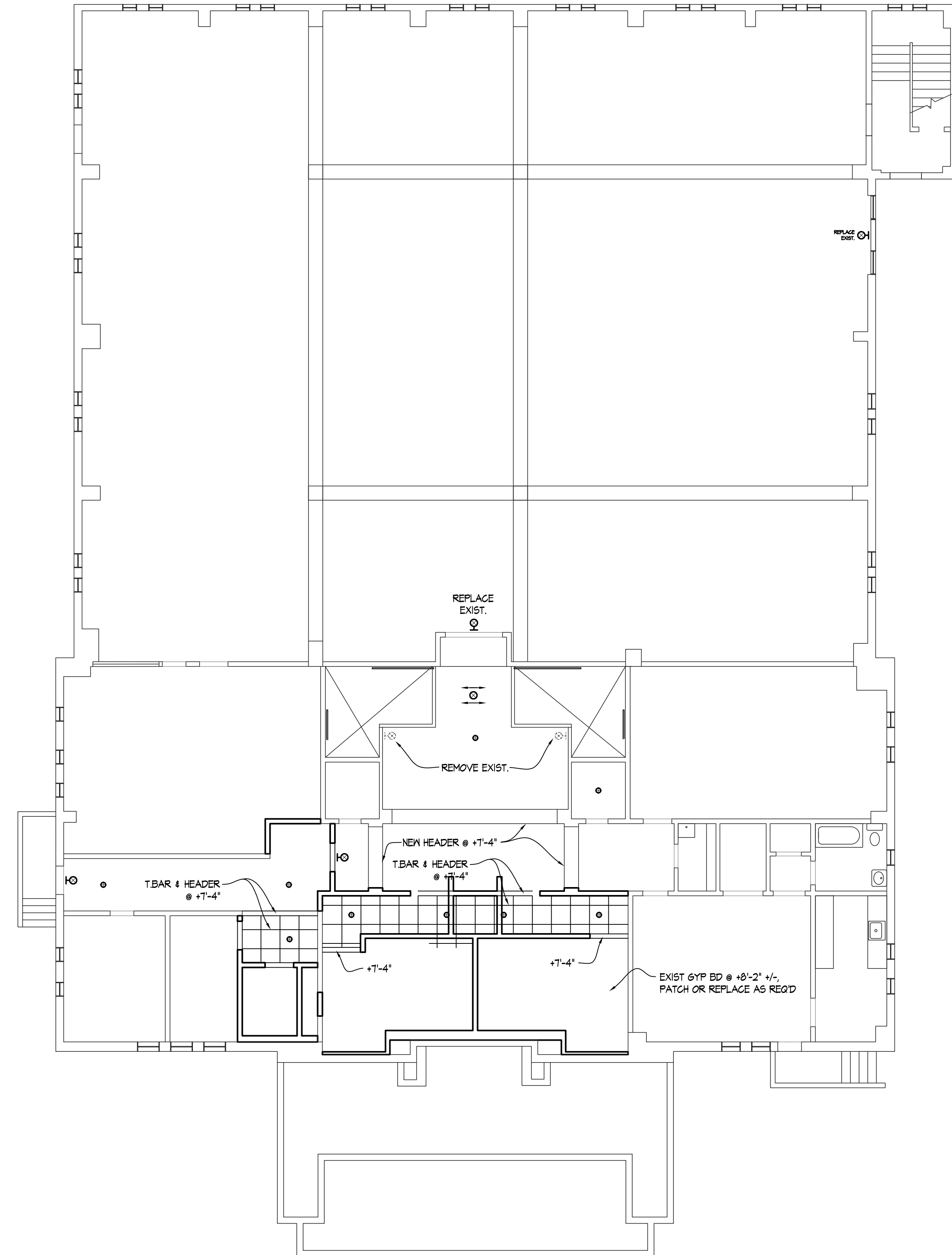
ELEVATOR PLAN &
SECTION, LIFT
PLANS &
ELEVATIONS,
STOREFRONT
ELEVATION, VANITY
& RAILING DETAILS

DATE MAY 15, 2020

A-7



NOTE: ALL LIGHT FIXTURES TO BE SELECTED



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FIRST & SECOND
FLOOR CEILING /
LIGHTING PLANS

DATE MAY 15, 2020

A-8

2
A-8 SECOND FLOOR CEILING/LIGHTING PLAN
1/8" = 1'-0"



1
A-8 FIRST FLOOR CEILING/LIGHTING PLAN
1/8" = 1'-0"



OUTLINE SPECIFICATIONS

1. GENERAL CONDITIONS: The American Institute of Architects Document A201, 2017 edition, entitled *General Conditions of the Contract for Construction* forms a part of these documents as if bound herein.

2. SEALANTS

a. General:

1) Use product recommended by manufacturer for application.

2) Backing Rod: Closed-cell Foam.

b. Interior and Non-working Joints: Caulk, unvulcanized butyl or oil based, paintable.

3. WATERPROOFING AND DAMPPROOFING

a. Waterproof Membrane: Hydroban Liquid Applied Waterproof Membrane by Laticrete.

1) Apply at intersection of floors and walls in Toilet Rooms with ceramic tile. Extend 6" on floors and 6" up walls.

2) Apply per manufacturer's specific instructions.

4. GLASS AND GLAZING

a. Glazing to conform with applicable ASTM and ANSI specifications. All types and thicknesses to be as required by code. If code differs from these drawings, code governs.

b. Tempered Glass: 1/4" minimum thickness with label clearly visible.

c. Mirrors: 1/4" minimum thickness, quality Q1 or Q2 with radius edges.

5. WOOD DOORS

a. Typical wood doors to be 1-3/4" flush solid core, paint grade wood veneer - Georgia Pacific, Cal-Wood Meyerhaeuser, or equal.

b. Raised Panel Wood Doors to be #4288 Fir by Simpson Door Company.

c. See Door Schedule for sizes.

6. STEEL DOORS AND FRAMES

a. Flush Steel Doors to be L Series by Steelcraft.

b. Steel frames to be MU Series by Steelcraft.

7. ALUMINUM STOREFRONT

a. To be Oldcastle FG-300 Series 2"x4 1/2" framing at door frames, transoms and sidelights.

b. Doors to be Oldcastle Standard Medium Style.

c. Finish to be anodized, color to be selected..

d. Provide Shop Drawings.

8. FINISH HARDWARE

a. All butts to be steel, with finish to be selected.

b. All new interior closers to have maximum 5 lbs. allow pressure.

c. All hand-activated door opening hardware to be centered between 30 inches and 44 inches above the floor.

e. Substitution of manufacturer for any hardware item shall be of equal quality and function and must be approved by the Architect.

f. Submit complete schedule of finished hardware (4 copies) to Architect prior to ordering.

g. Hardware Groups: All hardware finishes to be selected.

Group #1:

1 1/2 pr butts.

1 storage lock - Schlage ND8OPD, Spartan Design.

1 closer (@ door #2 only) - LCN #4110 (push side).

Group #2:

1 1/2 pr butts.

1 passage latch- Schlage ND10S, Spartan Design.

1 closer - LCN #4010 (pull side).

Group #3:

1 1/2 pr butts.

1 office lock - Schlage ND5OPD, Spartan Design.

1 closer - LCN #4010 (pull side).

Group #4:

3 pr butts.

1 pr flush bolts (inactive leaf) - lves #262.

1 office lock - Schlage ND5OPD (active leaf), Sparta Design.

1 pr closers - LCN #4110 (push side) w/ #4110-30TTEDA Hold Open

Arm.

Group #5: Same as Group #4, except for 1 passage latch - Schlage ND10S, Sparta Design.

Group #6:

1 1/2 pr butts NRP.

1 panic bar - Von Duprin 398L w/ standard lever #17, Schlage Lock.

1 closer - LCN #4110 (push side).

Group #7:

3 pr pivots (by door mfr).

2 transom concealed closers (by door mfr).

2 panic bars - Von Duprin 984TTL (less pull) and 984TEO

2 door pulls - to be selected.

9. WALL BOARD

a. Use 5/8" Georgia Pacific DensShield at walls of Toilet Rooms receiving ceramic tile.

b. Use 5/8" gypboard elsewhere.

c. Use regular gypboard at all horizontal surfaces (ceilings, soffits, etc.) unless otherwise noted. Do not use water-resistive gypboard.

d. Where gypboard is installed in any wet area, use only those adhesives, compounds and sealants recommended by the gypboard manufacturer for that installation.

e. All new gypboard surfaces to be properly prepared, taped, sanded and finished smooth (no texture) for application of paint.

10. PAINTING

a. Specified numbers are for Benjamin Moore paint. These numbers are for reference only. Actual paint colors and manufacturers to be selected.

b. Paint Schedule:

Interior Paint Schedule:

Gypboard, Wood

1 coat #253 Super Spec primer Sealer

2 coats #274 Super Spec Eggshell Enamel (gypboard) or

2 coats #281 Super Spec 100% Acrylic Semi-Gloss Enamel

(wood)

Misc. Steel

1 coat Z06 Alkyd Metal Primer

2 coats #281 Super Spec 100% Acrylic Semi-Gloss Enamel

Wood Doors

1 coat #C024 Fresh Start All Purpose Alkyd Primer

2 coats #281 Super Spec 100% Acrylic Semi-Gloss Enamel

c. Any conflict between this specification and actual paints selected shall be brought to the attention of the Architect.

d. Provide brush-outs of all paint colors for approval prior to application.

e. Surfaces to be painted shall be sanded and brushed to a clean, smooth finish before applying any finish material. Steel to be rust free.

f. Touch up knots, pitch pockets, sappy spots, etc. with shellac.

g. Clean up: Remove all paint from surfaces not intended to receive it.

11. CERAMIC TILE

a. Install in accordance with ANSI Standard Specifications A108.1 to .11 as applies and per the 2019 Handbook for Ceramic Tile Installation by the Tile Council of America, Inc.

b. All ceramic tile to be selected.

c. Tile backer board to be Georgia Pacific DensShield, 5/8" thick, 4 x 8 sheets. Install per specific manufacturer's instructions.

d. Thin set to be Custom Building products Prolite Tile and Stone Mortar.

e. Grout to be Custom Building products CES-LITE 100% Solids Commercial Epoxy.

f. Caulking in grout areas: Custom Building Products 100% Silicone, color to match grout.

g. Minimum Static Coefficient of Friction for floor tile to be 0.6.

12. FLUID APPLIED FLOORING

a. Reflector Enhancer Flooring System by Elite Crete Systems, Valparaiso, IN 46383

b. Prepare all floor surfaces to receive this product in accordance with manufacturer's written recommendations.

c. Apply components in accordance with manufacturer's written instructions.

d. Color(s) and finish(es) to be selected.

13. MODULAR CARPET TILE

a. To be Selected.

b. Floor preparation, recommended adhesives and installation per manufacturer's specific instructions.

14. SUSPENDED ACOUSTICAL TILE CEILINGSS

a. Suspended T bar ceiling grid to be 2x2 USG DX/DXL 1 5/8" Exposed Tee.

b. Ceiling tile to be:

(1) USG Radar Basic Acoustical Lay-in Panels, 2x2, square edged, white.

(2) USG Eclipse Acoustical Lay-in Panels, 2x2, square edged, white.

(3) USG Kitchen Lay-in Panels, 2x2, square edged, white.

15. VANITY COUNTERTOPS

a. Solid Surface, Staron or equal. Design & Color to be selected.

b. Fabricate and install per manufacturer's specifications with adhesive per manufacturer's recommendations.

16. TOILET PARTITIONS: To be Bobrick:

a. Partitions to be Duraline Series, Solid Phenolic, floor mounted, overhead braced.

b. Includes panels, pilasters, headrails, doors and supporting hardware.

d. All partitions to be Privacy Style, with gap free doors and stiles.

e. Doors to include hinges to return doors to the closed position.

18. TOILET ACCESSORIES: To be Bobrick

Item

Number

Quantity

a. Seat Cover Dispenser

B-4221

15

b. Sanitary Napkin Disposal

B-270

10

c. Soap Dispenser

B-822

15

Grab Bars (1-1/2" dia.)

B-6806 Series

36" and 42" at Toilets

6 sets

8

d. Hand Dryers

B-7180

k. See plans and interior elevations for locations and configuration.

19. HVAC, PLUMBING, ELECTRICAL AND FIRE PROTECTION: All conflicts between these drawings and the architectural drawings shall be brought to the attention of the Architect prior to beginning the work.

MISCELLANEOUS NOTES

1. Existing Exterior Windows: Replace missing or broken glass panes, caulk and repaint frames. All windows to be made inoperable.

2. Existing Doors: Sand down all existing doors where required and repaint.

3. Existing Exterior Plaster/Stucco: Patch all existing broken off and cracked plaster. Where existing plaster design elements are broken, restore existing detail where possible.

4. Replace existing sections of sidewalk where a trip hazard is present.

5. Provide occupancy signs near main exits of assembly spaces as follows:

a. Bar #203: MAXIMUM OCCUPANCY 43

b. Banquet Room #304: MAXIMUM OCCUPANCY 432

c. Mezzanine Lounge #402: MAXIMUM OCCUPANCY 116

6. Restroom Signs:

a. Walls leading to restrooms to have a geometric symbol, centered between 58" min. to 60" max. above finished floor.

b. Men's Restrooms to be identified by an equilateral triangle, 1/4 " thick, with edges 12" long and the vertex pointed up. Sign to have a male symbol, the word MALE, the international symbol of accessibility and braille.

c. Women's Restrooms to be identified by a 12" diameter circle, 1/4" thick. Sign to have a female symbol, the word WOMEN, the international symbol of accessibility and braille.

d. See 1/4" scale plans for locations.

7. All rooms or areas containing controls for HVAC, electrical panels, fire alarm equipment, etc. to be identified with appropriate signs.

8. Provide sign saying ROOF ACCESS at Lounge #401, door #15.

9. Provide a flush mounted (recessed) KNOX BOX (key box) mounted at 5' max. above finished slab at exterior of main entrance to building. Minimum size box is the 3200 Series, w/ hinged door and recessed mounting kit. Color to be selected from Knox options. Box to contain appropriate key for Emergency Fire Department Access, with durable tag with permanent identity of the key function - MASTER.

10.

a. Provide fire extinguishers mounted on brackets, such that the maximum floor travel distance to the extinguisher from any portion of the building does not exceed 75'.

b. Extinguishers are to be mounted so that the top of the unit is 3 to 5 feet above the finished floor.

c. A sign should be located directly above the extinguisher in a contrasting color to the background.

d. Fire extinguisher (F.E.) locations are noted on the 1/8" scale plans.

DOOR SCHEDULE

DOOR TYPES

No	DOOR				FRAME		LABEL	HDWARE GROUP	REMARKS
	TYPE	MAT'L	FINISH	SIZE	MAT'L	FINISH			
1	A	WD	PAINT	3'-0" x 7'-0"	WD	PAINT	—	1	
2	A	WD	PAINT	3'-0" x 7'-0"	METAL	PAINT	1 HOUR	1	W/ LOUVER & FIRE DAMPER - SEE MECHANICAL
3	A	WD	PAINT	3'-0" x 7'-0"	WD	PAINT	—	2	
4	C	WD PANEL	STAIN	PER EXIST OPENING	EXISTING	PAINT	—	3	
5	C	WD PANEL	STAIN	PER EXIST OPENING	EXISTING	PAINT	—	3	
6	B	ALUM/GL	ANODIZED	PAIR 3'-0" x 8'-0"	ALUM	ANODIZED	—	7	
7	A	WD	PAINT	3'-0" x 7'-0"	WD	PAINT	—	4	
8	EXISTING TO REMAIN							5	REPAIR AS REQUIRED
9	EXISTING TO REMAIN							4	REPAIR AS REQUIRED
10	A	WD	PAINT	3'-0" x 7'-0"	WD	PAINT	—	2	
11	A	METAL	PAINT	3'-0" x 7'-0"	METAL	PAINT	—	2	
12	A	METAL	PAINT	3'-0" x 7'-0"	METAL	PAINT	—	6	
13	A	WD	PAINT	3'-0" x 7'-0"	WD	PAINT	—	6	
14	A	WD	PAINT	3'-0" x 7'-0"	WD	PAINT	—	1	
15	A	WD	PAINT	3'-0" x 7'-0"	WD	PAINT	—	1	
16	A			3'-0" x 7'-0"					
17	A			3'-0" x 7'-0"					

ROOM FINISHES

FLOORS

1. FLUID APPLIED FLOORING: Rooms #104, 105, 107, 204, 208, 209.

2. SHEET VINYL WITH INTEGRAL BASE: Rooms #101, 102, 106,205, 206, 207, 402.

3. CERAMIC TILE: Rooms #301, 303.

4. EXISTING WOOD, REFINISHED: Rooms # 304, 305.

5. NEW WOOD: Room #401.

6. CARPET TILE: Rooms #201, 202.

WALLS

All new and repaired walls to be gypboard. All walls to be painted, except where noted below.

1. 4 FEET HIGH FRP WAINSCOT PANELS: Rooms #101, 102, 206, 207.

2. 5 FEET HIGH FRP WAINSCOT PANELS: Room #205.

3. CERAMIC TILE on backer board: Rooms #301, 303.

CEILINGS

All ceilings to be existing and new gypboard, painted, except where noted below.

1. USG ECLIPSE LAY-IN: Rooms #301, 303.

2. USG RADAR LAY-IN: Rooms #101, 102, 206, 207.

3. USG KITCHEN LAY-IN: Room #205.

BUILDING REMODEL FOR

THE ARMADA EVENT CENTER

444 ALABAMA STREET, VALLEJO, CA

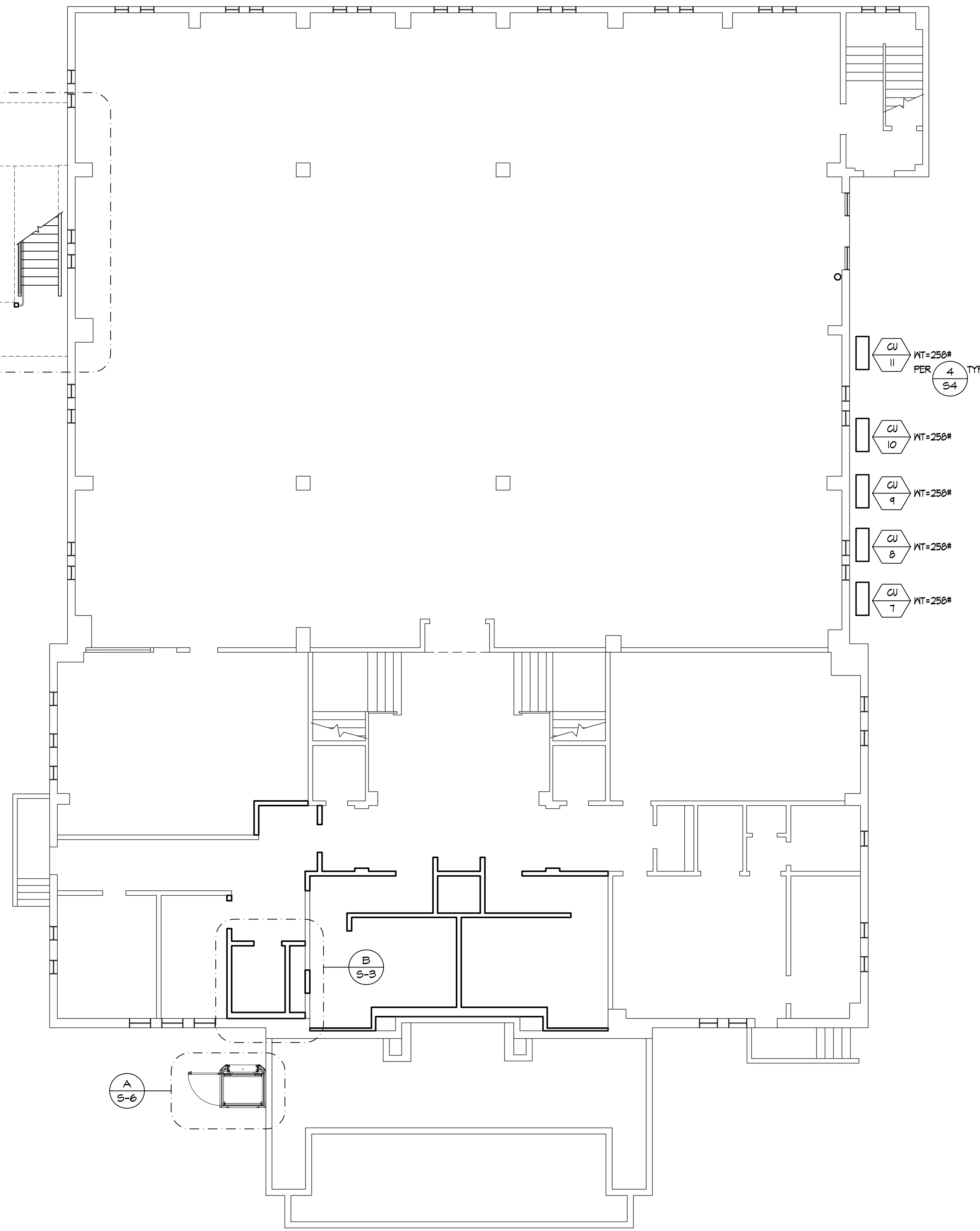
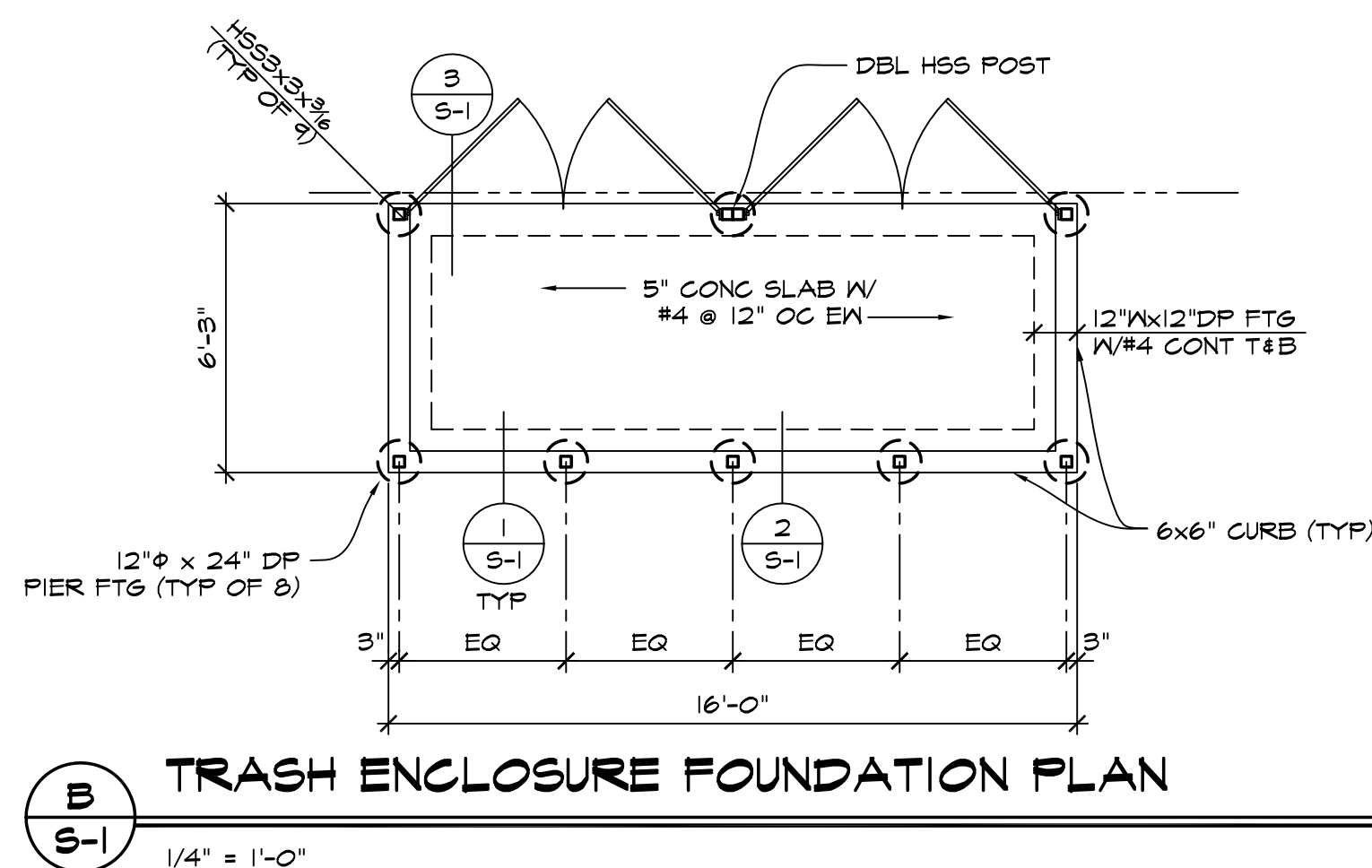
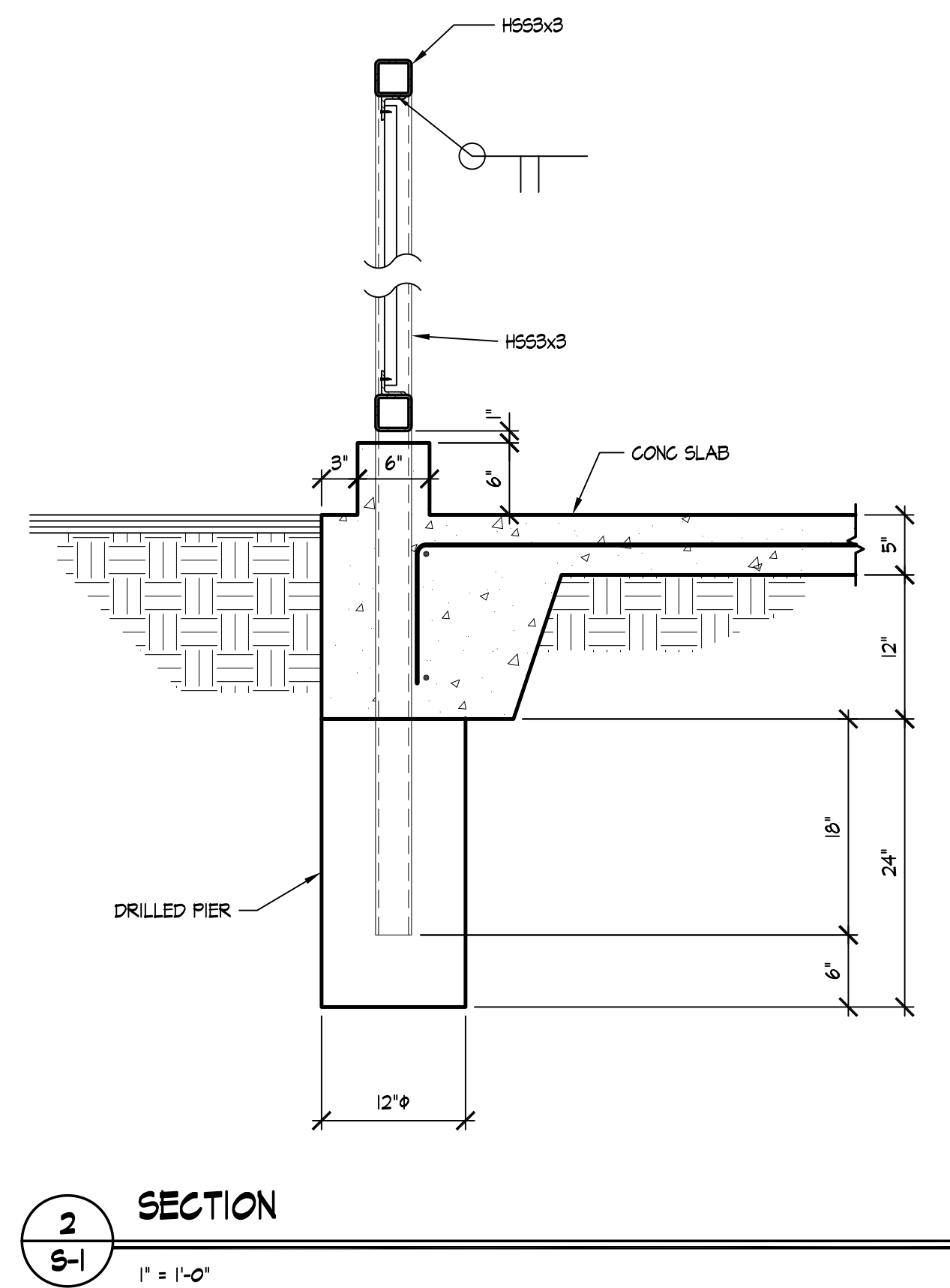
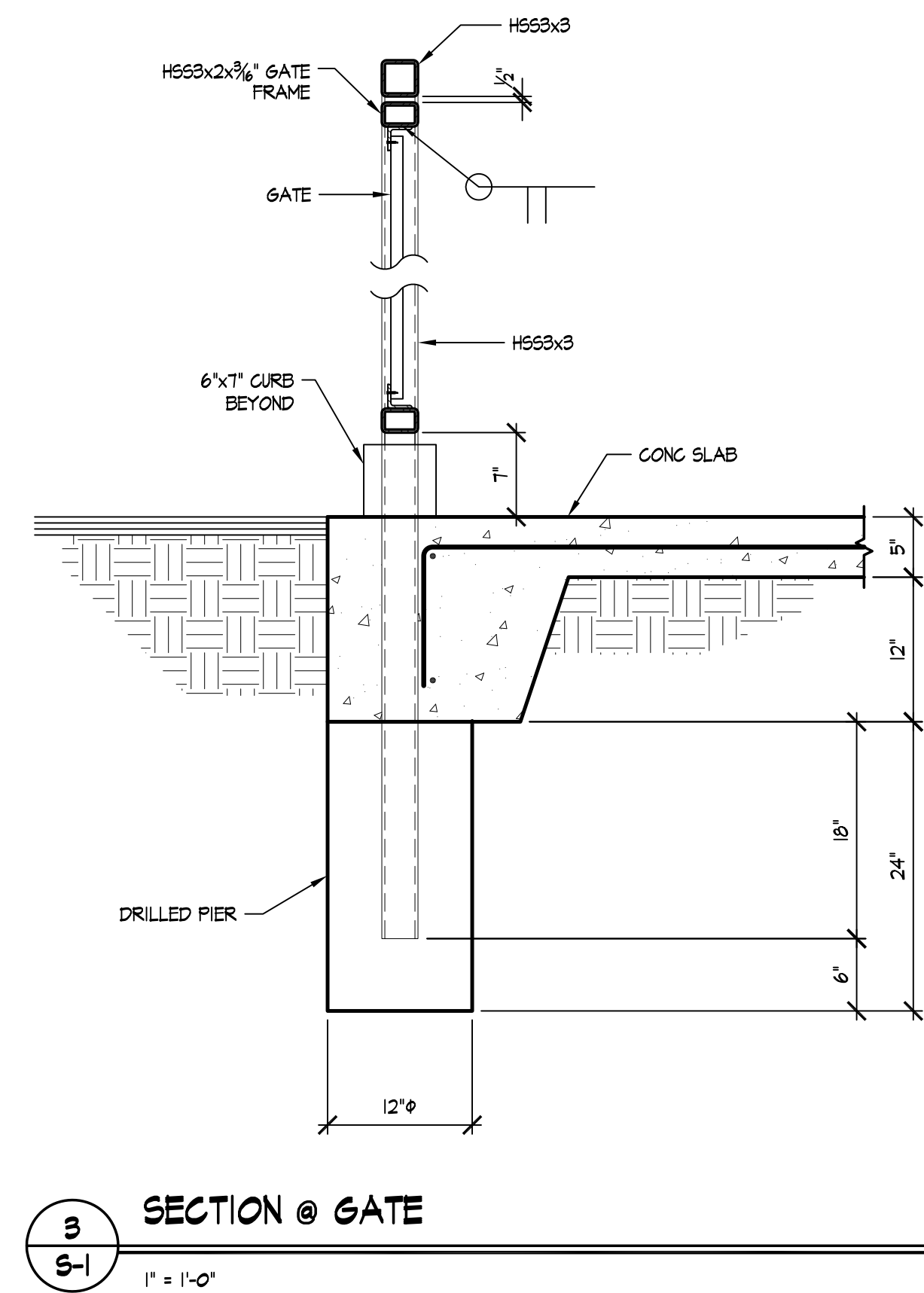
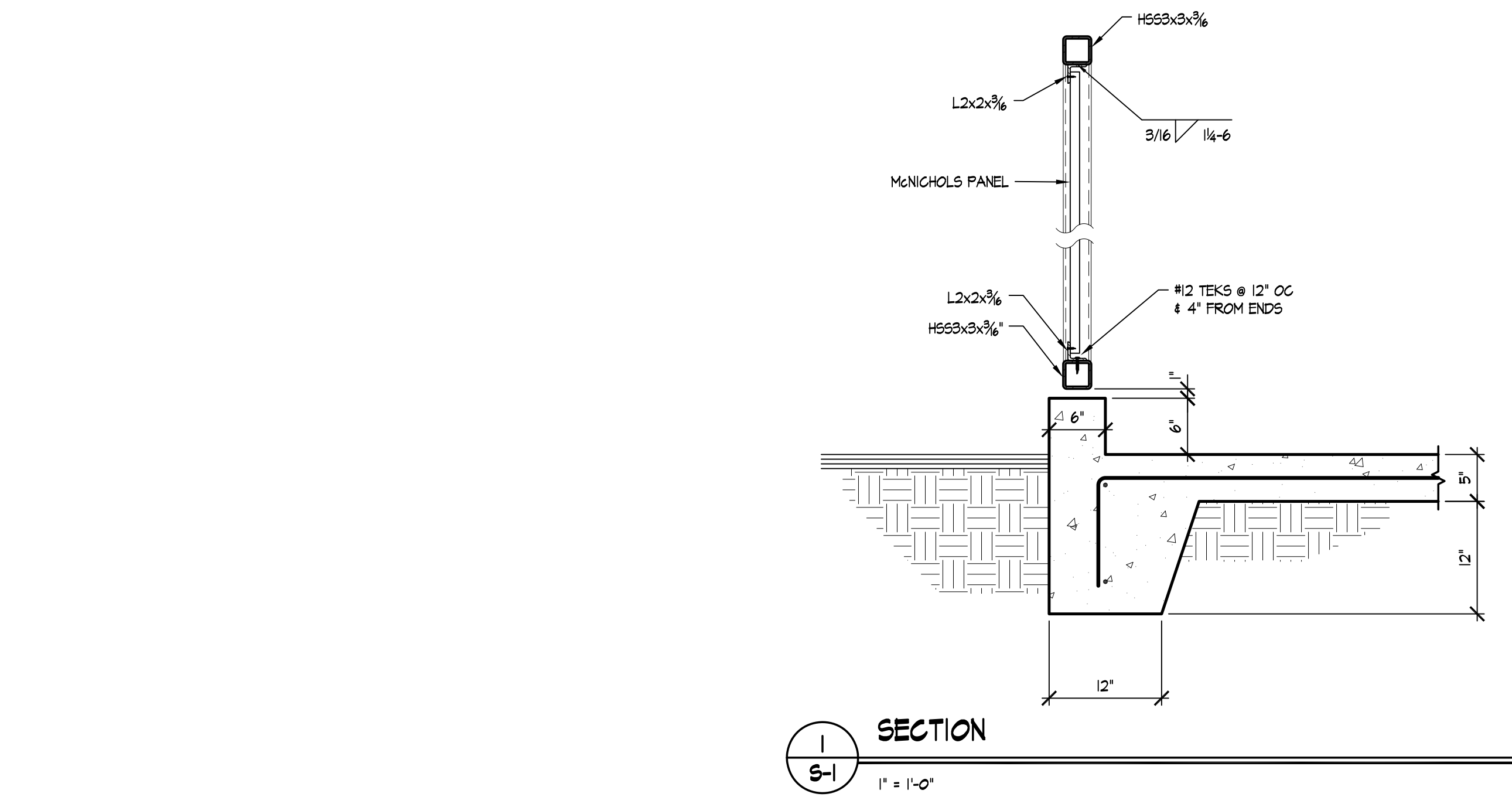
FIRST FLOOR
PLAN &
TRASH
ENCLOSURE
DETAILS

REVISIONS:	

SCALE: AS NOTED

ISSUE: MAY 15, 2020

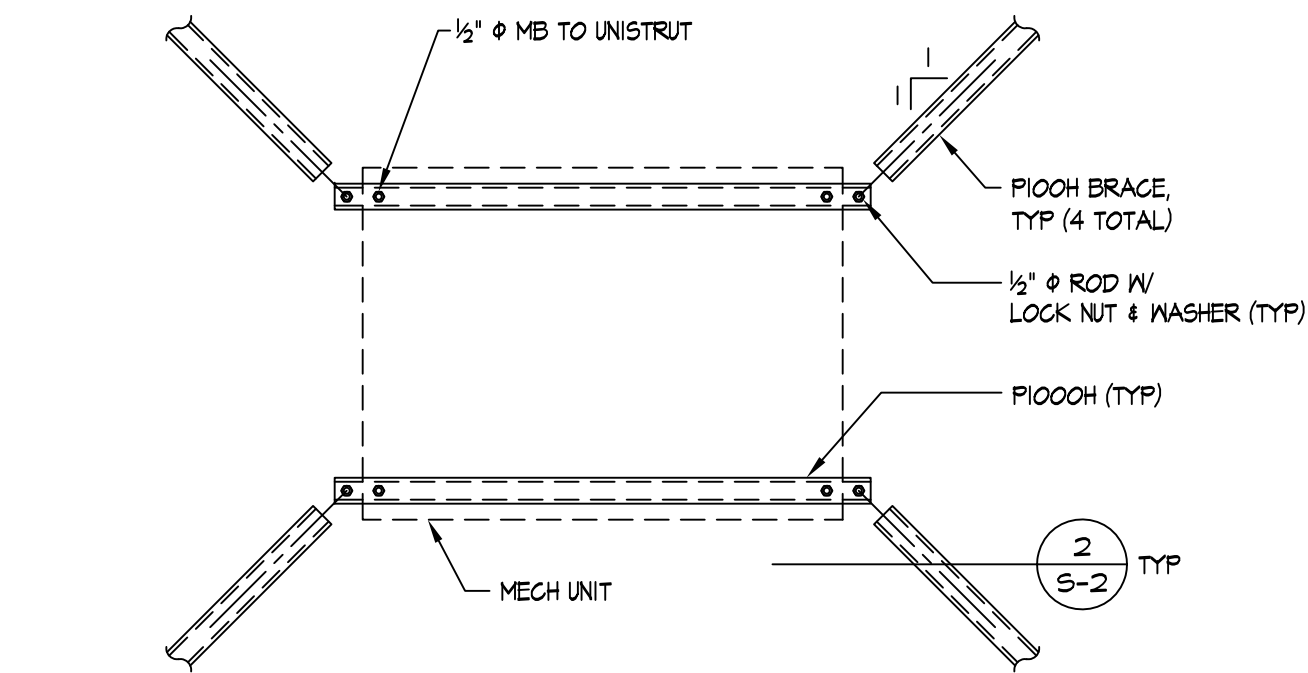
S-1



A
S-1

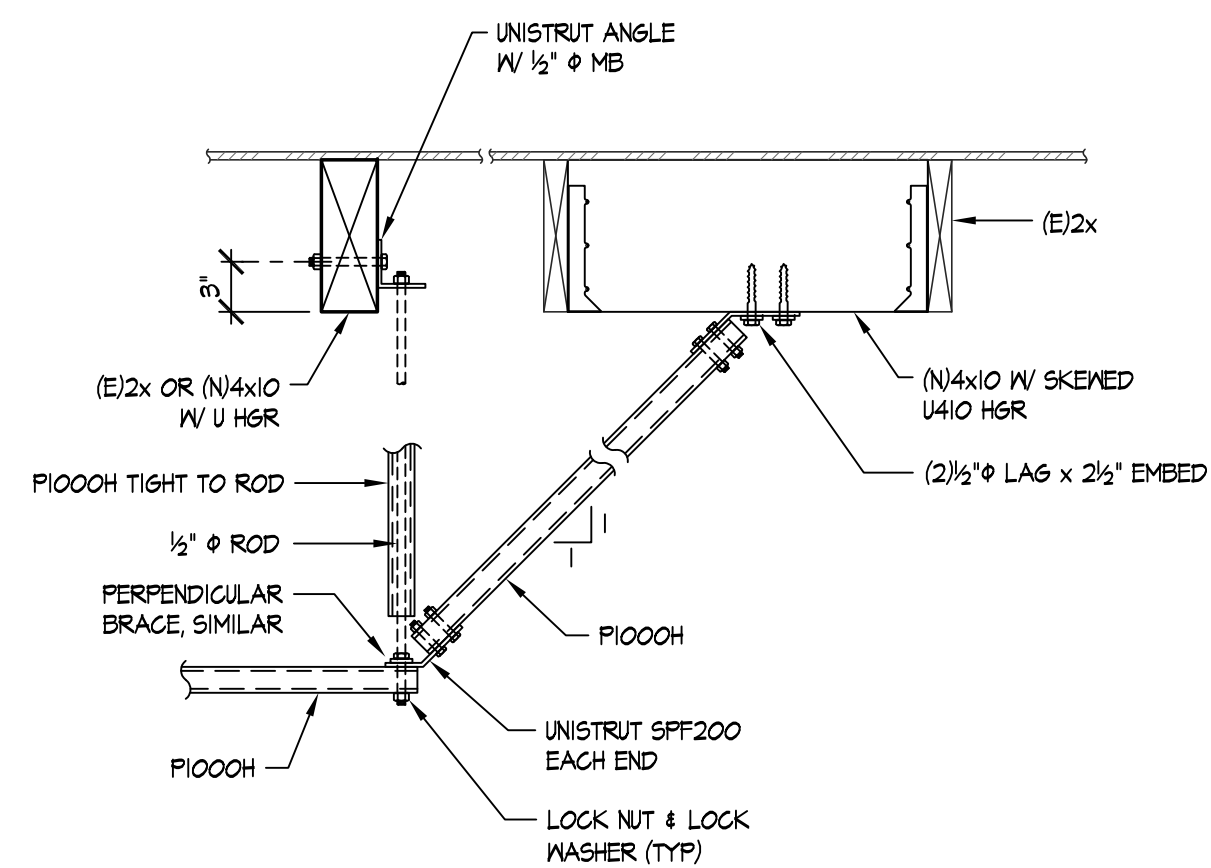
FIRST FLOOR PLAN

1/8" = 1'-0"



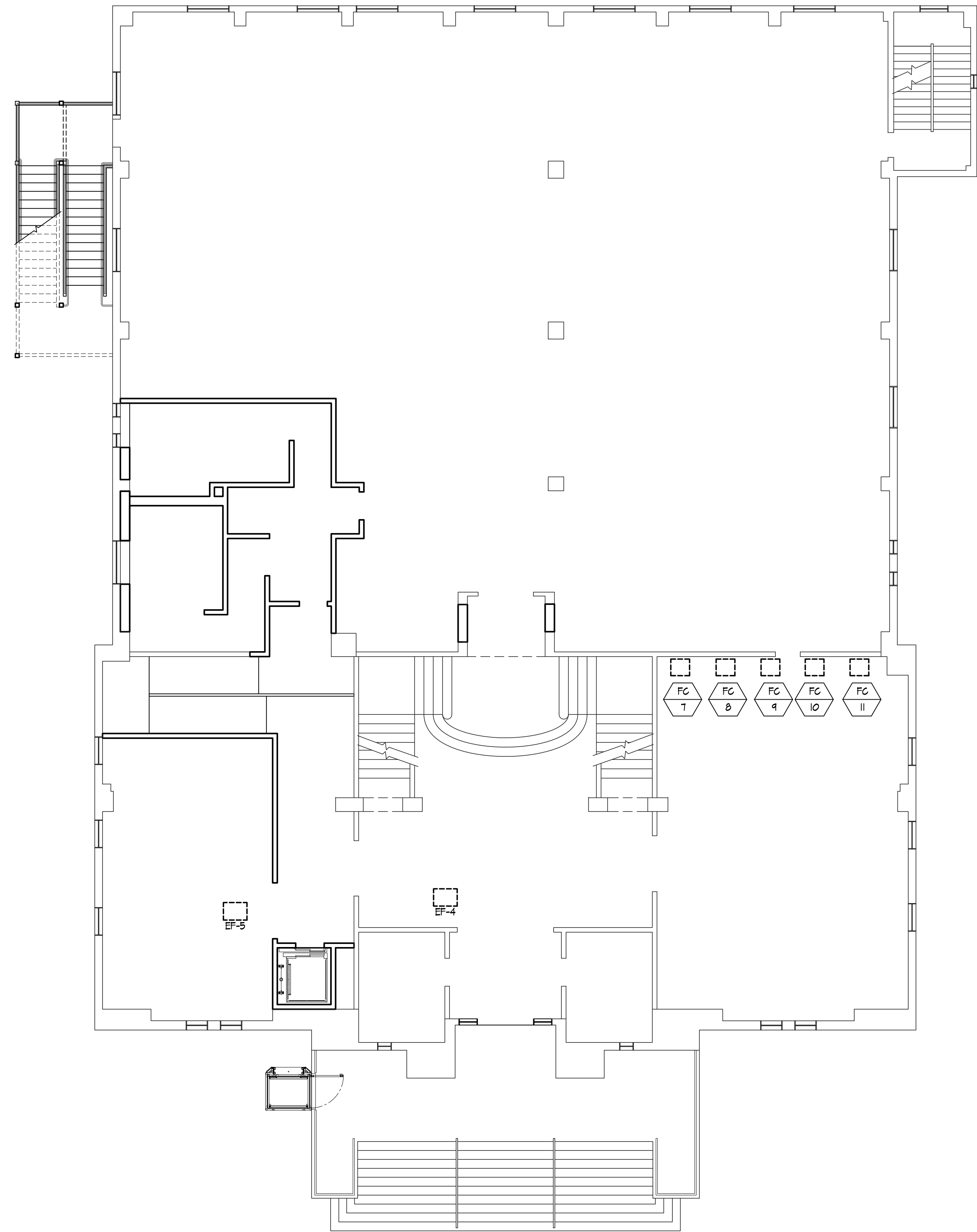
1 PLAN - SUSPENDED MECH UNIT

1" = 1'-0"



2 SECTION

1" = 1'-0"



A SECOND FLOOR PLAN

1/8" = 1'-0"

BUILDING REMODEL FOR
THE ARMADA EVENT CENTER
444 ALABAMA STREET, VALLEJO, CA

SECOND FLOOR PLAN & SECTIONS

REVISIONS:

SCALE: AS NOTED

ISSUE: MAY 15, 2020

S-2

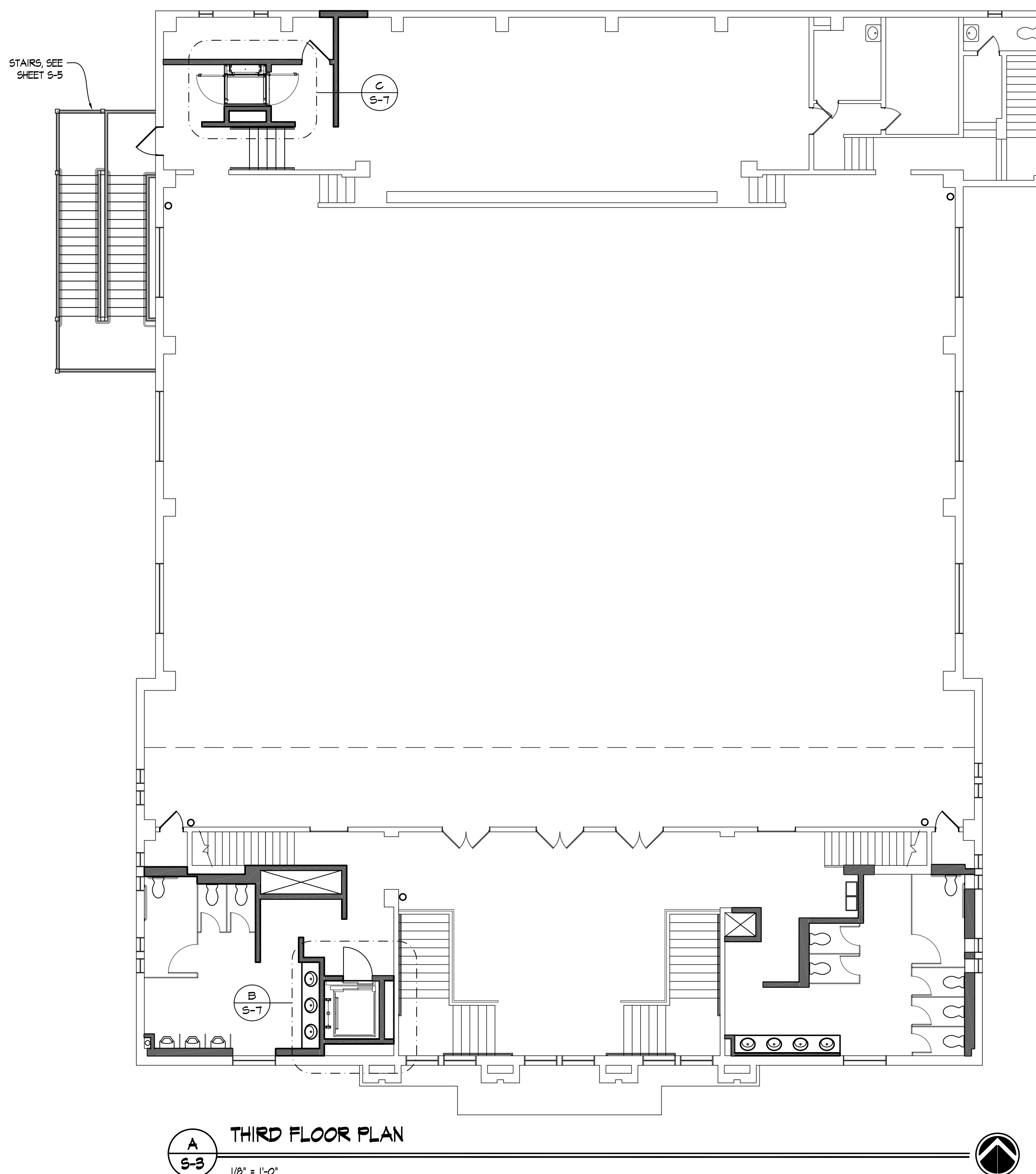
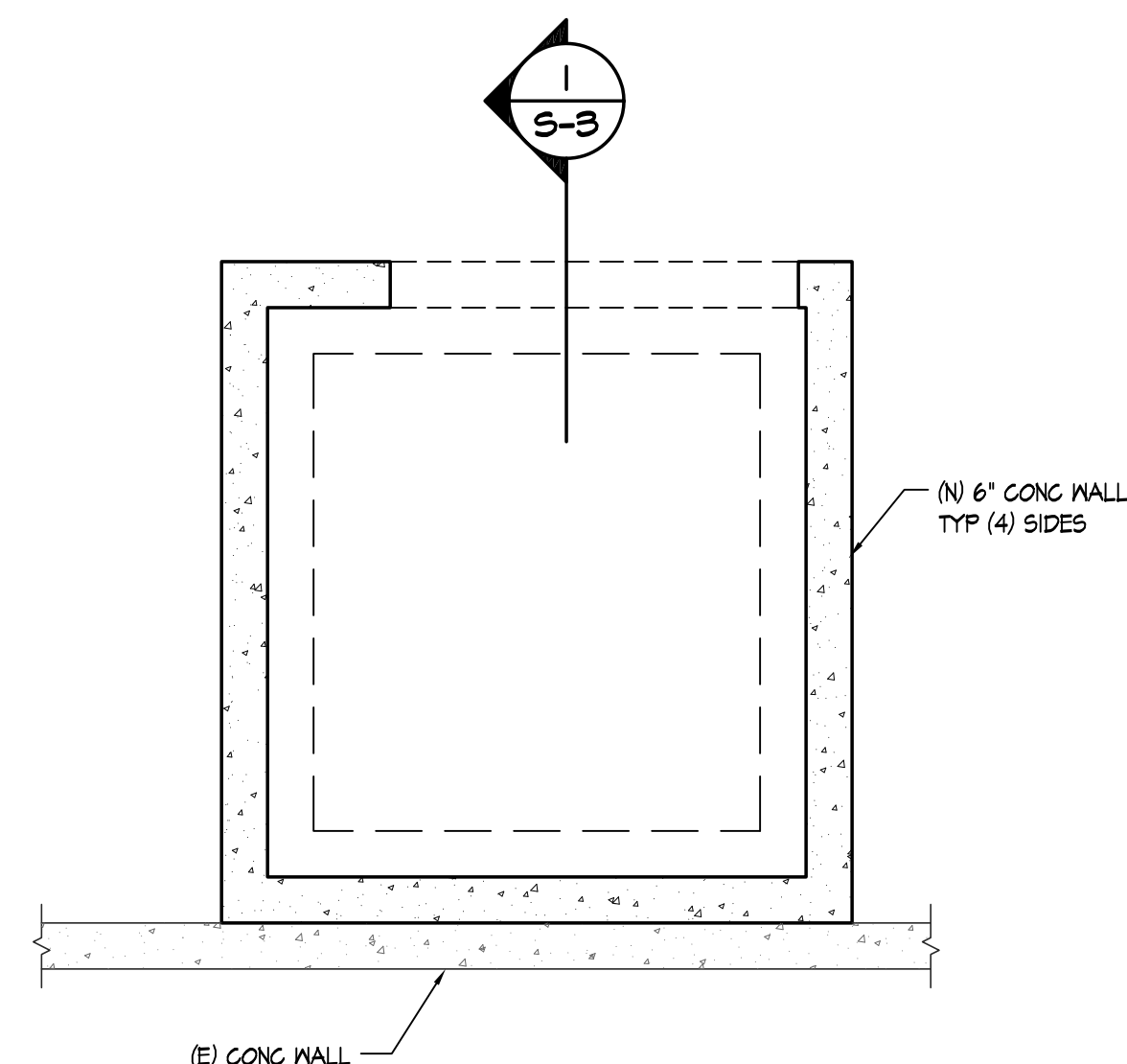
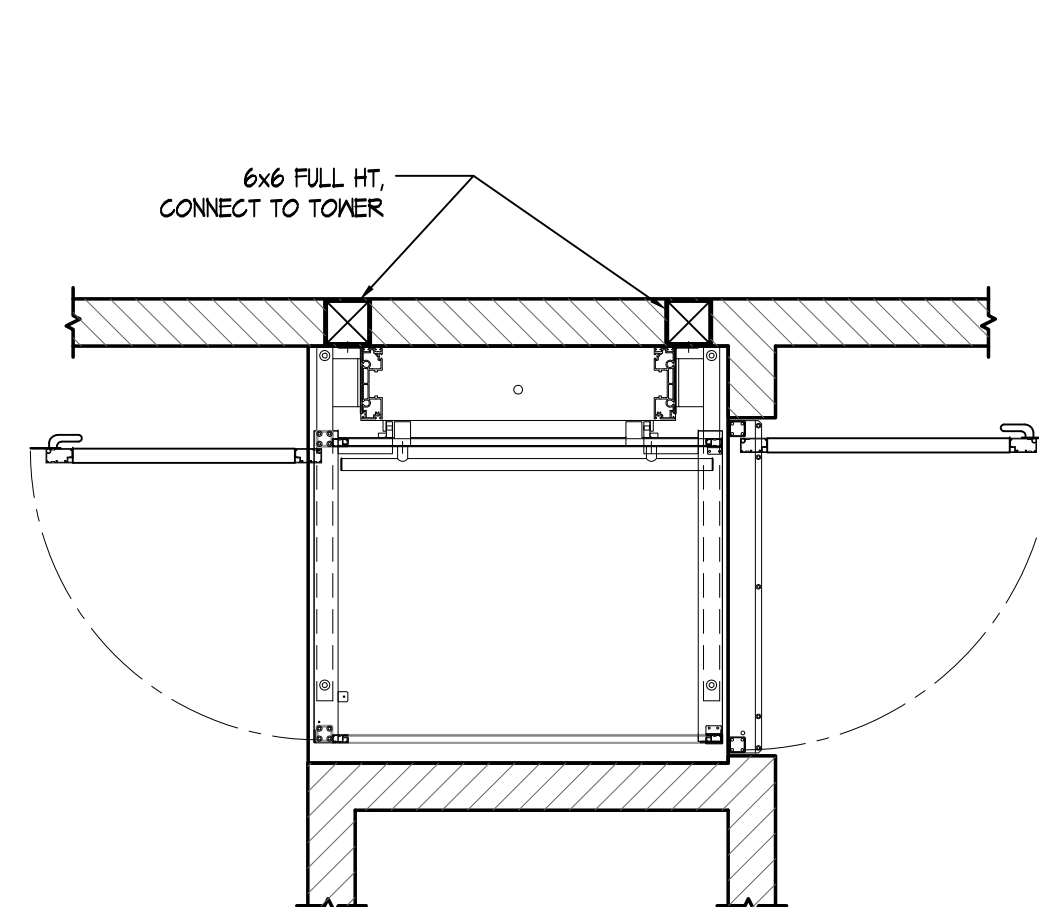
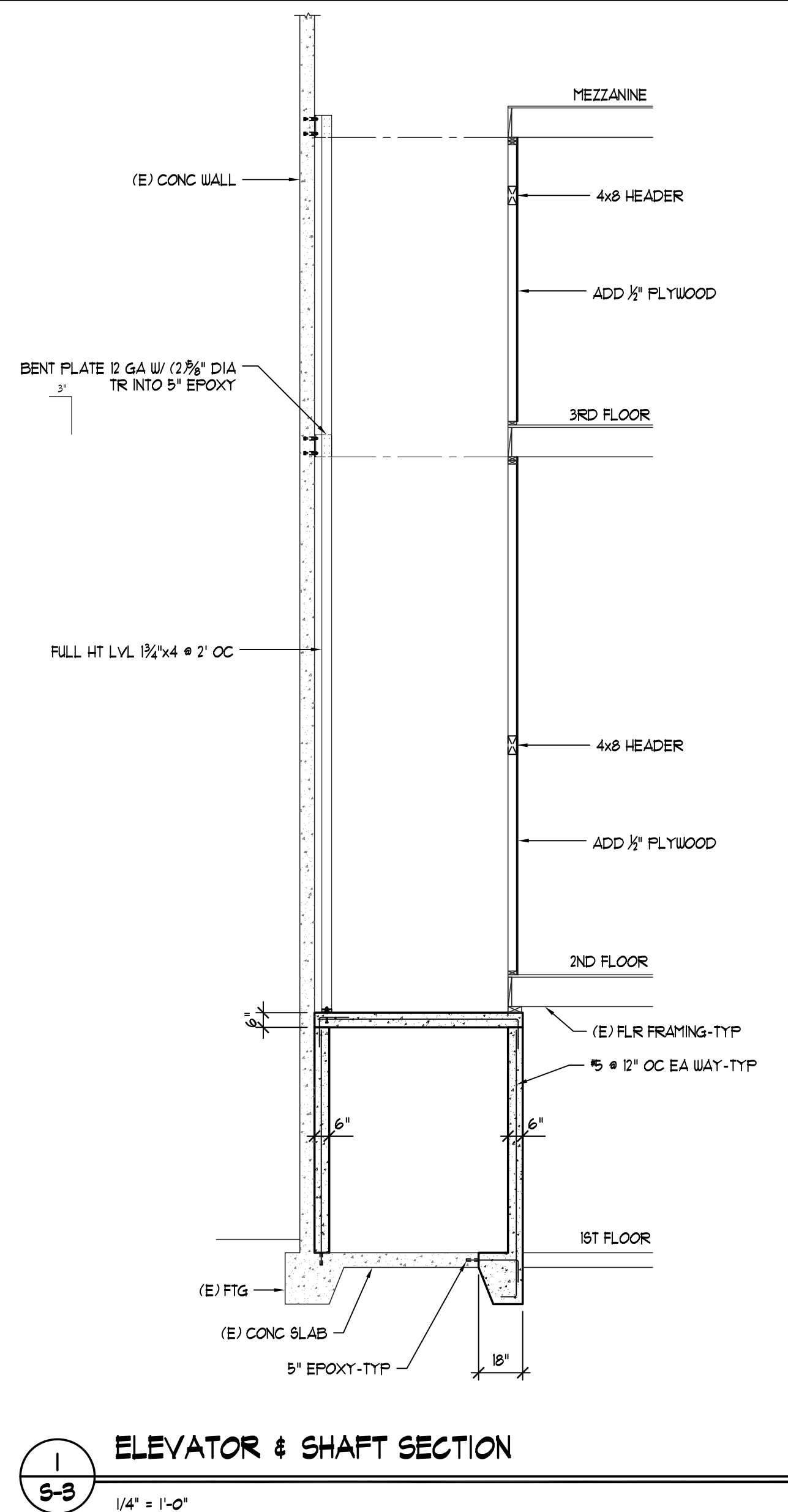
REVISIONS:

BUILDING REMODEL FOR
THE ARMADA EVENT CENTER
444 ALABAMA STREET, VALLEJO, CA

THIRD FLOOR
PLAN, LIFT &
ELEVATOR
DETAILS

DATE MAY 15, 2020

S-3



NOTE:
THE CONTRACT DRAWINGS REPRESENT THE FINISH STRUCTURE & DO NOT INCLUDE METHODS, PROCEDURES OR SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, GUYS AND BRACING. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY, FIRE SAFETY AND HEALTH STANDARDS, LAWS, REGULATIONS AND ORDINANCES. TSA STRUCTURAL ENGINEERS INC. SCOPE OF WORK DOES NOT INCLUDE THE ABOVE, THE MEANS & WAYS OF CONSTRUCTION NOR SAFETY MEASURES AT THE PROJECT CONSTRUCTION SITE. DRAINAGE, WATERPROOFING, VENTILATION AND ARCHITECTURAL DETAILS ARE NOT WITHIN TSA SCOPE OF WORK.

BUILDING REMODEL FOR

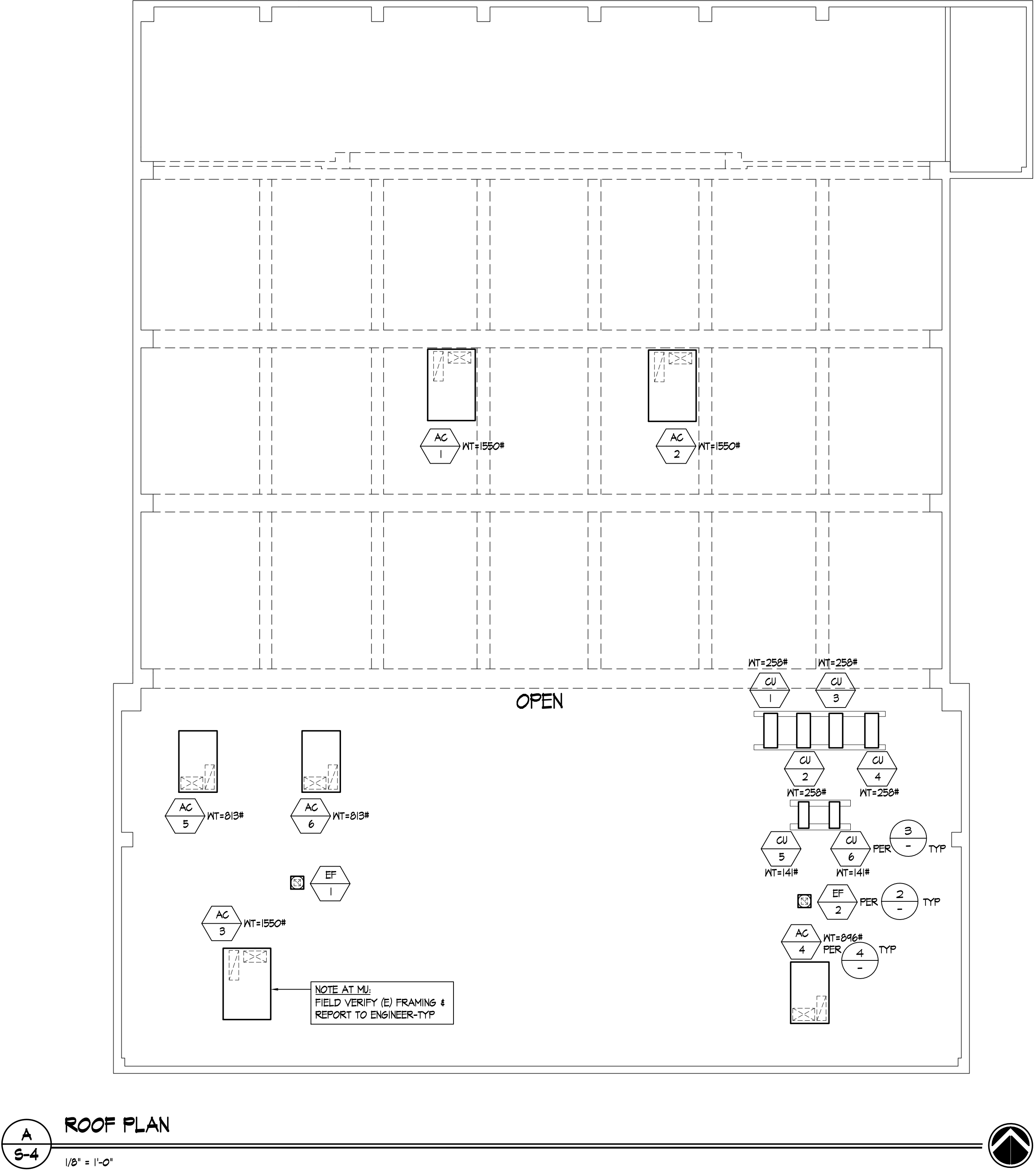
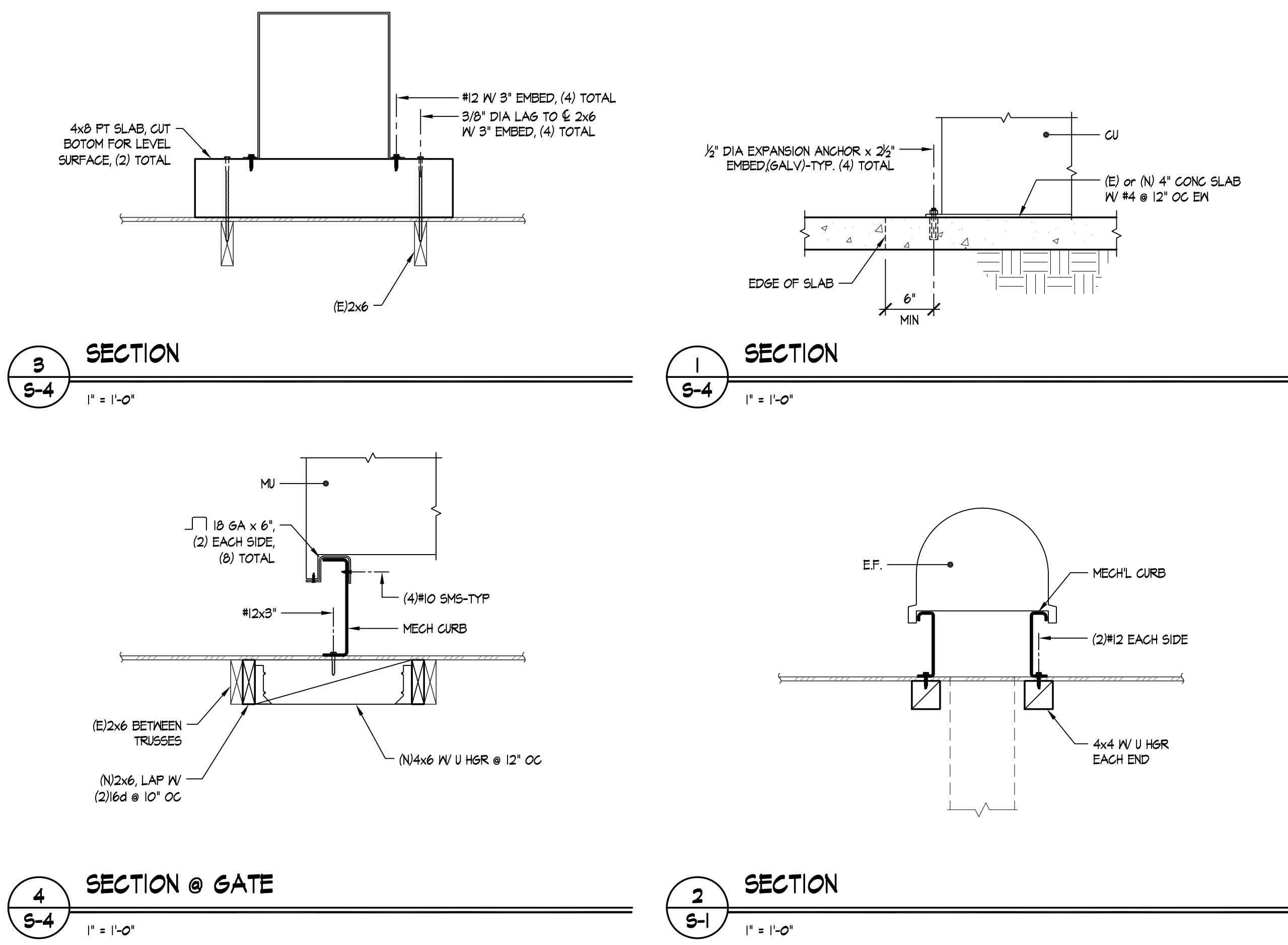
THE ARMADA EVENT CENTER

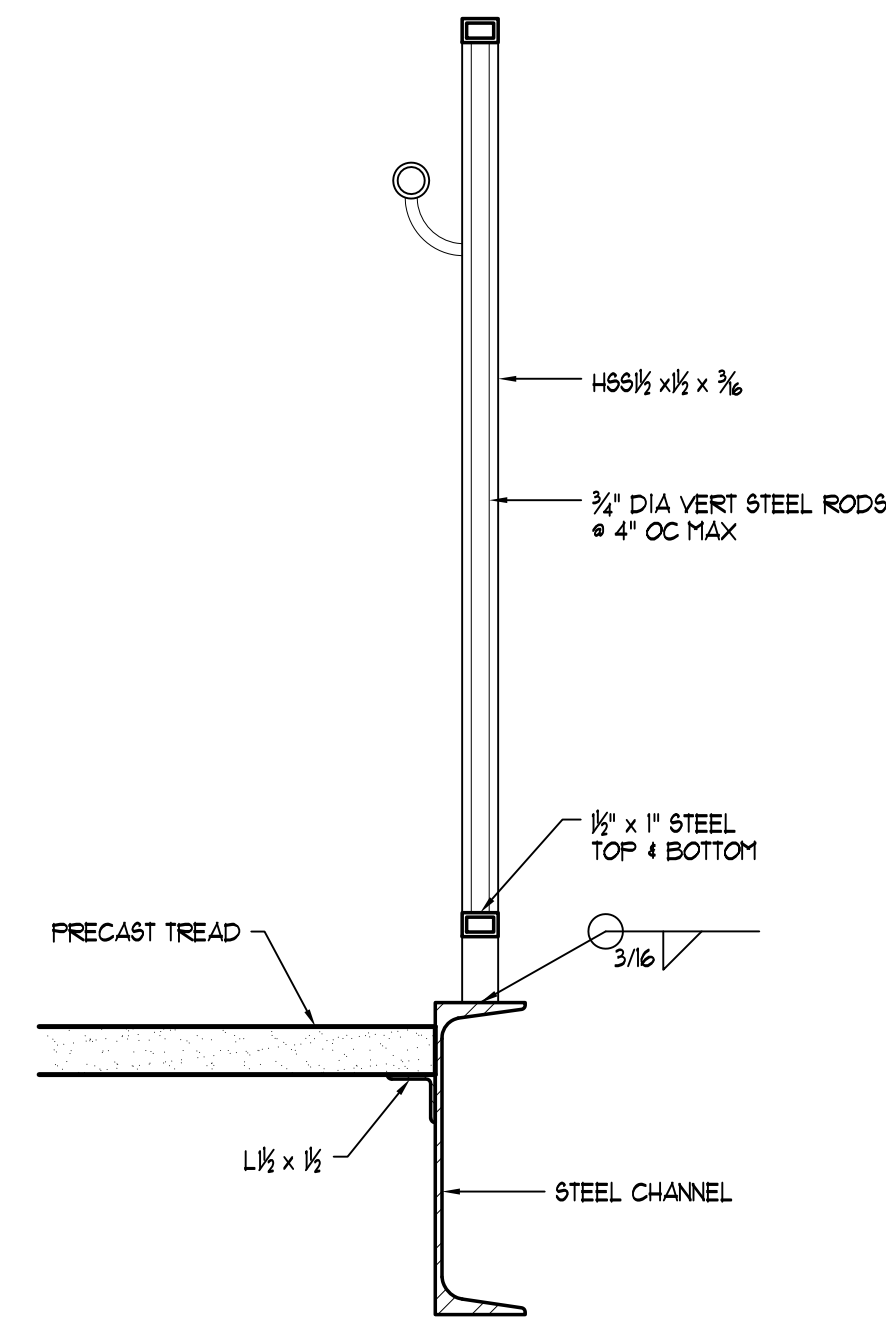
444 ALABAMA STREET, VALLEJO, CA

ROOF PLAN
& DETAILS

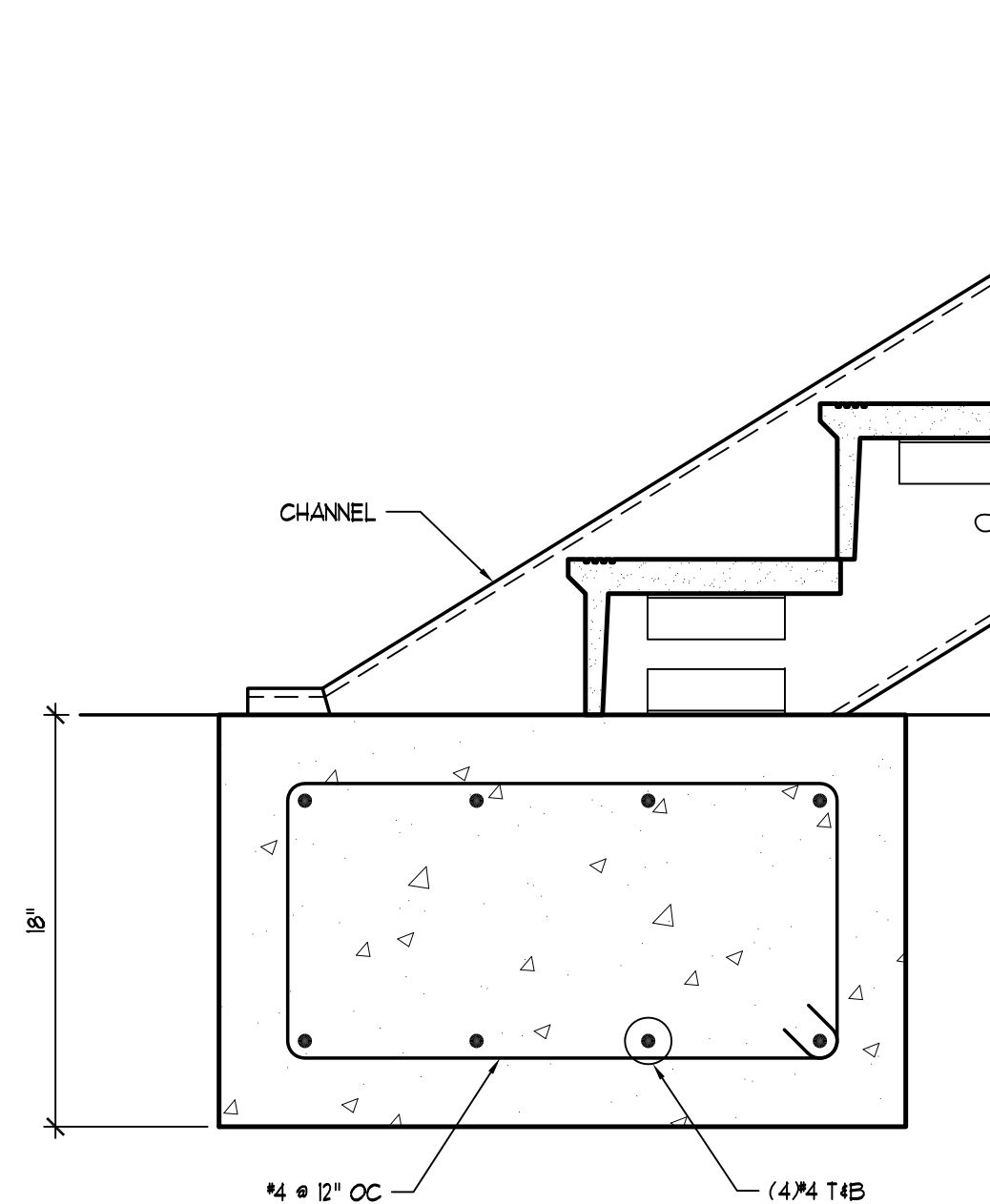
REVISIONS:	

SCALE: AS NOTED
ISSUE: MAY 15, 2020

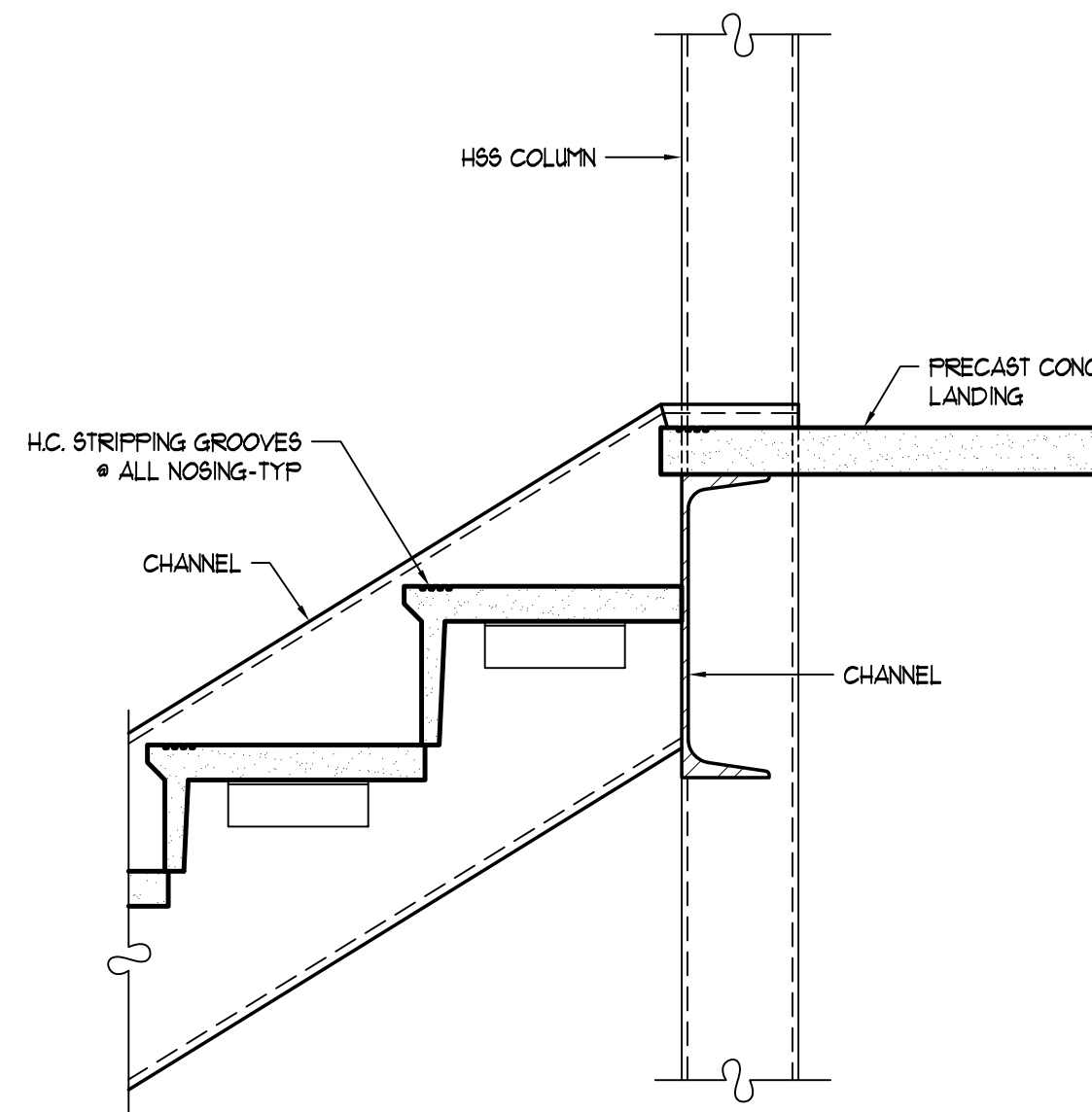




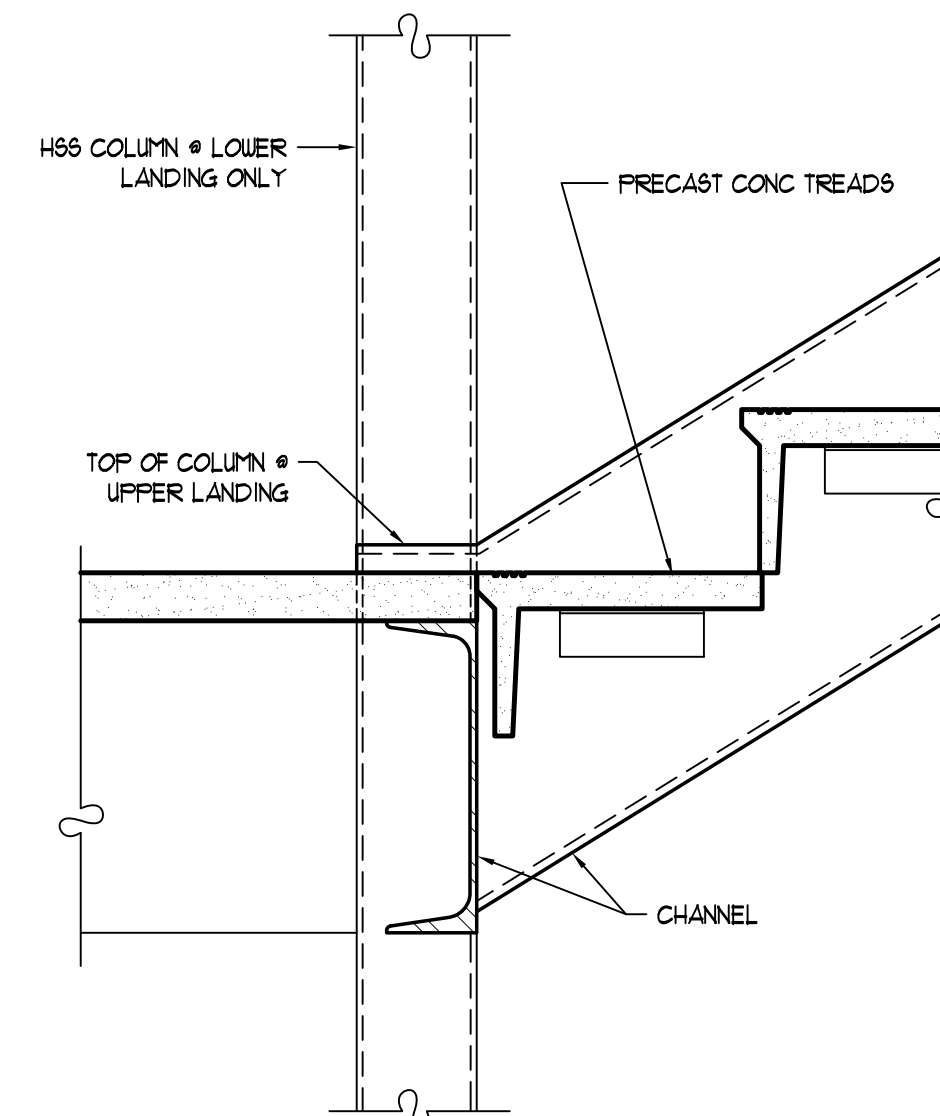
2
S-5 GUARD / HANDRAIL SECTION
1 1/2" = 1'-0"



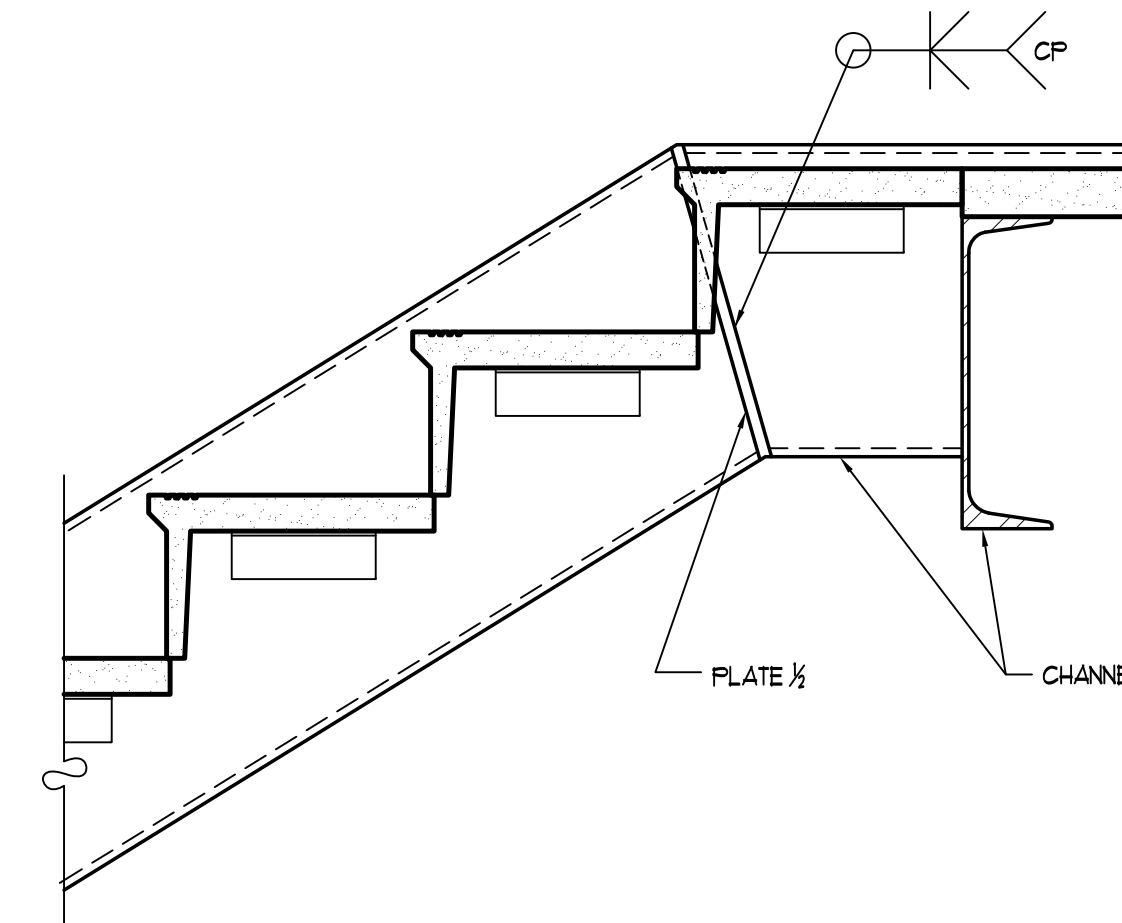
3
S-5 DETAIL @ STAIR FOOTING
1 1/2" = 1'-0"



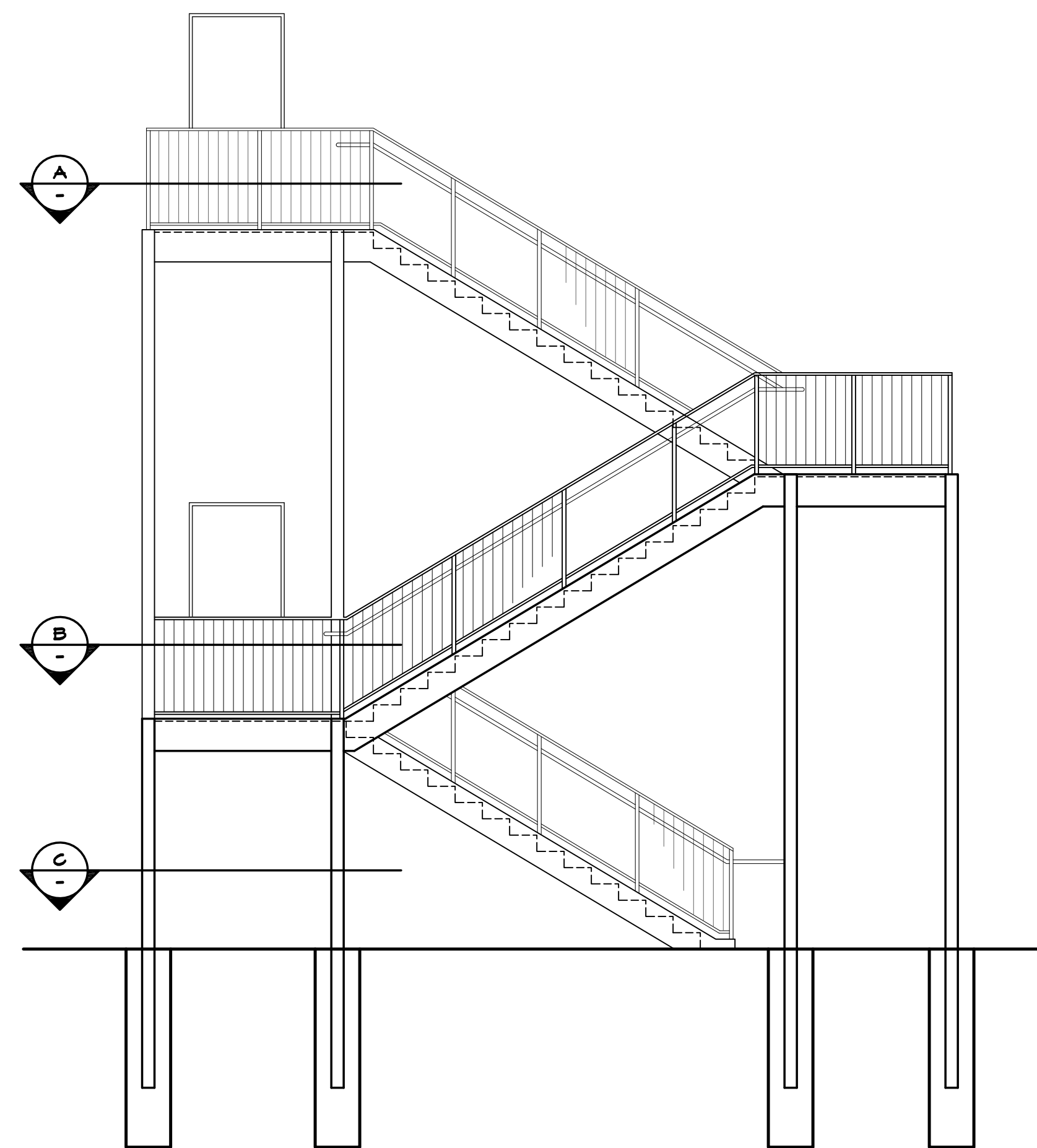
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S-5 DETAIL @ STAIR LANDING
1 1/2" = 1'-0"



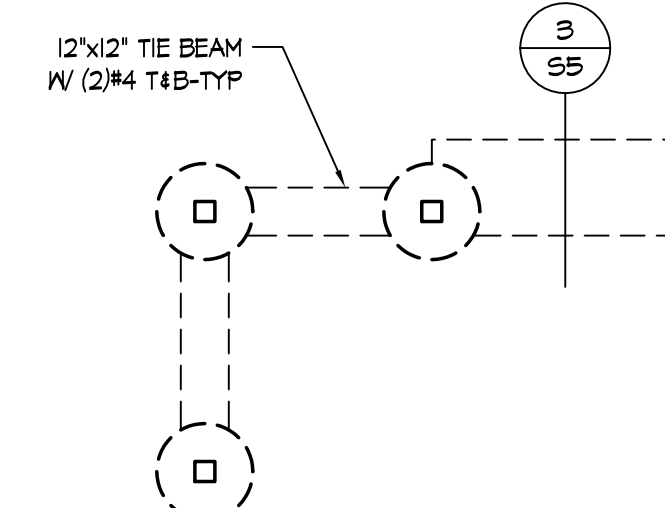
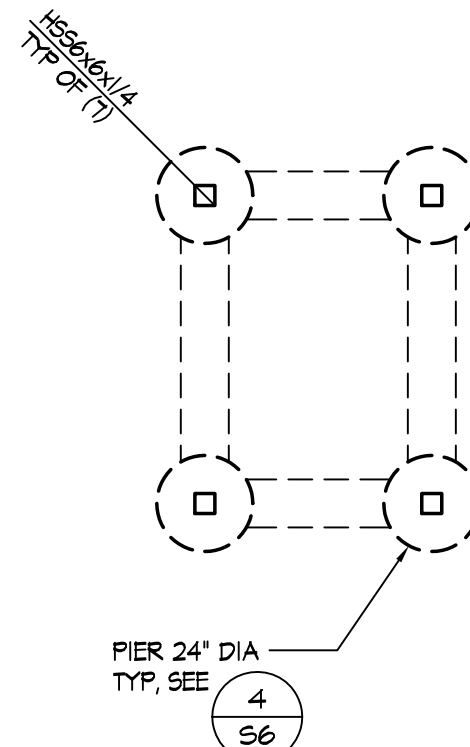
5
S-5 DETAIL @ STAIR LANDING
1 1/2" = 1'-0"



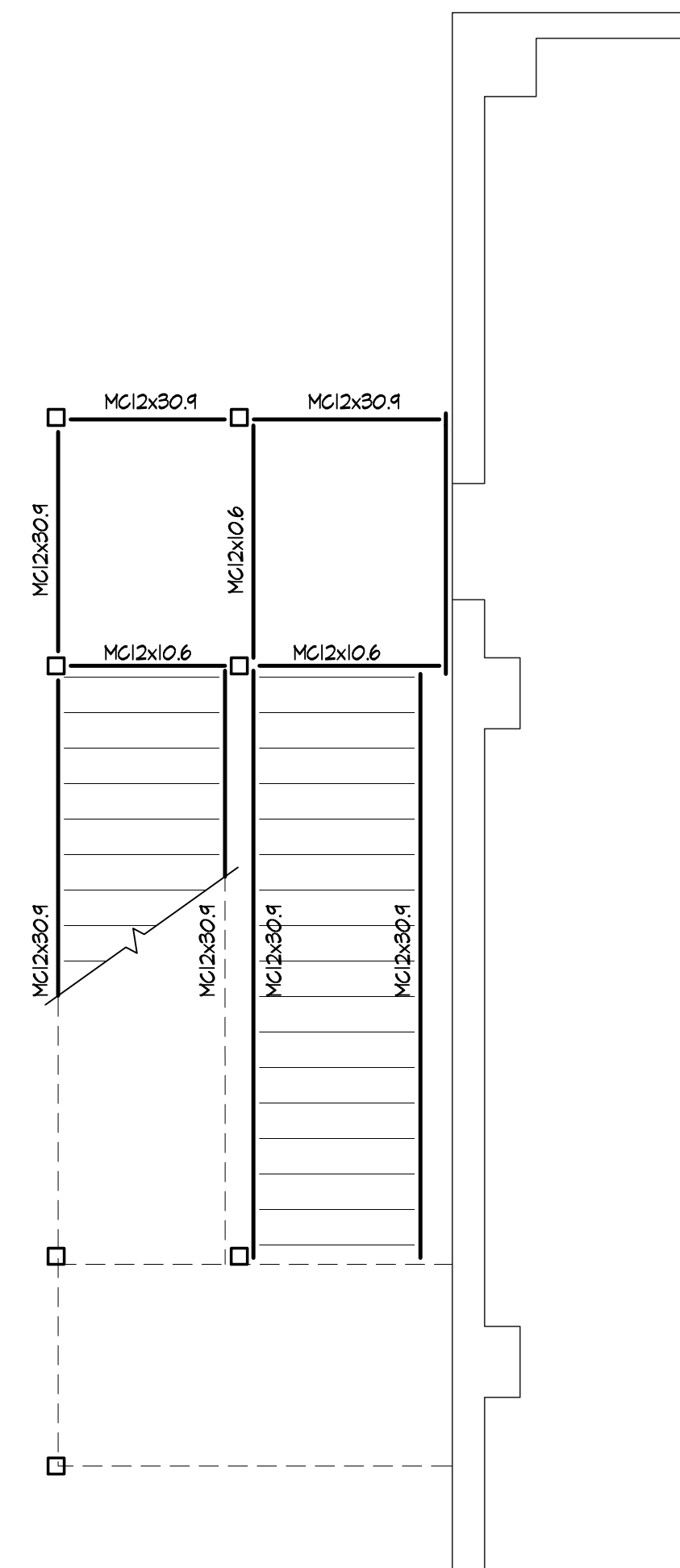
6
A-6 DETAIL @ TOP OF STAIR
1 1/2" = 1'-0"



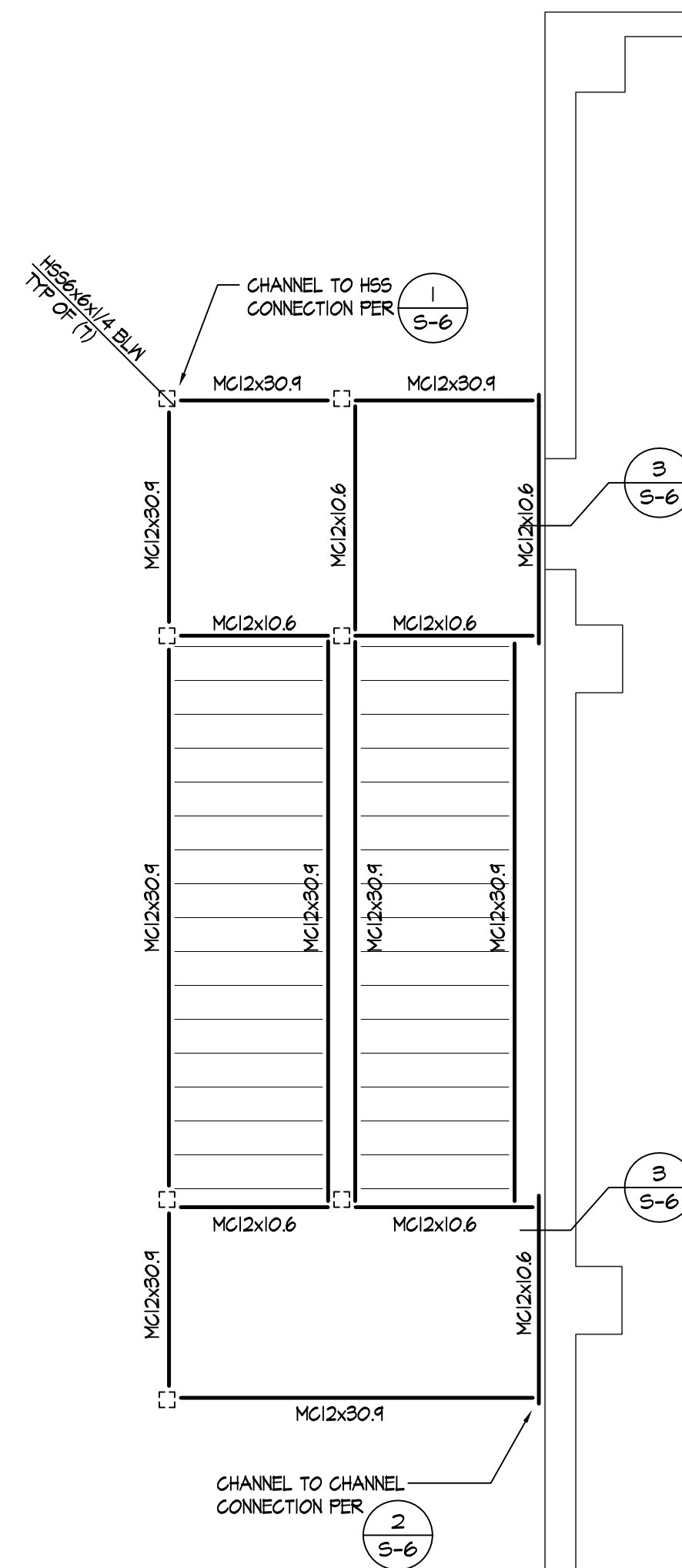
1
S-5 STAIR ELEVATION
1/4" = 1'-0"



C
S-5 STAIR PLAN FOUNDATION PLAN
1/4" = 1'-0"



B
S-5 SECOND FLOOR STAIR PLAN
1/4" = 1'-0"



A
S-5 THIRD FLOOR PARTIAL PLAN & STAIR
1/4" = 1'-0"

BUILDING REMODEL FOR
THE ARMADA EVENT CENTER
444 ALABAMA STREET, VALLEJO, CA

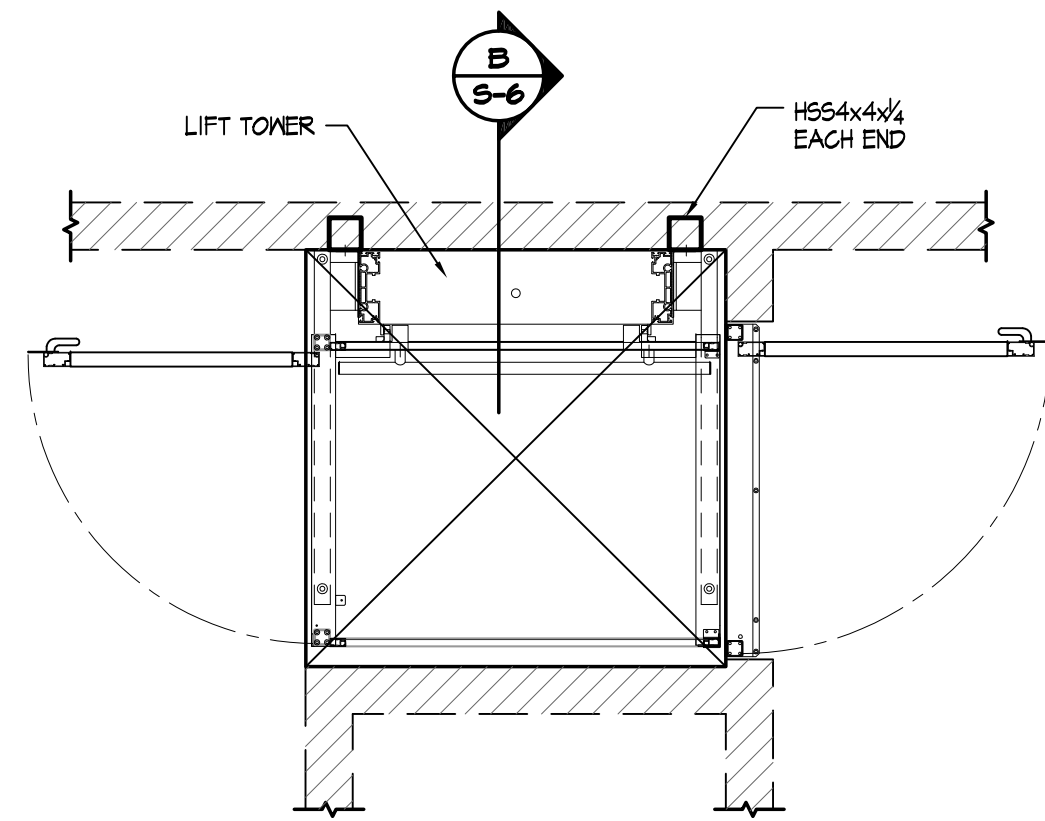
STEEL
DETAILS
AND
SECTIONS

REVISIONS:

SCALE: AS NOTED

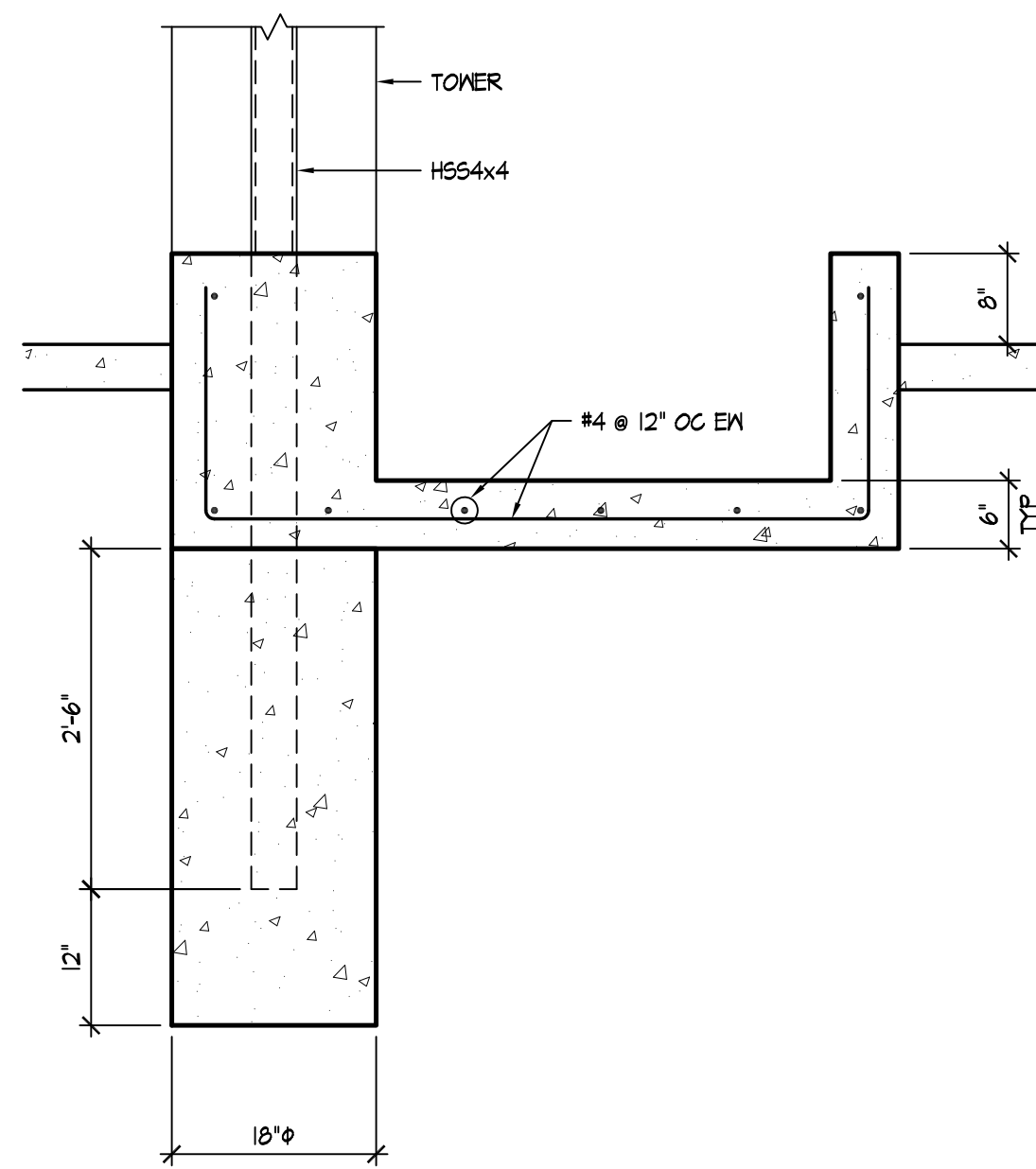
ISSUE: MAY 15, 2020

S-6



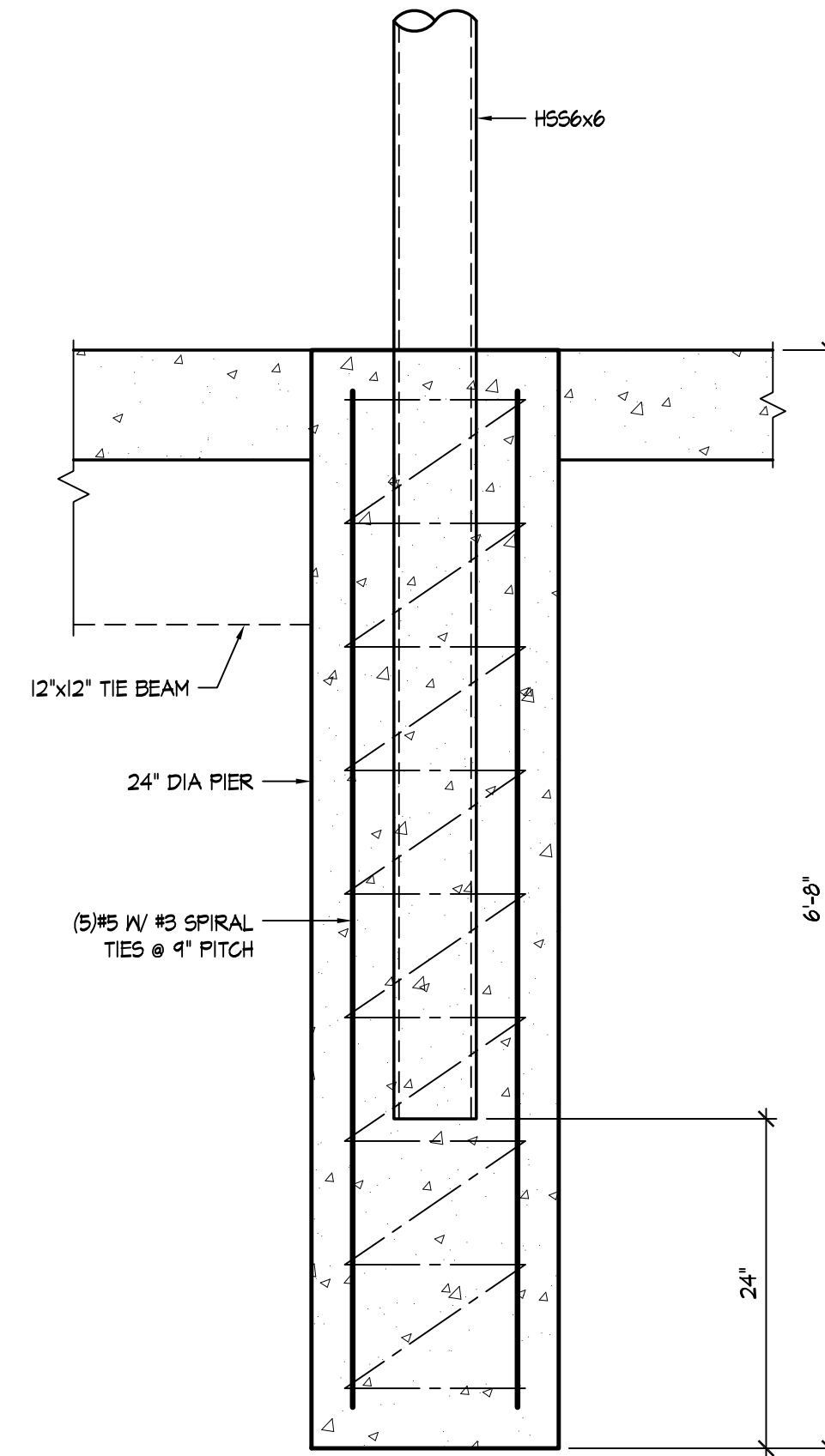
LIFT - PLAN

5-6 1/2" = 1'-0"



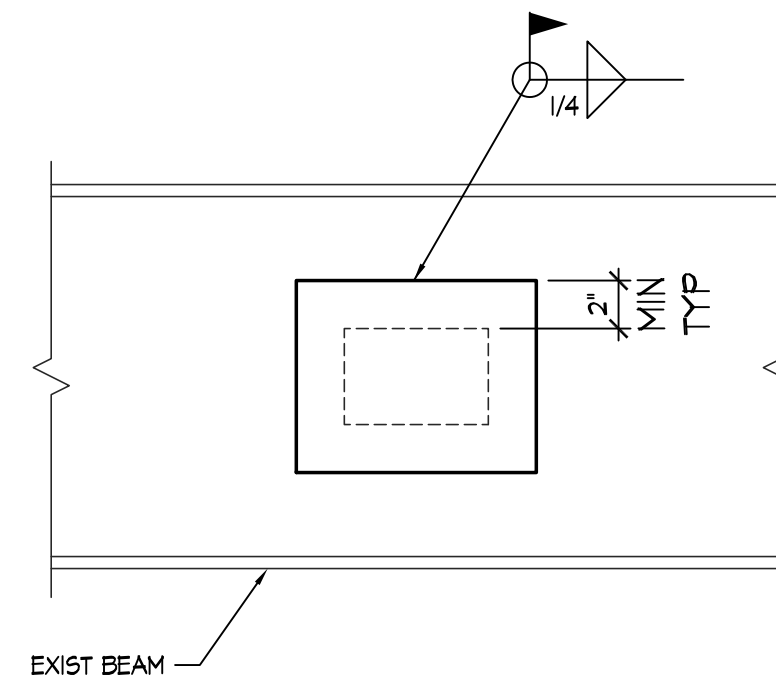
INTERIOR LIFT - ELEVATION

5-6 1/2" = 1'-0"



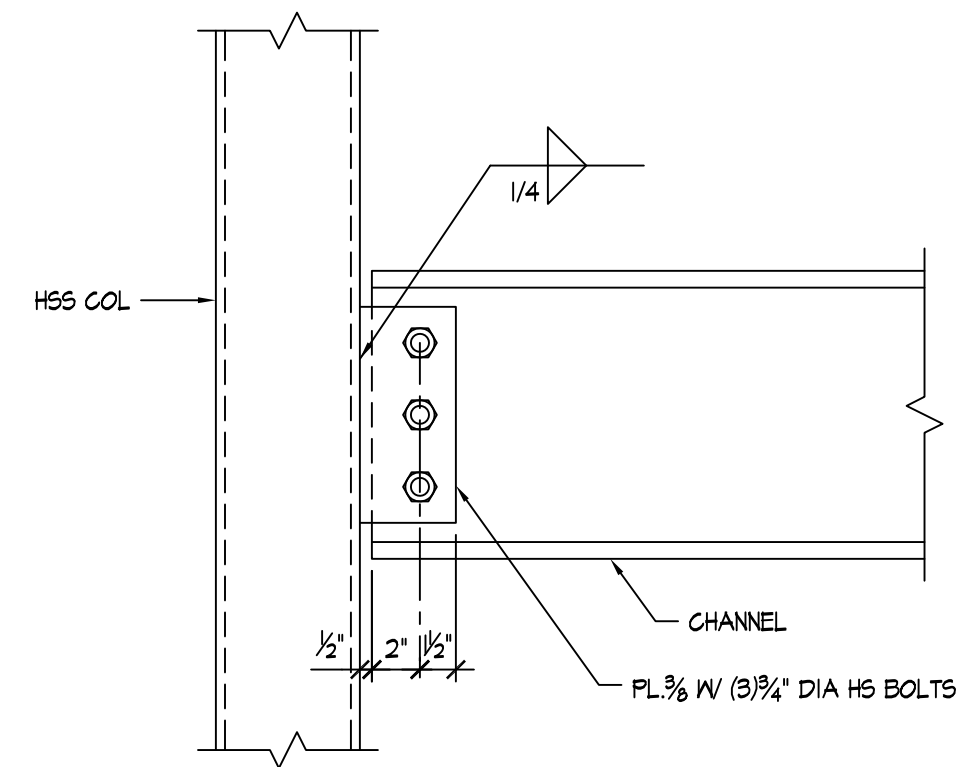
STAIR SECTION

5-6 1" = 1'-0"



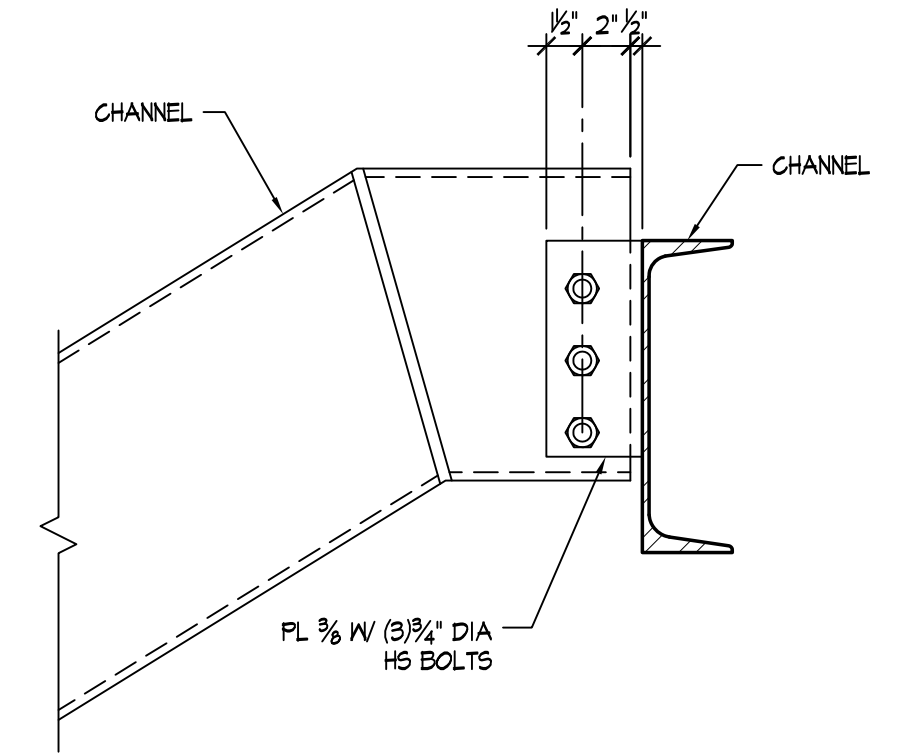
BEAM REPAIR - ELEVATION

5-6 1 1/2" = 1'-0"



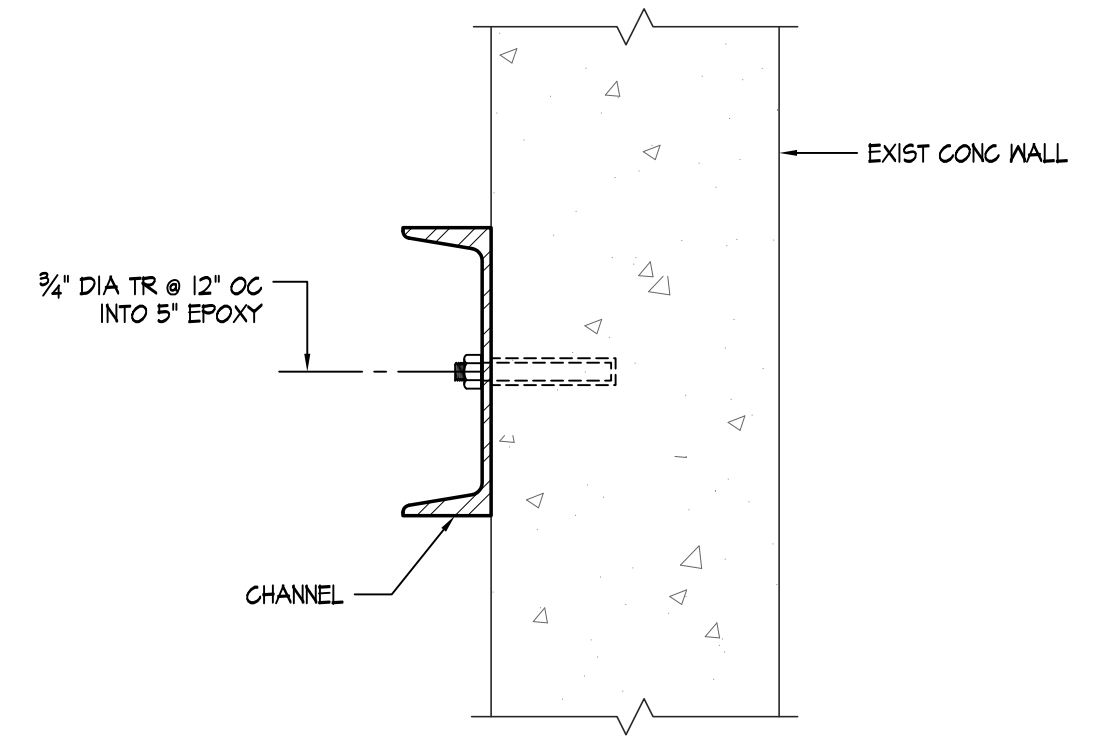
STAIR SECTION

5-6 1 1/2" = 1'-0"

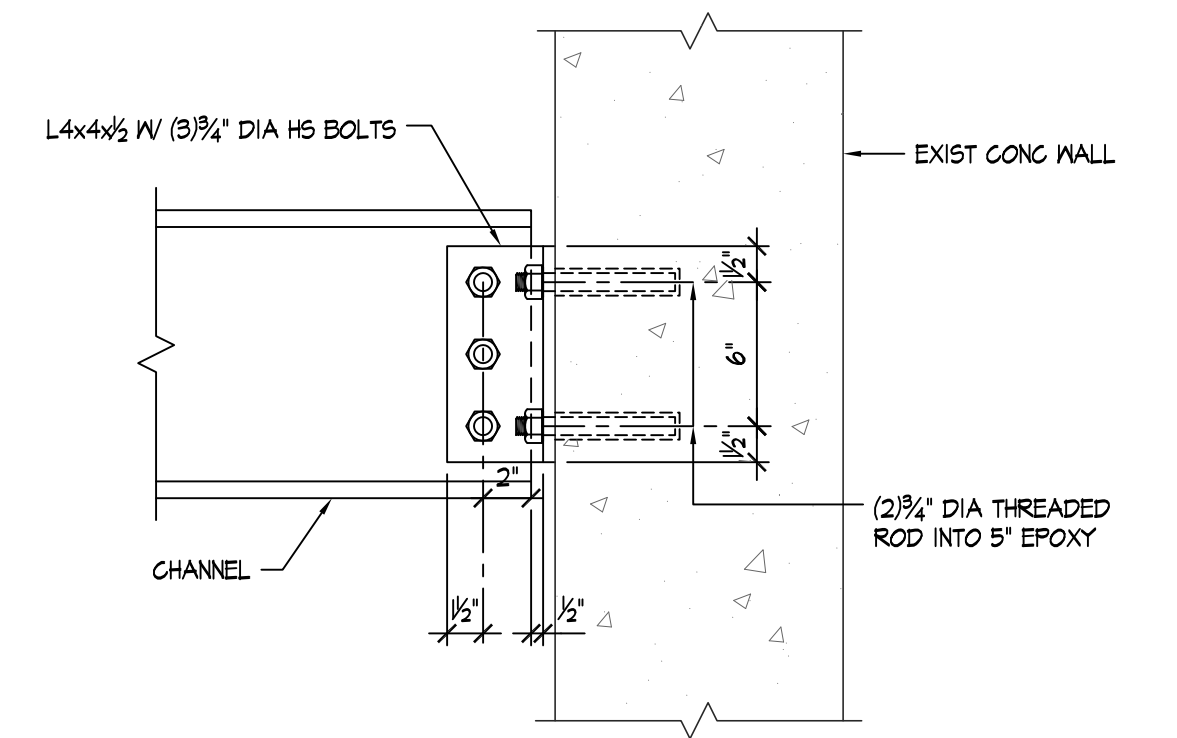


STAIR SECTION

5-6 1 1/2" = 1'-0"



SECTION @ PARALLEL CHANNEL



SECTION @ PERP CHANNEL

STAIR DETAILS

5-6 1 1/2" = 1'-0"

June 23, 2020

444 Alabama Street. Former Veterans Memorial Building.

Security Plan / Operations Info

The Armada is a private event venue. We require security personnel for any events wherein the attendee is not known by the host client (best examples: tickets purchased for a charity event, specifically if there is entertainment. Also, any charity events celebrating holidays – Halloween, NYE the biggest. We also require security for all proms.

We post 1 security guard for every 60 attendees. All security personnel shall be attired in a manner to readily identify them as such. At minimum, one security guard is posted at the exterior entrance to the venue. Security or management will ask anyone who is causing a disturbance to leave. And, If necessary, security or management will call the local law enforcement agency for assistance.

Additionally, interior and exterior video cameras will be mounted to cover the entrance, exits and entire premises. Digital tapes will be made available upon request by the local Police Department. We will familiarize all security staff with provisions of the local ordinances for dealing with unruly patrons. When a patron acts in a manner that is violent, abusive, indecent, profane, boisterous, or otherwise disorderly, we will immediately contact the police and request that the police invoke the provisions of the ordinance.

Alcohol policies/procedures:

A Type 47 ABC license is requested (bona fide eating place with on-site service of beer, wine and distilled spirits). Intoxicated patrons will be immediately cut-off from continued service. And if necessary also escorted from the venue and a taxi/rideshare secured for safe transport.

Types of Events/Occupancy:

Based on the other 4 venues the owner operates (The GlassHouse, Corinthian Grand Ballroom, Mansion54 and The Villa in Tyler) we project 57% of our events to be social celebrations (weddings, quinceaneras, proms, anniversaries, etc.); 24% corporate focused (holiday parties, workshops, luncheons, trade shows) and 19% charity focused (fund-raisers).

The maximum occupancy for the top floor is 1,519: 1,210 for the ballroom and 309 for the balcony. However, in reality, most events are banquet style, which is a 420 occupancy.

Hours of operation:

Requested hours are 6 am – 11:30 p.m. Sunday through Thursday, and 6 a.m. to 2 a.m. Friday and Saturday nights and Halloween and NY Eve. Many weddings extend into those late hours. Morning operations will be for quiet events such as churches or breakfast meetings. Incidentally, we have a 2am closing time at The GlassHouse in downtown San Jose. In 6 years of continuous operation, we have not had one complaint.

1. Are security personnel properly credentialed? **Yes.**
2. Provide metal wands at entrances. **If required, yes.**
3. Improve parking lot lighting. **That will be completed prior to occupancy.**
4. Recommend flock Safety cameras <https://www.flocksafety.com/>. These cameras can be purchased by private entities but allow us to be able to tap into those networks. They are essentially motion detected LPR cameras. **Agreed**
5. Install high quality genetec type cameras. <https://www.genetec.com/> **Agreed**
6. Provide further info on target audience – age group etc. **Its important for the distinction between private event venue opposed to Any bar/nightclub/restaurant open to the public. Depending on the event, we now beforehand the total customer count and the makeup of the crowd. And, can plan ahead accordingly.**
7. City will partner with ABC and conduct routine follow-up with them. **As they do at all our other venues.**

Additional information for VPD. I think its important to again underscore again we are Not a bar or nightclub. Therein, we do not have the problems associated with those operations.

Bar Management Practices

- What is the primary theme of a typical problem bar? **There are many, None of which are present in the future private bar at 444 Alabama Street. That list included: overserving alcohol, type of establishment, population mix (predominately younger male), discounted drink pricing, crowded, low staff to patron ratio, lack of entertainment, unattractive décor.**
- Does the bar serve food, or is it available nearby? **Yes, as a condition of our ABC license.**
- Does the bar offer discounted drinks? **No.**
- What entertainment, if any, does the bar offer? Does the entertainment contribute to aggression? **Our event entertainment is typically DJ or live music.**
- Does the bar employ bouncers? If so, do they tend to be aggressive when dealing with troublesome patrons. **We employ Security depending on the individual event. For example, we rarely staff Security for weddings, but always for proms.**

Do bar managers conduct proper background checks on bouncers before hiring them? Are bar employees properly trained? **Yes, all employees undergo a background check and training.**

- Understanding Your Local Problem 15. **Understood.**

- What is the ratio of bar employees to patrons? Is it sufficient to provide timely service and monitor patrons' drinking and behavior? **We always staff appropriately. And since we know in advance the guest count, can easily do so.**

- Do bar employees call the police under appropriate circumstances? Do bar managers encourage or discourage police inspectional visits? **We intend to establish close relationships with Vallejo PD and welcome continued visits (ideally prescheduled as to not interrupt a private event)**

- Are employees encouraged to push altercations out of the bar? **Yes.**

- Are employees trained to recognize signs of drunkenness,

to refuse service diplomatically, and to defuse aggression? **Yes.**

- Does management have written policies regarding these practices, expect employees to follow them, and support them when they do? **We will have, yes.**

- What conduct does the bar prohibit? **Drunkenness and aggressiveness.**

Do employees effectively enforce those prohibitions? **Yes.**

- Is the bar décor attractive, and interior lighting adequate? **It will be.**

- Does the bar commonly reach or exceed occupancy limits? **It won't ever exceed occupancy. We know the client count prior to hosting,**

- Do competitive events (e.g., playing pool, darts, rolling

dice) lead to assaults? **Yes. And we don't cater those.**

- Does the bar discourage barhopping (e.g., restrict reentry,

charge entry fees, or prohibit carrying out drinks)? **We are a private event venue. Once you leave the facility (typically at the end of the event), the venue closes.**

- Does the bar have items that patrons can readily use as weapons? **No.**

- Does the physical setting (e.g., the presence of sharp-edged

bar tops or glass) create risks of serious injuries? **Yes,**

May 10, 2019

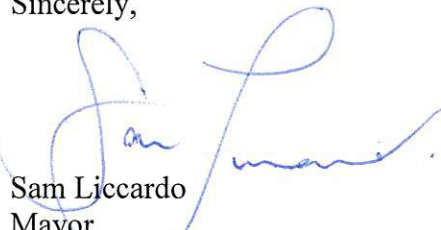
Councilmember Coffin, Las Vegas City Council
Ms. Mary McElhone, Deputy Director of Planning
495 S. Main Street
Las Vegas, NV 89101

Dear Councilmember Coffin and Director McElhone:

I write in support of Bruce "Gene" Campbell and his new Las Vegas business, Mansion 54. Gene is a longtime, successful business owner in the city of San Jose, operating for over a decade at the Corinthian and over five years at The GlassHouse. Both venues are heavily utilized as reliable event spaces in our Downtown, and neither location has had any nuisance complaints or violations. He is currently working to change his temporary license to a permanent one. I am confident that Gene will bring a superb degree of professionalism and decades of experience in event and operations management to Las Vegas.

Thank you for your consideration.

Sincerely,


Sam Liccardo
Mayor
City of San José