



AGENDA

VALLEJO DESIGN REVIEW BOARD REGULAR MEETING – 7:00 P.M. CITY COUNCIL CHAMBERS June 8, 2023

Adam Chavez, Chairperson
Latressa Wilson Alford,
Vice-Chair
Tara Beasley-Stansberry
Matt Kennedy
Oskar Lugtu

www.cityofvallejo.net

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom. City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.

IMPORTANT NOTICE

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 Design Review Board without prior notice for an item not listed on the AGENDA, no specific answers or responses should be expected at this meeting per State law.

Pursuant to Government Code Section 54954.3 of the Brown Act, members of the public shall be afforded the opportunity to speak on any agenda item of interest to them after being recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the Secretary of the Design Review Board prior to the consideration of the item or raise their hand via ZOOM: (<https://ZoomRegular.Cityofvallejo.net>) or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit www.cityofvallejo.net/publiccomment. In person speakers will be recognized first.

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 Design Review Board will be available on the City of Vallejo website at www.cityofvallejo.net subject to staff's ability to post the documents prior to the meeting.

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

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



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

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

A. April 14, 2022 Minutes

5. WRITTEN COMMUNICATIONS

6. REPORT OF THE SECRETARY

A. Overview of State Housing Regulations

7. CITY ATTORNEY REPORT

8. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE DESIGN REVIEW BOARD AND LIAISON REPORTS

A. Report of the Members of the Design Review Board

B. Council Liaison to Design Review Board

9. COMMUNITY FORUM

*Any interested members of the public desiring to communicate with the Design Review Board for which another opportunity to speak is not provided on the agenda and which is in the jurisdiction of the Design Review Board to resolve may do so in person by submitting a completed speaker's card to the Secretary or via ZOOM: (<https://ZoomRegular.Cityofvallejo.net>), or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment. In person speakers will be recognized first. When called upon, each speaker should step to the podium, state his/her name for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to a maximum of three minutes pursuant to Vallejo Municipal Code Section 2.02.300.*

10. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

11. PUBLIC HEARINGS

A. HOLD A PUBLIC HEARING AND ADOPT RESOLUTION NO. DRB23 TO RECOMMEND TO THE PLANNING COMMISSION APPROVAL OF DESIGN REVIEW AND LANDSCAPE REVIEW ENTITLEMENTS FOR 961 PORTER STREET

Recommendation: Conduct the public hearing and adopt a resolution recommending to the Planning Commission approval of Design Review DR22-0013 and Landscape Review LR22-0010 for 961 Porter St.

12. OTHER AGENDA ITEMS - None

13. ADJOURNMENT

I, Jasmine Thibeaux, Executive Secretary, do hereby certify that I have caused a true copy of the above

**MEETING AGENDA
DESIGN REVIEW BOARD**

June 8, 2023

notice and agenda to be delivered to each of the members of the Design Review Board, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Friday, June 2, 2023

Jasmine Thibeaux

Dated: June 2, 2023

Executive Secretary

**CITY OF VALLEJO
DESIGN REVIEW BOARD
REGULAR MEETING MINUTES
COUNCIL CHAMBERS
April 14, 2022**

1. CALL TO ORDER

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Board Members Kennedy, Lugtu; Beasley-Stansberry and Chair Chavez

Absent: Vice Chair Alford

Staff present: Director Christina Ratcliffe, Laura Zagaroli

4. APPROVAL OF THE MINUTES

March 10, 2022 Minutes

Action: Moved by Chair Chavez, second by Board Member Kennedy, the Board approved the minutes with the following vote:

VOTE:

AYES: Chair Chavez, Board Members Beasley-Stansberry, Kennedy, Lugtu

NOES: None

ABSENT: Vice Chair Alford

ABSTAIN: None

5. WRITTEN COMMUNICATIONS – None

6. REPORT OF THE SECRETARY – None

7. CITY ATTORNEY REPORT – None

8. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE DESIGN REVIEW BOARD AND LIAISON REPORTS

A. Report of the Members of the Design Review Board - None

B. Council Liaison to Design Review Board – None

9. COMMUNITY FORUM – No Speakers

10. APPROVAL OF THE AGENDA

Action: Moved by Board Member Kennedy, second by Board Member Beasley-Stansberry, the Board approved the Agenda with the following vote:

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April 14, 2022

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VOTE:

AYES: Chair Chavez, Board Members Beasley-Stansberry, Kennedy, Lugtu
NOES: None
ABSENT: Vice Chair Alford
ABSTAIN: None

11. PUBLIC HEARINGS – None

12. OTHER

A. Staff Presentation – Laura Zagaroli provided an overview of the Brown Act for the Board.

13. ADJOURNMENT

Action: Moved by Board Member Kennedy, second by Board Member Lugtu, the Board adjourned the meeting with the following vote:

VOTE:

AYES: Chair Chavez, Board Members Beasley-Stansberry, Kennedy, Lugtu
NOES: None
ABSENT: Vice Chair Alford
ABSTAIN: None

Chair Chavez adjourned the meeting at 7:41 pm.

ADAM CHAVEZ, CHAIRPERSON

ATTEST:

MARGARET KAVANAUGH-LYNCH,
SECRETARY TO THE DESIGN REVIEW BOARD



**STAFF REPORT
CITY OF VALLEJO
DESIGN REVIEW BOARD**

DATE OF MEETING: May 11, 2023 Item No. 12-A
PREPARED BY: Margaret Kavanaugh-Lynch, Planning Manager
REPORT SUMMARY: Overview of State Housing Regulations

Background

Over the next several months, the Design Review Board will be reviewing a number of housing projects that will be subject to not only the Vallejo Municipal Code, but also several state housing regulations that will inform much of the Board's (and City's) purview. In preparation for these projects, staff researched available sources and found a recent document that contained an excellent overview, *New Pathways to Encourage Housing Production: A Review of California's Recent Housing Legislation*.

This staff report contains direct excerpts of this report that focus on Density Bonus Law (DBL), SB330 and the Housing Accountability Act (HAA) as they all directly impact the purview of this Board. The full April 2023 report produced by the Turner Center for Housing Innovation is included as an attachment to this report should Board members choose to read it in its entirety.

Density Bonus Law

The state's Density Bonus Law (DBL) initially enacted in 1979, has long allowed increases in a housing project's density for inclusion of a minimum amount of affordable housing facilitated by regulatory concessions. The DBL has been modified several times since 2016, in part as a response to increased development costs and barriers to production. Specifically, twelve bills have been passed that have expanded the applicability and incentives available to developers. Our interviewees noted that the combination of all of these changes has made DBL much more beneficial to use, resulting in more units and greater project feasibility.

Generally speaking, DBL allows more units to be built in a given project if some of the units are designated as affordable housing. It also grants various concessions and waivers, such as reductions of development standards.

Prior to 2017, the maximum density bonus available was an additional 35 percent of the maximum number of units allowed by the zoning for a project. A handful of bills have made changes to this maximum allowed increase. For example, AB 2345 (2020) allows a density increase of up to 50 percent for projects that dedicate 15 percent of their units to lower-income households.

In addition, AB 1763 (2019) allows 100 percent affordable housing projects to access an 80 percent density bonus, or unlimited density (up to three stories) for projects located within a quarter mile of a major transit stop. AB 2334 (2022) expanded upon allowable density for 100 percent affordable projects by extending the benefits of AB 1763 to low-vehicle miles traveled areas.

In addition to the changes noted above, there have been other notable reforms to DBL intended to facilitate greater DBL usage. AB 2372 (2018) allows cities to give a floor area ratio (FAR) bonus instead of a density bonus and limits new parking requirements.

Another important feature of DBL is the ability of developers to access “concessions” and other waivers to further facilitate development. Specifically, DBL requires cities to grant concessions to development or design standards that applicants identify as barriers to their project feasibility. For example, developers might request to reduce setback requirements or height restrictions, or requirements for specific finishes or materials. DBL also allows applicants to access lower parking requirements. Since 2016, some laws have expanded DBL concessions. In addition to the increased allowable density described above, AB 2345 also lowers the threshold requirement for mixed-income projects to access multiple concessions. AB 2334 (2022) increases available concessions for 100 percent affordable projects from three to four.

SB 330 and the Housing Accountability Act

The changes that have strengthened the Housing Accountability Act (HAA) have been particularly important for ensuring that projects are not denied despite being compliant with objective local land use regulations.

The HAA was first passed in 1982 and has been amended two dozen times since, but it was strengthened most significantly in 2017 by three bills: SB 167, AB 678, AB 1515. Among other things, these three bills apply a developer-friendly standard of review (using a “preponderance of evidence” rather than “substantial evidence” standard), increase fines on localities that unlawfully deny permits, and require that the code in place at the time the application was deemed complete must be used in reviewing the project.

In 2019, both the HAA and the Permit Streamlining Act were strengthened by the passage of SB 330, the Housing Crisis Act of 2019. SB 330 limited cities’ ability to deny permits in several ways. It created a non-discretionary “preliminary application” that vests rights upon submission, establishes a private right of action for challenging permit denials, and allows plaintiffs to win attorneys’ fees, SB 330 amended the Permit Streamlining Act as well by placing time limits on an agency’s ability to comment on a project and imposing a five-hearing rule; now a decision must be made after no more than five hearings after the project application is complete.

New Pathways to Encourage Housing Production: A Review of California's Recent Housing Legislation

AUTHORS

Bill Fulton, Turner Fellow | **David Garcia**, Policy Director | **Ben Metcalf**, Managing Director |
Carolina Reid, Faculty Research Advisor | **Truman Braslaw**, Graduate Student Researcher

Since 2017, the State of California has adopted over 100 new laws designed to increase housing production. Most of these laws have been focused on incentivizing local governments to approve more housing and expedite housing approval processes.

Some have focused on making long-standing legal authorities work better (e.g., significantly changing the ways in which cities must plan for new housing by adding new requirements to Housing Element law and creating stricter penalties for violating housing laws). Others have introduced new ways to facilitate housing production (e.g., offering pathways to streamline development and pre-empting local prohibitions on smaller-scale development in areas zoned only for single-family homes).

This new spate of laws has reshaped the housing entitlement process throughout California, and by certain metrics, permitting has increased in some areas. The Center for Continuing Study of the California Economy recently concluded that residential building permits increased 15.5 percent in the first six months of 2022, with most of that increase occurring

in multifamily permits, which typically benefit the most from housing production laws.¹ Recent state legislation has also resulted in an increase in production in other building types, such as accessory dwelling units (ADUs). At the same time, overall production remains well below levels observed before the Great Recession. In addition, given the economic uncertainty posed by inflation and instability in the banking sector, there are concerns that homebuilding starts may stagnate in the near future.

In this brief, we interview planners and land use lawyers to gain an early understanding about the extent to which the new laws are influencing housing production. Making a connection between new laws and housing production is difficult; data can be hard to gather, and a range of other issues affect production, such as cost and availability of land, labor, and construction supplies. This brief is therefore not meant to be an evaluation of the effectiveness of these state laws. Rather, it is an effort to characterize the breadth and goals of recent legislation, and to assess practitioner experiences with using these laws to further housing production. The report provides an over-

view of California's housing system, catalogs recent housing legislation, and summarizes themes from interviews with stakeholders across the state. This report is also being released with **an accompanying online tool** that allows users to search and sort legislation passed since 2016. We conclude by laying out next steps for exploring the effectiveness of these recent changes in California housing policy.

Methods

In its February 2018 Statewide Housing Assessment Report, the California Department of Housing and Community Development (HCD) included a matrix of the state's major housing laws.² This table divided California housing laws into four categories based on the part of the housing production process to which they pertain: planning, zoning, permitting, and building. The table further subdivided laws by function and act name, and described each category and some of the legislation that shaped it.

Using HCD's typology, we documented changes and additions to these laws since 2016 that were intended to spur housing production (see Appendix A). This analysis of legislative activity reveals that the state is addressing housing laws in two distinct ways. First, many of the laws work to amend or strengthen existing state authorities and mandates. The fact that housing laws are often iterative, refining implementation over time, is a critical aspect to housing policy. It also means that new laws cannot be interpreted without a broader understanding of their historical origins, and that their impact is often a function of the cumulative changes over time, rather than one specific change. Second, the report also highlights that the state is

initiating new approaches to bolster and/or target new housing production.

One important caveat is that no one law operates on its own, and many of the laws that shape California's housing landscape—including its Housing Element planning law, the Regional Housing Needs Allocation (RHNA) law, and the California Environmental Quality Act (CEQA)—are complex and inter-related. In this report, we provide an overview of the changes to these laws, and do not delve more deeply into all the dimensions that influence their implementation and effectiveness. As we discuss further in the conclusion, more research is needed to understand the impacts of recent legislative efforts and how those vary across California's diverse communities.

In addition to this legislative review, we interviewed 22 stakeholders across the state—including land use attorneys and city planners—to better understand how and to what extent developers and public agencies have been drawing on these legislative shifts and their experiences in using them to overcome barriers to housing production.

A Review of California's New Housing Laws

California's housing law framework can be divided into four categories: planning, zoning, permitting, and building. Many of these laws are part of the Planning and Zoning Law, or PZL³, and go back several decades in many instances. In this brief, we will deal only with the first three categories—planning, zoning, and permitting (referred to as Entitlement Review below)—all of which have seen significant new legislation since 2016. We do not include a category on building code as few laws passed since 2016 that are specific to changing the building code.

Planning

California has many laws governing land use planning, but those most relevant to housing are the General Plan law⁴, the Housing Element Law,⁵ and the Regional Housing Needs Allocation (RHNA) law⁶ (which is part of the Housing Element Law). The California Environmental Quality Act (CEQA)⁷ also plays an important role in land use planning, as does the Affirmatively Furthering Fair Housing law.⁸

The Housing Element and RHNA laws are especially important. Unlike most states, California requires local governments to create plans to meet housing production targets. Targets are set for regions and regional governmental bodies coordinate and allocate a share of the total number of new homes needed to each city, town, and county. The RHNA process establishes local production targets. All cities and counties must participate and adopt a Housing Element that lays out both a land use strategy to accommodate the needed housing by identifying sites that are properly zoned, available for construction as well as a strategy for using housing funds and programs to meet affordable housing goals.

The Housing Element Law was originally passed in 1969,⁹ but was widely considered ineffective for many years.¹⁰ Recent statutory changes, along with strengthened enforcement from California's Department of Housing & Community Development (HCD) and the California Office of the Attorney General, have made the RHNA process and Housing Elements much more powerful tools. Below we discuss the recent changes to planning law that have resulted in a stronger process. However, the state's cities and counties are currently working through the sixth cycle

of the RHNA process which reflects these changes, meaning that it is too soon to know their effects.

Higher Housing Targets and Other Considerations

Over the past five years, the Legislature significantly expanded the planning requirements within Housing Element Law in ways that have greatly increased the number of homes that cities must now plan for. This change, along with reforms to how cities must plan for these new homes, have influenced how cities are approaching the Housing Element process and have the potential to increase housing production in the future.

For example, the Housing Element has long required cities to identify and inventory enough sites to accommodate the number of units included in their RHNA. However, in previous planning cycles, cities frequently included sites where building was infeasible, resulting in a low development rate even though the Housing Element was compliant. To make site inventories more effective at facilitating development, Assembly Bill (AB) 1397 (2017) requires cities to assess the probability of development on specific parcels. The bill also prevents cities from including sites that had been identified in a previous inventory unless those sites would be subject to by-right zoning in the current planning cycle, thus increasing the likelihood the site would be built on.

Senate Bill (SB) 828 (2018) and AB 1771 (2018) amended the RHNA process to require the consideration of factors such as housing cost burdens, overcrowding, fair housing, and other issues in establishing new housing production targets for cities and counties. Prior to these changes, RHNA targets were more susceptible to

political negotiation and oftentimes were not reflective of actual housing needs. For example, in the 5th RHNA cycle, the city of Beverly Hills was given a housing production target of only three new units over the eight year planning period. The new laws will reduce the likelihood that cities will be given such low targets, and the net effect of these changes has been an increase in HCD's allocations of housing units needed throughout the state. For example, the RHNA target figure for the Southern California Association of Governments (SCAG) region increased from 412,000 units in the fifth cycle to 1.3 million in the sixth cycle. The target number for the Association of Bay Area Governments (ABAG) grew from 188,000 in the fifth cycle to 445,000 in the sixth cycle. This significant increase has caused local cities and counties to increase the densities permitted on residential projects and change their zoning ordinances in other ways to accommodate these higher numbers.

Interviewees expressed optimism that recent legislative changes would result in an increase in construction by requiring that cities plan and zone for more housing in ways that could be reasonably expected to facilitate actual housing growth. Interviewees pointed to the significant increases in planned housing that cities are now putting together, as well as the new enforcement mechanisms that have also been passed into law in recent years (discussed in further detail below). However, some interviewees also expressed concern that many cities will fail to obtain approval of their housing elements from HCD due to their inability or unwillingness to identify enough feasible sites. As of March 6th, 2023, HCD indicated that 195 cities and counties had formally adopted Housing Elements for the sixth cycle and

106 of those—35.1 percent—were out of compliance.¹¹ Some said that high targets could undermine the effectiveness of expanded planning requirements unless the state provides adequate technical assistance and/or enforces the law with sufficient penalties, as even many cities that want to comply do not have the staff or technical expertise to do so.

There are penalties for being out of compliance, but it is not clear how important those sticks will be. In Southern California, some cities that failed to obtain HCD compliance approval before the deadline in October of 2022 have become ineligible for certain state funding sources. Moreover, cities without certified Housing Elements also find themselves subject to the so-called “builder’s remedy”—a provision adopted as part of the 1990 amendments to the Housing Accountability Act that requires approval of projects with 20 percent affordable units in cities that are out of compliance. The provision is largely untested and it is unclear how much, if any, new projects will obtain approvals as a result of the builder’s remedy. Cities without certified Housing Elements have also become subject to additional legal pressures from private parties. Specifically, legal groups have begun to take legal action against cities and counties that have yet to secure Housing Element compliance.¹²

Enforcement

The legislature added new mechanisms for enforcement of planning and housing law that have made it very difficult for cities to skirt their housing target obligations under the Housing Element and RHNA. For example, AB 72 (2017) allows HCD to revoke a prior finding that the locality is in compliance with Housing Element law, and allows it to

report violations to the Attorney General. AB 72 was invoked at the beginning of the Newsom Administration in 2019, when the Attorney General sued Huntington Beach.¹³ (The lawsuit was later settled.¹⁴) Interviewees noted that this added enforcement capability—and the willingness of the Attorney General to use it—have made a difference in holding cities accountable to Housing Element law. Interviewees pointed to several letters issued by HCD and the Attorney General to cities observed to be acting unlawfully as important in getting those cities to comply with state law.

Fair Housing

With the passage of AB 686 in 2018, the legislature added new requirements to Affirmatively Further Fair Housing in California. The new law, which codified federal rules at the state level, requires cities to analyze patterns of residential segregation and rezone affluent, historically exclusive areas (which tend to be zoned solely for single-family homes) for multifamily use. These changes have an important impact on the Housing Element process because HCD has required cities to demonstrate that their Housing Element plans achieve the goals of AB 686. Some cities have had to address HCD comments on their proposed Housing Elements by going further in changing zoning in affluent areas to encourage more multifamily construction in those locations zoned for single-family homes. Interviewees told us that prior to the passage of AB 686, cities would regularly concentrate new planned housing in less affluent areas of the city in their Housing Elements. They indicated that this was changing, though it is not yet clear as to the extent to which this will lead to more multifamily housing production in higher-resourced areas.

Zoning

Under the statewide Planning and Zoning Law (PZL), local governments must adopt zoning ordinances that specify what may be built on each parcel of land within its jurisdiction. The zoning ordinance must be consistent with the General Plan and its land use designations. Zoning plays a significant role in determining the amount of housing allowed in each community.

A zoning law typically has three components: 1. standards dictating the use of the parcel, 2. standards dictating the form of the structures on the property (for example, setbacks and height limits), and 3. standards addressing the impact of the property on the community (most significantly parking requirements).

In addition to the PZL (or, in some cases, as part of the PZL), several other laws associated with zoning affect the amount of housing allowed by local governments. These include the Subdivision Map Act,¹⁵ laws relating to accessory dwelling units,¹⁶ specific plan law,¹⁷ the Fair Housing Law (state and federal), the Mitigation Fee Act,¹⁸ laws relating to impact fees, and those parts of SB 330 that provide early, developer-controlled vested rights and restrict local governments' ability to impose moratoria on housing.¹⁹ Below we discuss recent changes to laws related to zoning.

Density Bonus Law

The state's Density Bonus Law (DBL)²⁰ initially enacted in 1979, has long allowed increases in a housing project's density for inclusion of a minimum amount of affordable housing facilitated by regulatory concessions. The DBL has been modified several times since 2016, in part as a response to increased

development costs and barriers to production. Specifically, 12 bills have been passed that have expanded the applicability and incentives available to developers. Our interviewees noted that the combination of all of these changes has made DBL much more beneficial to use, resulting in more units and greater project feasibility.

Generally speaking, DBL allows more units to be built in a given project if some of the units are designated as affordable housing. It also grants various concessions and waivers, such as reductions of development standards. Prior to 2017, the maximum density bonus available was an additional 35 percent of the maximum number of units allowed by the zoning for a project. A handful of bills have made changes to this maximum allowed increase. For example, AB 2345 (2020) allows a density increase of up to 50 percent for projects that dedicate 15 percent of their units to lower-income households. In addition, AB 1763 (2019) allows 100 percent affordable housing projects to access an 80 percent density bonus, or unlimited density (up to three stories) for projects located within a quarter mile of a major transit stop. AB 2334 (2022) expanded upon allowable density for 100 percent affordable projects by extending the benefits of AB 1763 to low-vehicle miles traveled areas.

Interviewees told us that these changes have been helpful in making projects more financially feasible by increasing the number of units and by allowing housing developers to obtain incentives and waivers from development standards. These bonus units can allow mixed-income projects to more easily absorb the costs of the required afford-

able units. As a result, developers are more often pursuing projects that take advantage of density bonuses. However, the added density allowed does not necessarily work for mixed-income projects in lower-cost markets, such as inland areas, because the market rate rents in the area are not high enough to offset the costs of operating the affordable units as required.

In addition to the changes noted above, there have been other notable reforms to DBL intended to facilitate greater DBL usage. AB 2372 (2018) allows cities to give a floor area ratio (FAR) bonus instead of a density bonus and limits new parking requirements. AB 571 (2021) prevents affordable housing fees from being imposed on affordable units. SB 290 (2021) allows bonuses for projects with 20 percent of units reserved for lower-income students.

Another important feature of DBL is the ability of developers to access “concessions” and other waivers to further facilitate development. Specifically, DBL requires cities to grant concessions to development or design standards that applicants identify as barriers to their project feasibility. For example, developers might request to reduce setback requirements or height restrictions, or requirements for specific finishes or materials. DBL also allows applicants to access lower parking requirements. Since 2016, some laws have expanded DBL concessions. In addition to the increased allowable density described above, AB 2345 also lowers the threshold requirement for mixed-income projects to access multiple concessions. AB 2334 (2022) increases available concessions for 100 percent affordable projects from three to four.

Accessory Dwelling Units and Small Scale Projects

Since 2016, the legislature has passed 17 bills related to ADUs. The combination of all of these reforms appears to have been successful in increasing ADU production statewide. For example, in 2016, California permitted just over one thousand ADUs. In 2021, over 20,000 ADUs were permitted.

These reforms began in 2016 with the passage of SB 1069/AB 2299 (2016), which established that ADU approval must be ministerial.²¹ Subsequent laws have made ADUs a stronger development option. For example, AB 881 (2019) limits the grounds for disallowing ADUs, including through owner occupancy requirements, restrictive lot size, setback, and parking standards. AB 68 (2019) reduces the time in which cities have to approve ADUs and eliminates replacement parking requirements for garage conversions. SB 13 (2019) reduces impact fees and shortens application review periods. Interviewees credited the recent spate of ADU laws with the increase in ADU construction that has occurred since their passage. In particular, the ministerial approvals now afforded to ADUs have greatly sped up the process of approving these projects, and the prescriptive standards that cities must adhere to has limited the ways in which localities can block or change such development.

Building on the progress made on ADUs, legislators passed SB 9 in 2021. The law requires ministerial approval of duplexes and lot splits within areas zoned for single-family homes. An earlier Turner Center analysis concluded that SB 9 could make up to 700,000 homes market-feasible that would not have been permitted before.²² However, the passage

of SB 9 in 2021 has yet to translate into similar increases in duplexes, in part because some localities are finding ways to hinder implementation through local ordinances with requirements such as front setback or easement requirements for newly subdivided lots.²³ As of January 2023, the Turner Center found very limited uptake based on a survey of planners working at 13 California cities.²⁴ Interviewees confirmed that usage of SB 9 appeared to be light so far, though the legislation is still relatively new.

Deregulating Parking and Expanding Housing on Non-Residential Land

Finally, a few laws passed in 2022 prohibit local governments from requiring parking within a half-mile of certain transit stops (AB 2097) and allow developers to override local commercial zoning to build housing on lots zoned for retail and office use (AB 2011/SB 6). Interviewees were optimistic about these new laws, though it is too early to tell their impact so far (for example, AB 2011 goes into effect on July 1, 2023).

Entitlement Review

Traditionally, with a few exceptions, state law allowed local governments significant leeway over entitlement of projects, even allowing many projects to be denied even if they met general plan requirements and zoning standards. CEQA almost always comes into play at the entitlement level, because the law identifies environmental impacts that must be mitigated, adding to conditions of approval. In this section, we review laws that pertain to streamlining the entitlement process and reducing the number of projects that go through discretionary review.

Streamlining

The legislature has passed a handful of laws to streamline the entitlement process. One such law is SB 35 (2017), which requires ministerial approval of multifamily infill housing projects in cities that are not meeting their RHNA goals. Significantly, this means that no analysis under CEQA is required. The bill sets a minimum threshold for affordable units (depending on the project size and jurisdiction) and also requires certain labor standards to be met in specific instances, such as the use of prevailing wage in affordable housing construction and the usage of a “skilled and trained” workforce in mixed-income development. The legislature subsequently passed multiple bills to clarify and improve implementation of SB 35. For example, AB 831 (2020) allows developers to apply for modifications of projects approved under SB 35. AB 1174 (2021) extends the validity of a development approved under SB 35 for three years after a final judgment upholding the approval in any litigation against it.

Cities had difficulty managing SB 35 applications at first, and some cities pushed back on the law’s applicability. In Berkeley, for example, the city challenged an SB 35 project by claiming that it would interfere with a historic structure (which is not permitted under SB 35) but lost in court.²⁵ In Burbank, the City Council challenged eligibility of one SB 35 project, relying on an apparent inconsistency between the general plan and zoning, but eventually settled the case.²⁶

Interviewees said that SB 35 has been somewhat successful in facilitating streamlined approvals for 100 percent affordable housing projects, but developers have used SB 35 for market-rate projects less frequently than expected.

Interviewees highlighted that, in some cases, the 50 percent affordability requirement, which applies in cities and counties meeting their market-rate RHNA goals, and labor standards can reduce the financial feasibility of projects. Several interviewees suggested that meeting labor standards is a politically important goal to many developers, especially in the Bay Area, and therefore they are more likely to use SB 35 if they plan to meet labor standards anyway. One attorney noted that the tribal consultation process created by AB 168 (2020) can also add uncertainty and delay. This process requires local agencies to consult with tribes “culturally affiliated with the geographic area” of a development seeking approval under SB 35 and has caused some delays for certain projects. Preliminary findings from the Turner Center’s analysis of state data echo some of what we heard in interviews, as the majority of projects applied for or approved through SB 35 are for affordable units. The Turner Center will publish a more complete review of SB 35’s strengths and weaknesses in the summer of 2023.

Other legislative efforts have also provided streamlining benefits by creating by-right, or ministerial, approval processes for specific housing types, such as ADUs or duplexes under SB 9, or permanent supportive housing projects. By-right and ministerial processes remove discretionary reviews and in some instances require approvals within a certain timeframe. Interviewees noted that these processes have benefited eligible projects by providing certainty for builders and homeowners. Interviewees noted that creating by-right pathways should be considered for more types of housing given how successful this strategy has been for certain subsets of housing.

SB 330 and the Housing Accountability Act

The changes that have strengthened the Housing Accountability Act (HAA)²⁷ have been particularly important for ensuring that projects are not denied despite being compliant with objective local land use regulations. The HAA was first passed in 1982 and has been amended some two dozen times since, but it was strengthened most significantly in 2017 by three bills: SB 167, AB 678, AB 1515. Among other things, these three bills apply a developer-friendly standard of review (using a “preponderance of evidence” rather than “substantial evidence” standard), increase fines on localities that unlawfully deny permits, and require that the code in place at the time the application was deemed complete must be used in reviewing the project. Interviewees said that the early vesting contained in the HAA, along with the narrowing of conditions required to deny a project, have made the HAA a more effective tool. Interviewees identified several instances where localities have backpedaled on project denials given the penalties to which they would be subject.

In 2019, both the HAA and the Permit Streamlining Act²⁸ were strengthened by the passage of SB 330, the Housing Crisis Act of 2019. SB 330 limited cities’ ability to deny permits in several ways. It created a non-discretionary “preliminary application” that vests rights upon submission, establishes a private right of action for challenging permit denials, allows plaintiffs to win attorneys’ fees, and requires that changes to zoning ordinances do not result in a net loss of residential capacity within the jurisdiction. SB 330 amended the Permit Streamlining Act as well by placing time limits on an agency’s ability to comment on a project and imposing a five-hearing

rule; now a decision must be made after no more than five hearings after the project application is complete. Of these changes, interviewees noted that the five-hearing rule was the most consequential, as applicants now have certainty around the number of hearings that cities can require of an applicant.

One recent appellate court ruling in a high-profile case shows the power of the HAA. The Terraces of Lafayette housing development project has been the subject of litigation and ballot measures for more than a decade—and the ongoing conflict was featured in Conor Dougherty’s 2020 book *Golden Gates: Fighting for Housing in America*. In response to local resistance, including litigation largely based on CEQA, the developer at one point greatly reduced the size of the proposed project, among other things. In a ruling published in early 2023, the First District Court of Appeal said the HAA required that the original, larger application be locked in. The developer reverted to the original, much larger proposal, which the city eventually approved.

The California Environmental Quality Act (CEQA)

CEQA requires environmental review of all housing developments that require discretionary approval unless they qualify for a “statutory” exemption, which is an exemption adopted by a statute, or a “categorical” exemption, which is contained within a category of exemptions as determined by the Secretary of Natural Resources. By-right or ministerial projects are not subject to CEQA. Traditionally, the Legislature has not engaged in large-scale CEQA reform and this trend has continued even since 2017 as many housing bills have been passed. In the years before 2017, the Legislature did add more exemptions

from CEQA (for example, an exemption for infill development projects). In recent years, CEQA exemptions have also been narrowly passed for specific types of projects, such as permanent supportive housing and shelters for people experiencing homelessness. However, generally speaking, the bounds of CEQA have been determined far more by judicial review than by the state legislature.

On the legislative front, lawmakers have prioritized creating new exemptions for housing reserved for people experiencing homelessness. For example, AB 2162 (2018) allows permanent supportive housing to be approved by-right, thereby bypassing the CEQA process. Similarly, AB 101 (2019 budget trailer bill) exempts homeless “navigation” centers from CEQA. SB 744 (2019) streamlines CEQA approval for projects funded through California’s No Place Like Home program.

However, outside of projects for people experiencing homelessness, there have only been a few bills that provide CEQA exemptions serving other populations. One such bill was SB 10 (2021). This bill does not exempt specific projects from CEQA, but rather it authorizes cities to zone parcels in transit-rich or urban infill areas up to 10 units and exempts such rezonings from CEQA review. SB 866 (2022) creates a CEQA exemption for student and faculty housing built by public universities.

Interviewees cited CEQA litigation as a significant obstacle to permitting and construction. Holland & Knight, a law firm representing developers, estimated that in 2020 CEQA lawsuits challenged projects representing almost 50,000 housing units.²⁹ This does not mean that these housing units were not built, but it is likely that the litigation added cost

and delays to the projects, as well as a decrease in the number of units in some cases.

Interviewees told us that developers use existing exemptions when available, including the urban infill categorical exemption³⁰ and the specific plan statutory exemption.³¹ Indeed, recent data from the California Governor’s Office of Planning & Research has found that, between 2008 and 2019, exemptions grew from 38 percent to 55 percent of all CEQA actions (with a corresponding decline in mitigated negative declarations).³² However, interviewees also said that even when projects qualify for an exemption from CEQA review, there can still be costs and delays. Specifically, litigation can still be likely, and it is difficult and costly to provide the documentation necessary to prove that the project is eligible for an exemption. As such, interviewees told us that they do not always recommend utilizing eligible exemptions.

Several recent laws, including SB 35, require ministerial approval (hence bypassing CEQA altogether) for certain projects, but only when specific labor standards are met. As noted above, this tradeoff means that such laws are usually only used in high-cost areas where entitlement is difficult, making prevailing wage more financially feasible when compared with going through the CEQA process.

Conclusion

It is too early to know whether the full set of new state laws is having a meaningful impact on spurring increased homebuilding. Implementation takes time, and the length of time it takes for any new housing development to get off the ground means that it can take several years before a law’s impact takes

effect. In addition, the timing of Housing Element and RHNA cycles vary across regions: the staggered implementation of state laws, coupled with the time it takes to develop interpretive guidance and local ordinances, means that it will be several years before the statewide impacts of these laws can be measured. There also needs to be greater consideration of how laws interact, and in some cases, conflict, not only with other state laws but also with federal funding and planning requirements (for example, around AFFH). The past few years have also introduced significant instability in the housing market, resulting both from the effects of the COVID-19 pandemic and rising inflation and interest rates. All of this points to the need for continuing research into the different components of state law, including empirical studies that can measure not only the impacts of legislative changes on housing production, but also the ways in which local market conditions and implementation influence those outcomes.

However, there have been positive, measurable impacts on construction starts within some specific housing domains, and interviewees expressed optimism that process changes could unlock significant increases in homebuilding in the future. Our interviews broadly indicated three areas for cautious optimism.

First, we heard that new legislation has helped stimulate the production of new housing in the form of both ADUs and subsidized affordable housing. The state's permit data provides some evidence that these sectors are producing more housing, particularly for ADUs and affordable housing. Interviewees told us the ADU laws and affordable housing targeted reforms such as SB 35 and AB

2162 have created important pathways for faster development by requiring ministerial approval processes. For ADUs, creating clarity around setbacks, parking, and other design requirements have also been critical. For affordable housing, changes to density bonus law have been important in both allowing more units on a given site as well as obligating cities to accept mandatory waivers to specific zoning and design requirements to unlock that density. Changes to ADU and affordable housing law suggest possible pathways that could be applied to housing production more broadly.

We also heard that, in some cities at least, new laws have encouraged a shift to a culture of “yes” around project approvals. Part of this shift is that the full suite of state laws send a signal to city staff and elected officials that housing is a matter of statewide importance and cities need to do their part. But it also reflects the fact that specific laws—for example, the limited grounds for denial under the Housing Accountability Act—make it legally more difficult to deny otherwise compliant projects. This enforcement has been helpful in keeping projects moving forward, particularly in the face of local opposition. Other laws, such as SB 330, have made the process by which approvals are obtained much more predictable by doing such things as limiting public hearings to five in total and establishing early vesting rights. In implementing the laws, many cities have used them as the foundation for a more pro-housing approach. While these culture shifts are hard to quantify, it seems likely that they could have a durable impact.

Lastly, our interviewees gave credence to the idea that changes in RHNA and Housing Element law could be extremely powerful. In the most recent Housing Element cycle (6th Cycle), a great deal of land previously off limits to housing is now being made available, and many existing housing parcels have already been or will soon be rezoned for higher densities. Many cities are still a few years out from implementing the zoning changes and programs specified in their Housing Elements. Furthermore, the Housing Element's strengthened requirements for cities to comprehensively mitigate barriers to housing in their adopted housing programs was somewhat limited in the 6th Cycle due to tight timeframes. It may not be until the 7th Cycle that the State is effectively able to put into law—and cities then to implement—more rigorous standards. These standards could effectuate the legal obligation that, for example, all non-vacant housing inventory sites have a reasonable probability of development over the eight year period and, if not, measures are proposed to be taken to increase zoned capacity or boost feasibility. These standards, in turn, could result in cities not just laying the table for new zoned land but also requiring them to look much more comprehensively at all process and feasibility barriers to new supply that are controlled at the local level, in ways that could lead to significant local changes.

At the same time, we identified several concerns that the state policymakers and housing advocates should be aware of as they assess the effectiveness of new housing laws. First, we consistently heard that many localities lack the personnel capacity and technical skill to effectively implement the large changes in housing policy stemming from state law changes. Many are scrambling to

respond effectively, but additional staff resources, consultant support, and technical assistance are likely needed for local governments to fully implement new laws to be consistent with legislative intent.

Our interviewees also expressed concerns as to whether the state will be able to sustain its aggressive enforcement of the new laws over the long-term. HCD and the Office of the Attorney General are currently devoting considerable attention and resources to enforcement of housing law. But past experience suggests that, as political circumstances change and new gubernatorial or legislative priorities emerge, both HCD and the Office of the Attorney General can retreat from an aggressive posture. Given the long lead time for effective implementation of law changes, such as those to the Housing Element, any reduction in ongoing enforcement and accountability risks leading to local governments retreating from a pro-housing posture even as those housing laws remain on the books.

Finally, we heard repeatedly that high development costs—such as labor, materials, development impact fees, and stringent building code requirements—continue to impede housing development in even the most permissive cities and counties. Permissive land use laws are not enough to spur building if housing development is not financially feasible. Without the state's careful attention to unwinding the underlying cost drivers—and/or aggressively increasing financial incentives for market-rate housing and boosting funding for affordable housing—California will likely lag in its efforts to increase housing production.

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ABOUT THE TERNER CENTER

The Turner Center formulates bold strategies to house families from all walks of life in vibrant, sustainable, and affordable homes and communities. Our focus is on generating constructive, practical strategies for public policy makers and innovative tools for private sector partners to achieve better results for families and communities. For more information visit: www.ternercenter.berkeley.edu

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Appendix A: Summary of Amendments to Existing Legal Authorities

	NAME	CODE SECTION	DESCRIPTION OF STATE AUTHORITY AND/OR MANDATE	UPDATES (2017 AND LATER)	DESCRIPTIONS OF RECENT LEGISLATIVE ACTIONS
DEVELOPMENT PHASE: PLANNING	General Plan	Gov't Code § 65300 et seq.	A General Plan is the local government's long-term blueprint for the community's vision of future growth and is typically updated every 20 years. Mandatory elements include: Land Use, Circulation (Traffic & Utilities), Housing (state mandated affordable housing program), Conservation (natural resources), Open Space, Noise, Safety. All subsequent planning documents (e.g., zoning ordinance) and land-use actions (and public works decisions) must be consistent with the General Plan.	AB 879 (2017), SB 35 (2017), SB 1333 (2018), AB 1486 (2019), AB 168 (2020), AB 2345 (2020), AB 787 (2021), SB 290 (2021), AB 2011 (2022), AB 2094 (2022), AB 2653 (2022)	AB 879 (2017) increases required analyses of housing constraints within housing elements. SB 35 (2017) makes some projects eligible for ministerial, streamlined approval. SB 1333 (2018) allows charter cities to adopt general plans by resolution. AB 1486 (2019) requires annual plans to include inventory of surplus lands. AB 168 (2020) requires localities to report on updates they make to housing elements to comply with new tribal consultation, density bonus, and student housing requirements. AB 2345 (2020) requires localities to report on the number of density bonus applications granted. SB 290 (2021) requires reporting on student housing. AB 787 (2021) allows cities to claim credit for converting market rate housing to moderate income housing, up to 25 percentpercent of RHNA requirements. AB 2011 (2022) requires reporting on applications received under new zoning rules. AB 2653 (2022) allows HCD to request corrections to annual progress reports.
	Housing Element	Gov't Code § 65580 et seq.	Local governments plan for current and future housing needs, including their share of the regional housing need, through the housing element update process. Unlike other parts of the General Plan, a housing element must be revised every five to eight years. Among other provisions, the housing element provides an inventory of land adequately zoned or planned for residential zoning, certainty in permit processing procedures, and a commitment to assist in housing development through regulatory concessions and incentives. It also requires the adoption of specific program actions to facilitate the development of housing within the jurisdiction. Housing element law requires local governments to rezone, if necessary, to provide sufficient capacity in higher density zones to accommodate the RHNA for lower-income households. They are required to allow multifamily housing on those sites for rental and ownership through ministerial approval. Ministerial approval means the local government may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of CEQA .	AB 2584 (2016), AB 1397 (2017), AB 1515 (2017), AB 72 (2017), AB 879 (2017), SB 167 (2017), SB 828 (2018), AB 1771 (2018), AB 3194 (2018), AB 2162 (2018), AB 686 (2018), AB 101 (2019), AB 1486 (2019), AB 671 (2019), SB 330 (2019), SB 6 (2019), AB 1743 (2019), AB 725 (2020), AB 1561 (2020), AB 1029 (2021), SB 478 (2021), AB 1304 (2021), AB 1398 (2021), AB 215 (2021), SB 8 (2021), AB 1584 (2021), AB 2011 (2022), AB 2097 (2022), AB 2234 (2022), AB 2339 (2022), AB 2653 (2022),	AB 2584 (2016) allows certain housing organizations to sue under the HAA. AB 1397 (2017) adds requirements on sites that can be included in inventories within housing elements. AB 1515 (2017) increases the range of projects subject to the HAA. AB 72 (2017) requires HCD to review local actions during the planning period. AB 879 (2017) increases required analyses of housing constraints within housing elements. SB 167 (2017) applies a developer-friendly standard of review and increases fines on localities that unlawfully deny permits under the HAA. SB 828 (2018) adds policy goals to the RHNA process, including environmental and fair housing goals. AB 1771 (2018) makes RHNA process include specific data, allows appeals. AB 3194 (2018) allows projects compliant with general plan objective criteria not to comply with zoning if the zoning is incompatible with the general plan. AB 2162 (2018) streamlines approval for supportive housing projects. AB 686 (2018) specifies how housing elements must address Affirmatively Furthering Fair Housing. AB 1742 (2019) clarifies that cities cannot reject emergency shelters because of their tax exemptions. AB 101 (2019) imposes fines for failing to meet Housing Element goals. AB 1486 (2019) creates penalties for violating surplus lands act. AB 671 (2019) requires local governments to plan for and incentivize ADUs in their Housing Elements. Asks HCD to develop a list of state grants and incentives. SB 330 (2019) limits when localities can deny permits for low-income housing developments. SB 6 (2019) requires local planning agencies to provide a list of sites suitable for residential development to HCD. AB 1561 (2020) allows Native American tribes more time to respond to notifications of housing proposals. AB 725 (2020) requires cities to zone a minimum of 25 percent of their land for 4-plexes or above. AB 1029 (2021) adds preservation of affordable housing to the pro-housing designation from HCD. SB 478 (2021) allows the Attorney General to bring enforcement actions. SB 8 (2021) extends some limitations to 2030. Allows projects to be subject to rules enacted after approval if construction has not begun in 2.5 years. AB 1584 (2021) clarifies that concessions, waivers, and changes in development standards gained through density bonuses are not valid bases for finding projects inconsistent. AB 1304 (2021) expands the ways in which local agencies must affirmatively further fair housing (AFFH) in their housing elements. AB 1398 (2021) shortens deadlines for cities with non-compliant housing elements to rezone to allow development from 3 years to 1 year. AB 215 (2021) requires public comment for housing elements, gives HCD more tools for enforcement of housing element laws. AB 2011 (2022) allows HCD to report localities not complying with AB 2011 to the Attorney General. AB 2097 (2022) does the same. AB 2234 (2022) enforces time limits for review of post entitlement permit applications. AB 2339 (2022) adds requirements to lan for emergency shelters. Ab 2653 (2022) allows HCD to report localities to the Attorney General for failing to make requested corrections to annual progress reports.

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DEVELOPMENT PHASE: PLANNING	NAME	CODE SECTION	DESCRIPTION OF STATE AUTHORITY AND/OR MANDATE	UPDATES (2017 AND LATER)	DESCRIPTIONS OF RECENT LEGISLATIVE ACTIONS
	Regional Housing Needs Allocation	Gov't Code § 65300 et seq.	The RHNA, established by legislation in 1980, is a process whereby HCD, in consultation with the Department of Finance, projects housing demand by income group to accommodate population growth for all regions of the state. These regions, through their Council of Governments (COG), then determine each city and county's fair share of the housing need. Each jurisdiction's updated housing element must demonstrate enough residential capacity, through adequate zoning, to accommodate this projected growth. The RHNA process has the following objectives: 1. Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties in an equitable manner. 2. Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns. 3. Promote intraregional relationship between jobs and housing	AB 1771 (2018), SB 828 (2018)	AB 1771 (2018) and SB 828 (2018) adjust the RHND process (HCD's determination of regional housing need) and the RHNA process (council of governments' allocation of housing units within a region) to include new data and analysis and allow appeals.
	The Cortese- Knox-Hertzberg Local Government Reorganization Act	Gov't Code § 56000, et seq	Local Agency Formation Commissions (LAFCo) approve annexation requests by local governments. Factors that the LAFCO considers in reviewing annexation proposals include, but are not limited to, the following (Section 56841): 1. Population, land area and use, per capita assessed valuation, topography, natural boundaries, drainage basins, proximity to populated areas, and the likelihood of significant growth, during the next 10 years. 2. Need for organized community services, present cost and adequacy of government services, effect of the on the cost and adequacy of services and controls in the area and vicinity. 3. Conformity of the proposal and its effects with LAFCO policies on providing planned, orderly, efficient patterns of urban development and with state policies and priorities. 4. Effect of the proposal on maintaining the physical and economic integrity of lands in an agricultural preserve in open-space use. 5. Consistency with appropriate city or county general and specific plans.		
	Sustainable Community Strategy of SB 375	Cal. Public Resource Code § 75125 Gov't Code § 65080	In an effort to reduce California's carbon emissions, legislation such as SB 375 required regions to develop a Sustainable Community Strategy plan (SCS) to integrate housing in their transportation plans in a way that encourages infill development and reduces vehicle miles traveled, achieving their greenhouse gas reduction goals. This planning is adopted at the regional level, and while many jurisdictions implement the objectives of the plan, they are not required to do so.	AB 101 (2019), AB 1095 (2021),	AB 101 (2019) awards additional points in the Affordable Housing and Sustainable Communities Program (AHSC) to jurisdictions deemed "prohousing" by HCD. AB 1095 (2021) specifies the AHSC and Strategic Growth Council aim to increase home ownership among low-income families.
	Williamson Act	Gov't Code § 51200	Enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural, or related, open space use. In return, landowners receive property tax assessments.		
	Housing Element	Gov't Code § 11011.8		SB 6 (2019)	SB 6 (2019) requires HCD to provide Dept of General Services a list of land identified in local housing elements as suitable for residential development. Requires DGS to post a database
	Affirmatively Furthering Fair Housing	Gov't Code § 8899.50		AB 686 (2018), AB 1304 (2021)	AB 686 (2018) requires localities to report on and "affirmatively further" fair housing (AFFH). AB 1304 (2021) clarifies that AFFH is mandatory.

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DEVELOPMENT PHASE: ZONING	NAME	CODE SECTION	DESCRIPTION OF STATE AUTHORITY AND/OR MANDATE	UPDATES (2017 AND LATER)	DESCRIPTIONS OF RECENT LEGISLATIVE ACTIONS
	Specific Plan	Gov’t Code § 65450	Specific Plans are commonly used to tailor land-use requirements for a particular subdivision or planning area (such as an historic old town or a redevelopment area) and can include development or other specific standards. The plan must be consistent with the general plan.		
	Zoning Ordinances	Gov’t Code § 65850 et seq	Zoning ordinances divide city or county into use districts, such as single-family residential, multifamily residential, commercial, industrial, in conformity with the land-use element of the general plan. Among other things, zoning ordinances describe permitted uses, conditionally permitted uses, development standards, and special incentives such as density bonus. Variances allow exceptions to zoning laws to account for unique circumstances of a property, such as an odd shape.	AB 1521 (2017), AB 1505 (2017), SB 166 (2017), SB 1333 (2018), AB 881 (2019), AB 587 (2019), SB 13 (2019), SB 330 (2019), SB 9 (2021), SB 8 (2021), AB 1584 (2021), AB 916 (2022), AB 2221 (2022), SB 897 (2022), SB 6 (2022), AB 2339 (2022), AB 2097 (2022)	AB 1505 (2017) allows inclusionary zoning ordinances. SB 166 (2017) requires zoning for “no net loss” of units. AB 1521 (2017) limits sales of “assisted housing” projects. SB 1333 (2018) applies planning and zoning requirements to charter cities. AB 881 (2019) allows ministerial permitting for ADUs and JR ADUs, limited to 60 days, no minimum or maximum sizes or parking requirements. Allows HCD to report violations to the Attorney General. AB 587 (2019) allows ADUs to be sold separately from the main house. SB 13 (2019) limits restrictions on ADUs including space, ownership, and fees. SB 330 (2019) limits cities to 5 hearings on complete applications. SB 9 (2021) requires ministerial review for duplexes in single-family zoned areas. SB 8 (2021) clarifies limits on hearings and clarifies that density bonuses are not bases for finding inconsistency with a local plan. AB 1584 (2021) clarifies definition of “assisted housing developments” and required procedures for their sales. AB 916 (2021) prohibits local requirements for hearing for reconfigurations of space that add up to two new bedrooms. AB 2221 (2022) shortens permit review timelines for ADUs, changes some development standards. SB 897 (2022) limits local land use limitations and development standards on ADUs. AB 2097 (2022) prohibits parking requirements on new developments within ½ mile of public transit.
	Subdivision Map Act	Gov’t Code § 66410	The Subdivision Map Act provides procedures for the orderly subdivision of land by regulating the division of land into separate parcels for lease, sale or financing. Common approvals under this law are: subdivision maps (which create five or more parcels), parcel maps (which create four or fewer parcels), and lot line adjustments (which affect fewer than four parcels).	SB 9 (2021)	SB 9 (2021) requires ministerial review for dividing residential parcels in two and/or converting single family structures to duplexes.
	Federal and State Fair Housing Law	Fair Housing 42 U.S.C. § 3601, et seq; 42 U.S.C. § 5304(b)(2); 42 U.S.C. § 5306(s)(B); 42 U.S.C. § 12705	Fair Housing laws make it illegal to discriminate against any person because of race, color, religion, sex, disability, familial status, national origin, ancestry, marital status, sexual orientation, source of income and age in the rental or sale, financing, advertising, appraisal, provision of real estate brokerage services, etc., and land-use practices.	AB 686 (2018), AB 1304 (2021)	AB 686 (2018) requires cities to “Affirmatively Further Fair Housing.” AB 1304 (2021) clarifies that AFFH is mandatory.

Appendix A: Summary of Amendments to Existing Legal Authorities

DEVELOPMENT PHASE: ZONING	NAME	CODE SECTION	DESCRIPTION OF STATE AUTHORITY AND/OR MANDATE	UPDATES (2017 AND LATER)	DESCRIPTIONS OF RECENT LEGISLATIVE ACTIONS
	Limits on Moratoriums on Housing	Gov't Code §65858	A jurisdiction cannot extend any interim ordinance that puts a moratorium on the development of housing for the development of projects with a significant component of multifamily housing except upon specific written findings (noted in the statute) adopted by the legislative body, supported by substantial evidence on the record. Moratoriums on multifamily housing development cannot include the demolition, conversion, redevelopment, or rehabilitation of multifamily housing that is affordable to lower income households, as defined in Section 50079.5 of the Health and Safety Code, or that will result in an increase in the price or reduction of the number of affordable units in a multifamily housing project	SB 330 (2019)	SB 330 (2019) prohibits jurisdictions from imposing new laws that would have the effect of reducing the legal limit of housing allowed, including actions such as downsizing or otherwise removing housing capacity without commensurately increasing capacity elsewhere.
	Least Cost Zoning	Gov't Code § 65913.1.	Least Cost Zoning Law requires local governments to zone sufficient land for residential use with appropriate standards in relation to zoning for nonresidential uses, to meet the housing needs of all income groups. Appropriate standards are defined to mean densities and development standards must contribute to the economic feasibility of producing housing at the lowest possible cost.	SB 8 (2021)	SB 8 (2021) extends the freeze of historical site status during development.
	Mitigation Fee Act	Gov't Code § 66000	The Mitigation Fee Act authorizes local governments to impose fees on new development and requires that a nexus be shown between the fee charged and its purpose. Local governments can impose development fees to defray all, or a portion of, the cost of public facilities related to the development of the project. These fees commonly include planning-related fees to contribute to the cost of staff time when processing applications and preparing environmental documents, and impact fees related to the building of the development such as water and sewer connections. Local governments may also impose fees on new development for other public benefits such as roads, parks, libraries, and affordable housing.	AB 602 (2021), AB 2536 (2022), AB 2668 (2022)	AB 602 (2021) adds to requirements for impact fee nexus studies and allows anyone to submit evidence that the locality incorrectly calculated its fees. AB 2536 (2022) requires localities to evaluate whether new or amended fees exceed reasonable cost of providing service. AB 2668 (2022) clarifies that rules about nexus fee studies apply to cities, counties and special districts.
	Enhanced Infrastructure Financing Districts Infrastructure Financing Districts	Gov't Code § 53398.50	Differing from former Redevelopment Areas (RDAs) an Enhanced Infrastructure Financing District (EIFD) may not redirect property tax revenue from K-14 schools. EIFDs can be created by cities or counties without voter approval. All participating affected taxing entities must first agree to provide their tax increment revenue to the EIFD. However, approval from at least 55 percent of impacted residents is required before the EIFD may issue tax increment-financed debt. EIFDs may fund projects including housing for rental or purchase, transit priority projects, sustainable communities strategies, military base reuse, and brownfield restoration among other uses. EIFDs may overlap with RDA project areas, but cities and counties that formerly operated RDAs may participate in an EIFD once the Successor Agency has received a Finding of Completion from the Department of Finance, and cleared their audit findings from the State Controller's Office asset transfer reviews.		
	Community Revitalization and Investment Authorities	Gov't Code § 62000	Local Community Revitalization Investment Authorities (CRIA) are empowered to invest the property tax increment of consenting local agencies (other than schools) and use other available funding to improve conditions leading to increased employment opportunities, including reducing high crime rates, repairing deteriorated and inadequate infrastructure, and developing affordable housing. CRIAs are subject to more rigorous accountability criteria than former Redevelopment Agencies.		
	Impact Fees	Gov't Code § 66016.5		AB 602 (2021), AB 2536 (2022), AB 2668 (2022)	AB 602 (2021) adds to requirements for impact fee nexus studies. AB 2536 (2022) requires localities to evaluate whether new or amended fees exceed reasonable cost of providing service. AB 2668 (2022) clarifies that rules about nexus fee studies apply to cities, counties and special districts.

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	NAME	CODE SECTION	DESCRIPTION OF STATE AUTHORITY AND/OR MANDATE	UPDATES (2017 AND LATER)	DESCRIPTIONS OF RECENT LEGISLATIVE ACTIONS
DEVELOPMENT PHASE: ZONING	Second Unit Law	Civil Code § 4751		AB 670 (2019)	AB 670 (2019) prevents HOAs and other entities from restricting ADUs.
	Second Unit Law	Civil Code § 714.3		AB 1584 (2021)	AB 1584 (2021) makes covenants unenforceable if they restrict ADUs on single-family zoned areas
DEVELOPMENT PHASE: ZONING, PERMITTING	Emergency Shelter, Transitional and Supportive Housing Zoning Requirements (SB 2)	Gov’t Code § 65583.(a) (4)(5)	A local government must identify where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. In addition, transitional housing and supportive housing are considered a residential use of property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.	AB 2339 (2022)	AB 2339 (2022) requires localities to plan for emergency shelters.
	Second Unit Law	Gov’t Code § 65852.2 and 65583.1.	Second Unit Law requires local governments to establish a process to consider approval of the development of secondary dwelling units. Local governments are required to provide ministerial approval of second units and promote their development.	SB 1069 (2016), AB 2299 (2016), AB 881 (2019), AB 68 (2019), SB 13 (2019), AB 345 (2021)	SB 1069 (2016) adds requirements to ordinances authorizing ADUs. AB 2299 (2016) adds requirements to ordinances authorizing ADUs. AB 881 (2019) allows ministerial permitting for ADUs, limited to 60 days, no minimum or maximum sizes, parking requirements, allows JR ADU’s too. Allows HCD to report violations to the Attorney General. AB 68 (2019) changes mandatory building standards including setbacks and size. Reduces approval periods. SB 13 (2019) limits restrictions on ADUs including space, ownership, and fees. AB 345 (2021) allows nonprofits to sell ADUs separate from primary dwellings.
	Junior Accessory Dwelling Units	Government Code § 65852.22	Jurisdictions are allowed to create an ordinance allowing junior accessory dwelling units, in single-family residential zones. “Junior accessory dwelling unit” means a unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure.	AB 2406 (2016), AB 68 (2019), SB 897 (2022)	AB 2406 (2016) authorizes ordinances allowing Junior ADUs. AB 68 (2019) requires ministerial approval of some Junior ADUs. SB 897 (2022) reduces and changes requirements for Junior ADUs.
	Manufactured and Factory Built Housing Law	Gov’t Code § 65852.3.	Local governments must allow the siting and permit process for manufactured housing in the same manner as a conventional or stick-built structure.		
	Group Home Law	Health and Safety Code § 1267.8, 1566.3, 1568.08	Local governments are required to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. “Six or fewer persons” does not include the operator, the operator’s family or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use.		
	Employee Housing Act	Health and Safety Code § 17021.5, 17021.6, 17021.5.	Employee housing for six or fewer persons must be treated as a single-family structure and residential use in a residential zone. Section 17021.6 generally requires employee housing consisting or not more than 36 beds in group quarters or 12 units or less designed for use by a single family or household to be treated as an agricultural use.	AB 1783 (2019)	AB 1783 (2019) requires ministerial approval for qualifying farmworker housing projects.

Exhibit A: Summary of Amendments to Existing Legal Authorities

	NAME	CODE SECTION	DESCRIPTION OF STATE AUTHORITY AND/OR MANDATE	UPDATES (2017 AND LATER)	DESCRIPTIONS OF RECENT LEGISLATIVE ACTIONS
DEVELOPMENT PHASE: ZONING, PERMITTING	Density Bonus Law	Gov't Code § 65915	State Density Bonus allows for a developer to get a density bonus of up to 35 percent, up to three incentives or concessions, and allows developments reduced parking standards for provision of housing affordable to lower-income households.	AB 1934 (2016), AB 2753 (2018), AB 2372 (2018), AB 2797 (2018), SB 1227 (2018), AB 1763 (2019), AB 2345 (2020), AB 571 (2021), SB 290 (2021), SB 728 (2021), AB 2334 (2022), AB 682 (2022), AB 1551 (2022)	AB 1934 (2016) provides density bonuses for commercial developers that partner with addordable developers on joint projects. AB 2753 (2018) makes process adjustments to density bonus process. AB 2372 (2018) allows cities to give floor area ratio bonus instead of a density bonus, limits new parking requirements. AB 2797 (2018) requires density bonuses to comply with coastal zone act. SB 1227 (2018) provides density bonus for student housing with affordability restrictions. AB 1763 (2019) provides density bonuses for projects with 100 percent affordable units. AB 2345 (2020) increases density bonuses and incentives. AB 571 (2021) prevents affordable housing fees from being imposed on affordable units. SB 290 (2021) expands density bonus law, allows bonuses for projects with 20 percent lower income students. SB 728 (2021) allows nonprofit housing orgs to purchase units under density bonus law. AB 2334 (2022) adjusts maximum rent levels for some units in developments receiving density bonuses, extends density bonuses to developments in low vehicle travel areas within designated counties, adjust standards used to determine maximum density allowed by localities, extends prohibition on parking requirements for some developments. AB 682 (2022) makes shared housing developments eligible for density bonuses. AB 1551 (2022) reenacts a recently expired law that extended density bonuses to some commercial developments that include affordable housing developments.
	Navigation Centers	Gov't Code § 65660 - 65668		AB 101 (2019)	AB 101 (2019) makes homeless "navigation" centers by-right developments, exempt from CEQA
DEVELOPMENT PHASE: PERMITTING	Permit Streamlining Act	Gov't Code § 65920, 65950	Sets deadlines for action on land-use permits and grants automatic approval ("deemed approved") if action is not taken in a timely manner.	SB 330 (2019), SB 8 (2021)	SB 330 (2019) sets time limits for processing applications. SB 8 (2021) extends until 2030 the provisions that limit application response time.
	Housing Accountability Act (HAA)	Gov't Code § 65589.5	Limits local governments' ability to reject or make affordable housing developments infeasible through conditions affordable housing developments, including emergency shelters and farmworker housing. Specifically, the local government can only deny a project affordable to moderate-, low- and very low-income households when the jurisdiction's housing element is in compliance with state law and the jurisdiction has met, or exceeded, the RHNA for the income group of the proposed project, makes specific health and safety findings, or finds the project located on certain agriculturally zoned land.	AB 1515 (2017), SB 167 (2017), AB 3194 (2018), SB 330 (2019), AB 1743 (2019), SB 8 (2021), AB 1584 (2021), AB 2234 (2022)	AB 1515 (2017) increases the range of projects subject to the HAA. SB 167 (2017) applies a developer-friendly standard of review and increases fines on localities that unlawfully deny permits under the HAA. AB 3194 (2018) allows projects compliant with general plan objective criteria not to comply with zoning if the zoning is incompatible with the general plan. SB 330 (2019) limits when localities can deny permits for low-income housing developments, related to RHNA targets. AB 1743 (2019) clarifies that localities cannot deny applications for emergency shelters due to their tax exempt status. SB 8 (2021) allows localities to subject projects to rules enacted after approval if construction has not begun within 2.5 years. AB 1584 (2021) clarifies that incentives, concessions, and waivers due to density bonuses are not bases for rejection as inconsistent with local plans. AB 2234 (2022) enforces time limits for review of post entitlement permits.
	No-Net-Loss	Gov't Code § 65863.	No-net-loss law ensures sites are available throughout the housing element planning period to accommodate the local government's RHNA. It also prohibits a local government from reducing the allowable density on a site identified in the housing element's site inventory unless certain findings are made or an alternative parcel's density is increased.	SB 166 (2017), SB 1333 (2018), AB 2339 (2022),	SB 166 (2017) requires zoning for "not net loss" of units. SB 1333 (2018) applies limits on reduction of residential density to charter cities. AB 2339 (2022) requires housing element site inventories to include unaccommodated housing need from the prior planning period.

Appendix A: Summary of Amendments to Existing Legal Authorities

DEVELOPMENT PHASE: PERMITTING	NAME	CODE SECTION	DESCRIPTION OF STATE AUTHORITY AND/OR MANDATE	UPDATES (2017 AND LATER)	DESCRIPTIONS OF RECENT LEGISLATIVE ACTIONS
	Multifamily Permit Streamlining	Gov’t Code § 65589.4	Under specific conditions, multifamily infill housing projects with housing affordable to at least 50 percent moderate-income units, 20 percent low-income units, or 10 percent very low-income units must be allowed as a permitted use and are not subject to a conditional use permitting process.		
	Prohibiting Discrimination Against Affordable Housing	Gov’t Code §65008	A jurisdiction action is null and void if it denies to any individual or group of individuals the enjoyment of residence, land ownership, tenancy, or any other land use in this state because the development or shelter is intended for occupancy by persons and families of very low, low, or moderate income, as defined in Section 50093 of the Health and Safety Code, or persons and families of middle income or the development consists of a multifamily residential project that is consistent with both the jurisdiction’s zoning ordinance and general plan as they existed on the date the application was deemed complete	AB 1743 (2019)	AB 1743 (2019) limits localities’ ability to reject projects because they qualify for Community Facilities District tax exemptions.
	CEQA Streamlining	California Public Resources Code § 21000	Certain types of development such as some affordable housing, infill projects, or transit-oriented development are exempt from the provisions of CEQA. Streamlining in the form of exemptions, or being able to use existing environmental documentation (tiering) when evaluating a project, are available for Transportation Priority Projects (TPPs) that are consistent with the Regional SCS.	AB 73 (2017), SB 765 (2018), AB 1560 (2019), AB 101 (2019), SB 744 (2019), SB 7 (2021), SB 10 (2021), AB 140 (2021), SB 886 (2022)	AB 73 (2017) exempts projects within Housing Sustainability Districts from some environmental impact report (EIR) requirements. 1560 (2019) broadens CEQA exemptions based on proximity to transit. SB 7 (2021) reestablishes expedited CEQA review for some projects. SB 886 (2022) creates a CEQA exemption for public university faculty and staff housing projects as well as some student housing projects.
	Attorney’s Fees	Gov section 65914	Attorney fees are awarded to the prevailing public entity or non-profit developer in cases where frivolous lawsuits are filed against low and moderate income housing to stop development.		
	CEQA Streamlining	Gov’t Code § 8698.4		SB 765 (2018)	SB 765 (2018) expands CEQA exemptions for some affordable housing projects and homeless shelters.
	Housing Crisis Act	Gov’t Code § 66300		SB 330 (2019), SB 8 (2021)	SB 330 (2019) limits cities’ ability to impose moratoria or stricter development standards. SB 8 (2021) limits downzoning and provides a right of return for displaced renters.
	CEQA Streamlining	Gov’t Code § 65913.5		SB 10 (2021)	SB 10 (2021) makes upzoning to 10 units on certain parcels exempt from CEQA.
	Housing Crisis Act	Gov’t Code § 65913.10		SB 330 (2019)	SB 330 (2019) requires cities determining whether a proposed development site is “historic” to do so at time application is complete.
	Housing Crisis Act	Gov’t Code § 65940		SB 330 (2019), SB 8 (2021)	SB 330 (2019) requires cities to compile a list of everything needed from a development applicant. SB 8 (2021) clarifies the definition of a development project for the sake of the requirement to provide proponents with a checklist.
	Housing Crisis Act	Gov’t Code § 65941.1		SB 330 (2019), AB 168 (2020), SB 8 (2021),	SB 330 (2019) provides a list of information applicants must provide. States that applications are deemed preliminary applications if they include this information. AB 168 (2020) clarifies that preliminary applications do not preclude listing of tribal sites on historic registers. SB 8 (2021) extends permit streamlining provisions until 2030.

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DEVELOPMENT PHASE: PERMITTING	NAME	CODE SECTION	DESCRIPTION OF STATE AUTHORITY AND/OR MANDATE	UPDATES (2017 AND LATER)	DESCRIPTIONS OF RECENT LEGISLATIVE ACTIONS
	Housing Crisis Act	Gov't Code § 65943		SB 330 (2019), SB 8 (2021)	SB 330 (2019) specifies how cities must treat applications, including more accommodations for applicants. SB 8 (2021) clarifies the definition of development project for other permit streamlining provisions and extends those provisions until 2030.
	Building Standards	Civil Code § 4747		SB 478 (2021)	SB 478 (2021) makes covenants/deed restrictions unenforceable if they include certain Floor Area Ratio standards.
	Building Standards	Gov't Code § 65913.11		SB 478 (2021)	SB 478 (2021) prohibits local governments from imposing too strict Floor Area Ratio (FAR) standards.
	CEQA Streamlining	Health and Safety Code § 50675.1.4		AB 83 (2020), AB 140 (2021)	AB 83 (2020) creates a CEQA exemption for Projects RoomKey projects. AB 140 (2021) creates new CEQA exemption for projects targeted at people facing homelessness and COVID hardship
	Housing Crisis Act	Gov't Code § 65940.1		AB 1483 (2019), AB 602 (2021)	AB 1483 (2019) requires local agencies to report on fees, ordinances, zoning. AB 602 (2021) requires localities to post their fee schedules online and to post how much developers pay for actual projects.
	Multifamily Permit Streamlining	Gov't Code § 65913.4		SB 35 (2017), SB 765 (2018), AB 101 (2019), AB 1485 (2019), AB 168 (2020), AB 831 (2020), AB 1174 (2021), AB 2668 (2022), SB 6 (2022),	SB 35 (2017) creates ministerial approval processes for qualifying projects. SB 765 (2018) requires for ministerial approval: affordability restriction/covenant, HCD determines if jurisdiction eligible for streamlining based on low income housing permits, CEQA does not apply. AB 101 (2019) requires jurisdictions to include information about a project's density bonuses and floor space in the jurisdiction's calculation of square footage. AB 1485 (2019) makes moderate-income projects in the Bay Area eligible for SB 35 streamlining. AB 168 (2020) allows tribes to require consultation for SB 35 projects. AB 831 (2020) tightens/improves SB 35 streamlining law. AB 1174 (2021) clarifies SB streamlining and specifies that permit validity is paused during litigation or modification of applications. AB 2668 (2022) adds requirements to projects qualifying for SB 35. SB 6 (2022) allows parcels subject to approval under SB 6 (unused commercial properties) to be eligible for SB 35 streamlining.
	Religious-Use Parking	Gov't Code § 65913.6		AB 1851 (2020)	AB 1851 (2020) allows religious institutions to convert 50 % of their parking spaces to housing.
	Supportive Housing	Gov't Code § 65650 - 65656		AB 2162 (2018), SB 744 (2019), AB 1584 (2021)	AB 2162 (2018) streamlines approval for supportive housing projects. SB 744 (2019) limits review of supporting housing projects to objective standards and adds legislative findings about No Place Like Home that insulate it from legal challenge.
	Transit-Oriented Development	Public Utilities Code § 29010.1		AB 2923 (2018)	AB 2923 (2018) streamlines development on places close to BART stations.
	Impact Fees	Health and Safety Code § 50466.5		AB 602 (2021)	AB 602 (2021) requires HCD to create an impact fee nexus study template

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DEVELOPMENT PHASE: BUILDING	NAME	CODE SECTION	DESCRIPTION OF STATE AUTHORITY AND/OR MANDATE	UPDATES (2017 AND LATER)	DESCRIPTIONS OF RECENT LEGISLATIVE ACTIONS
	Affordable Housing Beneficiary Districts	Health and Safety Code § 34191.30	Allows a jurisdiction to redirect its distribution of property tax revenue payable to the city or county from the Redevelopment Property Tax Trust Fund to an affordable housing beneficiary district. The jurisdiction is then authorized to issue bonds against the property tax revenue to provide financial assistance for the development of affordable housing in the form of loans, grants, and other incentives.		
	State Housing Law	Health and Safety Code § 17910	The California Health and Safety Code provisions known as the State Housing Law, often referred to as building code, were enacted to encourage uniformity in building standards and to protect the health, safety and general welfare of the public and occupants of residential buildings statewide. HCD’s State Housing Law Program (SHL) develops and proposes the adoption of residential building standards to the California Building Standards Commission for approval and adoption into the California Code of Regulations These building standards apply to new construction of hotels, motels, lodging houses, apartments, dwellings, and accessory buildings. Local governments may adopt local amendments to these codes provided they make express findings that they are reasonable and necessary based upon climatic, geological or topographical conditions. Prior to construction of a development, the local government must ensure that building plans conform to all codes and regulations. After completion of the project, the local officials inspect the property to ensure compliance with standards and conditions for development placed on the project.	SB 13 (2019), AB 491 (2021)	SB 13 (2019) gives ADU owners a right to request delay in enforcement of state building code. AB 491 (2021) requires affordable units within mixed-income projects to have the same access to amenities as market rate units.
	California Green Building Standards (CalGreen)		CalGreen requires new buildings and renovations in California to meet certain sustainability and ecological standards. Jurisdictions which aspire to be more green and sustainable may voluntarily adopt more stringent provisions from CALGreen, known as “Tier 1” or “Tier 2” from the CALGreen Appendix A4 Residential Voluntary Measures. These enhanced green building measures contain prerequisites and electives for jurisdictions to determine their own level of local green building code		
	Surplus Sites	Gov’t Code § 11011, GC § 54200	Current state law allows the disposal of surplus state government real property through the Department of General Services. Disposal of surplus sites at less than fair market value is allowed to promote the development of housing affordable to persons and families of low- and moderate-income. For locally controlled surplus property, local agencies, including school districts, must prioritize the use of surplus property to increase the supply of housing.	SB 6 (2019), AB 1486 (2019), AB 1180 (2019), AB 1255 (2019), SB 561 (2022), AB 2592 (2022)	SB 6 (2019) requires HCD to provide Dept of General Services a list of land identified in local housing elements as suitable for residential development. Requires DGS to post a database. AB 1486 (2019) clarifies and strengthens the Surplus Land Act by defining terms, changing noticing requirements, prohibiting terms that disallow housing, imposing penalties, specifying minimum affordability standards, and making other changes. AB 1180 (2019) exempts surplus land given to tribes from the Surplus Land Act. SB 561 (2019) requires the Department of General Services (DGS) to evaluate the suitability of state-owned parcels for affordable housing. AB 2592 (2022) requires DGS to plan to transition underutilized multistory state buildings into housing
	Costa- Hawkins Rental Housing Act	Civil Code § 1954.5	Established parameters for implementing local rent control laws which include: (1) housing constructed after 1995 must be exempt from local rent controls, (2) new housing that was already exempt from a local rent control law in place before February 1, 1995, must remain exempt, (3) single family homes and other units like condominiums that are separate from the title to any other dwelling units must be exempt from local rent controls, and (4) rental property owners must have the ability to establish their own rental rates when dwelling units change tenancy. It also includes some tenant protections to protect tenants from arbitrary terminations of leases.		

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DEVELOPMENT PHASE: BUILDING	NAME	CODE SECTION	DESCRIPTION OF STATE AUTHORITY AND/OR MANDATE	UPDATES (2017 AND LATER)	DESCRIPTIONS OF RECENT LEGISLATIVE ACTIONS
	Ellis Act	Gov't Code §7060	The “Ellis Act” is a state law which says that landlords have the unconditional right to evict tenants if the landlord removes all of the units in the building from the rental market. The evicted tenants have certain rights including first right of return for a period of 10 years, re-rental must be the same as previous rents for 5-years, and relocation payments must be provided to the tenant.		
	Tenant Protections	Civil Code § 1940 – 1954.05	Provides certain rights to tenants who rent residential property. These rights include: (1) limits on the amount of the security deposit and right refund; (2) limits on the landlord’s right to enter the rental unit; (3) The right to sue the landlord for violations of the law or rental agreement; (4) The right to repair serious defects in the rental unit; (5) The right to withhold rent under certain circumstances and warranty of habitability; (6) Protection against retaliatory eviction.	AB 2219 (2018), AB 1482 (2019)	AB 2219 (2018) allows tenants to pay rent through third parties. AB 1482 (2019) statewide rent cap and just cause eviction protections.
	Historic Buildings	Health and Safety Code § 18962		AB 2263 (2018)	AB 2263 (2018) reduces parking requirements for historical building conversions.
	State Housing Law	Health and Safety Code § 18938.5		AB 2913 (2018)	AB 2913 (2018) extends the duration of building permits.
	Surplus Sites	Gov't Code § 54233.5		AB 1486 (2019)	AB 1486 (2019) requires localities to offer surplus land to affordable housing developers first, requires reporting to HCD on the process, and a fine for violation.



**STAFF REPORT
CITY OF VALLEJO
DESIGN REVIEW BOARD**

I. PROJECT INFORMATION

Item No. 11A

DATE OF MEETING:

June 8, 2023

PROJECT NUMBER:

Design Review (DR22-0013)
Landscape Review (LR22-0010)
Development Review (DVR22-0046)
Lot Line Adjustment (LLA23-0008)

PREPARED BY:

Cesar Orozco, Principal Planner

PROJECT LOCATION:

961 Porter Street / APN: 0061-160-180

**APPLICABLE ZONING
CODE SECTION(S):**

Design Review (VMC Chapter 16.604)
Landscape Review (VMC Chapter 16.504)
Development Review (VMC Chapter 16.605)
Lot Line Adjustment (VMC Chapter 15.16)

PROJECT SUMMARY:

The project consists of a Design Review, Landscape review, Development Review and Lot Line Adjustment for the addition of 122 new units to an existing 182-unit multi-family apartment complex, totaling a total of 304 units. The project also includes site improvements 28,623 square feet square feet of new landscaping, a three new trash enclosure, new lighting throughout the site, pedestrian paths along the new buildings, short-term bicycle p racks and a total of 162 new off-street parking spaces. The Design Review Board only has purview over the Design Review and Landscape Review.

RECOMMENDATION:

Staff recommend that the Design Review Board adopt Resolution No. DRB23- to Recommend Approval to the Planning Commission for DR22-0013 and LR22-0010.

PROJECT DATA SUMMARY

APPLICANT:

Klein Financial Corporation
c/o: Rob Klein
961 Porter Street

Vallejo, CA 94590

PROPERTY OWNER:

Klein Financial Corporation
550 S. California Avenue, Suite 330
Palo Alto, CA 94306

GENERAL PLAN DESIGNATION:

Mix of Housing Types/Medium Density (R-MH)

ZONING DISTRICT:

Residential Medium Density (RMD)

EXISTING LAND USE:

Multi-Family Residential

SURROUNDING LAND USE:

North – Multi-Family/Single-Family Residential
South – Multi-Family Residential
East – Norman C. King S. Vallejo Community Center
West – Industrial/ Marina Uses

PROJECT AREA:

148,104 square feet (3.4 Acres)

TOTAL LOT AREA:

523,591 square feet (12.02 Acres)

II. PROJECT DESCRIPTION

A. Background

On October 25, 2022, Rob Klein, the applicant, applied for a Design Review and Landscape Review for the addition of 122 multi-family units to an existing 182-unit multi-family complex, totaling 304 units, site amenities and 28,623 square feet of new landscaping at 961 Porter Street. The project plans were routed to various agencies for their review and the application was determined to be complete by the City on March 20, 2023.

Location and Land Use Context

The project site is located on Porter Street near the intersection of Magazine Street. It is surrounded by existing residential uses, community center and an industrial use:

Table 1 – Surrounding Uses	
Direction	Land Uses
North	Porter Street Multi-Family Residential Single-family Residences
East	Porter Street Norman C. King South Vallejo Community Center Sonoma Boulevard
South	Multi-Family Residential
West	Industrial Use Carquinez Strait

Highway 29/Sonoma Boulevard is located approximately 500 feet to the east and Interstate 80 is located approximately ½ a mile to the east. The immediate vicinity of the project site is characterized by existing multi-family residential, single-family residential, and industrial uses, medical offices, surface parking lots and residential land uses (see Figure 1). The site's General Plan 2040 Land Use Designation is Mix of Housing Types (M-HT) and is implemented by Zoning District of Residential Medium Density (RMD).

The subject site is currently occupied by a 182 multi-family residential apartment complex. According to the City's Planning Division records, the original apartment complex was approved by the Planning Commission in March 1963. The existing 182 units are spread throughout 10 residential buildings and a total of 278 off-street parking spaces (see Figure 1).

Figure 1 – Vicinity Map



B. Project Description

The proposed project consists of a Development Review, Design Review and Landscape Review for the addition of 122 new units to an existing 182-unit multi-family apartment complex, totaling a total of 304 units. 120 units will be distributed across three buildings, with four stories above parking podium, resulting in an overall building height of 59 feet. The remaining two units will be located in a new maintenance building with a building height of 35 feet. The unit breakdown is as follows: 36 jr. one-bedrooms, 31 one-bedrooms, 29 two-bedrooms and 26 three-bedrooms. The project will dedicate a total of 24 units as affordable housing units.

The Development Review includes concessions and waivers pursuant to the state's Density Bonus Law (DBL). Generally speaking, DBL allows more units to be built in a given project if some of the units are designated as affordable housing. It also grants various concessions and waivers, such as reductions of development standards. The Planning Commission, with the recommendation from the Design Review Board, will act on the Development Review, Design Review and Landscape Review.

Site improvements are being proposed throughout the site, including 28,623 square feet square feet of new landscaping, a three new trash enclosure, new lighting throughout the site, pedestrian paths along the new buildings, short-term bicycle parking racks and a total of 162 new off-street parking spaces (see Figure 2).

Figure 2 – Proposed Site Plan



Building A will have a total of 36 units ranging from jr. one-bedrooms to three-bedrooms units. The proposed building will have a total of five stories, parking podium on the ground floor with four stories above. The building will have an overall building height of 59 feet and one-inch and overall building length of 155 and two-inches. The building will be constructed with a stucco finish, fiber cement paneling system, vinyl windows, and metal railings. The building will be painted with Sherwin-Williams Pure White, Sherwin-Williams Naval and Sherwin-Williams Anew Gray (see Figure 3).

Figure 3 – Building A Elevations



Building B and C will each have a total of 42 units, ranging from jr. one-bedroom units to three-bedroom units. Similar to Building A, Building B and C will have a total of five stories, parking podium on the ground floor with four stories above. The building will have an overall building height of 59 feet and one-inch and overall building length of 155 and two-inches. The building will be constructed with a stucco finish, fiber cement paneling system, vinyl windows, and metal railings. The building will be painted with Sherwin-Williams Pure White, Sherwin-Williams Naval and Sherwin-Williams Anew Gray (see Figure 4 and 5).

Figure 4 – Building B Elevations



Figure 5 – Building C Elevations



The remaining two units will be built within the new maintenance building. The new maintenance building will have a total of three stories, maintenance shop/garage on the ground floor and two stories above. The new building will have an overall building height of 35 feet and an overall building width of 50 feet. Similar to the Building A, B and C, the maintenance building will be constructed with a stucco finish, fiber cement paneling system, vinyl windows, and metal railings. The building will be painted with Sherwin-Williams Pure White, Sherwin-Williams Naval and Sherwin-Williams Anew Gray (see Figure 6).

Figure 6 – Maintenance Building Elevation



The proposed building will be proposed to be in similar scale and massing as the original development on the site.

III. STAFF ANALYSIS

Required Permits

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

Table 2 – Required Permits			
Permit Type	Description	VMC Chapter	Review Authority
Design Review	Residential projects of 50 or more units.	16.604	Design Review Board Recommendation to Planning Commission
Landscape Review	Installation of new landscaping exceeding 500 square feet.	16.504	Design Review Board Recommendation to Planning Commission
Development Review	Construction of four new buildings.	16.605	Planning Commission Action.
Lot Line Adjustment	Adjust Property Lines	15.16	Planning Commission

As mentioned before, the Planning Commission will act on the Development Review, Design Review and Landscape Review, with the recommendation of the Design Review Board.

In addition to these entitlements, this project will also require a building permit(s) from the City of Vallejo.

General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is Mix of Housing Types/Medium Density (R-MH). The General Plan characterizes this designation as follows:

The R-MH designation applies to residential neighborhoods largely characterized either by 1) single-family homes but with a mix of other housing types, including duplexes, triplexes, fourplexes, some smaller scale apartment buildings, and small commercial spaces; or 2) primarily single use, multi-family developments with common outdoor spaces. The residential neighborhoods with single-family and other housing types are typically located in the central and more historic parts of Vallejo. Dwellings typically have front and rear yards, as well as side setbacks. Zero side lots (zero lot lines) may be appropriate where they can be visually integrated into the existing neighborhood context. Permitted land uses include single-family homes; in some instances, duplexes, triplexes, fourplexes, smaller scale apartment buildings, and small commercial spaces; and public facilities such as schools, religious institutions, parks, and other community facilities appropriate within a residential neighborhood. For primarily single-use, multi-family development, the R-MH designation applies to residential areas primarily characterized by parcels and buildings containing multiple residences, sometimes on several floors, and, in some instances, small commercial spaces. They are similar in character to those permitted in Primarily Multi-Family (R-MF), but with a lower residential density. The maximum permitted residential density in the R-MH designation is 25 dwelling units per acre.

The project is consistent with the R-MH land use designation in that it includes construction of 122 multi-family units to an existing 182-unit multi-family complex in a residential area primarily characterized by parcels and buildings containing multiple residences, sometimes on several floors. Additionally, the project is also consistent with applicable General Plan 2040 policies and actions. Key policies and actions relevant to the project are shown in **bold**, followed by staff's analysis in *italic*:

Table 3 - General Plan 2040 Policies and Actions	
Policies and Actions	Staff's Analysis
Policy NBE-1.8: Urban Forest. Encourage planting of street trees and landscaping to beautify the city, encourage walking and biking and create a stronger sense of identity.	<i>The project involves the planting of many trees, shrubs, and groundcovers contributing to the beautification of Vallejo and the cultivation of an urban forest. The construction of sidewalk improvements along the new residential buildings will contribute to the pedestrian realm within the subject site.</i>
Policy NBE-2.3: Inviting, Compatible Design. Promote attractive development that is compatible with surrounding uses.	<i>The project architecture is of a high quality that unifies the buildings of the proposed development with a variety of materials and architectural features that break up the expanse of wall planes. The building height and mass are not out of scale with existing buildings located at 961 Porter Street and close proximity.</i>

Policy NBE-2.5: Regional Retail and Entertainment. Support thriving mix of regional retail and entertainment uses near Interstate 80.	<i>The development of a new restaurant with a drive-through supports the thriving mix of regional retail and entertainment in the immediate area, for example Six Flags Discovery Kingdom, and the recently remodeled hotel and service station.</i>
Policy NBE-2.8: Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.	<i>The proposed multifamily residential project would result in the development of additional units and will fulfill a housing need in the community and is compatible with the collection of surrounding uses.</i>

Vallejo Municipal Code Compliance

The project site is zoned Residential Medium Density (RMD). The Zoning Code provides the following description for the RC Zoning District:

The RMD Zoning District is intended to create and establish regulations for a district with a mix of housing types, including attached and detached, and small apartment buildings, subject to density limits (up to twenty-five dwelling units per acre) and design and development standards to ensure land use compatibility. Mixed-use development with residential and small commercial spaces may also be seen in this district. This district also allows a variety of neighborhood supportive services, public and educational facilities, open spaces, and community facilities. Front, corner side, and rear yards are required, and zero-side yard development is permitted subject to discretionary review. In the established neighborhoods of the city, it is the intent of this district to maintain the existing pattern of single-family residences, including attached units and duplexes, while in the undeveloped areas of the city, it is the intent of this district to encourage the creation of multi-unit residential neighborhoods with a variety of housing types.

VMC Table 16.102-A: Zoning Districts states, the RMD Zoning District implements the R-MH General Plan Land Use Designation. VMC Table 16.301 – A: Land Use Regulations states, a “Multi-Unit Residential (Three or more units)” uses are permitted with a limitation of 2-10 units permitted subject to Director decision. 11-49 units permitted subject to Director decision with Design Review Board recommendation. 50 or more units require Design Review Board recommendation and Planning Commission decision. With the proposal of 122 new units, the Design Review Board will make a recommendation to the Planning Commission.

The project is consistent with the applicable standards in the RMD zoning districts as demonstrated in the Table, below:

Table 4 - Residential Medium Density – Development Standards (VMC16.202-B)			
Development Standard		Proposal	Compliant
Density: Max.	25 units/acre	New: 102 Existing: 182 Total: 308	No; lot size only allows 300 units.

			DBL: Allows an increase of 27.5 percent of density; allowing 330 units.
Building Height:	50 feet	59 feet and one inch	No; waiver requested to increase height
Setbacks:	Front: 15 feet	163 feet	Yes
	Interior: 5 for the first 2 stories, 10 thereafter	30 feet	Yes
	Rear: 10 feet	25 feet	Yes
Parking from the street facing property line	40 feet	146 feet	Yes
Minimum Distance Between Buildings	5 feet	163 feet to 180 feet	Yes
Maximum Story Massing - 2 nd Story - 3 rd story and above	- 100% - 60%	- 100% - 100%	No; DBL allows a waiver of the story massing.
On-site space parking per unit	1 covered	163 off-street parking spaces 123 covered	Yes No; DBL waiver to reduce covered parking space requirement
Minimum private open space	75 square feet	39 sq.ft. to 104 sq.ft.	No; DBL waiver to reduce area of private open space.
Minimum total open space	150 square feet plus 100 (common or private, for three bedrooms or more)	10,230 sq.ft.	No; DBL waiver to reduce the required open space.
Minimum amount of Landscaping (% of site)	30	30 percent	Yes
Maximum paving in street facing yards (%of required yard)	50	Not applicable	Existing front paving will not be removed or extended.
Street Trees	1 per 50 ft. of frontage	Six	No; DBL waiver to not increase the number of existing street trees.

As proposed, the project is being processed with the DBL and concessions and waivers have been requested to waive development standards. The Planning Commission will review and act on the proposal and confirm the project is consistent with the RMD development standards.

Discussion

The following comments provide a summary of the staff analysis of the project. They are separated by subject to facilitate the review by the Design Review Board. The information provided is referenced in IV, the Findings section at the end of the report.

Architecture

As mentioned above, the 122 new units will be distributed between four buildings. The proposed building is visually interesting and will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the design of the building. The building features modulation,

building wall articulation, and building materials that are aesthetically pleasing and compatible with the existing development.

Landscaping

A total of 28,623 square feet of new landscaping will be installed along the base of the proposed buildings. A total of 25 new trees, shrubs and ground cover will be planted to enhance the public realm within the subject site. The new landscaping will create a visually pleasing setting for structures on the site.

IV. FINDINGS

Design Review Findings

VMC Section 16.604.03 (B), requires the Design Review Board to make a recommendation to the Planning Commission for final design review approval (the findings are in bold, and staff's determination follows in italics):

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

Purposes of the Chapter

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

As proposed, the project meets the objective design standards called out in VMC Chapter 16.202 – Residential Districts, as discussed in detail below.

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

The proposed building is visually interesting and will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the design of the building and will create distinction in the established neighborhood.

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

The proposed building will be comprised of a stucco finish, fiber cement paneling system, vinyl windows, and metal railings painted with the variety of Sherwin-Williams Pure White, Sherwin-Williams Naval and Sherwin-Williams Anew Gray. The project details, colors, materials, and landscaping are integrated with one and another that create a visually consistent proposal. Overall, the project uses high-quality, long-lasting material resulting in quality development.

- 4. Ensure that future development should:**
- a. Reflect the values of the community.**
 - b. Enhance the surrounding environment.**
 - c. Visually harmonize with its surroundings and not unnecessarily obstruct scenic views; and**
 - d. Avoid nostalgic misrepresentations that may confuse the relationships among structures over time.**

The project reflects the promotion of infill development that targets underutilized sites, which is a policy identified in the General Plan. The new project will enhance the surrounding environment by adding additional units to an existing multi-family development. Due to its location, the project will not obstruct scenic views and due to its nature and design, nor will it confuse the relationships among structures over time.

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

The Housing Accountability Act (HAA), California Government Code Section 65589.5(j), requires that when a proposed housing development complies with the applicable, objective general plan and zoning standards, but a local agency proposes to deny the project or approve it only if the density is reduced, the agency must base its decision on written findings supported by substantial evidence that:

- 1. The development would have a specific adverse impact on public health or safety unless disapproved, or approved at a lower density; and*
- 2. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.*

As described in Tables 3 and 4 above, the project complies with applicable, objective general plan and zoning standards. Therefore, the city may not deny the project or approve the project at a reduced density without basing its decision on the written findings under Section 65589.5(j), above.

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

A total of 28,623 square feet square feet of new landscaping will be installed along the base of the proposed buildings. A total of 25 new trees, shrubs and ground cover will be planted to enhance the public realm within the subject site. The new landscaping will create a visually pleasing settling for structures on the site.

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

Not applicable; existing mature trees will be integrated with the proposed new landscaping.

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

No signage is proposed with the addition of the new units. Existing signage will remain along Porter Street and existing site directories will be updated to reflect the location of new residential buildings.

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

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

Design policies of the General Plan

The project site is designated as Mix of Housing Types/Medium Density (R-MH) on the General Plan Land Use Map. The General Plan 2040 R-MH designation provides for residential neighborhoods largely characterized either by primarily single use, multi-family developments with common outdoor spaces. As proposed, the project is consistent with the R-MH General Plan land use designation in that the proposed project is to add additional units to an existing multi-family development with common outdoor space. The project is also consistent with applicable General Plan 2040 policies.

Adopted applicable design guidelines.

The subject site is not within an adopted specific plan and design guidelines have not been adopted for this location.

B. Is consistent with any planning or zoning approvals by the director or the planning commission.

Staff finds that the project is consistent with the RMD zoning district in that it is a proposal of a new 122 units to an existing 182-unit multi-family apartment complex as conditioned and proposed meets all appropriate development standards of the Vallejo Municipal Code and State Density Bonus Law. The final authority of this action is the Planning Commission.

C. Complies with any other relevant city policies or regulations.

The project as proposed complies with State Density Bonus Law and VMC Chapter 16.202 – Residential Districts, as the project has been designed to meet the requirements. The Planning Commission will act on the Development Review for the project.

V. NOTICING AND PUBLIC COMMENTS

On May 24, 2023, pursuant to VMC Section 16.602.08(A), notice of this hearing was published in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the subject property and electronically mailed to the members of the Design Review Board and the applicant.

Staff have not received any comments or questions from the public on the application as of writing this staff report.

VI. CONCLUSION / STAFF RECOMMENDATION

Based on the analysis contained in this staff report, staff recommends that the Design Review Board make a recommendation to the Planning Commission to APPROVE Design Review (DR) 22-001 and Landscape Review (LR) 22-0010 based on the findings and provided in the attached Resolution.

VII. ATTACHMENTS

1. Resolution No. DRB 23-01
2. Project Plans
3. Material Sample Board

CITY OF VALLEJO DESIGN REVIEW BOARD

RESOLUTION NO. DRB 23-01

A RESOLUTION RECOMMENDING APPROVAL TO THE PLANNING COMMISSION DESIGN REVIEW (DR) 22-0013, LANDSCAPE REVIEW (LR) 22-0010, DEVELOPMENT REVIEW (DVR) 22-0046 AND LOT LINE ADJUSTMENT (LLA) 23-0008 FOR ADDITION OF 122 DWELLING UNITS TO AN EXISTING 182 DWELLING UNIT MULT-FAMILY COMPLEX AT 961 PORTER STREET (APN: 0061-160-180)

I. GENERAL FINDINGS

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

WHEREAS, the property has a General Plan 2040 land use designation of Mix of Housing Types; and

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

WHEREAS, the property is located in the Residential Medium Density Zoning District; and

WHEREAS, on October 25, 2022, Rob Klein submitted an application seeking a Design Review Permit, Landscape Review, Development Review and Lot Line Adjustment for the construction of 122 units at an existing 182-unit multi-family complex ("Project") located at 961 Porter Street; and

WHEREAS, on March 20, 2023, the application for the Project was determined to be complete for processing; and

WHEREAS, on May 20, 2023, pursuant to Vallejo Municipal Code Section 16.602.08(A), notice of this hearing was published in the Times Herald and mailed to all active neighborhood groups and property owners within 500 feet of the subject property and electronically mailed to the members of the Design Review Board and to the applicant; and

WHEREAS, on June 8, 2023, the City of Vallejo Design Review Board, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing; and

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

WHEREAS, based on evidence received in the staff report and at the public hearing, the Design Review Board makes the following factual findings:

III. FINDINGS RELEVANT TO THE APPROVAL OF THE DESIGN REVIEW PERMIT (VMC Section 16.604.03.B)

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

Purposes of the Chapter

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

As proposed, the project meets the objective design standards called out in VMC Chapter 16.202 – Residential Districts, as discussed in detail below.

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

The proposed building is visually interesting and will be constructed with a variety of high-quality building materials and painted with simple, bold colors. Vertical and horizontal façade breaks, building massing, and modulation have all been incorporated into the design of the building and will create distinction in the established neighborhood.

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

The proposed building will be comprised of a stucco finish, fiber cement paneling system, vinyl windows, and metal railings painted with the variety of Sherwin-Williams Pure White, Sherwin-Williams Naval and Sherwin-Williams Anew Gray. The project details, colors, materials, and landscaping are integrated with one and another that create a visually consistent proposal. Overall, the project uses high-quality, long-lasting material resulting in quality development.

4. **Ensure that future development should:**
 - a. **Reflect the values of the community.**
 - b. **Enhance the surrounding environment.**
 - c. **Visually harmonize with its surroundings and not unnecessarily obstruct scenic views; and**
 - d. **Avoid nostalgic misrepresentations that may confuse the relationships among structures over time.**

The project reflects the promotion of infill development that targets underutilized sites, which is a policy identified in the General Plan. The new project will enhance the surrounding environment by adding additional units to an existing multi-family development. Due to its location, the project will not obstruct scenic views and due to its nature and design, nor will it confuse the relationships among structures over time.

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

The Housing Accountability Act (HAA), California Government Code Section 65589.5(j), requires that when a proposed housing development complies with the applicable, objective general plan and zoning standards, but a local agency proposes to deny the project or approve it only if the density is reduced, the agency must base its decision on written findings supported by substantial evidence that:

1. *The development would have a specific adverse impact on public health or safety unless disapproved, or approved at a lower density; and*

2. *There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval, or approval at a lower density.*

As described in Tables 3 and 4 above, the project complies with applicable, objective general plan and zoning standards. Therefore, the city may not deny the project or approve the project at a reduced density without basing its decision on the written findings under Section 65589.5(j), above.

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

A total of 28,623 square feet of new landscaping will be installed along the base of the proposed buildings. A total of 25 new trees, shrubs and ground cover will be planted to enhance the public realm within the subject site. The new landscaping will create a visually pleasing setting for structures on the site.

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

Not applicable; existing mature trees will be integrated with the proposed new landscaping.

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

No signage is proposed with the addition of the new units. Existing signage will remain along Porter Street and existing site directories will be updated to reflect the location of new residential buildings.

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

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

Design policies of the General Plan

The project site is designated as Mix of Housing Types/Medium Density (R-MH) on the General Plan Land Use Map. The General Plan 2040 R-MH designation provides for residential neighborhoods largely characterized either by primarily single use, multi-family developments with common outdoor spaces. As proposed, the project is consistent with the R-MH General Plan land use designation in that the proposed project is to add additional units to an existing multi-family development with common outdoor space. The project is also consistent with applicable General Plan 2040 policies.

Adopted applicable design guidelines.

The subject site is not within an adopted specific plan and design guidelines have not been adopted for this location.

B. Is consistent with any planning are zoning approvals by the director or the planning commission.

Staff finds that the project is consistent with the RMD zoning district in that it is a proposal of a new 122 units to an existing 182-unit multi-family apartment complex as conditioned and proposed meets all appropriate development standards of the Vallejo Municipal Code and State Density Bonus Law. The final authority of this action is the Planning Commission.

C. Complies with any other relevant city policies or regulations.

The project as proposed complies with State Density Bonus Law and VMC Chapter 16.202 – Residential Districts, as the project has been designed to meet the requirements. The Planning Commission will act on the Development Review for the project.

NOW, THEREFORE, LET IT BE RESOLVED that the Design Review Board hereby recommends that the Planning Commission **APPROVE** Design Review (DR) 22-0013 and Landscape Review (LR) 22-0010 for addition of 122 dwelling units to an existing 182 dwelling unit multi-family complex at 961 porter street based on the above findings.

PASSED AND ADOPTED at a regular meeting of the Design Review Board of the City of Vallejo, State of California, on the 8th day of Jun 2023 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ADAM CHAVEZ, CHAIRPERSON
City of Vallejo Design Review Board

Attest:

MARGARET KAVANAUGH-LYNCH, SECRETARY
City of Vallejo Design Review Board



WEST HARBOR PARK APARTMENTS

A 122-UNIT APARTMENT PROJECT

961 PORTER STREET, VALLEJO, CALIFORNIA

FEBRUARY 6, 2023

PROJECT DESCRIPTION

This project consists of three non-elevator buildings with podium parking and 4 stories of residential units above, and one non-elevator three-story building with maintenance functions on ground level and two residential units above.

PROJECT INFORMATION

Building Type: I/VA
Occupancy: A3/R2/S2/U
APN: 0061160180
Fire Protection: NFPA13 System
Zoning: Residential Medium Density (RMD)

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PROJECT DIRECTORY

**KLEIN FINANCIAL CORPORATION**

Client: Klein Fincial Corporation
550 S. California Ave. Suite 330
Palo Alto, CA 94306
Contact: Mitu Walia

650.304.3311

**CARLSON, BARBEE & GIBSON, Inc.**

Civil Engineering: CBG
2633 Camino Ramon, Suite 350
San Ramon, CA 94583
Contact: Justin Deknoblough

925.866.0322

**WHA.**

Architect: WHA Architects
5000 Executive Parkway, Suite 375
San Ramon, CA 94582
Contact: Vanessa Pineda

925.463.1700

**ENVIRONMENTAL FORESIGHT, INC.**
Landscape Architecture

Landscape Architecture: Environmental Foresight, Inc.
1700 N. Broadway, Suite 401
Walnut Creek, CA 94596
Contact: Scott Feuer

925.945.0300



Applicable Codes:

Project shall comply with any applicable codes in addition to the following codes:
2019 California Building Code
2019 California Plumbing Code
2019 California Energy Efficiency Code
2019 California Mechanical Code
2019 California Electrical Code
Calgreen Green Building Standards Code

Project summary

Project Address: 961 Porter Street, Vallejo, CA
APN#: 006-116-0180
Site area: ±12.0166 Acres (523,442 SF)
(For reference only)
Land lease area: ±3.4 Acres (148,104 SF)
General Plan Land Use: Mix of housing types
General Plan Permitted Density: 25 Dwelling units per acre
Zone: Residential Medium Density (RMD)
Zoning permitted density: Minimum lot area per dwelling unit: 1,740 SF (25 DU/AC)
Zoning permitted units: 85 Dwelling units = 148,104 / 1,740
Proposed units: 122 Dwelling Units
Unit mix: (36) Jr. 1BD (31) 1 BD (29) 2 BD (26) 3 BD
Density: 35.9 Du/Ac

BUILDING SUMMARY - RESIDENTIAL BUILDINGS																					
		Podium Parking			First Floor				Second Floor				Third Floor				Fourth Floor				
		Planing	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement				
Bldg. A	11689	739	739	739	Total Floor Area (S.F.)				Total Floor Area (S.F.)				Total Floor Area (S.F.)				Total Floor Area (S.F.)				
					Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement		
Bldg. B	11729	555	555	555	12284	8370	1995	1055	10384	8352	1094	1092	10538	8033	1122	694	9849	8397	575	289	9201
Bldg. C	11554	714	1203	13471	8518	2734	1055	10537	8500	1088	1102	10690	8161	1134	756	10051	8581	534	322	9437	

BUILDING SUMMARY - MAINTENANCE BUILDING																					
		First Floor				Second Floor				Third Floor				Fourth Floor							
		Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement				
Storage Maint. Shop (S.F.)	728	338	91	89	Total Floor Area (S.F.)				Total Floor Area (S.F.)				Total Floor Area (S.F.)				Total Floor Area (S.F.)				
					Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement	Basement		
Basement	338	91	89	1246	95	198	1101	1394	95	62	1101	1258									

ILLUSTRATIVE SITE PLAN

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



LEFT



FRONT

BUILDING A EXTERIOR ELEVATIONS

Paint Colors: (Sherwin Williams)

[A] SW 7005 Pure White

[C] SW 6244 Naval

[B] SW 7030 Anew Gray

Exterior Materials:

- [1] Stucco
- [2] Painted Parapet Metal Cap
- [3] Insulated Vinyl Windows
- [4] Metal Railing
- [5] Fiber Cement Paneling System

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



RIGHT

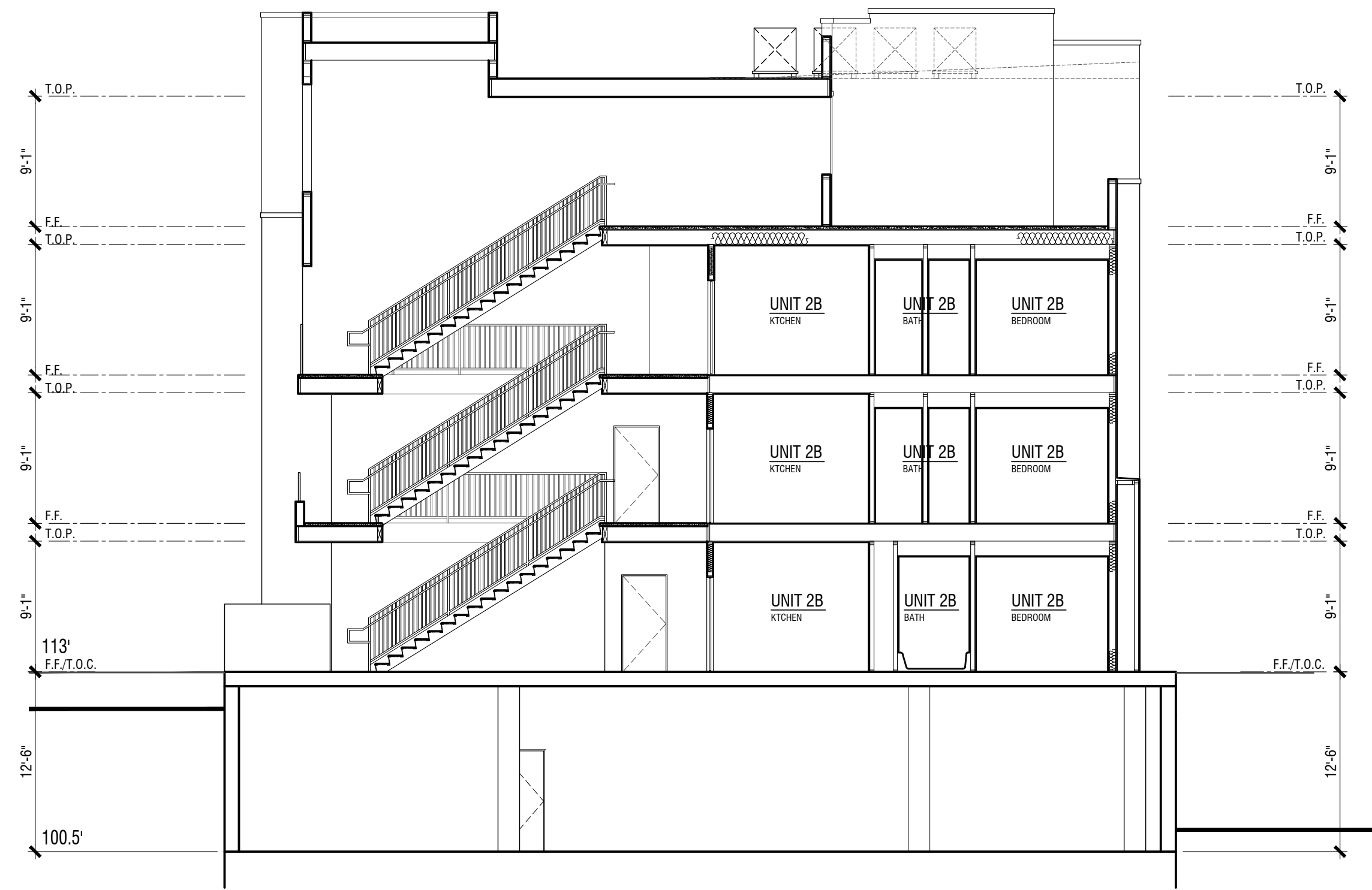


REAR

BUILDING A EXTERIOR ELEVATIONS

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



SECTION B

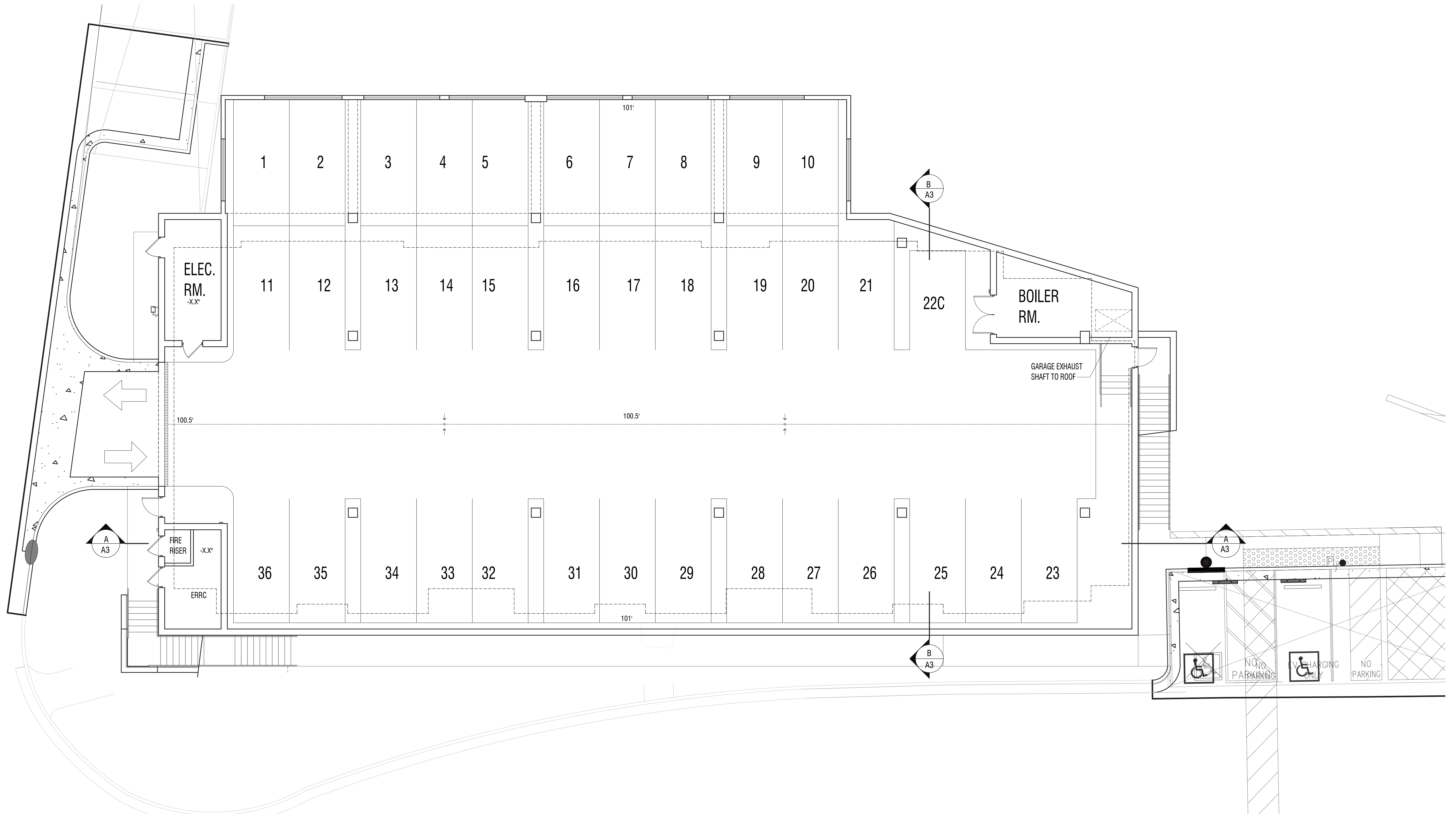


SECTION A

BUILDING A SECTIONS

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



GARAGE LEVEL

BUILDING A FLOOR PLANS

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



PLAN SUMMARY

- Plan 1A
- Plan 1B
- Plan 2A
- Plan 2B
- Plan 2C
- Plan 2D
- Plan 2E
- Plan 2F
- Plan 3A
- Plan 3B
- Plan 3C
- Plan J1A
- Plan J1B
- Plan J1C

FIRST LEVEL

BUILDING A
FLOOR PLANS

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590

	Plan 1A
	Plan 1B
	Plan 2A
	Plan 2B
	Plan 2C
	Plan 2D
	Plan 2E
	Plan 2F
	Plan 3A
	Plan 3B
	Plan 3C
	Plan J1A
	Plan J1B
	Plan J1C

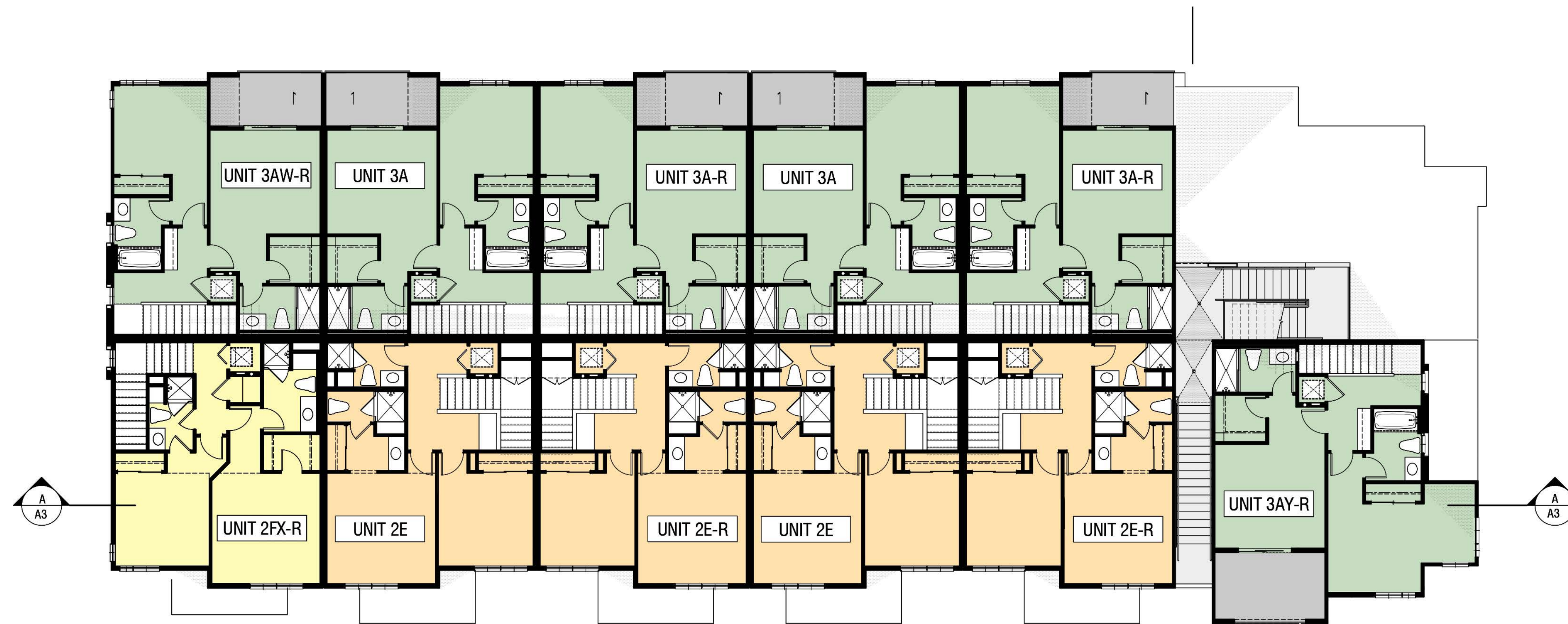


BUILDING A

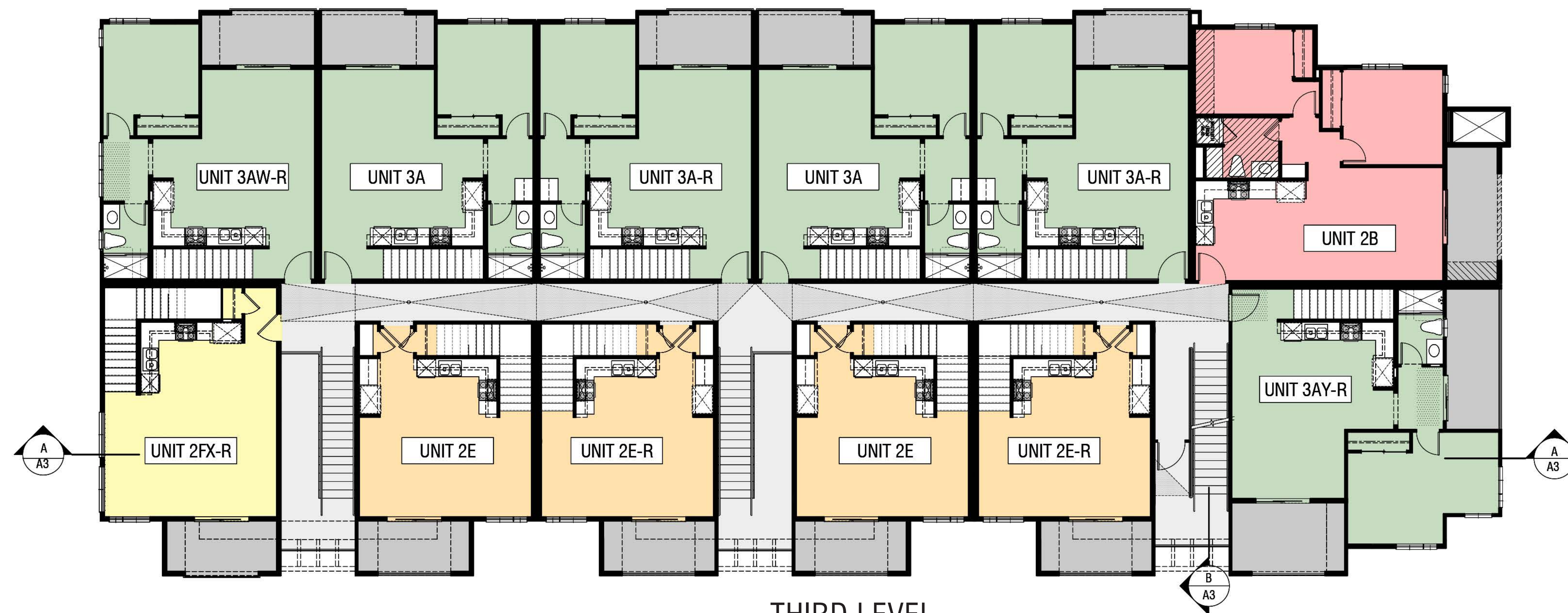
FLOOR PLANS

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



FOURTH LEVEL



THIRD LEVEL

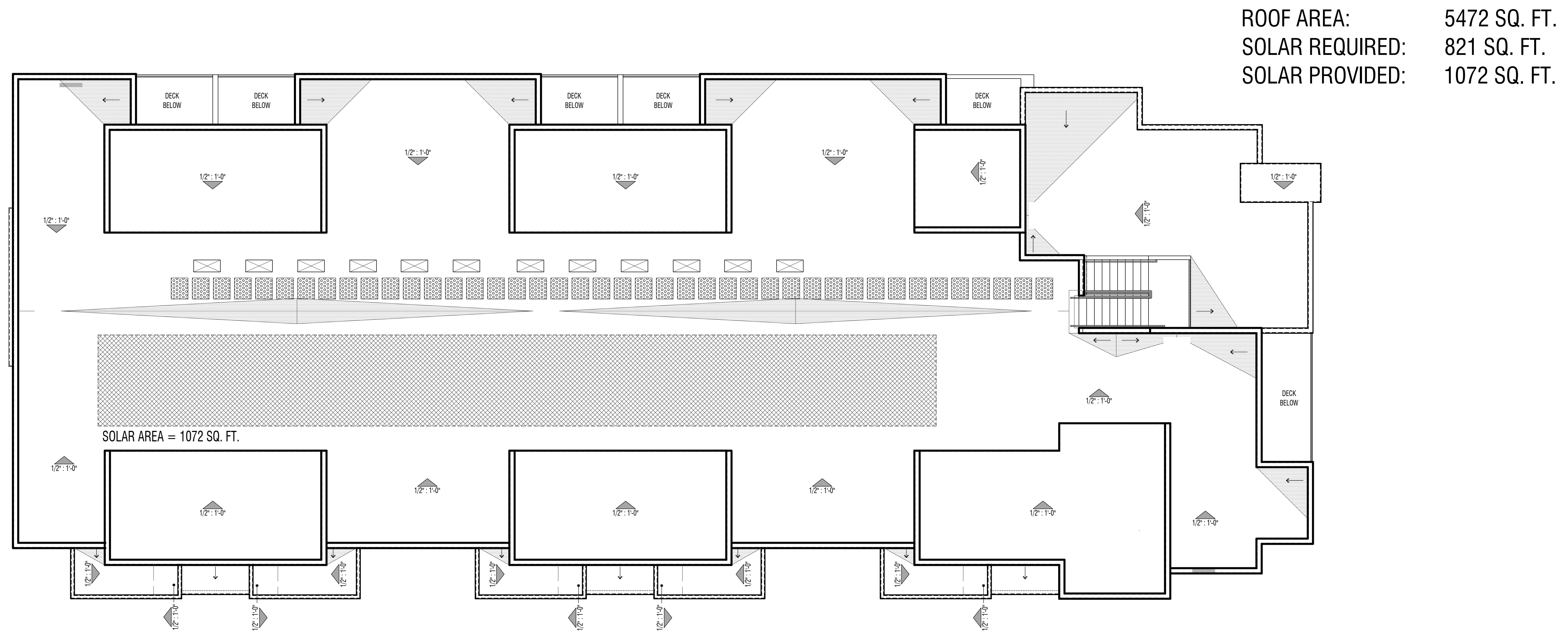
BUILDING A FLOOR PLANS

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590

PLAN SUMMARY

- Plan 1A
- Plan 1B
- Plan 2A
- Plan 2B
- Plan 2C
- Plan 2D
- Plan 2E
- Plan 2F
- Plan 3A
- Plan 3B
- Plan 3C
- Plan J1A
- Plan J1B
- Plan J1C



BUILDING A ROOF PLAN

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



BUILDING B
EXTERIOR ELEVATIONS

Paint Colors: (Sherwin Williams)

- [A] SW 7005 Pure White
[B] SW 7030 Anew Gray

- [C] SW 6244 Naval

Exterior Materials:

- [1] Stucco
[2] Painted Parapet Metal Cap
[3] Insulated Vinyl Windows
[4] Metal Railing
[5] Fiber Cement Paneling System

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



BUILDING B

EXTERIOR ELEVATIONS

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590

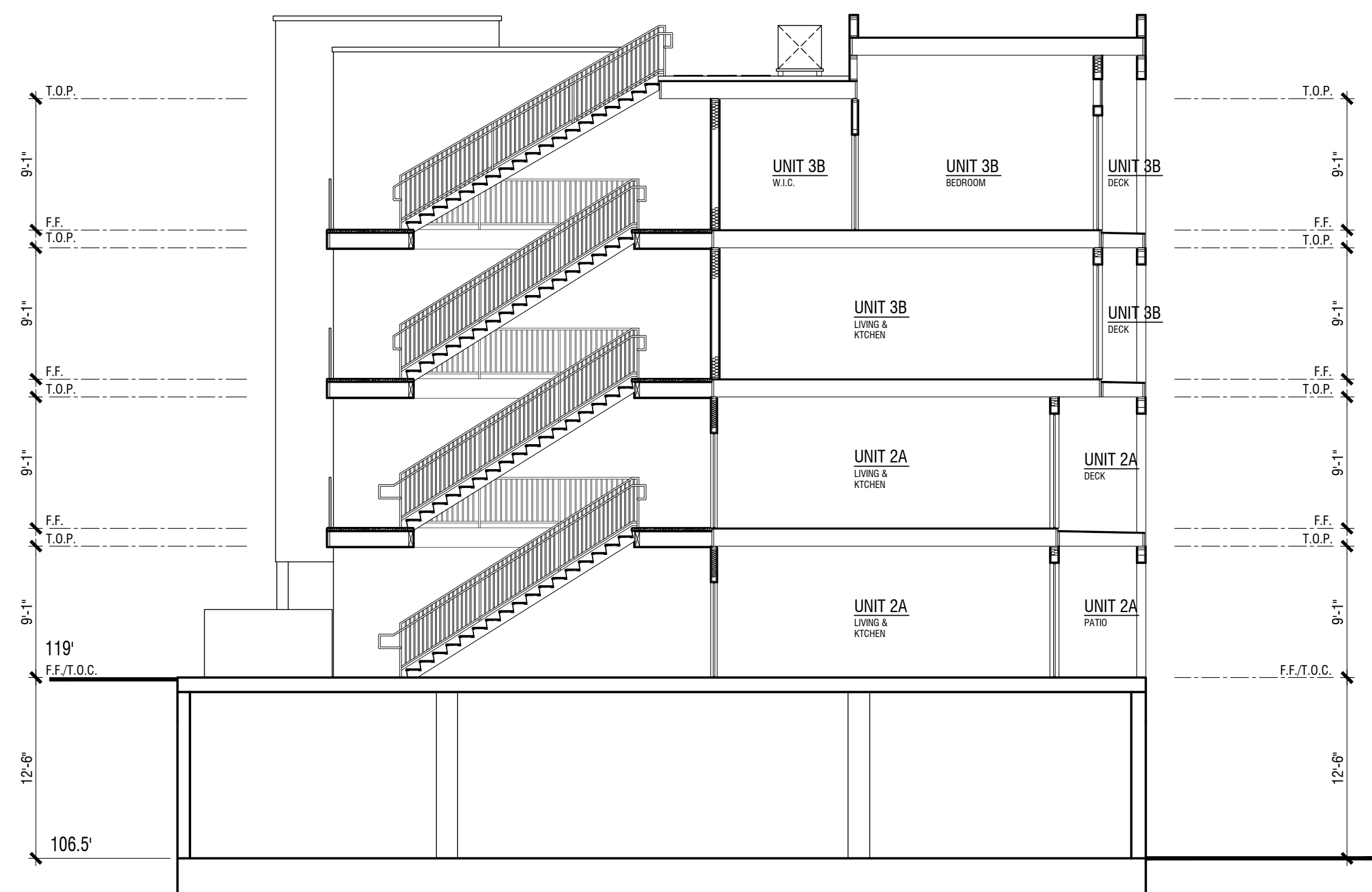


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ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO



SECTION B

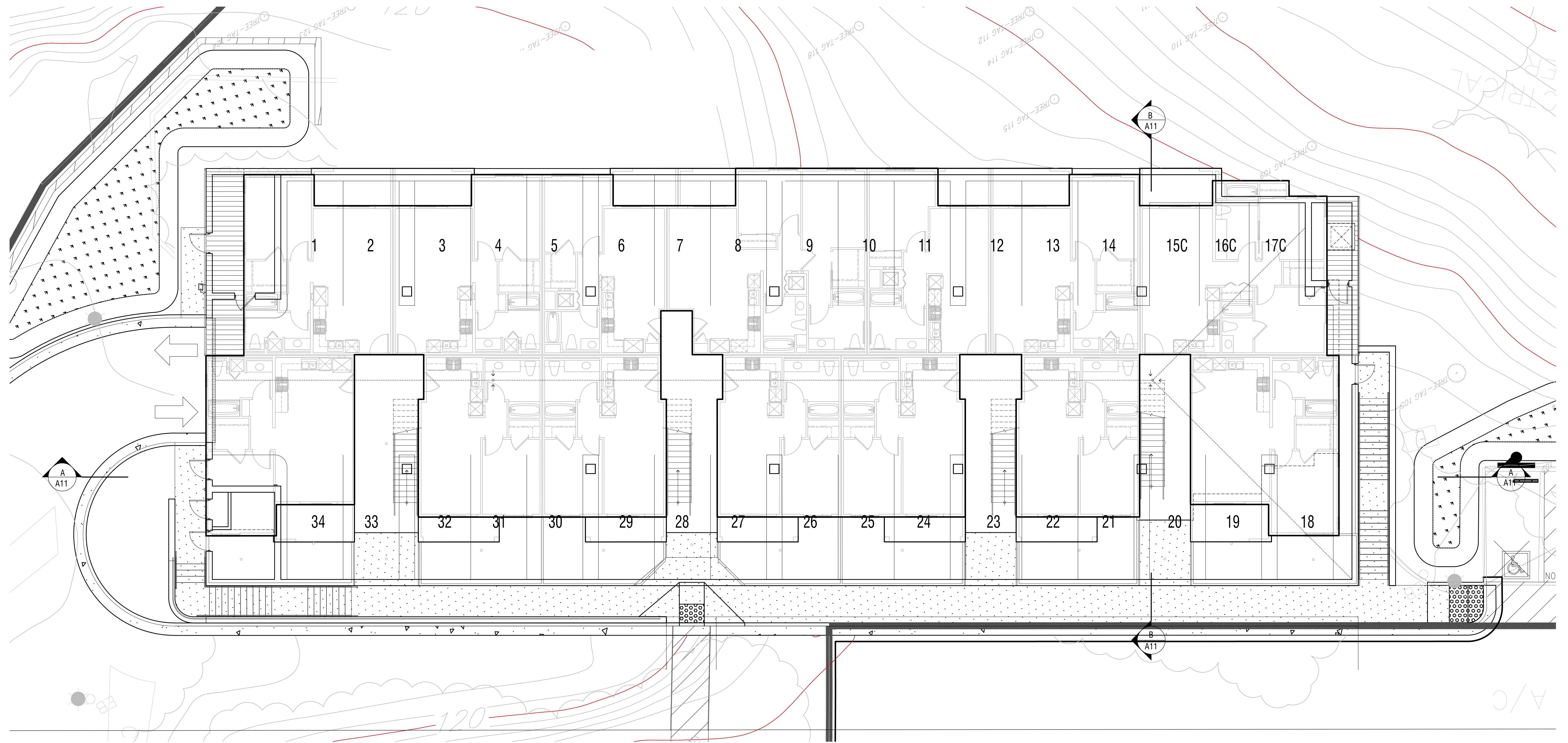


SECTION A

BUILDING B SECTIONS

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590

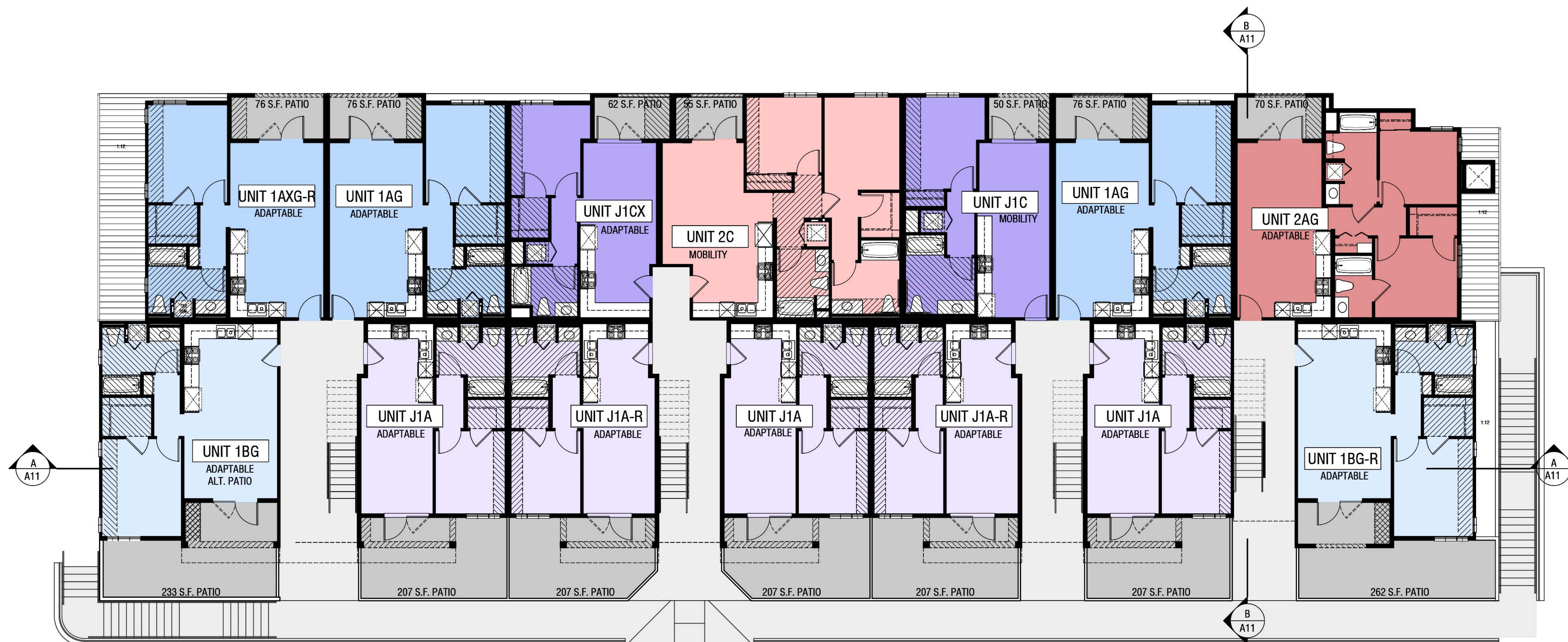


GARAGE LEVEL

BUILDING B
FLOOR PLANS

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



PLAN SUMMARY

- Plan 1A
- Plan 1B
- Plan 2A
- Plan 2B
- Plan 2C
- Plan 2D
- Plan 2E
- Plan 2F
- Plan 3A
- Plan 3B
- Plan 3C
- Plan J1A
- Plan J1B
- Plan J1C

FIRST LEVEL

BUILDING B

FLOOR PLANS

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



FOURTH LEVEL



THIRD LEVEL

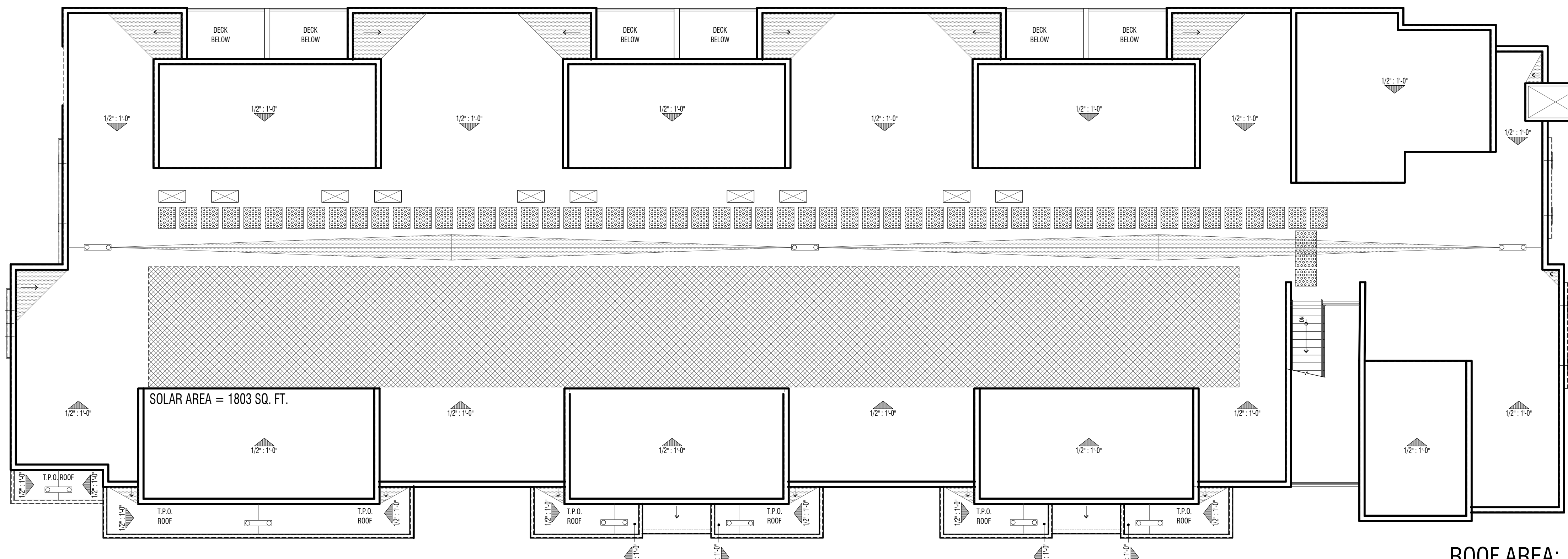
BUILDING B
FLOOR PLANS

PLAN SUMMARY

- Plan 1A
- Plan 1B
- Plan 2A
- Plan 2B
- Plan 2C
- Plan 2D
- Plan 2E
- Plan 2F
- Plan 3A
- Plan 3B
- Plan 3C
- Plan J1A
- Plan J1B
- Plan J1C

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



ROOF AREA: 6913 SQ. FT.
 SOLAR REQUIRED: 1037 SQ. FT.
 SOLAR PROVIDED: 1803 SQ. FT.

BUILDING B

ROOF PLAN

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



LEFT



FRONT

BUILDING C
EXTERIOR ELEVATIONS

Paint Colors: (Sherwin Williams)

- [A] SW 7005 Pure White
[B] SW 7030 Anew Gray

- [C] SW 6244 Naval

Exterior Materials:

- [1] Stucco
[2] Painted Parapet Metal Cap
[3] Insulated Vinyl Windows
[4] Metal Railing
[5] Fiber Cement Paneling System

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



RIGHT

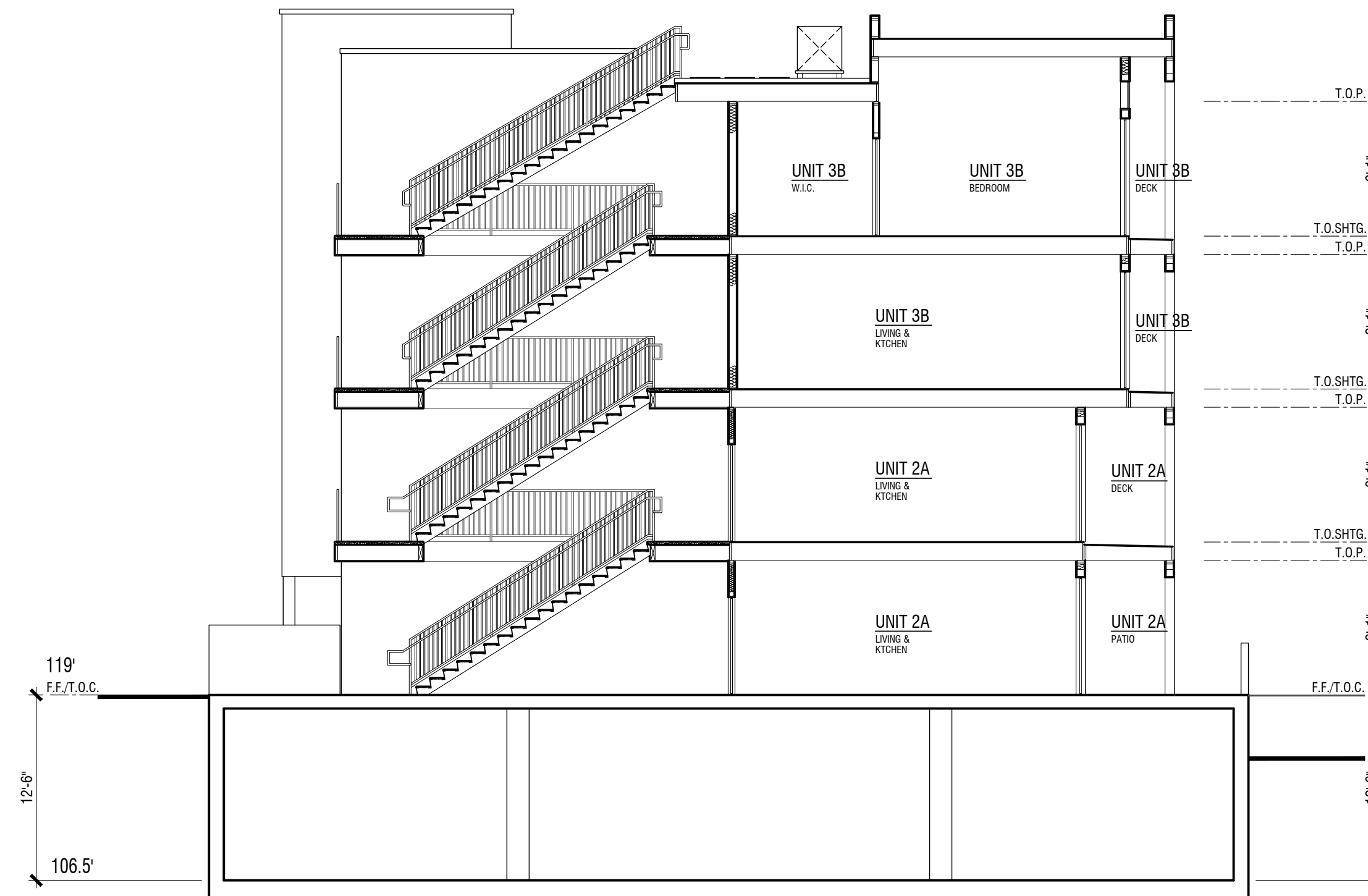


REAR

BUILDING C
EXTERIOR ELEVATIONS

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



SECTION B

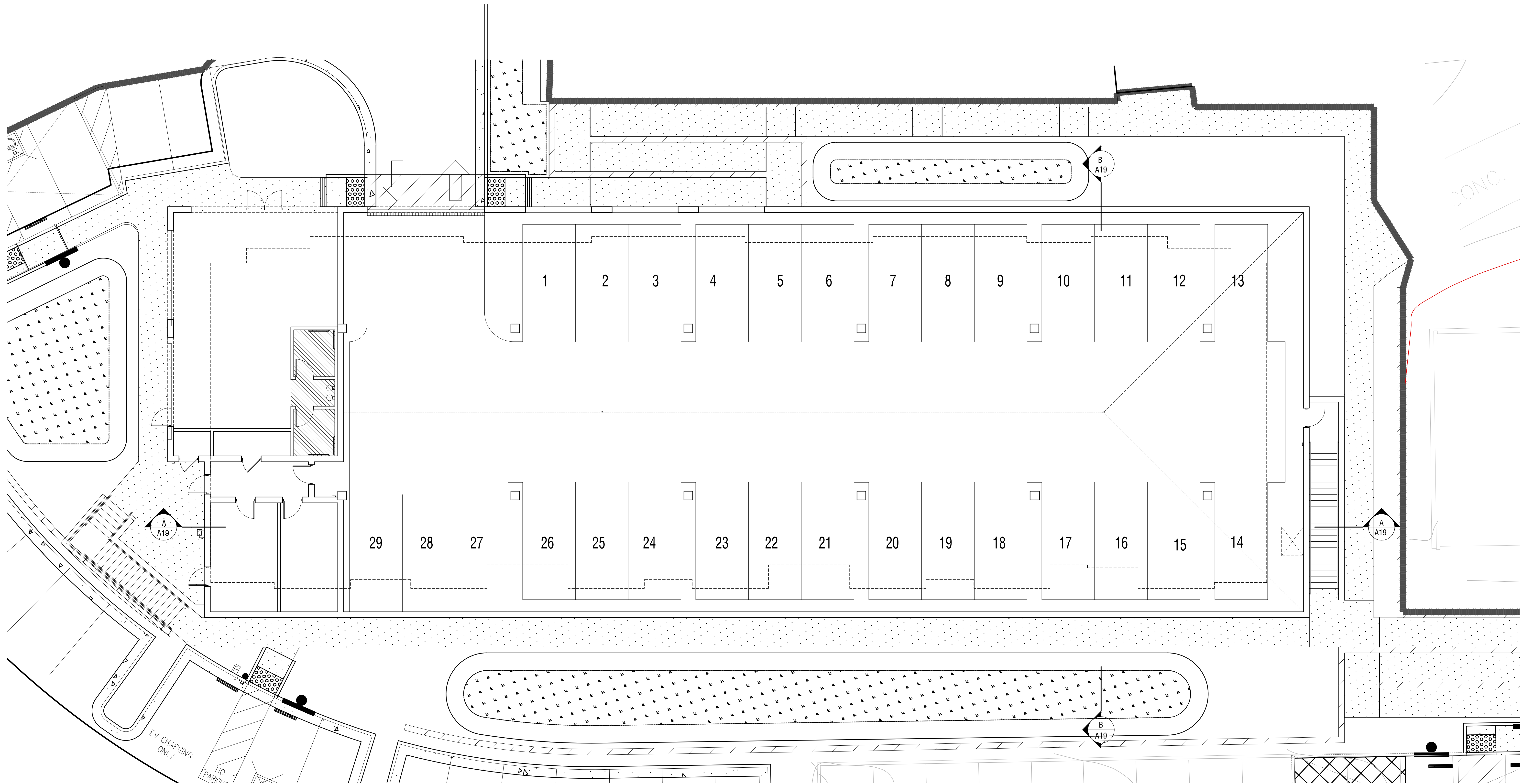


SECTION A

BUILDING C SECTIONS

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590

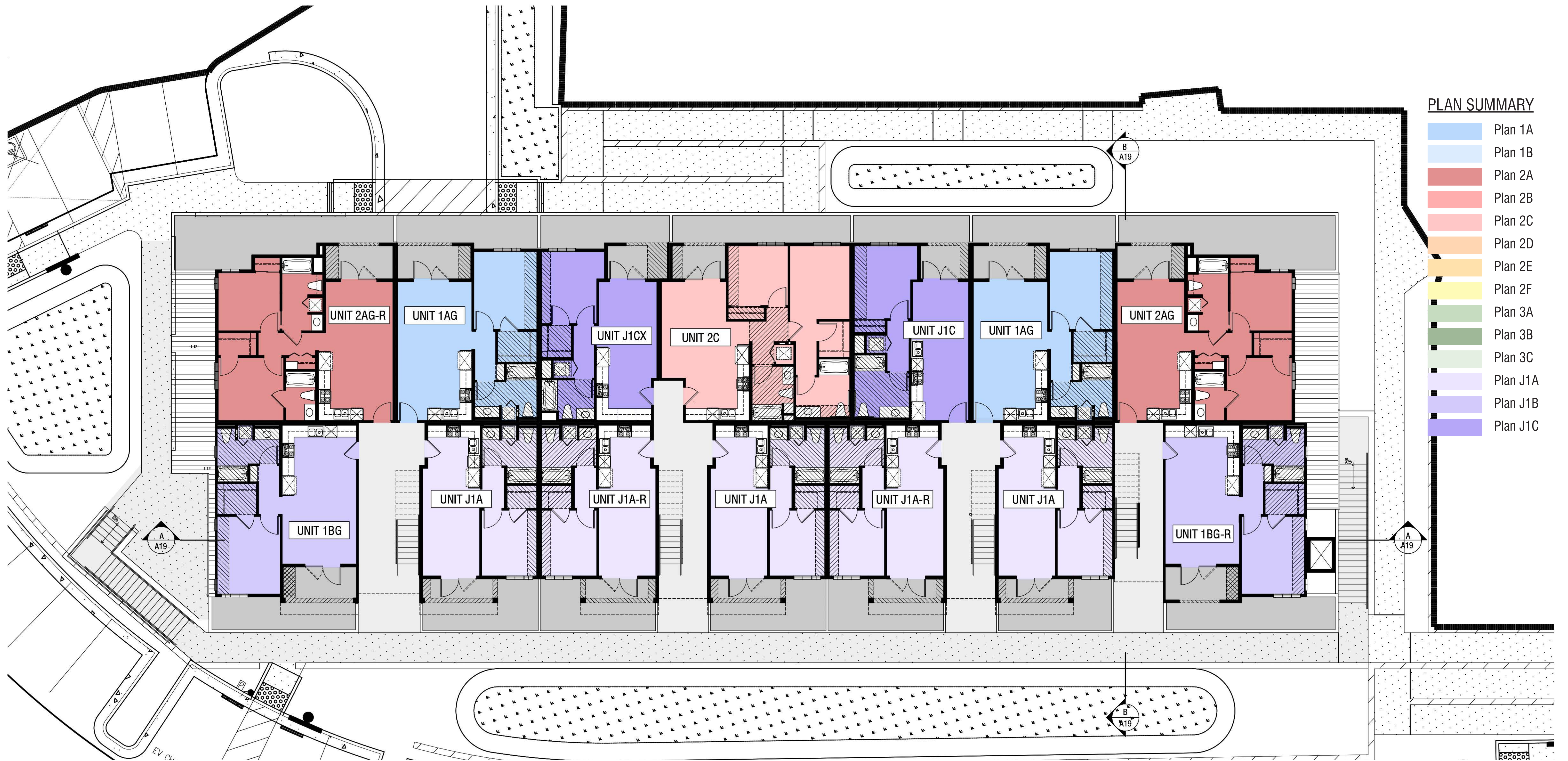


GARAGE LEVEL

BUILDING C
FLOOR PLANS

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590

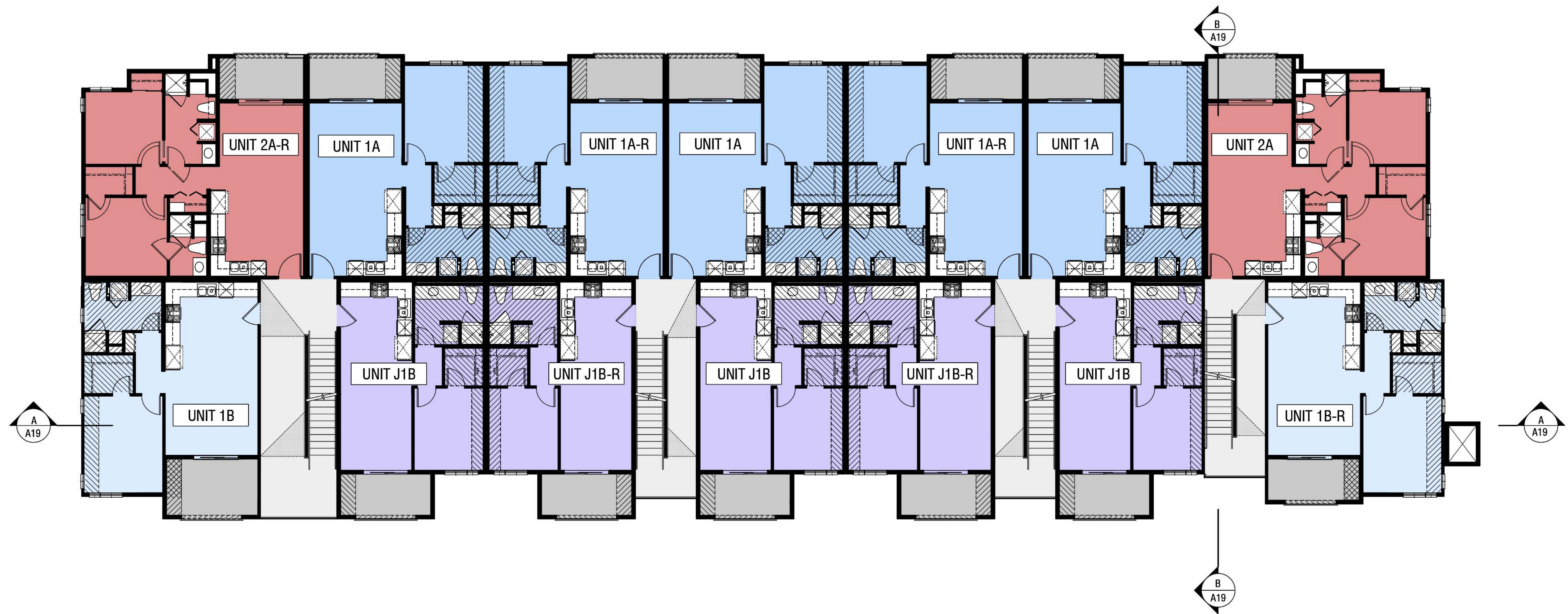


FIRST LEVEL

BUILDING C FLOOR PLANS

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



PLAN SUMMARY

- Plan 1A
- Plan 1B
- Plan 2A
- Plan 2B
- Plan 2C
- Plan 2D
- Plan 2E
- Plan 2F
- Plan 3A
- Plan 3B
- Plan 3C
- Plan J1A
- Plan J1B
- Plan J1C

SECOND LEVEL

BUILDING C
FLOOR PLANS

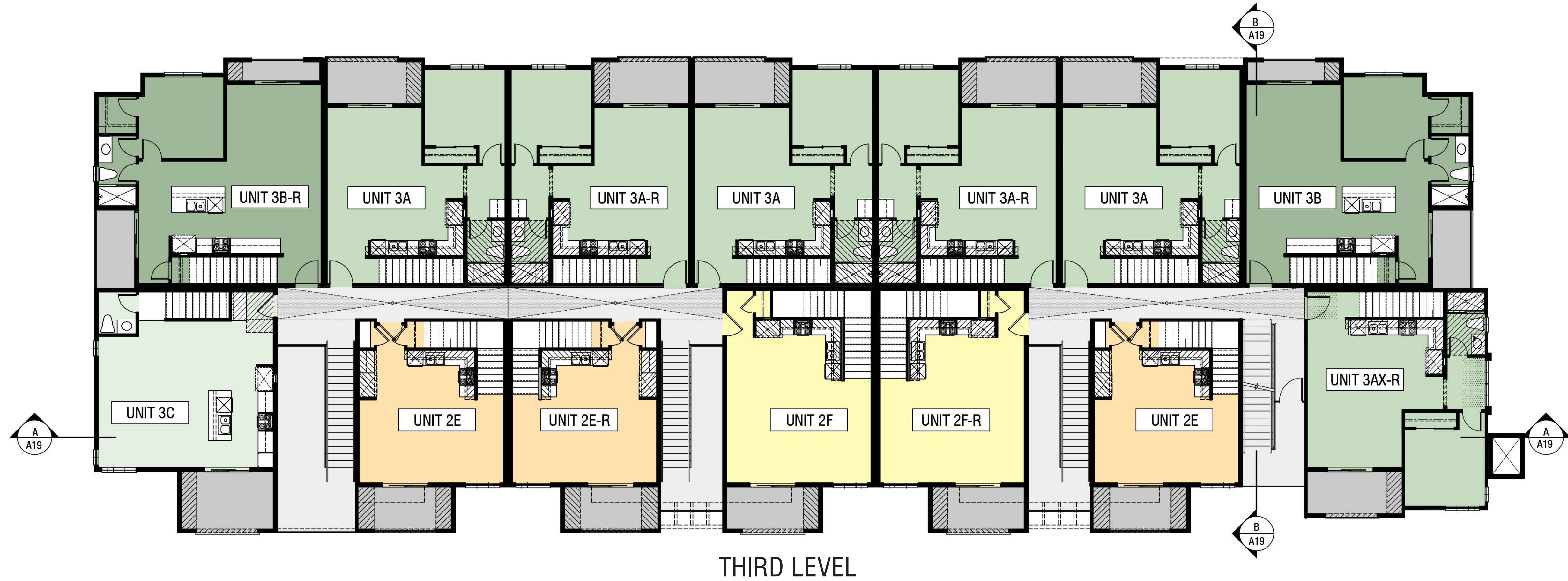
WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



PLAN SUMMARY

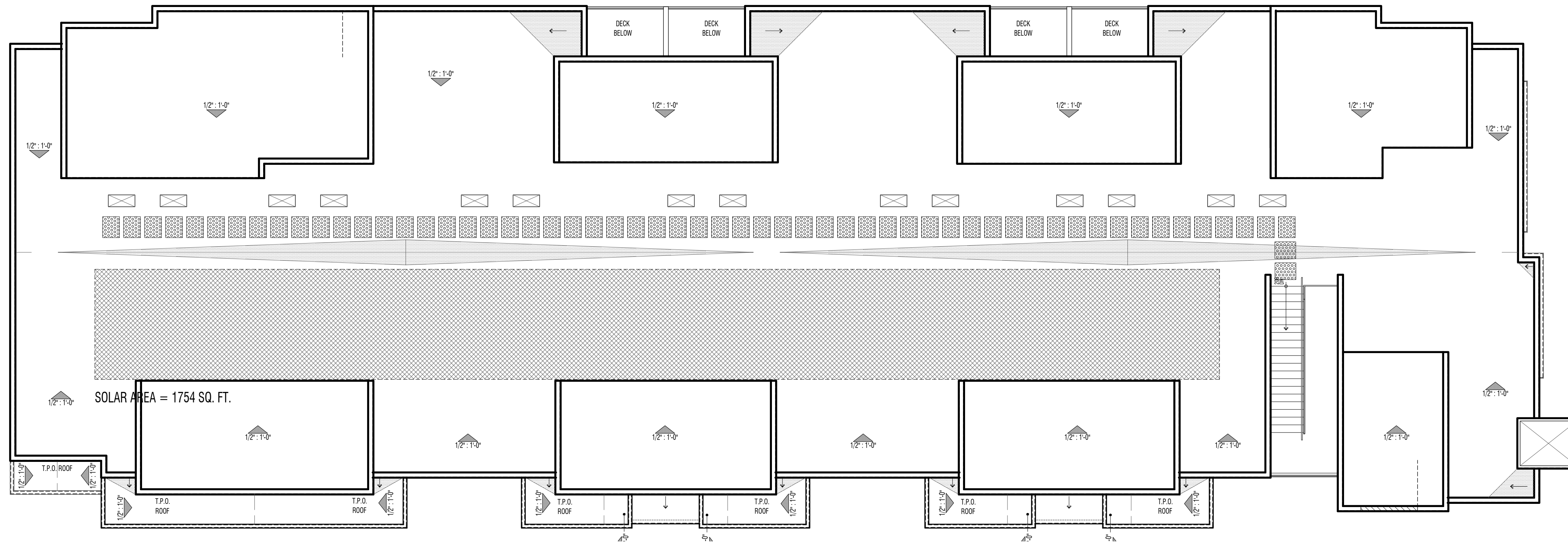
- Plan 1A
- Plan 1B
- Plan 2A
- Plan 2B
- Plan 2C
- Plan 2D
- Plan 2E
- Plan 2F
- Plan 3A
- Plan 3B
- Plan 3C
- Plan J1A
- Plan J1B
- Plan J1C



BUILDING C
FLOOR PLANS

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



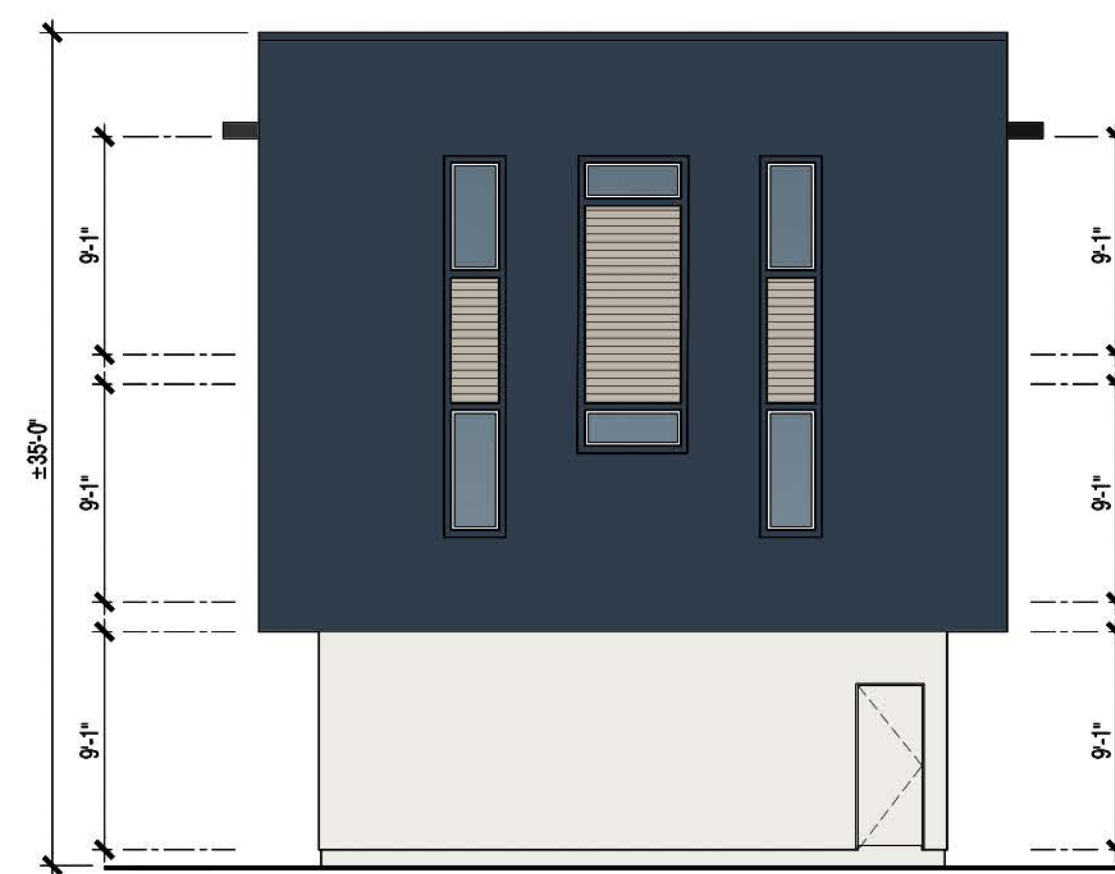
ROOF AREA: 6767 SQ. FT.
 SOLAR REQUIRED: 1015 SQ. FT.
 SOLAR PROVIDED: 1754 SQ. FT.

BUILDING C

ROOF PLAN

WEST HARBOR PARK APARTMENTS

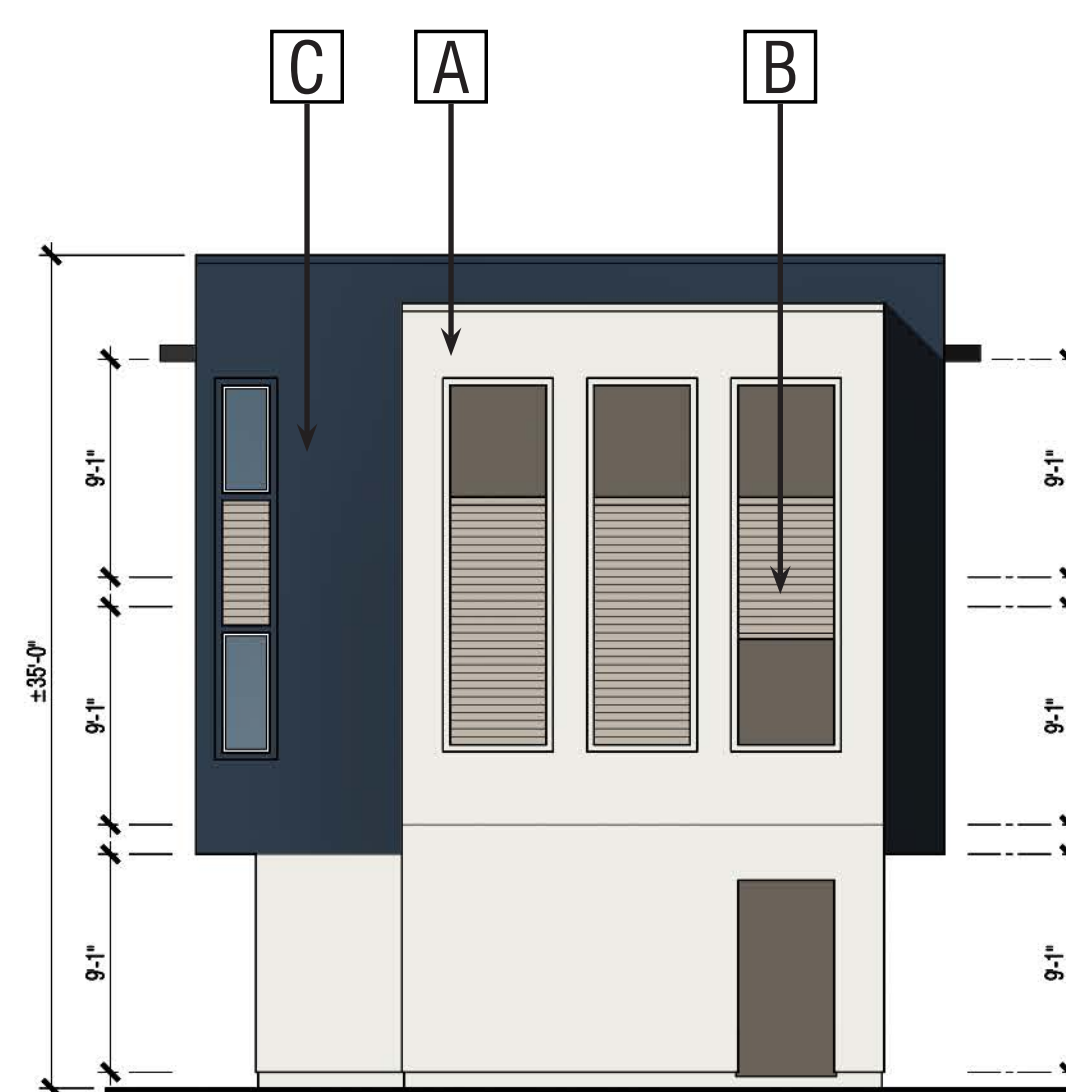
961 PORTER STREET, VALLEJO, CA 94590



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



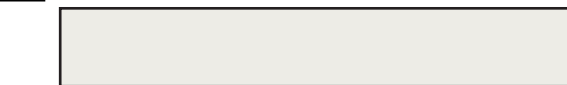
FRONT ELEVATION

MAINTENANCE BUILDING

EXTERIOR ELEVATIONS

Paint Colors: (Sherwin Williams)

[A] SW 7005 Pure White



[B] SW 7030 Anew Gray



[C] SW 6244 Naval

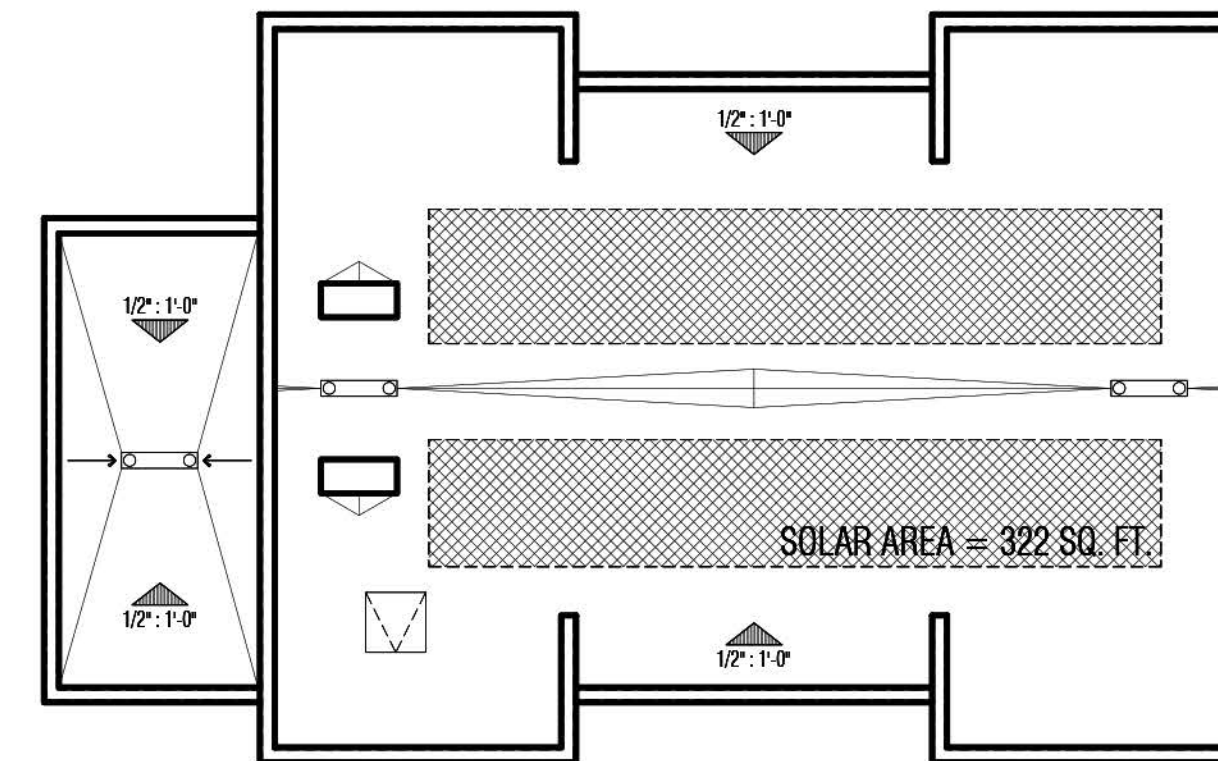


Exterior Materials:

- [1] Stucco
- [2] Painted Parapet Metal Cap
- [3] Insulated Vinyl Windows
- [4] Metal Awning
- [5] Siding

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590

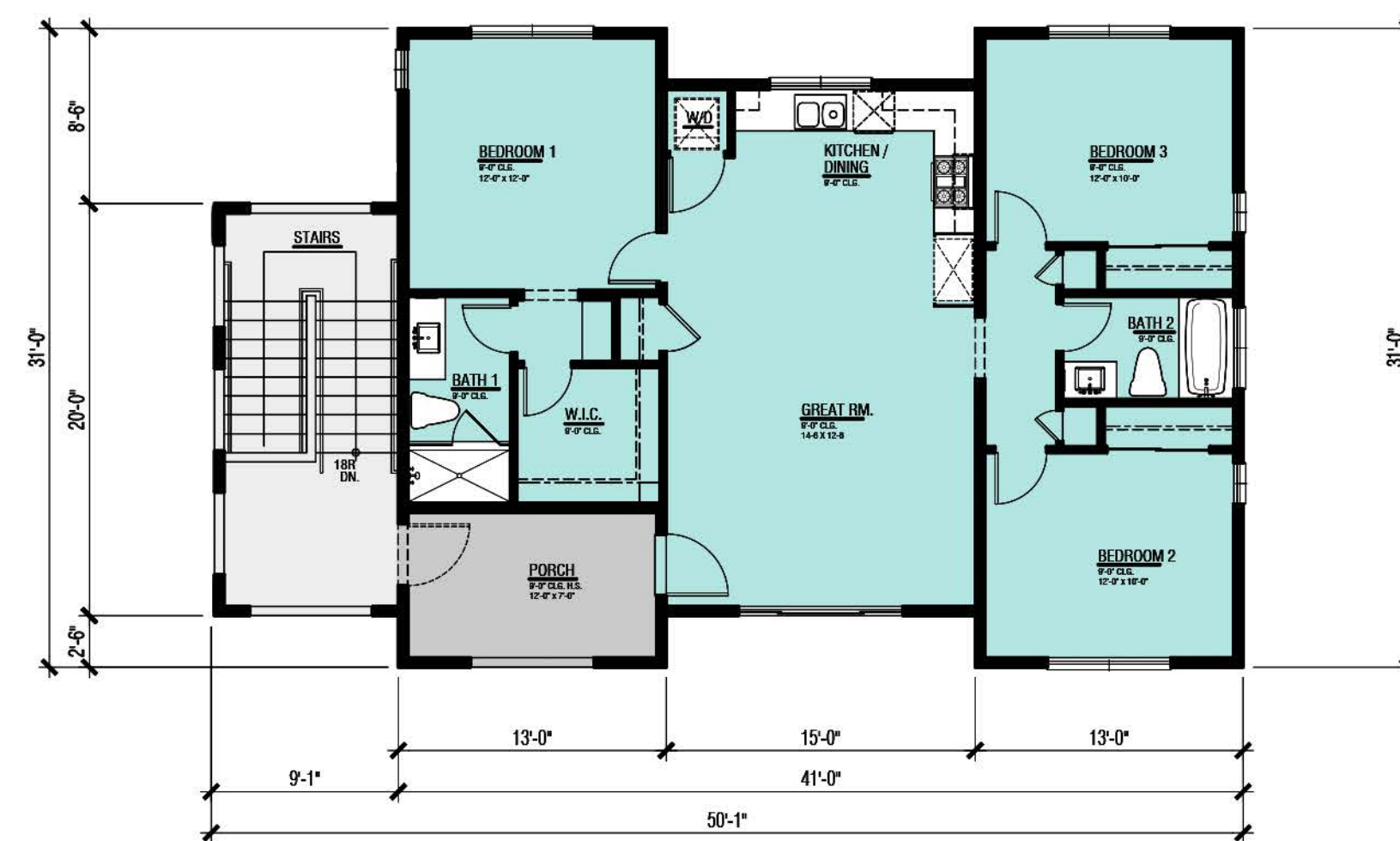


ROOF PLAN

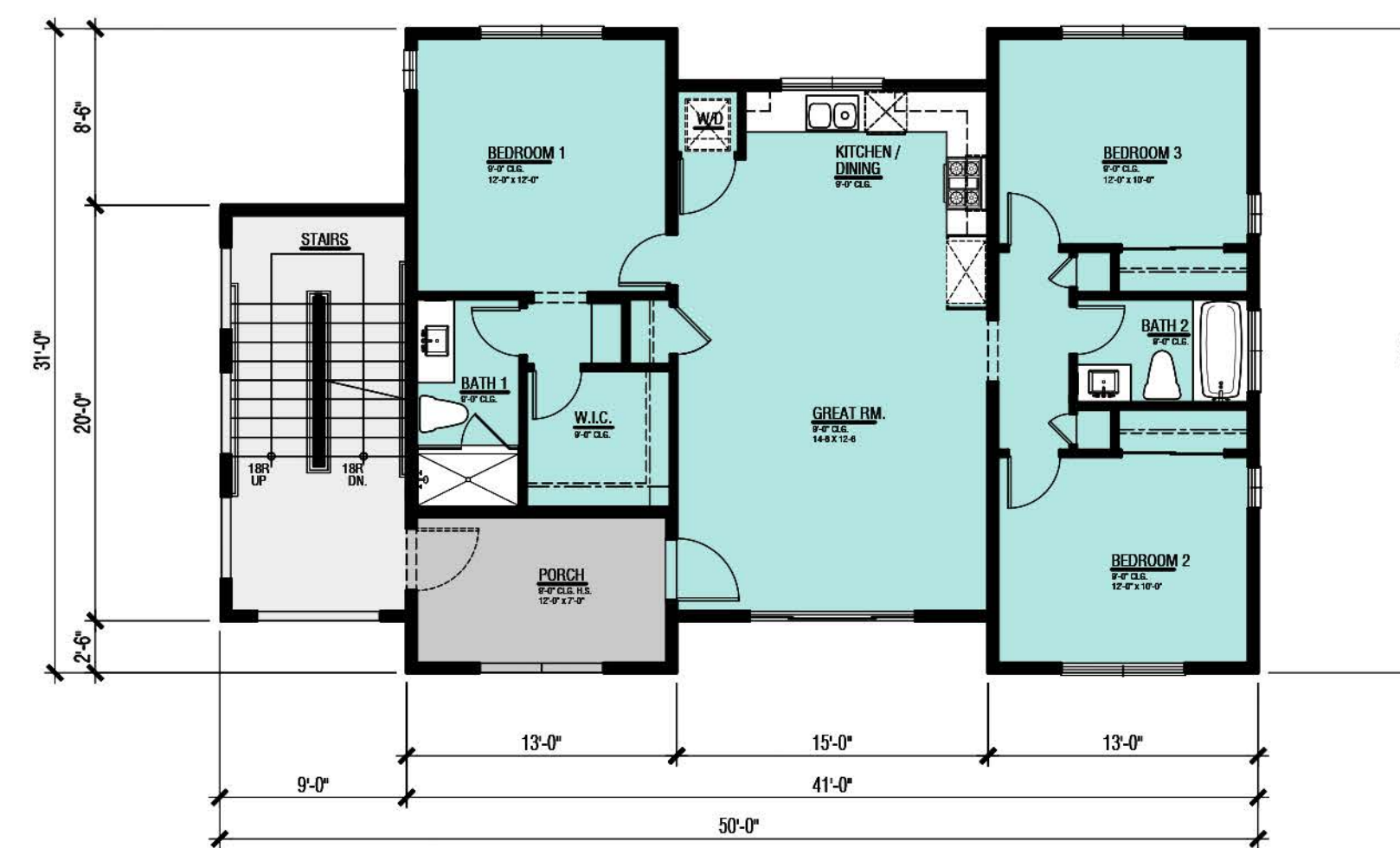
ROOF AREA: 1196 SQ. FT.
 SOLAR REQUIRED: 179 SQ. FT.
 SOLAR PROVIDED: 322 SQ. FT.

PLAN SUMMARY

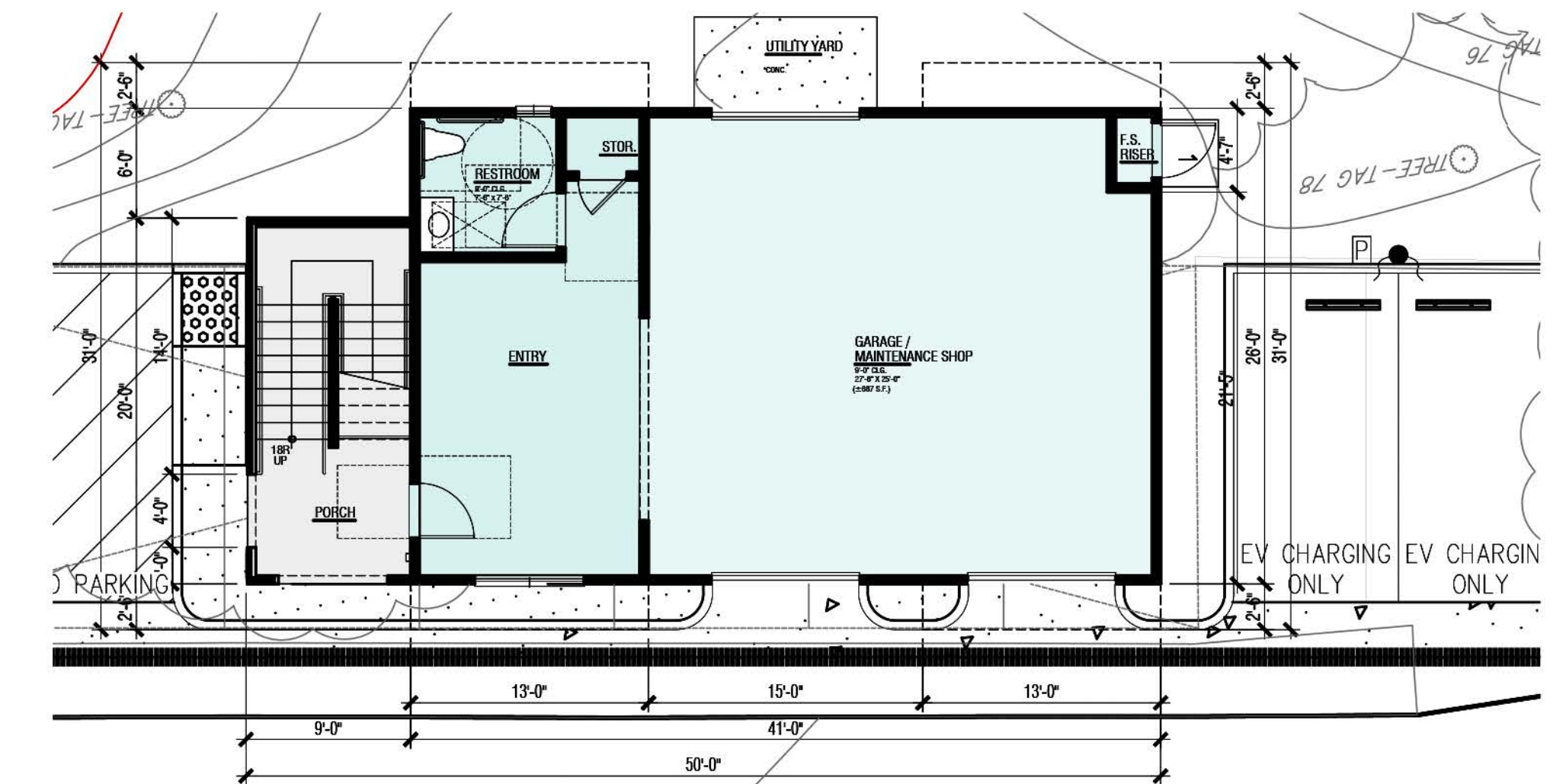
- Apartment
- Maintenance Shop and Office



THIRD FLOOR
 APARTMENT (1026 S.F.)
 (3 BDRM / 2 BATH)



SECOND FLOOR
 APARTMENT (1026 S.F.)
 (3 BDRM / 2 BATH)

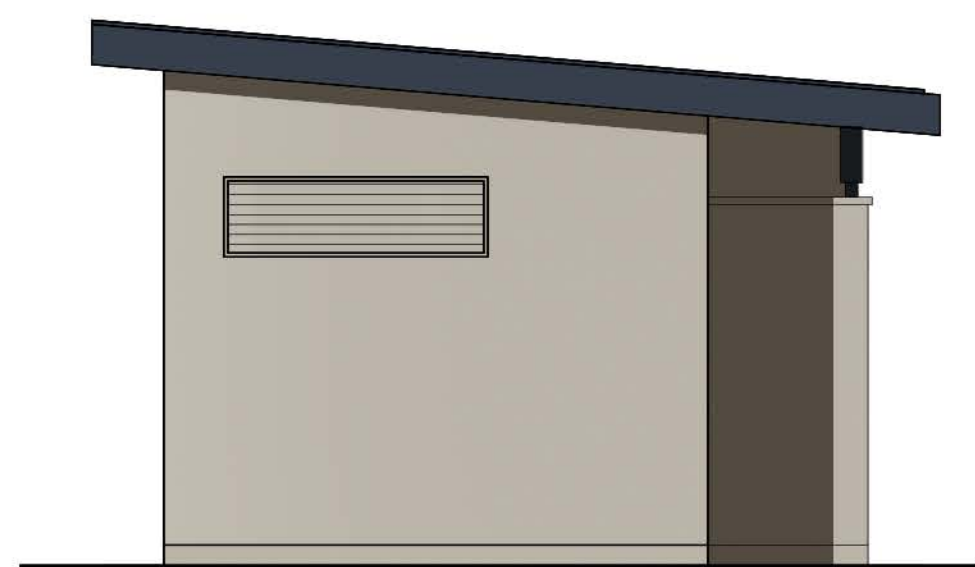


FIRST FLOOR
 MAINTENANCE SHOP AND OFFICE
 (GARAGE / OFFICE / RESTROOM)

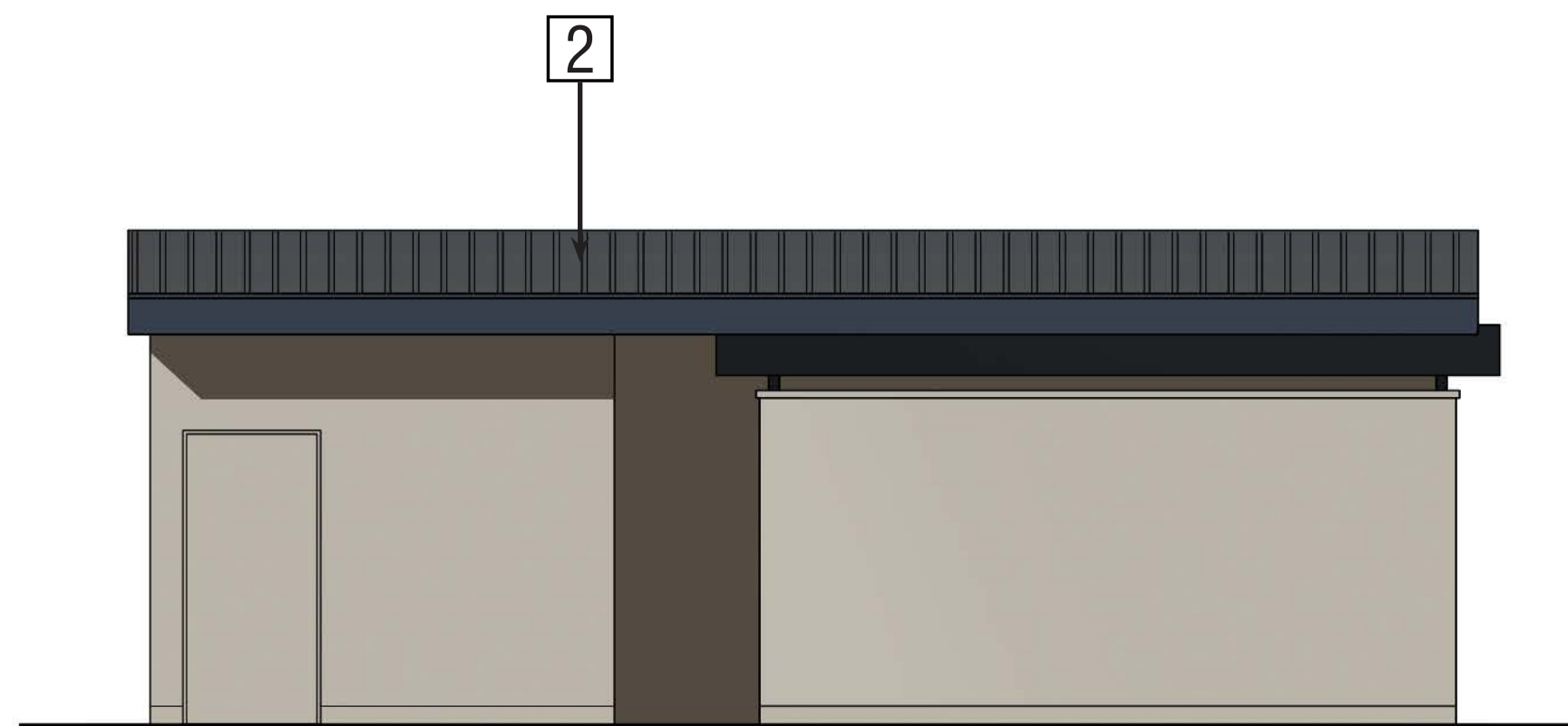
MAINTENANCE BUILDING
 FLOOR PLANS & ROOF PLAN

WEST HARBOR PARK APARTMENTS

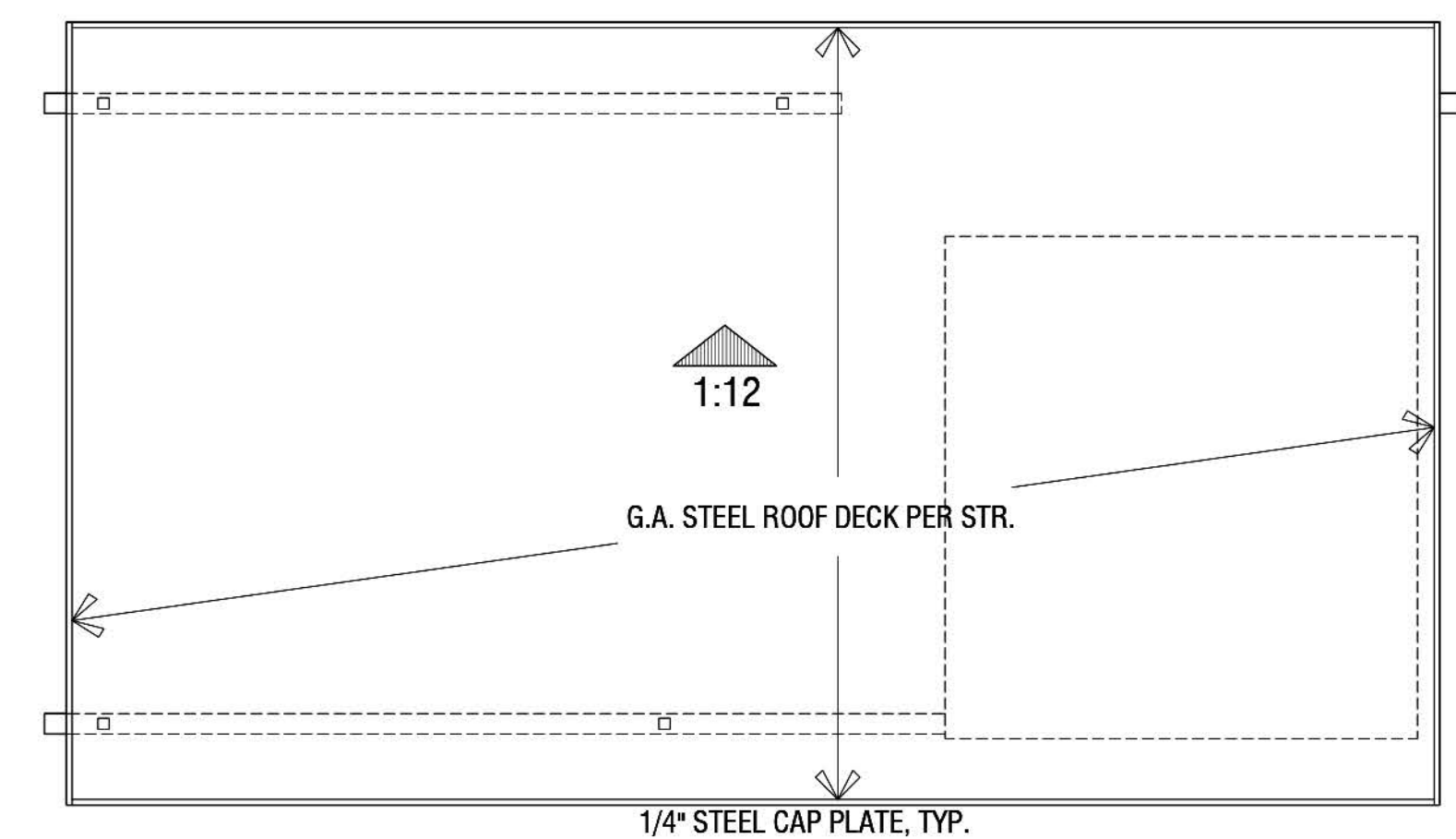
961 PORTER STREET, VALLEJO, CA 94590



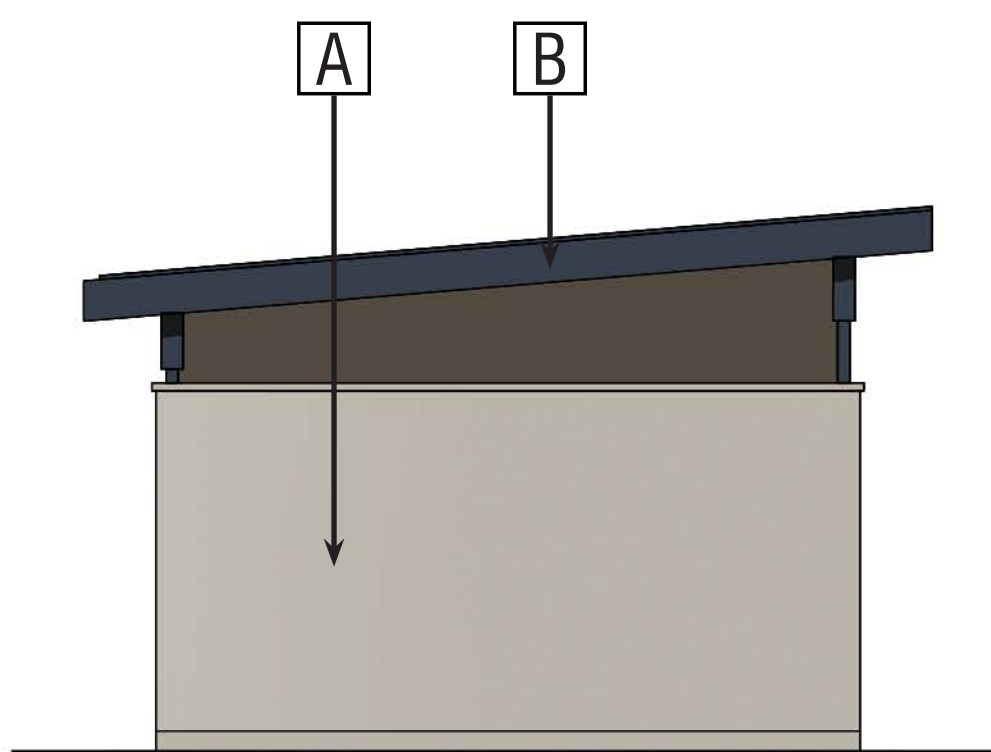
RIGHT ELEVATION



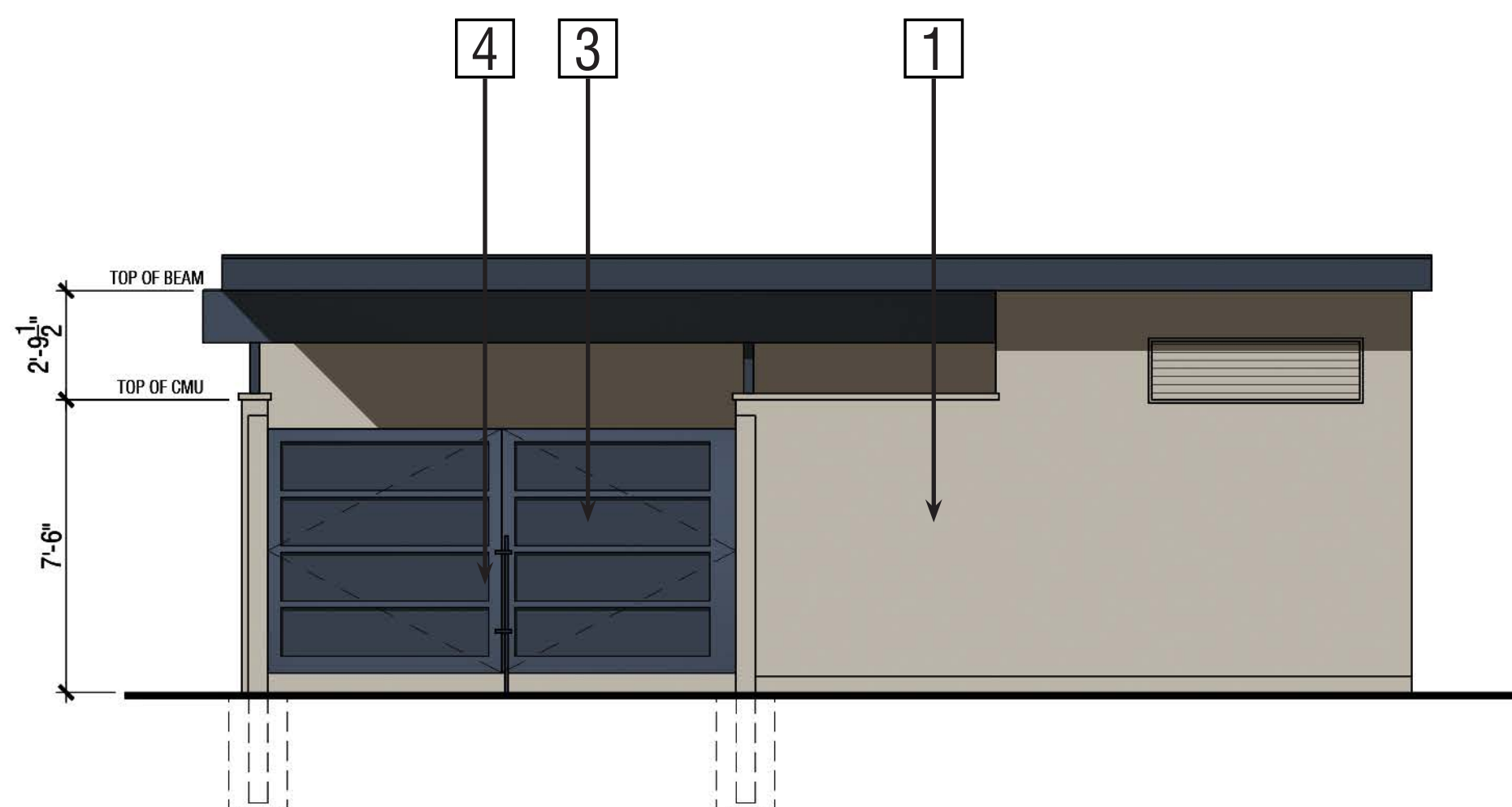
REAR ELEVATION



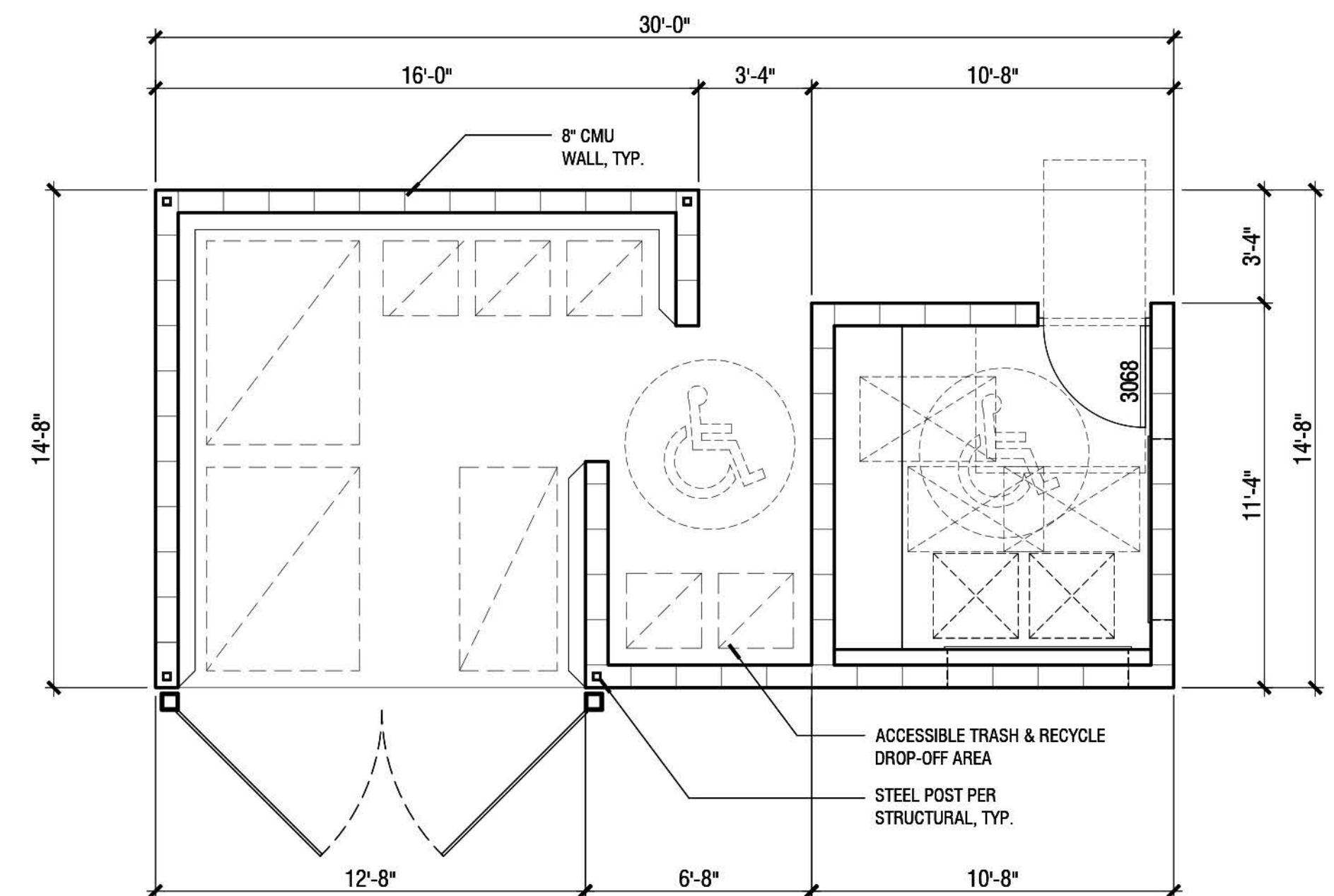
ROOF PLAN



LEFT ELEVATION



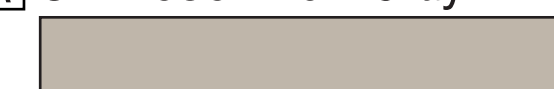
FRONT ELEVATION



FLOOR PLAN

Paint Colors: (Sherwin Williams)

[A] SW 7030 Anew Gray



[B] SW 6244 Naval



Exterior Materials:

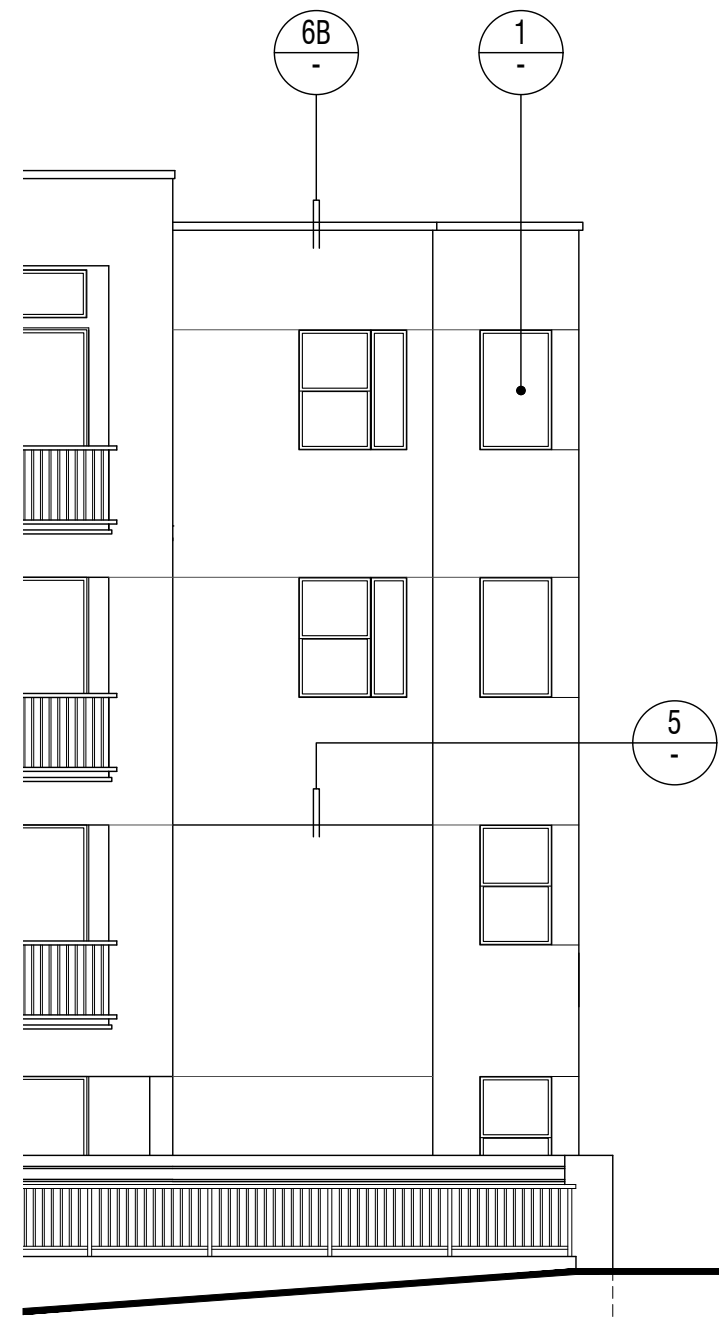
- [1] Stucco over CMU
- [2] Metal Roof
- [3] Metal Door
- [4] Cane Bolt

TRASH ENCLOSURE

EXTERIOR ELEVATIONS, FLOOR PLAN & ROOF PLAN

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



BLDG. A - PARTIAL FRONT



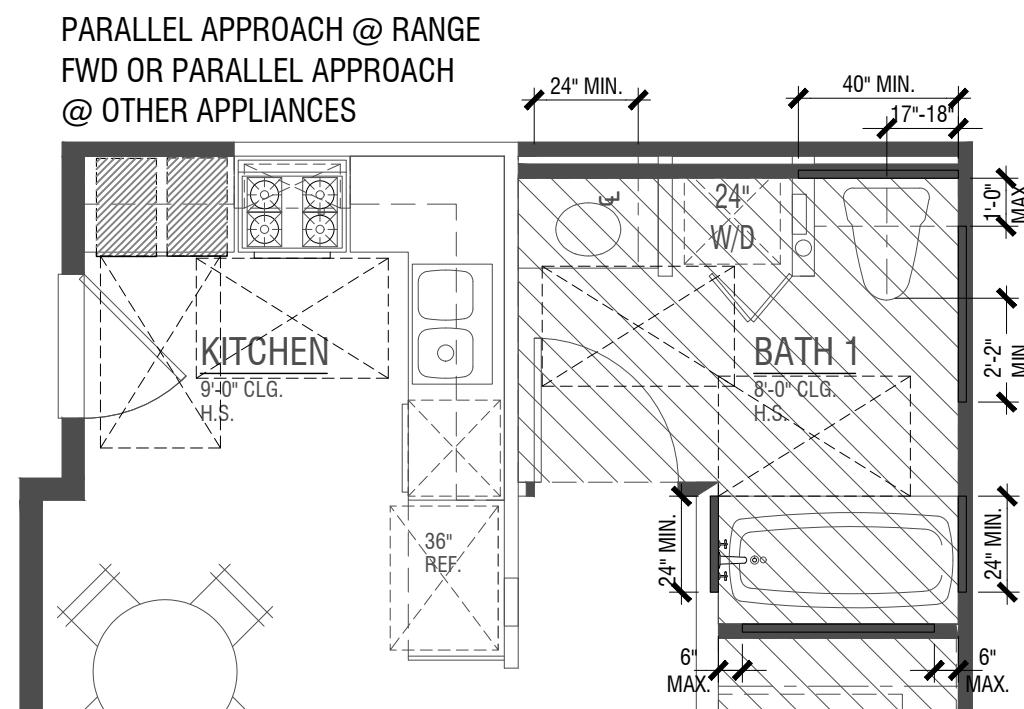
BLDG. A - PARTIAL FRONT

DECK METAL RAIL @ STUCCO 1 1/2"=1'-0" DK-STO-DECK-03 7	PARAPET TOP FLASHING @ STUCCO 1-1/2"=1'-0" RF-TPO-ROOF-01M 6
FLOOR CANTILEVER 1-1/2"=1'-0" AR-STON-CORBEL-01 5	WALL OFFSET SIDING - STUCCO 1-1/2"=1'-0" WALL OFFSET WD-STUCCO 4
SLIDING GLASS DOOR HEAD, JAMB AND SILL DETAIL 3"=1'-0" DR-SLIDER-STO3-01 3	
WINDOW INSTALLATION 3"=1'-0" WI-WIND-STO3-00 1	WINDOW HEAD 1-1/2"=1'-0" RF-TPO-ROOF-01M 6
WINDOW JAMB 1-1/2"=1'-0" AR-STON-CORBEL-01 5	WINDOW SILL 3"=1'-0" WI-WIND-STO3-00 1

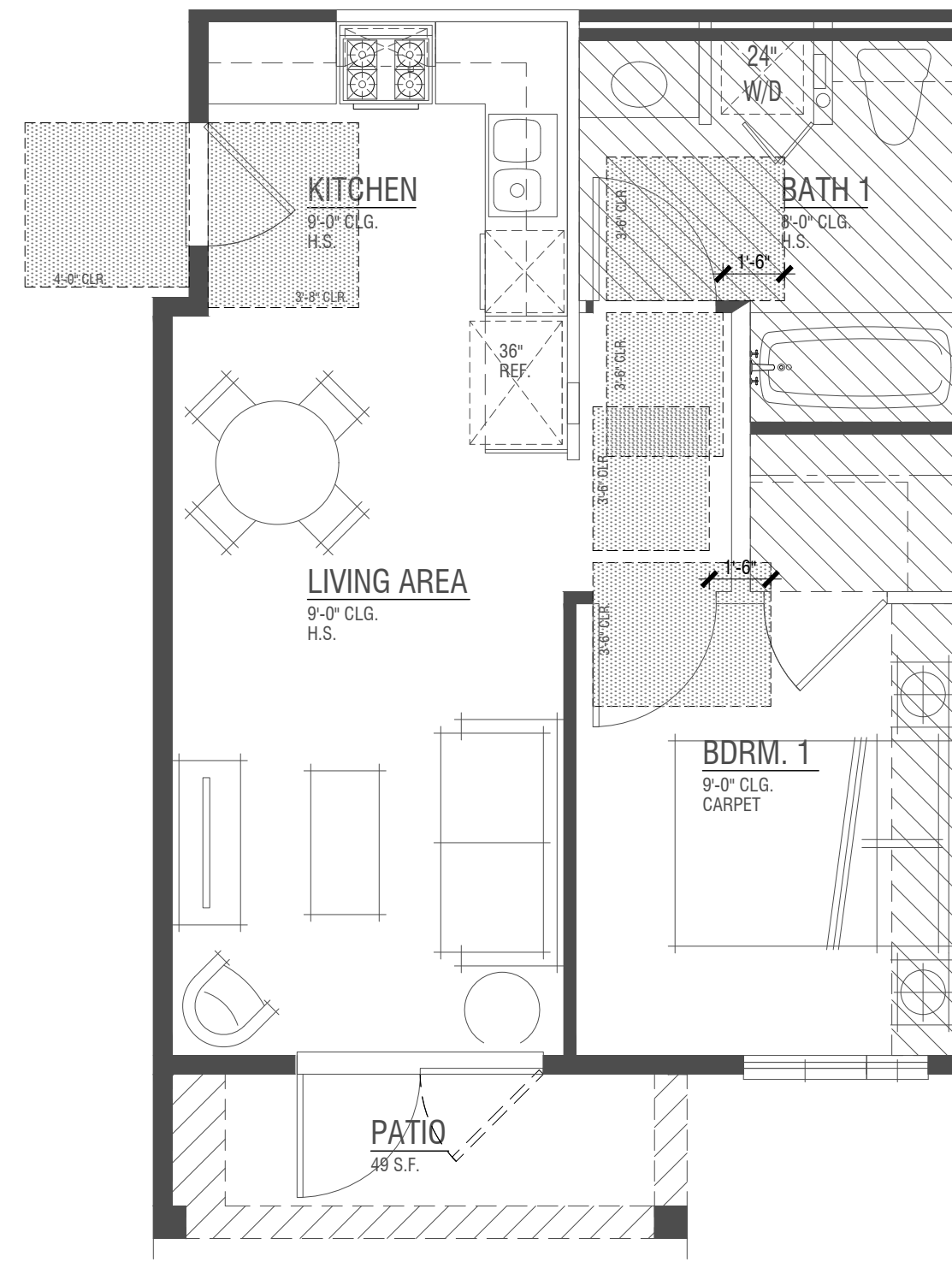
ARCHITECTURAL DETAILS

WEST HARBOR PARK APARTMENTS

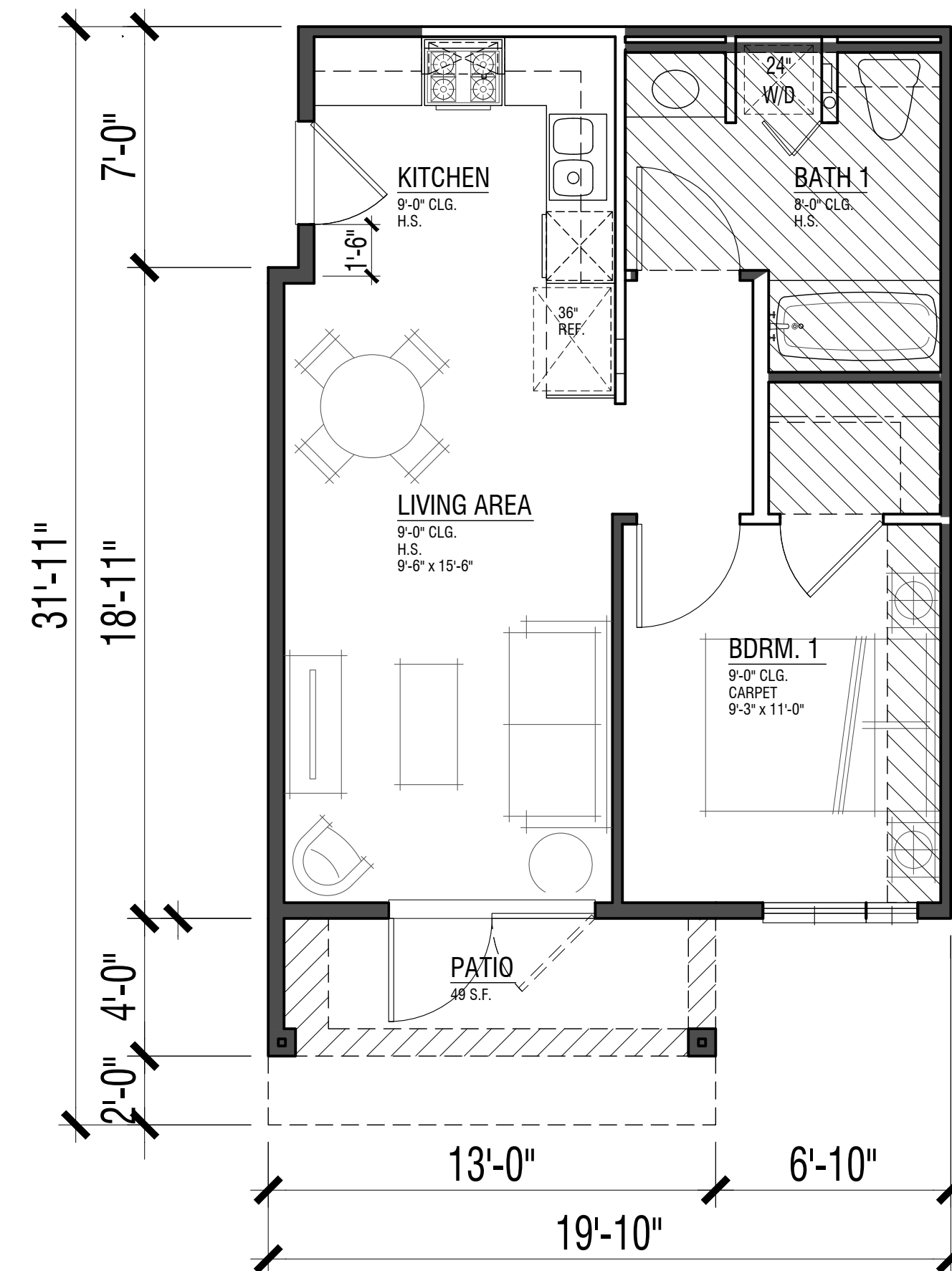
961 PORTER STREET, VALLEJO, CA 94590



ACCESSIBILITY
CLEARANCES & GRAB BAR
BACKING PER CH. 11A



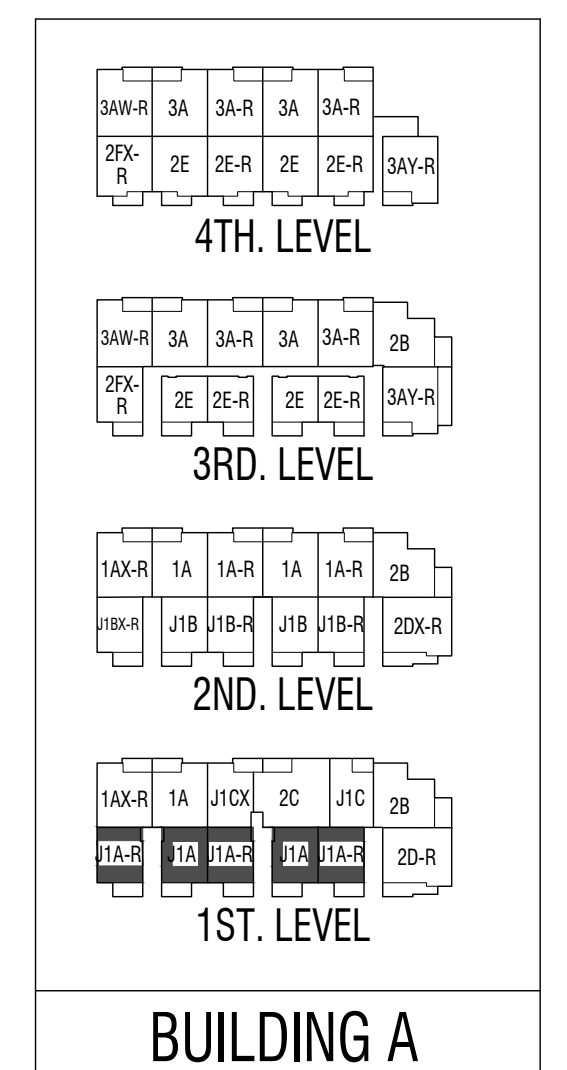
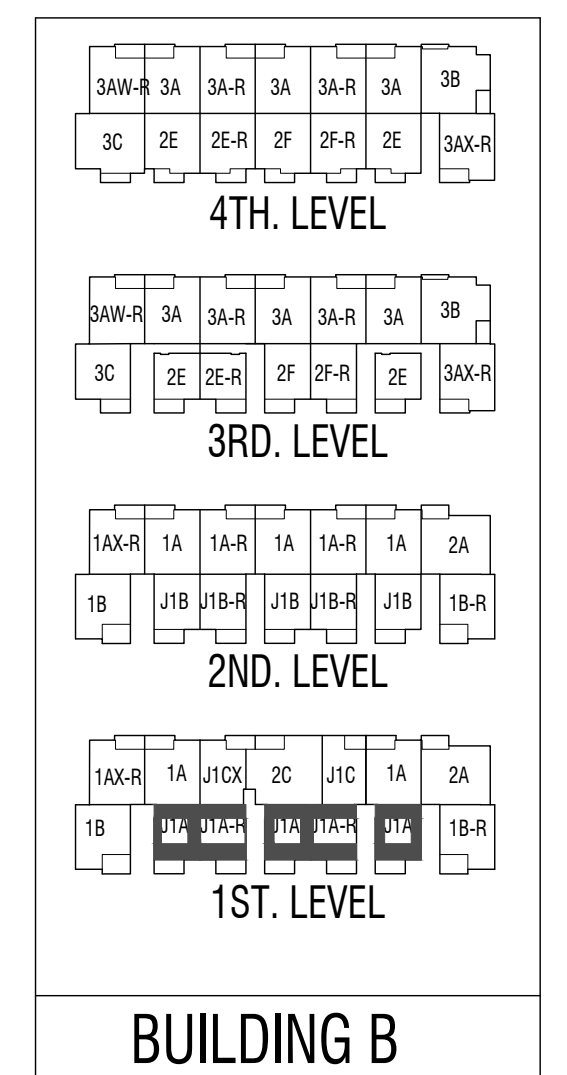
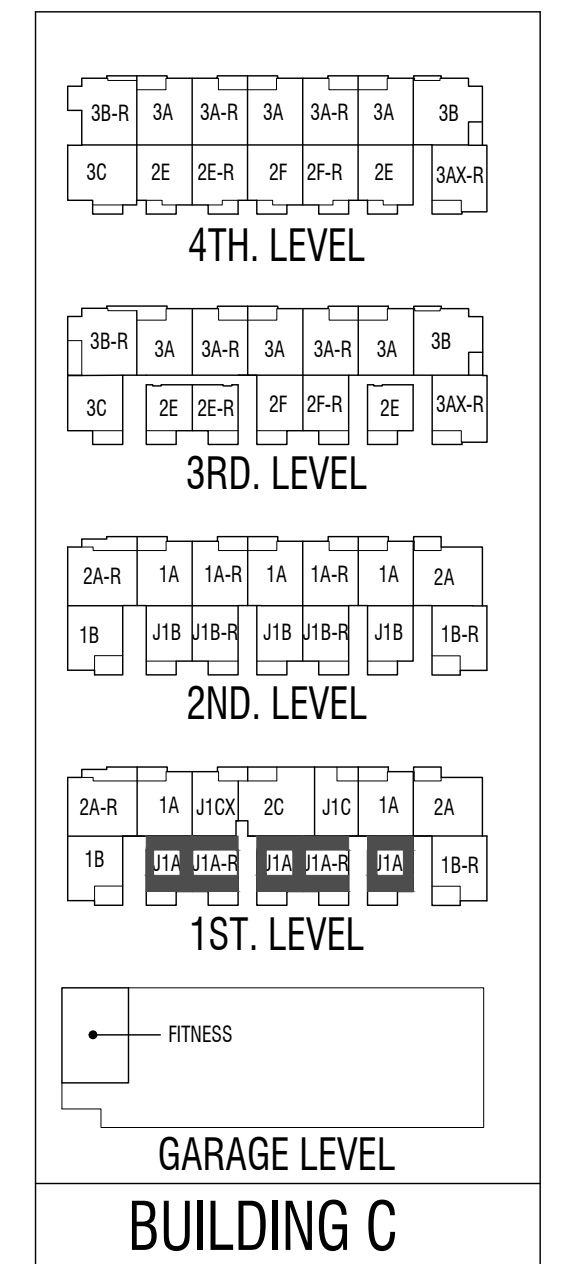
DOOR CLEARANCES
PER CH. 11A



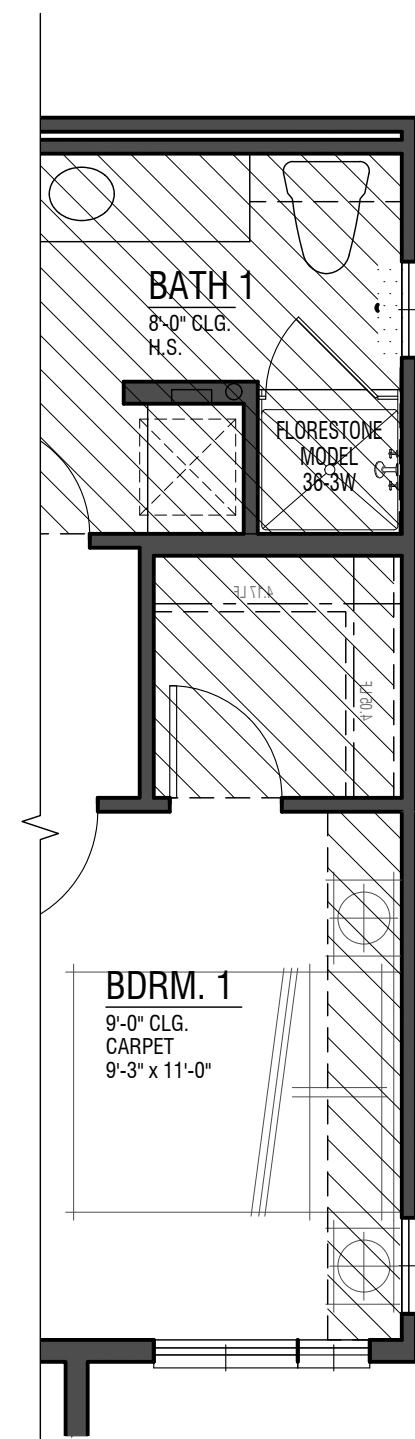
UNIT PLAN J1A

1 Bdrm. / 1 Bath
ADAPTABLE
469 sf

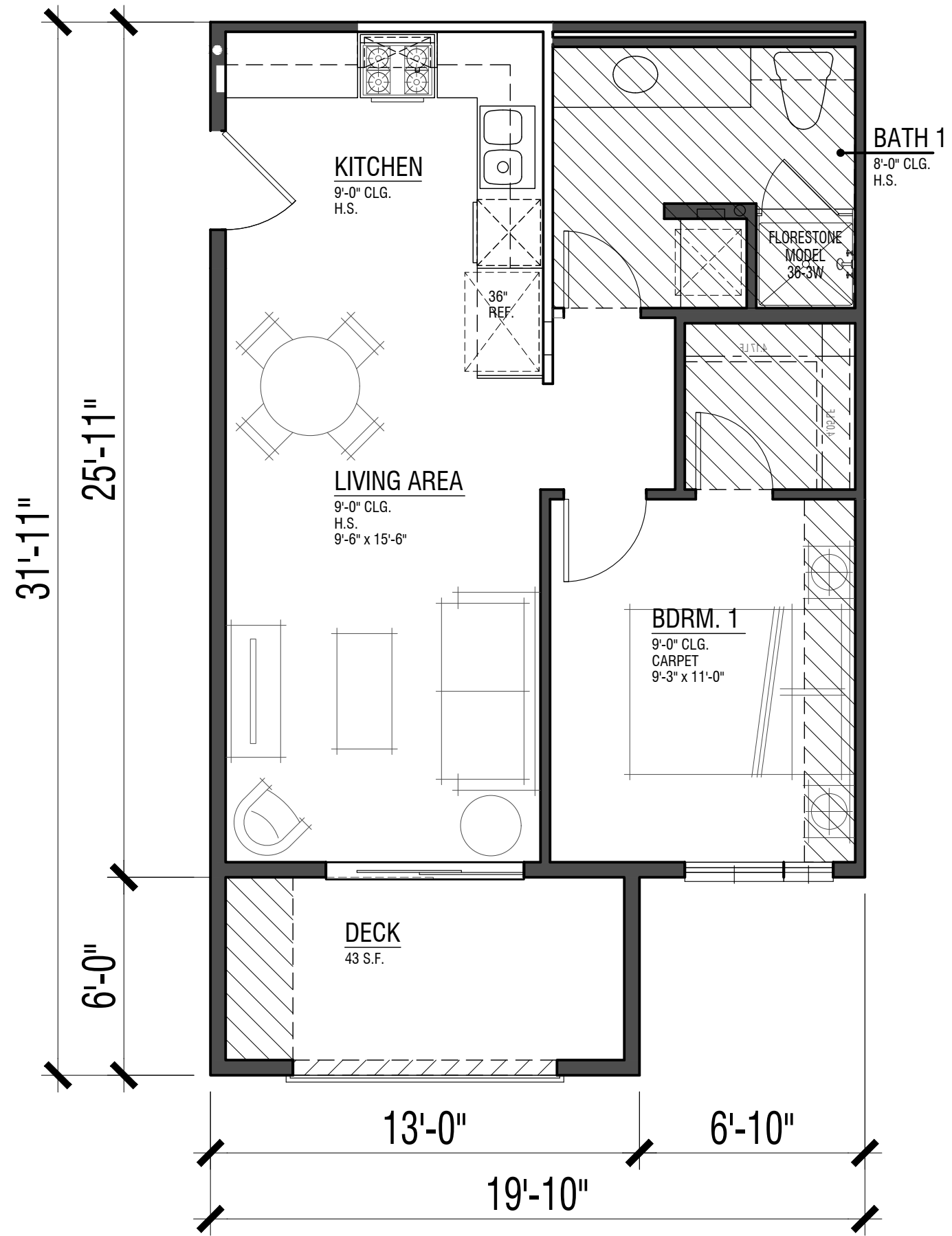
FLOOR AREAS ARE MEASURED TO THE INSIDE FINISH OF THE EXTERIOR WALLS; ASSUMING A 5/8" GYP. BOARD FINISH ON EXTERIOR WALLS, EXCLUDING PORCHES, DECKS, AND SECOND FLOOR STAIR (WHERE OCCURS)



UNIT KEY PLAN

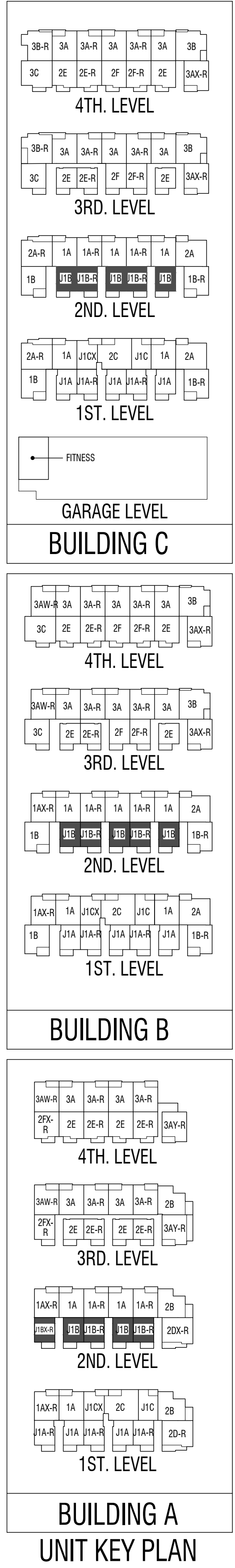


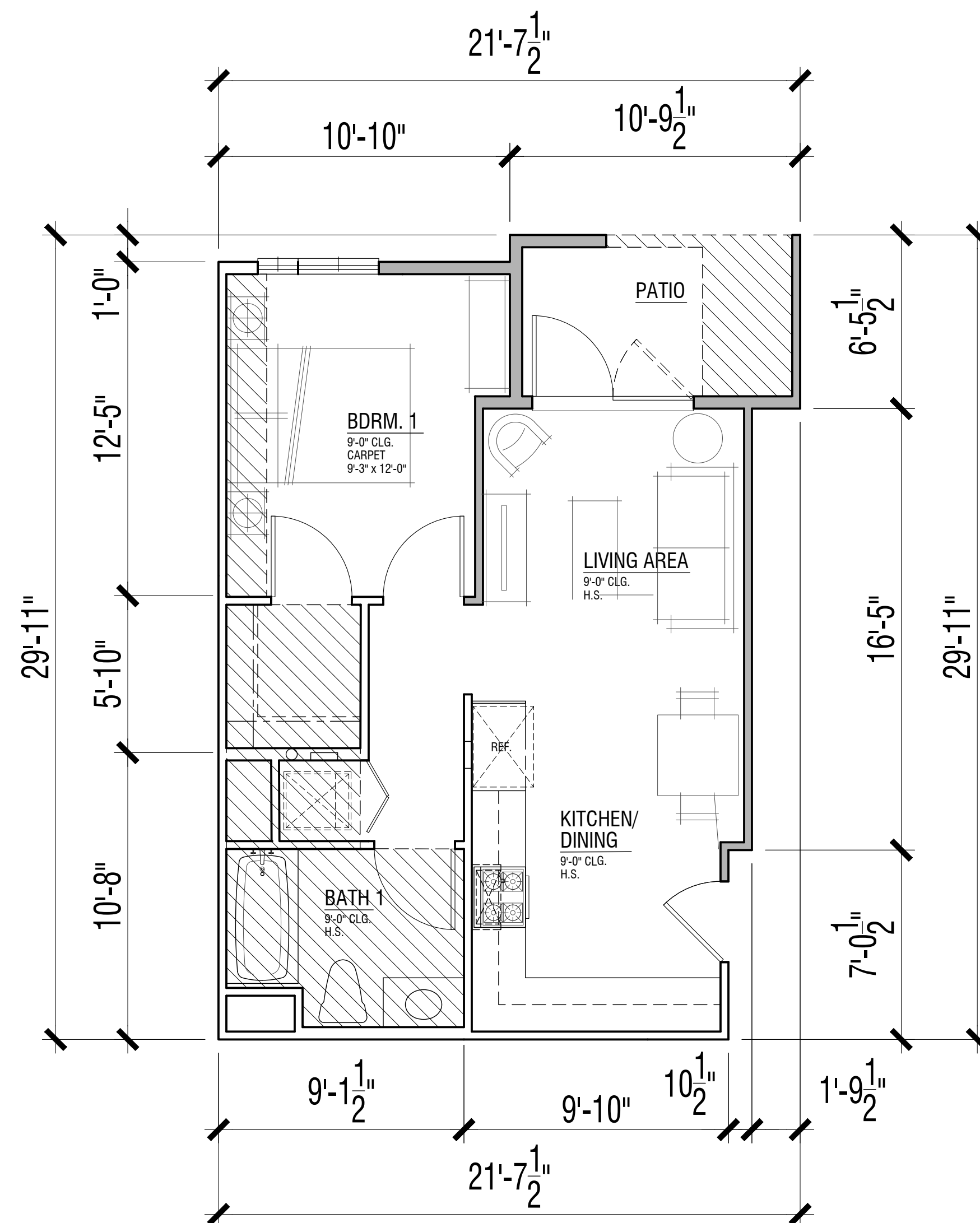
PARTIAL PLAN J1BX
(w/ Side Windows)



UNIT PLAN J1B
BMR Unit
1 Bdrm. / 1 Bath
476 sf

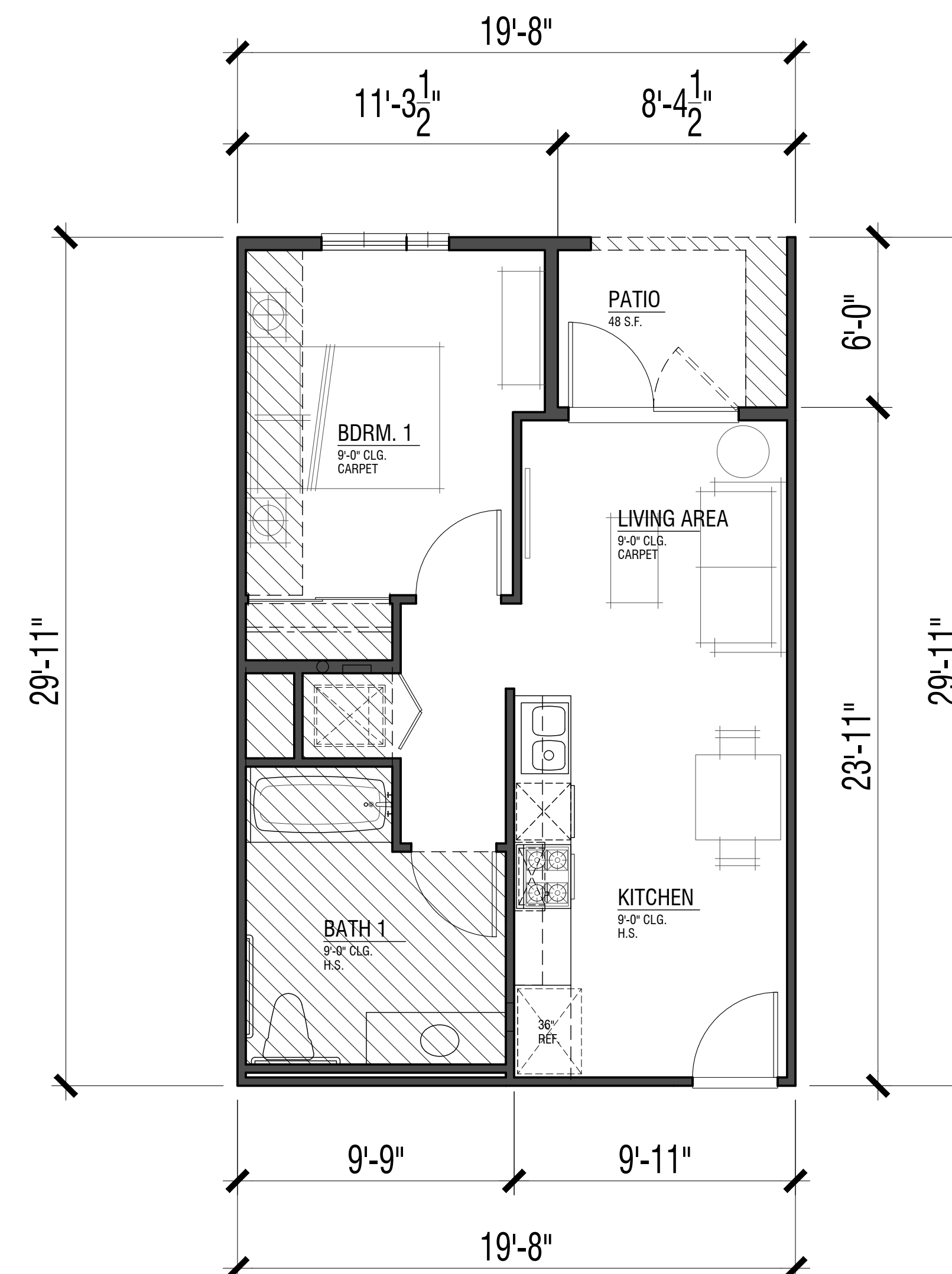
FLOOR AREAS ARE MEASURED TO THE INSIDE FINISH OF THE EXTERIOR WALLS; ASSUMING A 5/8" GYP. BOARD FINISH ON EXTERIOR WALLS, EXCLUDING PORCHES, DECKS, AND SECOND FLOOR STAIR (WHERE OCCURS)





UNIT PLAN J1CX

Adaptable
1 Bdrm. / 1 Bath
488 sf



UNIT PLAN J1C

Mobility Unit
1 Bdrm. / 1 Bath
500 sf

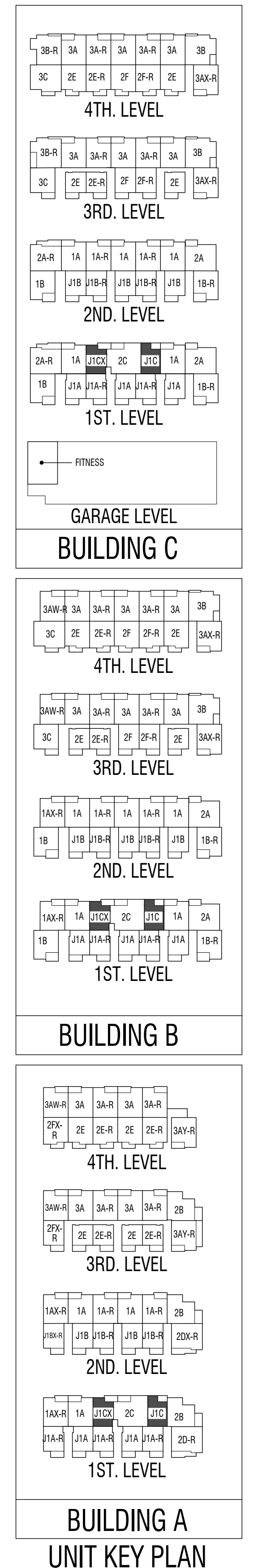
FLOOR AREAS ARE MEASURED TO THE INSIDE FINISH OF THE EXTERIOR WALLS; ASSUMING A 5/8" GYP. BOARD FINISH ON EXTERIOR WALLS, EXCLUDING PORCHES, DECKS, AND SECOND FLOOR STAIR (WHERE OCCURS)

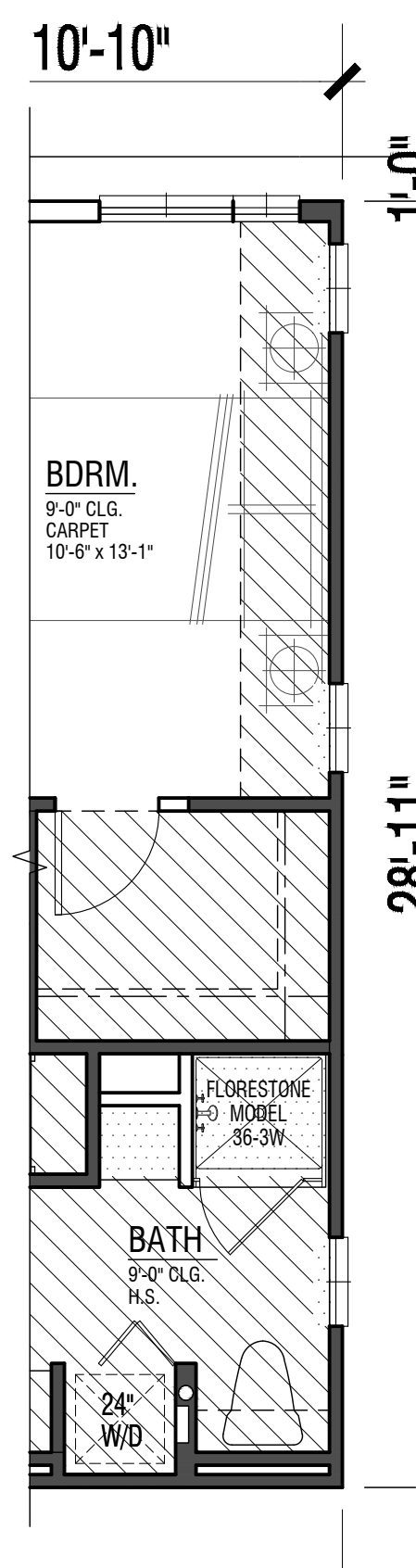
WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590

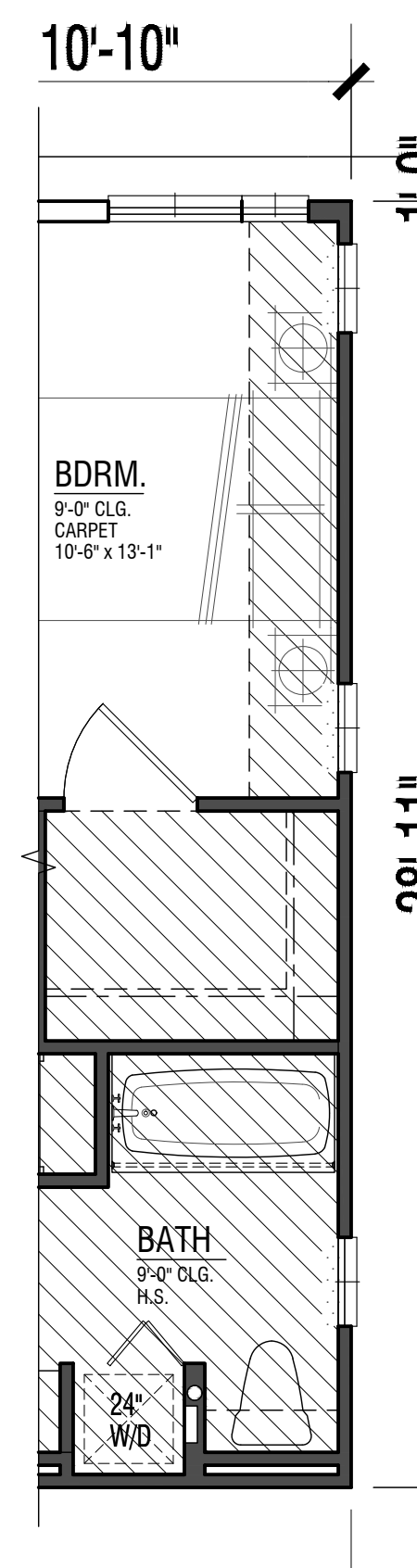
A31

0 2 4 8

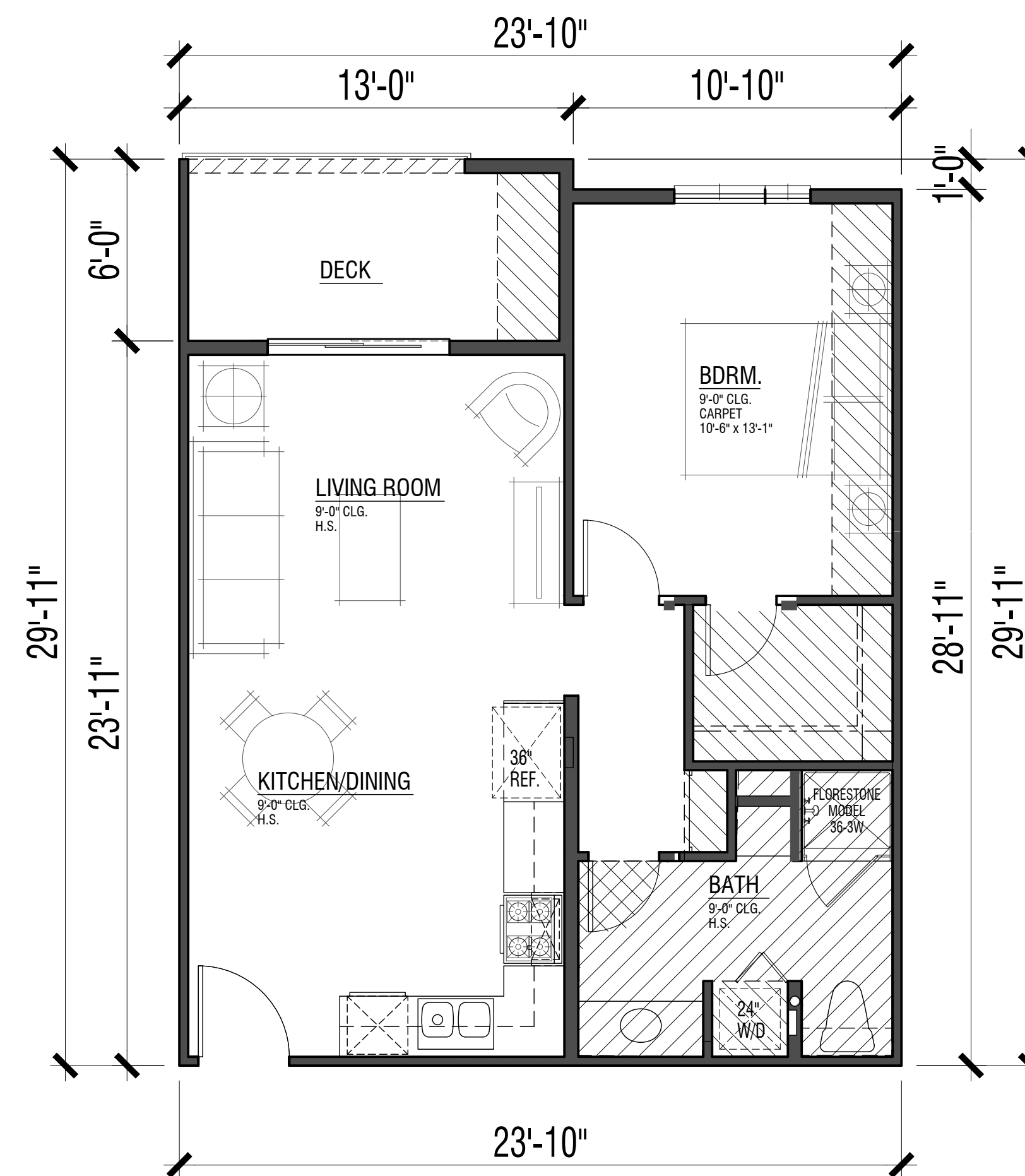




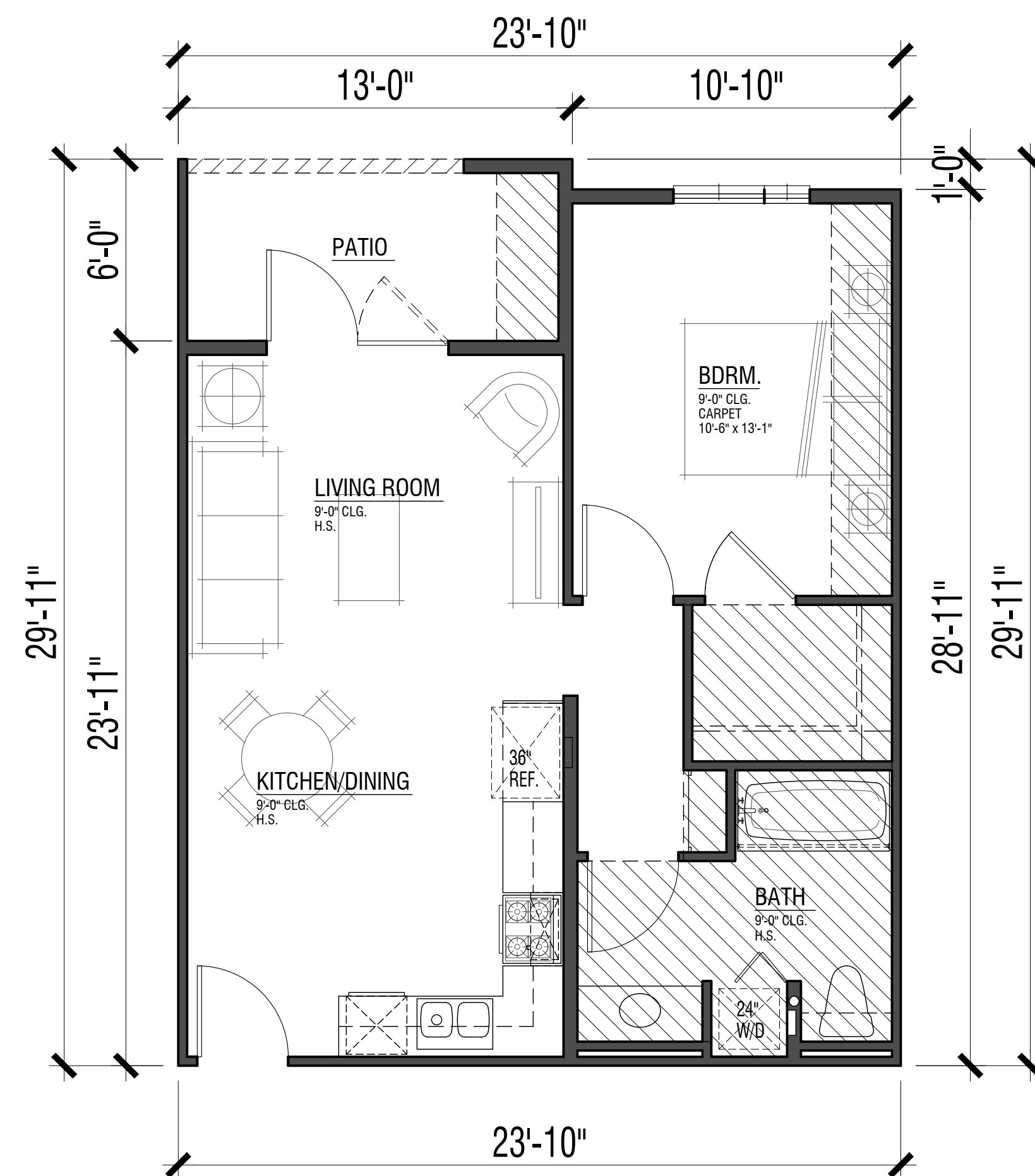
PARTIAL PLAN 1AX
(w/ Side Windows)
Standard



PARTIAL PLAN 1AX
(w/ Side Windows)
Adaptable



Standard



Adaptable (Ground Level)

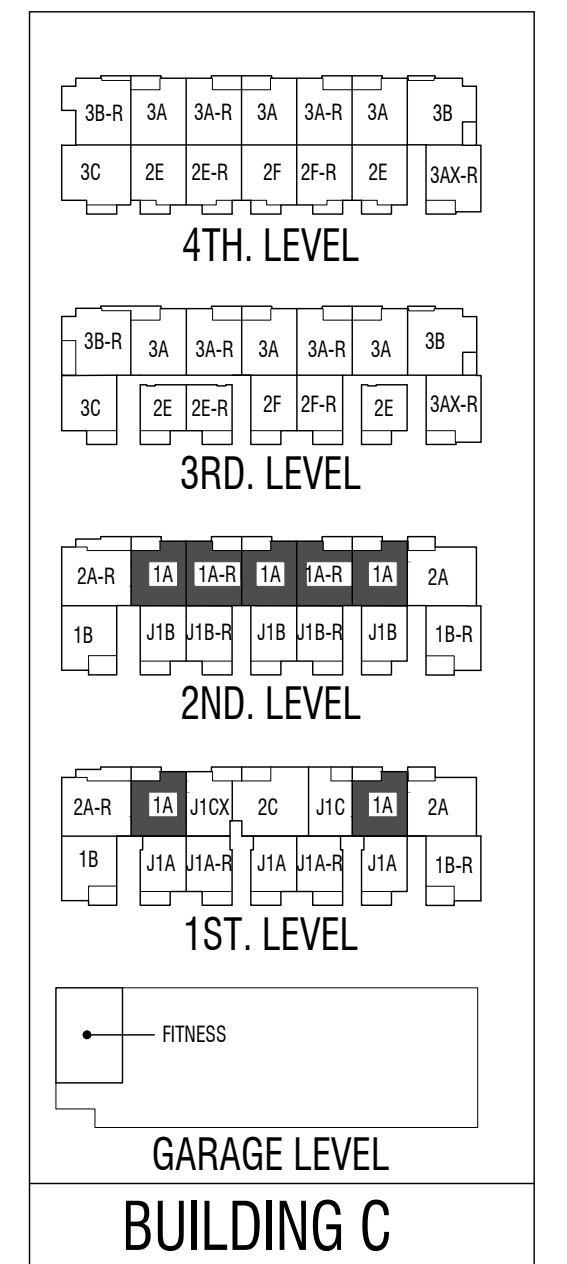
UNIT PLAN 1A

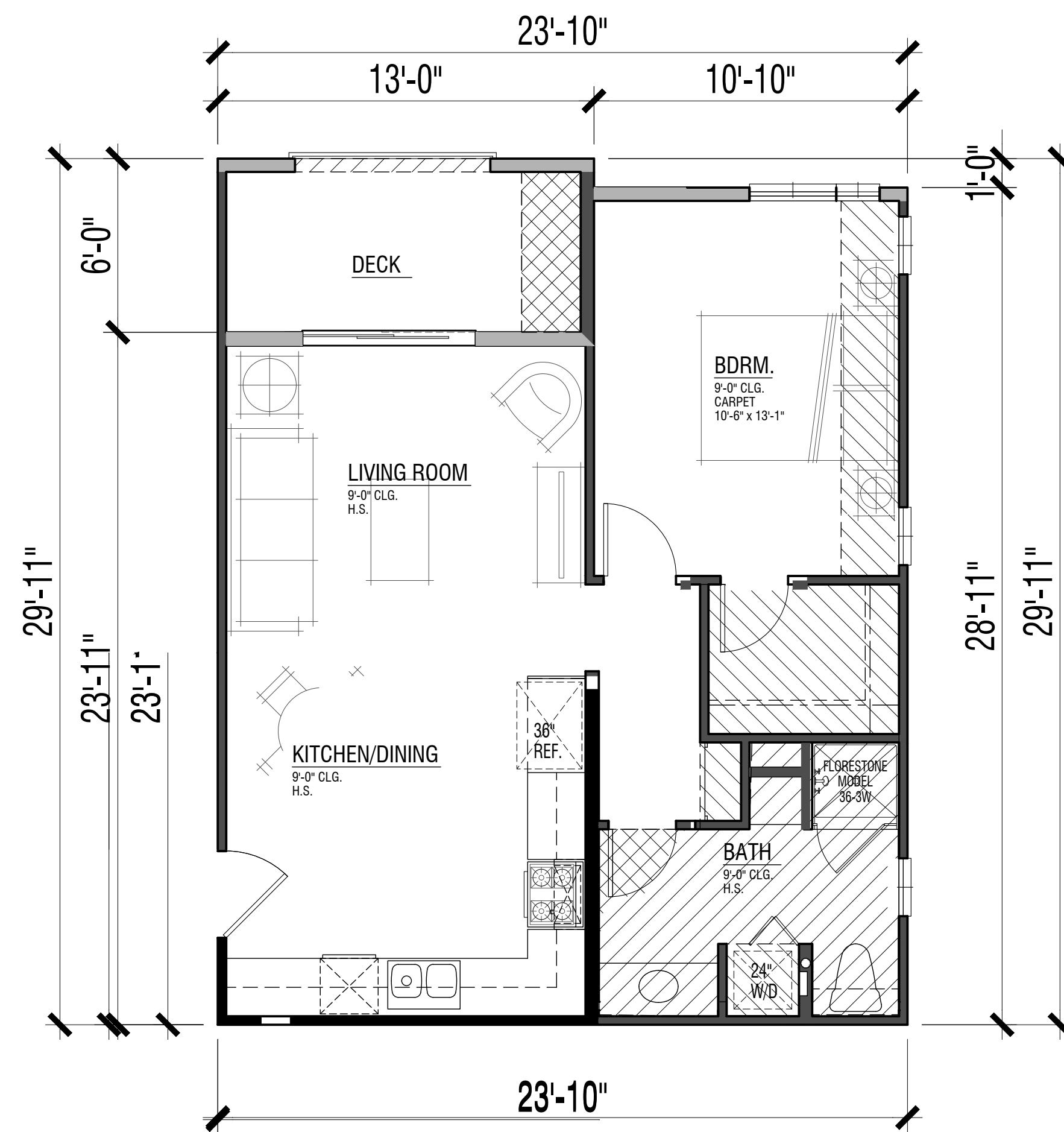
1 Bdrm. / 1 Bath
586 sf

FLOOR AREAS ARE MEASURED TO THE INSIDE FINISH OF THE EXTERIOR WALLS; ASSUMING A 5/8" GYP. BOARD FINISH ON EXTERIOR WALLS, EXCLUDING PORCHES, DECKS, AND SECOND FLOOR STAIR (WHERE OCCURS)

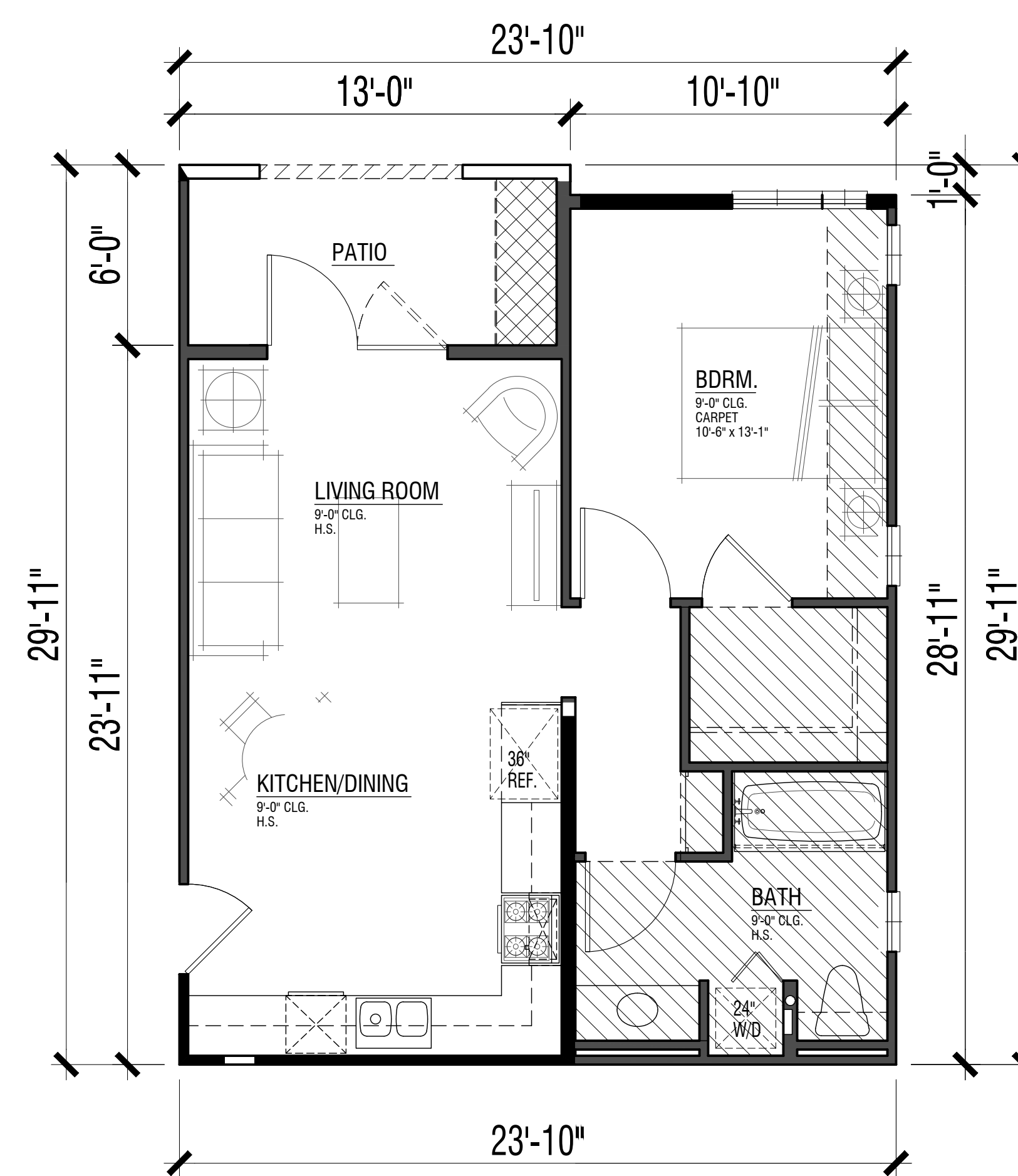
WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590





UNIT PLAN 1B
 Standard (Second Level)
 1 Bdrm. / 1 Bath
 586 sf



UNIT PLAN 1B
 Adaptable (Ground Level)
 1 Bdrm. / 1 Bath
 586 sf

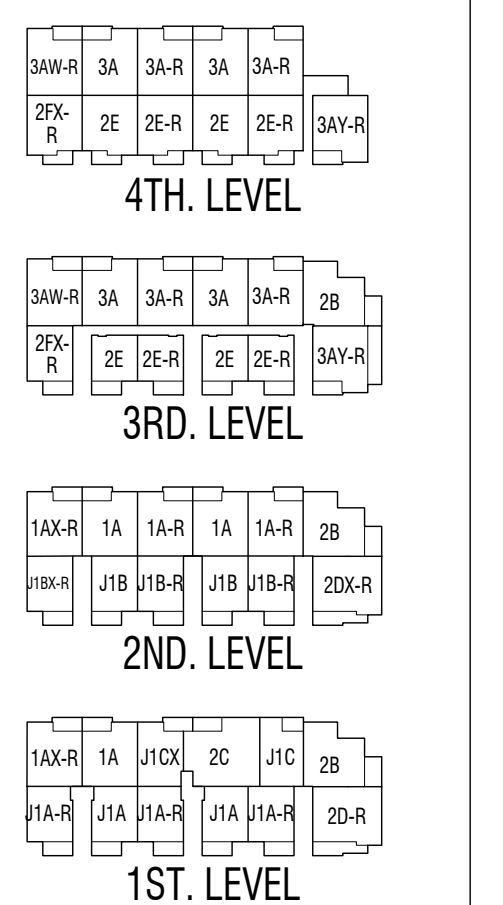
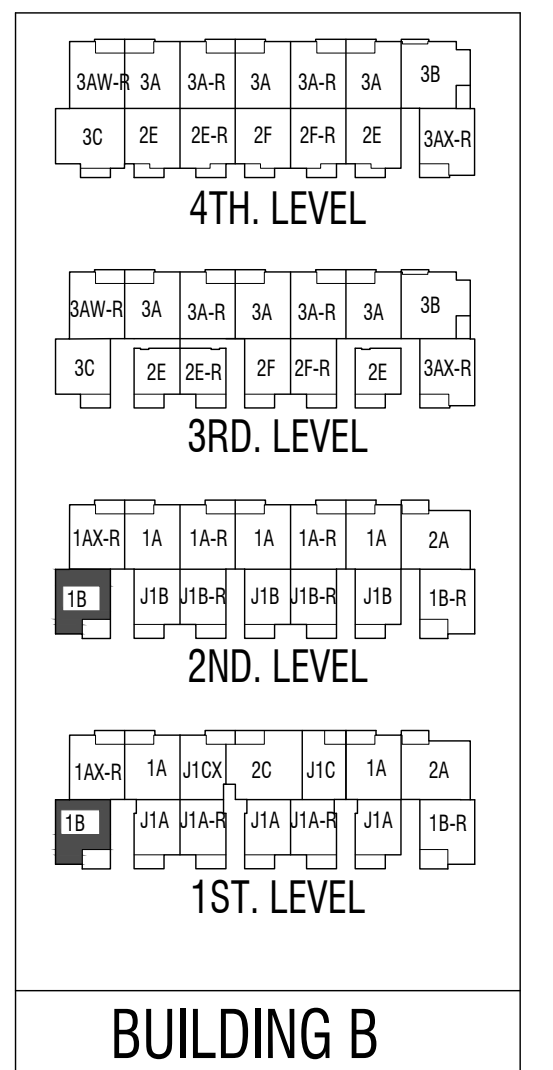
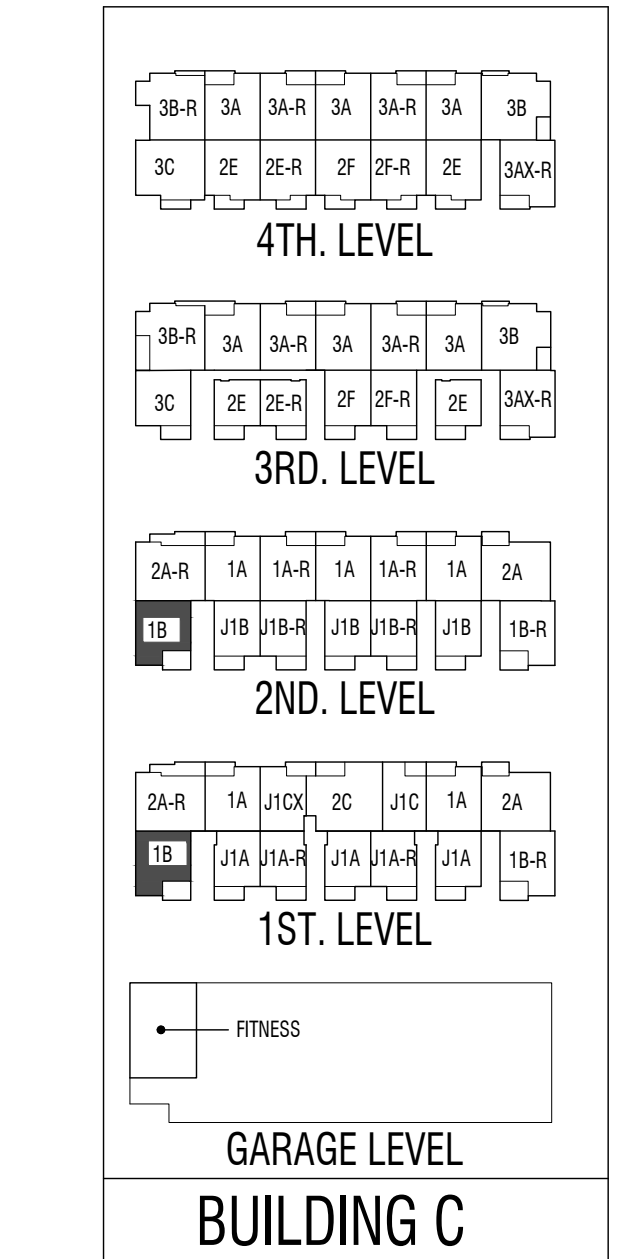
FLOOR AREAS ARE MEASURED TO THE INSIDE FINISH OF THE EXTERIOR WALLS; ASSUMING A 5/8" GYP. BOARD FINISH ON EXTERIOR WALLS, EXCLUDING PORCHES, DECKS, AND SECOND FLOOR STAIR (WHERE OCCURS)

WEST HARBOR PARK APARTMENTS

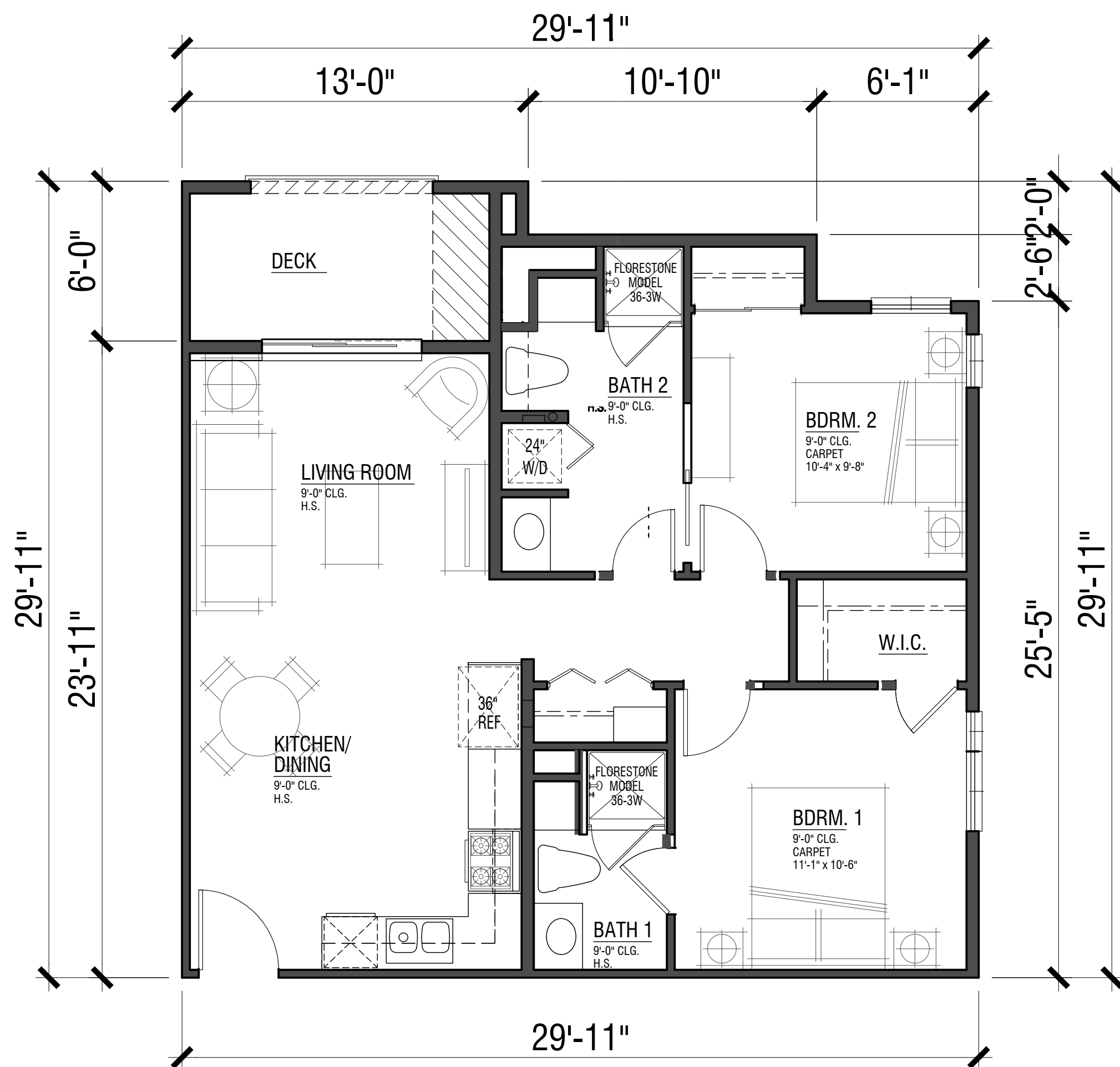
961 PORTER STREET, VALLEJO, CA 94590

A33

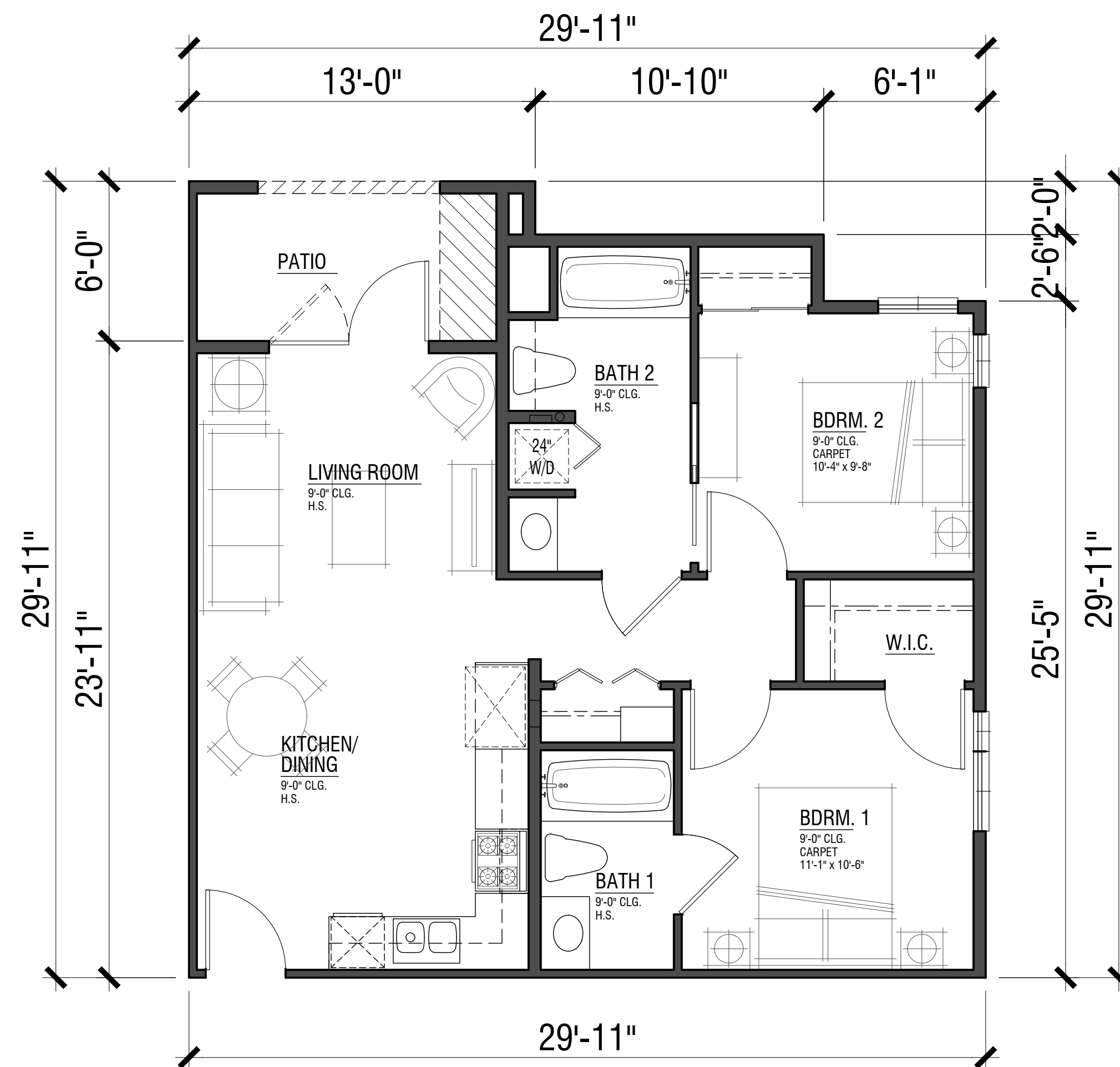
0 2 4 8



UNIT KEY PLAN



Standard (Second Level)



Adaptable (Ground Level)

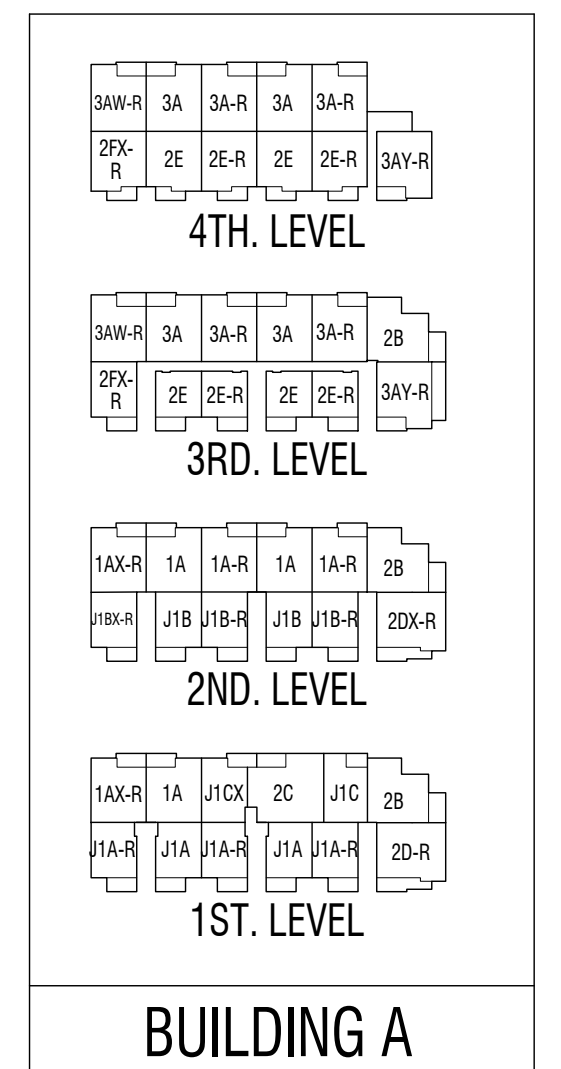
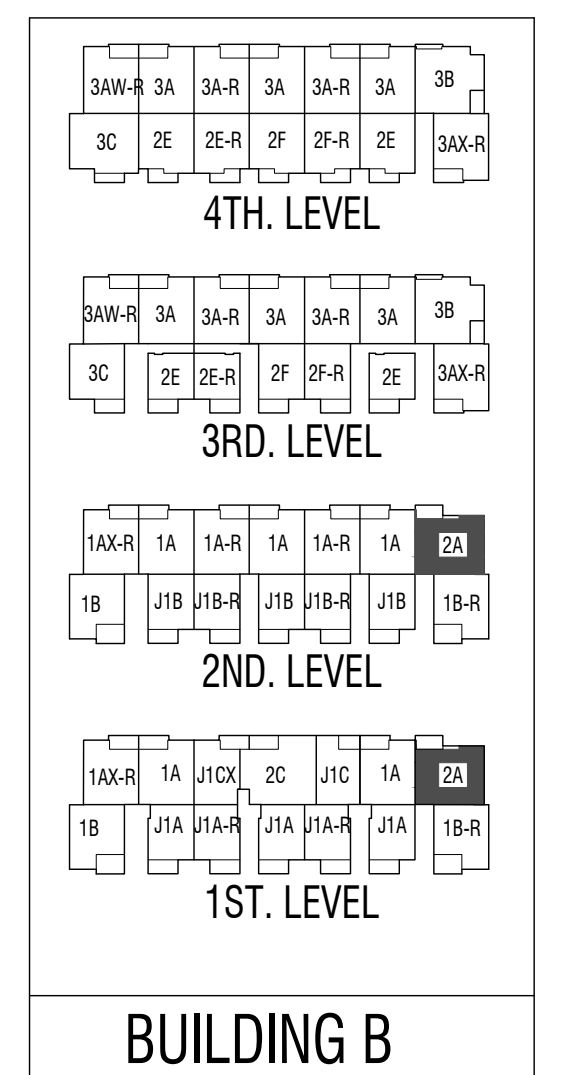
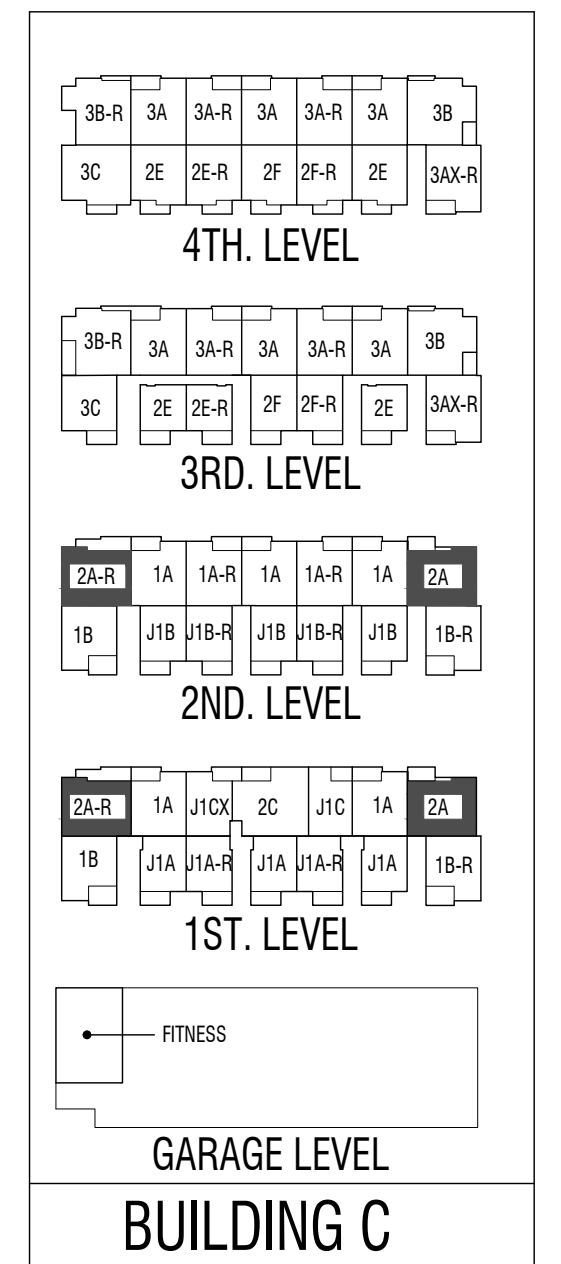
UNIT PLAN 2A

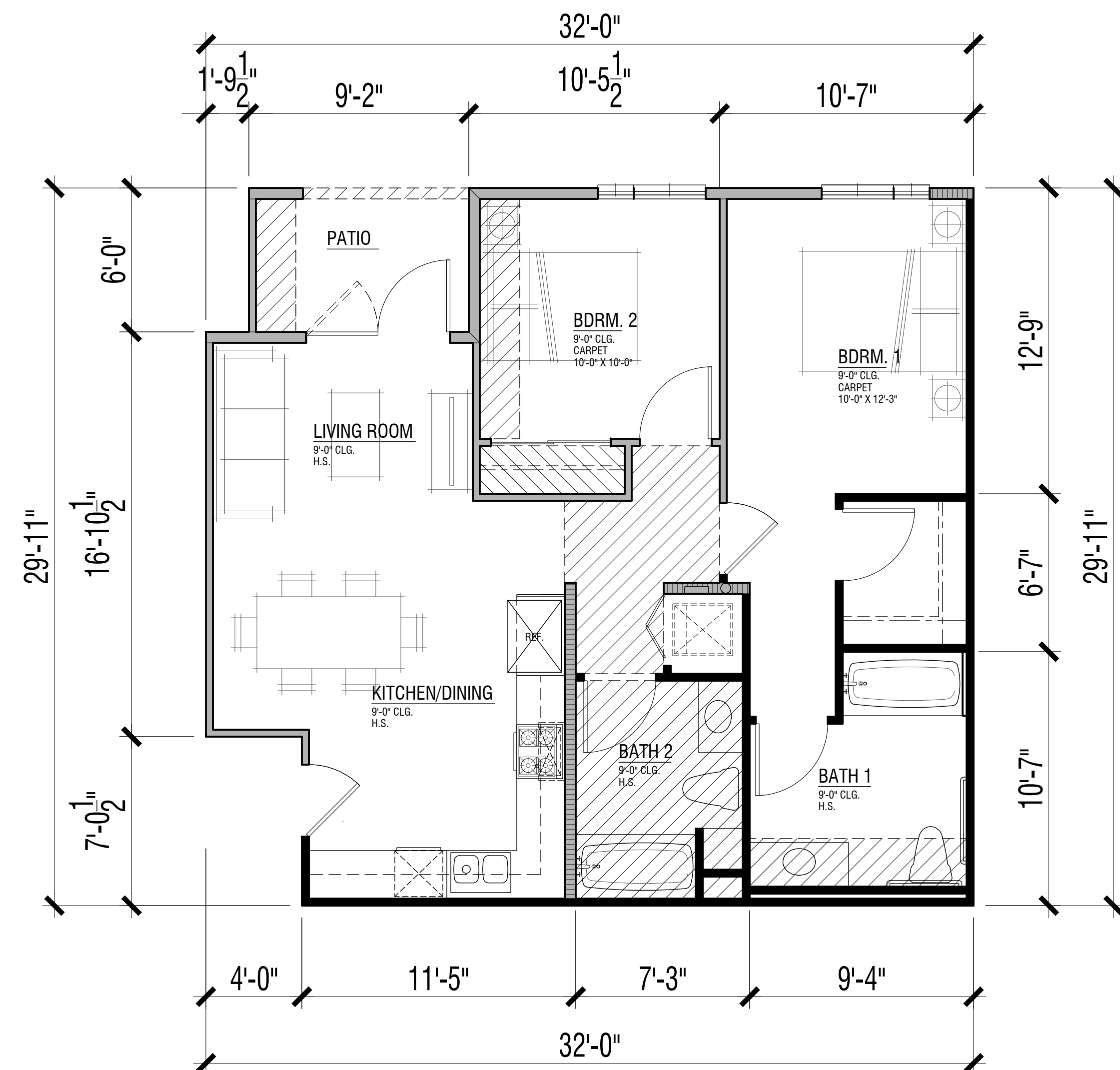
BMR Units
2 Bdrm. / 2 Bath
724 sf

FLOOR AREAS ARE MEASURED TO THE INSIDE FINISH OF THE EXTERIOR WALLS; ASSUMING A 5/8" GYP. BOARD FINISH ON EXTERIOR WALLS, EXCLUDING PORCHES, DECKS, AND SECOND FLOOR STAIR (WHERE OCCURS)

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590

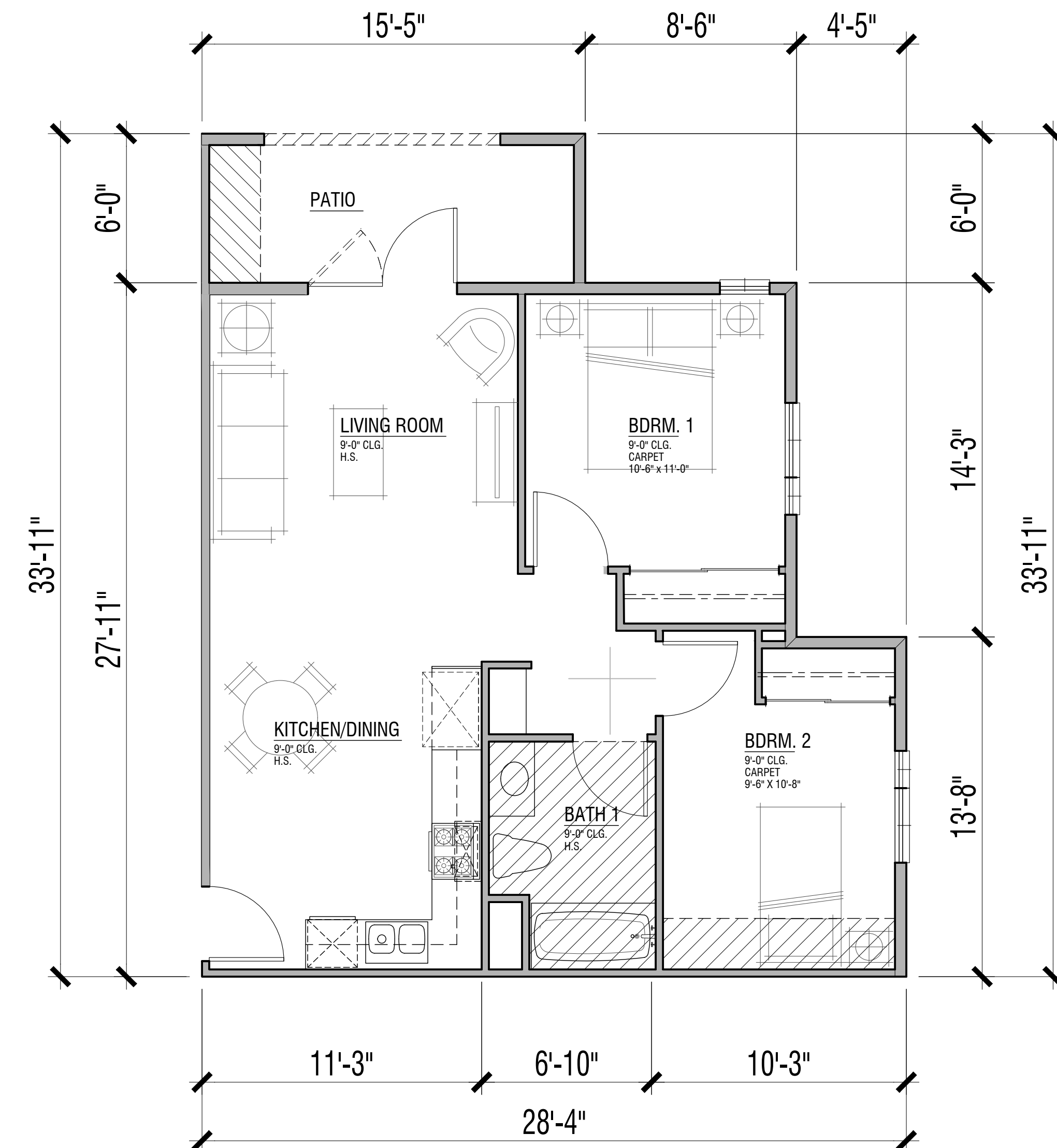




UNIT PLAN 2C (Mobility Unit)

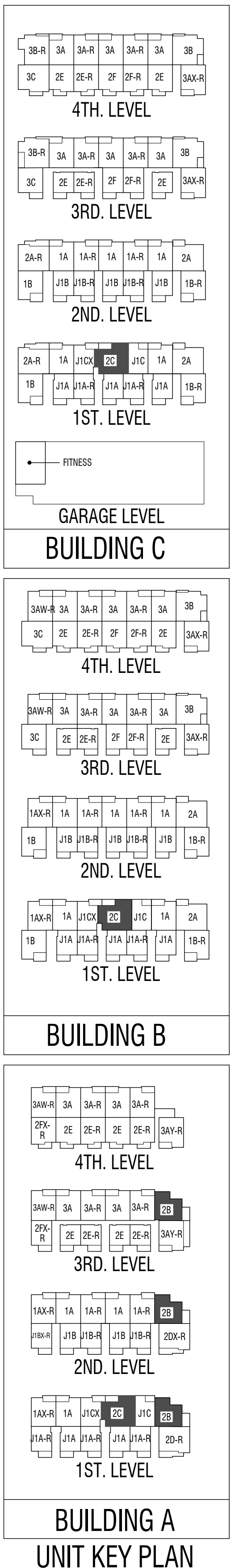
2 Bdrm. / 2 Bath
815 sf

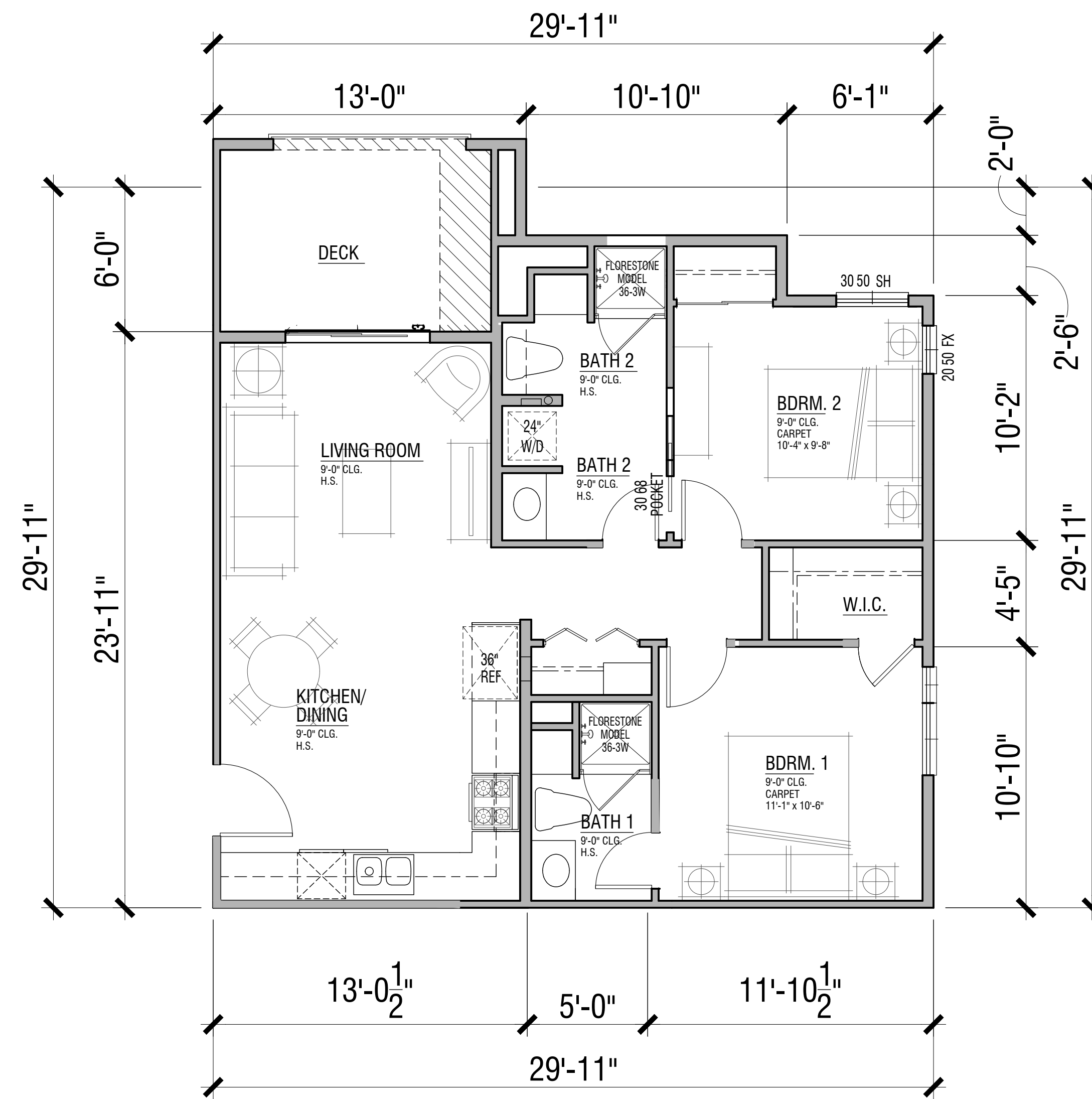
FLOOR AREAS ARE MEASURED TO THE INSIDE FINISH OF THE EXTERIOR WALLS; ASSUMING A 5/8" GYP. BOARD FINISH ON EXTERIOR WALLS, EXCLUDING PORCHES, DECKS, AND SECOND FLOOR STAIR (WHERE OCCURS)



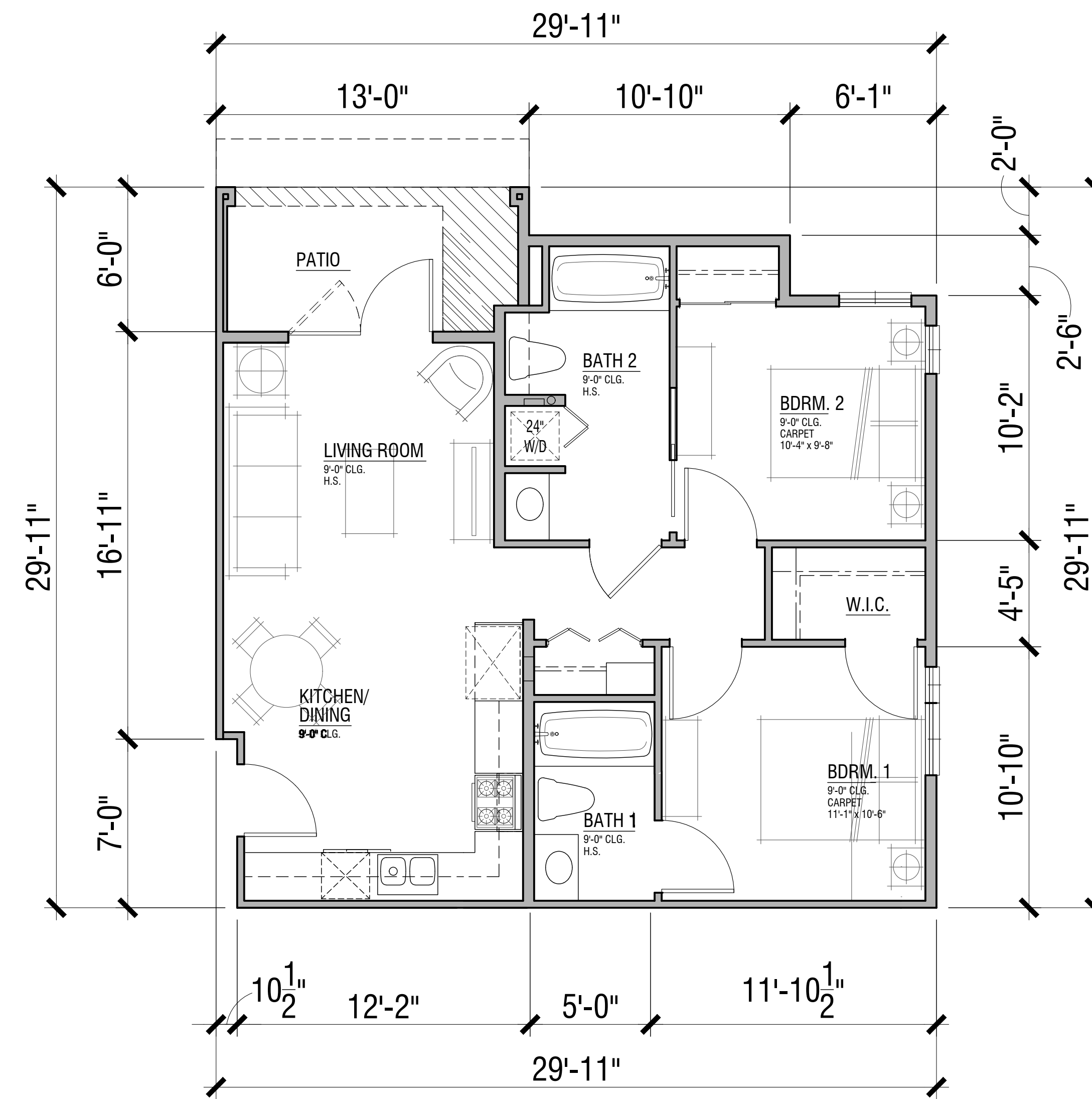
UNIT PLAN 2B

2 Bdrm. / 1 Bath
680 sf





PLAN 2DX
Standard (Second Level)
725 sf



PLAN 2D
Adaptable (Ground Level)
715 sf

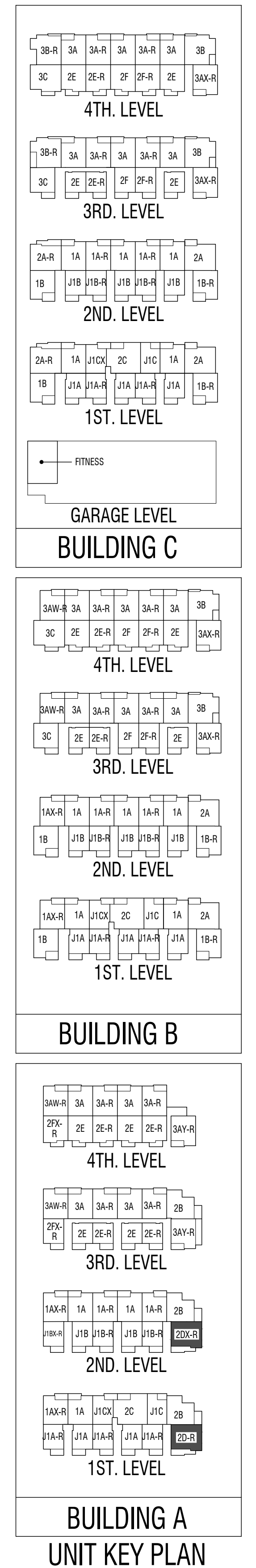
UNIT PLAN 2D/2DX

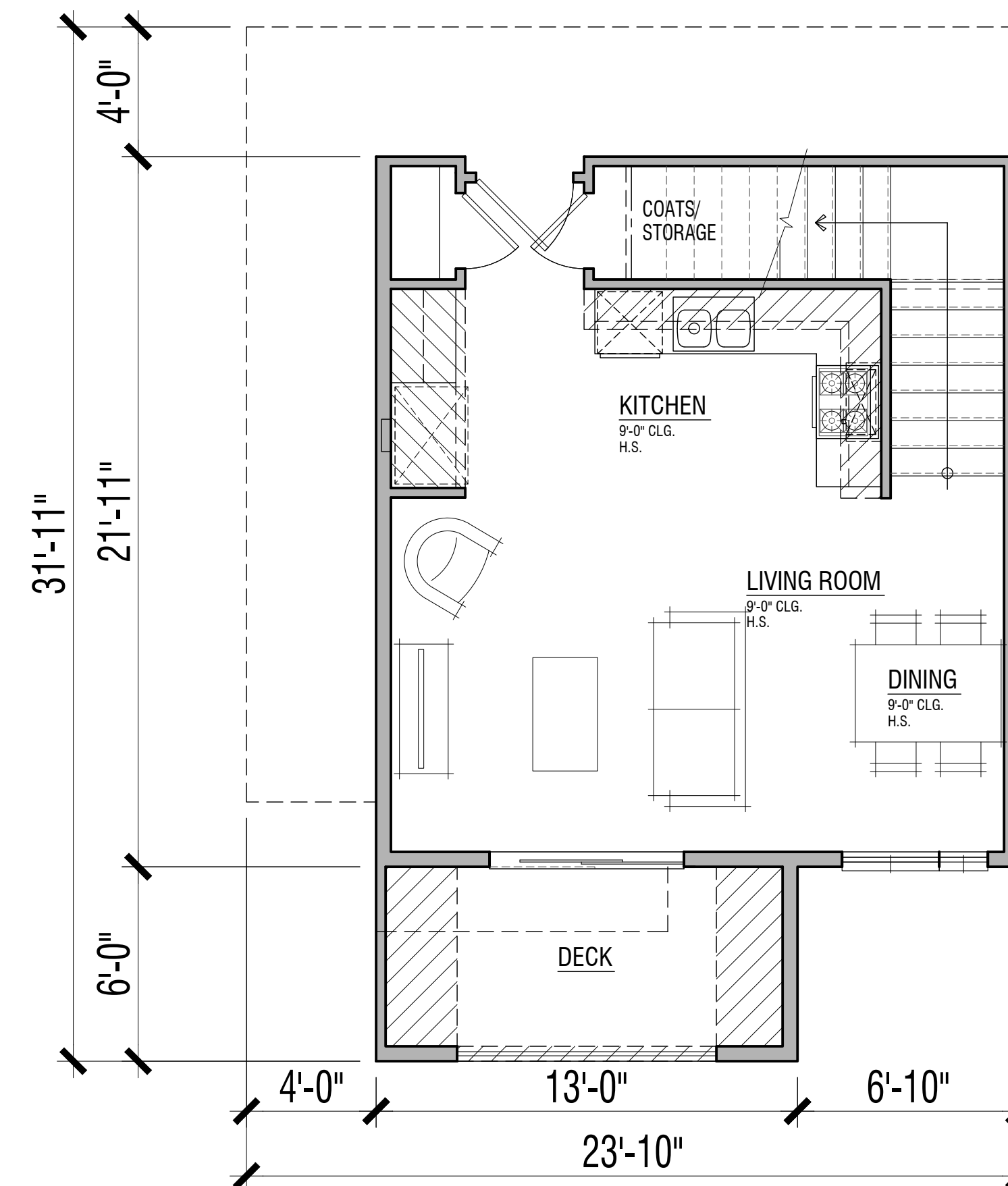
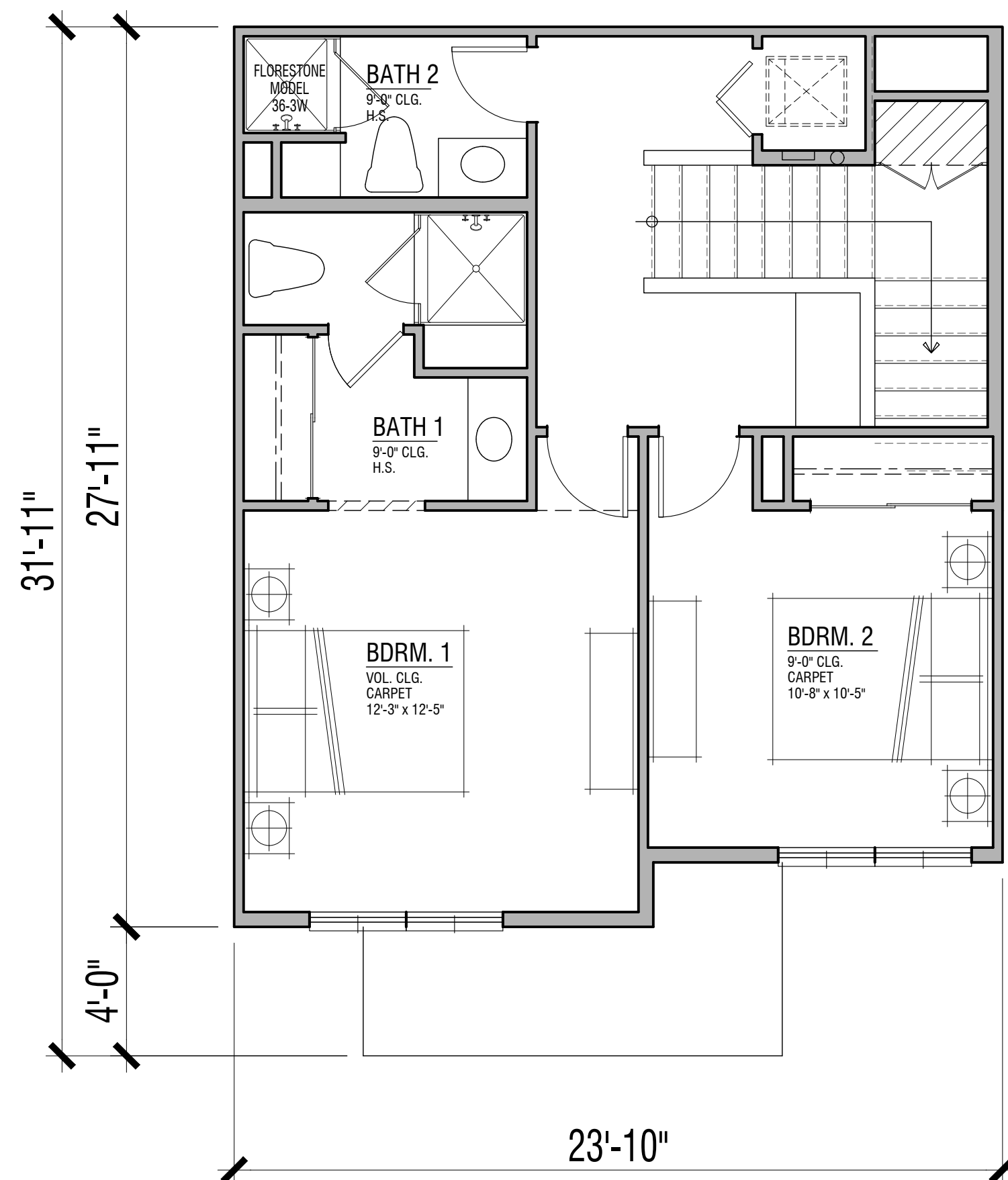
2 Bdrm. / 2 Bath

FLOOR AREAS ARE MEASURED TO THE INSIDE FINISH OF THE EXTERIOR WALLS; ASSUMING A 5/8" GYP. BOARD FINISH ON EXTERIOR WALLS, EXCLUDING PORCHES, DECKS, AND SECOND FLOOR STAIR (WHERE OCCURS)

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590

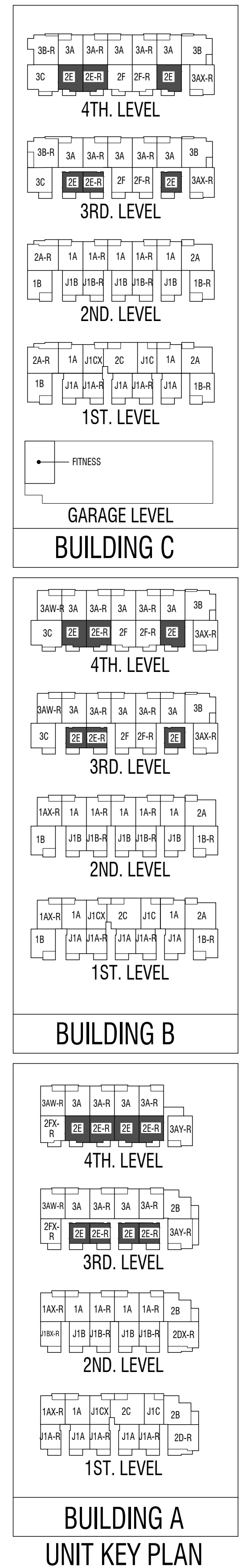


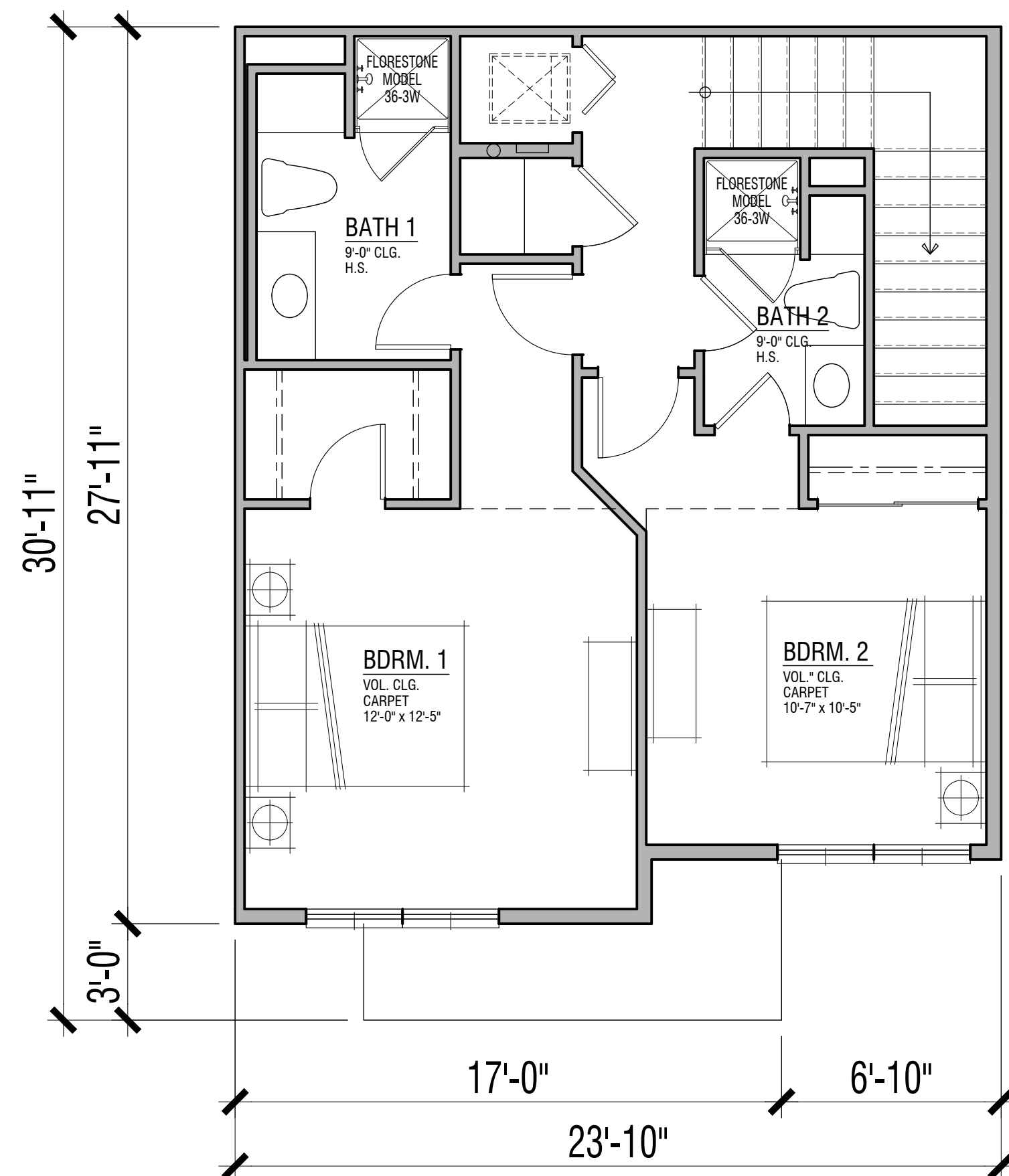


UNIT PLAN 2E

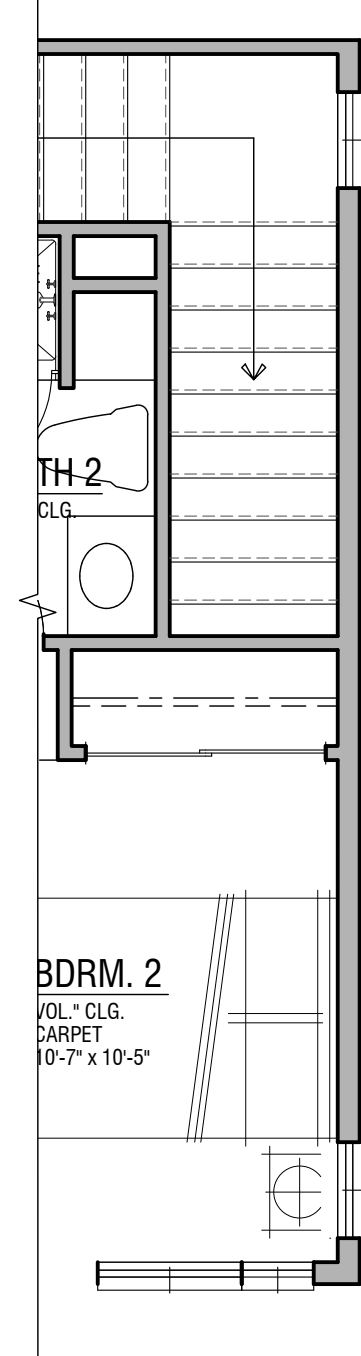
2 Bdrm. / 2 Bath
928 sf

FLOOR AREAS ARE MEASURED TO THE INSIDE FINISH OF THE EXTERIOR WALLS; ASSUMING A 5/8" GYP. BOARD FINISH ON EXTERIOR WALLS, EXCLUDING PORCHES, DECKS, AND SECOND FLOOR STAIR (WHERE OCCURS)

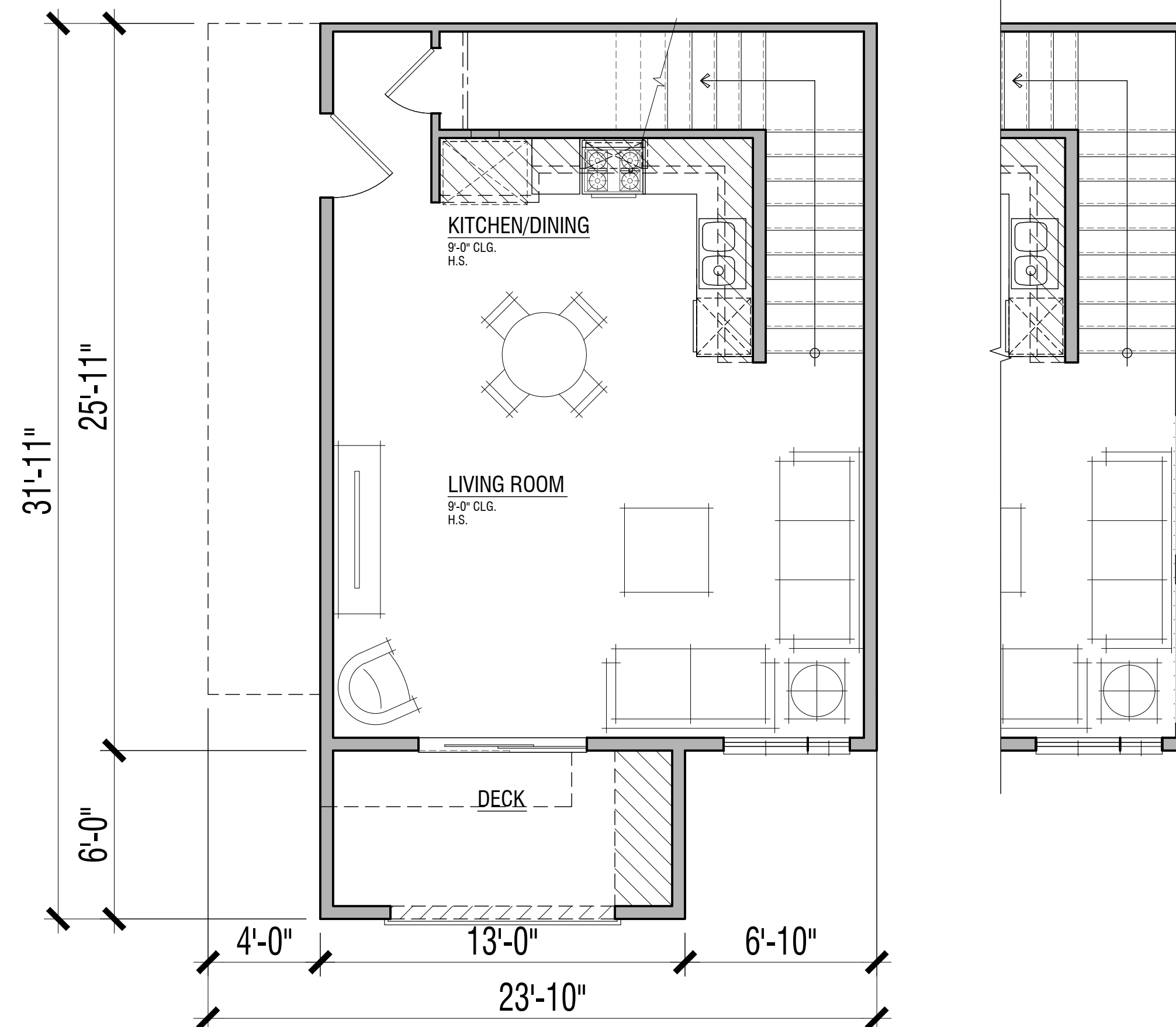




2F Upper Level
536 sf



PARTIAL 2FX Upper Level
(w/ Exterior Windows)



2F Lower Level
471 sf

PARTIAL 2FX Lower Level
(w/ Exterior Windows)

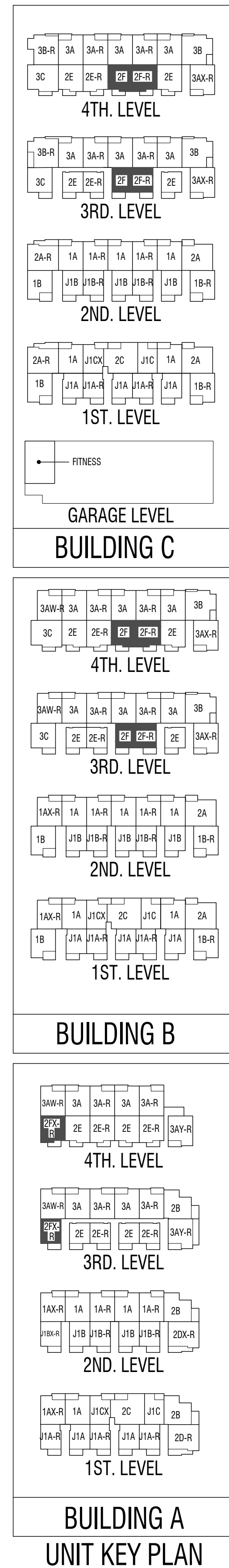
UNIT PLAN 2F

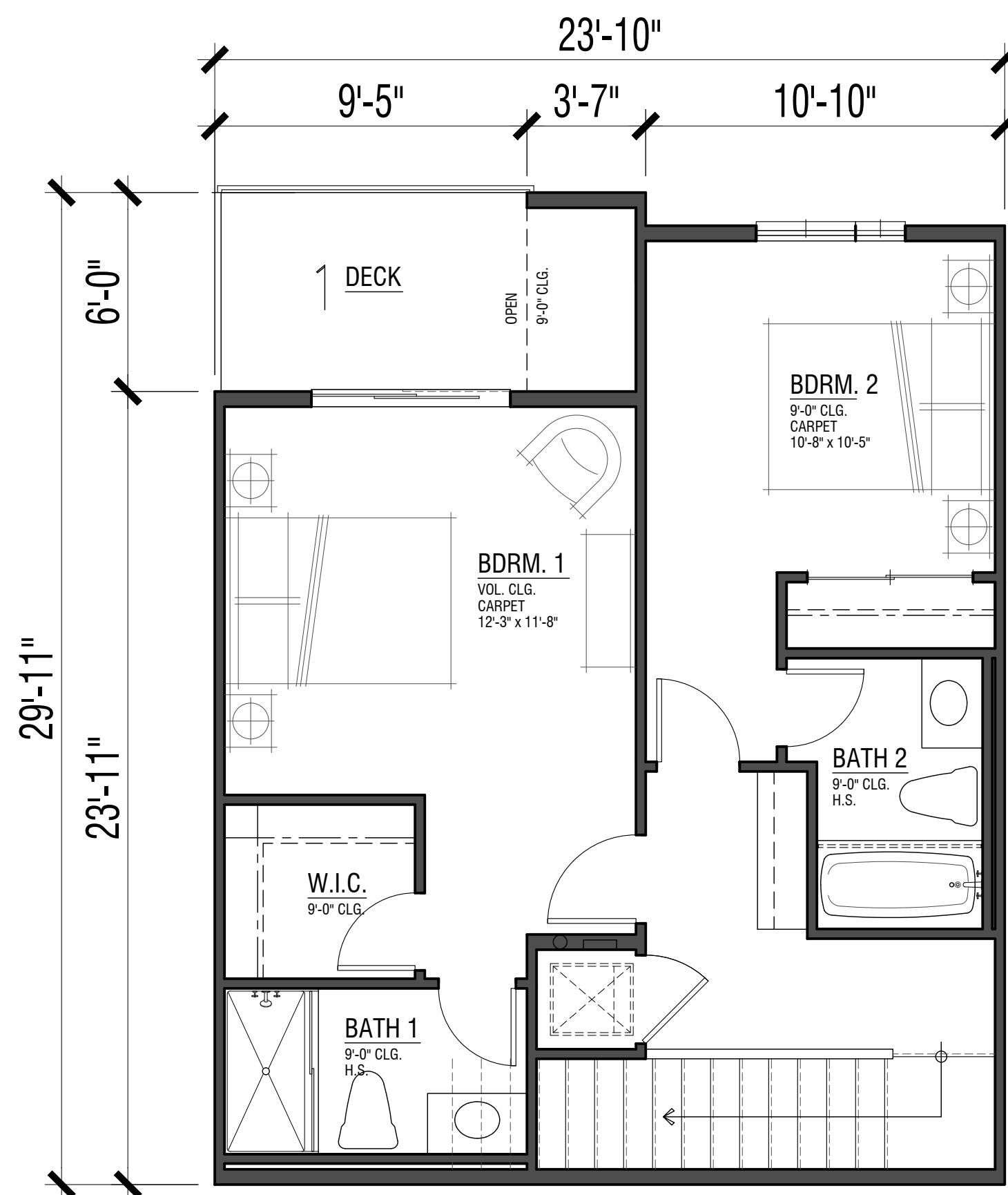
2 Bdrm. / 2 Bath
1015 sf

FLOOR AREAS ARE MEASURED TO THE INSIDE FINISH OF THE EXTERIOR WALLS; ASSUMING A 5/8" GYP. BOARD FINISH ON EXTERIOR WALLS, EXCLUDING PORCHES, DECKS, AND SECOND FLOOR STAIR (WHERE OCCURS)

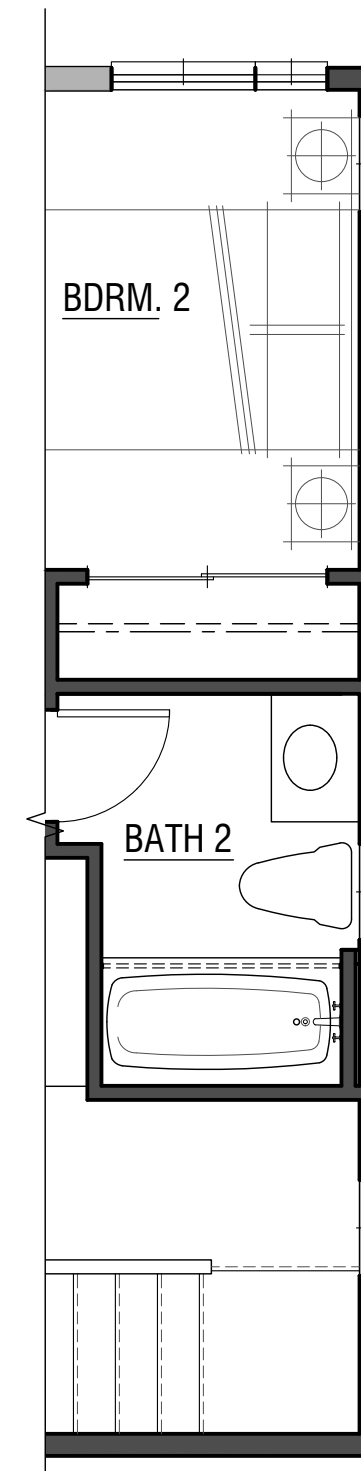
WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590

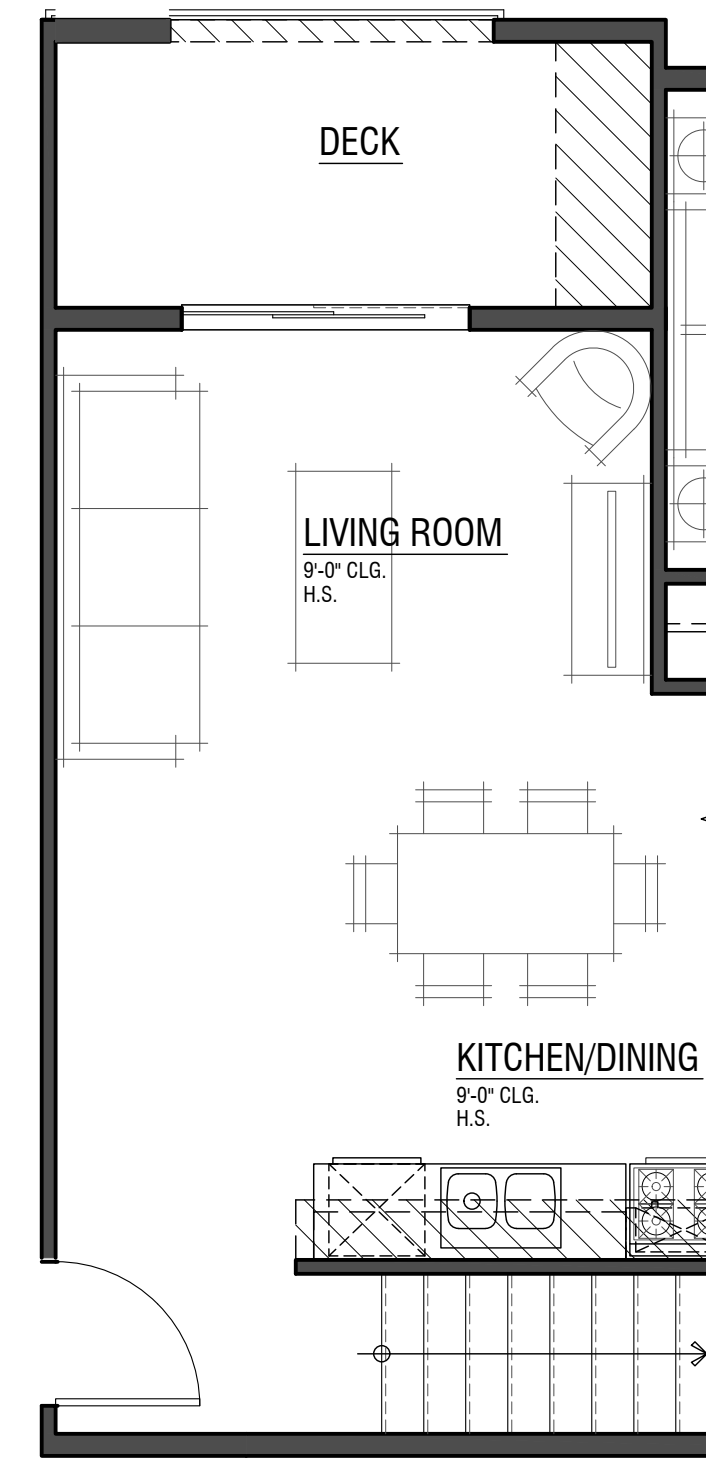




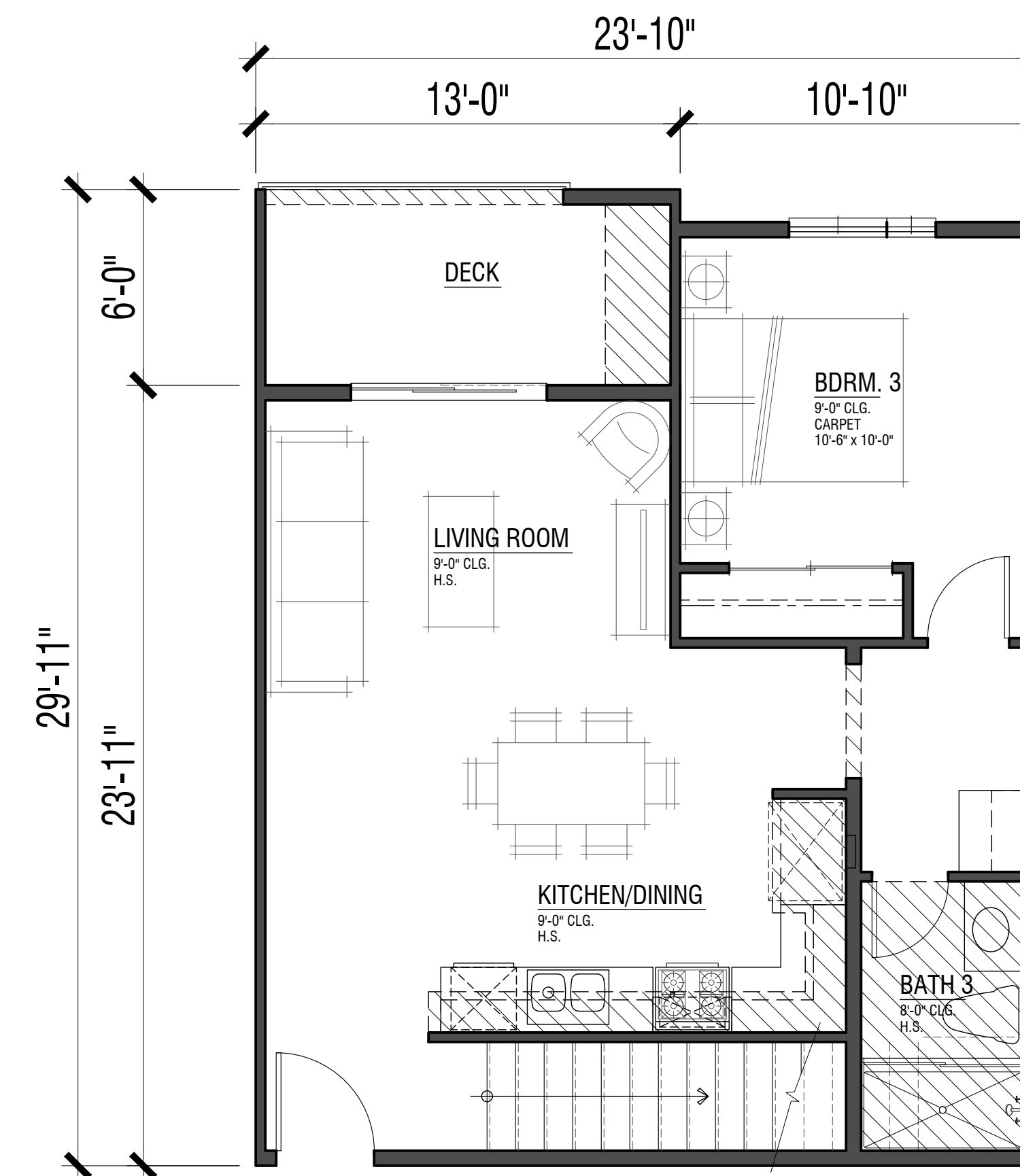
3A/3AX Upper Level
535 sf



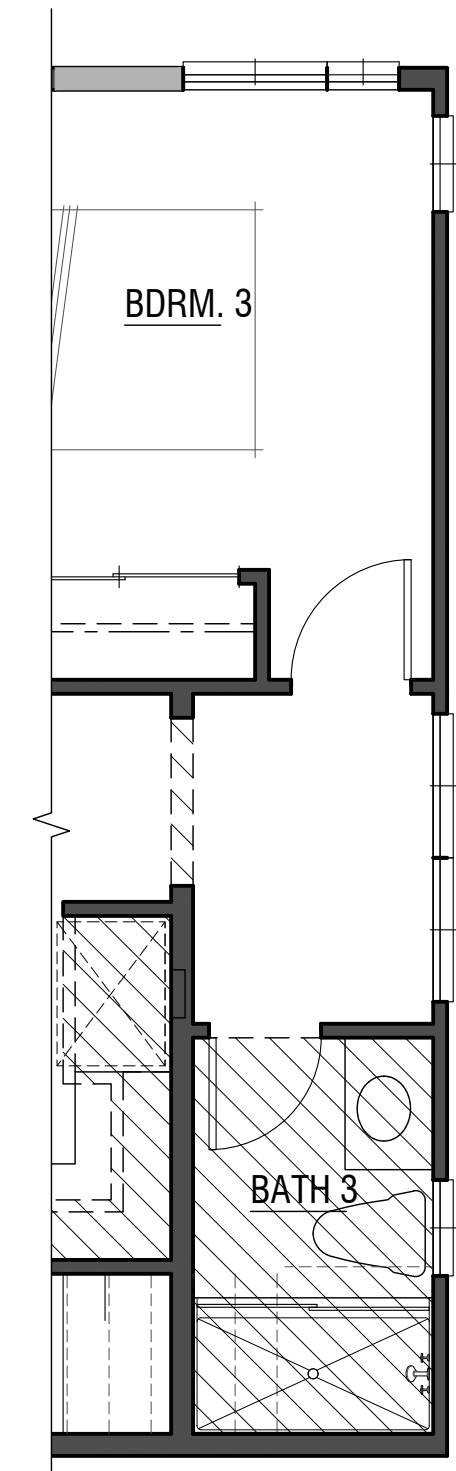
PARTIAL 3AW Upper Level
(w/ Side Windows)



PARTIAL 3AX Lower Level
(w/ Side Entry)



3A Lower Level
582 sf

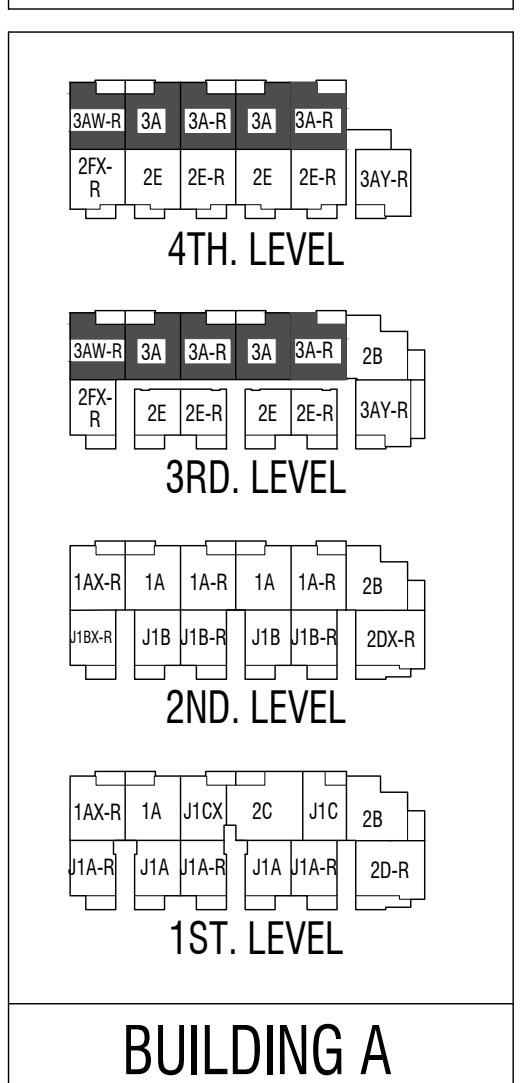
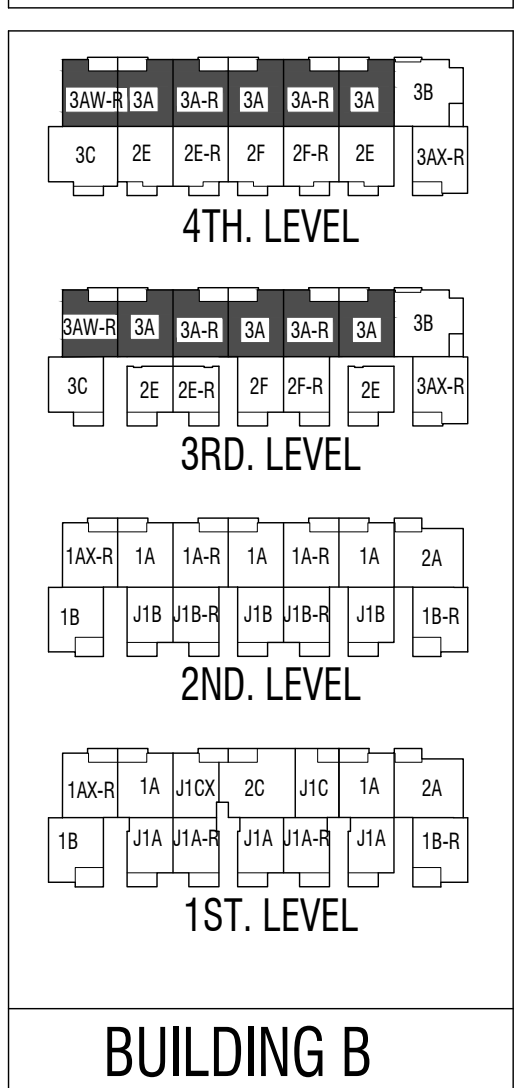
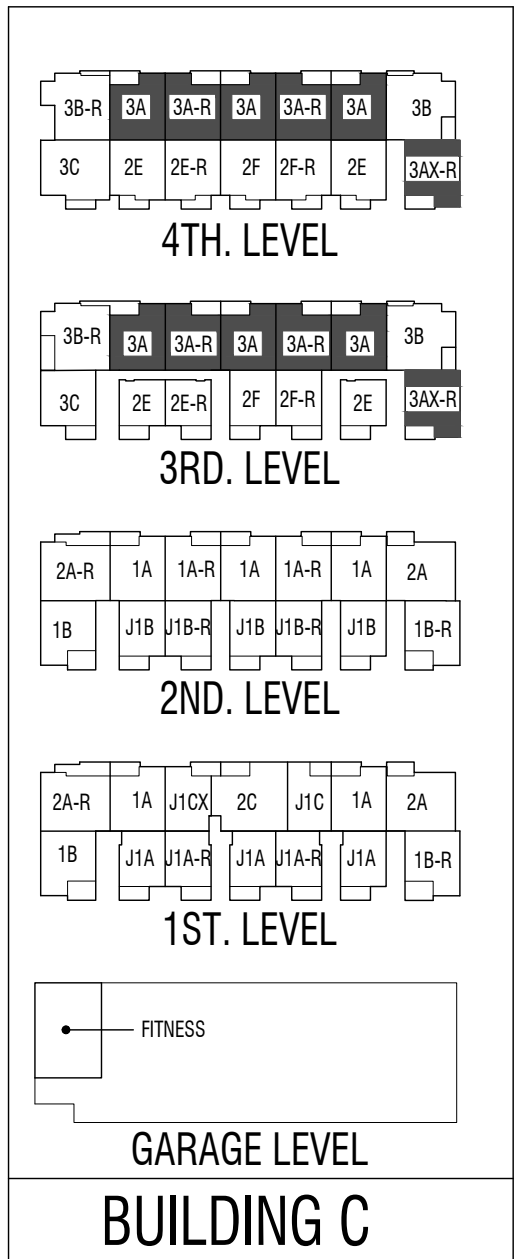


PARTIAL 3AW Lower Level
(w/ Side Windows)

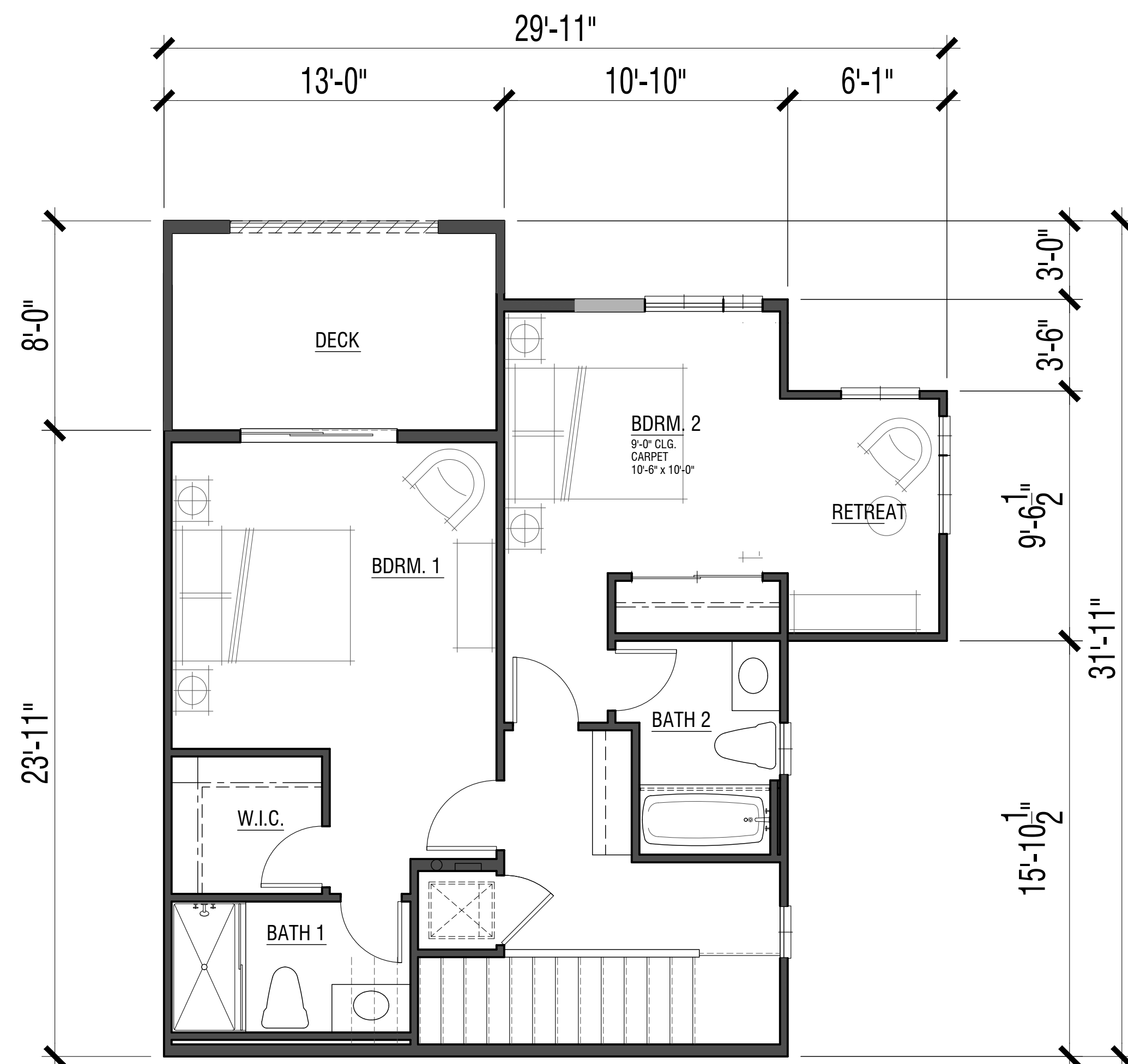
UNIT PLAN 3A

3 Bdrm. / 3 Bath
1117 sf

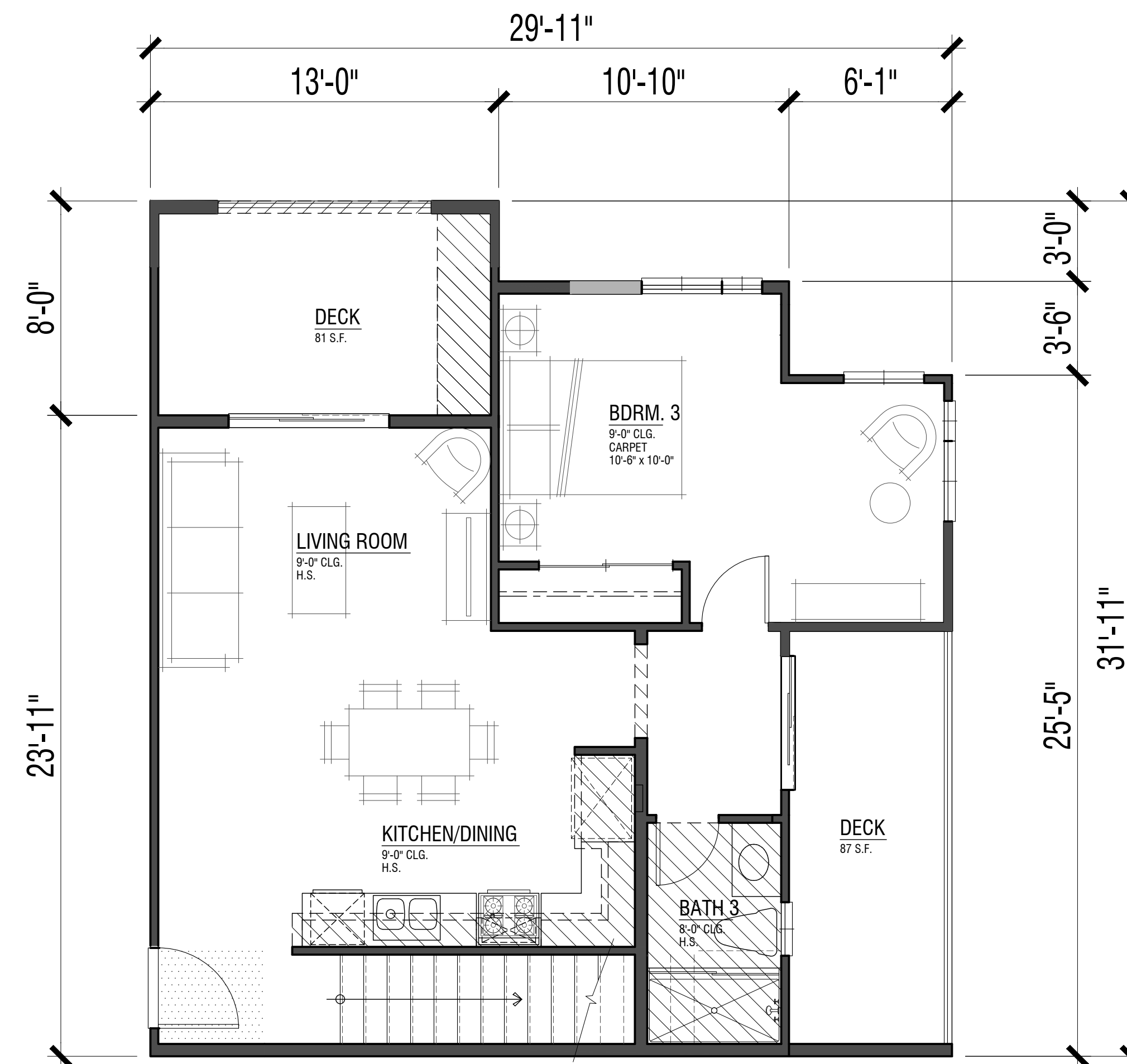
FLOOR AREAS ARE MEASURED TO THE INSIDE FINISH OF THE EXTERIOR WALLS; ASSUMING A 5/8" GYP. BOARD FINISH ON EXTERIOR WALLS, EXCLUDING PORCHES, DECKS, AND SECOND FLOOR STAIR (WHERE OCCURS)



BUILDING A UNIT KEY PLAN



3AY Upper Level
(w/ Side Deck)
589 SQ. FT.



3AY Lower Level
(w/ Side Deck)
636 SQ. FT.

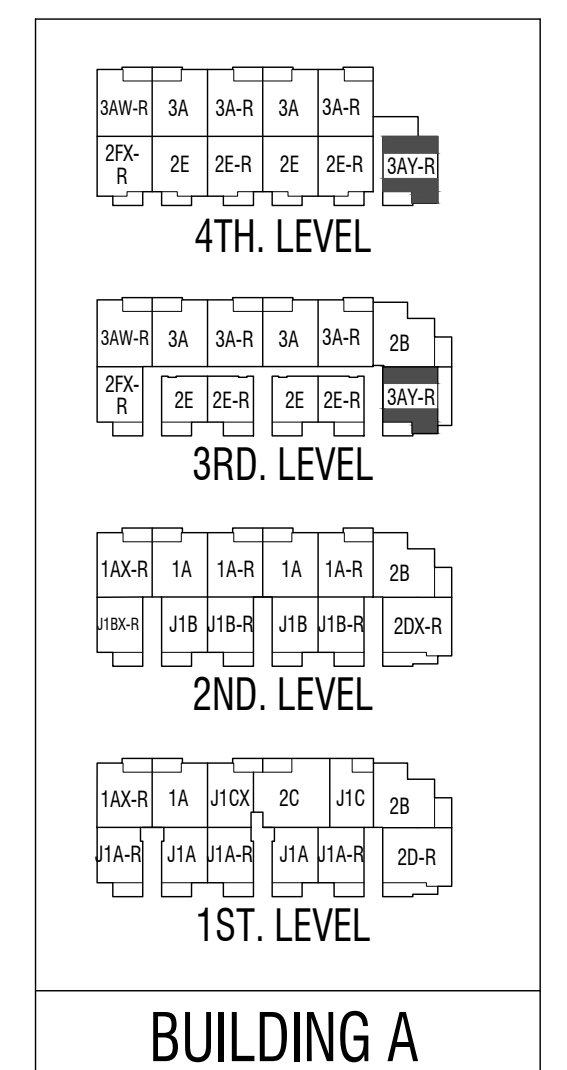
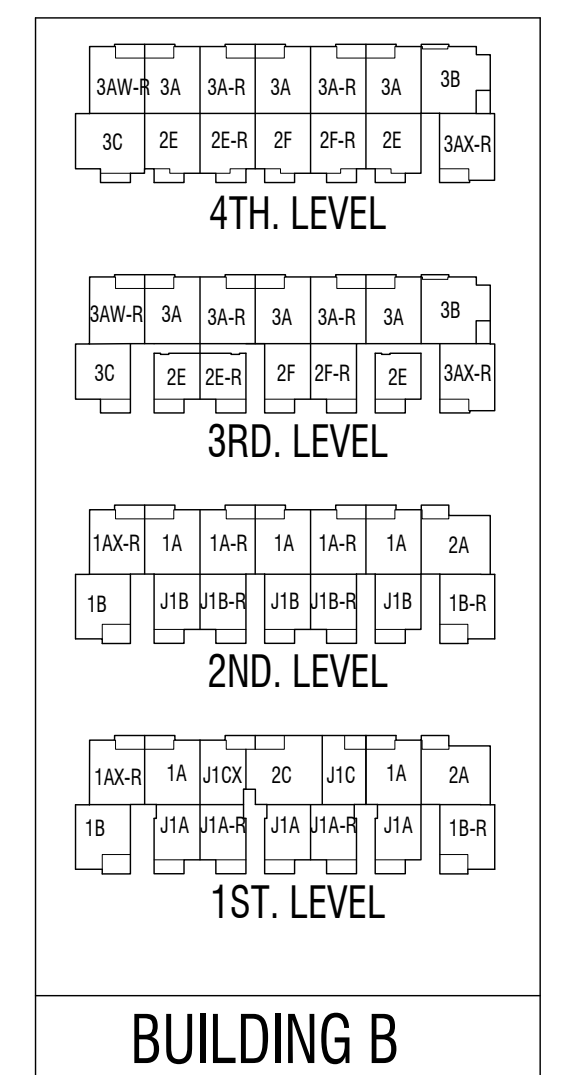
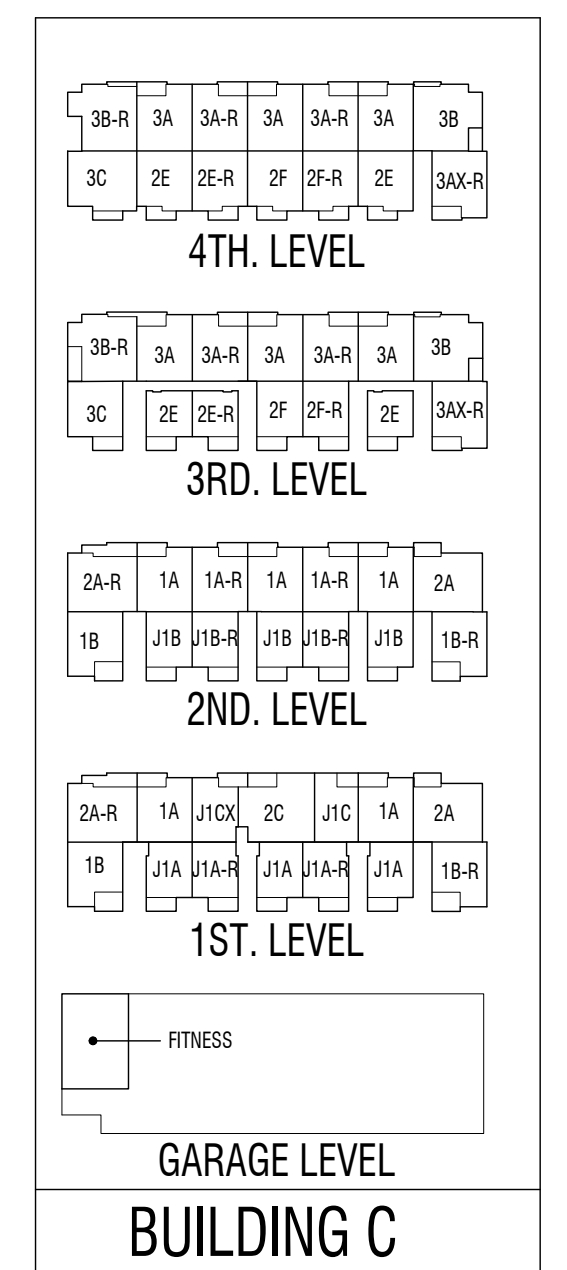
UNIT PLAN 3A Continued

3 Bdrm. / 3 Bath
1225 sf

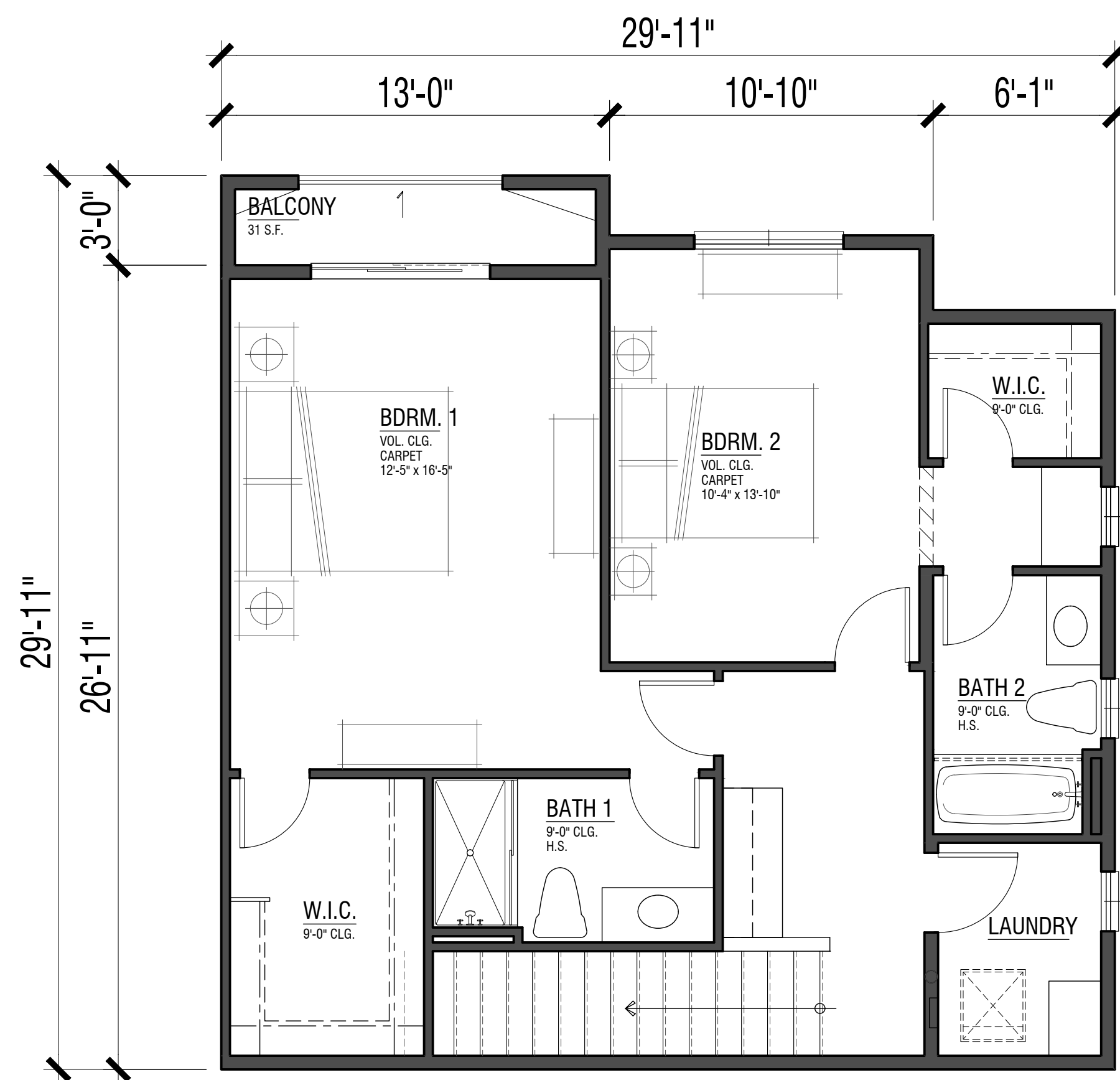
FLOOR AREAS ARE MEASURED TO THE INSIDE FINISH OF THE EXTERIOR WALLS; ASSUMING A 5/8" GYP. BOARD FINISH ON EXTERIOR WALLS, EXCLUDING PORCHES, DECKS, AND SECOND FLOOR STAIR (WHERE OCCURS)

WEST HARBOR PARK APARTMENTS

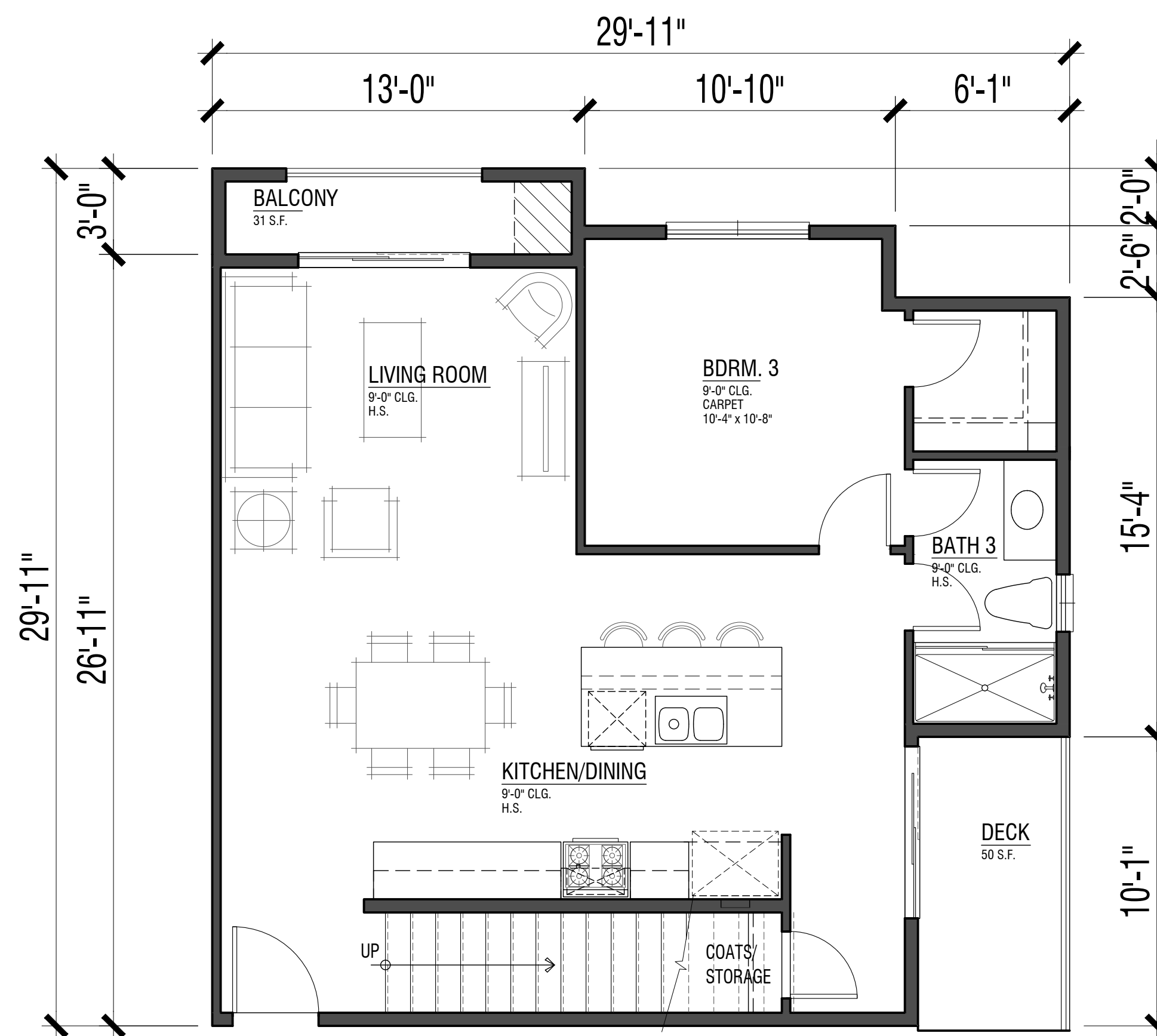
961 PORTER STREET, VALLEJO, CA 94590



UNIT KEY PLAN



Upper Level
708 sf



Lower Level
700 sf

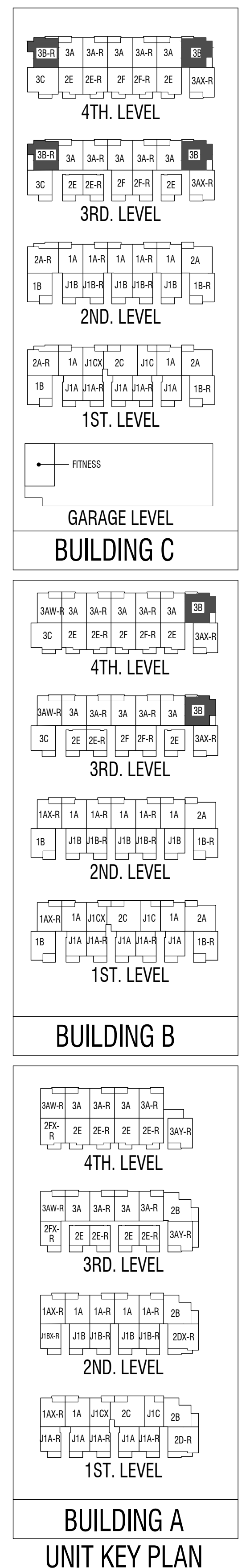
UNIT PLAN 3B

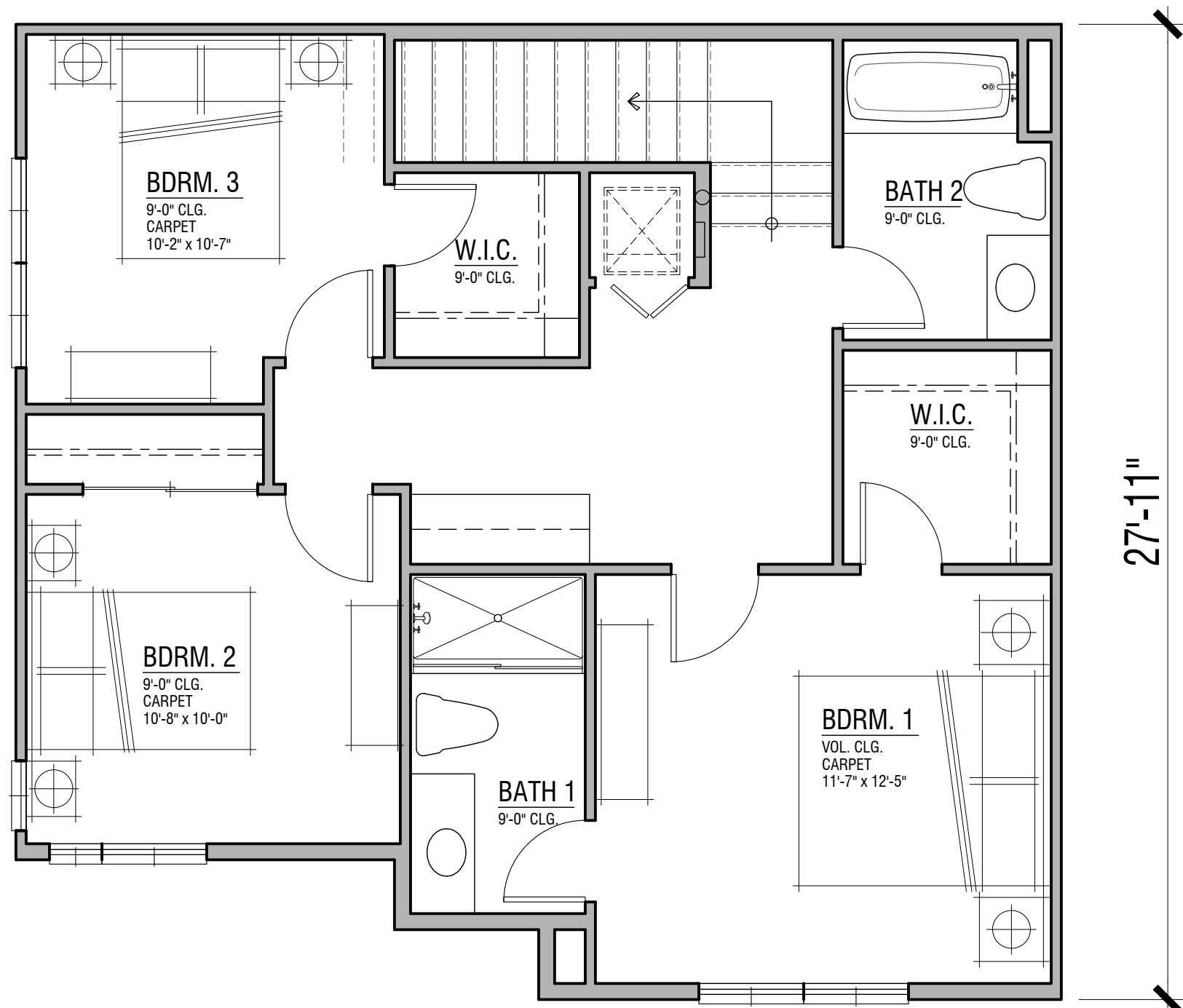
3 Bdrm. / 3 Bath
1408 sf

FLOOR AREAS ARE MEASURED TO THE INSIDE FINISH OF THE EXTERIOR WALLS; ASSUMING A 5/8" GYP. BOARD FINISH ON EXTERIOR WALLS, EXCLUDING PORCHES, DECKS, AND SECOND FLOOR STAIR (WHERE OCCURS)

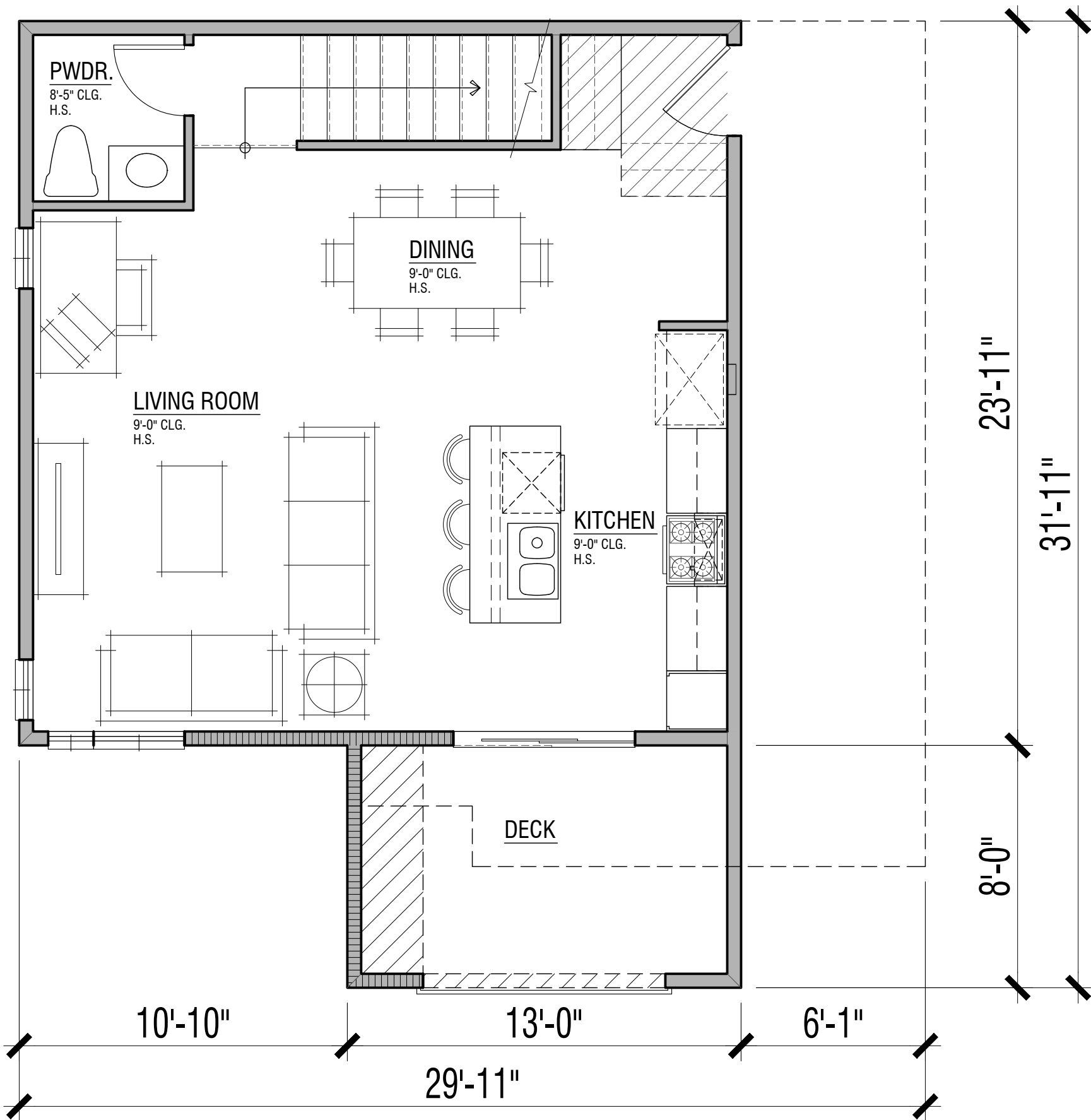
WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590





Upper Level
656 sf



Lower Level
522 sf

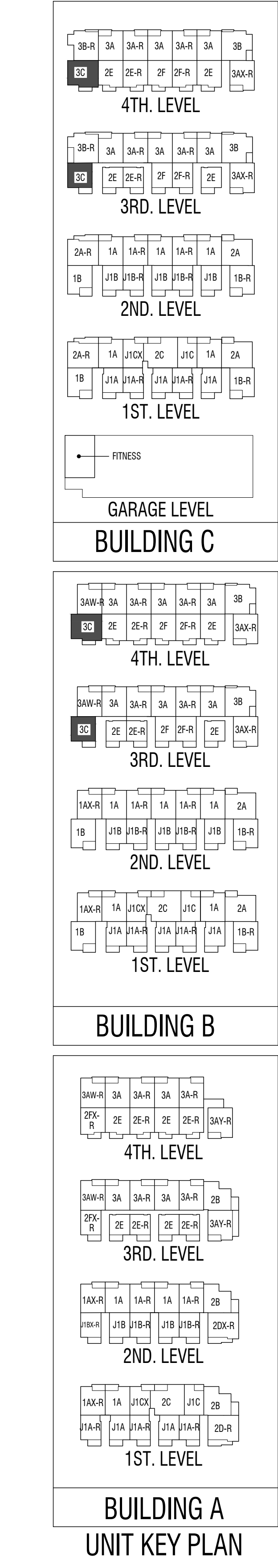
UNIT PLAN 3C

3 Bdrm. / 2.5 Bath
1201 sf

FLOOR AREAS ARE MEASURED TO THE INSIDE FINISH OF THE EXTERIOR WALLS; ASSUMING A 5/8" GYP. BOARD FINISH ON EXTERIOR WALLS, EXCLUDING PORCHES, DECKS, AND SECOND FLOOR STAIR (WHERE OCCURS)

WEST HARBOR PARK APARTMENTS

961 PORTER STREET, VALLEJO, CA 94590



Digital Color Board

BODY #1
SW 7005

BODY #2
SW 7030

BODY #3
SW 6244

HARBOR PARK APARTMENTS

Vallejo, California
KLEIN FINANCIAL CORPORATION
October 7, 2022 | 2019353

For exact color refer to manufacturer actual samples.
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SCHEME 1

All Buildings

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA . SACRAMENTO

Written Color Scheme

HARBOR PARK APARTMENTS

Vallejo, California
KLEIN FINANCIAL CORPORATION
December 20, 2021 | 2019353
PAGE 1 OF 1

Exterior Color & Materials

SCHEME 1 OF 1

ALL BUILDINGS

Material	Color	Manufacturer
Vinyl Windows (factory finish)	White	TBD
Metal Awnings & Roof (factory finish)	Black	TBD
Gutters & Downspouts (factory finish)	Match Adjacent Color	² Sherwin Williams
¹ Stucco Reveal Channels	Match Adjacent Color	² Sherwin Williams
¹ Metal Parapet Caps	Match Adjacent Color	² Sherwin Williams
Body Color #1	² SW 7005 Pure White	² Sherwin Williams
Body Color #2	² SW 7030 Anew Gray	² Sherwin Williams
Body Color #3	² SW 6244 Naval	² Sherwin Williams
Utility Doors	Match Adjacent Color	² Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.
Contact Corie Rath (925) 463-1700.

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EXTERIOR COLOR & MATERIALS

GENERAL NOTES

1. APPLICANT:

HARBOR PARK APARTMENTS, LP
550 S. CALIFORNIA AVE., SUITE 330
PALO ALTO, CA 94306
2. ENGINEER:

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
JUSTIN DEKNOBLOUGH, R.C.E. NO. 79604
PHONE: (925) 866-0322
3. SITE AREA:

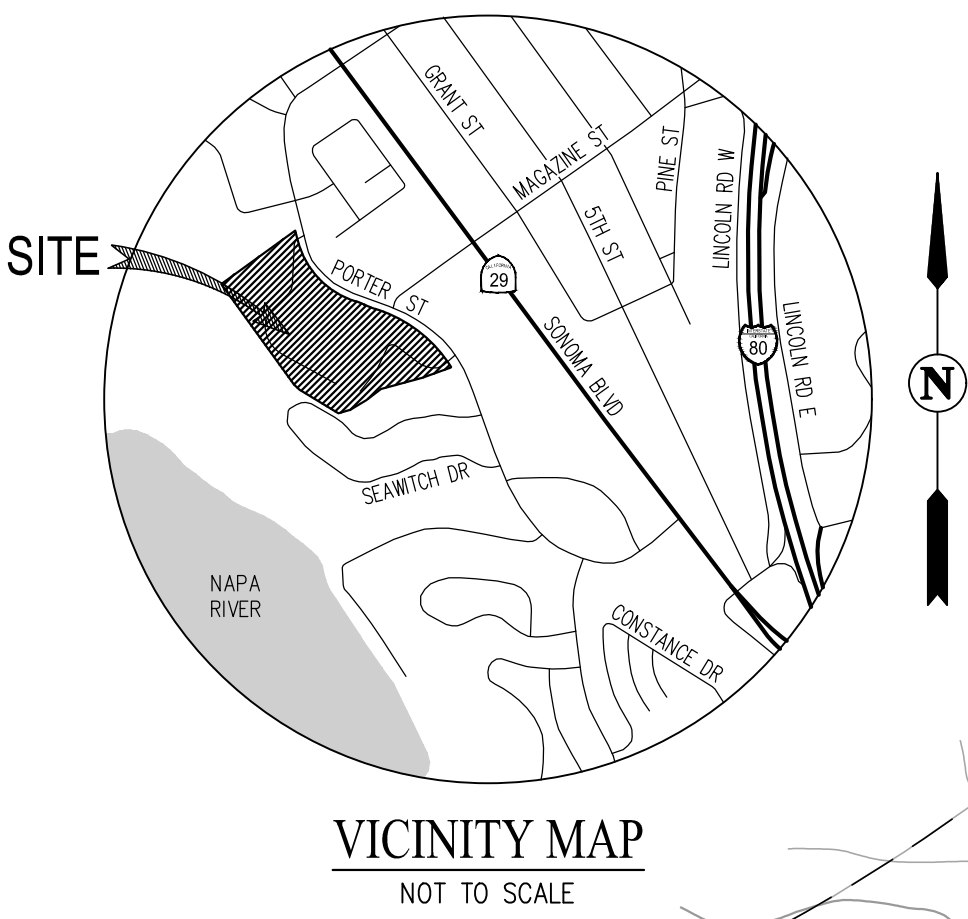
12.02 ACRES
4. LAND LEASE AREA:

3.4 ACRES
5. RESIDENTIAL UNITS:

122 UNITS
6. APN:

0061-160-180
7. FEMA FLOOD ZONE:

ZONE X: AREAS OF MINIMAL FLOOD HAZARD.
- FLOOD INSURANCE RATE MAP NO. 06095C0628G
DATED AUGUST 3, 2016



LEGEND

- PROPERTY BOUNDARY
- EXISTING PARCEL LINE
- PROPOSED BUILDING - PODIUM
- PROPOSED BUILDING - GARAGE
- PROPOSED CURB
- PROPOSED PARKING STALL
- PROPOSED SIDEWALK
- PROPOSED WATER QUALITY BIOTENTION AREA
- PROPOSED WALL
- EXISTING EASEMENT
- LAND LEASE PARCEL (3.4± AC)
- COVERED PARKING
- APPROXIMATE BOILER ROOM LOCATION

PARKING SUMMARY	
DESCRIPTION	COUNT
EXISTING MOTORCYCLE SPACE	1
EXISTING GARAGE SPACES	49
EXISTING COVERED SPACES	110
EXISTING UNCOVERED SPACES	118
TOTAL EXISTING SPACES	278
COVERED GARAGE SPACES REMOVED	10
COVERED PARKING SPACES REMOVED	17
UNCOVERED PARKING SPACES REMOVED	55
TOTAL PARKING SPACES REMOVED	82
GARAGE PARKING SPACES ADDED	105
COVERED PARKING SPACES ADDED	18
UNCOVERED PARKING SPACES ADDED	40
TOTAL PARKING SPACES ADDED	163
NET TOTAL PARKING	359
PORTER STREET PARKING	97
TOTAL PARKING	456

UNIT SUMMARY	
DESCRIPTION	UNIT COUNT
BUILDING A	36
BUILDING B	42
BUILDING C	42
MAINTENANCE BUILDING	2
TOTAL	122 UNITS

EXISTING PARKING BREAKDOWN					
	COVERED			UNCOVERED	TOTAL
	GARAGE	CARPORT	SUB-TOTAL		
EXISTING	49	110	159	119	278
REMOVE	10	17	27	55	82
TOTAL	39	93	132	64	196

LAND LEASE NEW PARKING BREAKDOWN					
	COVERED			UNCOVERED	TOTAL
	GARAGE	CARPORT	SUB-TOTAL		
REQUIRED	122		122	-	122
PROVIDED	105	18	123	40	163

NOTE: PROVIDED COUNTS INCLUDE 3 ADA COVERED AND 3 ADA UNCOVERED PARKING STALLS.

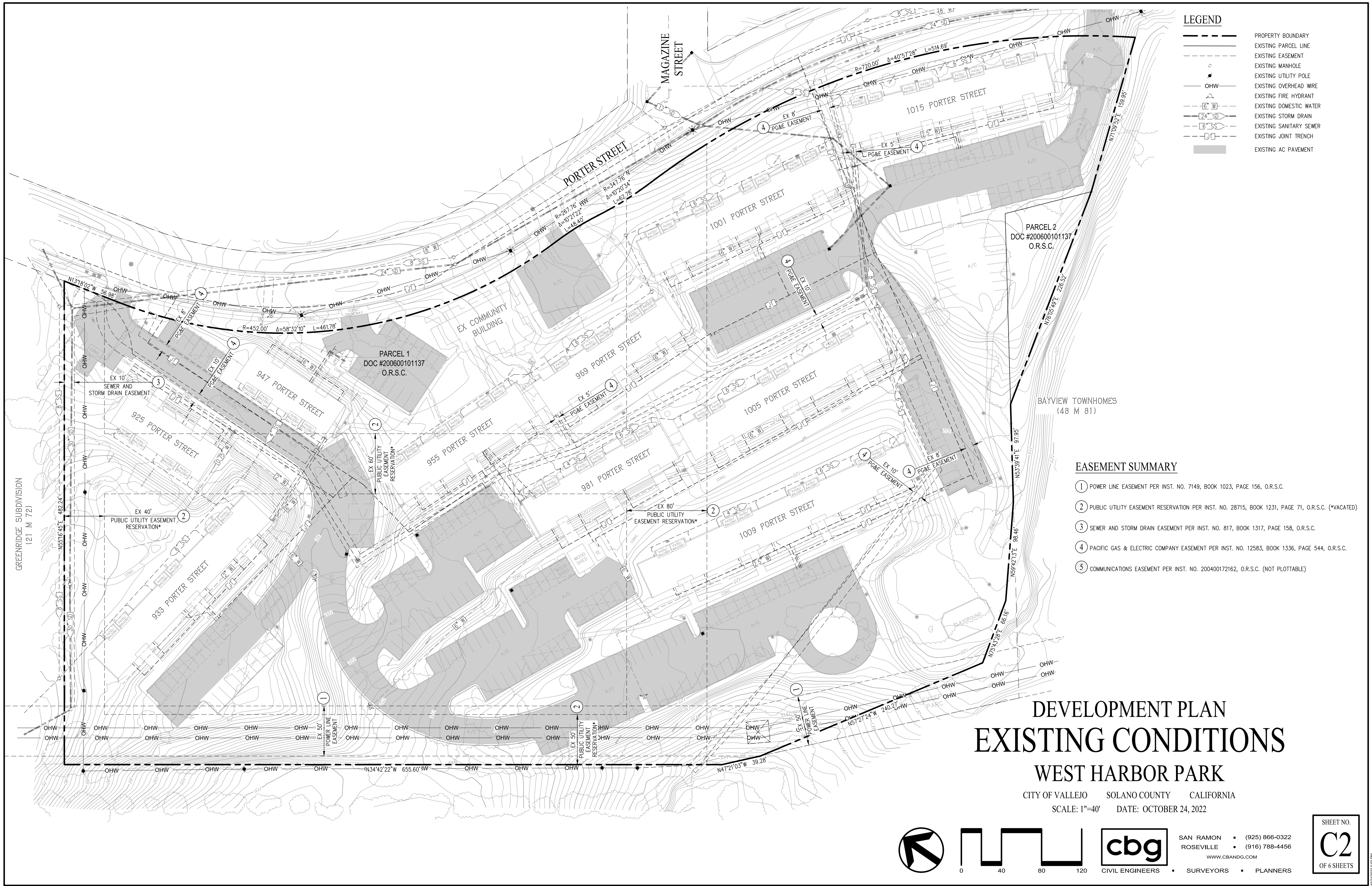
DEVELOPMENT PLAN
PRELIMINARY SITE PLAN
WEST HARBOR PARK

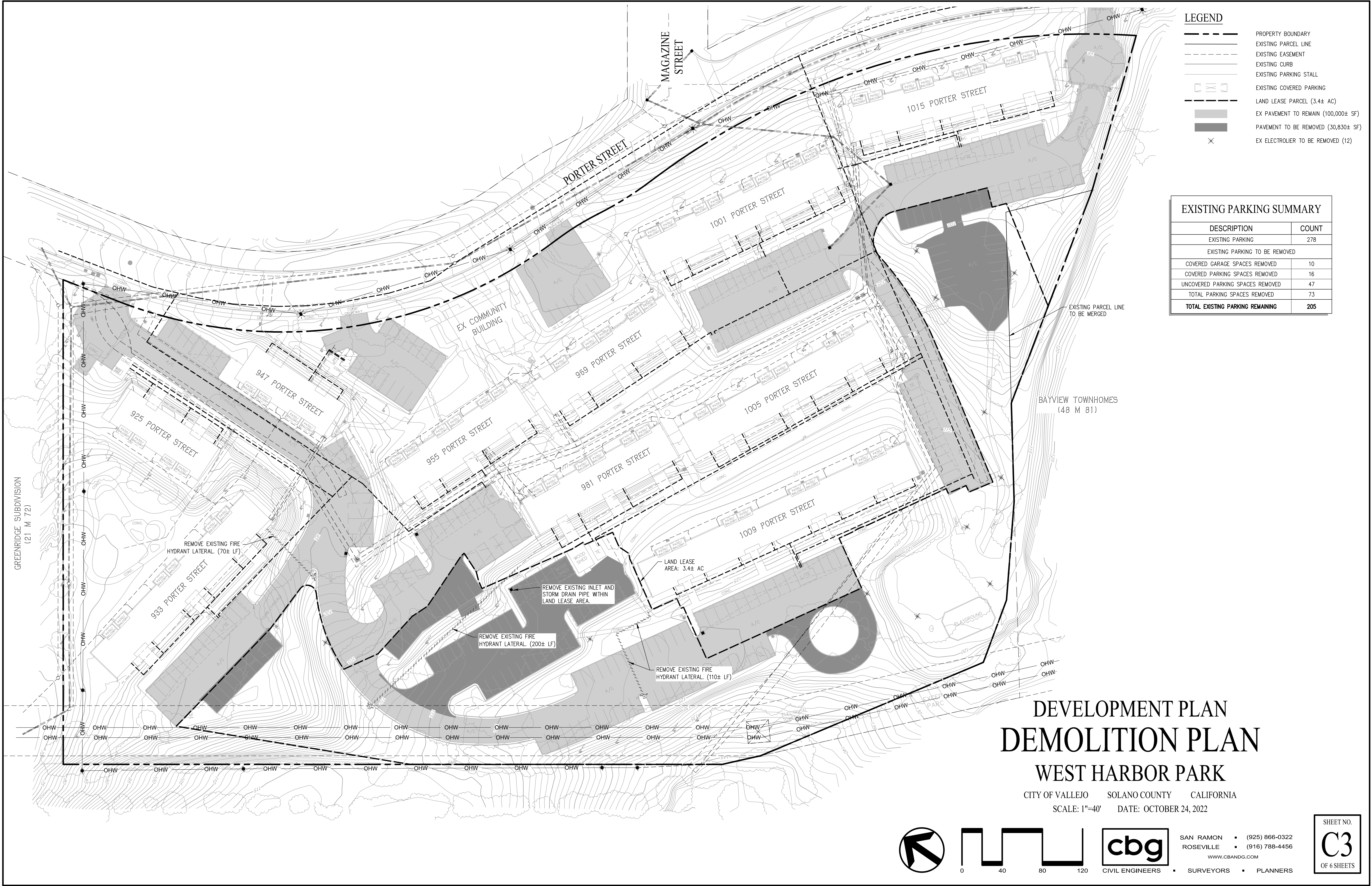
CITY OF VALLEJO SOLANO COUNTY CALIFORNIA
SCALE: 1"=40' DATE: NOVEMBER 8, 2022

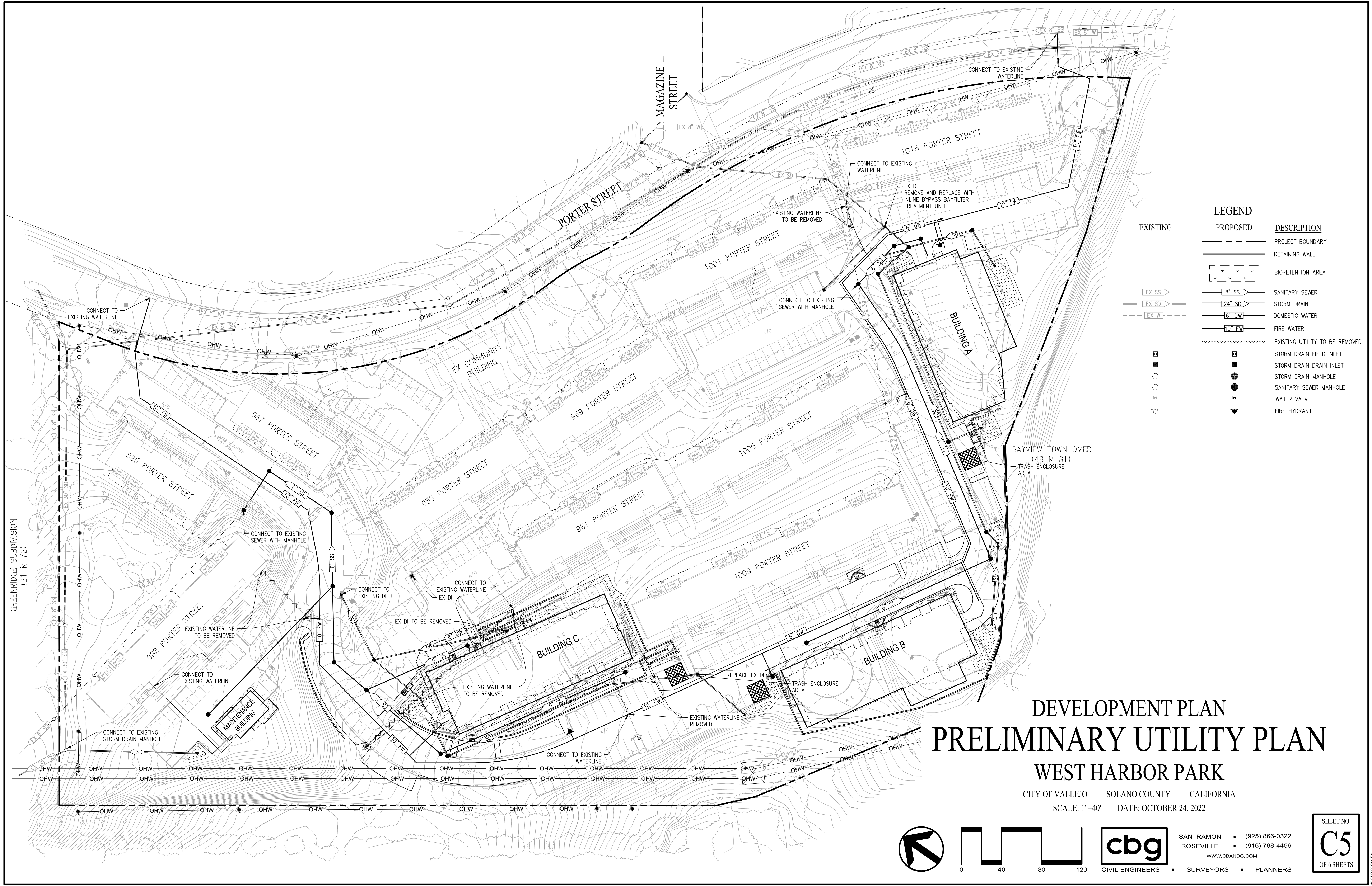
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
C1
OF 6 SHEETS



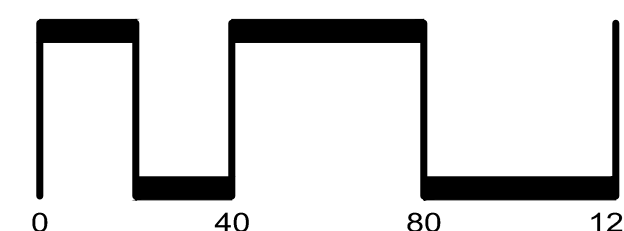
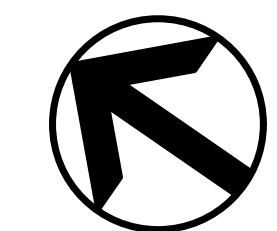




LEGEND		DESCRIPTION
EXISTING	PROPOSED	
---	---	PROJECT BOUNDARY
---	---	RETAINING WALL
---	---	BIORETENTION AREA
---	---	SANITARY SEWER
---	---	STORM DRAIN
---	---	DOMESTIC WATER
---	---	FIRE WATER
---	---	EXISTING UTILITY TO BE REMOVED
---	---	STORM DRAIN FIELD INLET
---	---	STORM DRAIN DRAIN INLET
---	---	STORM DRAIN MANHOLE
---	---	SANITARY SEWER MANHOLE
---	---	WATER VALVE
---	---	FIRE HYDRANT

DEVELOPMENT PLAN
PRELIMINARY UTILITY PLAN
WEST HARBOR PARK

CITY OF VALLEJO SOLANO COUNTY CALIFORNIA
SCALE: 1"=40' DATE: OCTOBER 24, 2022



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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C5
OF 6 SHEETS

DMA SUMMARY		
DMA NUMBER	TOTAL AREA (SF)	BIORETENTION PROVIDED (SF)
A1	12,166	657
A2	5,261	156
A3	7,026	287
A4	3,427	184
A5	27,930	502
A6	13,156	227
A7	6,551	253
A8	4,327	234
A9	5,383	115
A10	5,691	53
A11	41,641	331
A12	15,693	124

LEGEND

EXISTING

PROPOSED

DESCRIPTION

PROJECT BOUNDARY

DRAIN MANAGEMENT AREA BOUNDARY

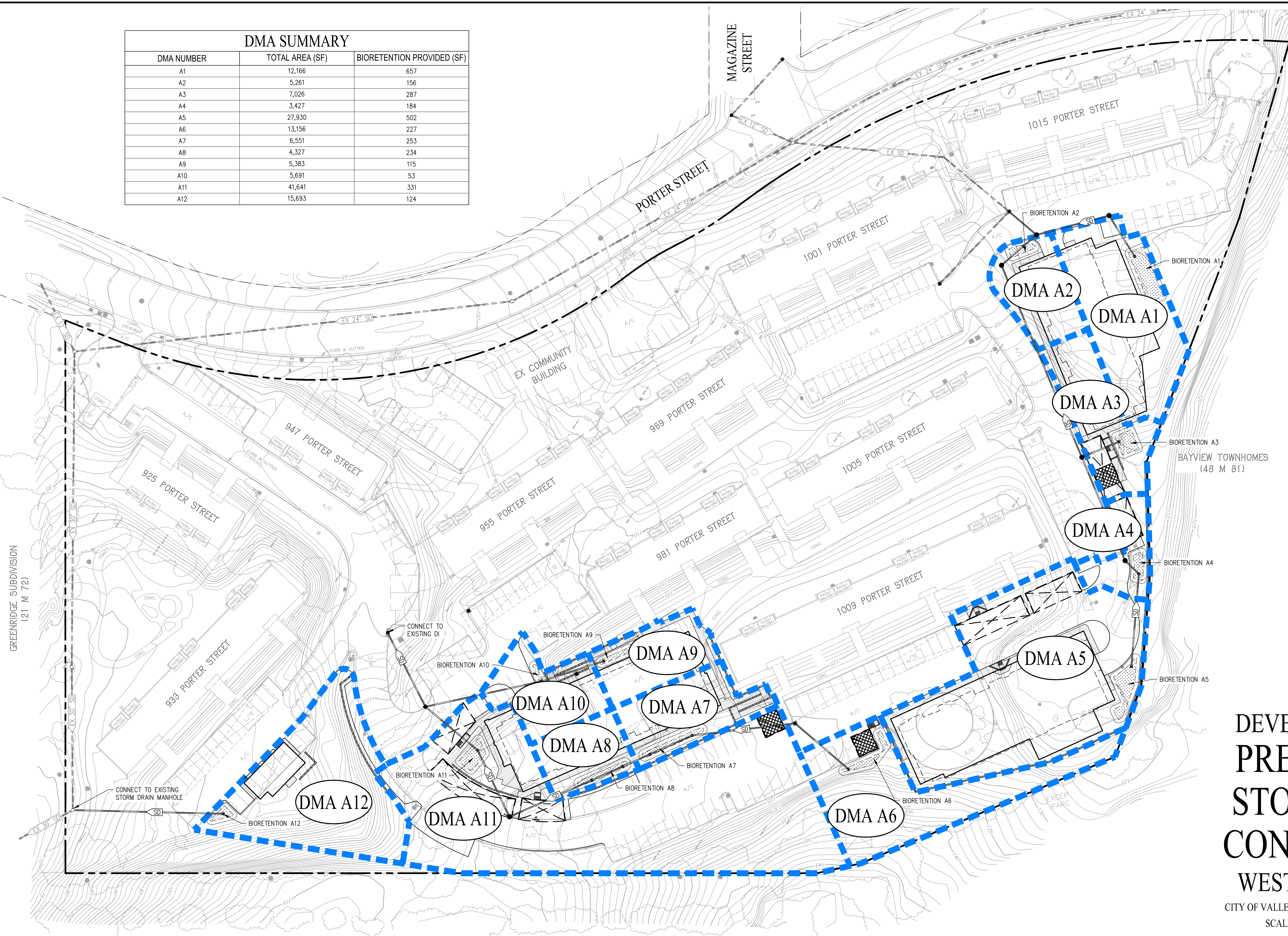
BIORETENTION AREA

STORM DRAIN

STORM DRAIN FIELD INLET

STORM DRAIN DRAIN INLET

STORM DRAIN MANHOLE



DEVELOPMENT PLAN
PRELIMINARY
STORMWATER
CONTROL PLAN
WEST HARBOR PARK

CITY OF VALLEJO SOLANO COUNTY CALIFORNIA
SCALE: 1"=40' DATE: October 24, 2022

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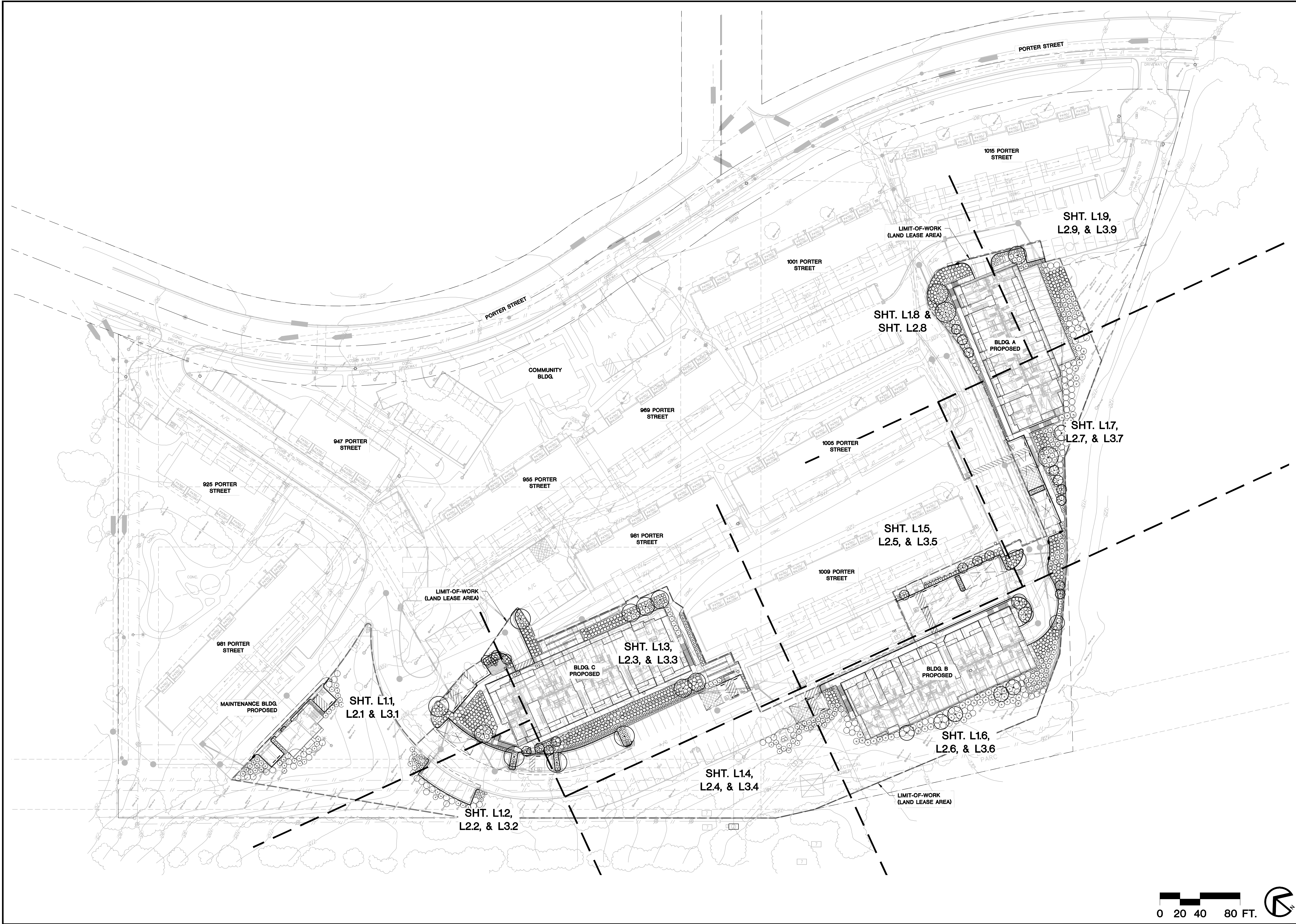
(916) 788-4456

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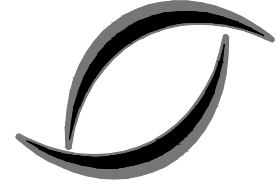
SHEET NO.

C6

OF 6 SHEETS



REVISIONS	BY



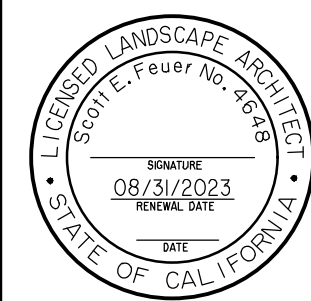
**ENVIRONMENTAL
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Landscape Architecture
1700 N. Broadway, Suite 401
Walnut Creek, CA 94596
T (925) 945-0300 F (925) 945-6688
www.environmentalforesight.com

OVERALL SITE PLAN/SHEET KEY
West Harbor Park "New Buildings"
Landscape Plans
Vallejo, California



KLEIN FINANCIAL CORPORATION

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Scale: 1" = 40'

Drawn by: JM, SF

Date: 01/18/23

Job: 19017.03

Sheet
L0.0
Of 35 Sheets

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MATERIALS SCHEDULE

SYMBOL	DESCRIPTION	DETAIL/SHEET
1	CONCRETE PAVING (PEDESTRIAN) COLOR: NO COLOR FINISH: MEDIUM BROOM SEE PLANS FOR SCORE PATTERN	1 L3.1
2	PRECAST DECORATIVE PAVERS (PEDESTRIAN) TYPE: TBD COLOR: TBD FINISH: TBD AVAIL.: TBD	X XX
3	CUBE SEATING FEATURE MODEL: PIXEL CUBES COLOR: TBD FINISH: TBD AVAIL.: www.maglin.com	2 L3.1
4	CLUSTER MAILBOXES & PARCEL BOXES BLDG A (41 UNITS): M16 - 16 UNIT TENANT DOORS (QTY. 3) P - PARCEL BOXES (QTY. 1) BLDG B (56 UNITS): M16 - 16 UNIT TENANT DOORS (QTY. 3) M8 - 8 UNIT TENANT DOORS (QTY. 1) P - PARCEL BOXES (QTY. 1) BLDG C (56 UNITS): M16 - 16 UNIT TENANT DOORS (QTY. 3) M8 - 8 UNIT TENANT DOORS (QTY. 1) P - PARCEL BOXES (QTY. 1)	3 L3.1
5	42" HT. PEDESTRIAN BOLLARD LIGHT	4 L3.1
6	TRASH RECEPTACLE	5 L3.1
7	BICYCLE RACKS (BIKE PARKING SPACES - 3 MIN. FOR EACH BUILDING)	6 L3.1

NOTES:
1. CONCRETE COLOR HARDENERS, ANTIQUE RELEASE AGENTS, STAINS, STAMP PATTERN TOOLS, AND SEALERS AVAILABLE AT DAVIS COLORS (323)264-7811.
2. ALL CONCRETE COLORS, STAMP PATTERNS, FINISHES, AND SEALERS SHALL BE INSTALLED PER ALL MANUFACTURERS SPECIFICATIONS AND APPLICATION RATES- PER DAVIS COLORS.

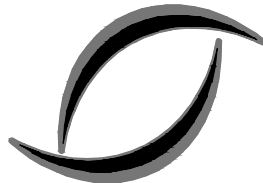
TREE PROTECTION NOTES

1. THE "TREE PROTECTION ZONE" (TPZ) IS DEFINED BY THE DRIPLINE.
2. TREE PROTECTION FENCING DEFINING SHALL BE PER THE ARBORIST RECOMMENDATIONS.
3. ANY GRADING OR EXCAVATION THAT OCCURS WITHIN THE TPZ ZONE SHALL BE DONE WITH EXTREME CAUTION TO AVOID DAMAGE TO (E) ROOTS. EXCAVATION WITHIN THE TPZ SHALL BE DONE BY HAND.
4. MINIMIZE VEHICULAR & LABOR TRAFFIC WITHIN THE TPZ AS MUCH AS POSSIBLE TO AVOID COMPACTION OF SOIL.
5. NO EXCESS SOIL, CHEMICALS, DEBRIS, EQUIPMENT OR OTHER MATERIALS SHALL BE DUMPED OR STORED WITHIN THE TPZ.
6. ANY SIGNIFICANT TREE PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
7. PRUNING SIGNIFICANT TREE ROOTS SHOULD BE AVOIDED IF POSSIBLE. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED PRIOR TO ANY NECESSARY PRUNING.
8. IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
9. SUPPLEMENTAL IRRIGATION SHALL BE DISCUSSED W/ THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
10. ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE.
11. REFER TO THE ARBORIST REPORT FOR ADDITIONAL INFORMATION AS PREPARED BY BARTLETT CONSULTING DATED JUNE 20, 2022.

GENERAL NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE PROJECT IS BUILT PER THE MOST CURRENT LANDSCAPE DRAWINGS THROUGH THE ENTIRE DURATION OF CONSTRUCTION. THE CONTRACTOR MUST COORDINATE W/ THE OWNER & GENERAL CONTRACTOR (IF APPLICABLE) TO CONFIRM THE MOST CURRENT LANDSCAPE DRAWINGS.
2. CONTRACTOR SHALL VERIFY ALL GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES AND/OR QUESTIONS REGARDING THE PLANS & SPECS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL EXISTING AND PROPOSED UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
4. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. ALL GRADING & DRAINAGE INFORMATION SHOWN ON LANDSCAPE PLANS IS BASED ON PLANS SUPPLIED BY THE OWNER. CONTRACTOR SHALL VERIFY EXISTING GRADES PRIOR TO START OF CONSTRUCTION.
6. ALL PAVING AND PLANTING AREAS SHALL HAVE POSITIVE DRAINAGE. CONTRACTOR SHALL REFER TO GRADING AND DRAINAGE PLANS BY OTHERS AND INCORPORATE LANDSCAPE GRADING AND DRAINAGE SCOPE INTO THE LANDSCAPE BID.
7. PROVIDE 2% MIN. SLOPE AT ALL PLANTER AND PAVED AREAS AROUND EXISTING/PROPOSED STRUCTURES TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES.
8. ALL CROSS SLOPES FOR WALKWAYS AND ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2%.
9. FINISH GRADE OF SOD LAWN AREAS SHALL BE 3/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE OF SEED LAWN AREAS SHALL BE 1/4 INCH BELOW TOP OF ADJACENT CURB AND/OR PAVEMENT. FINISH GRADE FOR SHRUB & GROUND COVER AREAS SHALL BE THE DEPTH OF SPECIFIED MULCH BELOW THE TOP OF ADJACENT CURB AND/OR PAVEMENT.
10. SET STRAIGHT LINE GRADES BETWEEN GIVEN ELEVATIONS UNLESS OTHERWISE INDICATED.
11. TRANSITIONS BETWEEN SLOPES AND RELATIVELY FLAT AREAS SHALL BE ROUNDED AND GRADUAL.
12. SWALES SHALL SLOPE AT 2% MINIMUM UNLESS OTHERWISE NOTED.
13. ALL HORIZONTAL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
14. TRANSITIONS BETWEEN CHANGES IN VERTICAL CURVATURE OF PAVING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
15. DIMENSIONS ARE TO FACE OF WALL, CURB, WALK, OR PAVEMENT UNLESS OTHERWISE NOTED.
16. EXPANSION JOINTS SHALL BE PLACED AT 15 FOOT INTERVALS IN CONCRETE PAVING UNLESS OTHERWISE NOTED.
17. ALL TOPS OF WALLS SHALL BE LEVEL UNLESS OTHERWISE NOTED.
18. ALL CONSTRUCTION MATERIALS TO CONFORM TO GOVERNING CODES AND ORDINANCES. ALL REQUIRED PERMITS TO BE OBTAINED BY THE CONTRACTOR.
19. ALL CONSTRUCTION TO BE PLUMB AND TRUE.
20. CONTRACTOR TO PROVIDE 48" SQ. MOCKUPS OF ALL FLATWORK, PAVING AND STUCCO COLOR/FINISH TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOT INCORPORATE MOCKUPS IN FINAL PRODUCT AND IS RESPONSIBLE FOR REMOVAL/DISPOSAL OF ALL MOCKUP MATERIAL. ALL PAVING MOCKUPS ARE TO INCLUDE EXAMPLES OF ALL SPECIFIED EXPANSION JOINT & SCORE JOINT CONSTRUCTION.
21. CONSTRUCTION MANAGER OR CONTRACTOR SHALL NOTIFY AND ARRANGE FOR SITE OBSERVATIONS WITH THE LANDSCAPE ARCHITECT A MINIMUM OF 12 HOURS BEFORE REQUIRED VISIT. THE FOLLOWING SITE OBSERVATION CHECK POINTS ARE MINIMUM REQUIREMENTS AND MUST OCCUR PRIOR TO THE NOTED INSTALLATION PHASE OR APPROVAL:
1). COMPLETION OF ALL FLAT WORK/HARDSCAPE FORMING AND HEADER LAYOUT PRIOR TO FINAL POUR OR MASONRY UNIT INSTALL.
2). COMPLETION OF ALL PLANT MATERIAL LAYOUT AND SPOTTING PRIOR TO PLANT INSTALLATION.
3). PRIOR TO BEGINNING THE LANDSCAPE MAINTENANCE PERIOD.
4). AT THE END OF THE MAINTENANCE PERIOD TO APPROVE SUBSTANTIAL COMPLETION.
22. IF IT IS THE CONTRACTORS INTENT TO INSTALL OR CONSTRUCT ANY ELEMENT THAT DIFFERS FROM WHAT IS SPECIFIED, THE CONTRACTOR MUST SUBMIT THE PROPOSED SUBSTITUTION FOR APPROVAL PRIOR TO CONSTRUCTION.
23. REFLECTIVE SUN DAMAGE FROM ENERGY EFFICIENT WINDOWS: THE CONTRACTOR SHALL MONITOR LANDSCAPE INSTALLATIONS DURING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO PLANTING, SYNTHETIC TURF, SITE AMENITIES & HARDSCAPE) FOR POSSIBLE WINDOW REFLECTIVE SUNLIGHT DAMAGE AND NOTIFY THE OWNER & LANDSCAPE ARCHITECT IMMEDIATELY.
24. UPON BEING REWARDED THE PROJECT CONTRACT THE CONTRACTOR SHALL IMMEDIATELY CONFIRM THE PROCUREMENT LEAD TIME FOR ALL SPECIFIED LANDSCAPE MATERIALS & ELEMENTS. IF IT IS DETERMINED THAT ANY OF THE LEAD TIMES MAY AFFECT THE PROJECT SCHEDULE THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE & THE LANDSCAPE ARCHITECT IMMEDIATELY.

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GENERAL NOTES, LEGENDS & SCHEDULES
West Harbor Park "New Buildings"
Landscape Plans
Vallejo, California

KLEIN FINANCIAL CORPORATION



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Tree Removal Mitigation Table

KEY	TREE SPECIES REMOVED	CIRCUMFERENCE (PER ARBORIST)	SIGNIFICANT TREE	MITIGATION RATIO
#15	SILK OAK	18"	NO	0:1
#16	MANNA GUM	43"	YES	3:1
#17	MANNA GUM	32"	YES	3:1
#82	RED RIVER GUM	48"	YES	3:1
#83	SILK OAK	16"	NO	0:1
#86	STRAWBERRY TREE	8" 8" 5" 4" 3"	YES	3:1
#87	STRAWBERRY TREE	13" 12" 6"	YES	3:1
#100	RED RIVER GUM	23"	NO	0:1
#101	COMPACT BLUE GUM	28"	YES	3:1
#102	RED RIVER GUM	25"	YES	3:1
#106	RED RIVER GUM	24" 26" 17"	YES	3:1
#107	RED RIVER GUM	24"	YES	3:1
#108	RED RIVER GUM	22"	NO	0:1
#116	RED RIVER GUM	36"	YES	3:1
#117	CALIFORNIA PEPPER	16"	NO	0:1
#124	ALEPPO PINE	17" 13"	YES	3:1
#124	RED RIVER GUM	41"	YES	3:1
#130	ALEPPO PINE	26"	YES	3:1
#132	EUROPEAN BIRCH	7" 6" 5"	NO	0:1
#133	EUROPEAN BIRCH	8" 6"	NO	0:1
#134	EUROPEAN BIRCH	10" 9" 7"	YES	3:1
#135	EUROPEAN BIRCH	11" 9"	NO	0:1
#141	EUROPEAN BIRCH	12"	NO	0:1
#142	ALEPPO PINE	10"	NO	0:1
#144	COAST LIVE OAK	17" 14"	YES	3:1
#146	COAST LIVE OAK	20"	NO	0:1
#147	COAST LIVE OAK	13"	NO	0:1
#156	COAST LIVE OAK	21"	NO	0:1
#178	ALEPPO PINE	31"	YES	3:1

TOTAL MITIGATION TREES PROPOSED: 44

TOTAL MITIGATION TREES REQUIRED: 42

TOTAL MITIGATION TREE BALANCE: -4

TOTAL MITIGATION TREES NEEDED: 4
(TO BE PAID IN-LIEU FEE)

NOTES:

1. TREE NUMBERS CORRESPOND TO THE ARBORIST REPORT DATED JUNE 20, 2022 AS PREPARED BY HORTSCIENCE, BARTLETT CONSULTING. REFER TO THE ARBORIST REPORT FOR MEASURES TO MITIGATE CONSTRUCTION IMPACTS TO EXISTING TREES THAT MAY BE AFFECTED BY CONSTRUCTION.

2. REFER TO THE PLANT MATERIAL KEY AND PLANTING PLAN FOR MITIGATION TREE SPECIES AND LOCATIONS.

3. * - SIGNIFICANT TREE DEFINED BY VALLEJO'S SECTION TREE REMOVAL NOTES AS TREE LOCATED ON A DEVELOPED PROPERTY, THAT HAS A TRUNK CIRCUMFERENCE OF 24" OR MORE.

Plant Material Key

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS(Y)
TREES					
CER OCC	Cercis occidentalis	Western Redbud	24" BOX-MULTI	SEE PLANS	VL
HET ARB	Heteromeles arbutifolia	Toyon	24" BOX-MULTI	SEE PLANS	L
LAU SAR	Laurus nobilis 'Saratoga'	Saratoga Laurel	24" BOX-STD.	SEE PLANS	L
PI5 KE1	Pistachia c. 'Keith Davey'	Fruitless Chinese Pistache	24" BOX	SEE PLANS	L
QUE AGR	Quercus agrifolia	Coast Live Oak	24" BOX-STD.	SEE PLANS	VL
SHRUBS/GRASSES/GROUNDCOVERS					
ANI BUS	Anigozanthos x. 'Bush Gold'	Yellow Kangaroo Paw	1 GAL	30" O.C.	L
ASP ELA	Aspidistra elatior	Cast Iron Plant	1 GAL	24" O.C.	L
CHO TEC**	Chondropetalum tectorum	Small Cape Rush	5 GAL	42" O.C.	L
DIE VEG	Dietses vegeta	Fortnight Lily	5 GAL	42" O.C.	L
FES ELI	Festuca glauca 'Elijah Blue'	Common Blue Fescue	6" POTS	18" O.C.	L
FRA MOU	Frangula californica 'Mound San Bruno'	Coffeeberry	5 GAL	60" O.C.	L
HEL SEM	Helleborichon sempervirens	Blue Oat Grass	1 GAL	30" O.C.	L
LAN MON	Lantana montevidensis	Trailing Lantana	5 GAL	48" O.C.	L
MAH REP	Mahonia repens	Creeping Mahonia	1 GAL	36" O.C.	L
MJH DUB	Muhlenbergia dubia	Pine Muhly	1 GAL	42" O.C.	L
NAN FIR	Nandina domestica 'Fire Power'	Dwarf Heavenly Bamboo	1 GAL	24" O.C.	L
PHO ADD	Phormium c. 'Black Adder'	Black Adder Phormium	5 GAL	36" O.C.	L
PIT VAR	Pittosporum tobira 'Variegata'	Variegated Tabira	5/15 GAL	60" O.C.	L
PRU COL	Prunus c. 'Compacta' Column	Compact Column Cherry Laurel	15 GAL	48" O.C.	L
RIB VIB	Ribes viburnifolium	Evergreen Currant	5 GAL	72" O.C.	L
ROS HUN**	Rosmarinus o. 'Huntington Carpet'	Trailing Rosemary	1 GAL	42" O.C.	L
SAL GLA	Salvia greggii 'Heatwave Glare'	White Autumn Sage	5 GAL	36" O.C.	L
SAR HOO	Sarcococca hookeriana	Sweet Box	5 GAL	72" O.C.	L
SYM ALB**	Symphoricarpos albus	Common Snowberry	5 GAL	60" O.C.	L

NOTES:

1. * - WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.
2. ** - PLANT MATERIAL FOR STORMWATER TREATMENT FACILITIES PER 'CONTRA COSTA CLEAN WATER PROGRAM STORMWATER C.B. GUIDEBOOK" APPENDIX B-1.

Irrigation Design (WELO) Compliance Statement

1. DETAILED IRRIGATION DESIGN PLANS SHALL BE PREPARED DURING THE BUILDING PERMITTING PROCESS. IRRIGATION DESIGN SHALL FOLLOW THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) STANDARDS PER CHAPTER 16.71.020 OF THE VALLEJO MUNICIPAL CODE.

Deer Management Notes

1. CONTRACTOR TO APPLY 'DEER OFF' DEER REPELLANT TO ALL SHRUBS & GROUNDCOVER PLANTS IMMEDIATELY AFTER INSTALLATION IN DEER ACCESSIBLE AREAS. 'DEER OFF' TO BE APPLIED AS DIRECTED BY MANUFACTURER. AVAILABLE AT www.deeroff.com.
2. CONTRACTOR TO MONITOR ALL INSTALLED PLANT MATERIAL, INCLUDING TREES, FOR DAMAGE CAUSED BY DEER. CONTRACTOR TO IMMEDIATELY REPORT ANY DAMAGE, SUCH AS BARK RUBBING OR BROWSING, TO OWNER SO THAT PROTECTIVE MEASURES CAN BE IMPLEMENTED.
3. CONTRACTOR TO PROVIDE PROTECTION FOR DELIVERED ON-SITE PLANT STOCK FROM DEER PRIOR TO INSTALLATION.

Planting Notes

1. ALL PLANT MATERIAL/CONTAINER SIZES SHALL COMPLY WITH THE APPLICABLE PROVISIONS SET FORTH BY THE 'AMERICAN STANDARD FOR NURSERY STOCK-ANSI Z60.1-2014', 2014 EDITION, AMERICAN ASSOCIATION OF NURSERYMEN (AVAILABLE AT www.americanhort.org).

2. SITE AND DRAWING REVIEW: THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE LANDSCAPE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID.

3. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED IN CALLOUTS.

4. SOIL PREPARATION/AMENDMENTS:
A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING TO A TOLERANCE OF +/- .01 FT. AND SURFACE DRAINAGE OF ALL PLANTING AREAS. LOW SPOTS WHICH HOLD STANDING WATER WILL NOT BE ACCEPTED.

B. AFTER INSTALLATION OF THE IRRIGATION SYSTEM AND HEADERS, ALL PLANTING AREAS SHALL BE RAKED SMOOTHLY AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.

C. FOR BID PURPOSES ONLY: THE CONTRACTOR SHALL ASSUME SURFACE AMENDMENTS FOR TURF, GROUNDCOVER AND SHRUB AREAS AS PER THE PRELIMINARY SOILS REPORT INCLUDED IN THESE PLANS FOR BIDDING. ACTUAL SOIL AMENDMENTS SHALL BE DETERMINED BY THE ON-SITE SOIL TEST RECOMMENDATIONS.

D. SOIL TESTS: PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONDUCT HORTICULTURAL SOIL TESTS AFTER ROUGH GRADING HAS BEEN COMPLETED. TAKE AT LEAST 5 TO 10 SUB-SAMPLES OF EQUAL SIZE AT RANDOM LOCATIONS FROM THE SITE AT 6" TO 18" DEPTHS. THOROUGHLY MIX THESE SUB-SAMPLES AND SUBMIT TO A REPUTABLE SOILS LABORATORY FOR HORTICULTURAL TESTING. IN ADDITION, A GUARANTEED ANALYSIS OF A NUTRIENT RICH COMPOST AMENDMENT (SPECIFIED BELOW) MUST BE SUBMITTED WITH THE SOIL SAMPLE TO PROVIDE A COMPLETE ANALYSIS FOR THE RECOMMENDED SOIL AMENDMENT MIX.

E. A NUTRIENT RICH COMPOST AMENDMENT SHALL BE USED AS THE NITROGEN STABILIZED ORGANIC AMENDMENT. INCORPORATE 21 OF COMPOST INTO THE TOP 6" TO 12" OF SOIL. THIS PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S SEALS OF TESTING ASSURANCE PROGRAM (www.compostingcouncil.org). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS 'WONDERGROW PREMIUM COMPOST' AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR 'FOUR COURSE COMPOST' AVAILABLE AT JEPSON PRAIRIE ORGANICS (800) 208-2370 OR APPROVED EQUAL SHALL BE USED.

F. THE APPROVED FINAL SOIL AMENDMENT RECOMMENDATION SHALL BE EVENLY SPREAD AND THOROUGHLY CULTIVATED BY MEANS OF ROTOTILLING TO A UNIFORM DEPTH OF 6"-12". IN AREAS WITH A SLOPE OF 3:1 OR GREATER OR WHERE PLANT MATERIAL IS SPACED 60" O.C. OR GREATER THE RECOMMENDED HORTICULTURAL BACKFILL MIX SHALL BE PER PLANT PIT ONLY-SEE PLANTING DETAILS. DO NOT AMEND SOIL WITHIN BIORETENTION AREAS. REFER TO CIVIL DRAWINGS FOR SOIL PREPARATION IN THESE AREAS. SOIL SHALL NOT BE WORKED WITH WHEN WET.

G. BACKFILL FOR GROUNDCOVER 48" O.C. SPACING OR GREATER AND ALL SHRUBS AND TREES - BACKFILL MIX AS PER THE HORTICULTURAL SOILS REPORT.

H. INSTALL TRI-C MYCO PAKS (MYCORRHIZAL FUNGI) TO ALL PLANTING PITS AS FOLLOWS:
1 GALLON 1 PAK
3/5 GALLON 2 PAKS
15 GALLON 6 PAKS
24" BOX 10 PAKS
36" BOX 16 PAKS
48" BOX 20 PAKS
AVAILABLE: TRI-C ENTERPRISES, LLC. (800) 927-3311. CONTRACTOR SHALL INSTALL AND HANDLE PRODUCT PER MANUFACTURER'S SPECIFICATIONS. REFER TO PLANTING DETAILS FOR ADDITIONAL INFORMATION.

5. MULCH:
A. ALL PLANTING AREAS, U.N.O., SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:
1. PROJECTS W/ NO SLOPES GREATER THAN 3:1: RECOLOGY RECYCLED 'DECORATIVE' MULCH IN 'LIGHT BROWN' COLOR.
2. PROJECTS W/ SLOPES GREATER THAN 3:1: MULCH SLOPES GREATER THAN 3:1 W/ RECOLOGY RECYCLED 'SHREDDED CEDAR' MULCH SLOPES LESS THAN 3:1 WITH RECOLOGY RECYCLED 'DECORATIVE' MULCH IN 'LIGHT BROWN' COLOR.

B. MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER PRE EMERGENT HAS BEEN APPLIED.* EXCLUDE MULCH IN TURF & HYDROSEED AREAS.* NO MULCH SHALL BE PLACED WITHIN A 3' CLEAR BAND AROUND TRUNK OF ALL TREES.* MULCHES AVAILABLE AT RECOLOGY ORGANICS (866) 764-5765 OR APPROVED EQUAL.* THE CONTRACTOR SHALL SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO CONSTRUCTION.

C. LAVA ROCK MULCH @ BIO-RETENTION AREAS: MULCH BASIN FLOORS & SIDE SLOPES WITH 3' LAYER OF 1/2" SIZE LAVA ROCK IN BLACK COLOR.

6. GROUNDCOVER:
A. PLANT AT THE SPACINGS NOTED IN THE LEGEND. GROUNDCOVER SHALL EXTEND UNDER ALL SHRUB AREAS AS NECESSARY TO PROVIDE COMPLETE GROUNDCOVER COVERAGE.

7. PRE-EMERGENT HERBICIDE:
A GRANULAR PRE-EMERGENT SHALL BE APPLIED TO ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS. MATERIAL: 'SNAPSHOT 25 T6' OR APPROVED EQUAL. AVAILABLE AT HORIZON, CONCORD, CA (925) 825-9344. THE LANDSCAPE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND IS TO SUPPLY THE OWNER WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE APPLIED AND RATE OF APPLICATION.

8. JUTE MESH SHALL BE INSTALLED ON ALL SHRUB AND GROUNDCOVER SLOPES 2:1 OR STEEPER. CONTRACTOR SHALL ANCHOR JUTE IN CONTINUOUS TRENCHES AT TOP & BOTTOM OF SLOPES.

9. TREE PLANTING NOTES:
A. PLANT TREES A MINIMUM OF 3'-0" FROM THE EDGE OF CURBS AND WALKS, AND A MINIMUM OF 12'-0" FROM STREET LIGHTS. ALL TREES PLANTED WITHIN 5'-0" OF HARDSCAPE OR BUILT ELEMENT TO BE PLANTED WITH ROOT BARRIERS-REFER TO PLANTING DETAILS. NURSERY STAKING TO BE REMOVED AT THE TIME OF PLANTING. CONTRACTOR TO FILL HOLES LEFT BY NURSERY STAKING.

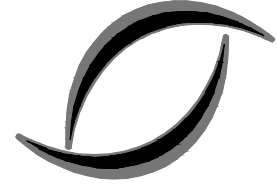
B. CONTRACTOR TO COORDINATE TREE PLANTING WITH DRAINLINES AND UNDERGROUND UTILITY LOCATIONS PER LOCAL MUNICIPALITY REQUIREMENTS TO AVOID CONFLICT.

10. MAINTENANCE:
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 90 DAYS FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS, SHALL BE PERFORMED. LAWNS SHALL BE MOVED REGULARLY AND FERTILIZED AS NECESSARY TO MAINTAIN VIGOROUS GROWTH AND GOOD COLOR.

11. SITE OBSERVATIONS:
THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT 72 HOURS PRIOR TO A REQUIRED SITE OBSERVATION. THERE SHALL BE A SITE OBSERVATION OF PLANT LOCATIONS PRIOR TO INSTALLATION. FINAL SITE OBSERVATION SHALL BE MADE AT THE CONCLUSION OF THE MAINTENANCE PERIOD. PRIOR TO FINAL SITE OBSERVATION, ALL LANDSCAPE AREAS ARE TO BE WEED FREE AND ALL PLANTS IN A HEALTHY THRIVING CONDITION. NOTIFY THE LANDSCAPE ARCHITECT 7 DAYS PRIOR TO ANTICIPATED DATE OF THE FINAL SITE OBSERVATION.

12. GUARANTEE:
ALL PLANTS AND PLANTINGS SHALL BE GUARANTEED TO BE HEALTHY, THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL PLANTS SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

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PLANTING NOTES & PLANT MATERIAL KEY

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Job: **190703**

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IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.
2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.
3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.
5. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.
6. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
7. CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.
8. IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.
9. PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTRACTOR SHALL CONTACT HUNTER REPRESENTATIVE (CHRIS McNAIRY 707.695.3890) FOR ON-SITE TUTORIAL ON INSTALLATION PROCEDURES FOR CONTROLLER, DECODERS, TWO-WIRE CABLE, WIRE SPLICES, GROUNDING, INTERFACE WITH FLOW SENSOR AND MASTER VALVE, AS WELL AS PROGRAMING OF CONTROLLER.
10. CONTROLLER PROGRAMMING:

A. CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.

B. CONTRACTOR SHALL PROGRAM CONTROLLER TO MONITOR FLOW CONDITIONS AND RESPOND WITH CONTROL OF MASTER VALVE AND/OR RECORDING ALARM CONDITIONS FOR USE BY MAINTENANCE PERSONNEL.
11. IRRIGATION CONTROL WIRES SHALL BE HUNTER JACKETED DECODER CABLES (PAIGE ELECTRIC P7354D) WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.
12. CONNECT FLOW SENSOR TO CONTROLLER VIA FLOW SENSOR DECODER AND TWO-WIRE PATH PER HUNTER SPECIFICATIONS.
13. SPLICING OF DECODER CABLES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG COIL OF EXCESS CABLE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE DECODER CABLES TOGETHER EVERY TEN FEET. TAPING IS NOT REQUIRED INSIDE SLEEVES.
14. PLASTIC VALVE BOXES ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.
15. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
16. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).
17. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL SYSTEMS FOR OPTIMUM PERFORMANCE AND COVERAGE OF THE LANDSCAPE AREA. THIS SHALL INCLUDE ADJUSTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
18. ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.
19. LOCATE BUBBLERS ON UP-HILL SIDE OF PLANT OR TREE.
20. INSTALL A NDS FLOW MANAGEMENT INLINE SPRING LOADED CHECK VALVE (CV-0500-FM) BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
21. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
22. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
23. PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:

A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.

B. PERFORM TESTING AT HIS OWN EXPENSE.

C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.

D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.

1. TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINES HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINES WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.

2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.

24. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

25. IRRIGATION DEMAND: ____ GPM AT ____ PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.

26. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.

27. SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.

28. STORMWATER PLANTERS: WHERE IRRIGATION PIPES AND/OR WIRES PASS THROUGH STORMWATER PLANTER WALLS, PENETRATIONS SHALL BE SLEEVED WITH SCHEDULE 40 PVC PIPE. SEAL PENETRATIONS AS DIRECTED IN CIVIL DESIGN SPECIFICATIONS AND CONSTRUCTION DETAILS. SIZE SLEEVES TO ACCOMMODATE PIPE SIZES AND WIRES AS SHOWN ON THE IRRIGATION DESIGN DRAWINGS.

29. RECORD DRAWINGS:

A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL IRRIGATION DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, HEADS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.

B. CONTRACTOR SHALL RECORD EACH DECODER NUMBER AND ASSOCIATED CONTROLLER STATION NUMBER. PROVIDE LIST WITH RECORD AS-BUILT DRAWINGS.

C. ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.

D. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.

30. FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.

31. WARRANTY:

A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.

B. THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.

32. AN IRRIGATION AUDIT REPORT BY A DISINTERESTED 3RD PARTY SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING THE INDEPENDENT AUDITOR.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
	1401 / CV-0500-FM	RAIN BIRD BUBBLER / NDS FLOW MANAGEMENT INLINE SPRING CHECK VALVE (TREE)
	LT-S	FLUSH VALVE (SEE DETAIL) - KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SLIP X SLIP) (LINE SIZE)
	ARV050	RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE
	OPERIND - (SEE SUB-SURFACE DRIP LAYOUT DETAILS)	RAIN BIRD DRIP SYSTEM OPERATION INDICATOR
	3200-X"	SUPERIOR NORMALLY CLOSED MASTER CONTROL VALVE
	FSI-T10-001-1" / ICD-SEN (PART OF CONTROLLER EQUIPMENT PKG)	CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH HUNTER SENSOR DECODER
	PESB-SERIES / LT-T (POP-UP SPRAY & BUBBLERS)	RAIN BIRD REMOTE CONTROL VALVE/KBI SCHEDULE 80 PVC FULL PORT BALL VALVE
	XCZ-100-FLOW (1 GPM TO 15 GPM)	RAIN BIRD CONTROL ZONE KIT - PVC BALL VALVE, 1" PESB VALVE, AND 1" PRESSURE REGULATING (40 PSI) QUICK CHECK BASKET FILTER (200 MESH) WITH FLOW INDICATION
	XCZ-150-LCS / LT-T (16 GPM TO 40 GPM)	RAIN BIRD CONTROL ZONE KIT - 1½" PESB VALVE AND ½" PRESSURE REGULATING (40 PSI) SCREEN FILTER (120 MESH) / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE
	33DRC	RAIN BIRD QUICK COUPLING VALVE
	T-113-LF	NIBCO GATE VALVE - LEAD FREE (LINE SIZE)
	975XL2-X"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)
	182199IC	GROUNDING PLATE FOR GROUNDING IRRIGATION CONTROL TWO-WIRE PATH. SEE DETAILS AND MANUFACTURER'S (PAIGE ELECTRIC COMPANY) INSTRUCTIONS
	2700CFD	PAIGE ELECTRIC DECODER CABLE FUSE DEVICE
	CAB-HU4-75 / HSSE / LPP/ EMP-16 / FAN-16 / GTFS-XX" / ICD-SEN / ICD-100 / P7354D	SiteOne GREEN TECH CONTROLLER ASSEMBLY WITH HUNTER ACC2 TWO-WIRE CONTROLLER IN A TOP-OPENING STAINLESS STEEL STRONG BOX ENCLOSURE WITH LINE PRIMARY PROTECTION, CST FLOW SENSOR, HUNTER SENSOR DECODER (ICD-SEN), HUNTER SINGLE STATION TWO-WIRE DECODERS (ICD-100), HUNTER JACKETED DECODER CABLE (P7354D), ALL EARTH GROUNDING EQUIPMENT, ENCLOSURE MOUNTING PAD, ENCLOSURE FAN, AND SOLAR SYNC SENSOR ASSEMBLY. CONTACT NICK MANFRE, SiteOne GREEN TECH REPRESENTATIVE, FOR ORDER, PURCHASE, WARRANTY, AND PRE-CONSTRUCTION MEETING. (925.558.5965) PRIOR TO INSTALLATION OF IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS CONTACT CHRIS McNAIRY, HUNTER INDUSTRIES, (707.695.3890) WITH QUESTIONS REGARDING TWO-WIRE CONTROLLER COMPONENTS, INSTALLATION, WIRING, WIRE SPLICING, GROUNDING AND DECODER PROGRAMMING AS WELL AS PROGRAMMING OF CONTROLLER.
	ICD-HP	HUNTER HAND-HELD DECODER PROGRAMMER. CONTRACTOR SHALL PROVIDE ONE (1) PROGRAMMER TO OWNER AFTER USING TO PROGRAM SYSTEM DECODERS.
	SS	HUNTER SOLAR SYNC SENSOR (MOUNT IN A STRONG BOX VANDAL RESISTANT ENCLOSURE)
		PRECIPITATION RATE
		CONTROLLER & STATION NUMBER
		APPROXIMATE FLOW (GPM)
		REMOTE CONTROL VALVE SIZE AND FILTER SIZE
		HYDROZONE - PLANT TYPE/WATER REQUIREMENT LH - LAWN/HIGH WATER-USE LM - LAWN/MODERATE WATER-USE LL - LAWN/LOW WATER-USE SH - SHRUB & GROUNDCOVER/HIGH WATER-USE SM - SHRUB & GROUNDCOVER/MODERATE WATER-USE SL - SHRUB & GROUNDCOVER/LOW WATER-USE TH - TREE/HIGH WATER-USE TM - TREE/MODERATE WATER-USE TL - TREE/LOW WATER-USE
		MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.
		LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 12" COVER. 24" COVER UNDER VEHICULAR PAVING.
		SUB-SURFACE RAIN BIRD XFS-CV SUB-SURFACE DRIPLINE DRIP BOUNDARY: (XFS-CV-09-12) WITH COPPER SHIELD TECHNOLOGY AND HEAVY DUTY CHECK VALVE. INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT, AND INSTALLATION METHODS. BOUNDARIES DEFINE AREAS FOR DRIPLINE TO BE CONNECTED TO ASSOCIATED REMOTE CONTROL VALVES AS DEPICTED IN THE DRAWING. 4" COVER.
		SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.

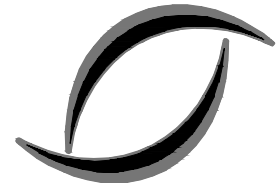
VALVE BOXES SHALL BE BLACK IN COLOR.

PRELIMINARY
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DICKSON & ASSOCIATES, INC.
LANDSCAPE IRRIGATION
(530) 547-5515 www.dicksoninc.net
P.O. BOX 415
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IRRIGATION NOTES & LEGENDS
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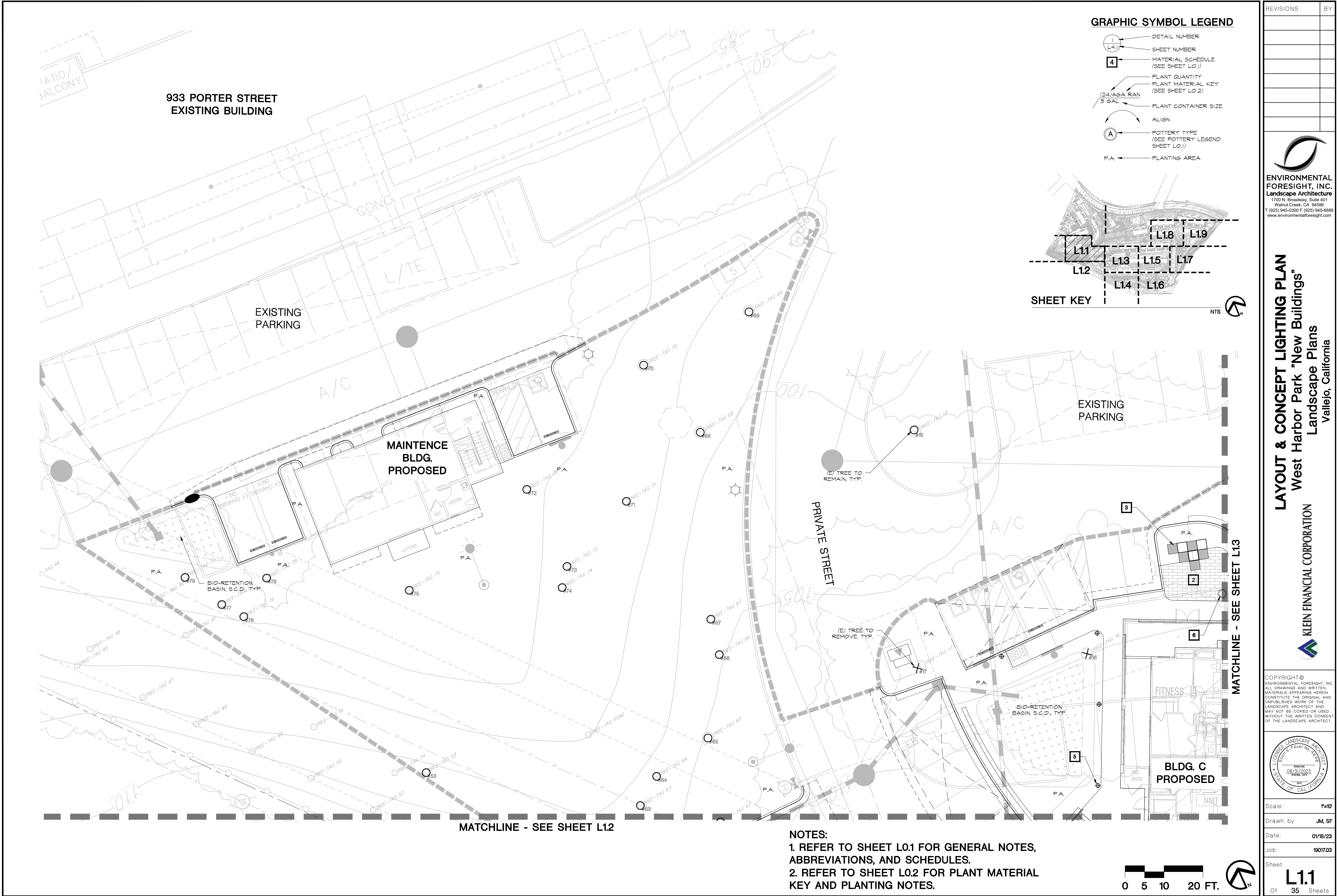
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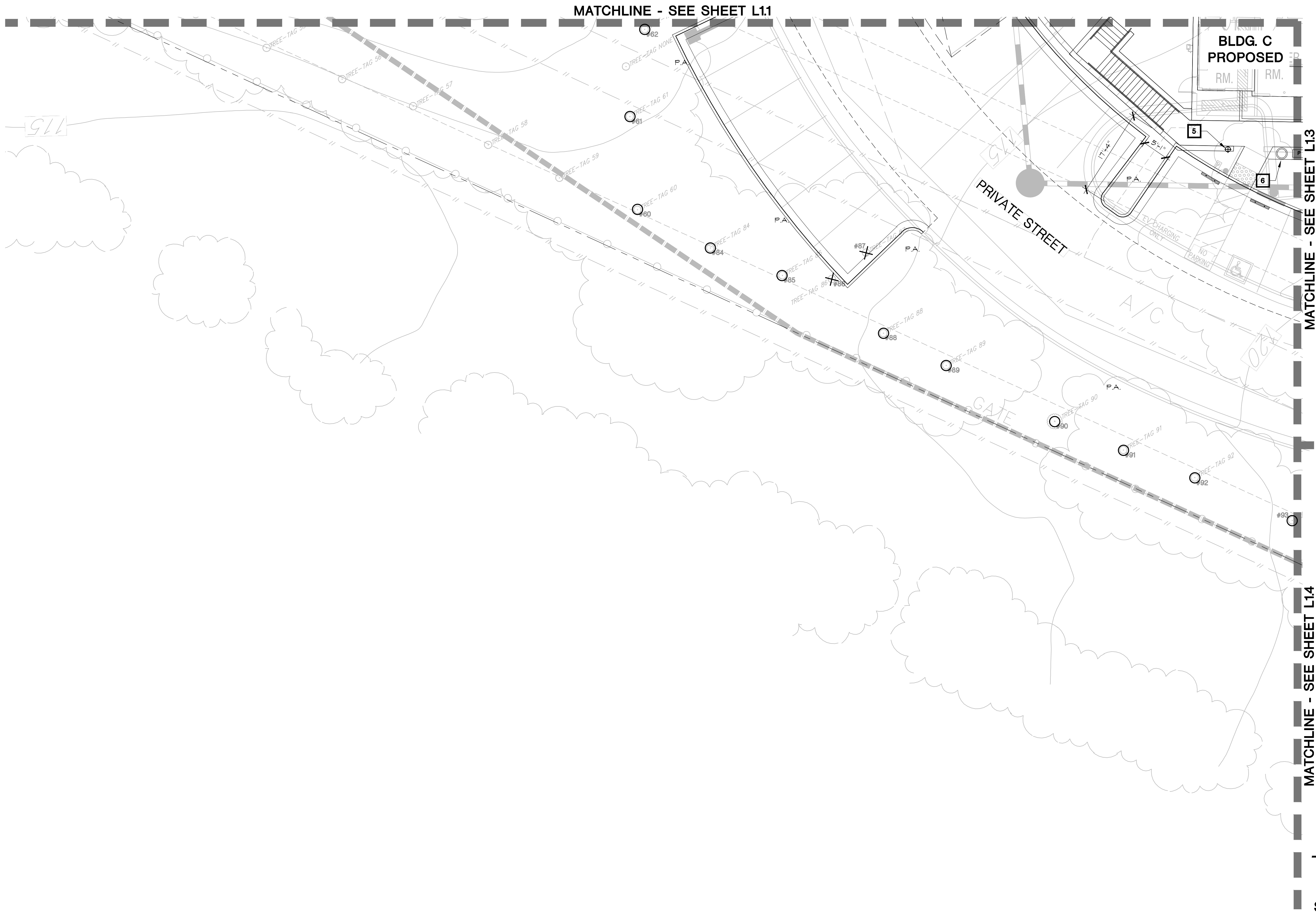
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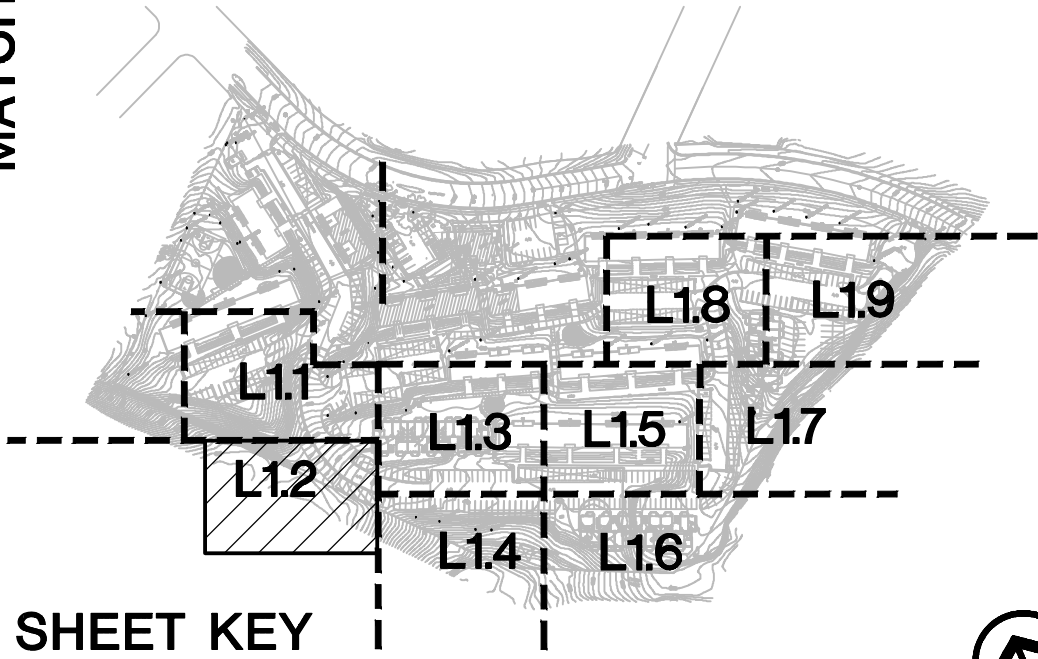
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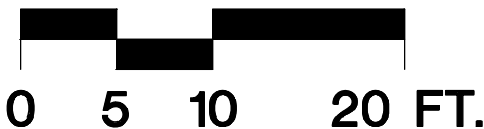


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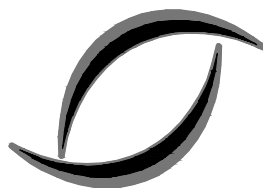
- DETAIL NUMBER
- SHEET NUMBER
- MATERIAL SCHEDULE (SEE SHEET L0.1)
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET L0.2)
- PLANT CONTAINER SIZE
- ALIGN
- POTTERY TYPE (SEE POTTERY LEGEND SHEET L0.1)
- PLANTING AREA



NOTES:
1. REFER TO SHEET L0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND SCHEDULES,
2. REFER TO SHEET L0.2 FOR PLANT MATERIAL KEY AND PLANTING NOTES.



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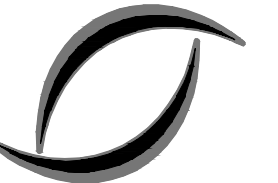
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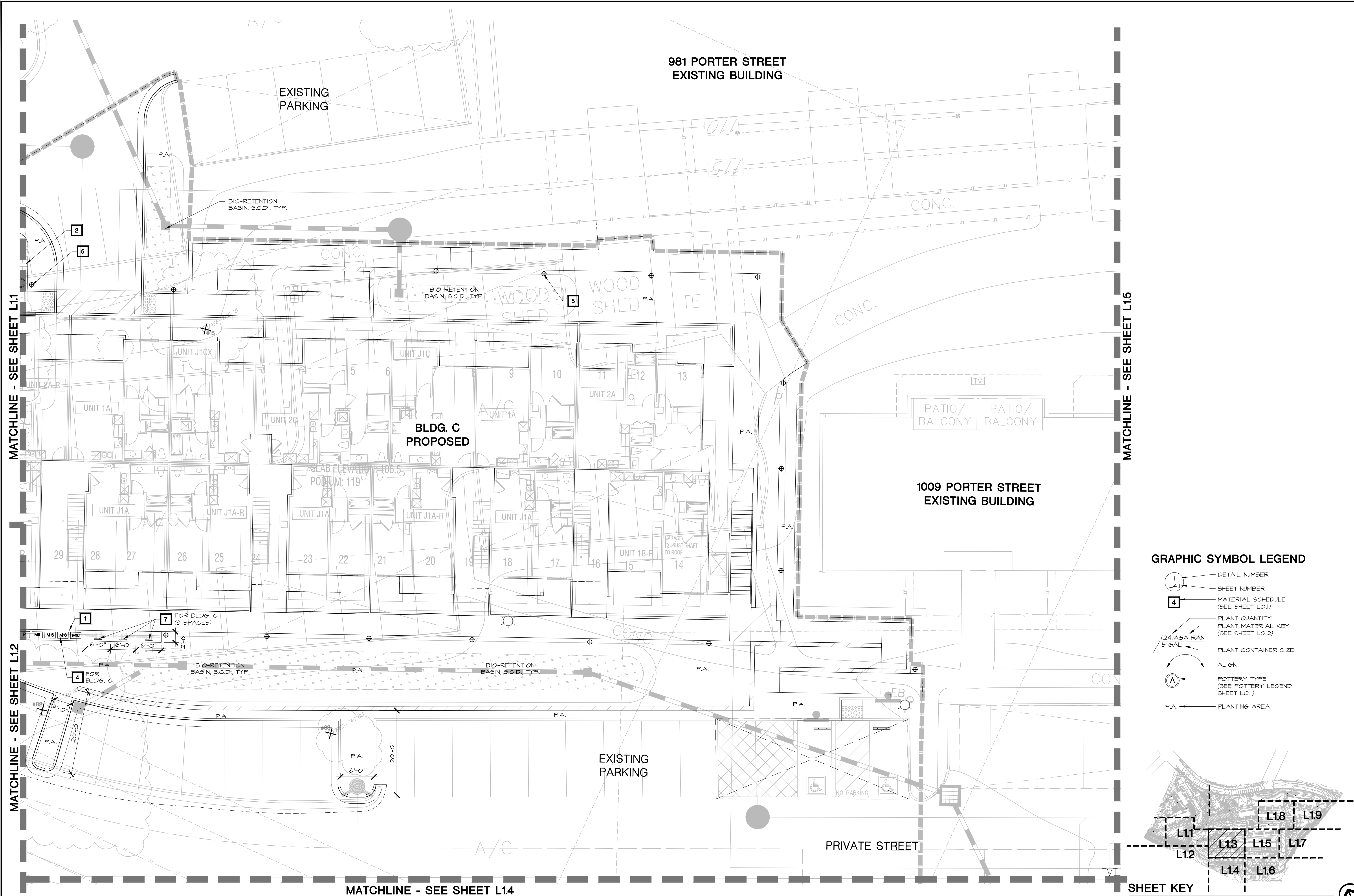


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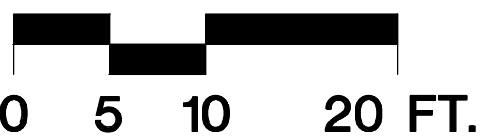


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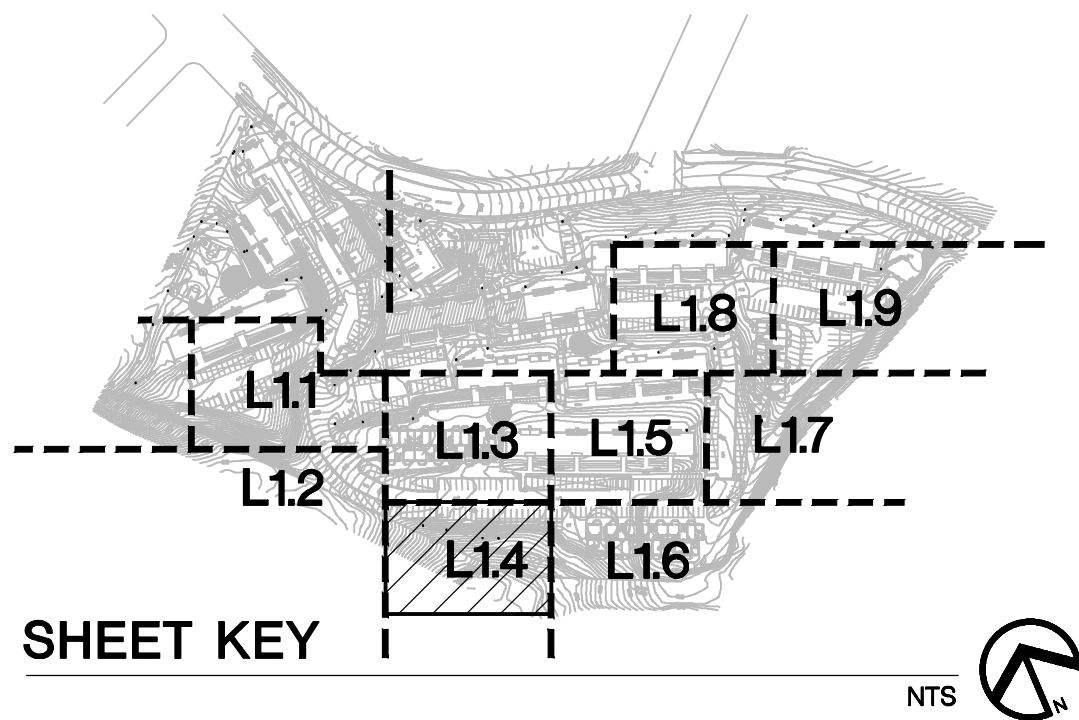
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MATCHLINE - SEE SHEET L12

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GRAPHIC SYMBOL LEGEND

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- (A)
- P.A.
- DETAIL NUMBER
- SHEET NUMBER
- MATERIAL SCHEDULE
(SEE SHEET L0.1)
- PLANT QUANTITY
PLANT MATERIAL KEY
(SEE SHEET L0.2)
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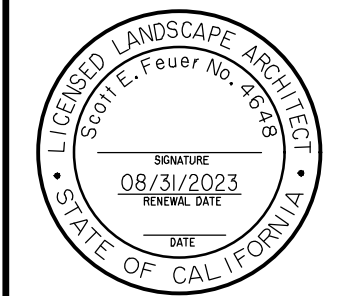


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Scale: 1"=10'

Drawn by: JM, SF

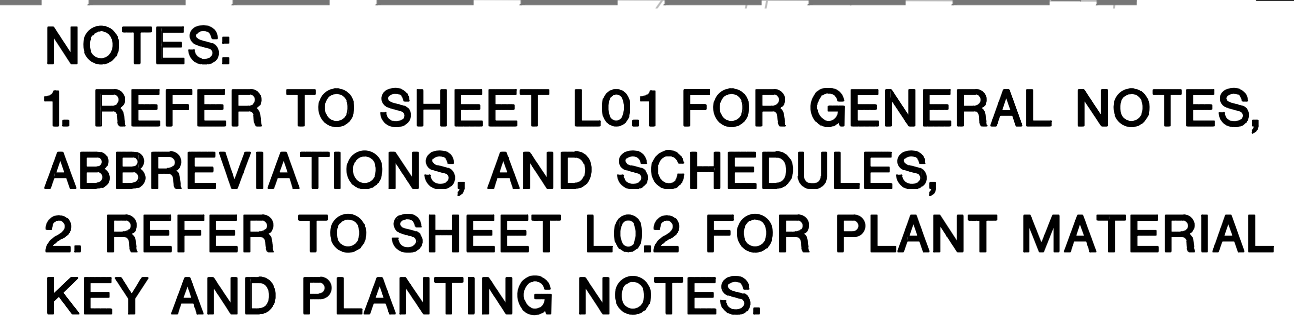
Date: 01/18/23

Job: 19017.03

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L1.4
Of 35 Sheets

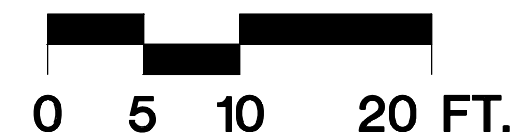
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Sheet
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Of 35 Sheets

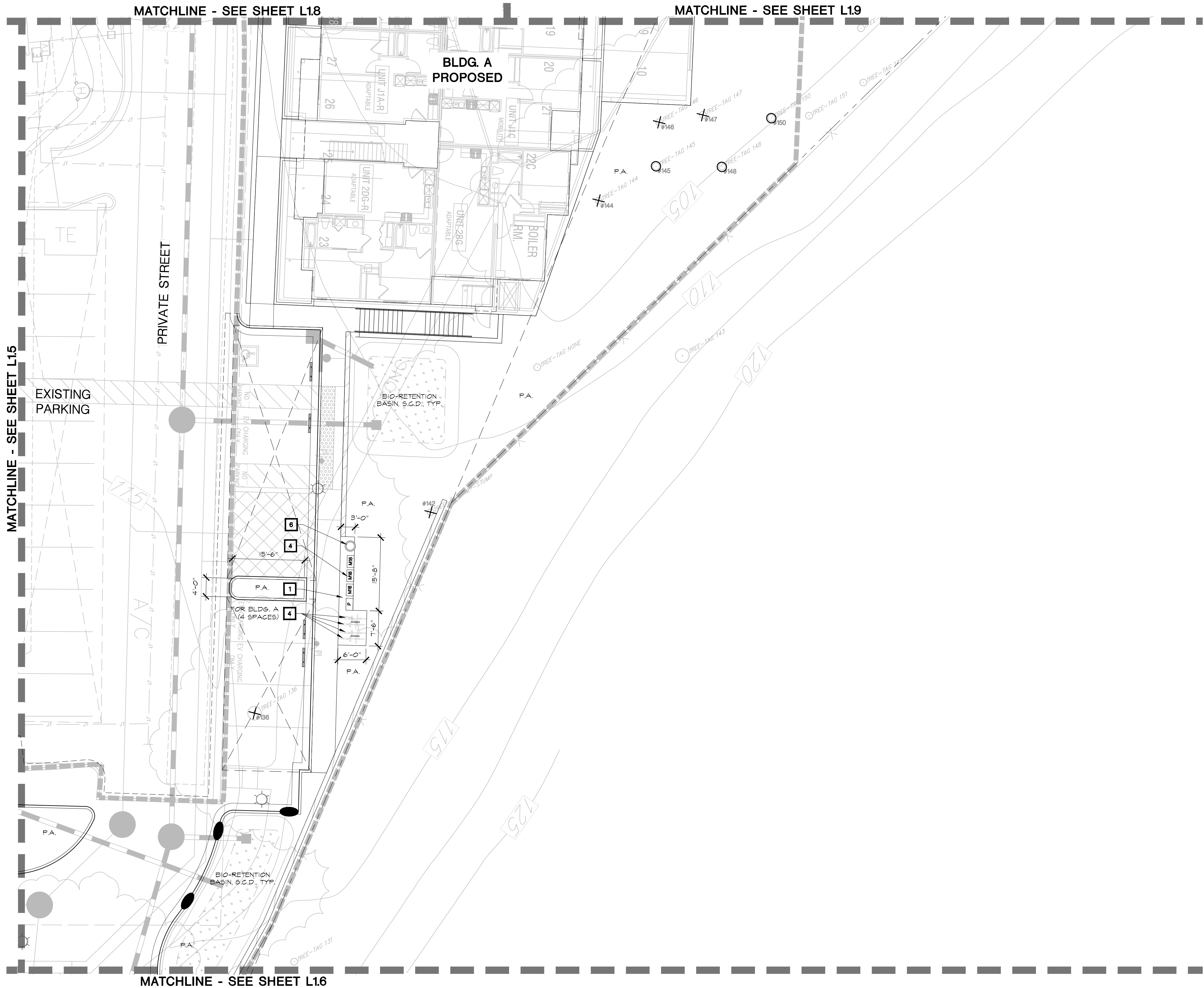


The diagram shows a plant label with the following components and callouts:

- DETAIL NUMBER**: Points to the number '1' inside a circle at the top of the label.
- SHEET NUMBER**: Points to the text 'L4.1' inside a circle below the detail number.
- MATERIAL SCHEDULE (SEE SHEET LO.1)**: Points to the number '4' inside a square box.
- PLANT QUANTITY**: Points to the text '(24) A S A R A N'.
- PLANT MATERIAL KEY (SEE SHEET LO.2)**: Points to the text '5 GAL'.
- PLANT CONTAINER SIZE**: Points to the text '5 GAL'.
- ALIGN**: Indicated by a curved arrow pointing from the label to the right.
- POTTERY TYPE (SEE POTTERY LEGEND SHEET LO.1)**: Points to the letter 'A' inside a circle at the bottom of the label.
- PLANTING AREA**: Points to the label 'P.A.' located below the label.

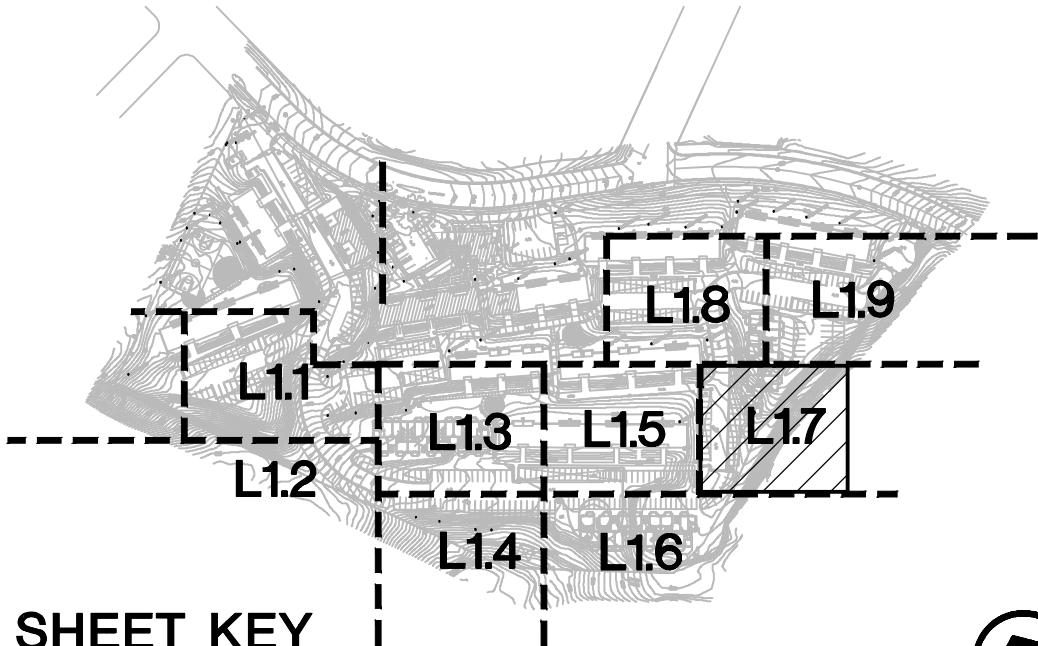


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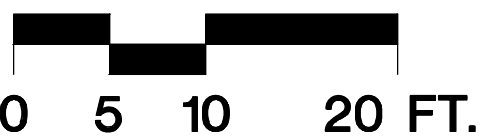


GRAPHIC SYMBOL LEGEND

- 1 L4.1 DETAIL NUMBER
- 4 MATERIAL SCHEDULE (SEE SHEET L0.1)
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET L0.2)
- (24)AGA RAN 5 GAL PLANT CONTAINER SIZE
- ALIGN
- A POTTERY TYPE (SEE POTTERY LEGEND SHEET L0.1)
- P.A. PLANTING AREA



- NOTES:
1. REFER TO SHEET L0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND SCHEDULES.
 2. REFER TO SHEET L0.2 FOR PLANT MATERIAL KEY AND PLANTING NOTES.



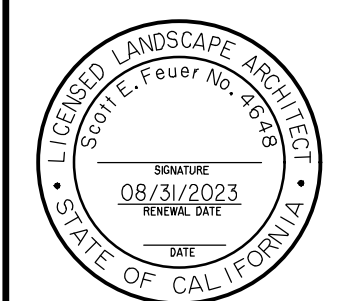
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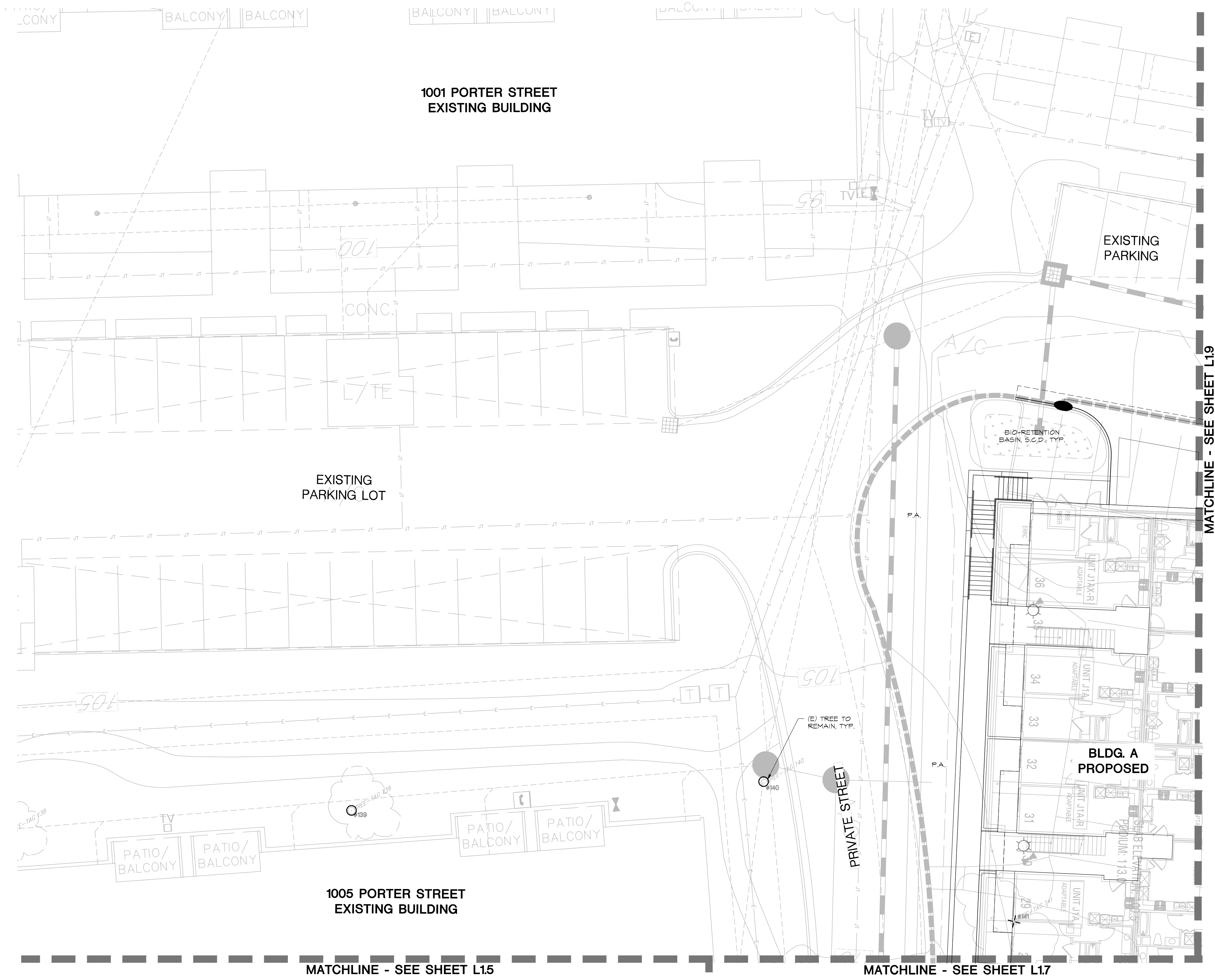


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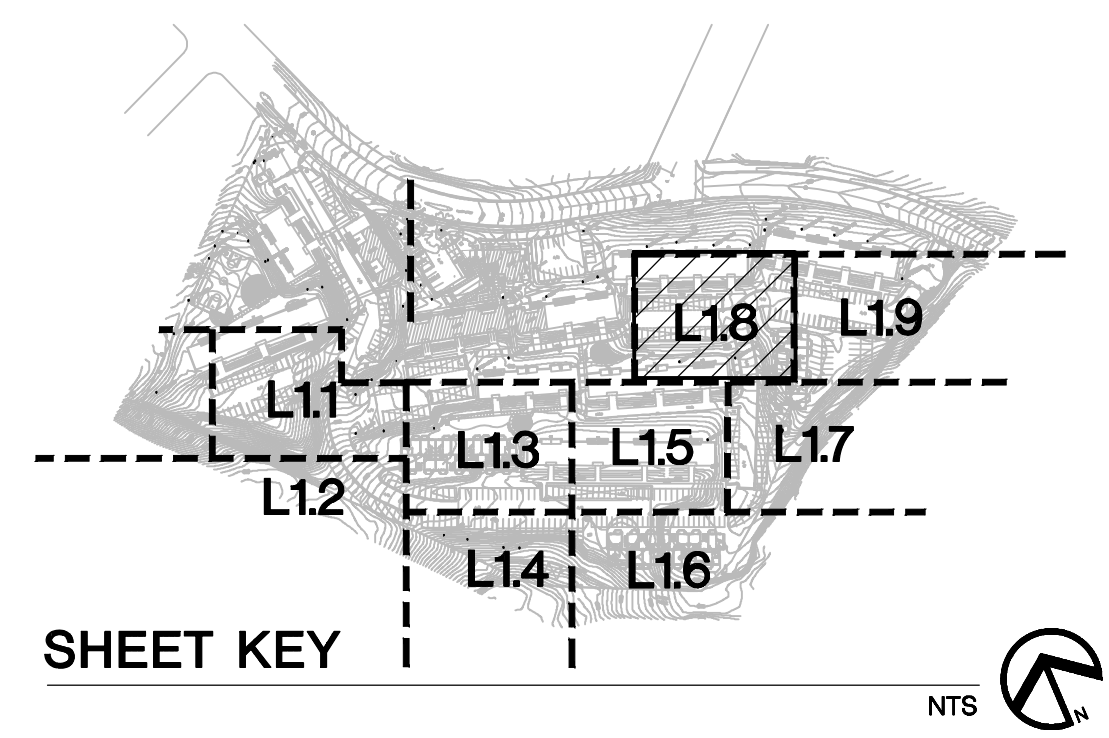
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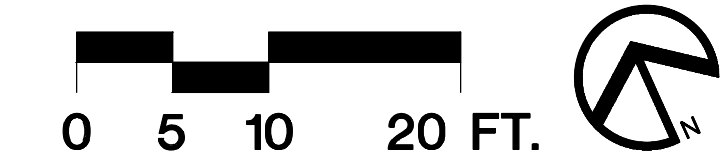


GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER
- SHEET NUMBER
- MATERIAL SCHEDULE (SEE SHEET L0.1)
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET L0.2)
- PLANT CONTAINER SIZE
- ALIGN
- POTTERY TYPE (SEE POTTERY LEGEND SHEET L0.1)
- PLANTING AREA



- NOTES:
1. REFER TO SHEET L0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND SCHEDULES,
 2. REFER TO SHEET L0.2 FOR PLANT MATERIAL KEY AND PLANTING NOTES.



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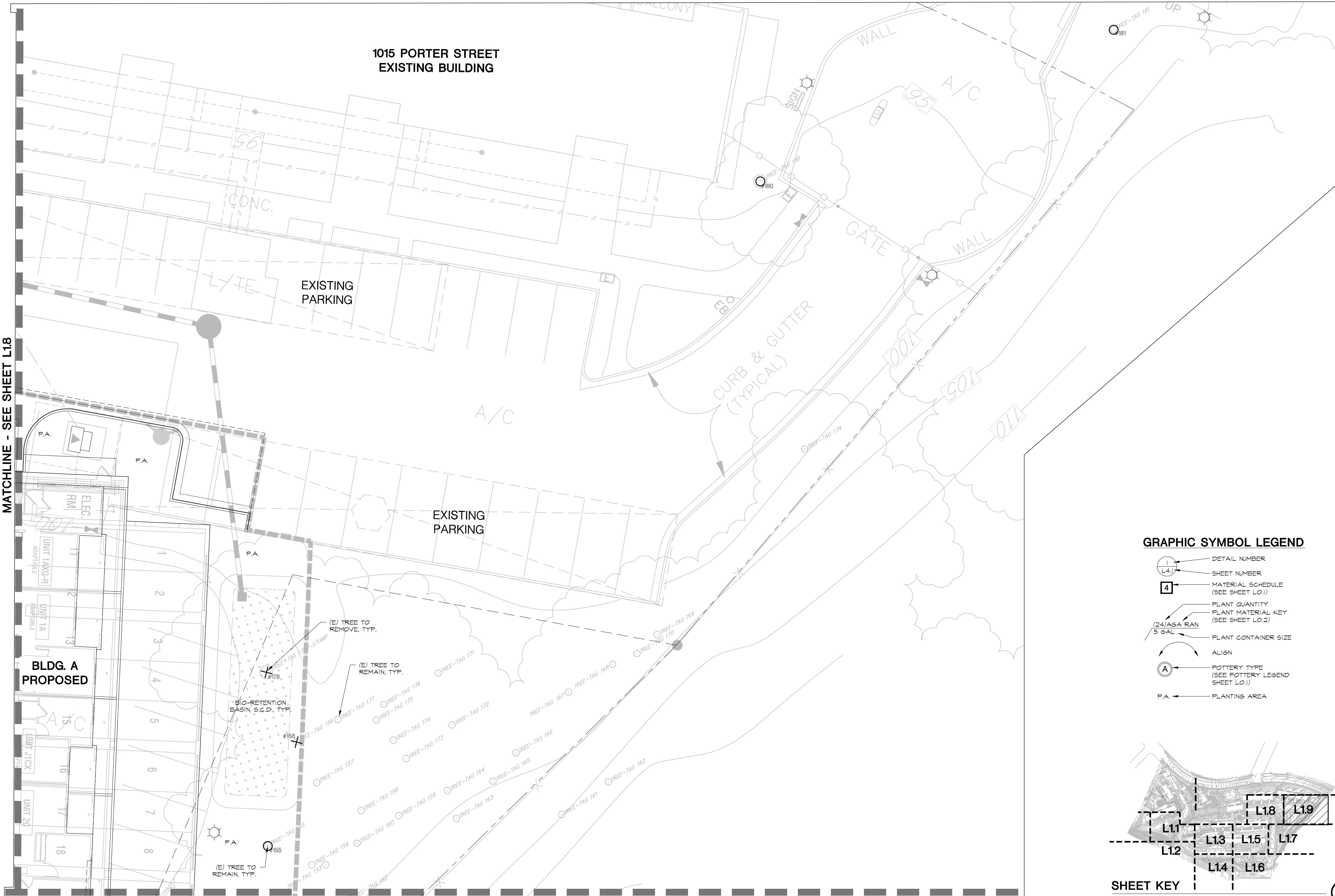
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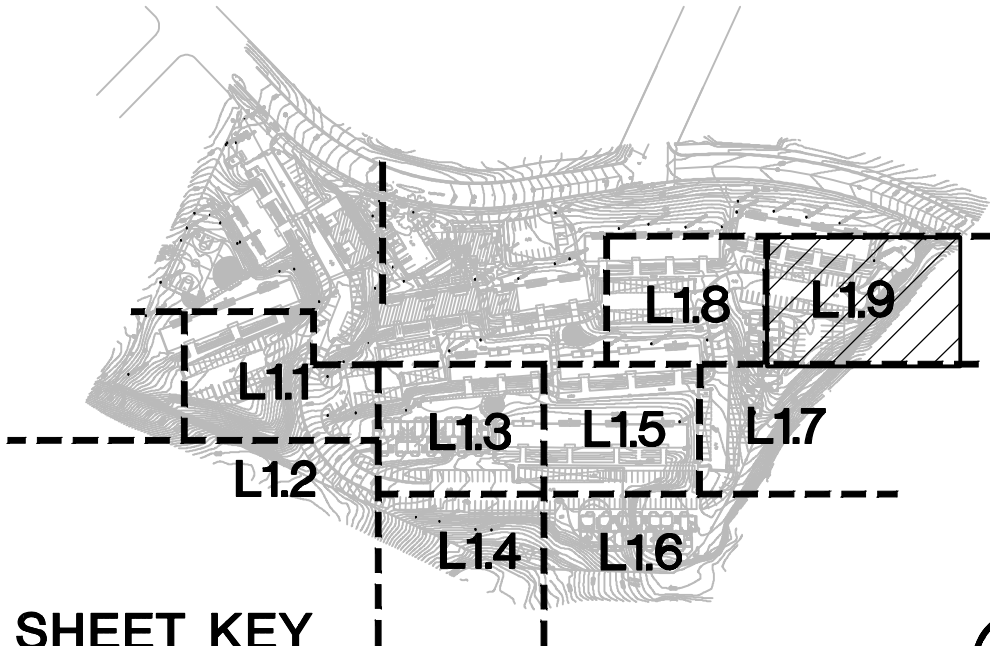


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Of	35 Sheets

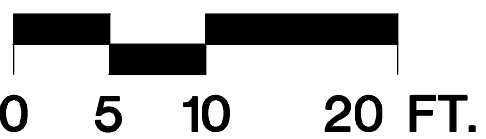


GRAPHIC SYMBOL LEGEND

- 1 L4.1 DETAIL NUMBER
- 4 MATERIAL SCHEDULE (SEE SHEET L0.1)
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET L0.2)
- (24)AGA RAN 5 GAL PLANT CONTAINER SIZE
- ALIGN
- A POTTERY TYPE (SEE POTTERY LEGEND SHEET L0.1)
- P.A. PLANTING AREA



SHEET KEY



NOTES:
1. REFER TO SHEET L0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND SCHEDULES.
2. REFER TO SHEET L0.2 FOR PLANT MATERIAL KEY AND PLANTING NOTES.

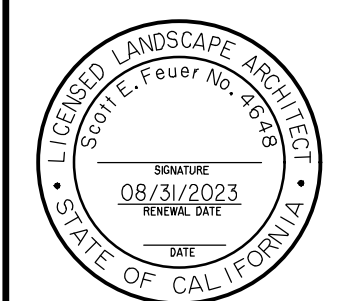
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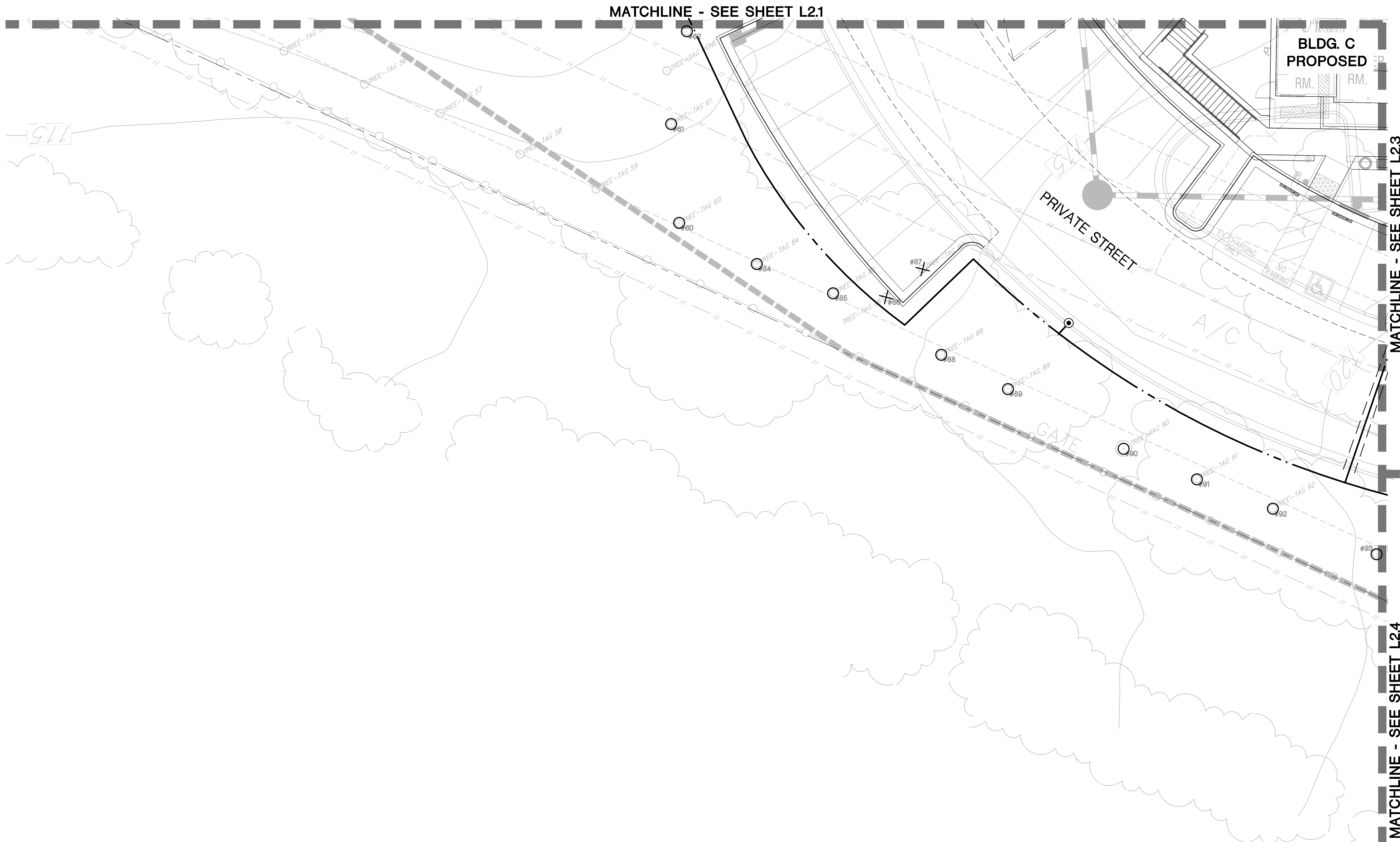
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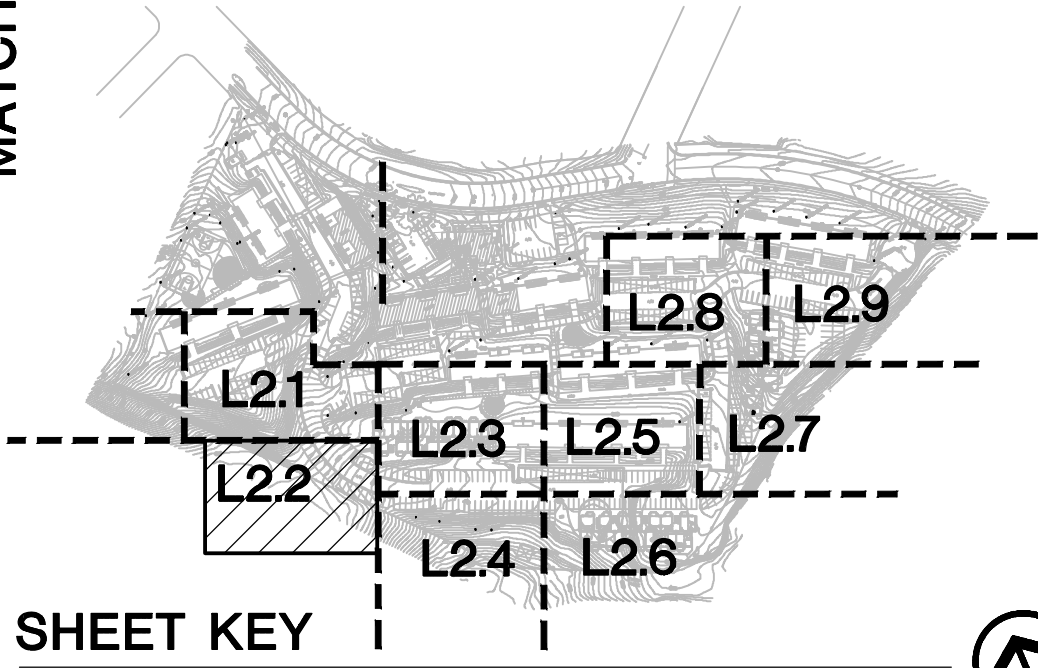
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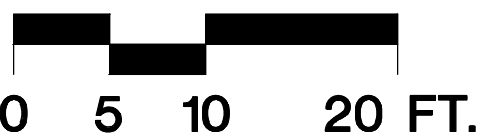
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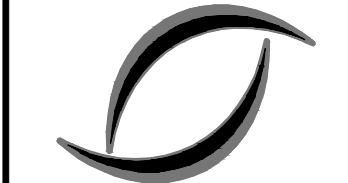
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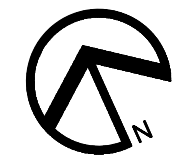
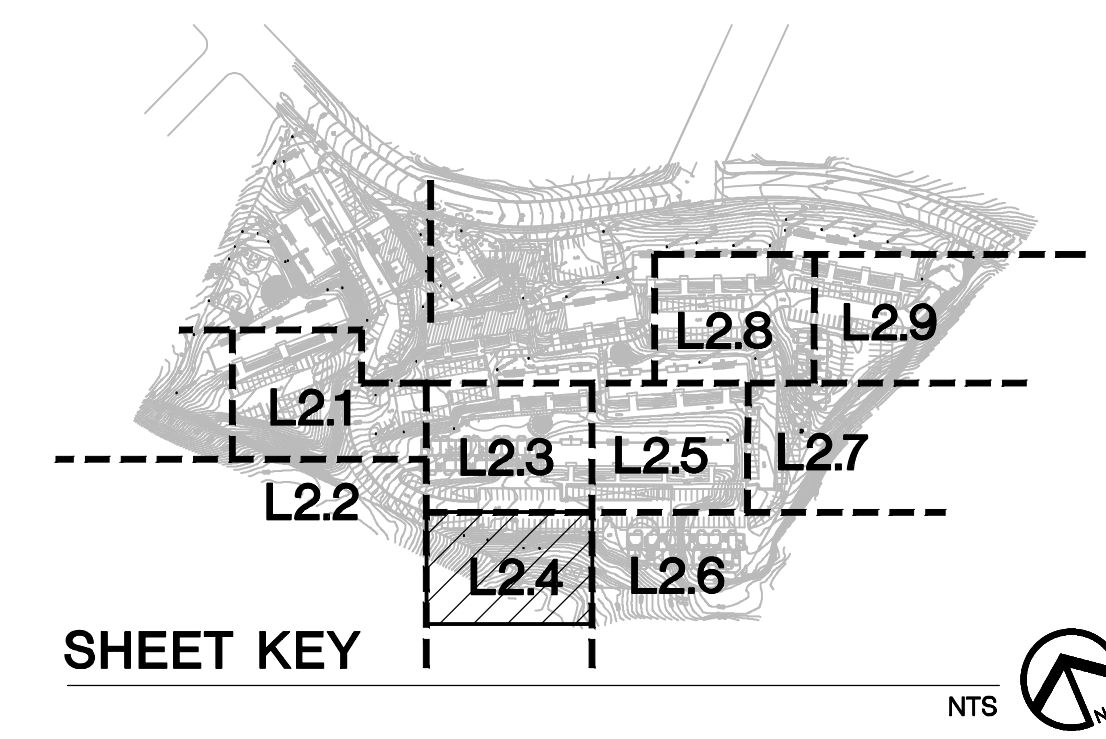

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L2.2
Of 35 Sheets

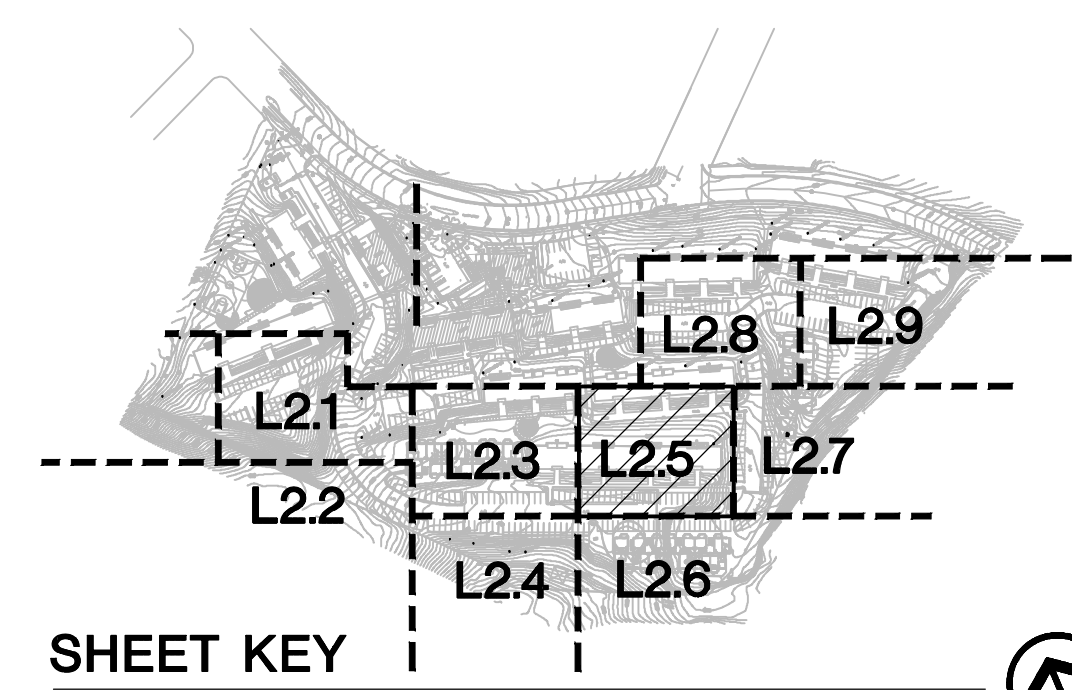
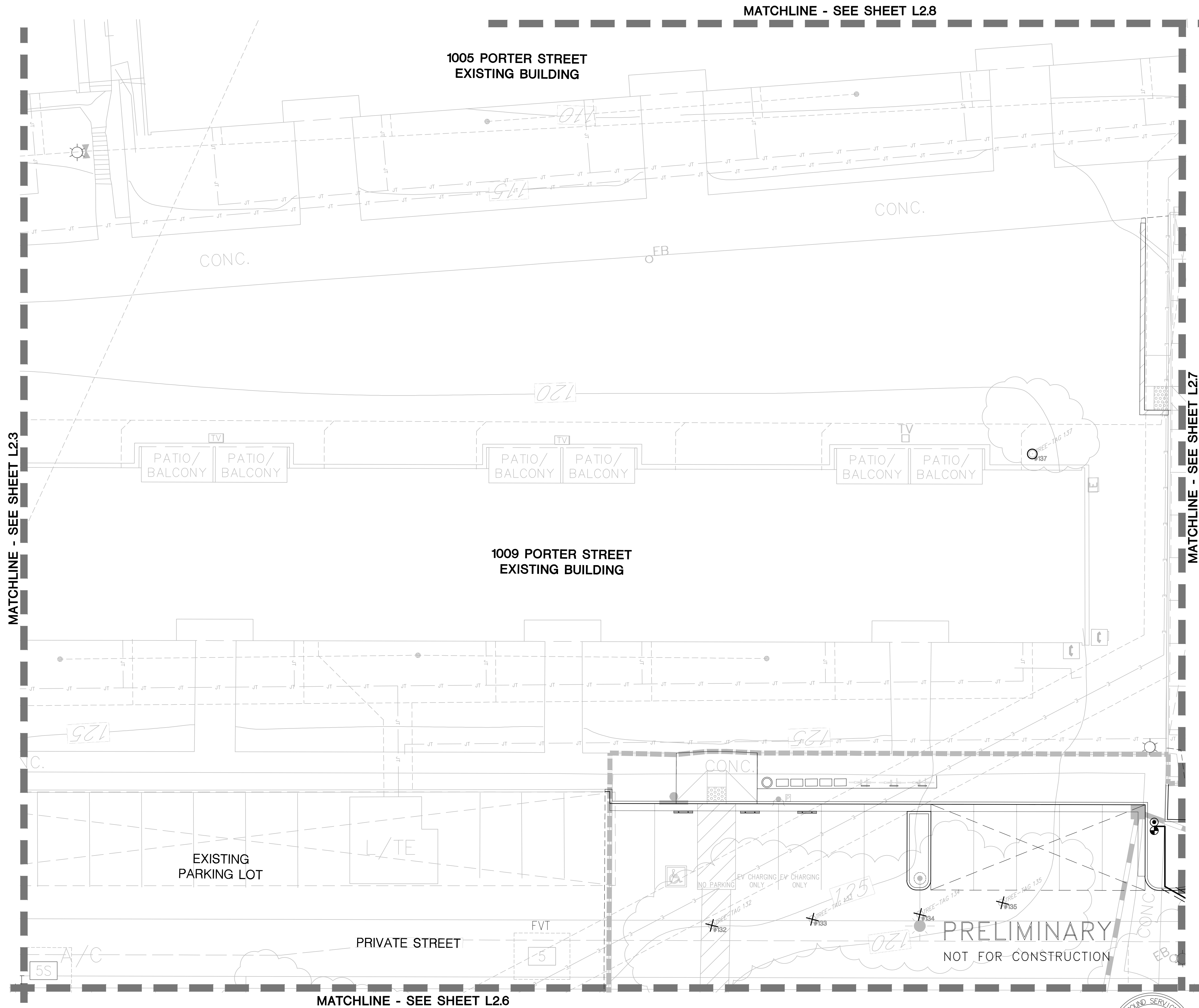


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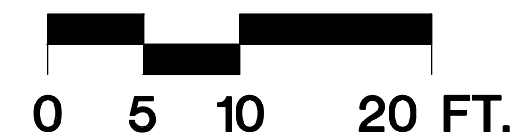
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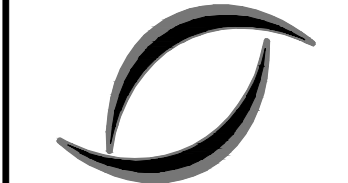


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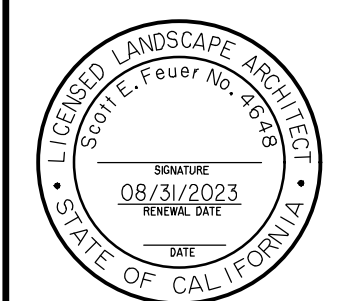
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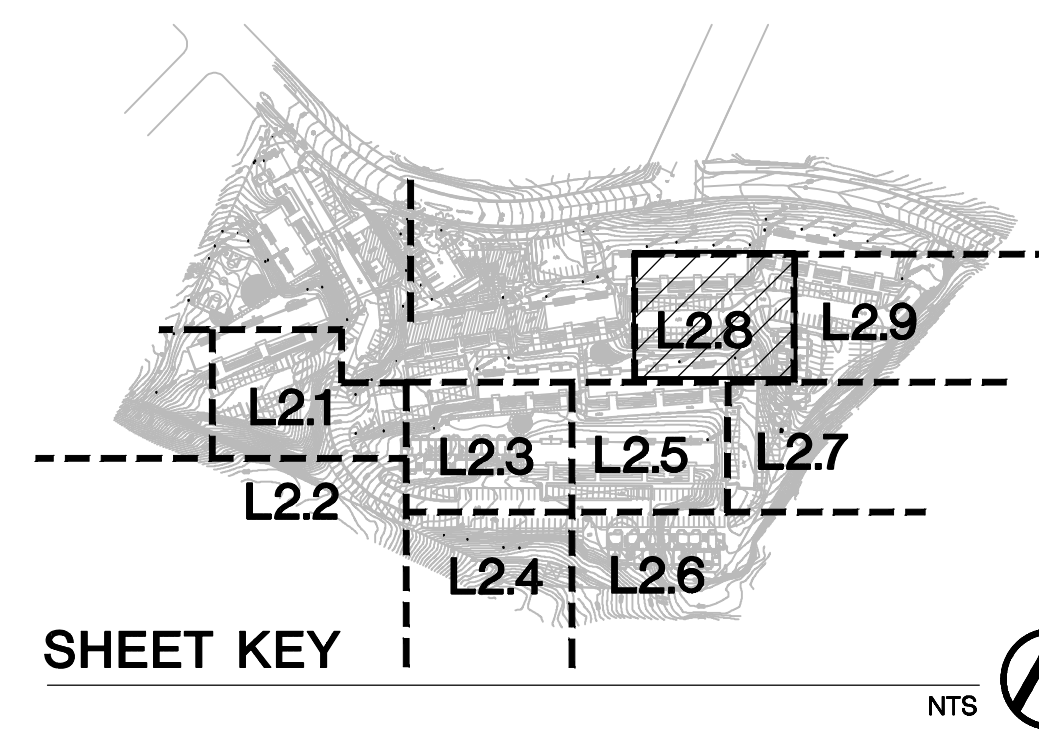
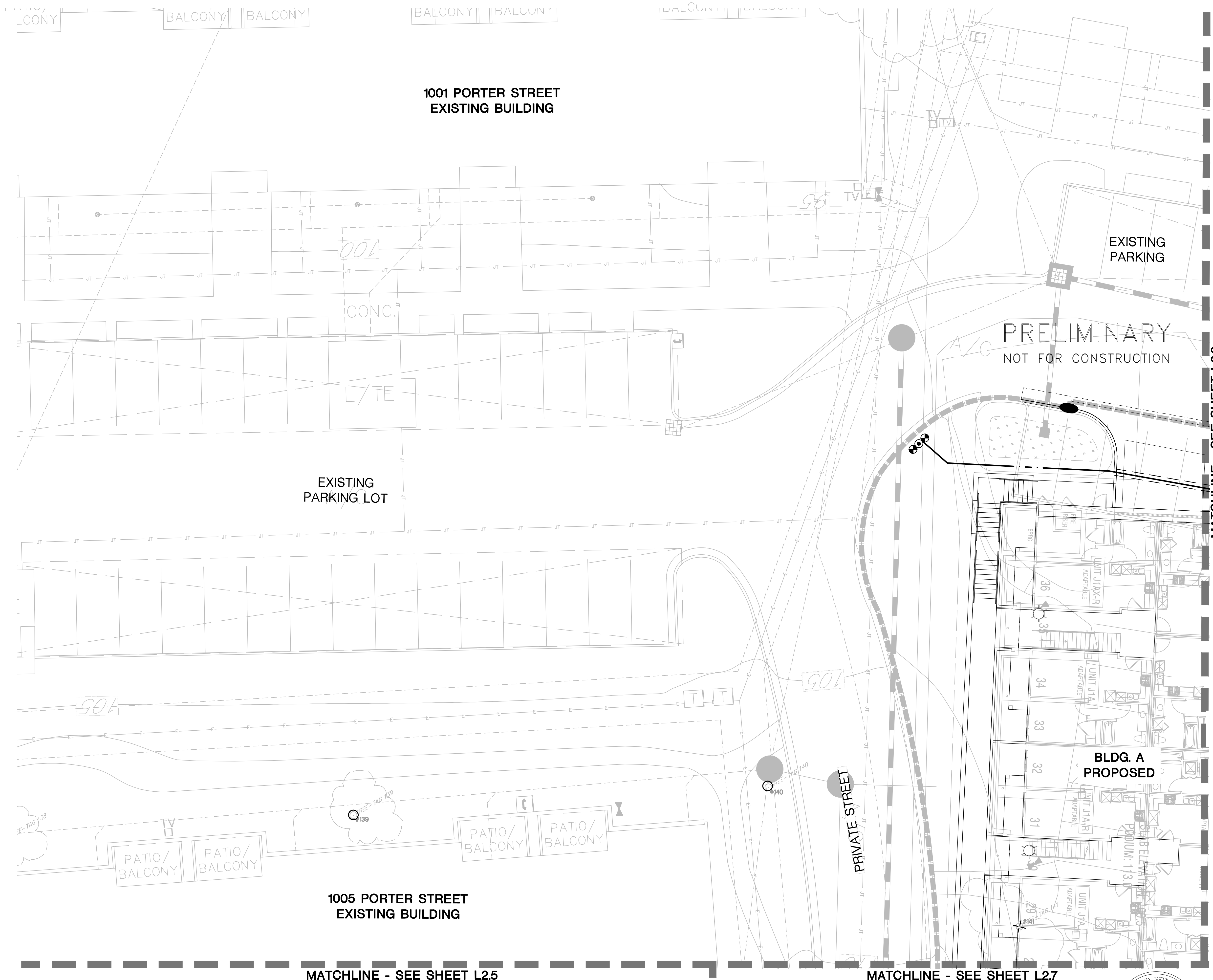

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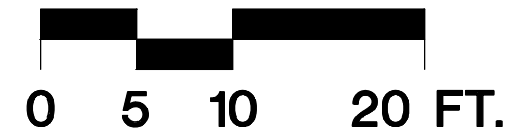


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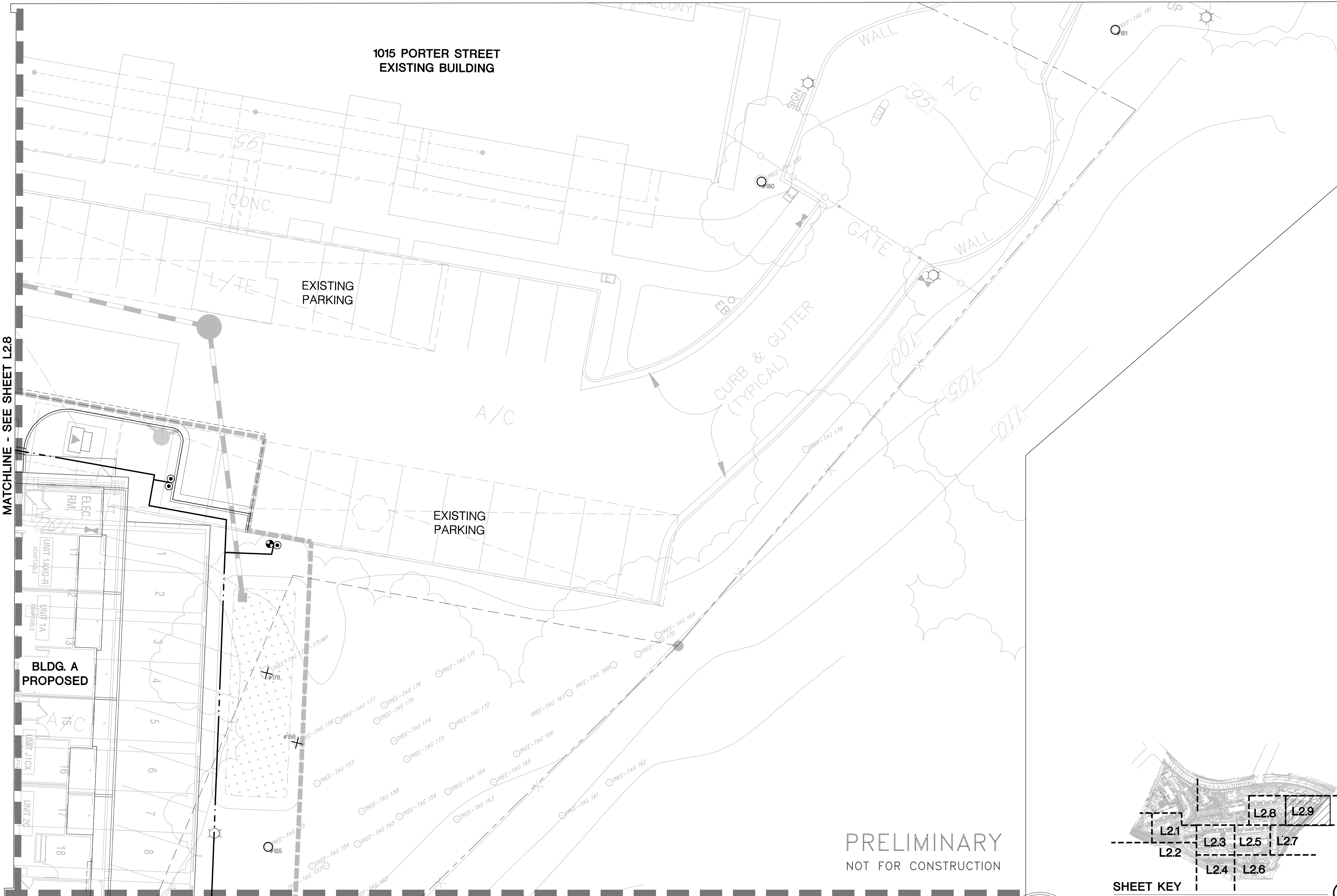
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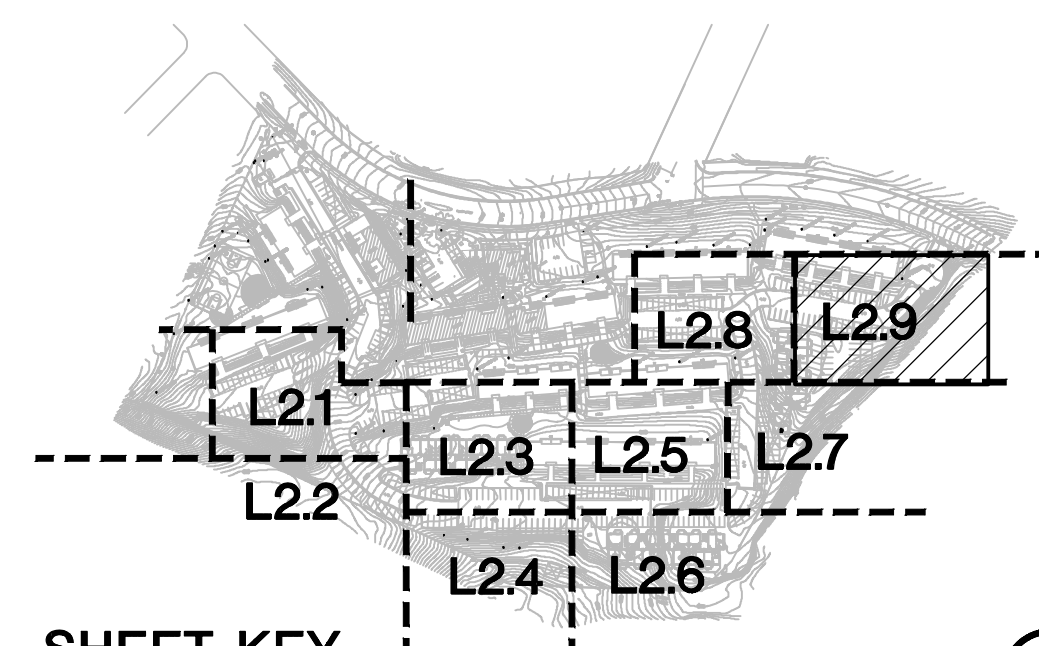
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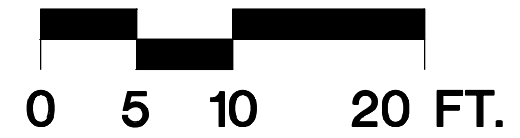
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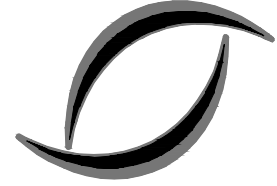
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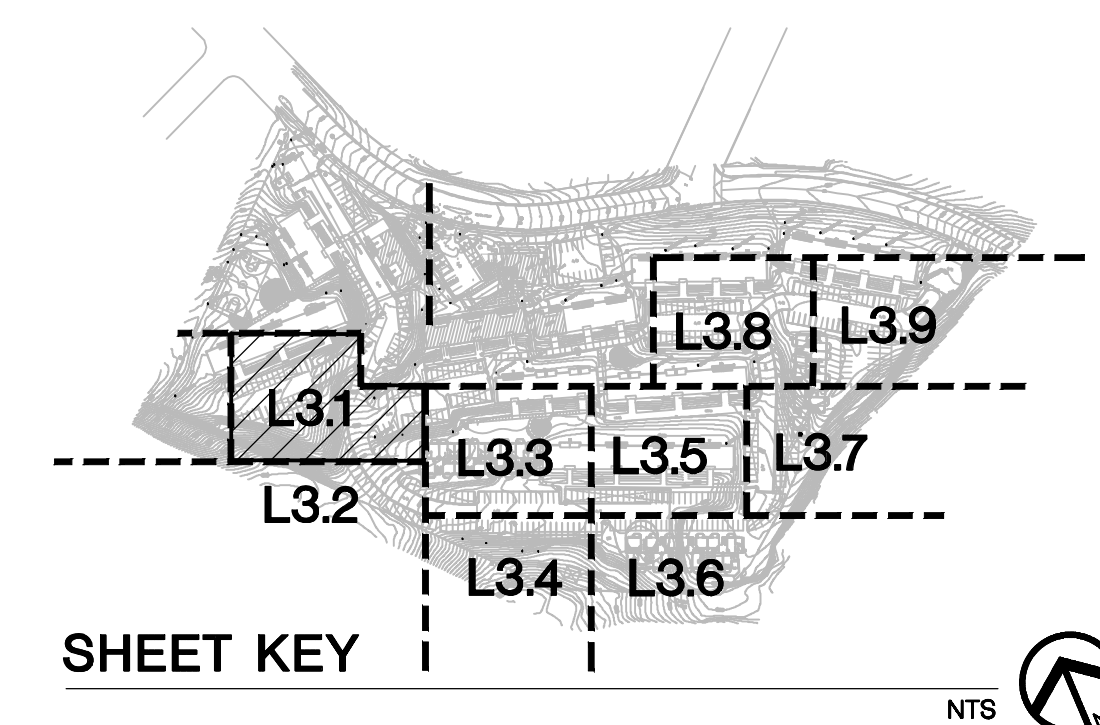
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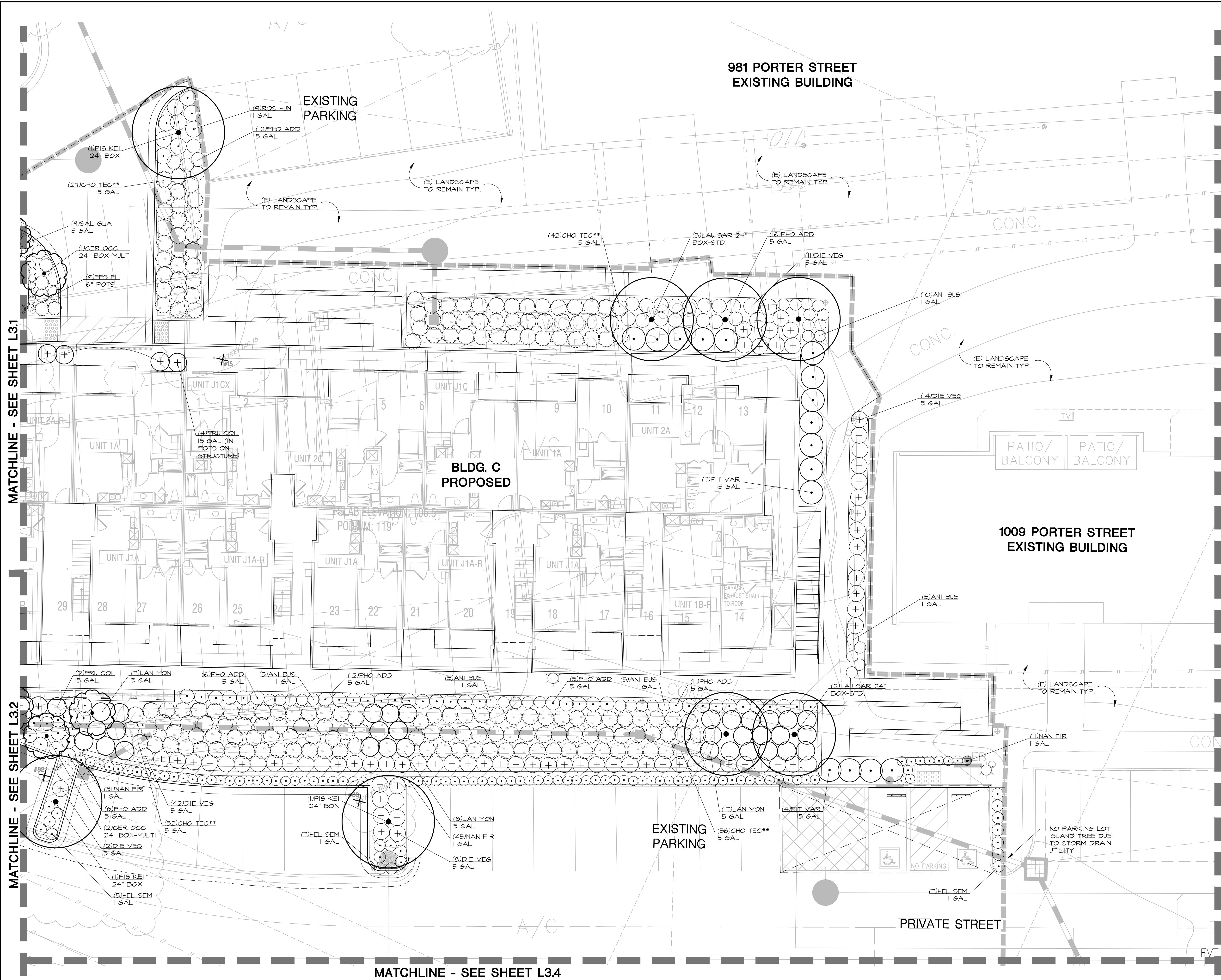
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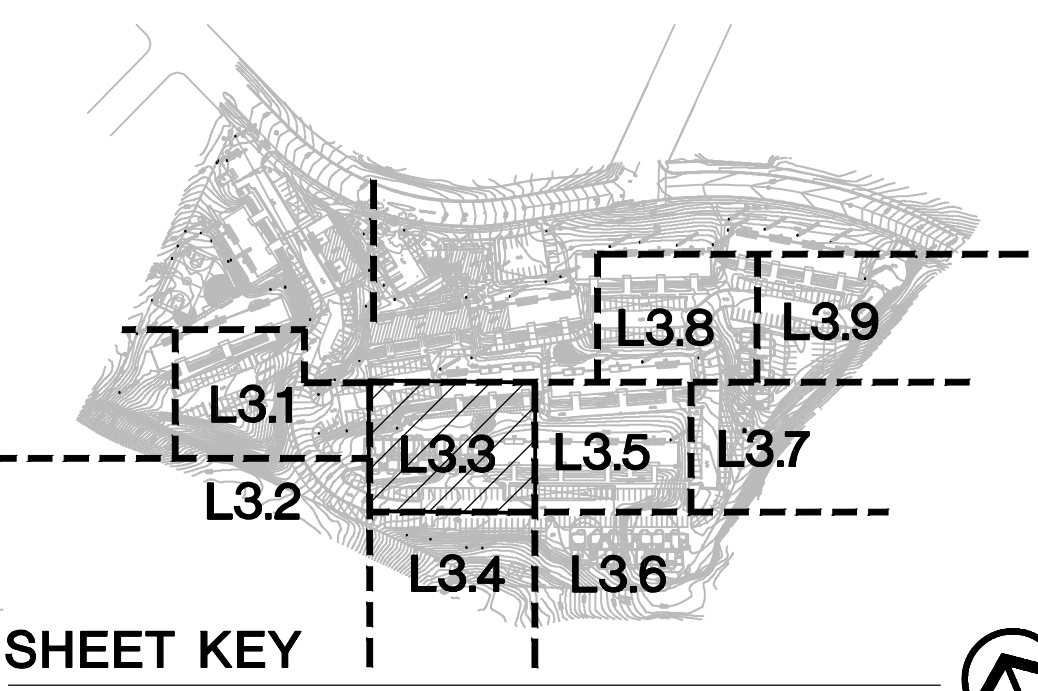
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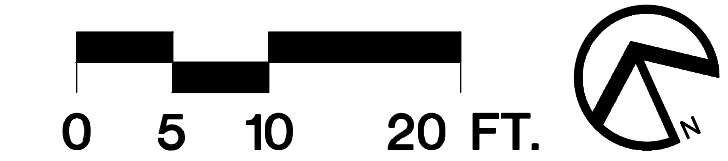
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Of 35 Sheets



- GRAPHIC SYMBOL LEGEND**
- (1) DETAIL NUMBER
 - (L4.1) SHEET NUMBER
 - [4] MATERIAL SCHEDULE (SEE SHEET L0.1)
 - PLANT QUANTITY
 - PLANT MATERIAL KEY (SEE SHEET L0.2)
 - (24)AGA RAN 5 GAL PLANT CONTAINER SIZE
 - (A) ALIGN
 - (A) POTTERY TYPE (SEE POTTERY LEGEND SHEET L0.1)
 - P.A. PLANTING AREA



NOTES:
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Job: 19017.03
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L3.3
Of 35 Sheets

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MATCHLINE - SEE SHEET L3.3

MATCHLINE - SEE SHEET L3.2

MATCHLINE - SEE SHEET L3.6

EXISTING
PARKING

EXISTING
PARKING

(6) RIB VIB
5 GAL

(9) SYM ALB**
5 GAL

(E) LANDSCAPE
TO REMAIN TYP.

(E) LANDSCAPE
TO REMAIN TYP.

(E) LANDSCAPE
TO REMAIN TYP.

(9) FRA MOU
5 GAL

TREE-TAG 93

TREE-TAG 94

TREE-TAG 95

TREE-TAG 96

TREE-TAG 97

TREE-TAG 98

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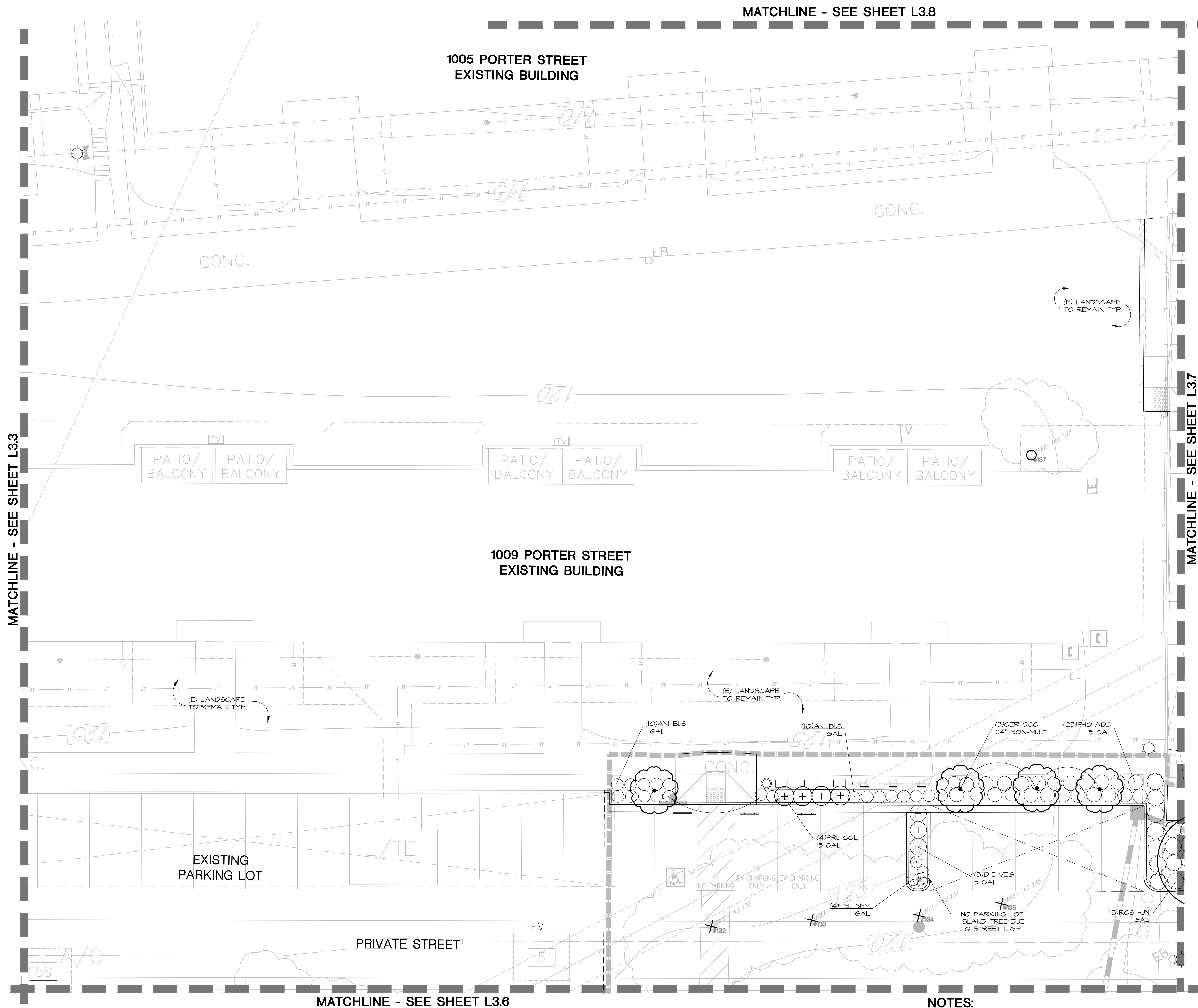
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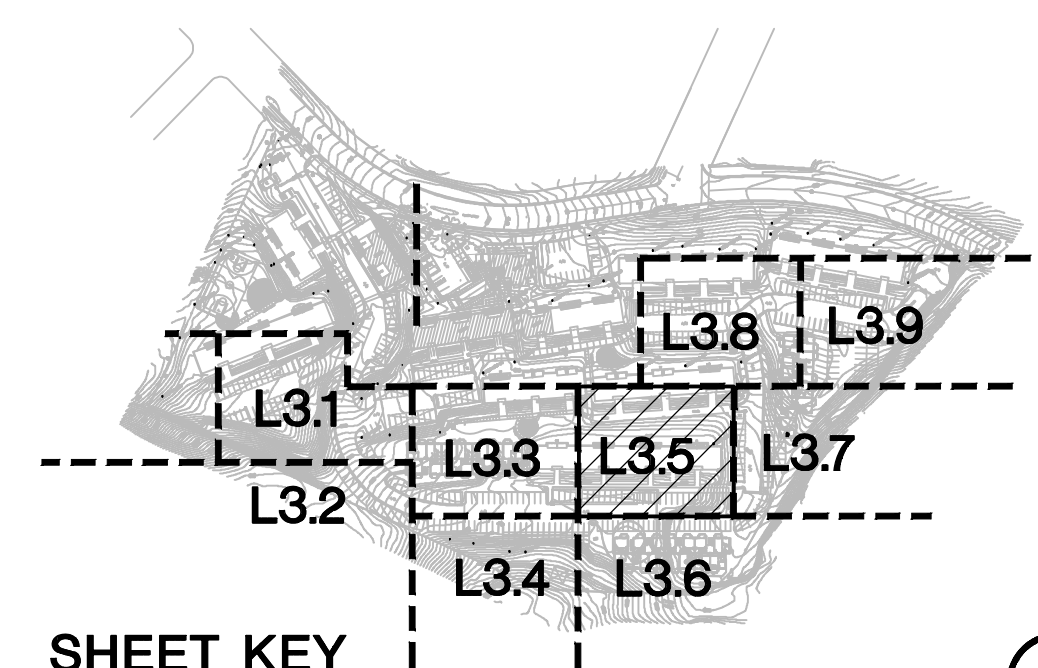
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GRAPHIC SYMBOL LEGEND

- 1 L4.1 DETAIL NUMBER
- 4 MATERIAL SCHEDULE (SEE SHEET L0.1)
- 24/AGA RAN 5 GAL PLANT QUANTITY PLANT MATERIAL KEY (SEE SHEET L0.2)
- 5 GAL PLANT CONTAINER SIZE
- A ALIGN
- A POTTERY TYPE (SEE POTTERY LEGEND SHEET L0.1)
- P.A. PLANTING AREA



SHEET KEY

NOTES:
1. REFER TO SHEET L0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND SCHEDULES,
2. REFER TO SHEET L0.2 FOR PLANT MATERIAL KEY AND PLANTING NOTES.

0 5 10 20 FT.

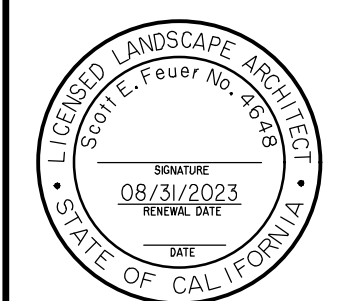
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Landscape Plans
Vallejo, California

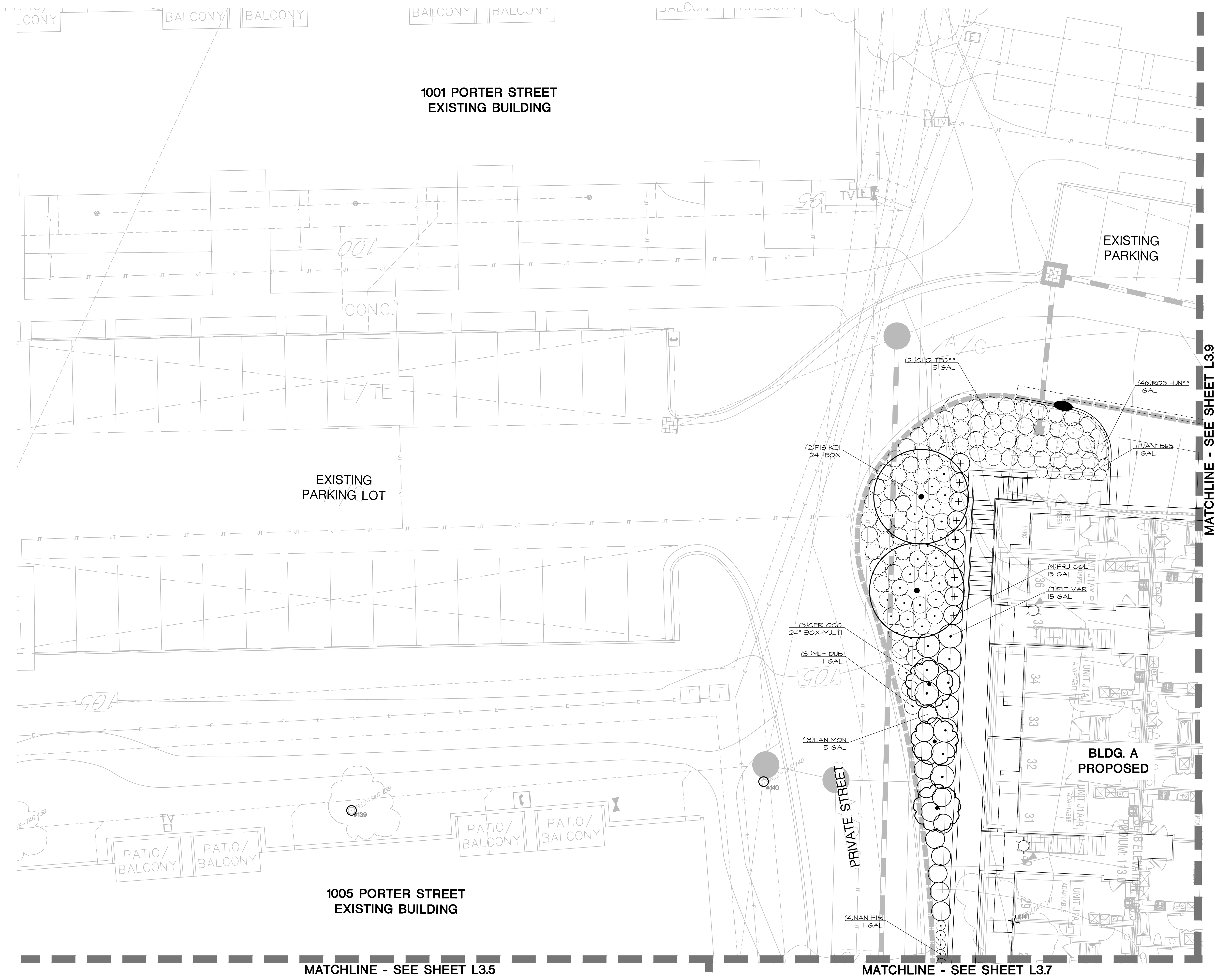
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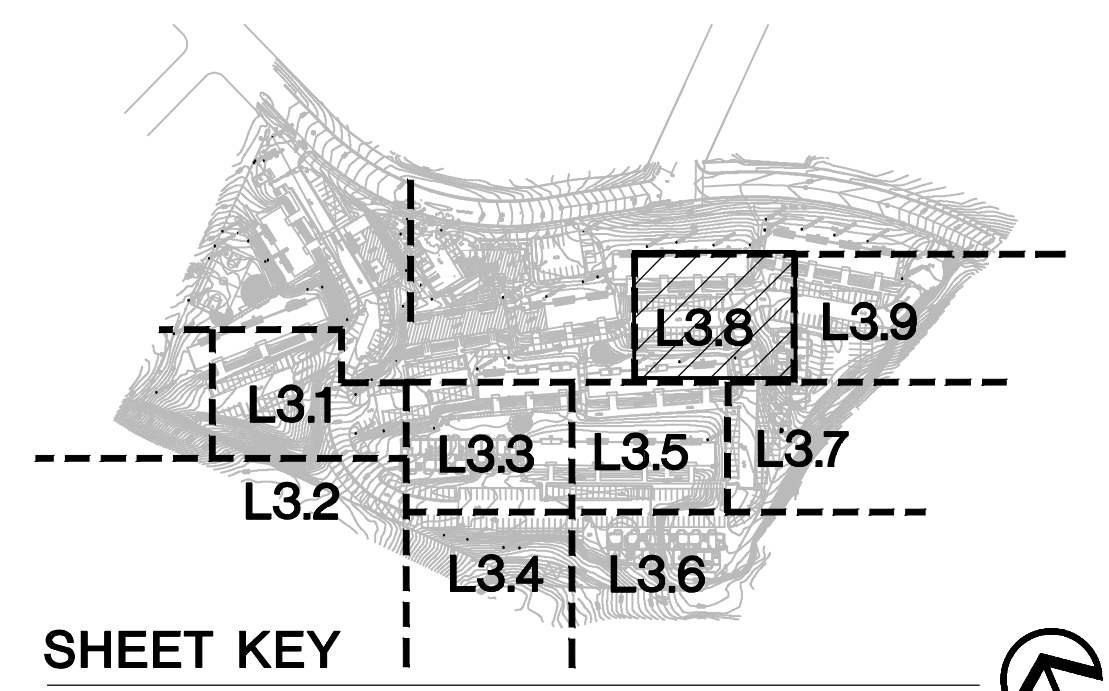
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Of 35 Sheets

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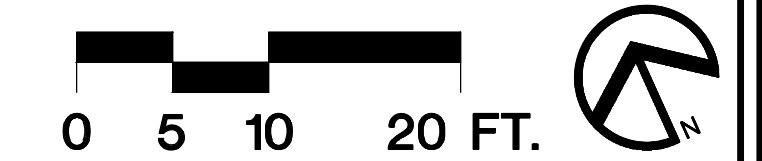


GRAPHIC SYMBOL LEGEND

- 1 L4.1 DETAIL NUMBER
- 4 MATERIAL SCHEDULE (SEE SHEET L0.1)
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET L0.2)
- (24)AGA RAN 5 GAL PLANT CONTAINER SIZE
- A ALIGN
- POTTERY TYPE (SEE POTTERY LEGEND SHEET L0.1)
- P.A. PLANTING AREA



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Date: 01/18/23

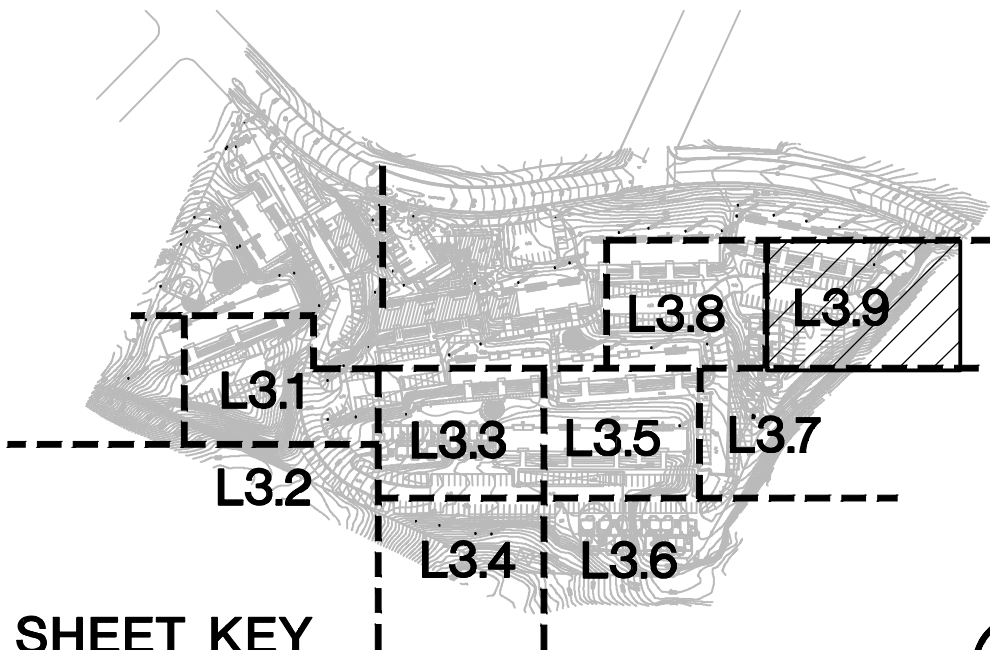
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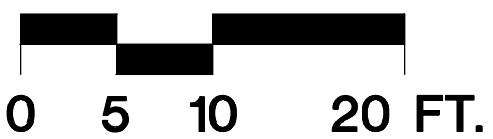


GRAPHIC SYMBOL LEGEND

- DETAIL NUMBER
- SHEET NUMBER
- MATERIAL SCHEDULE (SEE SHEET L0.1)
- PLANT QUANTITY
- PLANT MATERIAL KEY (SEE SHEET L0.2)
- PLANT CONTAINER SIZE
- ALIGN
- POTTERY TYPE (SEE POTTERY LEGEND SHEET L0.1)
- PLANTING AREA

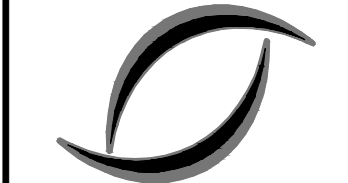


SHEET KEY



- NOTES:
- 1. REFER TO SHEET L0.1 FOR GENERAL NOTES, ABBREVIATIONS, AND SCHEDULES.
 - 2. REFER TO SHEET L0.2 FOR PLANT MATERIAL KEY AND PLANTING NOTES.

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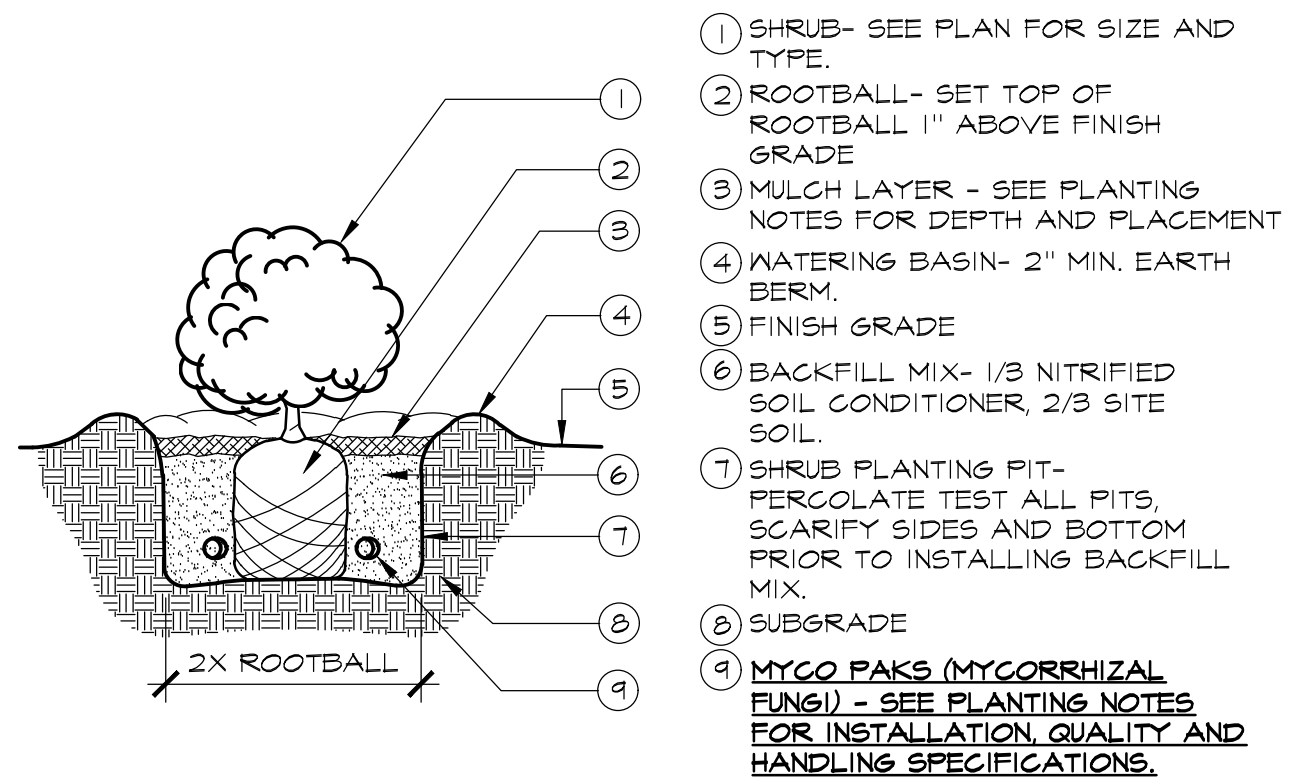
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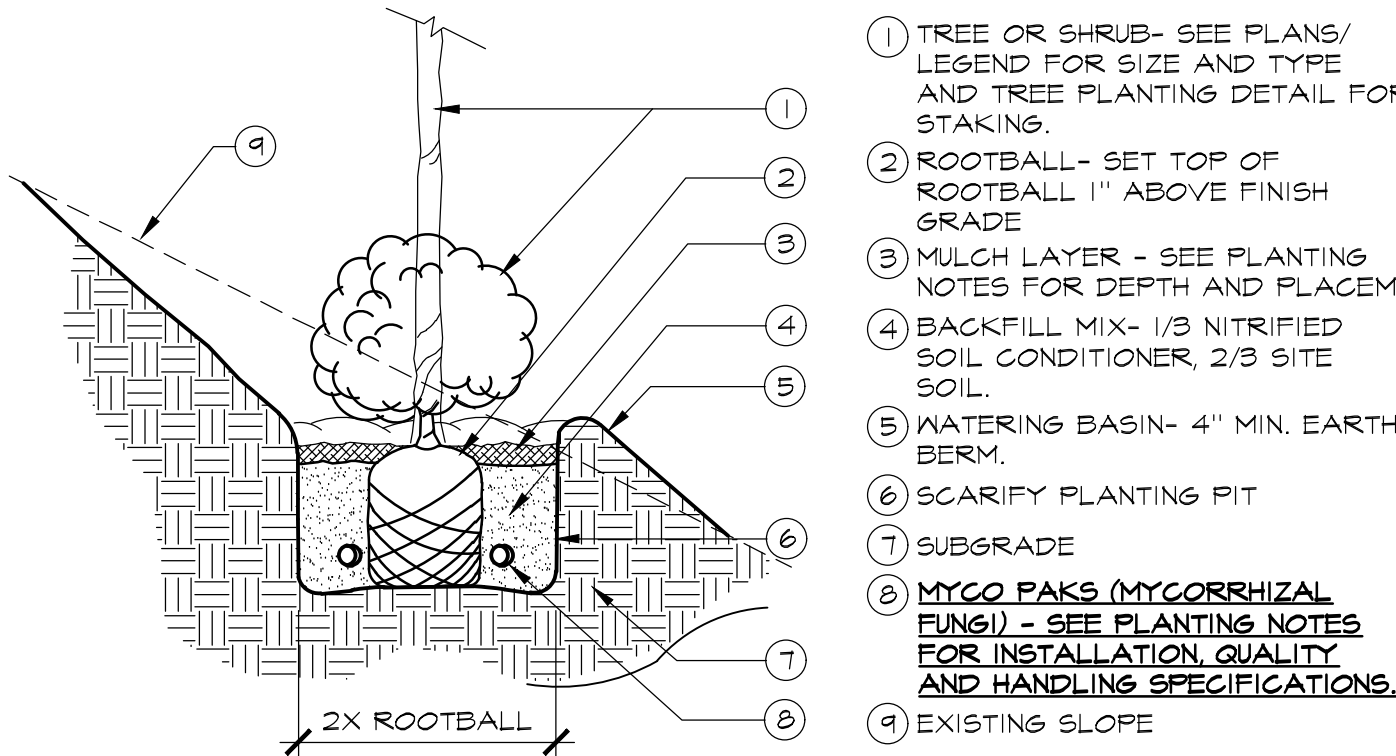
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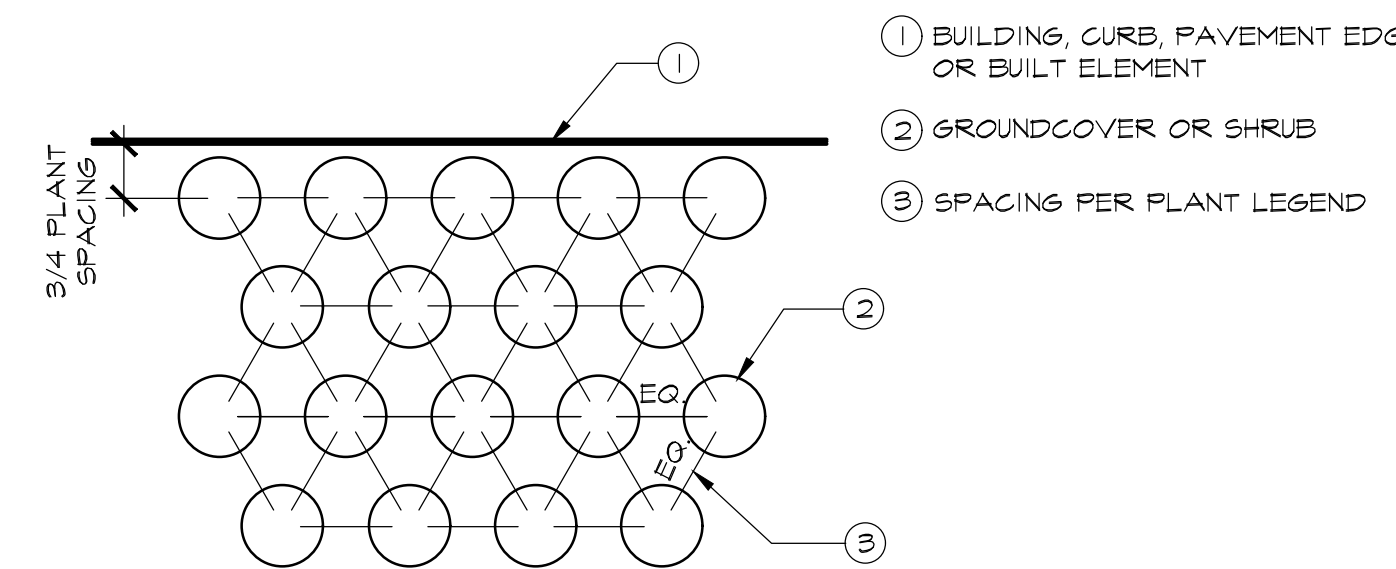
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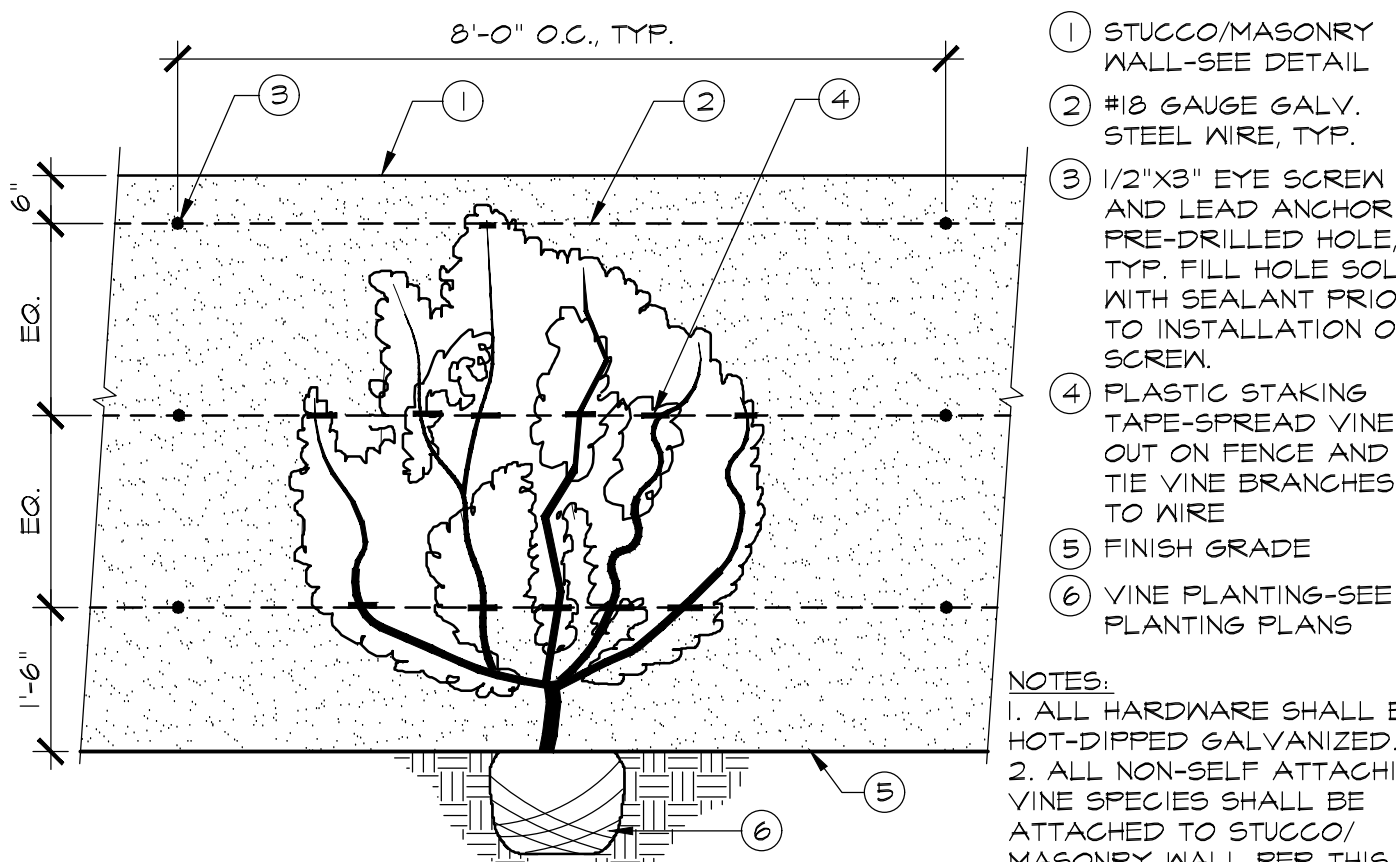
9 SHRUB PLANTING SCALE: N.T.S. 1/1 DT-Shrub-Green01.dwg



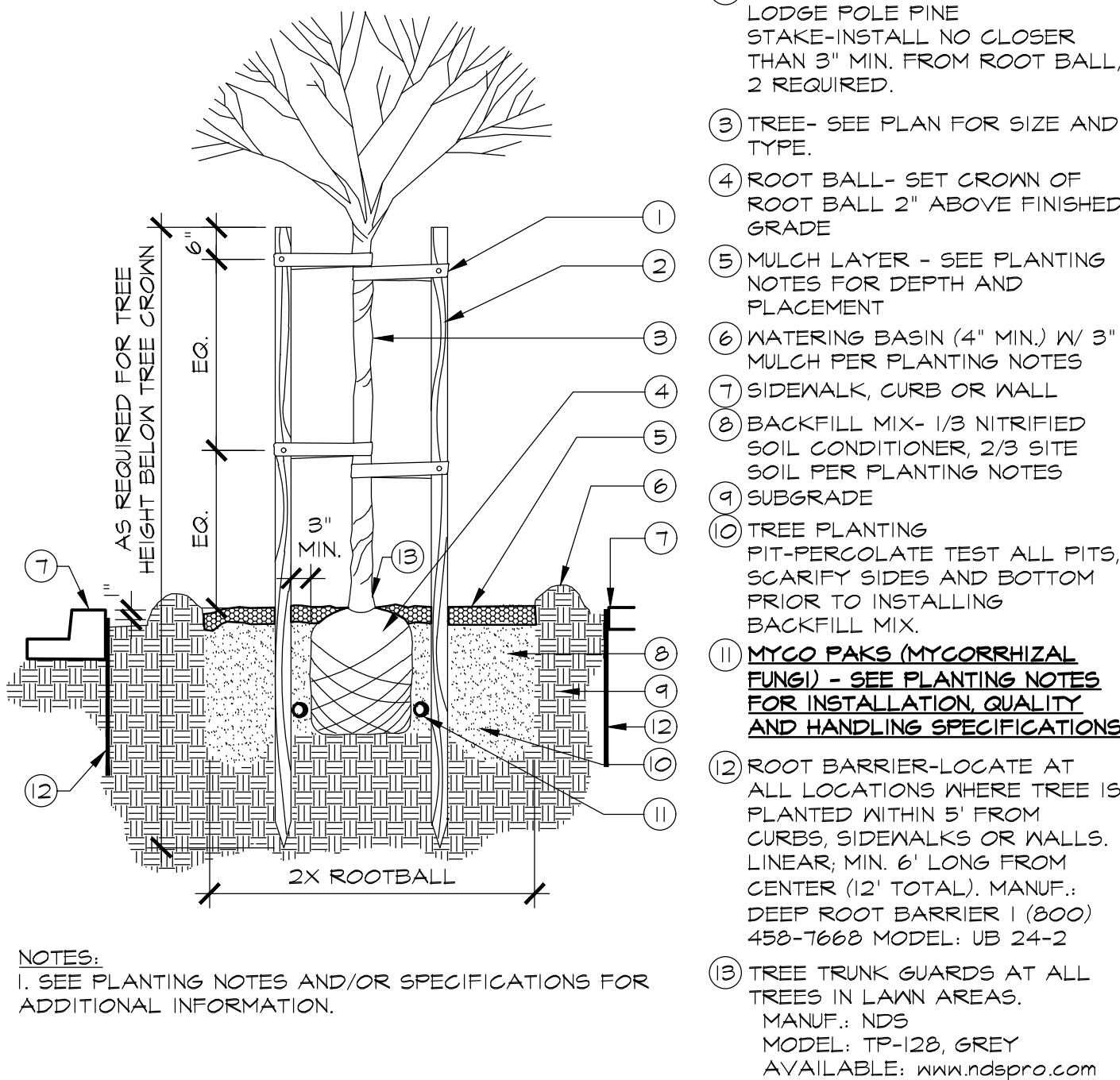
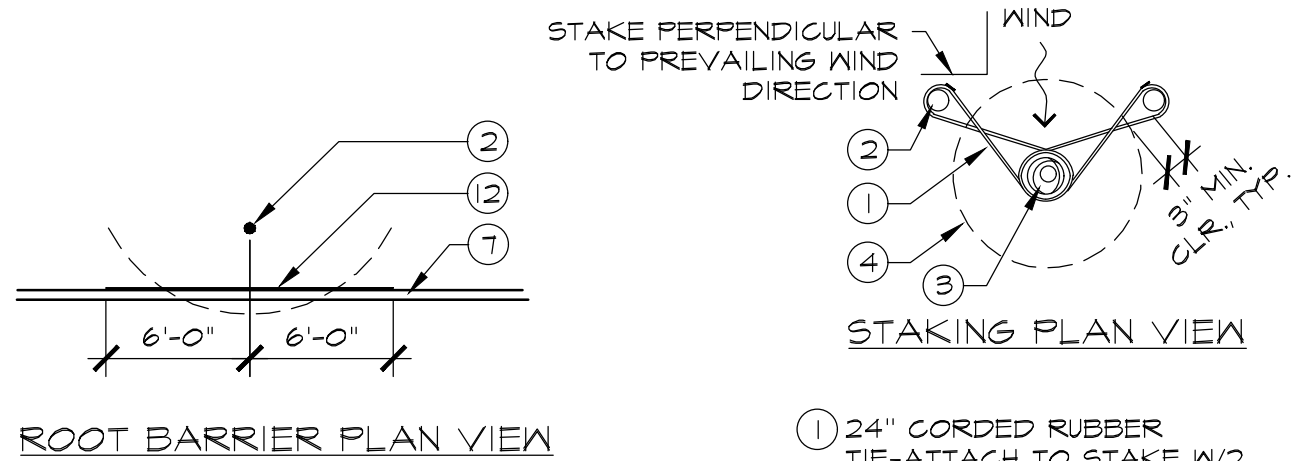
10 PLANTING ON SLOPE SCALE: N.T.S. 1/1 DT-Shrub-Agriform02.dwg



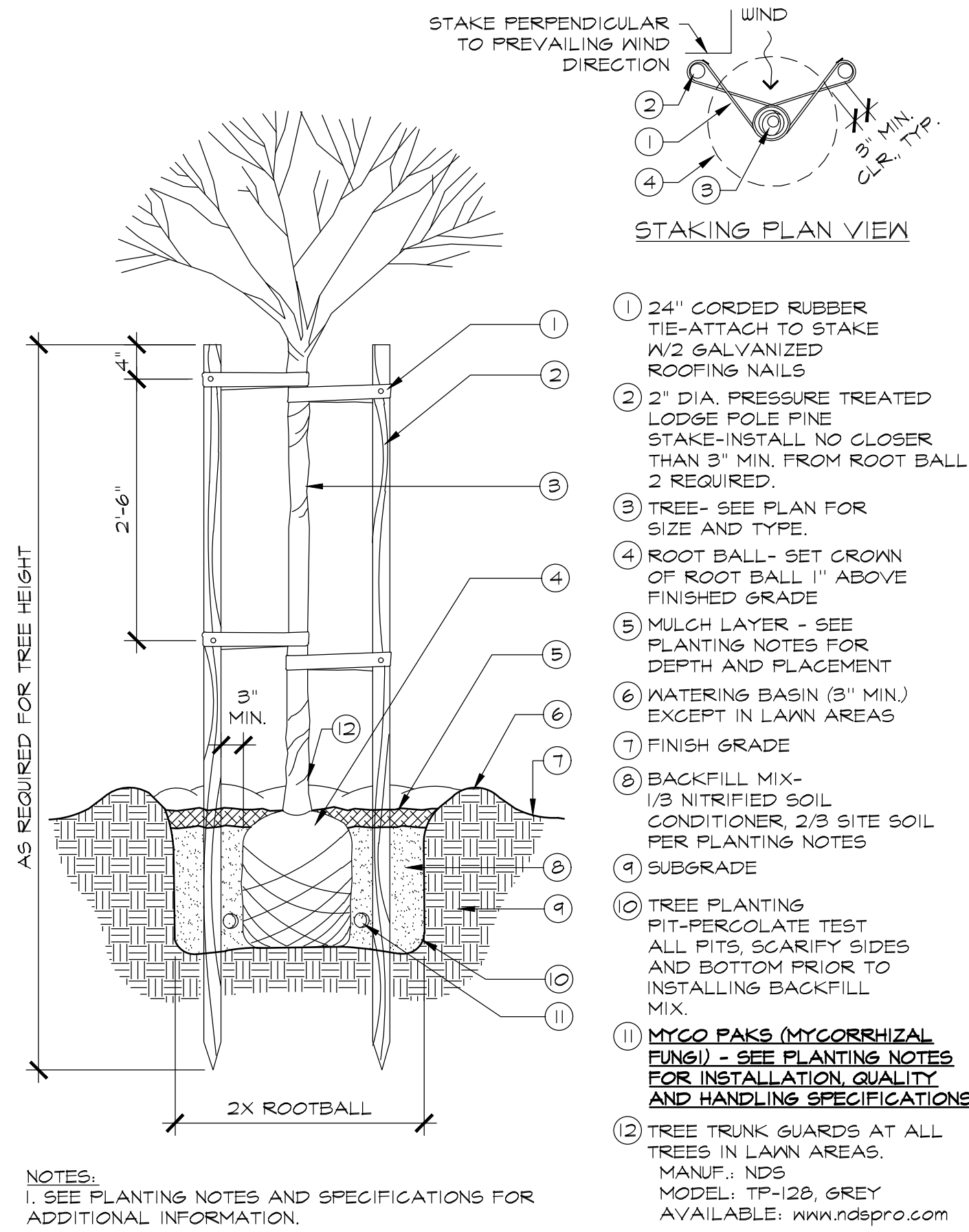
11 GROUNDCOVER SPACING/LAYOUT SCALE: N.T.S. 1/1 DT-GndCov01.dwg



12 VINE TYING TO STUCCO/MASONRY WALL SCALE: 1/2\"/>



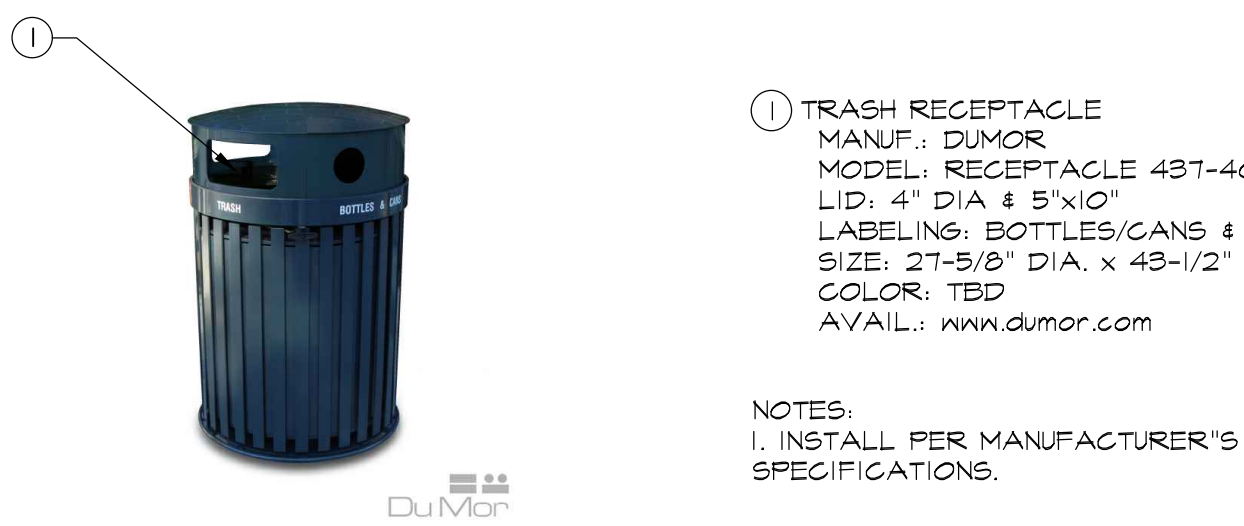
7 TREE PLANTING WITH ROOT BARRIER SCALE: N.T.S. 1/1 DT-Tree-Green01.dwg



8 TREE PLANTING SCALE: N.T.S. 1/1 DT-Tree-Green02.dwg



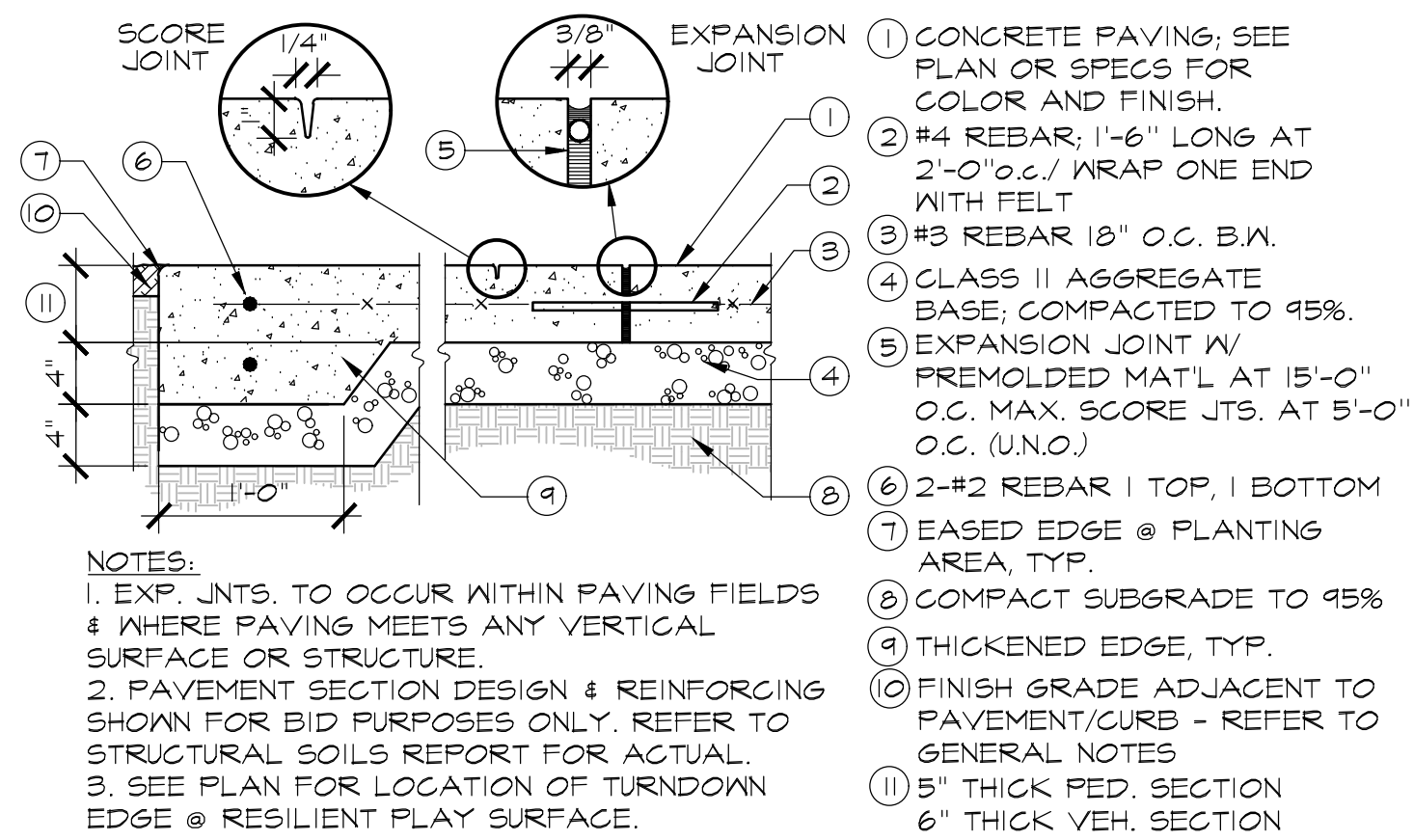
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5 TRASH & RECYCLE RECEPTACLE SCALE: N.T.S. 1/1 DT-Trash01.dwg



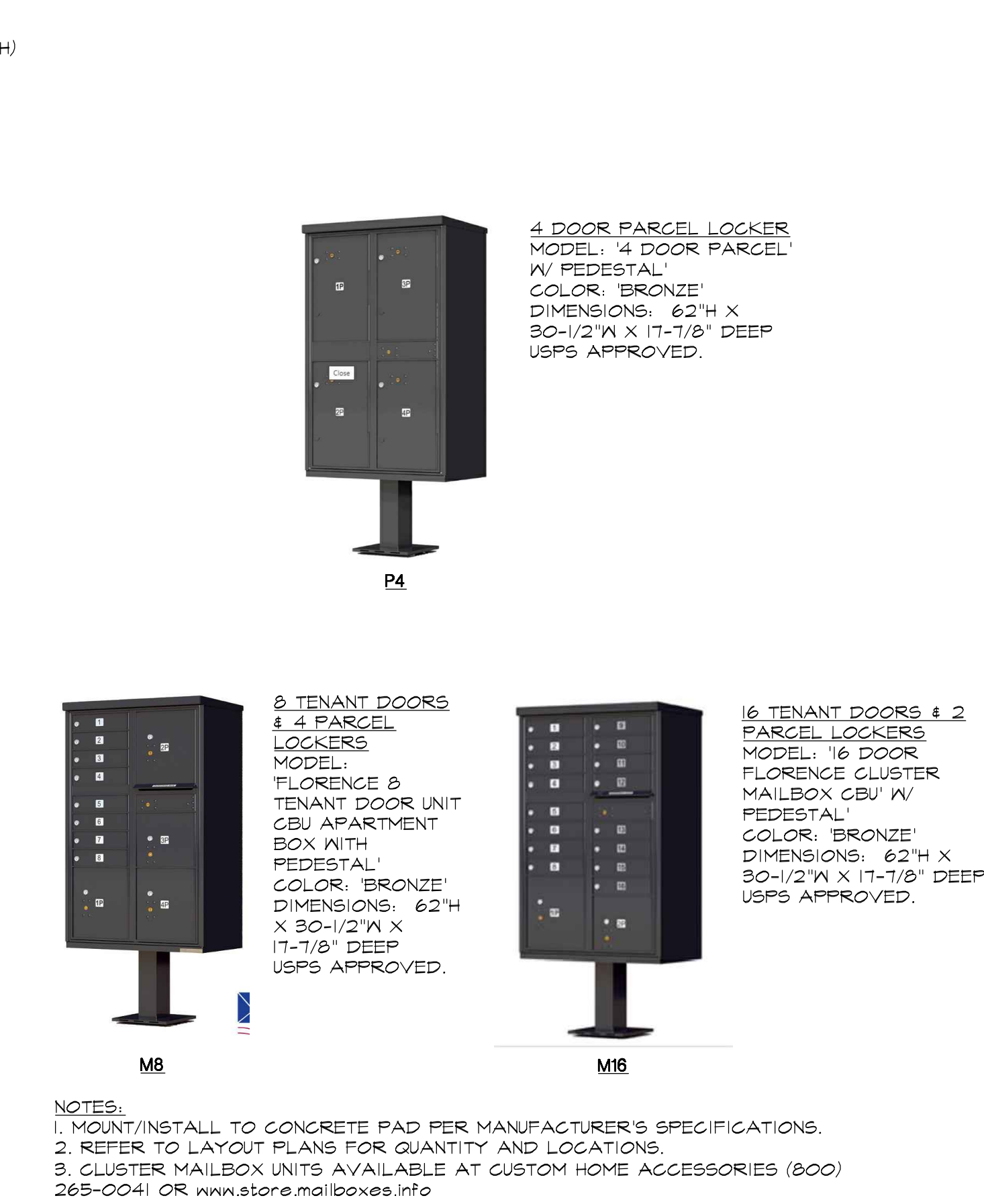
6 BICYCLE RACK SCALE: N.T.S. 1/1 DT-BikeRack09.dwg



1 CONCRETE PAVING (PEDESTRIAN & VEHICULAR) SCALE: 1\"/>

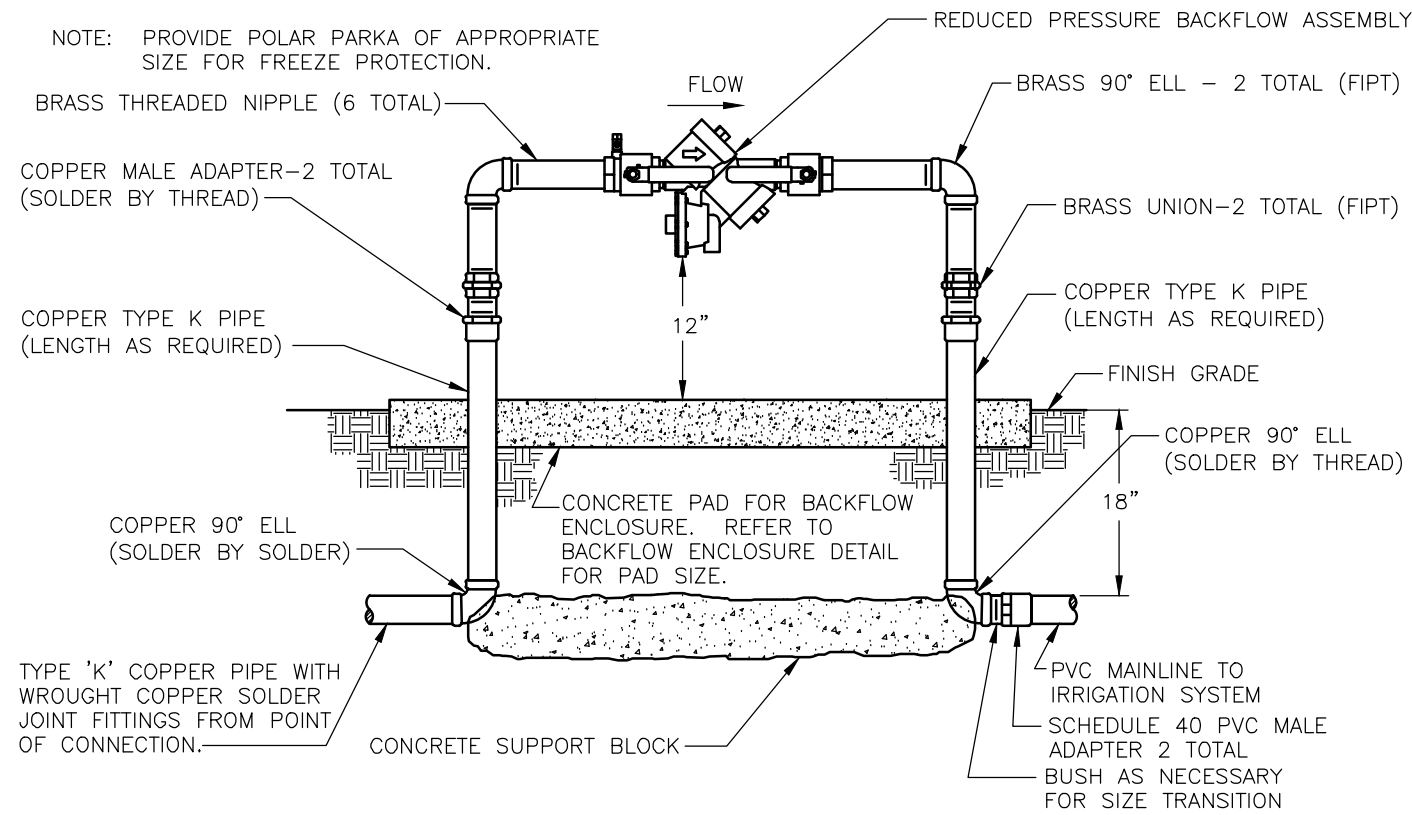


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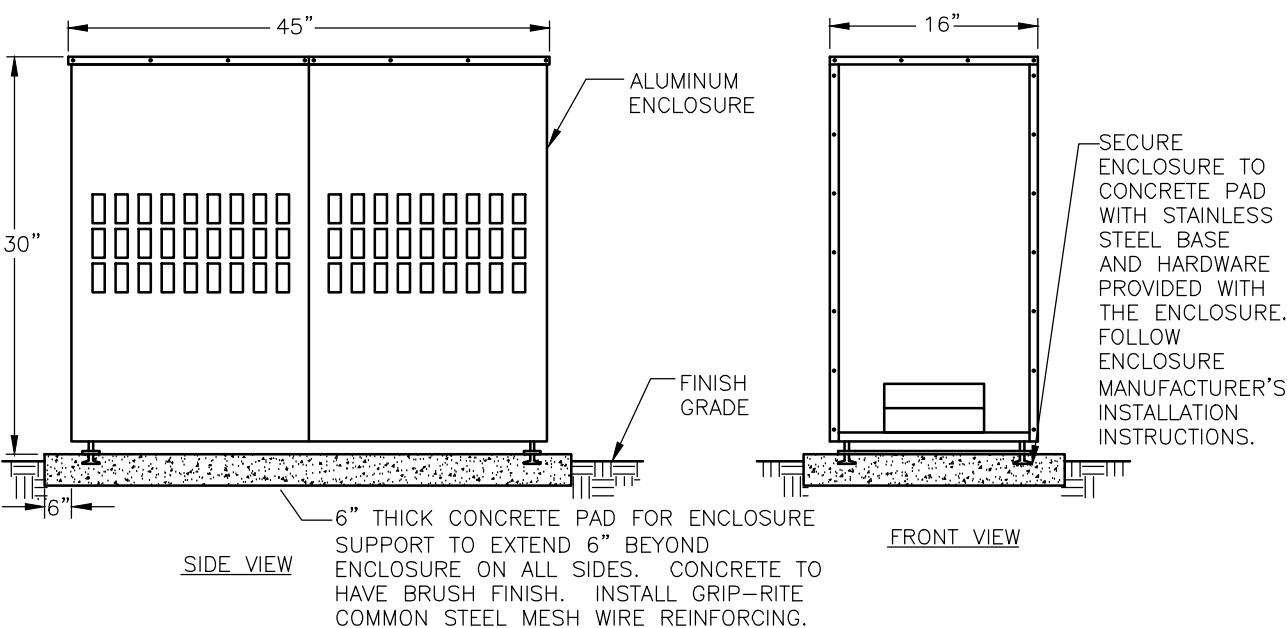
3 CLUSTER MAILBOXES SCALE: N.T.S. 1/1 DT-Mailbox-03.dwg

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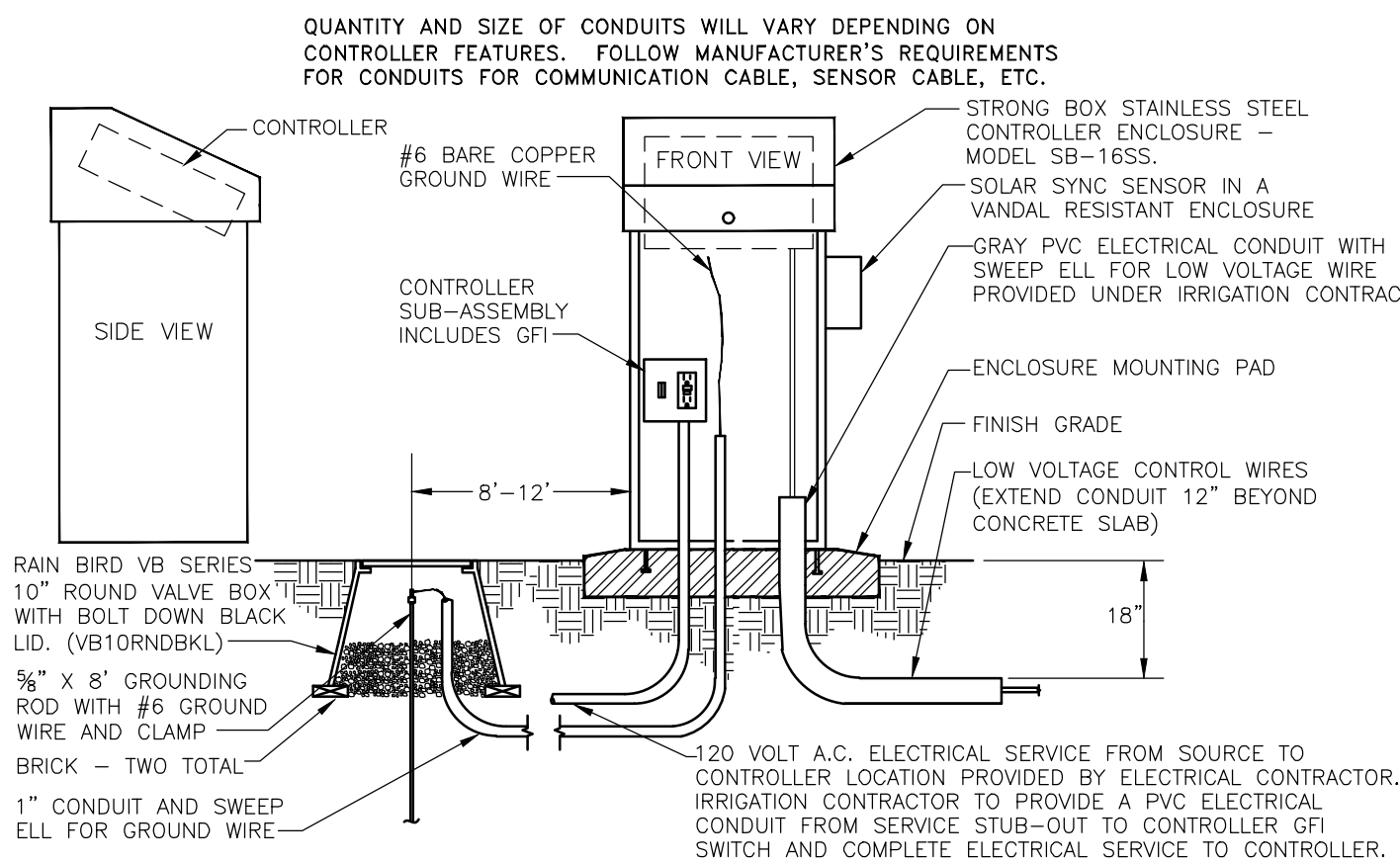


REDUCED PRESSURE BACKFLOW ASSEMBLY
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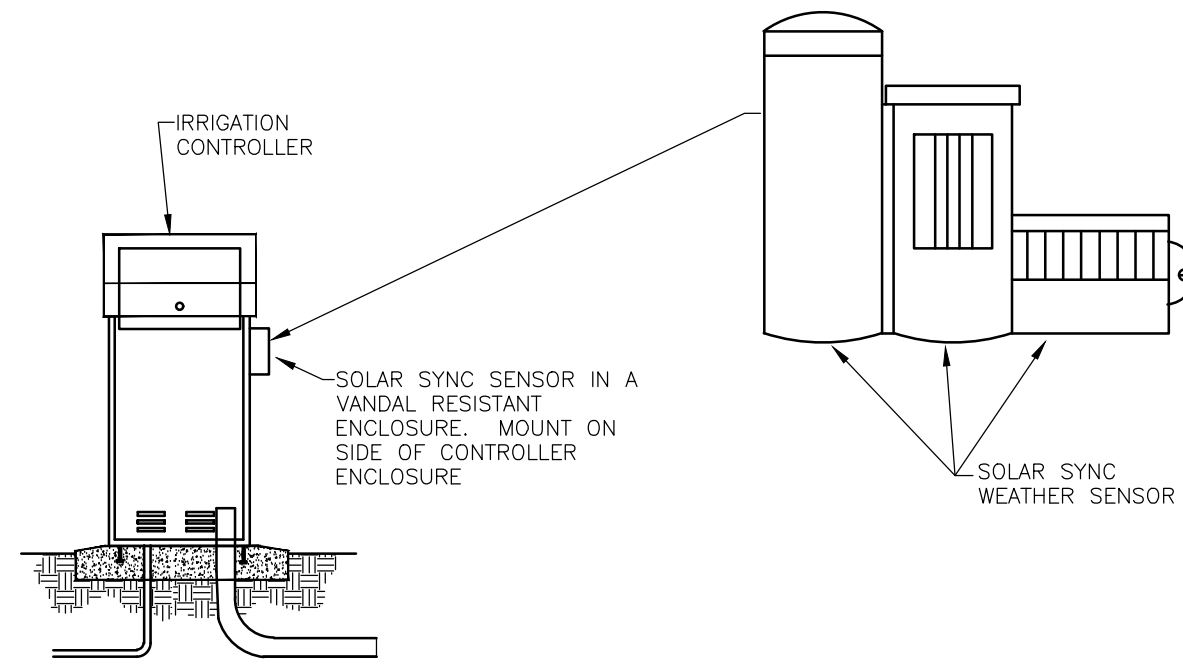
NOTE: 1. IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL BACKFLOW ENCLOSURE MODEL #5B8C-45AL BY STRONG BOX. (800) 729-1314.



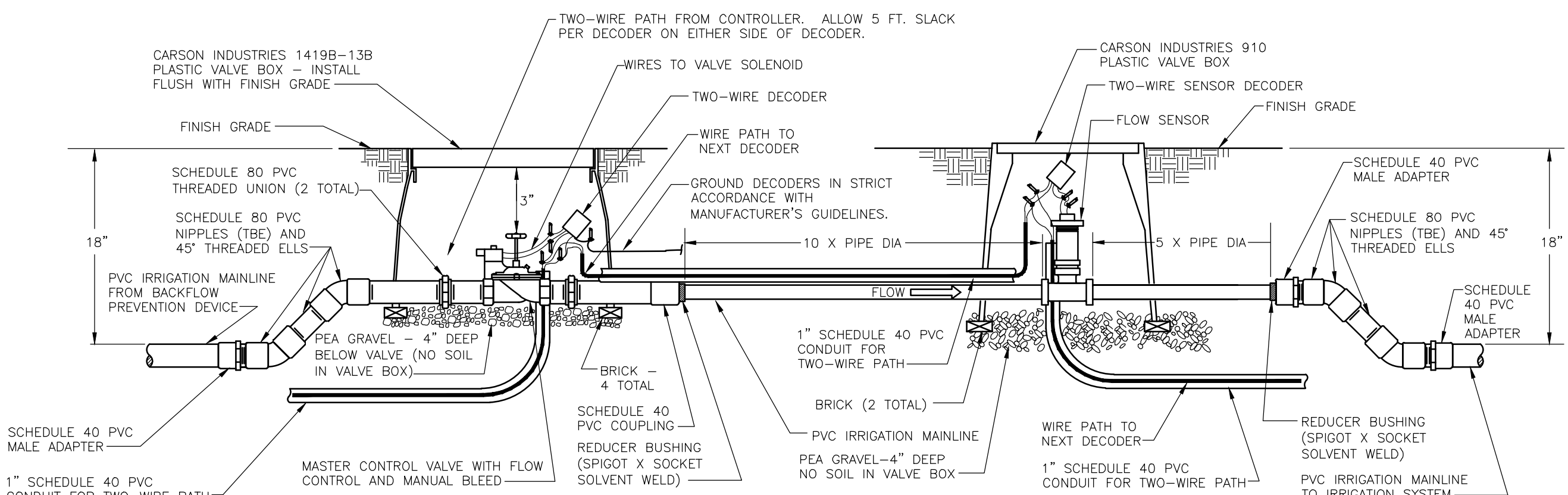
BACKFLOW PREVENTER ENCLOSURE
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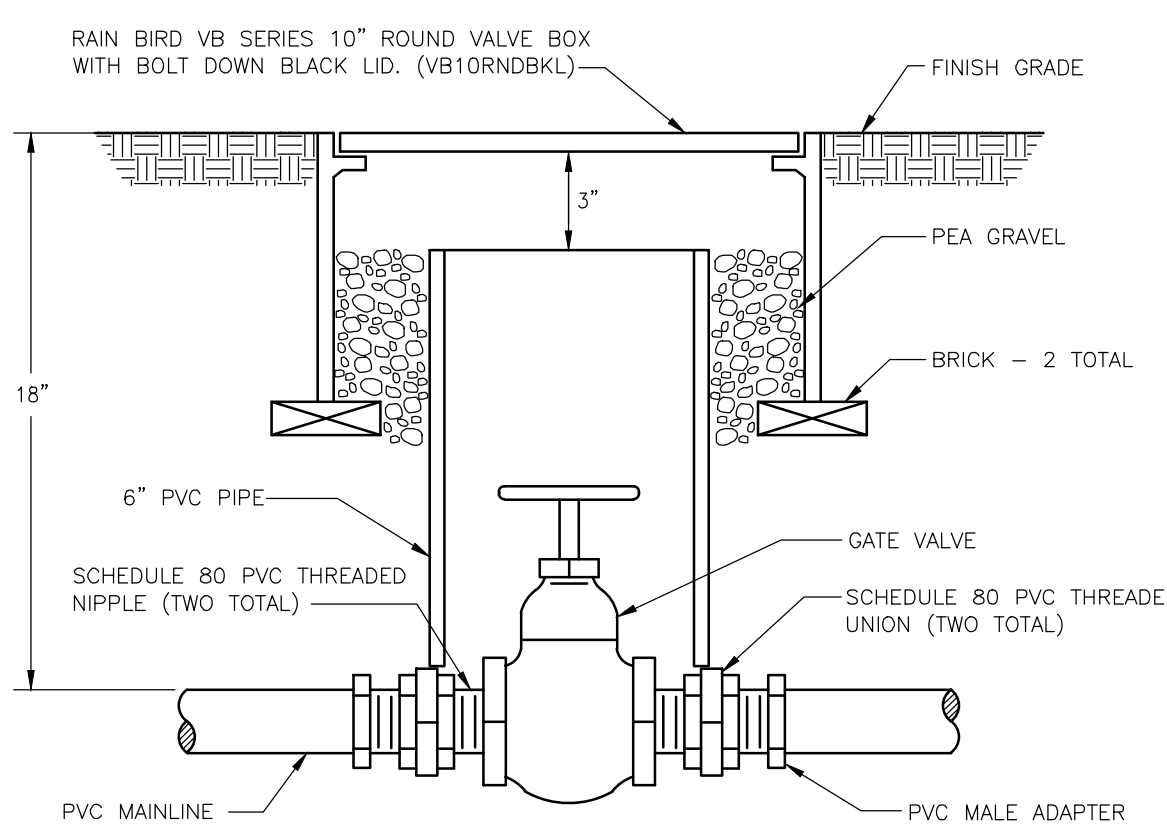
CONTROLLER - TOP OPENING ENCLOSURE
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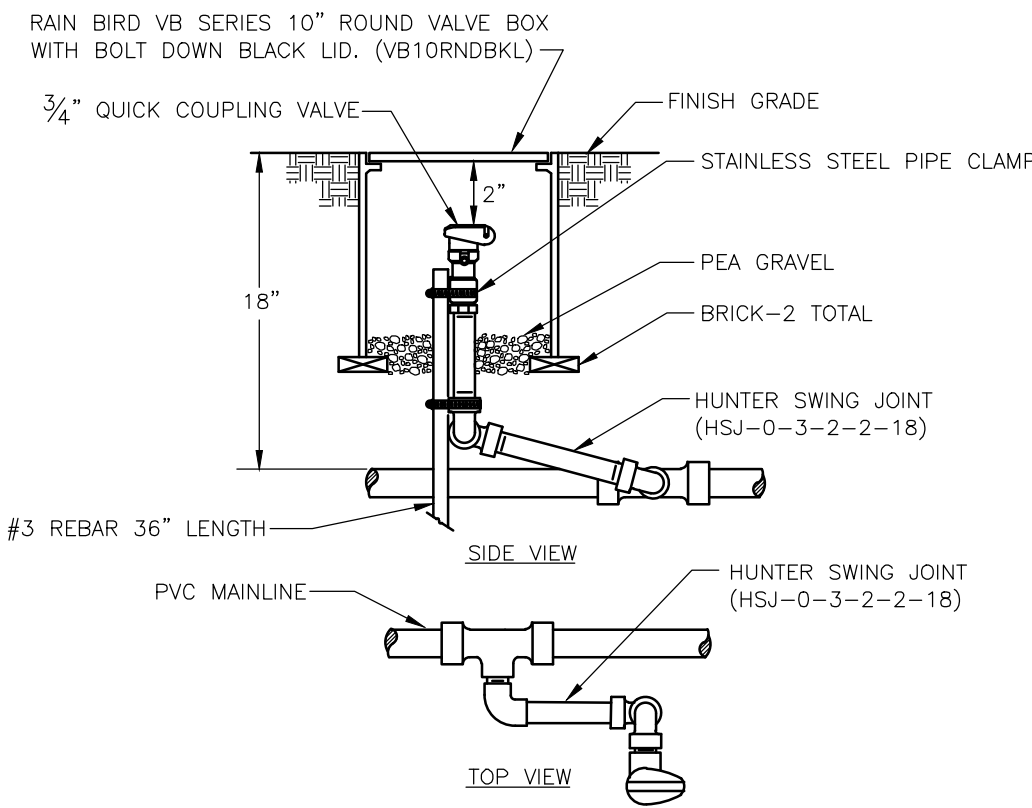
SOLAR SYNC SENSOR
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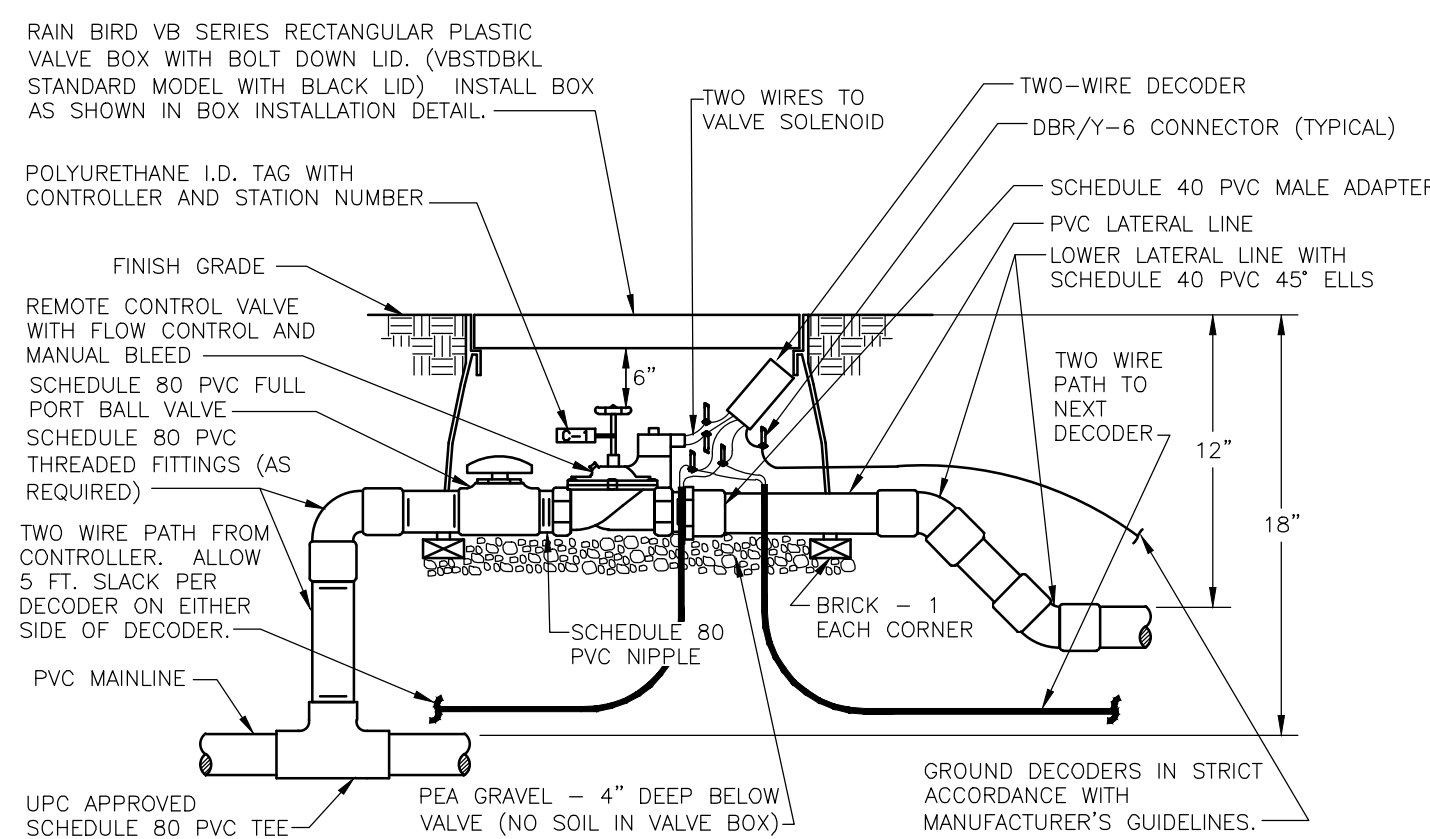
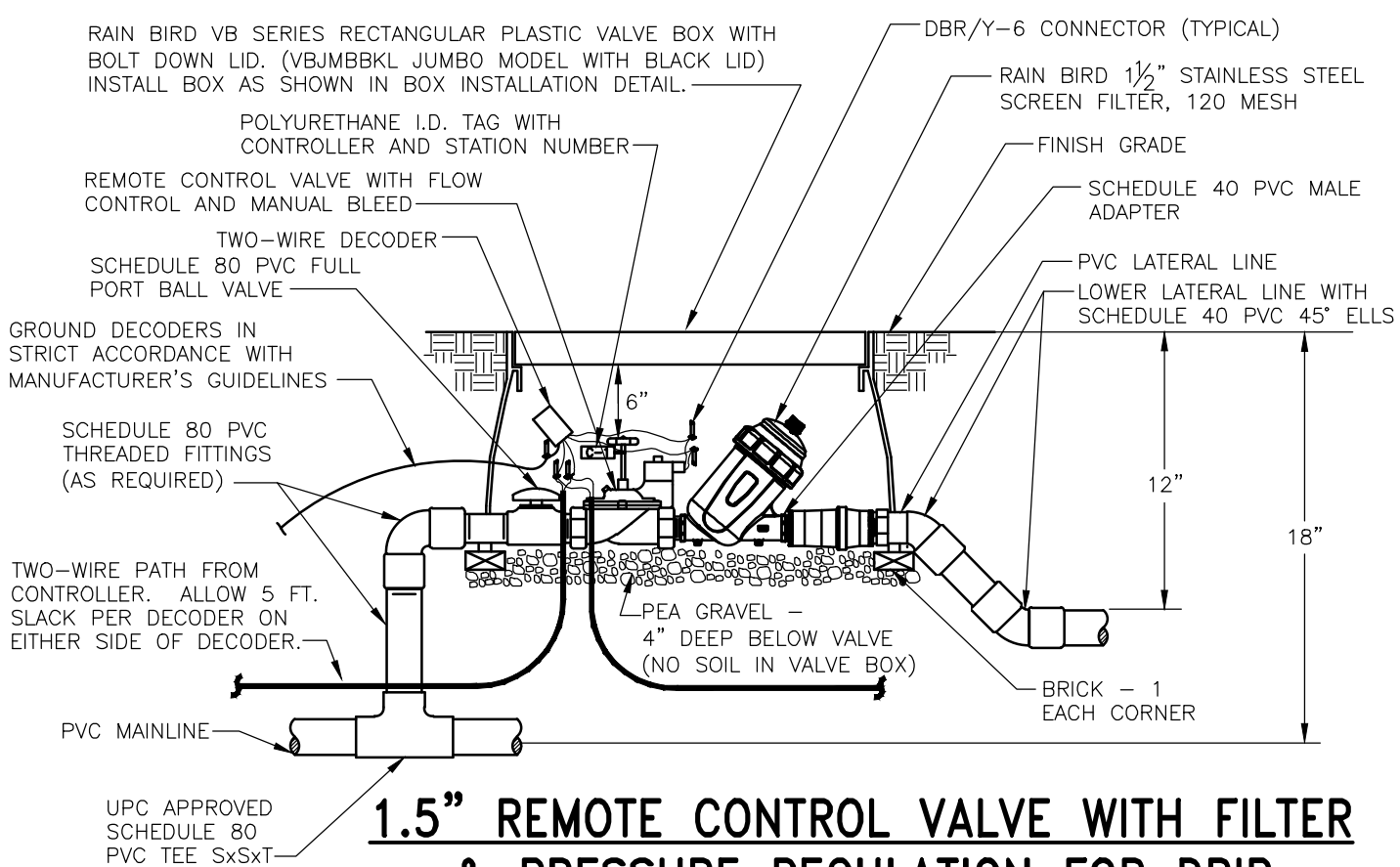
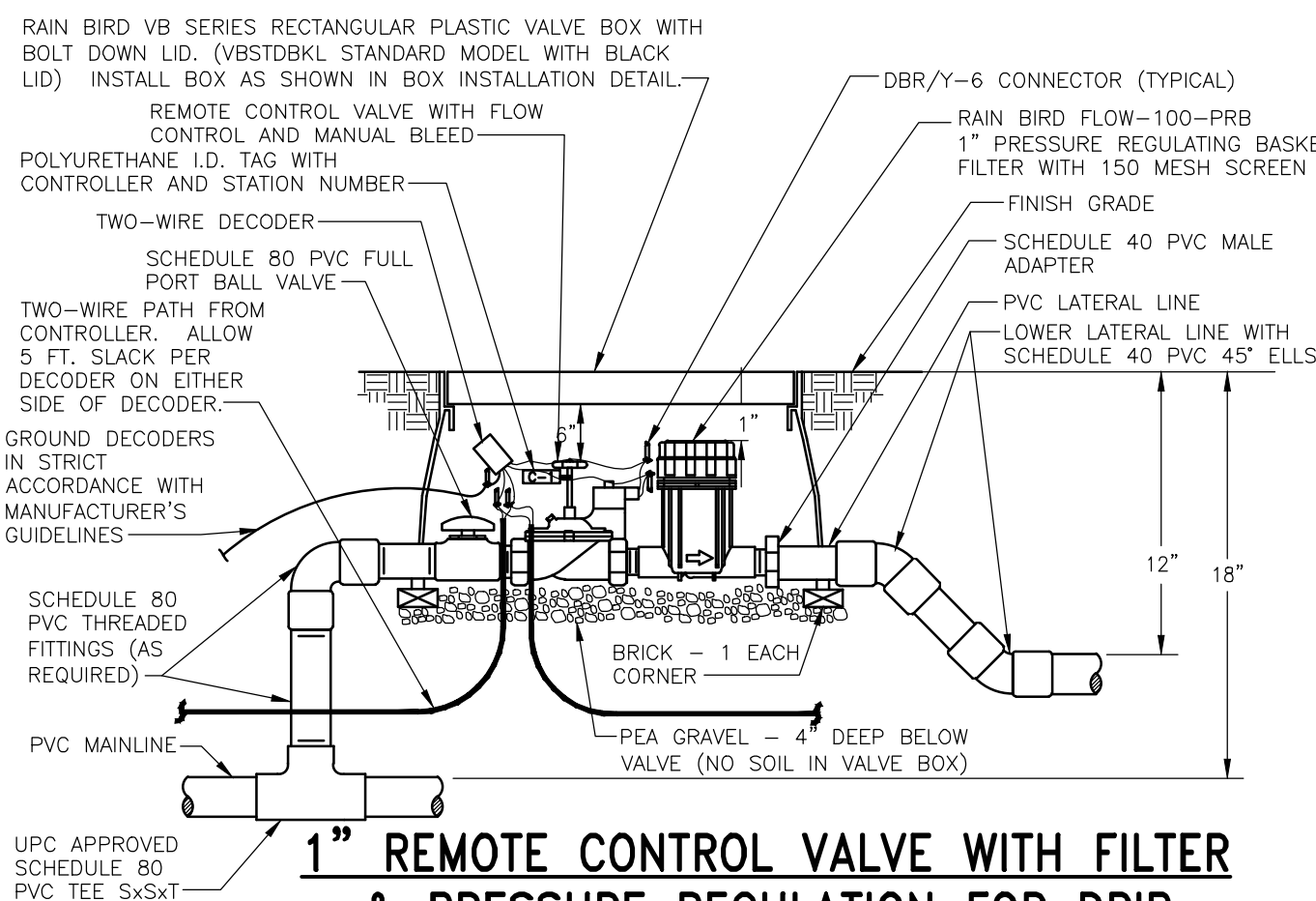
MASTER VALVE / FLOW SENSOR
NOT TO SCALE



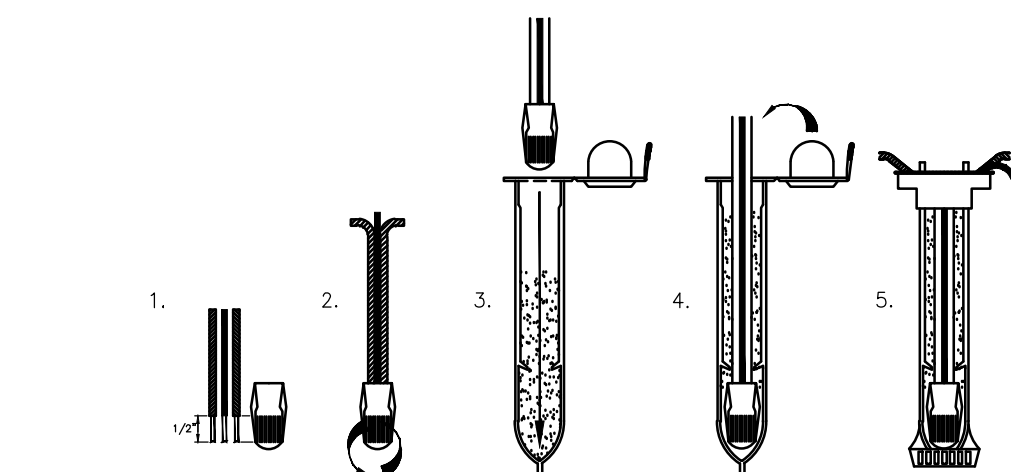
GATE VALVE
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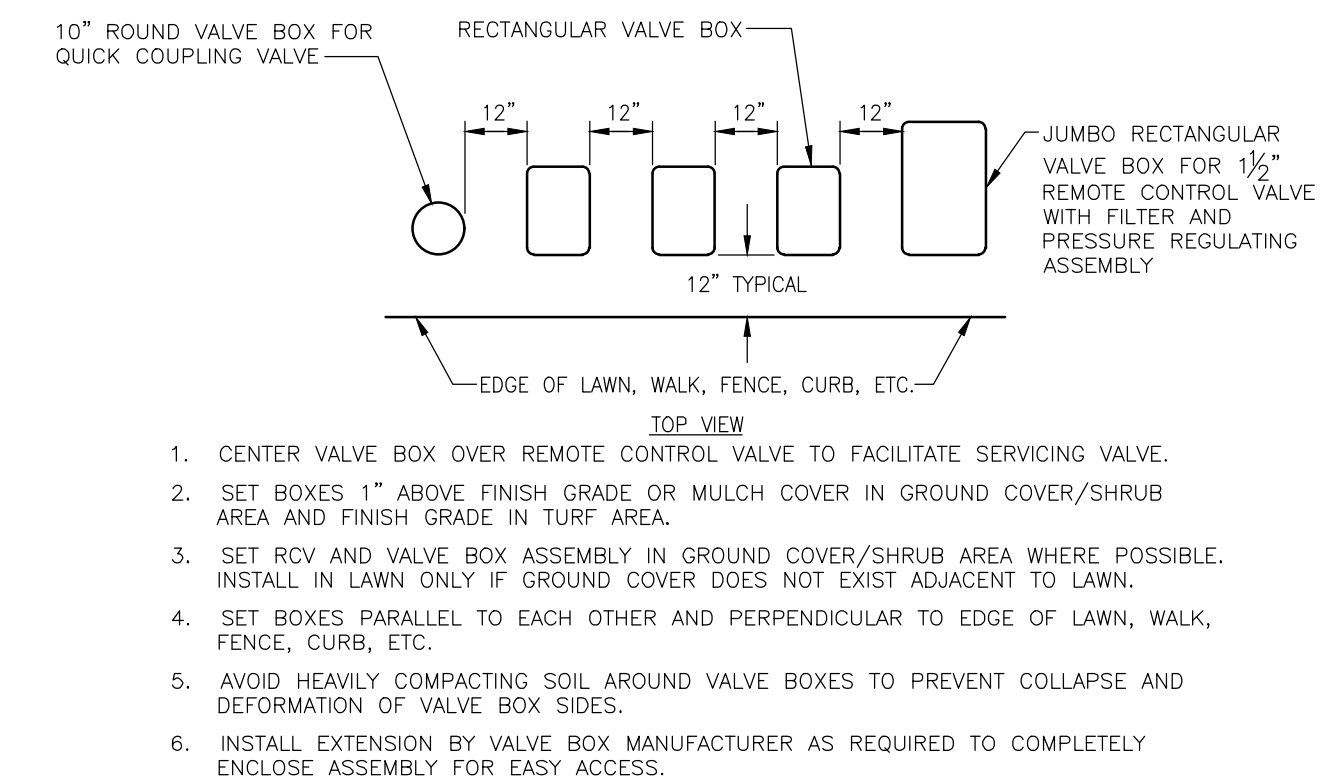
QUICK COUPLING VALVE
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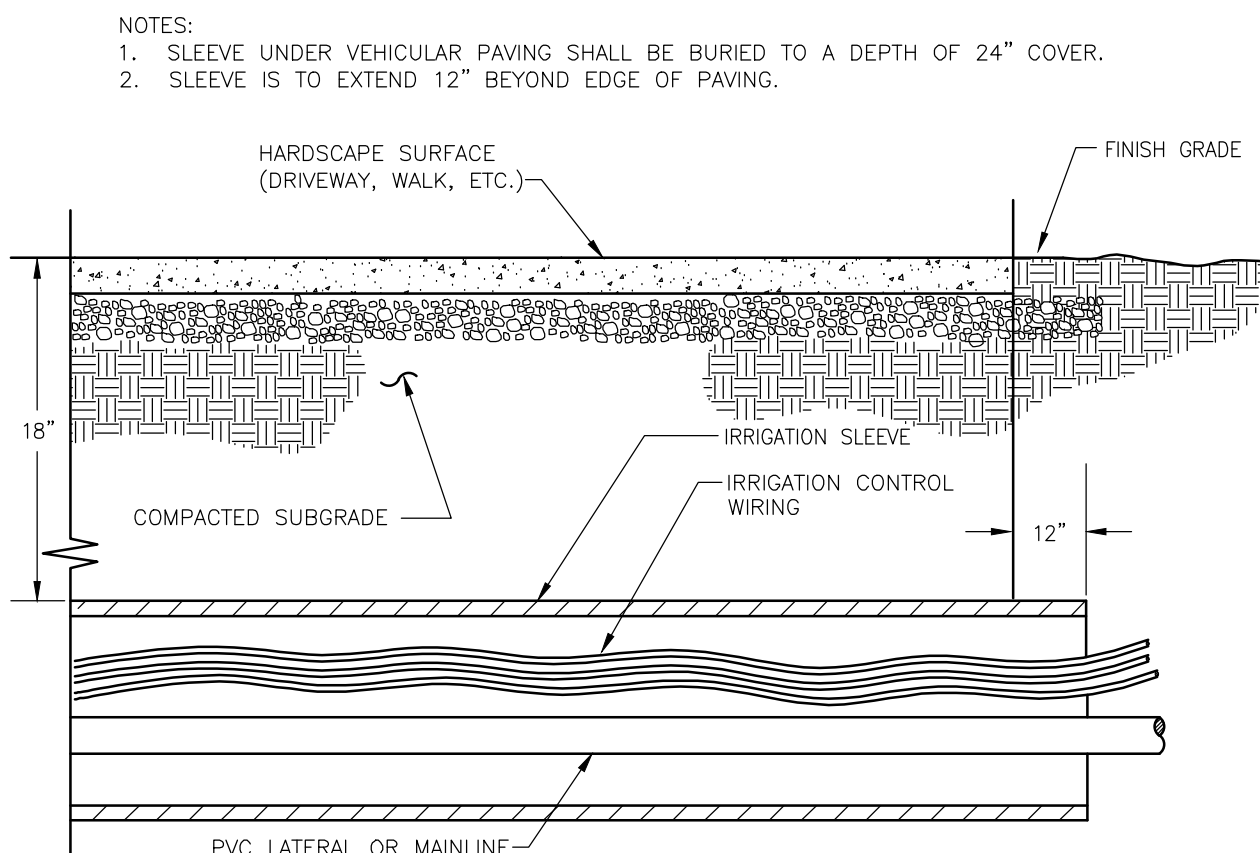
REMOTE CONTROL VALVE
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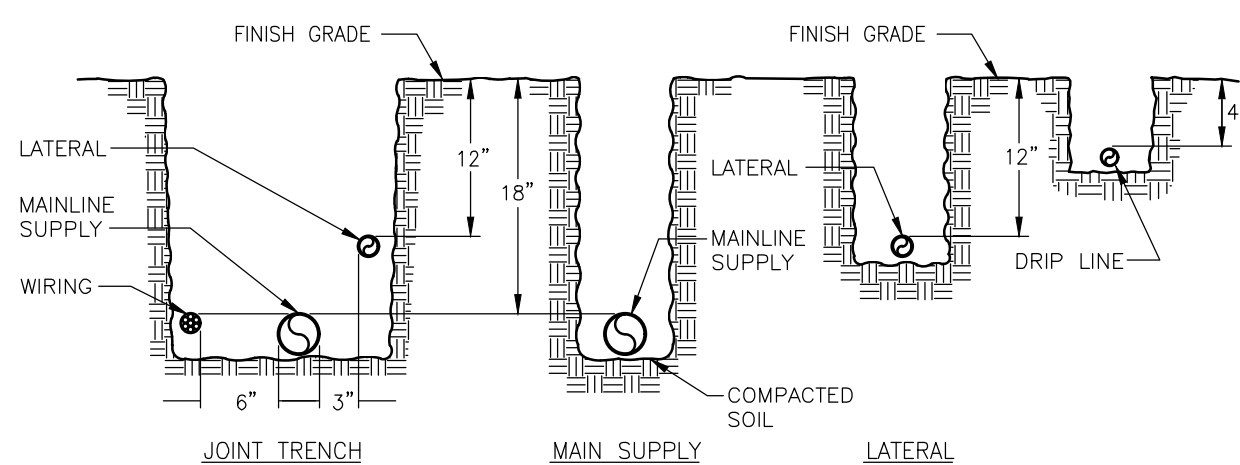
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NOT TO SCALE



VALVE BOX INSTALLATION
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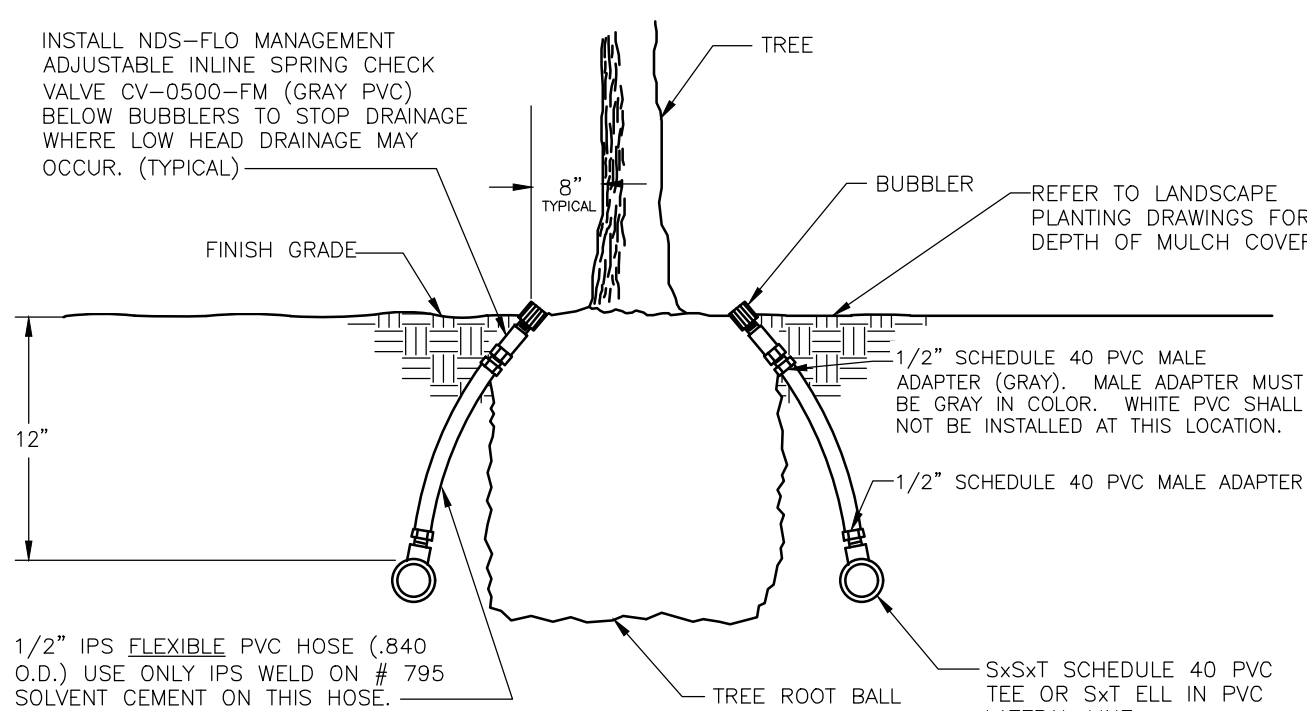


SLEEVING INSTALLATION
NOT TO SCALE



NOTES:
1. ALL PLASTIC PIPING SHALL BE INSTALLED IN THE TRENCH IN A SERPENTINE MANNER AS PER THE MANUFACTURER'S SPECIFICATIONS.
2. ALL SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. TAPE AND BUNDLE TUBING OR WIRING AT 10 FEET INTERVALS.
4. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
5. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS, CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS. CAREFULLY SELECT BACKFILL THAT IS TO BE PLACED NEXT TO PLASTIC PIPE TO AVOID ANY SHARP OBJECTS WHICH MAY DAMAGE THE PIPE.

TRENCHING DETAIL
NOT TO SCALE



TREE BUBBLERS
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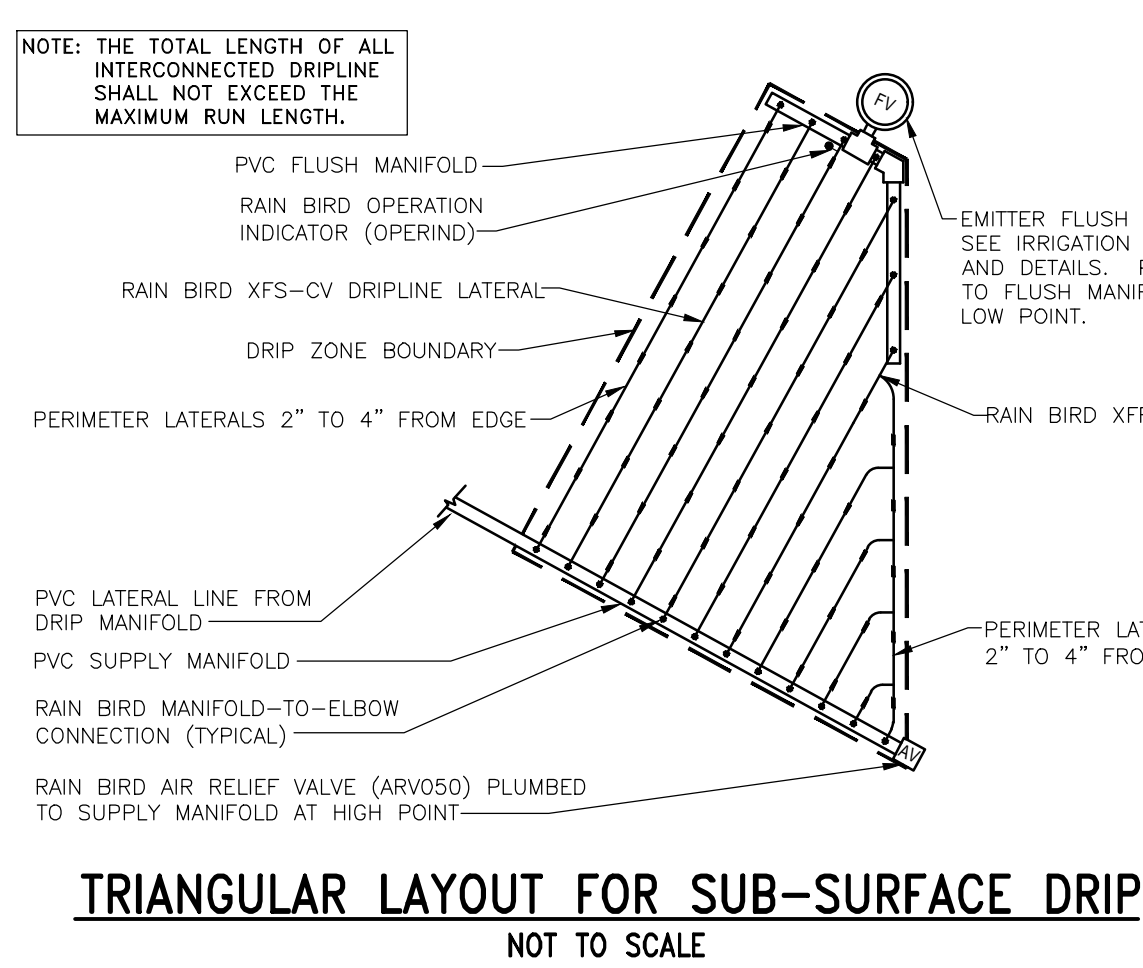
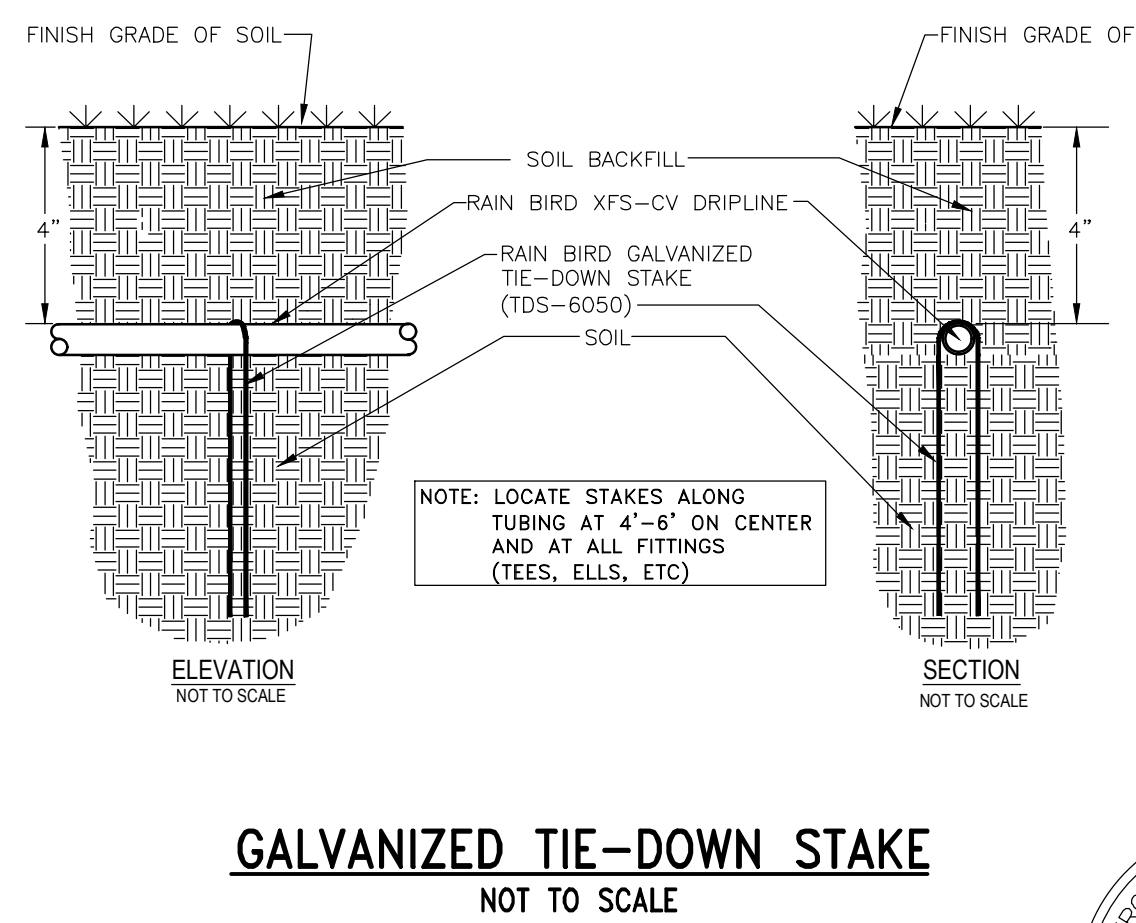
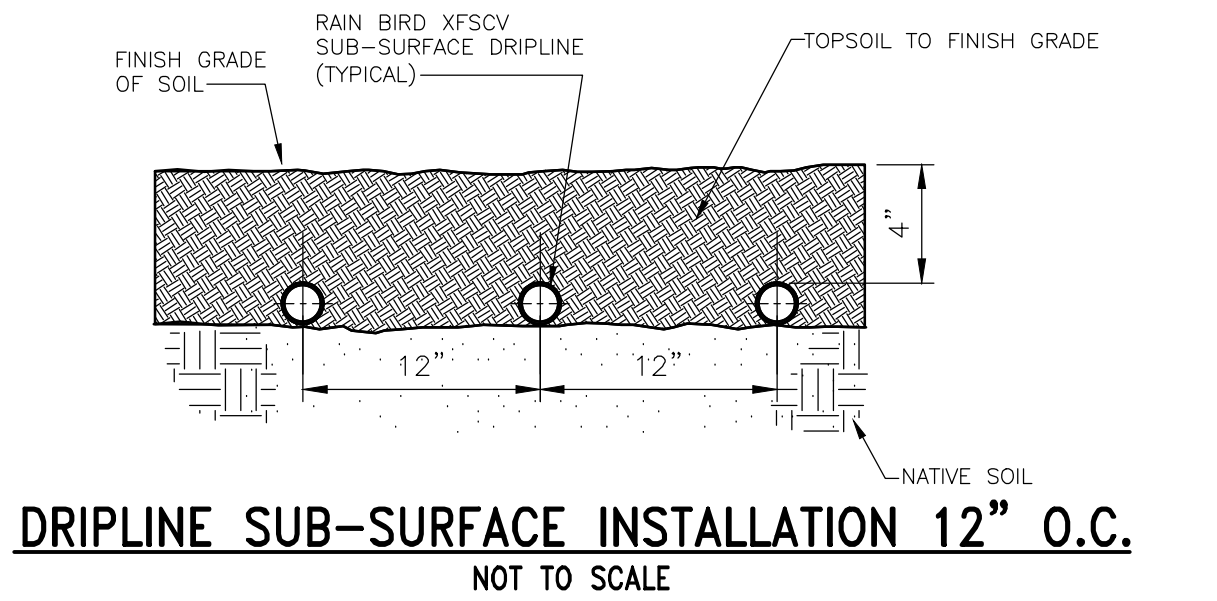
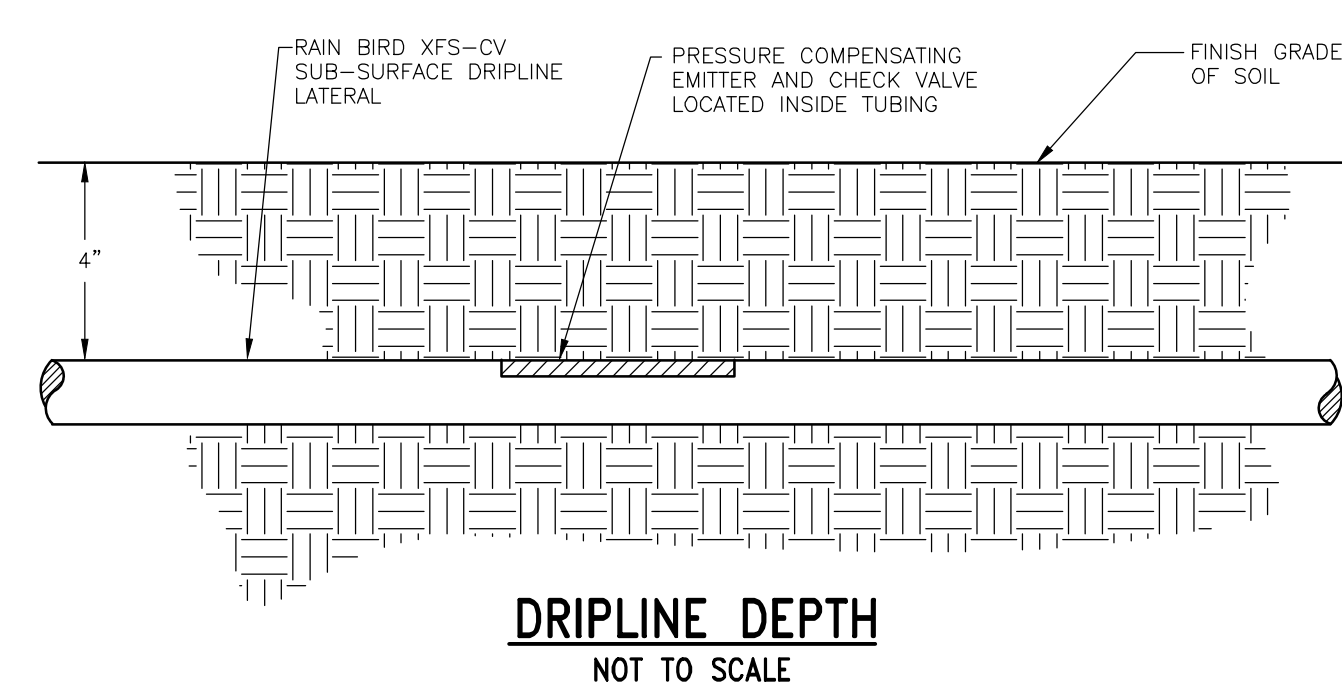
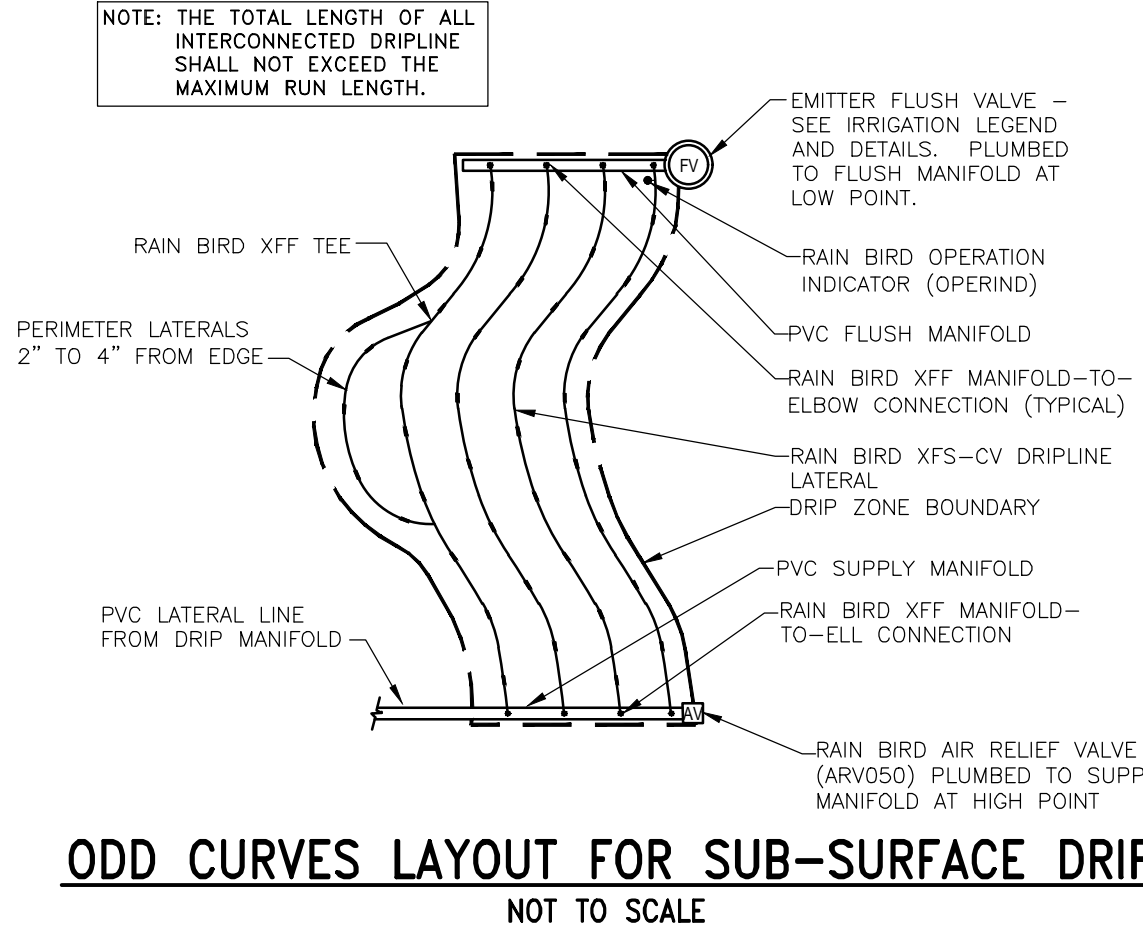
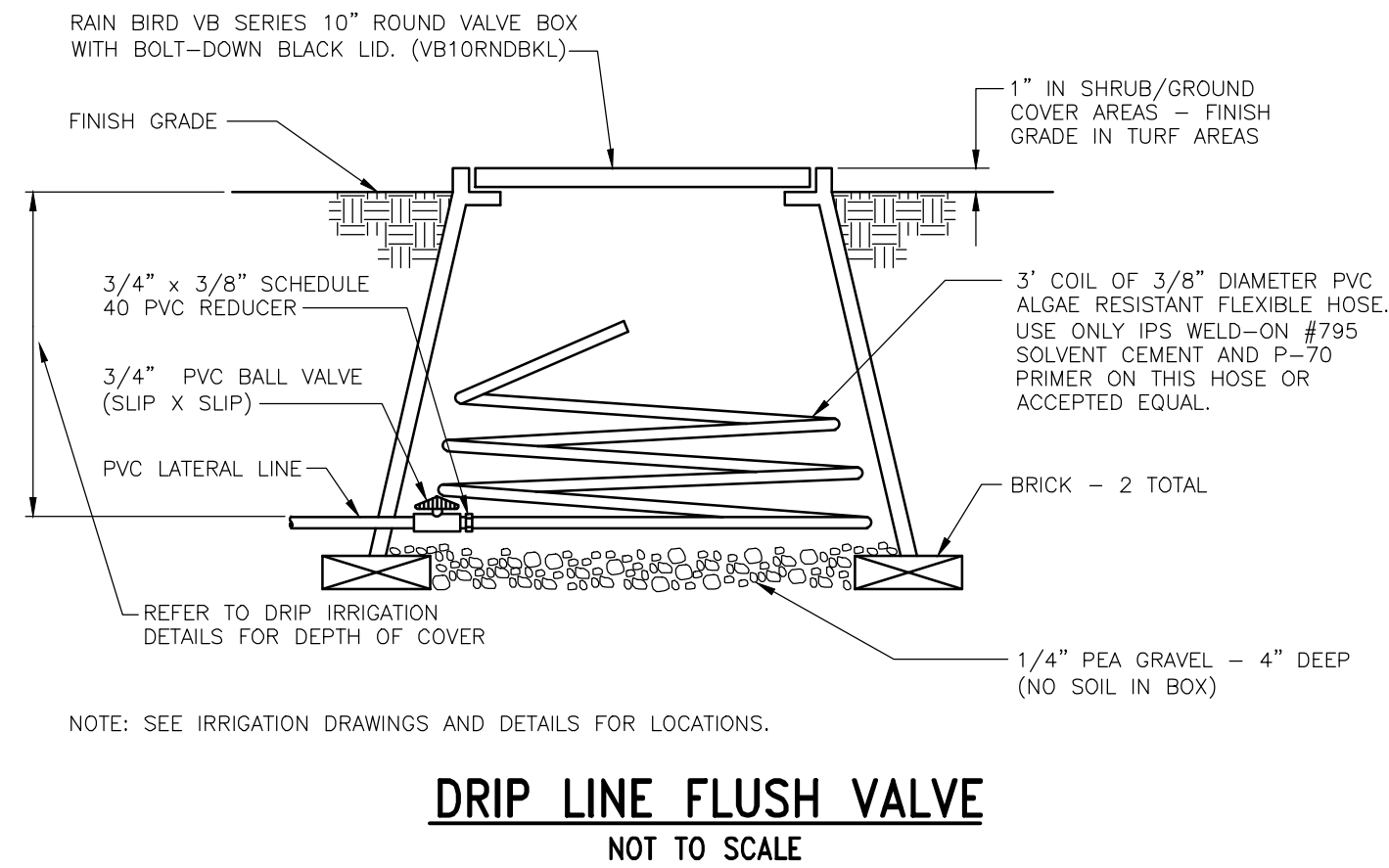
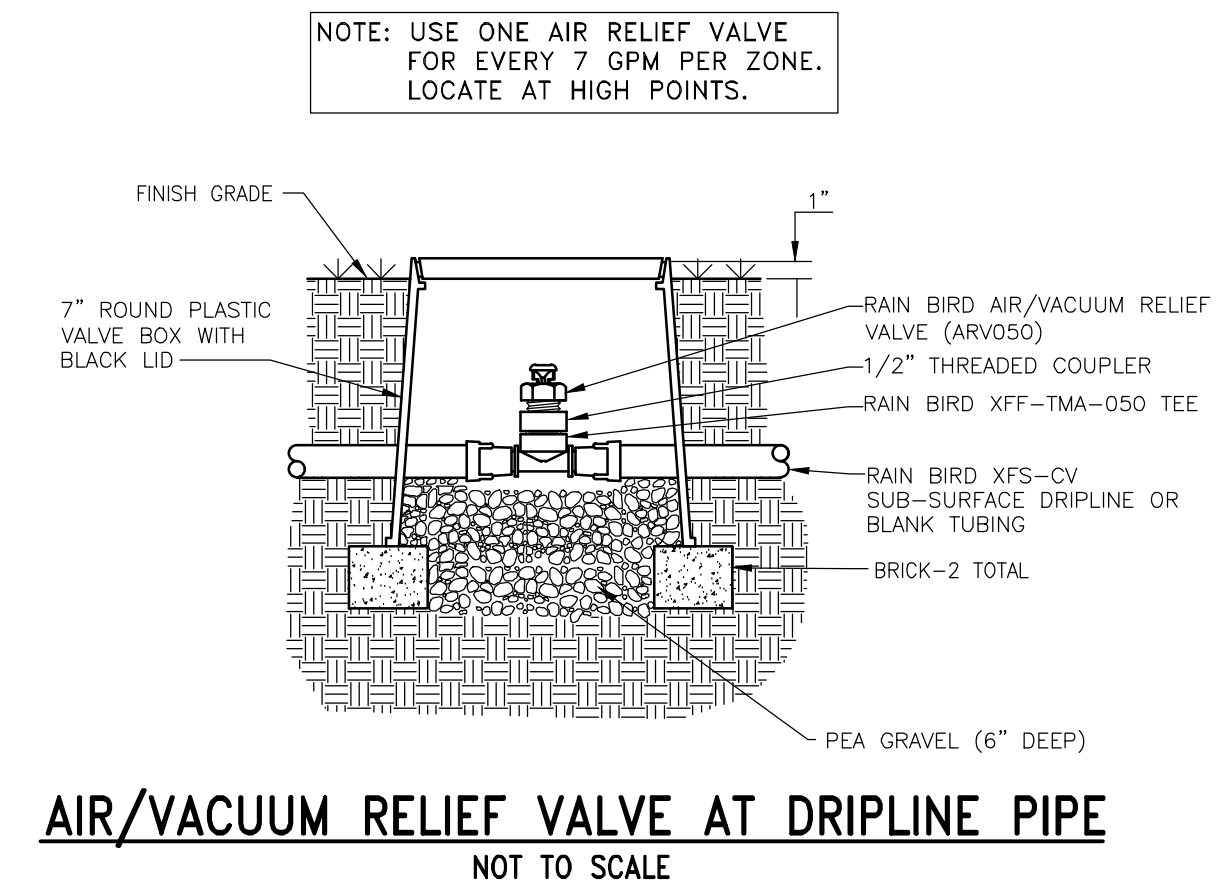
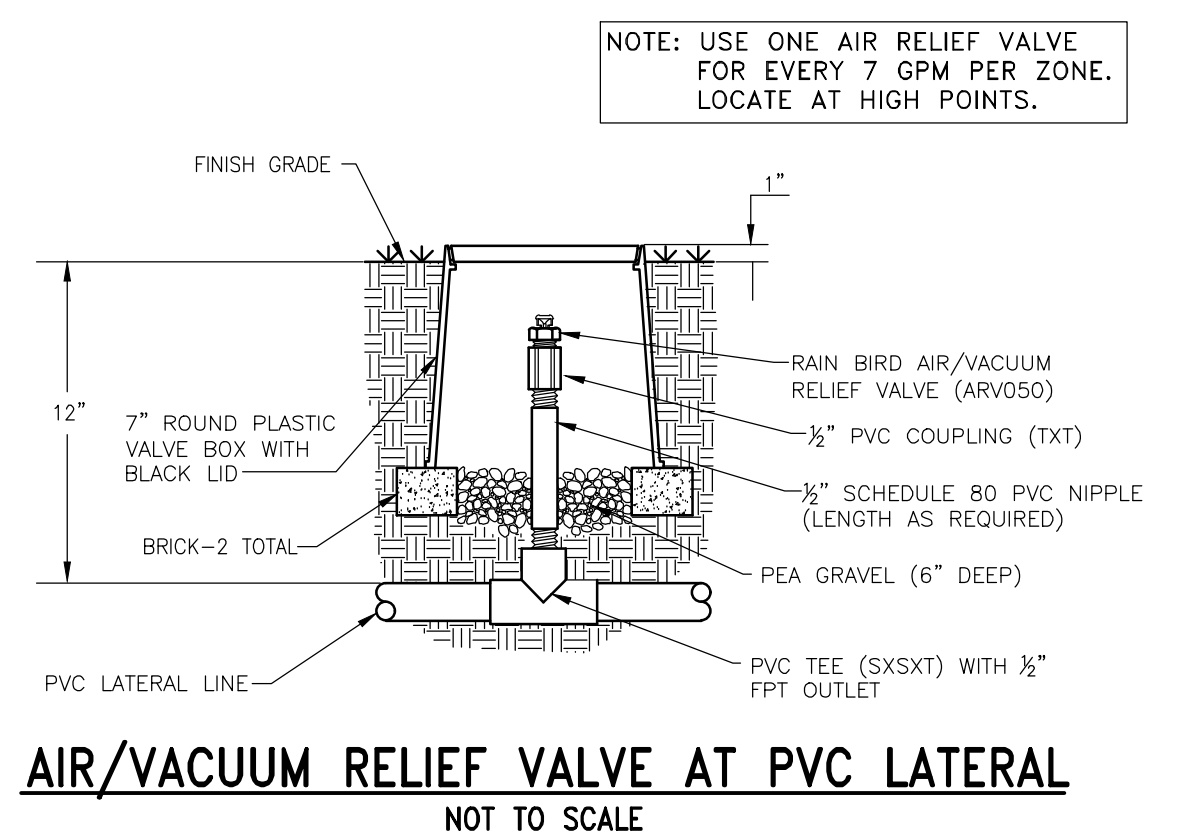
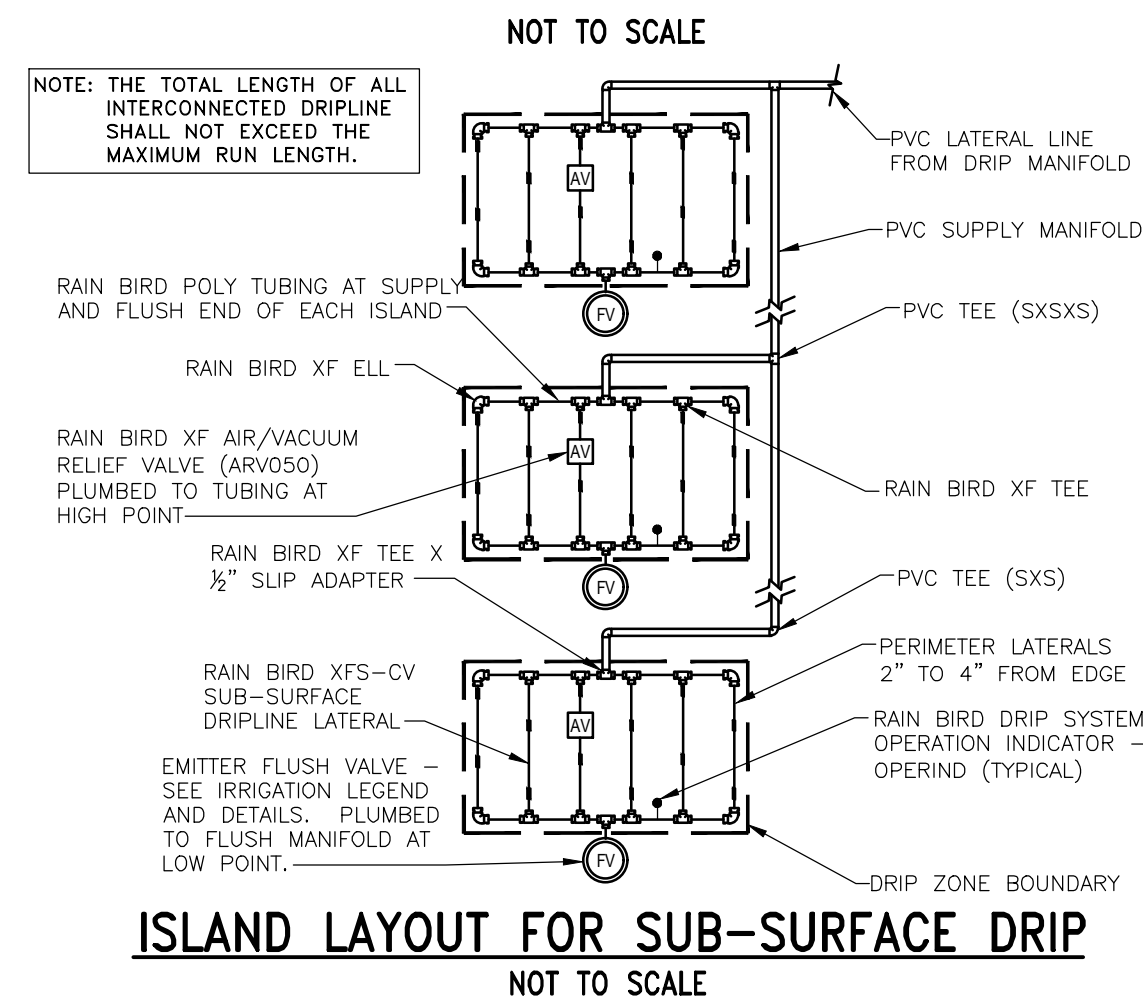
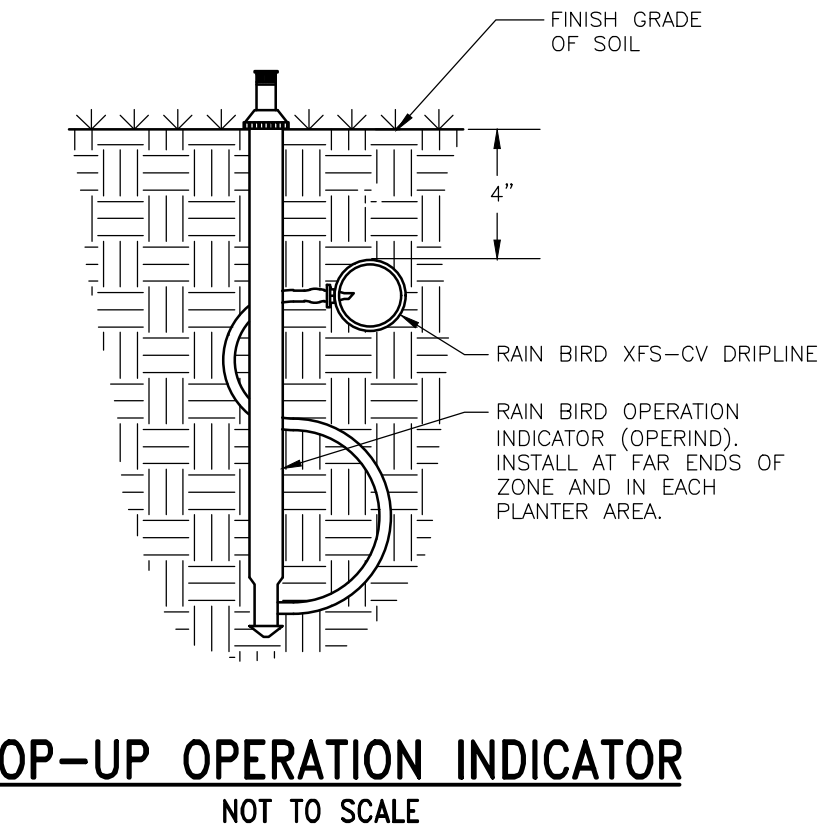
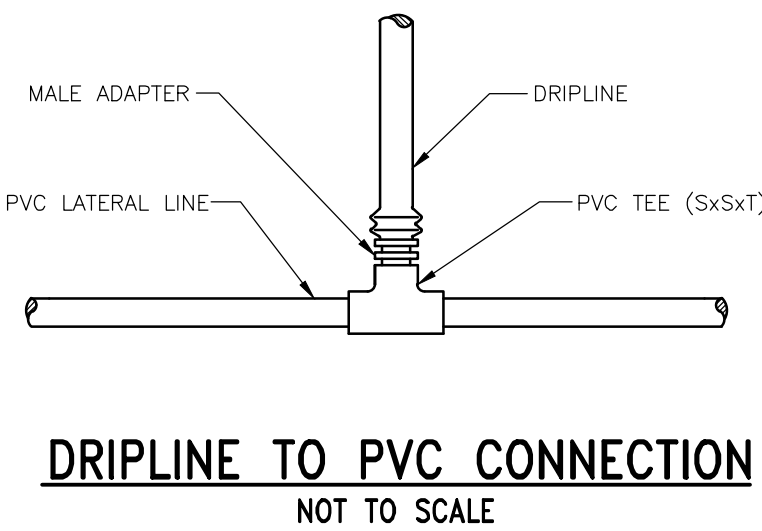
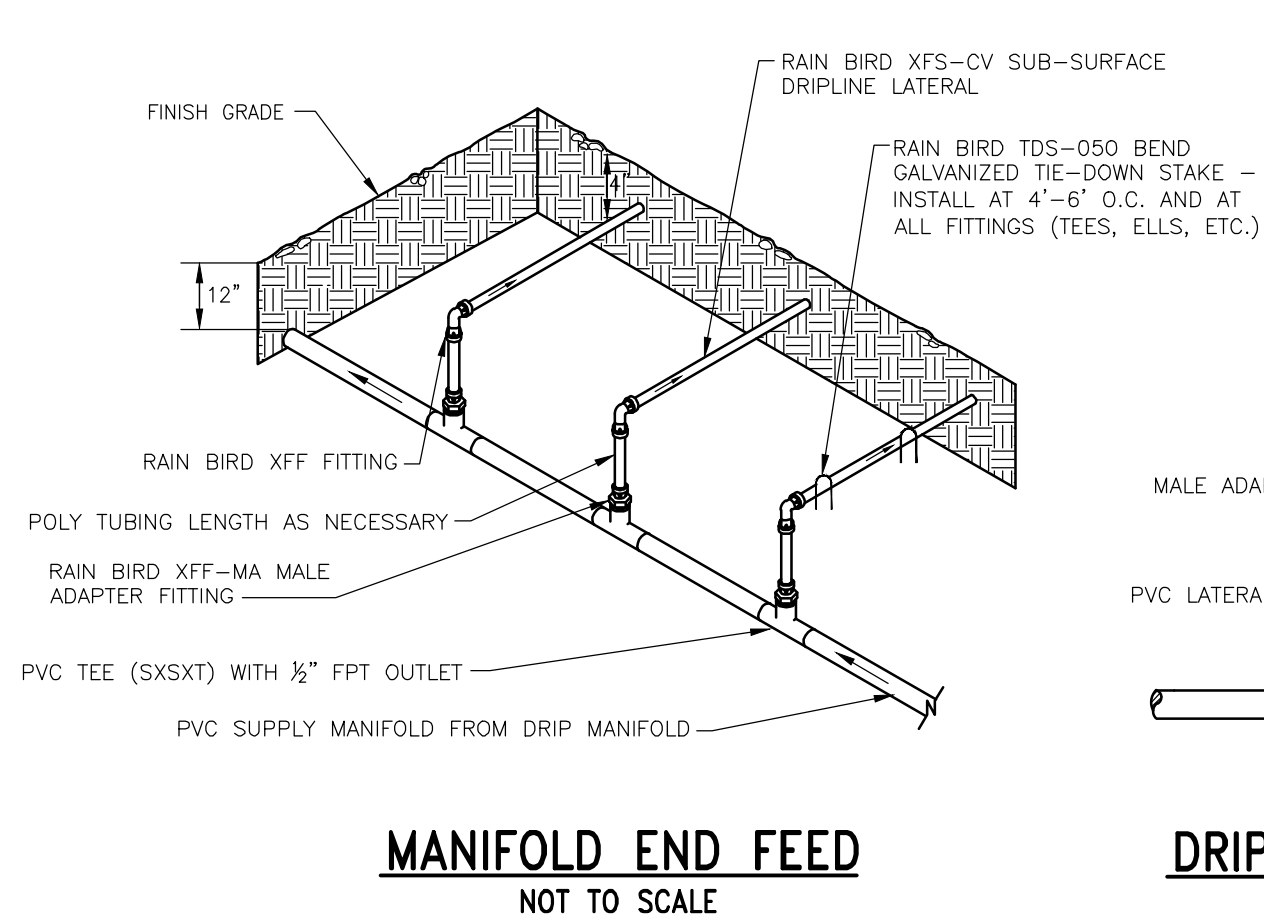
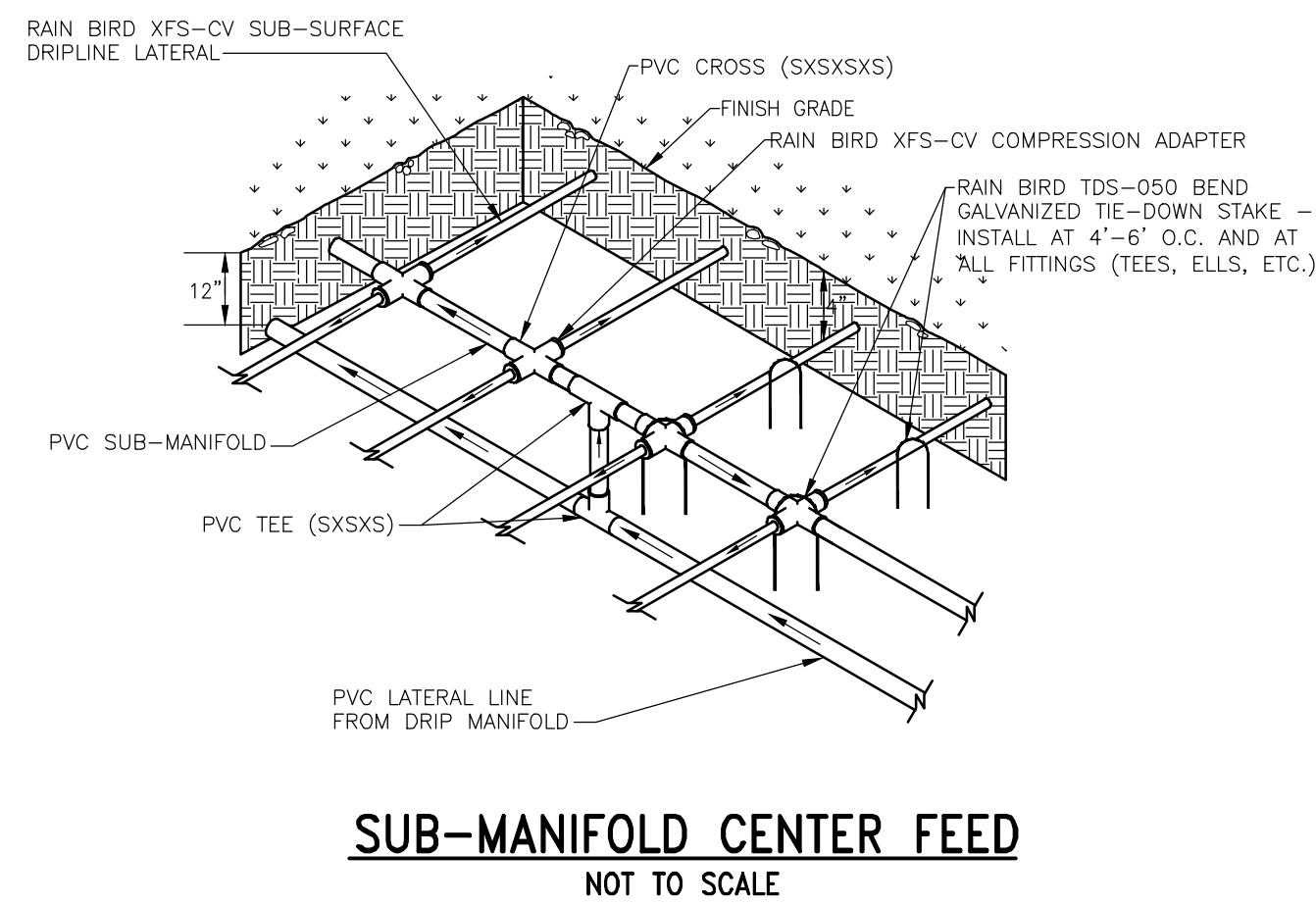
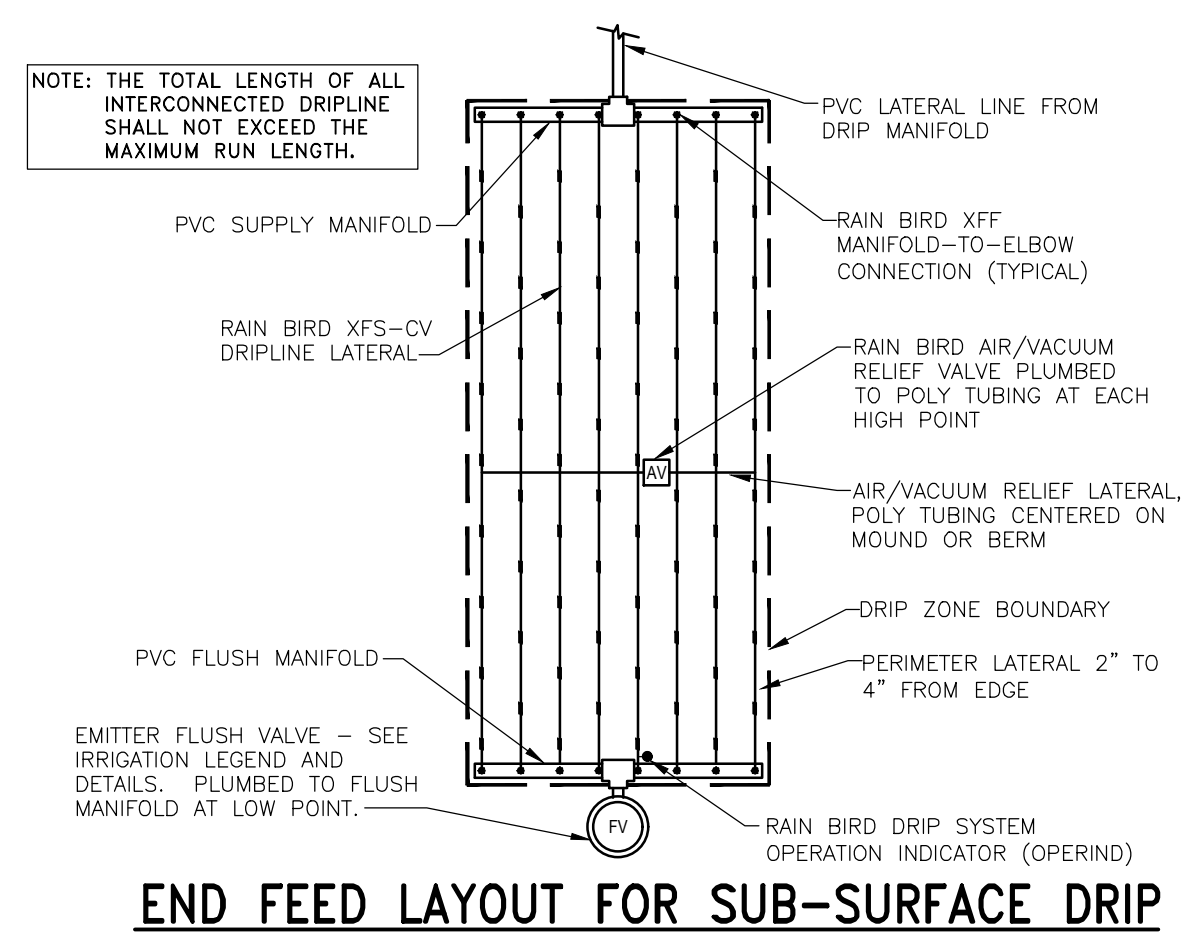
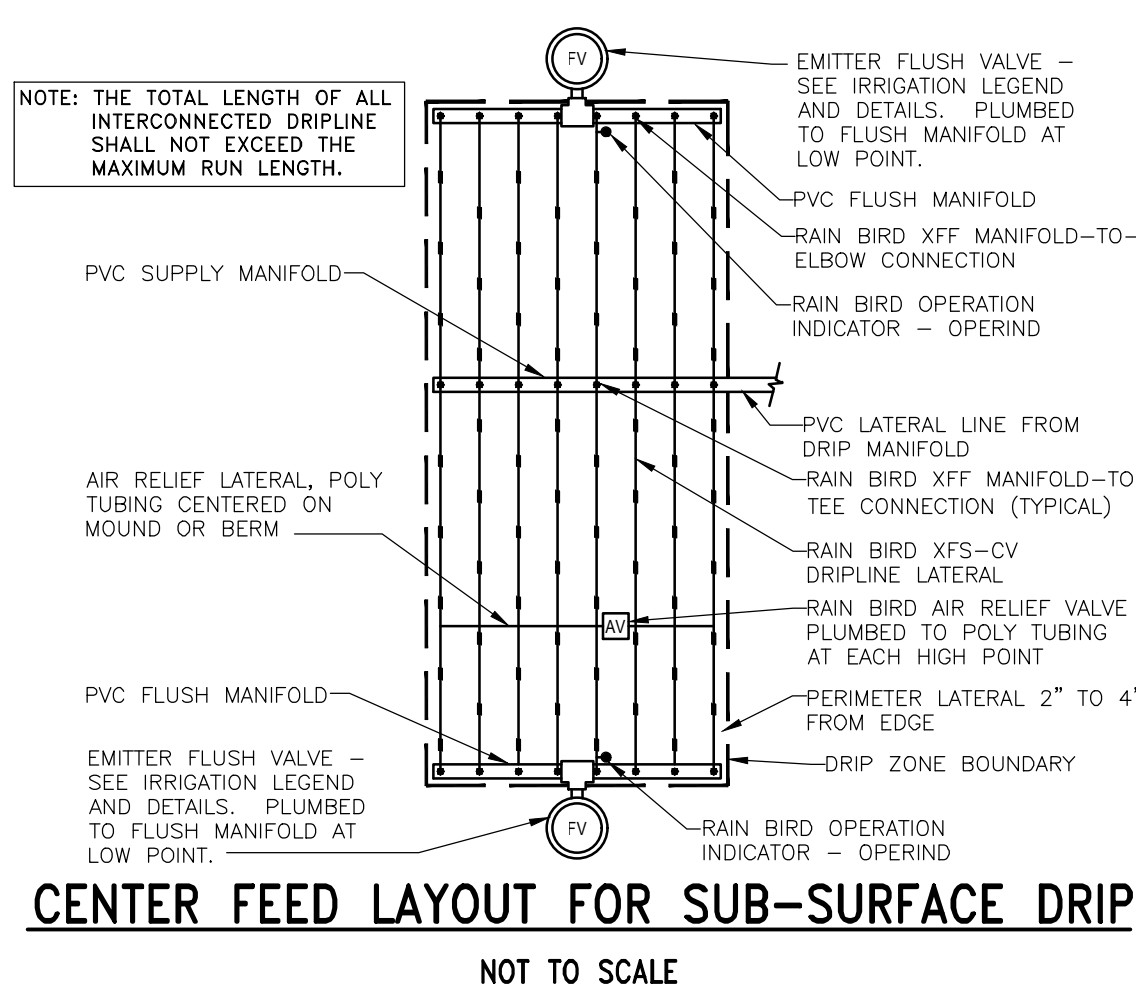
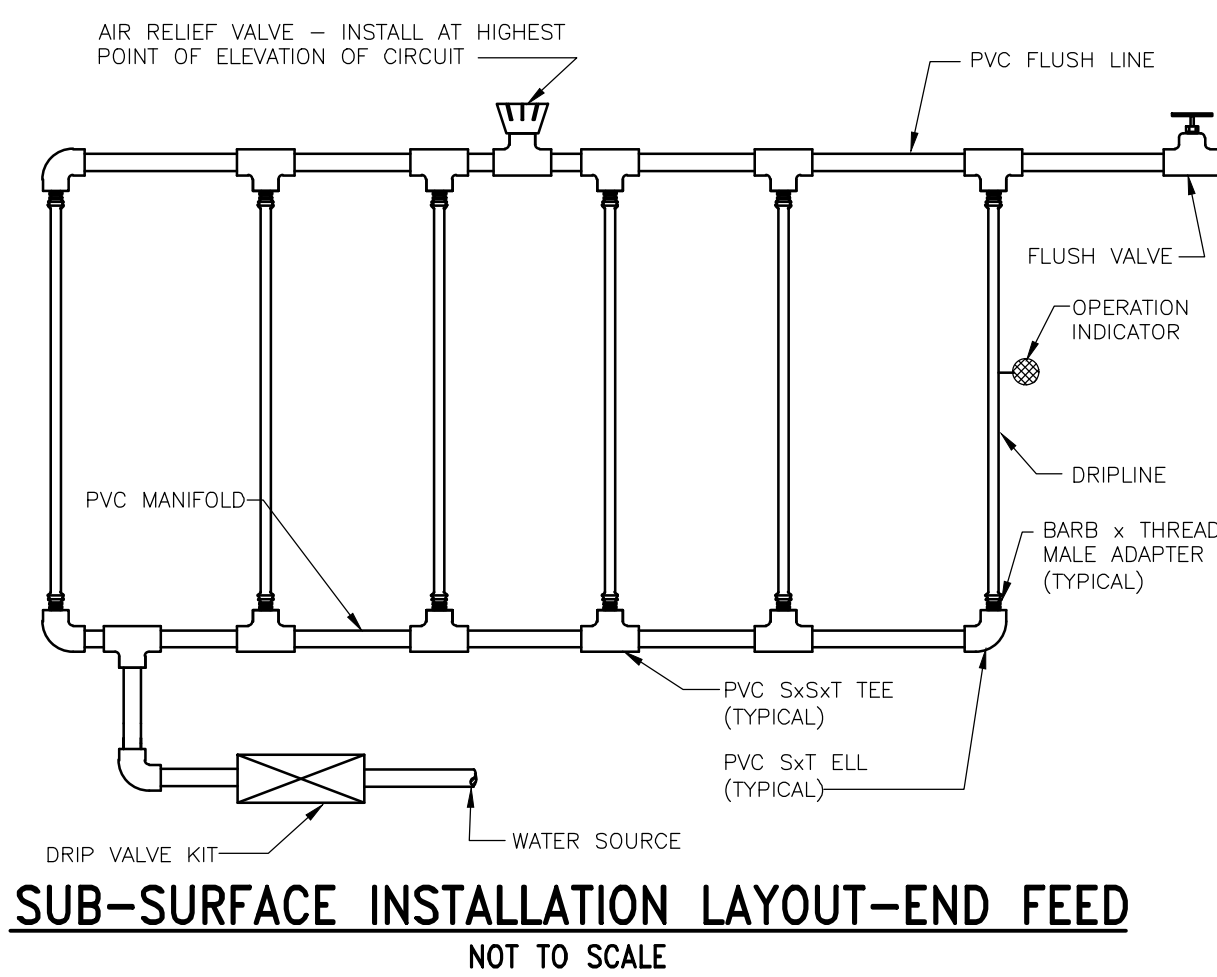
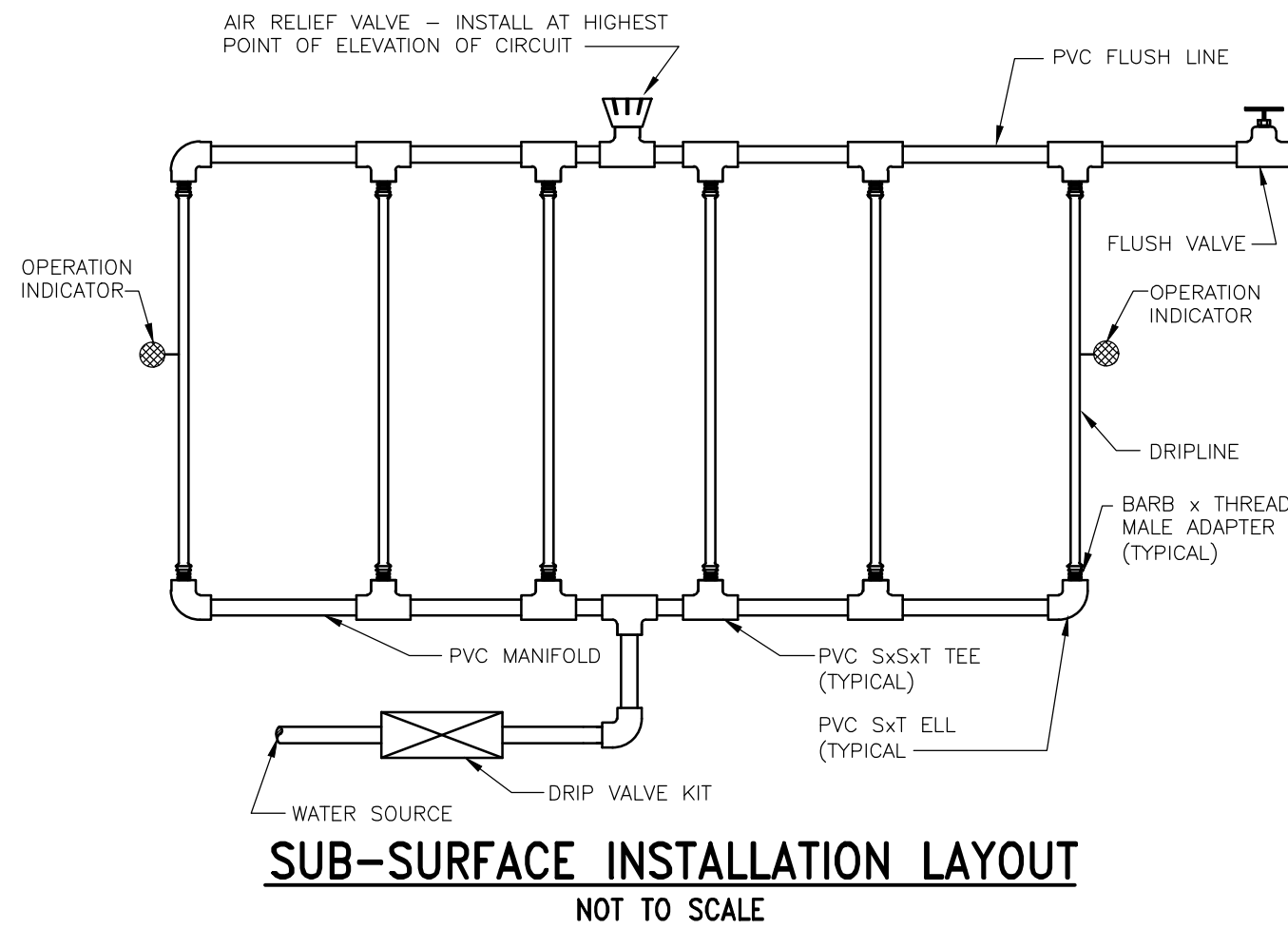
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Date: **01/18/23**
Job: **19017.03**
Sheet
L4.2
Of 35 Sheets



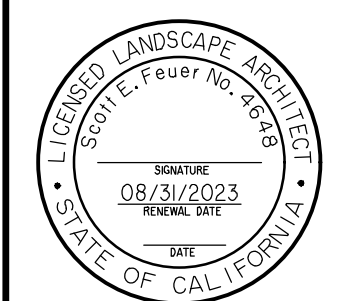
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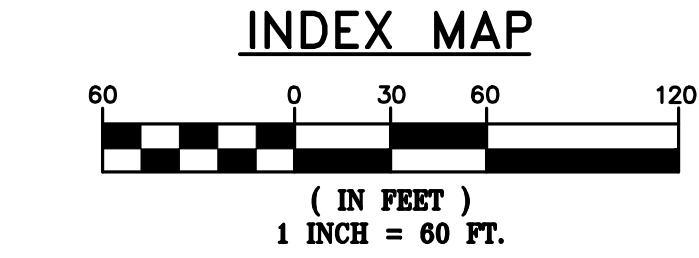
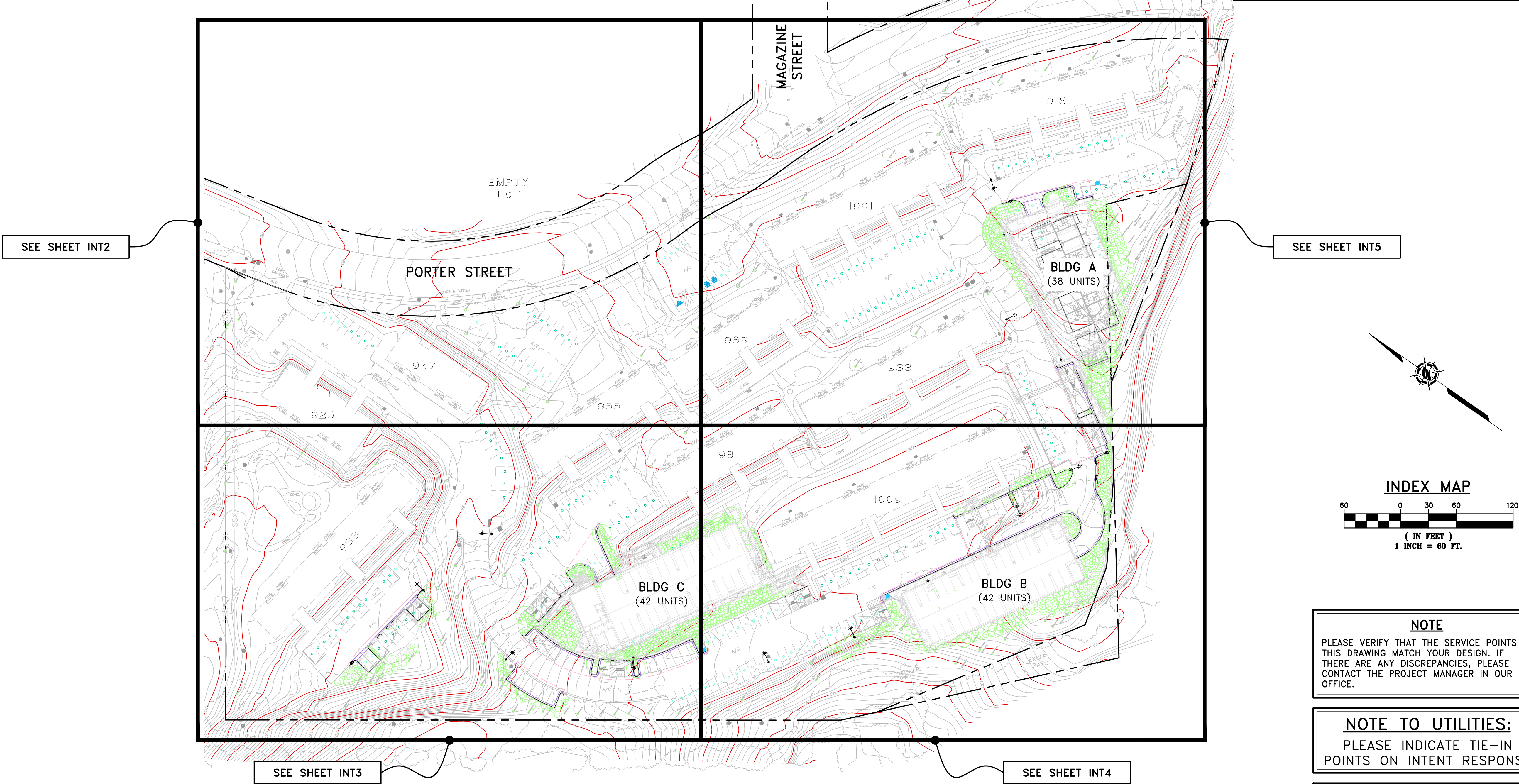
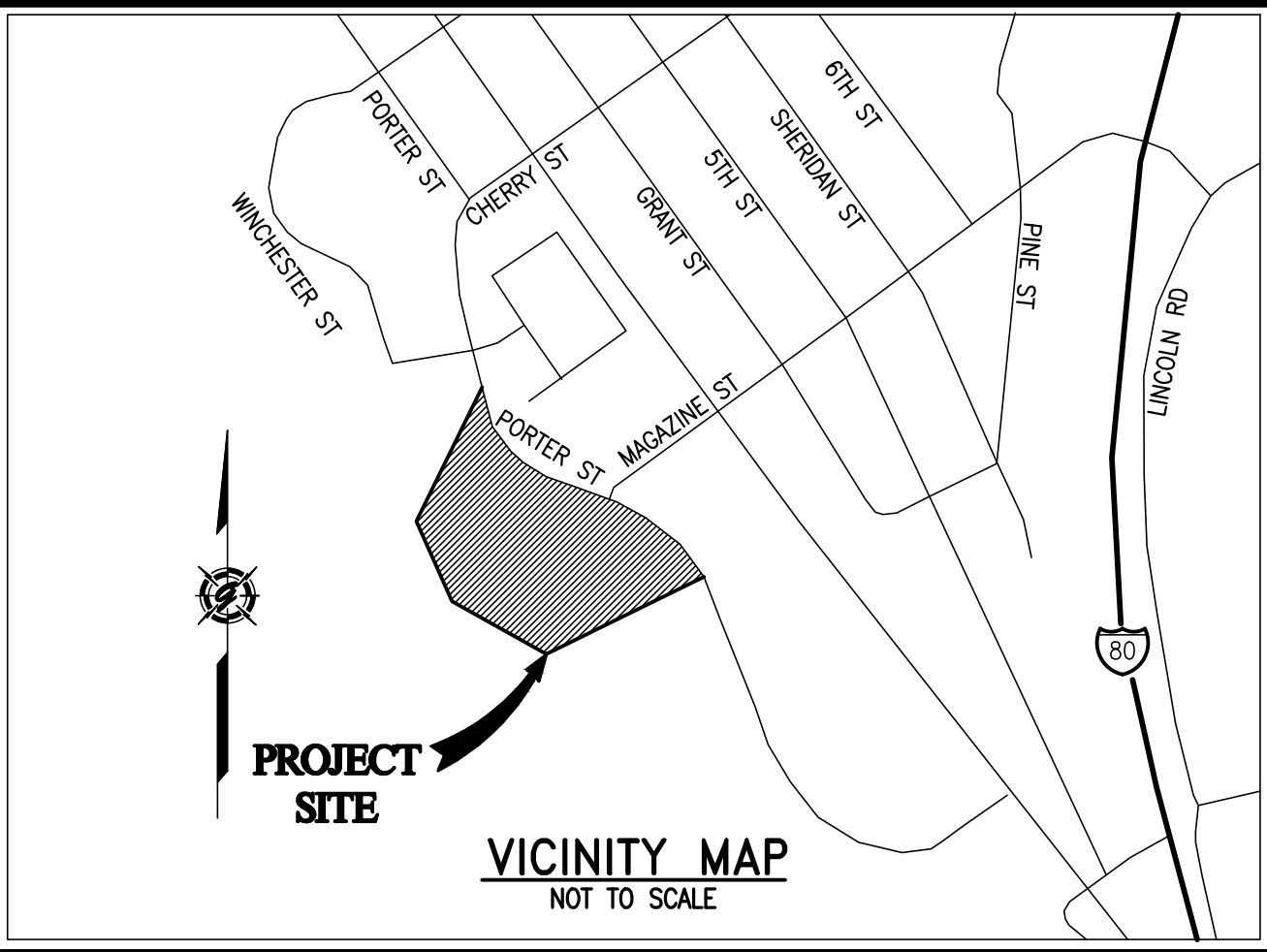
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WEST HARBOR PARK APARTMENTS
925-1015 PORTER STREET
VALLEJO, CALIFORNIA
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PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

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COMPANY:	CONTACT:	PHONE:
KLEIN FINANCIAL CORPORATION	MITU WALIA	650-304-3311
CBG	JUSTIN DEKNOBLOUGH	-
PGE	-	-
AT&T - VALLEJO	PAM BURNS	707-575-2122
CABLECOM	ANDREW GREENWOOD	707-332-7519
GIACALONE DESIGN SERVICES, INC.	DAVID CROWFOOT	925-467-1740

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STREET LIGHT PLANS - PRIVATE			
IMPROVEMENT PLANS (ELECTRONIC FILE)	CBG	12-12-22	
A=Approved • ANS=Approved Not Signed • NA=Not Approved • F=First Submittal • SS=Second Submittal			

PROJECT DESCRIPTION & SCOPE	
• NEW SERVICE TO 122 APTS CONSISTING OF (3) BUILDINGS. (E,G,T,C)	
• ON-SITE PARKING LOT LIGHTING	
•	
•	
•	
•	
•	

SHEET INDEX	
SHEET	DESCRIPTION
INT1	JOINT TRENCH INTENT TITLE SHEET
INT2-INT5	JOINT TRENCH INTENT

REVISIONS

SYMBOL	DATE	DESCRIPTION

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KLEIN FINANCIAL CORPORATION
WEST HARBOR PARK APARTMENTS
925-1015 PORTER STREET
VALLEJO
CALIFORNIA

PROJECT MANAGER:
DAVID CROWFOOT, P.E.

DRAWN BY:
S. ORMAN

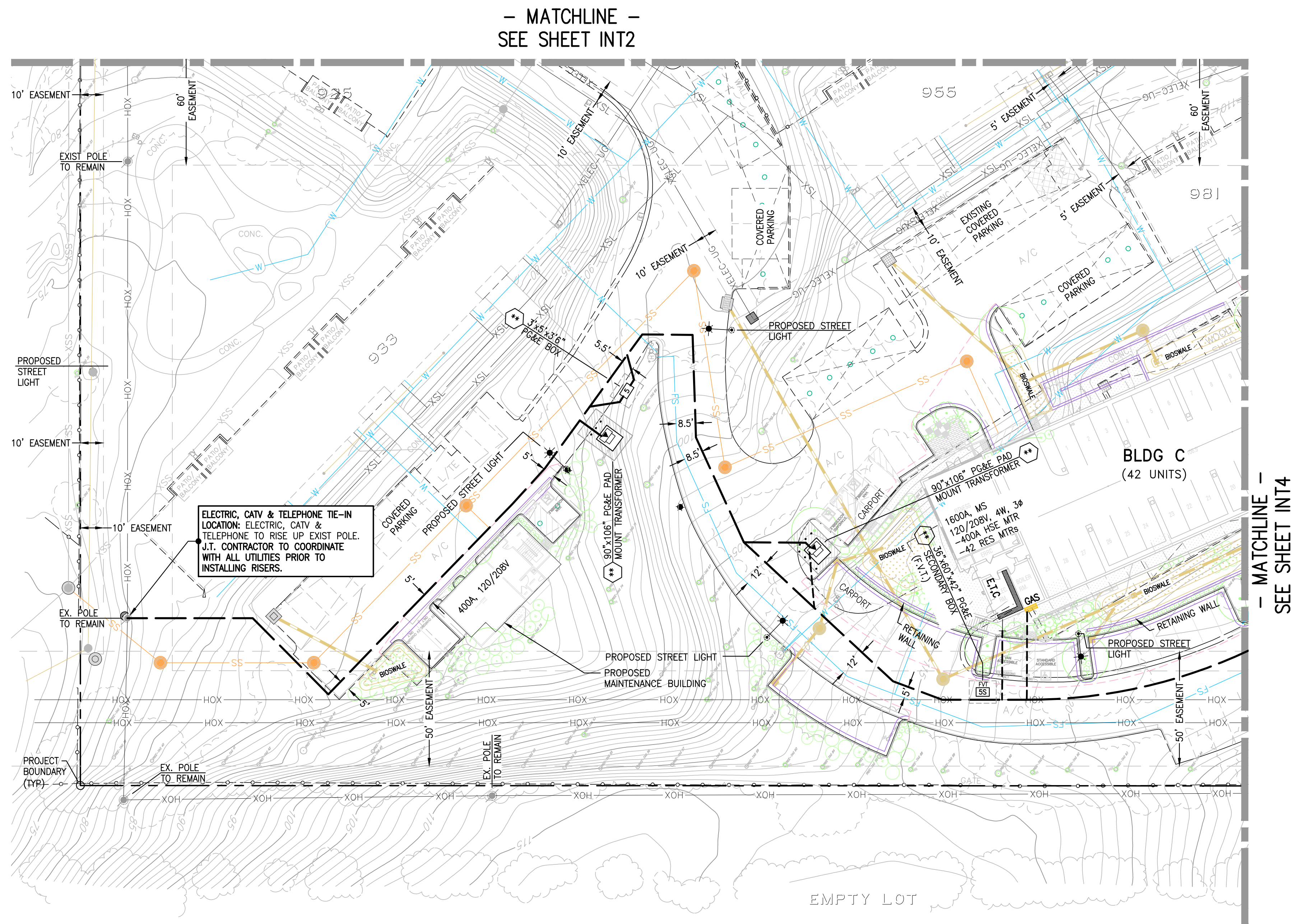
CHECKED BY:
DAVID CROWFOOT, P.E.

SCALE:
1"=60'

JOB NUMBER:
20-294

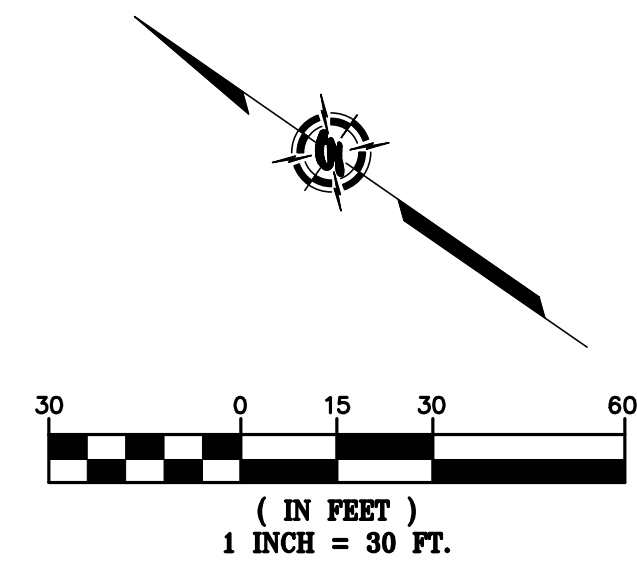
DATE LAST MODIFIED:
12-14-22

SHEET
INT1
OF 5 SHEETS



LEGEND

	EXISTING TRENCH OR UTILITIES
	EXISTING OVERHEAD CONDUCTORS
	PROPOSED TRENCH (DISTRIBUTION)
	PROPOSED TRENCH (SERVICE)
	PROPOSED STREET LIGHT TRENCH
	EXISTING UTILITY SPLICE BOX
	17"x30"x18" PG&E SPLICE BOX
	36"x60"x30" PG&E SECONDARY BOX
	3"x5"x3"x6" PG&E SPLICE BOX
	4"x6"x8"x6" PG&E SPLICE BOX
	90"x106" PG&E PAD MOUNT TRANSFORMER
	STREET LIGHT BOX (STATE TYPE 5)
	PROPOSED STREET LIGHT
	PROPOSED STREET LIGHT
	PROPOSED STREET LIGHT
	EXISTING STREET LIGHT
	EXISTING UTILITY POLE
	EXISTING UTILITY POLE GUY ANCHOR
	PG&E SKETCH LOCATION NUMBER
	FULL VEHICULAR TRAFFIC LID (F.V.T.)
	NOT TO SCALE (N.T.S.)
	UNLESS OTHERWISE NOTED (U.O.N.)



R/W, P.U.E. & P.S.E. ACQUISITION NOTE:
CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

CAUTION!!!! ENERGIZED FACILITIES!!
CONTRACTOR TO EXERCISE EXTREME CAUTION TO AVOID DAMAGING EXISTING UNDERGROUND UTILITIES. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE DESIGNER ASSUME ANY RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL ACTUALLY BE THE OBSTRUCTIONS ENCOUNTERED. POTHOLES IS REQUIRED. HAND EXCAVATE ONLY IN PRESENCE OF UTILITY INSPECTOR.

NOTE
PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

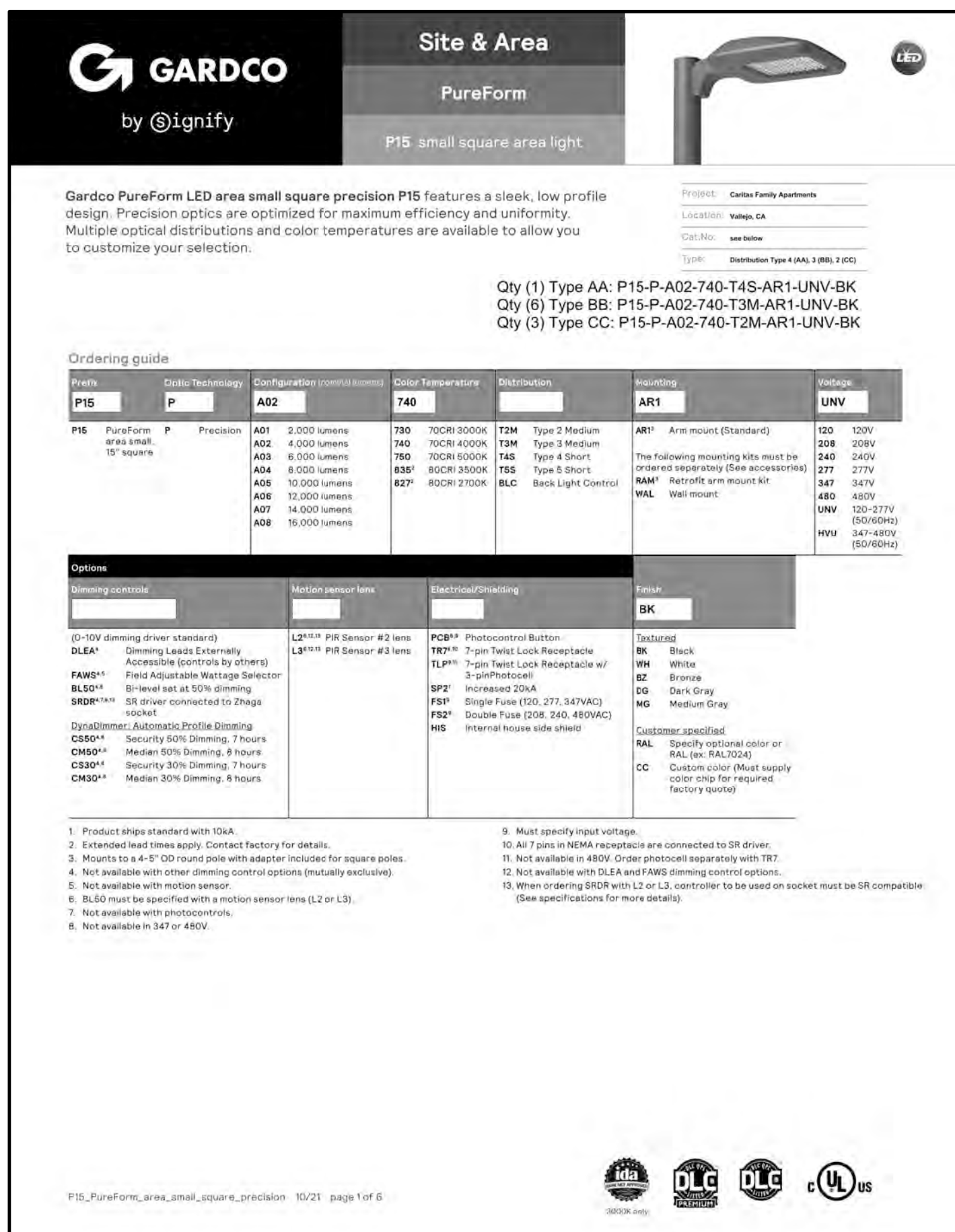
NOTE TO UTILITIES:
PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

CAUTION!! EXISTING UTILITIES
CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR EXISTING GAS LINES!!! LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO START OF CONSTRUCTION.

TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811
CALL BEFORE YOU DIG

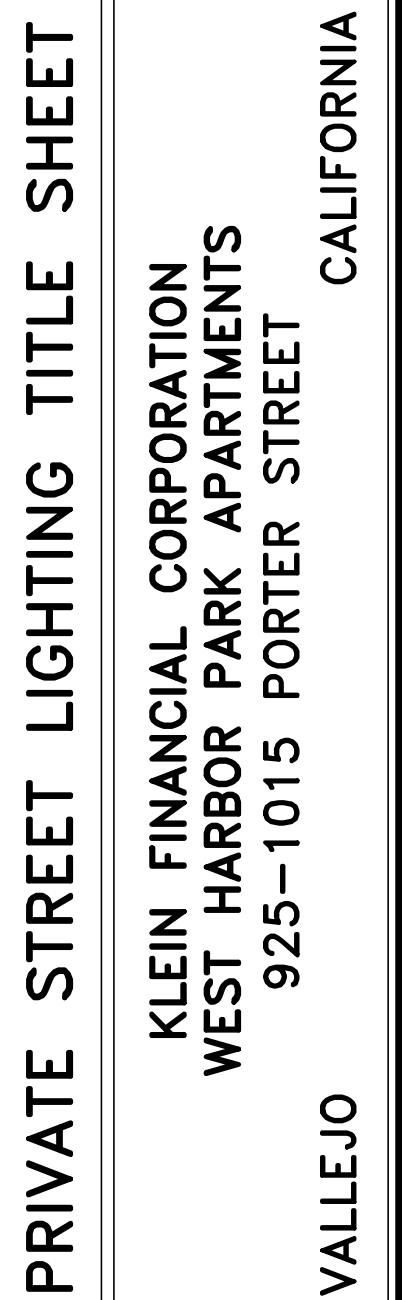
APPROVED	
REVISIONS	
SYMBOL	
DATE	
GIACALONE DESIGN SERVICES, INC. 5820 STONERIDGE HILL RD., #345 PLEASANTON, CA 94588 925.467.1740 WWW.GIACALONEDSIGN.COM	
JOINT TRENCH INTENT	
KLEIN FINANCIAL CORPORATION	
WEST HARBOR PARK APARTMENTS	
925-1015 PORTER STREET	
VALLEJO CALIFORNIA	
PROJECT MANAGER: DAVID CROWFOOT, P.E.	
DRAWN BY: S. ORMAN	
CHECKED BY: DAVID CROWFOOT, P.E.	
SCALE: 1"=30'	
JOB NUMBER: 20-294	
DATE LAST MODIFIED: 12-14-22	
SHEET INT3	
OF 5 SHEETS	

[illegible]

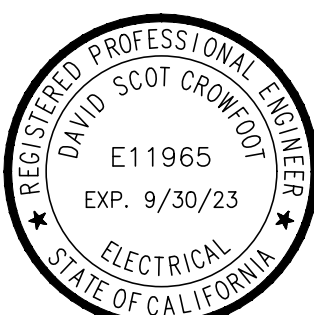
P15_Pureform_area_small_square_precision 10/21 page 2 of 6

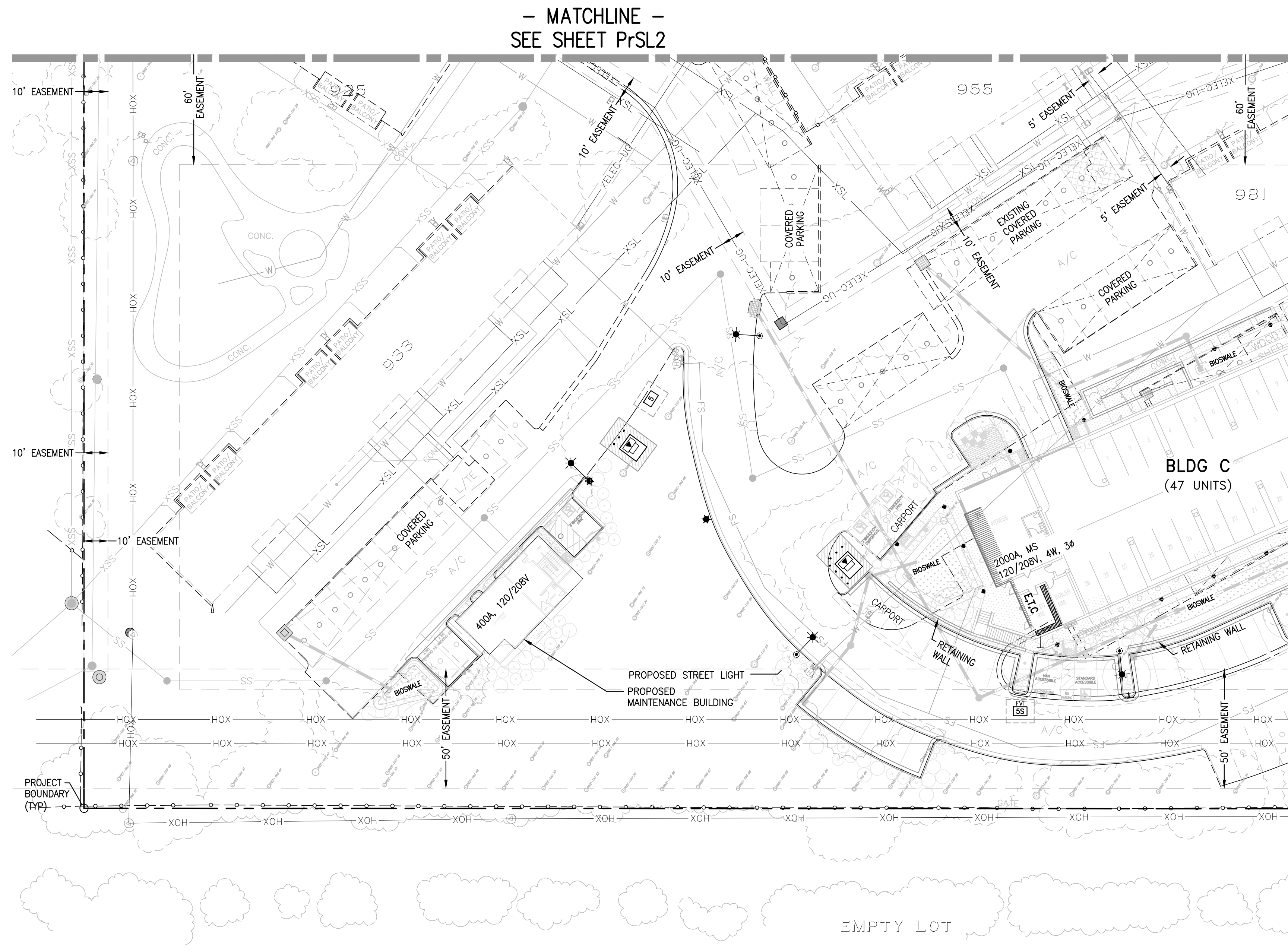
GIACALONE
DESIGN SERVICES, INC.

5820 STONERIDGE WALK, RD. #245 | PLEASANTON, CA 94588
925.467.1740 | WWW.GIACALONEDSIGN.COM



PROJECT MANAGER: DAVID CROWFOOT, P.E.
DRAWN BY: CCP
CHECKED BY: DAVID CROWFOOT, P.E.
SCALE: NOT TO SCALE
JOB NUMBER: 20-294
DATE LAST MODIFIED: 12-15-22
SHEET PrSL1 OF 5 SHEETS





LEGEND

- PROPOSED SINGLE ARM STREET LIGHT (TYPE T4S)
- PROPOSED SINGLE ARM STREET LIGHT (TYPE T3M)
- PROPOSED SINGLE ARM STREET LIGHT (TYPE T2M)
- PROPOSED WALLPACK LIGHT (TYPE 4)(INSTALLED BY OTHERS, FOR REFERENCE ONLY)
- FIRE HYDRANT (BY OTHERS)

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

CAUTION:
CONTACT U.S.A. (811) (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".

**TWO DAYS BEFORE YOU DIG
CALL USA TOLL FREE
811**
CALL BEFORE YOU DIG

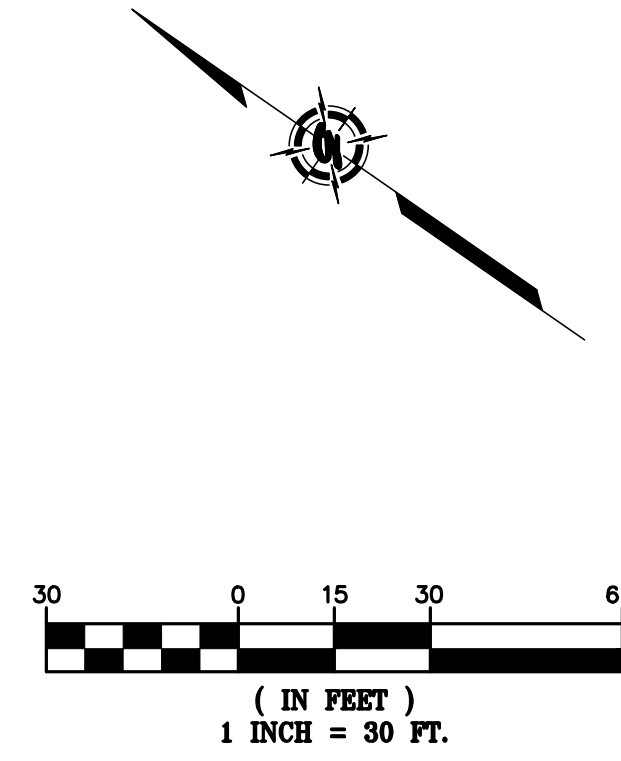
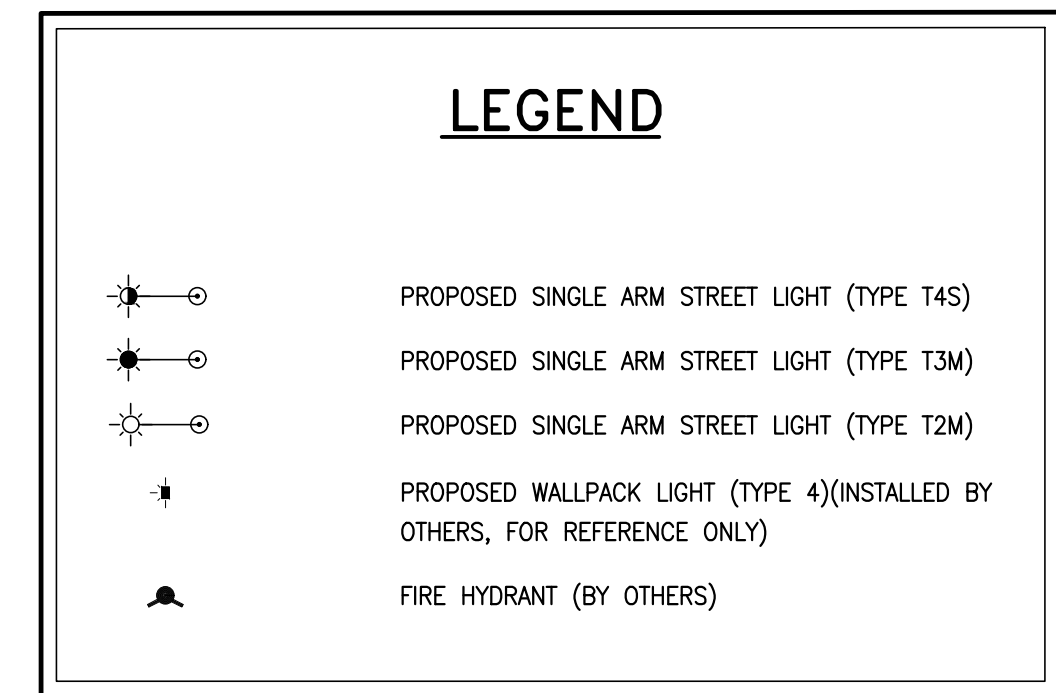


REVISIONS	
SYMBOL	DATE

GIACALONE
DESIGN SERVICES, INC.
5820 STONERIDGE MALL RD., #545 | PLEASANTON, CA 94588
925.471.7140 | WWW.GIACALONEDSIGN.COM

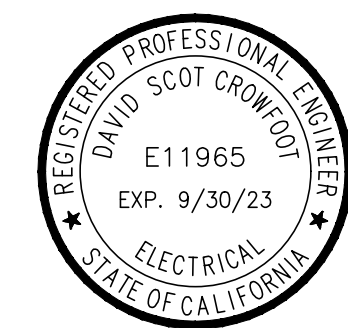
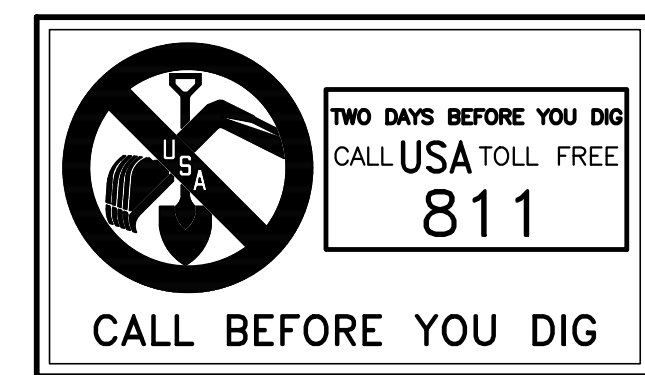
PRIVATE LIGHTING SITE PLAN
KLEIN FINANCIAL CORPORATION
WEST HARBOR PARK APARTMENTS
925-1015 PORTER STREET
VALLEJO CALIFORNIA

PROJECT MANAGER:
DAVID CROWFOOT, P.E.
DRAWN BY:
CCP
CHECKED BY:
DAVID CROWFOOT, P.E.
SCALE:
1"=30'
JOB NUMBER:
20-294
DATE LAST MODIFIED:
12-15-22
SHEET
PrSL3
OF 5 SHEETS



PRELIMINARY PLANS
NOT FOR CONSTRUCTION

CAUTION:
CONTACT U.S.A. (811) (2) FULL WORKING DAYS PRIOR
TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH
POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING
UTILITIES A MINIMUM OF 3'-0".

[illegible]

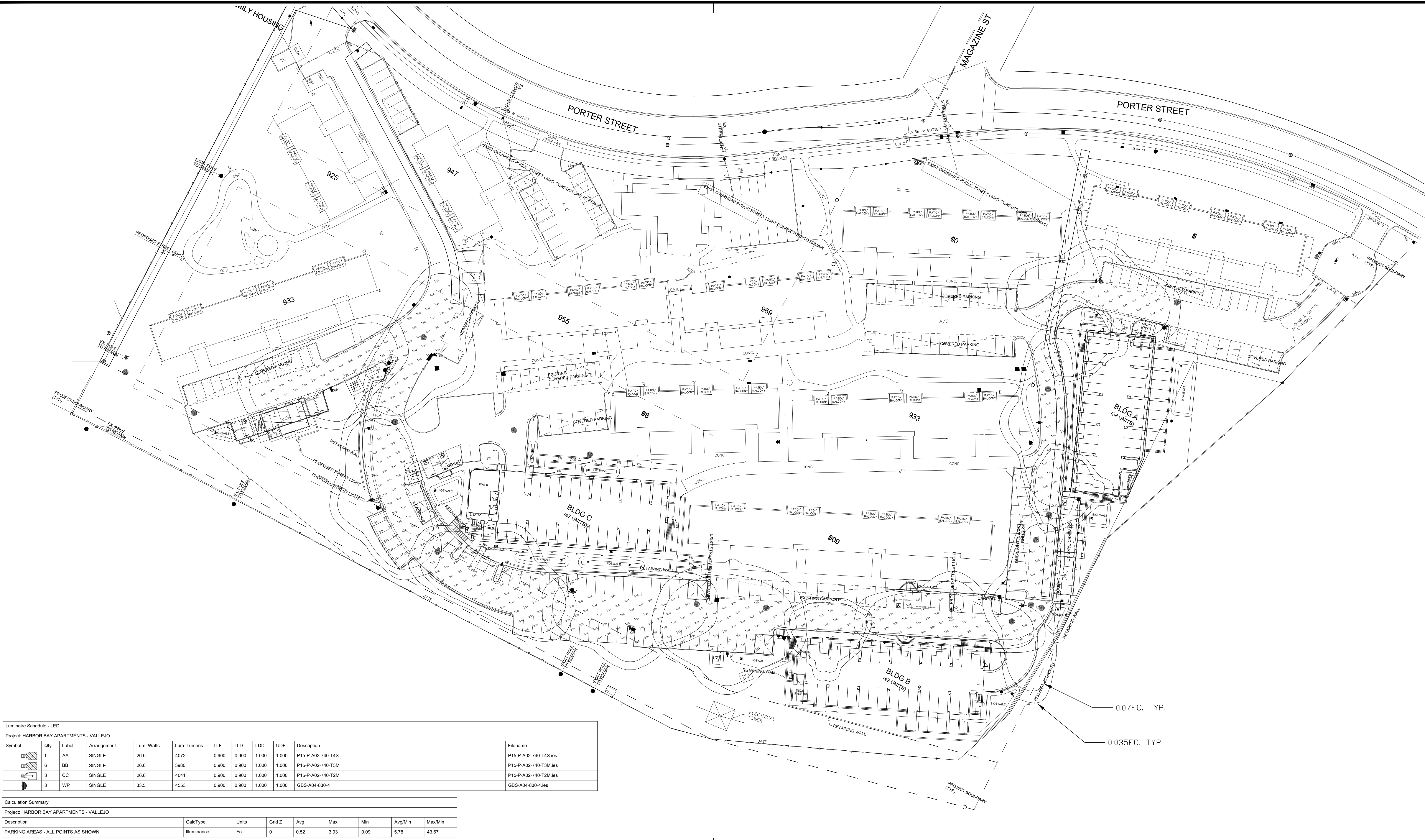
GIACALONE
DESIGN SERVICES, INC.

5820 STONERIDGE MALL RD., #345 | PLEASANTON, CA 94588
925.487.7740 | WWW.GIACALONEDSIGN.COM

PRIVATE LIGHTING SITE PLAN

KLEIN FINANCIAL CORPORATION
WEST HARBOR PARK APARTMENTS
925-1015 PORTER STREET
VALLEJO CALIFORNIA

PROJECT MANAGER: DAVID CROWFOOT, P.E.
DRAWN BY: CCP
CHECKED BY: DAVID CROWFOOT, P.E.
SCALE: 1"=30'
JOB NUMBER: 20-294
DATE LAST MODIFIED: 12-15-22
SHEET PrSL5 OF 5 SHEETS



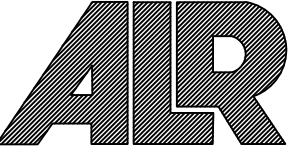
Luminaire Schedule - LED										
Project: HARBOR BAY APARTMENTS - VALLEJO										
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	LLD	LDD	UDF	Description
	1	AA	SINGLE	26.6	4072	0.900	0.900	1.000	1.000	P15-P-A02-740-T4S
	6	BB	SINGLE	26.6	3980	0.900	0.900	1.000	1.000	P15-P-A02-740-T3M
	3	CC	SINGLE	26.6	4041	0.900	0.900	1.000	1.000	P15-P-A02-740-T2M
	3	WP	SINGLE	33.5	4553	0.900	0.900	1.000	1.000	GBS-A04-830-4
				Filename						
				P15-P-A02-740-T4S.ies						
				P15-P-A02-740-T3M.ies						
				P15-P-A02-740-T2M.ies						
				GBS-A04-830-4.ies						

Calculation Summary									
Project: HARBOR BAY APARTMENTS - VALLEJO									
Description	CalcType	Units	Grid Z	Avg	Max	Min	Avg/Min	Max/Min	
PARKING AREAS - ALL POINTS AS SHOWN	Illuminance	Fc	0	0.52	3.93	0.09	5.78	43.67	

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS
IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED
LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL
LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice.
Some differences between measured values and calculated results may occur due to
tolerances in calculation methods, testing procedures, component performance,
measurement techniques and field conditions such as voltage and temperature
variations. Input data used to generate the attached calculations such as room
dimensions, reflectances, furniture and architectural elements significantly affect the
lighting calculations. If the real environment conditions do not match the input data,
differences will occur between measured values and calculated values.



ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

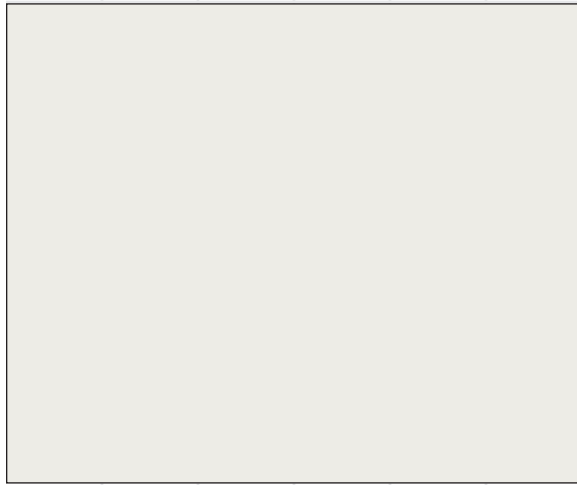
REPORT FOR: GIALCONE DESIGN SERVICES
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR: JOHN BENSON

\\AGI32\AGI32_Logo.jpg

PROJECT DESCRIPTION
WEST HARBOR PARK APARTMENTS
CITY OF VALLEJO

DRAWING NO. / INPUT FILE
18619BEN-R4.DWG / 18619BEN-R4.A32

SCALE 1" = 40'	SHEET 1 OF 1	DATE 12.02.2022	REV 4
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BODY #1
SW 7005



BODY #2
SW 7030



BODY #3
SW 6244

HARBOR PARK APARTMENTS

Vallejo, California

KLEIN FINANCIAL CORPORATION

October 7, 2022 | 2019353

For exact color refer to manufacturer actual samples.

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SCHEME 1

All Buildings

ARCHITECTS • PLANNERS • DESIGNERS

WHA.

ORANGE COUNTY • LOS ANGELES • BAY AREA • SACRAMENTO

HARBOR PARK APARTMENTS

Vallejo, California
KLEIN FINANCIAL CORPORATION
December 20, 2021 | 2019353
PAGE 1 OF 1

Exterior Color & Materials

SCHEME 1 OF 1

ALL BUILDINGS

Material	Color	Manufacturer
Vinyl Windows <i>(factory finish)</i>	White	TBD
Metal Awnings <i>(factory finish)</i>	Black	TBD
Gutters & Downspouts <i>(factory finish)</i>	Match Adjacent Color	² Sherwin Williams
¹ Stucco Reveal Channels	Match Adjacent Color	² Sherwin Williams
¹ Metal Parapet Caps	Match Adjacent Color	² Sherwin Williams
Body Color #1	² SW 7005 Pure White	² Sherwin Williams
Body Color #2	² SW 7030 Anew Gray	² Sherwin Williams
Body Color #3	² SW 6244 Naval	² Sherwin Williams
Utility Doors	Match Adjacent Color	² Sherwin Williams

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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REVISIONS:

Number	Date	Description
1	8/2/22	Revisions per design updates.
2	10/7/22	Revisions per client request.