AGENDA

VALLEJO PLANNING COMMISSION
REGULAR MEETING – 7:00 P.M.
COUNCIL CHAMBERS

555 Santa Clara Street, Vallejo, California

Peggy Cohen-Thompson, Chair
Jamar Stamps, Vice Chair
Donald Douglass
Eric Blind
Wanda Madeiros
Anthony Taylor
Tara Beasley-Stansberry

October 16, 2023

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.

VIEW THE MEETING:

There are four different ways you can view this public meeting:

- In Person
- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar:https://ZoomRegular.Cityofvallejo.net

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 Planning Commission 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 Planning Commission 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.

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

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Planning Commission will be available on the City of Vallejo website at www.cityofvallejo.net subject to staff's ability to post the documents prior to the meeting.

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

Appeal Rights: The applicant or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendition of the decision of the Planning Commission, 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 Planning Commission. 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 Planning Commission. 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. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

5. CONSENT CALENDAR AND APPROVAL OF AGENDA

Upon motion of any Commissioner, all items placed upon the consent calendar may be acted upon collectively, and each shall be deemed to have received the action recommended by the Secretary or City Attorney; except that if any Commissioner objects to the placement of an item on the consent calendar, or if any member of the public wishes to address the Commission on any such item, the item shall be removed from the consent calendar and shall be heard and acted upon in its proper place on the agenda as designated by the Presiding Officer.

After making changes in the agenda, if any, as permitted under these rules of order and procedure, the Commission shall approve the agenda which shall constitute the agenda of business to be considered at the meeting. The motion offered to approve the agenda shall include the adoption of the consent calendar.

A. APPROVAL OF AGENDA

B. OTHER CONSENT ITEMS -None.

6. REPORT OF THE CITY COUNCIL LIASION

The City Council Liaison may, from time to time, wish to make announcements and report on items of activity that may be of interest to the Commission and the general public.

7. COMMUNITY FORUM

The Presiding Officer shall announce that members of the public have the opportunity to directly address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission and not on the current agenda. Up to fifteen (15) minutes shall be set aside for the community forum and each speaker shall be allocated up to three (3) minutes, unless time is extended by the Presiding Officer with the Commission's consent. Items of business listed on the agenda shall not be further discussed under the community forum. Anyone desiring to address the Commission may indicate such interest in one of the two ways listed below:

1. Any interested members of the public desiring to communicate with the Planning Commission for this item may approach the podium to speak when the Presiding Officer opens the Community Forum and indicate that they would like to do so.
*2. Any interested members of the public desiring to communicate with the Planning Commission for this item may do so 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. Please know that in-person speakers will be recognized first.*

8. PUBLIC HEARINGS

A. PROJECT NUMBER(S): Major Use Permit (UP22-0001)
Zoning Compliance (ZC23-0094)

PREPARED BY: John Dacey, Senior Planner

PROJECT LOCATION: 3790 Sonoma Boulevard/ APN: 0053-010-760

APPLICABLE ZONING Central Corridor (CC)

PROJECT SUMMARY: The project consists of establishing a new community assembly use within an existing 5,306 square-foot vacant commercial building and the installation of new signage. The project would serve Calvary Chapel Vallejo and be primarily used for Sunday services, with other activities held throughout the week between 8 a.m. to 10 p.m. Parking would be shared with the adjacent shopping center.

CEQA: The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Class 1: "Existing Facilities") as the proposed use would be located in an existing, vacant structure that was previously occupied by commercial businesses and therefore, no further environmental review is required.

RECOMMENDATION: Staff recommend that the Planning Commission adopt Resolution No. PC23-06 and APPROVE UP22-0001 and ZC23-0094.

B. PROJECT NUMBER: Appeal **(**APP23-0001)

PREPARED BY: Margaret Kavanaugh-Lynch, Planning Manager

PROJECT LOCATION: 600 Kentucky St / APN: 0056-104-160

APPLICABLE ZONING CODE SECTION(S): Appeal (VMC Chapter 16.602.14)

PROJECT SUMMARY: The proposed project consists of an Appeal of the Director's determination to deny a Certificate of Conformity to allow six residential units at 600 Kentucky Street.

CEQA: Staff has determined that the Project is exempt from the requirements of the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code, § 21000, et seq.) and the State CEQA Guidelines (the "Guidelines") (14 Cal. Code Regs. § 15000 et seq.) pursuant to Section 15270(a) of the CEQA Guidelines because CEQA does not apply to projects which a public agency rejects or disapproves.

RECOMMENDATION: Staff recommends that the Planning Commission adopt Resolution No. PC 23-007 to uphold the Decision of the Director of Planning and Development Services and DENY APP23-001.

9. WRITTEN COMMUNICATIONS

Written communications from the public will be received and filed. Written communications regarding items on the agenda will be noted at the time the item is considered.

10. REGULAR REPORTS

A. SECRETARY'S REPORT

The Secretary may, from time to time, report on items that may be of interest to the Commission and general public.

B. CITY ATTORNEY'S REPORT

The City Attorney may, from time to time, report on items that may be of interest to the Commission and general public.

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE PLANNING COMMISSION

The Presiding Officer and any Commissioner may, from time to time, wish to make certain announcements, request information from staff, and to report on items of activity that may be of interest to the Commission and the general public.

D. REPORT OF THE SUBCOMMITTEES

11. OTHER AGENDA ITEMS

A. **Discussion of Future Agenda Items**

a. Phase 2 Zoning Code Updates
b. Mare Island Annual Update
c. Housing, Safety and Environmental Justice Elements
d. Overview of new State housing laws

12. ADJOURNMENT

I, , do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Vallejo Planning Commission, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m. Friday, October 13, 2023.

Angelina Joya

Dated: October 13, 2023 Angelina Joya

STAFF REPORT
CITY OF VALLEJO
PLANNING COMMISSION

I. PROJECT INFORMATION

Item No. 8A

DATE OF MEETING:	October 16, 2023
PROJECT NUMBER:	Major Use Permit (UP22-0001) Zoning Compliance (ZC23-0094)
PREPARED BY:	John Dacey, Senior Planner
PROJECT LOCATION:	3790 Sonoma Blvd / APN: 0053-010-760
APPLICABLE ZONING CODE SECTION(S):	Major Use Permit (VMC Chapter 16.606) Zoning Compliance (VMC Chapter 16.603)
PROJECT SUMMARY:	The project consists of establishing a new community assembly use within an existing 5,306 square-foot vacant commercial building and the installation of new signage. The project would serve Calvary Chapel Vallejo and be primarily used for Sunday services, with other activities held throughout the week between 8 a.m. to 10 p.m. Parking would be shared with the adjacent shopping center.
CEQA DETEMINATION:	The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Class 1: "Existing Facilities") as the proposed use would be located in an existing, vacant commercial structure and therefore, no further environmental review is required.
RECOMMENDATION:	Staff recommends that the Planning Commission adopt Resolution No. PC 23-06 to **APPROVE** UP22-0001, and ZC23-0094.

PROJECT DATA SUMMARY

APPLICANT:	Ali Mahalatinia Mahalat Engineering Corporation 4711 Mangels Boulevard, Suite A Fairfield, CA 94534
PROPERTY OWNER:	Ki Young Chung and Sarah Chung 605 Canon Drive

	Kensington, CA 94708
GENERAL PLAN DESIGNATION:	Business/Limited Residential (B/LR)
ZONING DISTRICT:	Central Corridor (CC)
EXISTING LAND USE:	Vacant Building
SURROUNDING LAND USE:	North – Commercial Retail / Parking Lot South – Parking Lot East – Empty Lot / Shopping Center West – SR 29 Sonoma Blvd / Cannabis Dispensary / Commercial Retail
LOT AREA:	20,920 square feet (0.48 Acres)
TOTAL FLOOR AREA:	5,145 square feet (existing)
PARKING REQUIREMENTS/ PROVIDED:	24 spaces / 24 spaces

II. PROJECT DESCRIPTION

A. Background

The applicant applied for a Major Use Permit and Zoning Compliance for a community assembly use in a vacant, 5,145 square-foot formerly commercial space at 3790 Sonoma Blvd. The project also includes new signage for the proposed use.

Location and Land Use Context

The project site is located within an existing shopping center on the east side of Sonoma Boulevard between Sereno Drive and Redwood Street. The site is currently surrounded primarily by existing commercial uses:

Table 4 – Surrounding Uses

Direction	Land Uses
North	Large Commercial Market Parking Lot
East	Vacant Demolished Building Pad Commercial Shopping Center
South	Commercial Shopping Center Parking Lot
West	SR 29/Sonoma Blvd Cannabis Dispensary Commercial Retail

The proposed project is located adjacent to Highway 29/Sonoma Blvd, Highway 37 is approximately 0.5 miles to the northeast and Interstate 80 is 1.5 miles to the east. The immediate vicinity of the project site is characterized by existing commercial land uses. The site's General Plan 2040 Land Use Designation is Business/Limited Residential (B/LR) with a Zoning District of Central Corridor Commercial (CC).

The project site currently has a vacant 5,145 square-foot commercial building, (see Figure 1). According to the City's Building Permit system, the commercial building was constructed as a Sizzler Restaurant in 1979. The building has also been occupied by Meadows Video Store and most recently Cost Rite Furniture, which vacated in 2019. The building is oriented primarily towards Sonoma Boulevard with two driveway aisles and has three off-street parking spaces. CC&Rs were recorded with the development of the Sizzler and adjacent shopping center to allow occupants of the shopping center to access all parking areas as well as all driveways between the shopping center and public streets.

Figure 1 – Vicinity Map

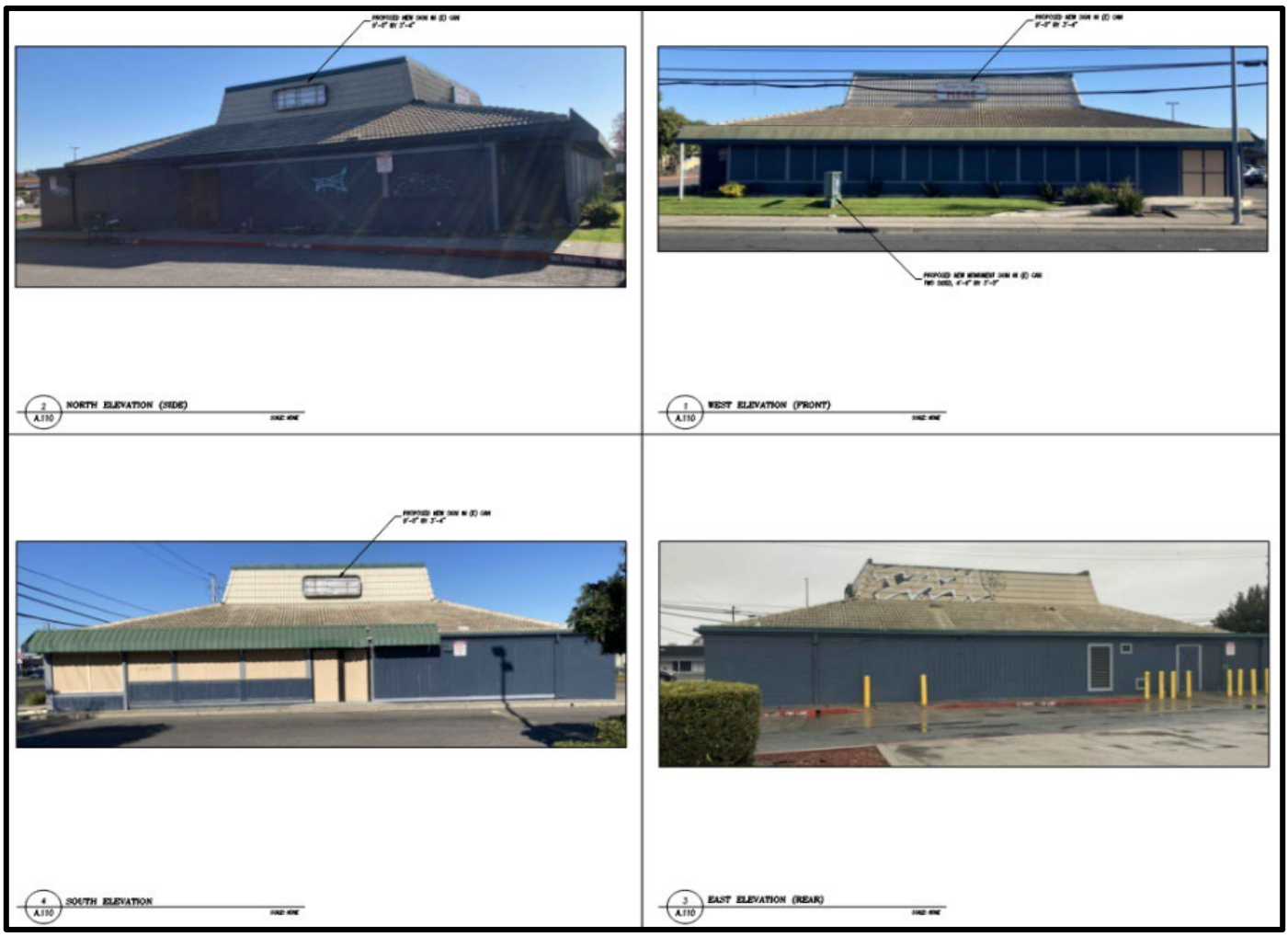
B. Project Description

The proposed project consists of to the establishment of a community assembly use (Calvary Chapel Church) in the existing vacant 5,145 square-foot commercial building. No new square footage or exterior changes, other than signage, are proposed.

Exterior Elevations

When the building was leased by the Applicant, all of the windows and doors were boarded up. The Applicant requested to keep many of the window openings covered for vandalism protection and to allow the creation of a sanctuary space. Staff worked with the Applicant to ensure that the wood shall be removed from the doors and lobby area, while allowing the window openings to remain covered. The exterior of the structure has recently been painted blue, while maintaining the existing green awning and brown tiled roof. There is an existing landscaped area of 2,506 square feet, approximately 12% of the lot area.

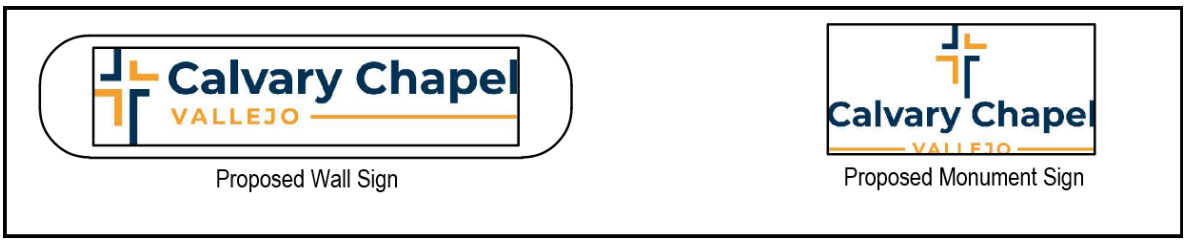
Figure 2 – Existing/Proposed Elevations



Signage

Signage proposed consists of a total of three wall signs on the north, west and south elevations as noted by arrows in figure 2; and one monument sign along Sonoma Blvd (Signs are found in Figure 3).

Figure 3 – Proposed Signage



Operation

The Applicant is proposing to operate seven days a week between 8 a.m. to 10 p.m. All church activities would be indoors with occasional outdoor use for three to four special events a year. The maximum number of visitors would be during Sunday morning service, with an anticipated peak of 75 guests.

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**
Major Use Permit	- Community Assembly use over 5,000 square feet	16.606	Planning Commission
Zoning Compliance	-Installation of new signage	16.509	Planning and Development Services Director

As the Major Use Permit is the purview of the Planning Commission, the Director has made the determination to forward the entire set of entitlements to the Planning Commission for action, per VMC Section 16.602.15. In addition to this entitlement, this project will also require a building permit(s) from the City of Vallejo for interior changes and signage.

General Plan Consistency

The General Plan 2040 Land Use Designation for the subject property is Business/Limited Residential (B/LR). The General Plan characterizes this designation as follows:

> *The B/LR designation is intended to facilitate high quality employment-based businesses, including professional office; health care and life sciences; research and development; production, distribution, and repair (PDR); and light industrial, manufacturing, and similar uses conducted primarily inside of buildings. A mix of lot sizes is encouraged to accommodate small businesses as well as larger campus- style uses. Restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of businesses, employees, and residents of the surrounding area are accommodated in the B/LR designation. Residential-only or mixed-use projects containing a residential component are also accommodated, providing that findings of compatibility can be made. The maximum permitted FAR in the B/LR designation is 2.0, with minimum residential density of 25 dwelling units per acre up to 50 dwelling units per acre.*

The project is consistent with the B/LR land use designation in that it includes establishment of a new community assembly use serving local residents. Additionally, the project is 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 *italics*:

Table 5 - General Plan 2040 Policies and Actions	
Policies and Actions	**Staff's Analysis**
Policy NBE-2.3: **Inviting, Compatible Design. Promote attractive development that is compatible with surrounding uses.**	*The proposed project will rehabilitate an existing, vacant structure located within an existing shopping center. Once the building is occupied and minor alterations to the structure and site have been completed, the project will fit with the overall surrounding neighborhood and adjacent commercial structures.*
Policy NBE-2.8: **Infill Development. Promote infill development targets vacant and underutilized sites for community-desired and enhancing uses that is compatible with surrounding uses.**	*The proposed project will occupy a currently vacant commercial building, enhancing the underutilized site and providing increased traffic to the adjacent shopping center.*

<u>Vallejo Municipal Code Compliance</u>

The project site is zoned Central Corridor Commercial (CC). The Zoning Code provides the following description for the CC Zoning District:

> *The CC Zoning District is intended to create and establish regulations for community serving mixed-use areas along the Sonoma Boulevard Central Corridor and areas subject to the Sonoma Boulevard Specific Plan. Land uses include mixed-use with housing, medium and high density residential or non-residential uses at street level, subject to design and development standards to promote a mixed-use and pedestrian orientation.*

VMC Table 16.102-A: Zoning Districts states, the CC Zoning District implements the RE General Plan Land Use Designation. VMC Table 16.301 – A: Land Use Regulations states, "Community Assembly Large (5,000 sf or More)" uses are permitted after obtaining a Major Use Permit.

Discussion

The following comments provide a summary of the staff analysis of the project. They are separated by subject theme to facilitate the review by the Planning Commission. The information provided is referenced in IV, the Findings section at the end of the report. The project is proposed in a commercial setting. There are no residences nearby and most other nearby uses are not open on Sunday morning. Therefore, staff focused on the issue of off-street parking.

<u>Off-Street Parking</u>

The project site currently has a total of three off-street parking spaces. Existing CC&Rs in place since the development of the shopping center in the 1970s allow for shared parking between the tenant of this site and the adjacent shopping center. VMC Table 16.508-B: Off-Street Parking, requires community assembly uses of 2,000 sq. ft. or more and without fixed seats to provide 1 off-street parking space per 80 sq. ft of indoor assembly area. The project has 1,907 sq. ft. of sanctuary (assembly) space proposed, which would require a total of 24 off-street parking spaces. The remainder of the interior space consists of classrooms, mothers' room, restrooms, storage, trash enclosure and a waiting area.

A Parking Study was submitted by the applicant and found that the existing shopping center had a total of 480 off-street parking spaces, while the total number of required off-street parking spaces based on all other current uses was 321. The study also looked at the current parking demand throughout the day and found at peak parking 129 stalls were occupied, 27% capacity. On Sundays it was determined that at peak parking 89 stalls were occupied, which is 19% capacity. Given the excess capacity in the existing parking lot, the 21 excess off-street parking spaces for the proposed use would be easily accommodated for in the existing adjacent parking lot (see Figure 5).

Figure 5 – Parking Lot

Bicycle Parking

VMC Table 16.508-D : Bicycle Standards requires that two short-term bicycle parking spaces and two long-term bicycle parking spaces be provided at the project site. As proposed, two short-term bicycle parking spaces will be provided on a rack located at the rear of the site, while two long-term bicycle parking spaces will be provided in an interior storage room. While short-term bicycle parking is proposed, Staff has recommended a condition of approval that the spaces be located closer to the building entrance for greater visibility and accessibility to patrons.

Signage

A total of 100 square feet of new signage will be installed throughout the site. The signs will be distributed between the three proposed wall signs and a monument sign. The signs are proposed to be made out white translucent acrylic with applied white opaque vinyl on the background to block the backlight and push through three-dimensional lettering.

VMC Table 16.509-B: Sign Standards for Mixed-Use, Commercial & Industrial Zoning Districts states the maximum sign area per business/tenant of 1 sf. for each linear foot of store frontage, plus 0.5 square foot for each foot of secondary footage, with at least 10 sf. and no more than a total of 100 sf. allowed. The building has a primary frontage of 69 feet 4.5 inches and a secondary frontage of 77 feet 4 inches that faces the parking lot; resulting in a total area of 108.02 square feet of signage for the subject site but the total sign area cannot exceed 100 square feet. .

Wall Signs

As previously mentioned, a total of three wall signs are being proposed and distributed on to the north, south and west elevation. The total sign area for the three wall signs is 86.5 square feet (28.83 square feet per sign). Signs are only permitted on the principal and secondary frontage. As conditioned, the proposed sign on the north elevation will need to be removed. The removal of the third sign, the total area for the wall signs is 57.66 square feet.

Monument Sign

VMC Table 16.509-B: Sign Standards for Mixed-Use, Commercial & Industrial Zoning Districts states, one monument sign is allowed per street entrance with an overall height of seven and half feet located a minimum of five feet behind the sidewalk or property line, whichever is greater. As proposed, the existing monument sign would have the proposed church's name along Sonoma Blvd, has an overall height of five feet, and is setback five feet from the property line. As conditioned, the distance between the sidewalk or property line will be verified during the building permit stage. The proposed sign area is 13.5 square feet (included in the total area); complying with the monument signs standards.

As proposed and conditioned, the total sign area for the project is 71.16 square feet meeting the maximum allowed sign area of 100 square feet.

IV. FINDINGS

Major Use Permit Findings

VMC Section 16.606.03, requires the review authority to make the following findings prior to granting a Major Use Permit (the findings are in bold, and staff's determination follows in italics):

A. The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code.

The proposed project is located on a property zoned Central Corridor Commercial (CC). Vallejo Municipal Code Table 16.301-A: Land Use Regulations, requires a Major Use Permit for a Community Assembly Large (5,000 sf or More). The project is consistent with the applicable development standards outlined in Title 16 of the Vallejo Municipal Code (VMC), as proposed and conditioned.

B. The proposed use is consistent with the general plan and any applicable specific plan or planned development and any other applicable plans.

The project site is designated as Business/Limited Residential (B/LR) on the General Plan Land Use Map. The General Plan 2040 RE designation is intended to facilitate high quality employment-based businesses, including professional office; health care and life sciences; research and development; production, distribution, and repair (PDR); and light industrial, manufacturing, and similar uses conducted primarily inside of buildings. A mix of lot sizes is encouraged to accommodate small businesses as well as larger campus- style uses. Restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of businesses, employees, and residents of the surrounding area are accommodated in the B/LR designation. The project, as part of an existing shopping center is also consistent with applicable General Plan 2040 policies as noted in the report.

C. The subject parcel is physically suitable for the type of land use being proposed.

The proposed project will be located in an existing vacant building within a larger shopping center. The subject parcel is physically suitable for the establishment of a community assembly large use, in that required parking can be accommodated with the existing shared parking agreement with the adjacent shopping center. Further the parking study has demonstrated that the existing shopping center has parking in excess of what is required for the existing uses as stated in the Zoning Code, and the parking lot at its peak utilization is only 27% full, therefore the proposed project will not create negative impacts on the surrounding properties.

D. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation.

The proposed project is compatible with existing and permissible land uses within the zoning district because it will reactivate a vacant site with a community assembly use serving the local community. The proposed use plans on operating between the hours of 8 a.m. to 10 p.m., seven days a week, with the most traffic generated during Sunday service. The parking study determined that sharing parking with the adjacent shopping center can be accommodated based on its current utilization, and that church service would occur at less busy times.

E. The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

The physical location of the proposed project on an underutilized site will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. The existing parking lot can accommodate both the proposed use along with the existing uses and future uses located in vacant spaces.

F. The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare.

The proposed use is required to comply with VMC Chapter 16.502 (Performance Standards), VMC Section 16.502.09 (Noise) and VMC Chapter 16.506 (Lighting and Glare). These articles prescribe standards and limitations designed to avoid potential nuisances from glare, noise, odors, particulate matter, air contaminants, and vibration. Conditions of approval have been added to address vehicle queuing during special events. As proposed and conditioned, the use will not be detrimental to the public interest, health, safety, or general welfare.

G. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

Following a review of the project, staff has determined that it is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: "Existing Facilities") as the proposed use would be located in an existing, vacant structure that was previously occupied by commercial business uses.

<u>Zoning Compliance Findings</u>

VMC Section 16.509.02 (D), requires the review authority to make the following findings prior to granting a Zoning Compliance (the findings are in bold, and staff's determination follows in italics):

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

The proposed signage is consistent with the Sign Standards located in VMC Table 16.509-B. The Standards allow for a maximum sign area per business/tenant of 1 sf. for each linear foot of store frontage, plus 0.5 square foot for each foot of secondary footage, with at least 10 sf. and no more than 100 sf. allowed. The building has a primary frontage of 69 feet 4.5 inches and a secondary frontage of 77 feet 4 inches that faces the parking lot; resulting in a total area of 108.02 square feet of signage for the subject total site but, the total sign area of signage cannot exceed 100 square feet. As conditioned, the proposal will include two wall signs and a monument sign. The proposed signage is necessary to enable motorists and pedestrians to readily identify the facility from the adjacent highway.

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

The project proposes to reutilize existing empty signage, utilizing two wall signs and a monument sign for a total of 71.16 square feet of new signage. The wall signs will be located on the two frontages visible from the public right of way and the associated parking area, and the free-standing monument signs will be visible to motorists along Highway 29. Collectively, the signs are visually complementary and compatible with the scale and architectural style of the primary structures on the site.

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

Not applicable; the city does not have adopted design guidelines.

V. ENVIRONMENTAL REVIEW

Following a review of the project, staff has determined that it is exempt from the requirements of the California Environmental Quality Act (CEQA). Under CEQA, the State has identified classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA.

The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Class 1: “Existing Facilities”) as the proposed use would be located in an existing vacant commercial structure, therefore no further environmental review is required.

VI. NOTICING AND PUBLIC COMMENTS

On October 2, 2023, pursuant to VMC Section 16.602.08 – Noticing. A notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups, all property owners within 500 feet of the subject property, and any other local agency expected to provide water, wastewater treatment, or other essential facilities or services to the project, as well as to members of the Planning Commission, the applicant and property owner.

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

VII. CONCLUSION / STAFF RECOMMENDATION

Based on the analysis contained in this staff report and the project's consistency with General Plan 2040 and the Vallejo Municipal Code, staff recommends that the Planning Commission **APPROVE** Major Use Permit (UP22-0001), and Zoning Compliance (ZC23-0094) based on the findings and provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the Resolution.

VIII. EXPIRATION

Pursuant to VMC Section 16.602.12 (A.2), approval of the Major Use Permit shall automatically expire two years after approval, unless authorized construction has commenced prior to the expiration date (October 16, 2025; if approved at this meeting and not appealed).

Pursuant to VMC Section 16.509.02 (E), approval of the Zoning Compliance shall automatically expire 12 months of approval, unless a later expiration date is stated in the conditions at the time of approval (October 16, 2024; if approved at this meeting and not appealed). In this case, staff requests that if the Planning Commission approves this project, that they extend the expiration date to October 16, 2025, to align this date with the rest of the expiration dates. This has been included as a Condition of Approval.

IX. APPEAL PROCEDURE

VMC Section 16.602.14, Appeals, the applicant, or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendering of the decision of the Planning Commission appeal in writing to the City Council by filing a written appeal with a fee of $1,409.21 dollars with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such a date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

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

X. ATTACHMENTS

1. Resolution No. PC 23-06 Exhibit A – Conditions of Approval
2. Project Plans
3. Parking Study dated October 10, 2022
4. Shopping Center Parking Agreement dated March 7, 1977 and 1st Amendment dated July 26, 1978.

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 23-06

A RESOLUTION APPROVING MAJOR USE PERMIT (UP22-0001) AND ZONING COMPLIANCE (ZC23-0094) FOR A 5,306 SQUARE-FOOT COMMUNITY ASSEMBLY USE AT 3790 SONOMA BOULEVARD (APN:0053-010-760)

* *

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 Retail/Entertainment; and

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

WHEREAS, the property is located in the Regional Commercial Zoning District; and

WHEREAS, on January 6, 2022, Ali Mahalatinia submitted an application seeking a Major Use Permit to establish a 5,306 square-foot community assembly use ("Project") located at 3790 Sonoma Boulevard; and

WHEREAS, on February 24, 2023, the application was determined to be complete for processing; and

WHEREAS, on October 16, 2023, the City of Vallejo Planning Commission, after giving all public notices required by State law and the City of Vallejo Municipal Code, conducted a duly noticed public hearing; and

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

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

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

The Planning Commission determined that the project is exempt from the requirements of the California Environmental Quality Act (CEQA). Under CEQA, the State has identified classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA. The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Class 1: "Existing Facilities") because the project consists of establishing a community assembly use in an existing commercial structure and therefore, no further environmental review is required.

III. FINDINGS RELEVANT TO THE APPROVAL OF THE MAJOR USE PERMIT (VMC Section 16.606.03)

A. The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Vallejo Municipal Code.

The proposed project is located on a property zoned Central Corridor Commercial (CC). Vallejo Municipal Code Table 16.301-A: Land Use Regulations, requires a Major Use Permit for a Community Assembly Large (5,000 sf or More). The project is consistent with the applicable development standards outlined in Title 16 of the Vallejo Municipal Code (VMC), as proposed and conditioned.

B. The proposed use is consistent with the general plan and any applicable specific plan or planned development and any other applicable plans.

The project site is designated as Business/Limited Residential (B/LR) on the General Plan Land Use Map. The General Plan 2040 RE designation is intended to facilitate high quality employment-based businesses, including professional office; health care and life sciences; research and development; production, distribution, and repair (PDR); and light industrial, manufacturing and similar uses conducted primarily inside of buildings. A mix of lot sizes is encouraged to accommodate small businesses as well as larger campus- style uses. Restaurants, retail stores, automotive services, personal and business services, hotels, and recreational facilities that cater to the needs of businesses, employees, and residents of the surrounding area are accommodated in the B/LR designation. . The project, as part of an existing shopping center is also consistent with applicable General Plan 2040 policies as noted in the report.

C. The subject parcel is physically suitable for the type of land use being proposed.

The proposed project will be located in an existing vacant building within a larger shopping center. The subject parcel is physically suitable for the establishment of a community assembly large use, in that required parking can be accommodated with the existing shared parking agreement with the adjacent shopping center. Further the parking study has demonstrated that the existing shopping center has parking in excess of what is required for the existing uses as stated in the Zoning Code, and the parking lot at its peak utilization is only 27% full, therefore the proposed project will not create negative impacts on the surrounding properties.

D. The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located which may include but not be limited to size, intensity, hours of operation, number of employees, or the nature of the operation.

The proposed project is compatible with existing and permissible land uses within the zoning district because it will reactivate a vacant building with a community assembly use serving the local community. The proposed use plans on operating between the hours of 8 a.m. to 10 p.m., seven days a week, with the most traffic generated during Sunday service. The parking study determined that sharing parking with the adjacent shopping center can be accommodated based on its current utilization, and that church service would occur at less busy times.

E. The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.

The physical location of the proposed project on an underutilized site will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. The existing parking lot can accommodate both the proposed use along with the existing uses and future uses located in vacant spaces.

F. The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare.

The proposed use is required to comply with VMC Chapter 16.502 (Performance Standards), VMC Section 16.502.09 (Noise) and VMC Chapter 16.506 (Lighting and Glare). These articles prescribe standards and limitations designed to avoid potential nuisances from glare, noise, odors, particulate matter, air contaminants, and vibration. Conditions of approval have been added to address vehicle queuing during special events. As proposed and conditioned, the use will not be detrimental to the public interest, health, safety, or general welfare.

G. The project has been reviewed in compliance with the California Environmental Quality Act, if applicable, and the requirements of this chapter.

Following a review of the project, staff has determined that it is exempt from the requirements of the California Environmental Quality Act (CEQA). Under CEQA, the State has identified classes of projects which have been determined to not have a significant impact on the environment and are therefore exempt from the requirements of CEQA. The project is exempt pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15301 (Class 1: "Existing Facilities") as the proposed use would be located in an existing, vacant structure that was previously occupied by commercial businesses and therefore, no further environmental review is required.

IV. FINDINGS RELEVANT TO THE APPROVAL OF THE ZONING COMPLIANCE (VMC Section 16.509.02(D))

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

The proposed signage is consistent with the Sign Standards located in VMC Table 16.509-B. The Standards allow for a maximum sign area per business/tenant of 1 sf. for each linear foot of store frontage, plus 0.5 square foot for each foot of secondary footage, with at least 10 sf. and no more than 100 sf. allowed. The building has a primary frontage of 69 feet 4.5 inches and a secondary frontage of 77 feet 4 inches that faces the parking lot; resulting in a total area of 108.02 square feet of signage for the subject total site but, the total sign area of signage cannot exceed 100 square feet. As conditioned, the proposal will include two wall signs and a monument sign. The proposed signage is necessary to enable motorists and pedestrians to readily identify the facility from the adjacent highway.

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

The project proposes to reutilize existing empty signage, utilizing two wall signs and a monument sign for a total of 71.16 square feet of new signage. The wall signs will be located on the two frontages visible from the public right of way and the associated parking area, and the free-standing monument signs will be visible to motorists along Highway 29. Collectively, the signs are visually complementary and compatible with the scale and architectural style of the primary structures on the site.

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

Not applicable; the city does not have adopted design guidelines.

V. RESOLUTION APPROVING THE PROJECT AT 3790 SONOMA BOULEVARD

NOW, THEREFORE, LET IT BE RESOLVED that the Planning Commission hereby **APPROVES** Major Use Permit (UP22-0001), And Zoning Compliance (ZC23-0094) on the above findings and subject to the Conditions of Approval attached to this Resolution.

VIII. VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 16th day of October, 2023 by the following vote to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
PEGGY COHEN_THOMPSON, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

_____
MARGARET KAVANAUGH-LYNCH, SECRETARY
City of Vallejo Planning Commission

Exhibit A: Conditions of Approval

CONDITIONS OF APPROVAL

MAJOR USE PERMIT (UP22-0001)
ZONING COMPLIANCE (ZC23-0094)
3790 SONOMA BOULEVARD, VALLEJO CA, 94589
APN # 0053-010-760

PERMIT DESCRIPTION: The proposed project consists of a Major Use Permit to establish a community assembly use in the existing vacant 5,145 square-foot commercial building to serve Calvary Chapel Church. No new square footage is being proposed, the only minor alterations being proposed include windows covers for vandalism protection and security as well as updated signage. The exterior of the structure has recently been painted blue, while maintaining the existing green awning and brown tiled roof. There is an existing landscaped area 2,506 square feet, approximately 12% of the lot area. Signage proposed consists of a total of three wall signs on the north, west and south elevations; and one monument sign along Sonoma Blvd. The applicant is proposing to operate seven days a week between 8 a.m. to 10 p.m. All church activities would be indoors with occasional outdoor use for up to four special events a year. Maximum use would be during Sunday morning service, while parking demand would lower for the adjacent commercial businesses.

A. **PLANNING DIVISION**
John Dacey | john.dacey@cityofvallejo.net | (707) 648-4506

Pre-Building Permit

1. Prior to building permit issuance, submit a numbered list to the Planning Division with a written response on how each condition of approval (COA) contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project. The approved COA will be included in the permit set after the cover sheet with each condition listed and how the applicant will address each condition in writing.

2. Prior to building permit issuance, obtain an Temporary Use Permit from the Planning Division for any temporary office or construction trailer, if needed.

3. Prior to building permit issuance, the location of short-term bicycle parking shall be modified to location closer to the main pedestrian entry, to the satisfaction of the Planning and Development Services Director.

4. Prior to building permit issuance, the location of the monument sign will be verified. VMC Table 16.509-B: Sign Standards for Mixed-Use, Commercial & Industrial Zoning Districts, states monument sign shall be a minimum of 5 ft. behind sidewalk or property line, whichever greater.

5. Prior to building permit issuance, the proposed wall sign on the north elevation (facing the drive aisle) shall be removed.

6. Prior to building permit issuance, the **Planning Division** shall confirm that the building permit drawings and subsequent construction substantially conform with the approved Planning application drawings.

Pre-Operation

7. Prior to operation/final building inspection, new American Disabilities Act (ADA) improvements shall be installed including a new ADA compliant access path from the public right-of-way to the convenience store, as well as an ADA compliant restroom and a new ADA compliant parking stall.

8. Prior to operation/final building inspection, at least two short-term and two long-term bicycle parking shall be provided on-site.

Operation

9. Hours of operation shall be between 8 a.m. to 10 p.m., Monday through Sunday. Changes to hours of operation shall be reviewed by the City of Vallejo Planning Division. Up to four special events can be held a year by the Applicant. These special events are subject to the noise regulations stated in VMC TABLE 16.502-C: MAXIMUM NOISE LEVEL BY NOISE ZONE of 70 decibels and must be limited to the private property controlled by the Applicant. Additional special events may be approved through the use of a Temporary Use Permit.

Parking

10. An agreement for shared parking with the adjacent shopping center must remain in effect for the life of the use permit. Should the remaining 21 off-street parking spaces no longer be able to be accommodated, the applicant shall notify the Planning Division and file for a modification to the major use permit.

Landscaping

11. Maintenance Required. All landscaping shall be permanently maintained in a healthy and thriving condition at all times, in compliance with the approved landscape plan. Irrigation systems and their components shall be maintained in a fully functional manner consistent with the original approved design or upgraded to reflect current best practices for water efficiency. Regular maintenance shall include:
    a. Adjusting, checking, and repairing irrigation equipment; resetting automatic controllers; aerating and de-thatching turf areas; adding/replenishing fertilizer, mulch, soil amendments; insect control; the replacement of dead or diseased plants; pruning; watering; and weeding all landscaped areas.
    b. The trimming of vegetation as necessary to maintain the effective functioning of solar energy facilities and passive solar design features installed both on site and on adjacent properties.
    c. The trimming of vegetation as necessary to keep pedestrian and bicycle paths clear. (VMC Section 16.504.08 (A))

12. Litter shall be removed from all landscaped areas in a timely fashion. (VMC Section 16.504.08 (B))

13. Turf areas shall be mowed on a regular basis and be kept green. Accumulation of leaves, twigs, bark, and other similar materials shall be removed on a regular basis. Planting areas shall be kept free of weeds at all times. (VMC Section 16.504.08 (C))

14. Landscaping maintenance shall include:
    d. Pruning, cultivating, weeding, fertilizing, replacement of plants, and watering on a regular basis.
    e. Pruning or removal of overgrown vegetation, cultivated or uncultivated, that may harbor rats, vermin, or other nuisances, or otherwise be detrimental to neighboring properties.
    f. The removal of dead, decayed, diseased, or hazardous trees, weeds and debris that create an unsightly appearance and may be dangerous to public safety and welfare or detrimental

to neighboring properties or property values. Compliance shall be by removal, replacement, or maintenance.

g. Landscaping (trees, shrubs, ground cover, turf, etc.) which, due to accident, damage, disease, lack of maintenance, or other cause, fails to show a healthy appearance and growth, shall be replaced. Replacement plants shall conform to all standards that govern the original planting installation, approved landscaping plan, or as approved by the director. (VMC Section 16.504.08 (D))

Signs

15. All signs shall be installed as shown on approved project plans. Any changes to the proposed signage shall receive approval by City of Vallejo Planning Division.

16. Temporary Signs Within Commercial Zoning Districts. Temporary signs are allowed within commercial zoning districts without a sign permit for a maximum of sixty days after the opening of a new business, provided that the area of the temporary signs shall not exceed fifty percent of the total sign area allowed on the site by Section 16.509.04, General Requirements for All Signs. (VMC Section 16.509.03 (P)).

17. Moving, Flashing, Electronic/Digital and Windblown Signs. No moving, rotating, flashing, or changing of color intensity or signs with electronic/digitally created content (i.e., electronic reader board signs), and no windblown signs, such as posters, pennants, streamers, or strings of light bulbs, balloons, or other inflated objects are permitted. The only exceptions to these requirements are time and temperature devices and signs installed by a governmental agency in carrying out its responsibility to protect public health, safety, and general welfare. (VMC Section 16.509.07 (C))

18. Portable Signs. An "A" frame sign or other sign attached to a device used to allow the sign to be rolled or moved around is prohibited. Included in this category are signs larger than three square feet affixed to a vehicle intended for the purpose of business identification, directional to a business, or advertisement of a business. (VMC Section 16.509.07 (D))

General Requirements

19. A final decision on an application for any discretionary approval subject to appeal shall become effective after the expiration of ten calendar days following the date of action unless an appeal is filed. No building permit or business license shall be issued until the 11th day following the date of the action. If a different termination date is fixed at the time of granting, or if actual construction or alteration has begun under valid building permits, the ten-day, period may be waived. (VMC Section 16.602.11)

20. The review authority, in the granting of any permit, may specify a time, consistent with the purposes of the use and necessary to safeguard the public safety, health and welfare, within which the proposed use must be undertaken and actively and continuously pursued. If no time period is specified, any permit granted under the Zoning Code shall automatically expire within two years of the effective date (October 16, 2025; if approved) (VMC Section 16.602.12 (A)). All Planning permits associated with this approval shall expire on October 16, 2025 unless exercised or extended.

21. The Planning and Development Services Director may approve a one-year extension of any permit or approval granted for a residential or non-residential project under the Zoning Code upon receipt of a written application and fees received fifteen calendar days (October 1, 2025) before the expiration date with the required fee prior to expiration of the permit. (VMC Section 16.602.12 (C.1))

22. No change in the use or structure for which a permit or other approval has been issued is permitted unless the permit is modified as provided for in the Zoning Code. For the purpose of this chapter, the modification of a permit may include minor modification of a development review approval that is in substantial compliance as determined by the Planning and Development Services Director. (VMC Section 16.602.12 (D))

23. Applications for changes to an approved permit must be filed and processed in compliance with the requirements in Section 16.602.02, Application Forms and Fees, and shall be subject to a fee established by the Master Fee Schedule.
    a. Minor Modifications. The director may approve minor changes to approved plans that are consistent with the original findings and conditions approved by the hearing body and would not intensify any potentially detrimental effects of the project.
    b. Major Modifications. A request for changes in conditions of approval of a discretionary permit or a change in an approved site plan or building plan that would affect the findings adopted as a basis for project approval shall be treated as a new application, except that the Planning and Development Services Director may approve changes that he or she determines to be minor. (VMC Section 16.602.12 (E))

24. A request for major changes to an approved site plan or building plan that will not affect the findings adopted as a basis for project approval, but are still considered substantial, shall be forwarded to the original review authority for the discretionary permit for review and approval. Any changes to the proposed colors shall require approval by the Planning and Development Services Director. (VMC Section 16.602.12 (F))

25. Within five business days after project approval, the applicant/operator shall pay the Notice of Exemption filing fee (the latest fees in effect at the time of payment) for County Clerk processing, made payable to Solano County and submitted to the City of Vallejo Planning Division. If an in-person filing is required, such filing shall be completed by the applicant, unless directed otherwise by the Planning Division. NOTE: If the fees are not paid and the Notice of Exemption is not filed within five working days after approval of the project, it will extend time frames for California Environmental Quality Act (CEQA) legal challenges.

26. Obtain an inspection from the Planning Division prior to occupancy/final building inspection. All inspections require a minimum 24-hour notice. Occupancy permits shall not be granted until all construction and landscaping are completed and finaled in accordance with the approved plans and required conditions of approval or a bond has been posted to cover all costs of the unfinished work as agreed to by the Planning and Development Services Director.

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

B. <u>BUILDING DIVISION</u>

Steve Arnold | steve.arnold@cityofvallejo.net | (707) 648-4387

1. Plans and permits required for Building, mechanical, plumbing, and electrical work per California Code of Regulations, Title 24, and applicable City Ordinance in effect at the time of completed Building Permit application date and required fees paid at time of application.

2. Accessibility required per CBC 11B and 2010 ADA.

C. FIRE PREVENTION

Vincent Sproete | vincent.sproete@cityofvallejo.net | (707) 648-4566

1. A site and building inspection is required from the Fire Department prior to TI construction.

2. All buildings, facilities and developments shall be accessible to fire department apparartus by the way of approved access roadways.

3. In accordance with the 2019 California Fire Code rooms or areas containing controls for HVAC systems, electrical panels, automatic fire extinguishing systems, fire alarm equipmnent or other detection, suppression or control elements shall be identified with appropriate signs.

4. Label all circuit breakers for their intending use in all electrical panels. Due prior to final inspection.

5. Modifications to the automatic fire sprinkler system require a permit from the Vallejo Fire Department prior to any work being completed.

6. Modifications to a Fire Alarm system require a permit from the Fire Department prior to the work being completed.

7. An automatic fire alarm system shall be provided in buildings of private schools. CFC 907.2.3.8

8. Every group B building used for educational purposes shall be provided with manual or automatic fire alarm system. CFC 907.2.2.2

9. A flush-,ounted (recessed) Knox Box (key box) mounted no higher than 5 feet above the finished floor containing appropriate keys for emergency Fire Department access shall be provided. The minimum size box is the 3200 series with a hinged door and recessed mounting kit. The tamper kit is not required, box color may be any of the Knox options. It takes approximately two weeks for devliery. For more information call the Fire Prevention Division at (707) 658-4565 or visit www.knoxbox.com.

10. If access gates are to be installed, the owner shall obtain a gate permit from the fire department. All vehicles access gates shall be equipped with both a Knox Keyswitch. Contact the fire department at 707-648-4565 or visit www.knoxbox.com

11. Keys for the Knox Box entry system required by the Fire Department shall be attached to durable tags with permanent marking indentifying the door(s) or lock(s) that the jey functions with. i.e. “MASTER” or “MECHANICAL ROOM”.

12. Prior to final inspection, in acordance with 2019 California Fire Code approved addess numbers shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall clearly contrast with their background. The characters shall be a minimum of 6” high with a 1/2” stroke. The size of the building and distance or location of the address numbers from the roadway may necessitate larger numbers.

13. Prior to final inspection, the minimum fire-extinguisher requirement shall be one 2A-10BC rated portable unit in such locations so that maximum floor-travel distance does not exceed 75’ to the

nearest extinguisher from any portion of the building with a maximum of 3,000 square feet of floor area surveyed. Plan submittal shall include the proposed location of exstinguishers. Final location shall be approved in the field by the Fire Department.

14. All fire extinguishers shall be mounted in a conspicuous and readily accessible location either on a bracket or within an approved storage cabinet. Fire extinguishers shall be mounted so the top of the unit is 3 feet to 5 feet off the finished floor. If the extinguisher is not readily visible, a sign shall be located directly above the extinguishers. The sign shall be legible and of a contrasting color with its background. Final installation measures and identification signage shall be approved in the field by the Fire Department prior to final inspection.

15. Provide 60 minute rated assembly & self closing door for the mechanical room.

16. All interior curtains and decorations, including stage dressings, shall be Flame Retardant treated in accordance with the California Code of Regulations Title 9 Article 8 and 9 and the 2019 California Fire Code Chapter 8. Due prior to final inspection.

17. Means of egress illumination shall be provided and maintained at any time the building is occupied. The means of egress shall be illuminated of not less than 1 foot candle power and shalle be approved by the Fire Prevention Division prior to sign-off of the final inspection.

18. Provide a California Building Code approved illuminated exit sign over all required exits. Due prior to final inspection.

19. In accordance with the 2019 California Fire Code Chapter 10, provide directional exit signage as needed.

20. All buildings shall comply with California Building Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware and exit illumination.

21. Emergency exit lighting shall be provided at or near all exits and as designated by the Fire Marshal. Final exit lighting shall be approved by the Fire Marshal prior to sign-off of the final inspection.

22. In accordacne with the 2019 California Fire Code Chapter 10, all emergency lighting and exit signs lights shall have two separate sources of power.

23. Provide panic hardware on all required exits. All exit doors shall open in the exit direction of travel when the occupant load exceeds 50.

24. A 1 hour rated fire exit corridor is required for the means of egress exit system. CFC 1021.1

25. Maintain combustible storage at or below 18 inches in all storage areas of the building.

26. If cooking is anticipated, provide an approved automatic fire extinguishing system to protect all cooking equipment. A permit is required from the Fire Marshal's office for fixed fire extingishing systems. Please submit 2 sets of plans for review and approval. Design and system calculations shall be prepared by a licensed C-16 Contractor.

27. Activation of the (kitchen) fixed fire extinguishing system shall activate the fire sprinkler monitoring system alarm.

28. Post an occupant load sign in a conspicuous pleace near the main exit from all rooms designated as "Assembly Areas". Dure prior to final inspection and the sign shall read as follows:

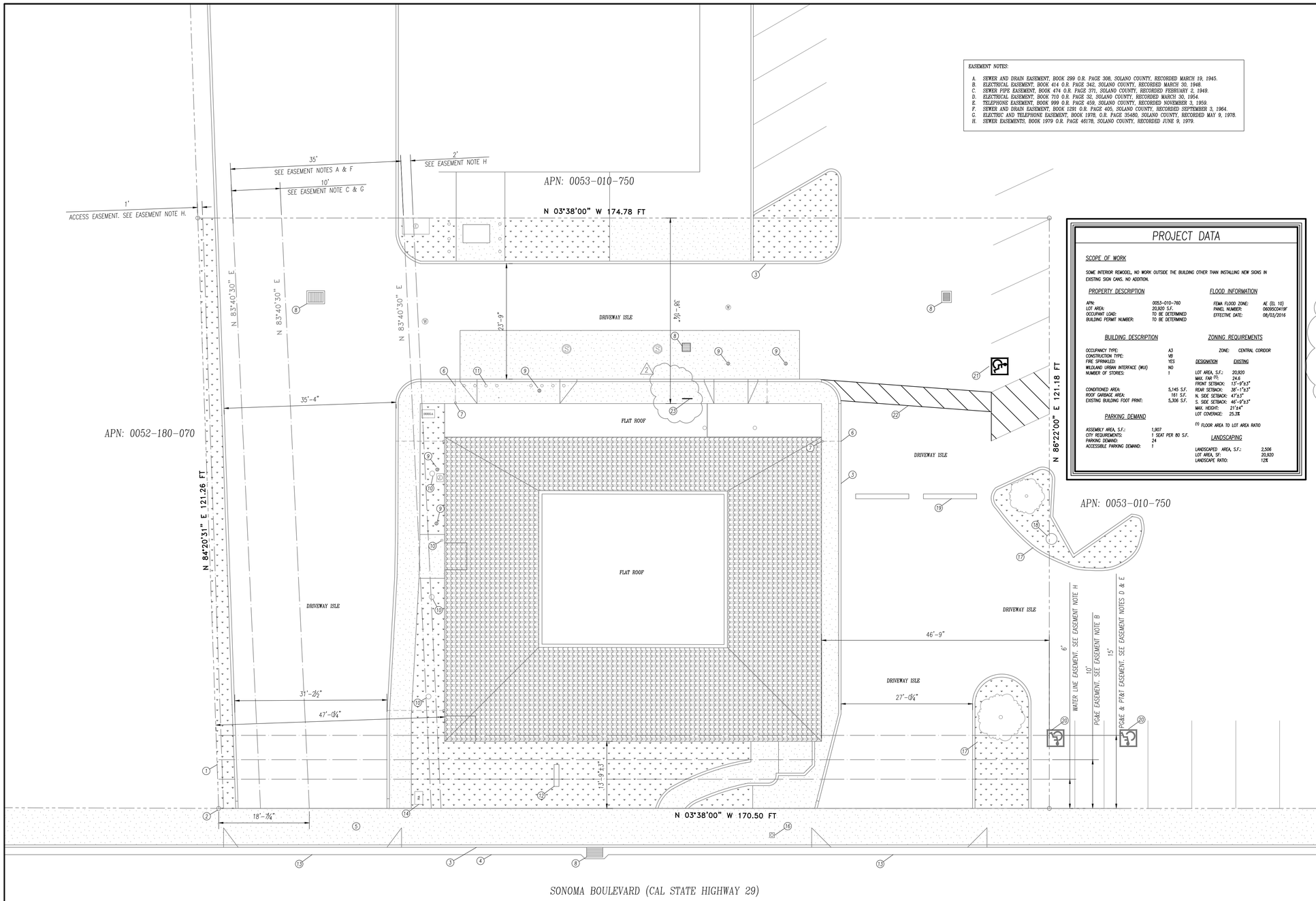
    Maximum Occupants;

General _____

(Calulations shall be provided by Architect)

29. An annual Fire Department permit for “Places of Assembly” (A-3) is required. A permit fee of $437 will be due and payable annually.

30. A final inspection from the Fire Prevention Division is required.



EASEMENT NOTES:

A. SEWER AND DRAIN EASEMENT, BOOK 299 O.R. PAGE 308, SOLANO COUNTY, RECORDED MARCH 19, 1945.
B. ELECTRICAL EASEMENT, BOOK 414 O.R. PAGE 342, SOLANO COUNTY, RECORDED MARCH 30, 1948.
C. SEWER PIPE EASEMENT, BOOK 474 O.R. PAGE 371, SOLANO COUNTY, RECORDED FEBRUARY 2, 1949.
D. ELECTRICAL EASEMENT, BOOK 710 O.R. PAGE 32, SOLANO COUNTY, RECORDED MARCH 30, 1954.
E. TELEPHONE EASEMENT, BOOK 999 O.R. PAGE 459, SOLANO COUNTY, RECORDED NOVEMBER 3, 1959.
F. SEWER AND DRAIN EASEMENT, BOOK 1291 O.R. PAGE 405, SOLANO COUNTY, RECORDED SEPTEMBER 3, 1964.
G. ELECTRIC AND TELEPHONE EASEMENT, BOOK 1978, O.R. PAGE 35480, SOLANO COUNTY, RECORDED MAY 9, 1978.
H. SEWER EASEMENTS, BOOK 1979 O.R. PAGE 46178, SOLANO COUNTY, RECORDED JUNE 9, 1979.

PROJECT DATA

SCOPE OF WORK

SOME INTERIOR REMODEL, NO WORK OUTSIDE THE BUILDING OTHER THAN INSTALLING NEW SIGNS IN EXISTING SIGN CANS. NO ADDITION.

PROPERTY DESCRIPTION

APN:	0053-010-760
LOT AREA:	20,920 S.F.
OCCUPANT LOAD:	TO BE DETERMINED
BUILDING PERMIT NUMBER:	TO BE DETERMINED

FLOOD INFORMATION

FEMA FLOOD ZONE:	AE (EL 10)
PANEL NUMBER:	06095C0419F
EFFECTIVE DATE:	08/03/2016

BUILDING DESCRIPTION

OCCUPANCY TYPE:	A3
CONSTRUCTION TYPE:	VB
FIRE SPRINKLED:	YES
WILDLAND URBAN INTERFACE (WUI)	NO
NUMBER OF STORIES:	1
CONDITIONED AREA:	5,145 S.F.
ROOF GARBAGE AREA:	161 S.F.
EXISTING BUILDING FOOT PRINT:	5,306 S.F.

ZONING REQUIREMENTS

ZONE: CENTRAL CORIDOR

	DESIGNATION	EXISTING
LOT AREA, S.F.:		20,920
MAX. FAR (1):		24.6
FRONT SETBACK:		13'-9"±3"
REAR SETBACK:		38'-1"±3"
N. SIDE SETBACK:		47'±3"
S. SIDE SETBACK:		46'-9"±3"
MAX. HEIGHT:		21'±4"
LOT COVERAGE:		25.3%

(1) FLOOR AREA TO LOT AREA RATIO

PARKING DEMAND

ASSEMBLY AREA, S.F.:	1,907
CITY REQUIREMENTS:	1 SEAT PER 80 S.F.
PARKING DEMAND:	24
ACCESSIBLE PARKING DEMAND:	1

LANDSCAPING

LANDSCAPED AREA, S.F.:	2,506
LOT AREA, SF:	20,920
LANDSCAPE RATIO:	12%

1 / C.101 SITE PLAN

SCALE: 1" = 10'-0"

NOMINAL NORTH

TRUE NORTH

0 10' 15' 20'

SHEET NOTES

GENERAL NOTES:

A. THIS SITE PLAN WAS CREATED USING AVAILABLE PUBLIC INFORMATION AND FIELD MEASUREMENTS. THE PROPERTY LINES AND EASEMENTS WERE PREPARED BASED ON METES AND BOUND DESCRIPTION. HOWEVER, THE POSITIONING OF THE IMPROVEMENTS RELATIVE TO THE PROPERTY LINES WERE NOT CREATED BASED ON FIELD SURVEY BY A LICENSED LAND SURVEYOR.

REFERENCED NOTES:

1. (E) PROPERTY LINE.
2. (E) PROPERTY CORNER.
3. (E) CURB, TYP.
4. (E) STREET GUTTER, TYP.
5. (E) PUBLIC SIDEWALK, TYP.
6. (E) SIDEWALK UNDERDRAIN.
7. (E) DOWNSPOUT, TYP.
8. (E) DRAIN INLET.
9. (E) SEWER CLEANOUT.
10. (E) ELECTRICAL OUTLET.
11 (E) BOLLARD, TYP.
12. (E) MONUMENT SIGN.
13. (E) DRIVEWAY ISLE.
14. (E) WATER METER, TYP.
15. (E) GARBAGE AREA.
16. (E) LIGHT POLE.
17. (E) LANDSCAPE ISLAND, TYP.
18. (E) LIGHT POLE.
19. (e) ROAD BUMP.
20 (E) ACCESSIBLE PARKING.
21. (N) PROPOSED ACCESSIBLE PARKING.
22. (N) PROPOSED ACCESSIBLE PATHWAY.
23. (N) BIKE RACK, BY HIGHLAND PRODUCTS, u BIKE RACK, STAINLESS STEEL (Item # 593-3000) WITH IN GROUND MOUNTING OPTION. INSTALL PARALLEL TO THE BUILDING 14 INCHES AWAY FROM FACE OF THE BUILDING. IN GROUND INSTALLATION. DRILL 8" HOLES 12" DEEP AND FILL WITH CONCRETE AT EACH IN-GROUND CONNECTION. 2

CODE AND REFERENCES

2022 CALIFORNIA BUILDING CODES

PROJECT DESCRIPTION

USE PERMIT FOR USE OF AN EXISTING BUILDING AS A CHURCH

SHEET INDEX

C.101	SITE PLAN
A.100	FLOOR PLAN, EXITING & DEMOLITION
A.101	FLOOR PLAN, PROPOSED
A.110	EXTERIOR VIEWS

PROJECT DIRECTORY

DESIGN PROFESSIONAL & APPLICANT:

Mahalat Engineering Corporation
4711 Mangels Boulevard Suite A
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Fax: (707) 863-0514
Email: Email@MahalatEngineering.com

TENANT:

Calvary Chapel Vallejo
Pastor: Bill Walden
Board Secretary: James Aquino
Phone: (707) 298-3506
Email: Jmaquino1@att.net

OWNER:

Ki Young Chung, Sarah Chung
Phone: 510-910-1189
Email: SarahChung1@Yahoo.com

STAMPS & APPROVALS

USE PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
ALI G. MAHALATINI
C 38446
CIVIL
STATE OF CALIFORNIA

NO.	DESCRIPTION	DRAWN BY	DRAWN DATE	CHECKED BY	CHECKED DATE
2	PER PLANNING COMMENTS	ASM	09/19/23	AGM	09/19/23
0	ORIGINAL ISSUE	ASM	03/22/22	AGM	03/22/22

MEC
MAHALAT ENGINEERING CORPORATION
4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175 PHONE: (707) 863-0500 FAX: (707) 863-0514

PROJECT NAME
CALVARY CHAPEL VALLEJO

PROJECT ADDRESS
3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA APN: 0053-010-760

TITLE
SITE PLAN

C.101

PROJECT NO: 21032

1 / A.100 PLAN – EXISTING & DEMO

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

SHEET NOTES

GENERAL NOTES:

A.

REFERENCED NOTES:

1. DEMO WALL, TYP.
2. DEMO DOOR, TYP.
3. (E) BARN DOOR.
4. (E) 2.5" DROP IN FINISH FLOOR ELEVATION.

STAMPS & APPROVALS

USE PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
ALI G. MAHALATINIA
C 38446
CIVIL
STATE OF CALIFORNIA

NO:	DESCRIPTION	DRAWN BY	DRAWN DATE	CHECKED BY	CHECKED DATE
0	ORIGINAL ISSUE	ASM	12/22/21	AGM	12/22/21

MEC
MAHALAT ENGINEERING CORPORATION
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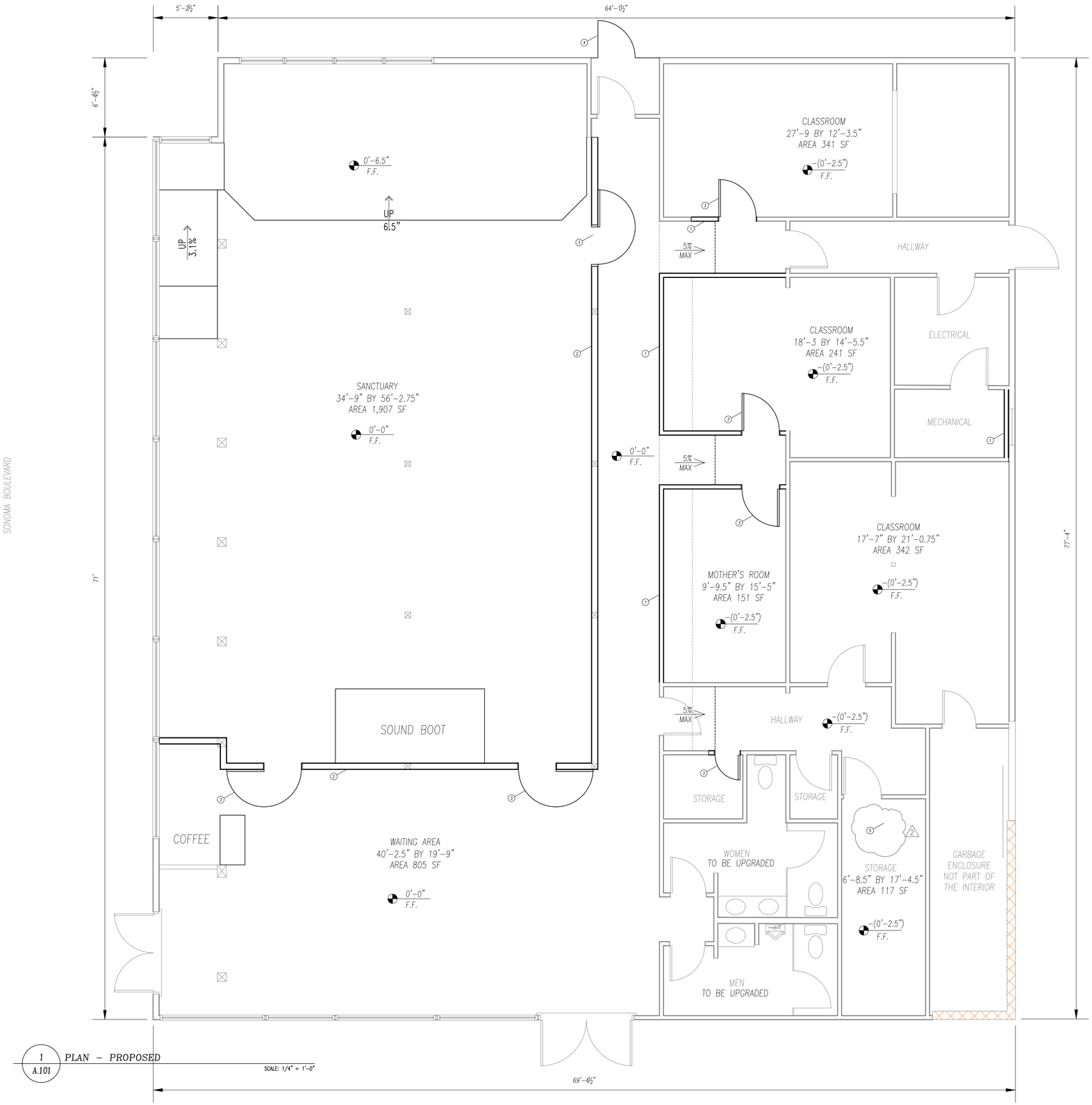
PROJECT NAME
CALVARY CHAPEL VALLEJO

PROJECT ADDRESS
3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA APN: 0053-010-760

TITLE
FLOOR PLAN – EXISTING & DEMO A.100

PROJECT NO: 21032



1 / A.101 PLAN – PROPOSED

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

SHEET NOTES

GENERAL NOTES:

A. CONTRACTOR TO OBTAIN OWNER'S APPROVAL FOR SELECTION OF COLORS, STYLES, OR BRAND NAME.

B. ALL WALLS AND CEILINGS SHALL BE COVERED WITH 1/2" GYPSUM WALL BOARD.

REFERENCED NOTES:

1. (N) 2X4 STUD WALL WITH INSULATION.
2. (N) 2X6 STUD WALL WITH INSULATION.
3. (N) DOOR.
4. (N) FENCE AND METAL GATE WITH PANIC HARDWARE.
5. (N) LONG-TERM BIKE STORAGE FOR EMPLOYEES. (2)

STAMPS & APPROVALS

USE PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
ALI G. MAHALATINIA
C 38446
CIVIL
STATE OF CALIFORNIA

NO:	DESCRIPTION	DRAWN BY	DRAWN DATE	CHECKED BY	CHECKED DATE
2	PER PLANNING COMMENTS	ASM	09/19/23	AGM	09/19/23
0	ORIGINAL ISSUE	ASM	12/22/21	AGM	12/22/21

MEC
MAHALAT ENGINEERING CORPORATION
4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175 PHONE: (707) 863-0500 FAX: (707) 863-0514

PROJECT NAME
CALVARY CHAPEL VALLEJO

PROJECT ADDRESS
3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA APN: 0053-010-760

TITLE
FLOOR PLAN – PROPOSED

A.101

PROJECT NO: 21032

PROPOSED NEW SIGN IN (E) CAN
SEE SIGN A DETAIL.

2 A.110 NORTH ELEVATION (SIDE)

SCALE: NONE

PROPOSED NEW SIGN IN (E) CAN
SEE SIGN A DETAIL.

WINDOW COVERINGS TO REMAIN,
UNLESS OTHERWISE NOTED

WINDOW COVERINGS TO BE
REMOVED AT THESE LOCATIONS

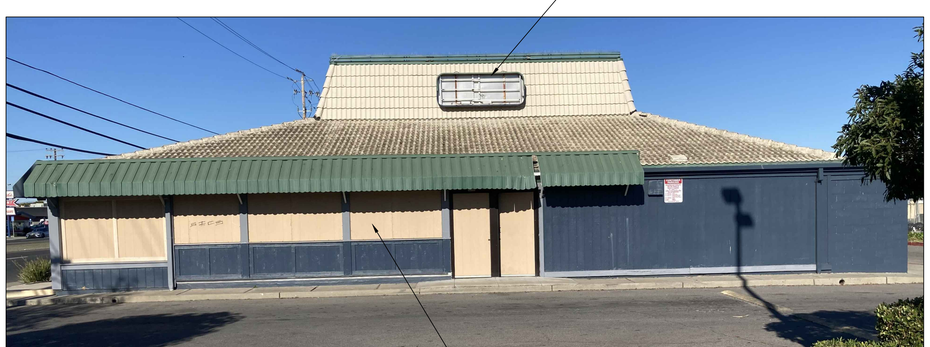
PROPOSED NEW MONUMENT SIGN IN (E) CAN
TWO-SIDED. SEE SIGN B DETAIL. NOTE THE WIDTH
OF THE CAN IS LESS THAN ONE FOOT. SEE
PHOTO BELOW.

2

1 A.110 WEST ELEVATION (FRONT)

SCALE: NONE

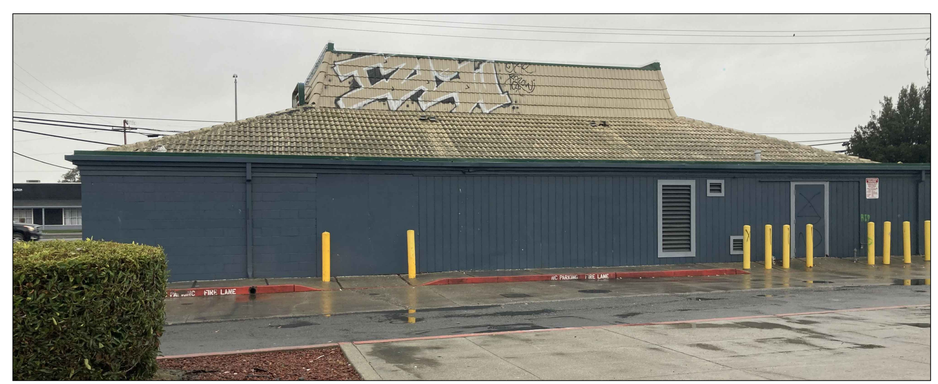
PROPOSED NEW SIGN IN (E) CAN
SEE SIGN A DETAIL.



WINDOW AND DOOR COVERING TO
BE REMOVED AT ALL LOCATIONS
ON THIS ELEVATION

4 A.110 SOUTH ELEVATION

SCALE: NONE



3 A.110 EAST ELEVATION (REAR)

SCALE: NONE

SHEET NOTES

GENERAL NOTES:

A.

REFERENCED NOTES:

1.

SIGN DETAILS

2

Calvary Chapel VALLEJO

Calvary Chapel VALLEJO

SIGN A
NOMINAL DIMENSION
9'-0" BY 3'-4", WITH R=14" CURVES AT THE EDGES
AREA=28.83 S.F., TOTAL 3
TOTAL AREA= 86.5 S.F.

SIGN B
4'-6" BY 3'-0"
ONE ON EACH SIDE
AREA 13.5 S.F., TOTAL 2
TOTAL AREA FOR SIGN LIMIT CALCULATION= 13.5 S.F.

GROSS AREA OF SIGNAGE FOR SIGN LIMIT= 86.5+13.5=100 S.F.

NOTE: ALL SIGNS TO BE MADE OF WHITE TRANSLUCENT ACRYLIC WITH APPLIED WHITE OPAQUE VINYL ON THE BACKGROUND TO BLOCK THE BACKLIGHT AND PUSH-THROUGH, THREE DIMENSIONAL LETTERING.

STAMPS & APPROVALS

USE PERMIT SUBMITTAL

REGISTERED PROFESSIONAL ENGINEER
ALI S. MAHALATIYA
C 38446
CIVIL
STATE OF CALIFORNIA

NO.	DESCRIPTION	DRAWN BY	DRAWN DATE	CHECKED BY	CHECKED DATE
2	PER PLANNING COMMENTS	ASM	09/19/23	AGM	09/19/23
1	PER PLANNING COMMENTS	ASM	01/24/23	AGM	01/24/23
0	ORIGINAL ISSUE	ASM	07/22/22	AGM	07/22/22

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PROJECT NAME
CALVARY CHAPEL VALLEJO

PROJECT ADDRESS
3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA APN: 0053-010-760

TITLE
EXTERIOR VIEWS

A.110

PROJECT NO: 21032

PARKING STUDY
for
3790 Sonoma Boulevard
Vallejo, California.
Project 21032

October 10, 2022
Revision 1

Prepared
For proposed
Calvary Chapel Vallejo
3790 Sonoma Boulevard
Vallejo, CA 94590

By

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A,

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APPENDIX A June 23, 2022 survey Diagrams 1 to 36

APPENDIX B June 26, 2033 survey Diagrams 37 to 66

INTRODUCTION

This report contains the detailed description of the parking study conducted for our client, Vallejo Calvary Chapel. This report is required by City of Vallejo as part of an application for a Major Use Permit for their new location at 3790 Sonoma Boulevard, Vallejo, California.

AUTHORIZATION

Preparation of this report is authorized by Vallejo Calvary Chapel, Board of Directors.

PROJECT DESCRIPTION

As part of the application for a major use permit for the subject church, the City of Vallejo is concerned with availability of the parking at the proposed site. The proposed church would require 24 parking stalls, per planning regulations. This report details the breakdown of the parking study and methodology used for this purpose and includes the following:

- The layout and boundary of the parking lot with available parking stalls
- Parking counts done in two different days
- Tabulation of the existing parking demand for the entire shopping center
- Tabulation and presentation of the results.

SCOPE OF WORK

The scope of work for this study includes the following:

- Preparation of a site plan showing the entire shopping center and identifying parking stalls that are easily available for the shopping center patrons.
- Preparation of a site plan showing the entire shopping center and identifying each business, its type of use, its floor area, and its parking demand per City of Vallejo Municipal Code (VMC) Table 16.508-B.
- Parking count at 15-minute intervals for two days—one week day and one weekend day.
- Tabulation of the results.
- Presentation of the result in several formats.
- Conclusions and recommendations.

SITE DESCRIPTION

The subject building does not have adequate parking for the proposed use on its own property. However, the subject building is located in a shopping center, and it is allowed to use the parking stalls in the entire shopping center through Covenants, Conditions and Restrictions (CC&R) and grants of easement in and over common areas. Such document is recorded in Solano County on September 22, 1978, in Book 1978 of Official Records, Page 79154.

We assume the entire shopping center may have originally been one parcel at one time, which was subdivided haphazardly in the 1970's or 1980's, when such practices were common throughout the State. However, the entire parking area is secured for all tenants through CC&Rs. Therefore, the scope of the study is parking in the entire shopping center that is covered by the CC&R's, starting from the subject property all the way south to the border of Burger King property, totaling 480 parking stalls.

In addition to the 480 customer parking stalls that are shown on the enclosed diagrams, this shopping center has several additional parking stalls that we did not consider in our study. Approximately 140 additional parking stalls are available at the rear of the buildings on the east side of the property that are not as convenient to use due to their location. However, these additional stalls do get used by employees of the businesses and can be used as spillover parking during special occasions by shopping center patrons.

SELECTED DAYS, TIMES, AND INTERVALS

We selected Thursday, June 23, 2020, as a typical weekday for the study. We covered the time from 8:00 a.m. to 5:00 p.m. We also selected Sunday June 26, 2022, from 9:30 a.m. to 5:00 p.m., as a typical weekend day, due to increased church activities on Sundays. For both days, the reading intervals were every 15 minutes to show detailed activities during the study period. On Thursday count, the 3:00 p.m. reading was missed, and on Sunday count, the 10:45 a.m. reading was missed.

PARKING COUNT

Our parking count not only shows the total number of parked vehicles during each count, it also shows the location of the parked vehicle in the parking lot. This presentation shows the layout of parked vehicles relative to the subject church location. The actual diagram of each count is presented under Appendix A for the Thursday readings and Appendix B for the Sunday readings.

PARKING BY UNHOUSED RESIDENTS

During the count, we noticed a fair number of parking stalls are occupied by unhoused citizens that may or may not be customers of the shopping center. The parking stalls associated with the unhoused citizens are typically far from store entrances and steady in location in various counts. We assume about 10 to 20 such uses, as constant parking throughout the day.

CALCULATION OF THE PARKING DEMAND FOR THE ENTIRE SHOPPING CENTER

Per City of Vallejo regulations, we have calculated the parking demand for the entire shopping center based on calculations for each individual unit and adding up the total demand. Figure 5 shows each unit, its size, and its position in the shopping center. Table 3 shows tabulation and identification of each unit and calculates parking demand for each unit and adding up the total, which comes up to 321 stalls. This total demand does not include the demand for the vacant lot in the shopping center. Since the demand is a lot lower than the total 620 available stalls (480 in the front and additional 140 at the rear), we assume the proposed church would not hinder the future development of the adjacent vacant lot, as it relates to parking.

FINDINGS

The parking count is presented below for both days. The charts below show the time versus the count for each day in a table format. The third column on each table shows the percentage of occupied parking relative to the total parking stalls of 480. Please note that we have not included the parking stalls at the rear of the buildings for the purpose of this presentation.

Table 1. Tabulation of readings for Thursday June 23, 2022

Time	Occupied	%
8:00:00 AM	25	5.2%
8:15:00 AM	30	6.3%
8:30:00 AM	34	7.1%
8:45:00 AM	48	10.0%
9:00:00 AM	54	11.3%
9:15:00 AM	52	10.8%
9:30:00 AM	63	13%
9:45:00 AM	73	15.2%
10:00:00 AM	88	18.3%
10:15:00 AM	83	17.3%
10:30:00 AM	82	17.1%
10:45:00 AM	91	19.0%
11:00:00 AM	108	22.5%
11:15:00 AM	111	23.1%
11:30:00 AM	106	22.1%
11:45:00 AM	111	23.1%
12:00:00 PM	111	23.1%
12:15:00 PM	111	23.1%
12:30:00 PM	125	26.0%
12:45:00 PM	113	23.5%
1:00:00 PM	129	26.9%
1:15:00 PM	105	21.9%
1:30:00 PM	106	22.1%
1:45:00 PM	109	22.7%
2:00:00 PM	106	22.1%
2:15:00 PM	111	23.1%
2:30:00 PM	115	24.0%
2:45:00 PM	99	20.6%
3:15:00 PM	98	20.4%
3:30:00 PM	99	20.6%
3:45:00 PM	102	21.3%
4:00:00 PM	98	20.4%
4:15:00 PM	100	20.8%
4:30:00 PM	103	21.5%
4:45:00 PM	108	22.5%
5:00:00 PM	96	20.0%

Table 2. Tabulation of readings for Sunday June 26, 2022

Time	Occupied	%
9:30:00 AM	41	8.5%
9:45:00 AM	61	12.7%
10:00:00 AM	58	12.1%
10:15:00 AM	73	15.2%
10:30:00 AM	65	13.5%
11:00:00 AM	69	14.4%
11:15:00 AM	67	14.0%
11:30:00 AM	82	17.1%
11:45:00 AM	73	15.2%
12:00:00 PM	72	15.0%
12:15:00 PM	71	14.8%
12:30:00 PM	76	15.8%
12:45:00 PM	78	16.3%
1:00:00 PM	74	15.4%
1:15:00 PM	74	15.4%
1:30:00 PM	75	15.6%
1:45:00 PM	69	14.4%
2:00:00 PM	70	14.6%
2:15:00 PM	73	15.2%
2:30:00 PM	74	15.4%
2:45:00 PM	79	16.5%
3:00:00 PM	83	17.3%
3:15:00 PM	89	18.5%
3:30:00 PM	85	17.7%
3:45:00 PM	61	12.7%
4:00:00 PM	73	15.2%
4:15:00 PM	75	15.6%
4:30:00 PM	81	16.9%
4:45:00 PM	63	13.1%
5:00:00 PM	62	12.9%

PROJECT: Calvary Chappel Vallejo
PROJECT NUMBER: 21032
SUBJECT: Parking Demand Calculation for the entire shopping center

BY: AGM DATE: 10/10/22 CHECKED BY: DATE:

Tenant Space	Type of Use	Width, Ft	Depth, Ft	Total Floor Area, SF	Parking Demand Vallejo Table 16.508-B Stalls	Per, S.F.	Parking demand Calculated stalls [1]
Proposed	Asssmebly			1,907	1.0	80	24
1	Dentist	25.0	60.0	1,500	2.0	1,000	3
2	Nails	15.0	60.0	900	2.0	1,000	2
3	Tatoos	15.0	60.0	900	2.0	1,000	2
4	Vacant	18.0	60.0	1,080	2.0	1,000	3
5	Retail	17.0	60.0	1,020	3.5	1,000	4
6	Retail	20.0	60.0	1,200	3.5	1,000	5
7	Restaurant	25.0	90.0	2,250	2.0	Minimum	2
8	Retail	25.0	90.0	2,250	3.5	1,000	8
9	Retail	25.0	90.0	2,250	3.5	1,000	8
10	Retaurant	25.0	90.0	2,250	2.0	Minimum	2
11	Solan	21.5	80.0	1,720	2.0	1,000	4
12	Restaurant	21.5	80.0	1,720	2.0	1,000	4
13	Retail	21.5	80.0	1,720	3.5	1,000	7
14	Check cashir	21.5	80.0	1,720	2.0	1,000	4
15	Barber Shop	21.5	80.0	1,720	2.0	1,000	4
16	Retail	78.6	140.0	11,004	3.5	1,000	39
17	Retail	132.5	140.0	18,550	3.5	1,000	65
18	Retail	172.8	150.5	25,999	3.5	1,000	91
19	Retail	40.0	110.0	4,400	3.5	1,000	16
20	Retail	39.0	63.0	2,457	3.5	1,000	9
21	Restaurant	30.0	63.0	1,890	2.0	Minimum	2
22	Office	22.0	63.0	1,386	2.0	1,000	3
23	Dentist	15.0	63.0	945	2.0	1,000	2
24	Restaurant	20.0	63.0	1,260	2.0	Minimum	2
25	Spa	15.0	63.0	945	2.0	1,000	2
26	Nails	28.0	63.0	1,764	2.0	1,000	4
Total Demand							**321**

[1] Stalls are rounded up for each unit to nearest 1

TABLE 3: Calculation of parking demand for the entire shopping center

The following bar charts show the parking demand in total count and percentage for **June 23, 2022**.

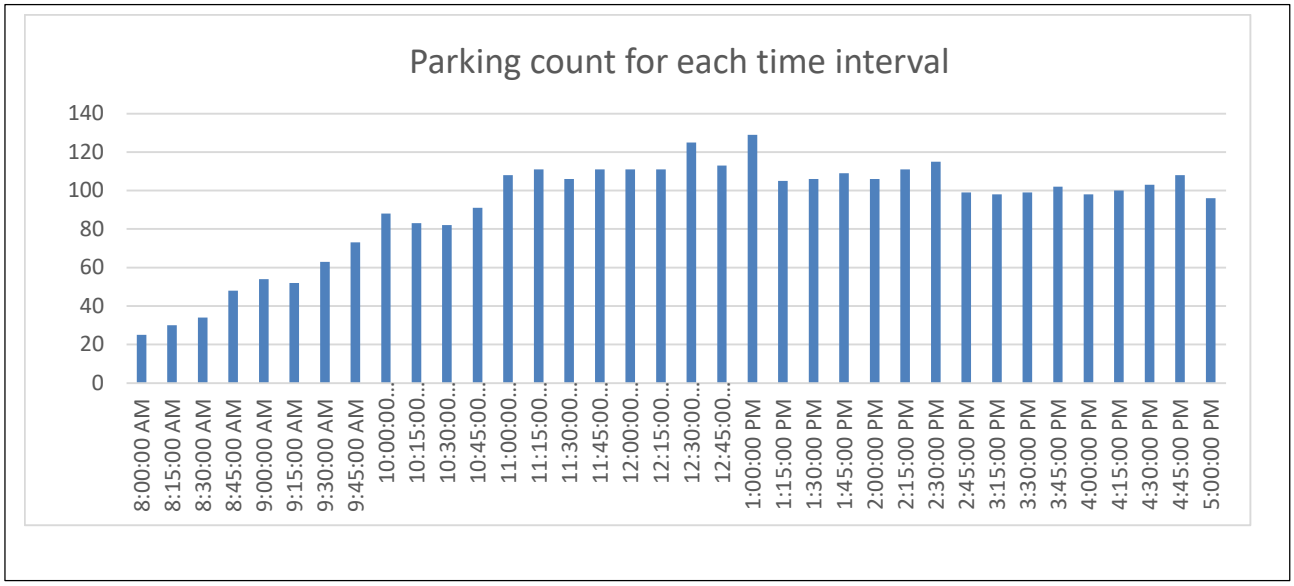


Figure 1 shows the Thursday representation of the number of spaces occupied at fifteen-minute intervals.

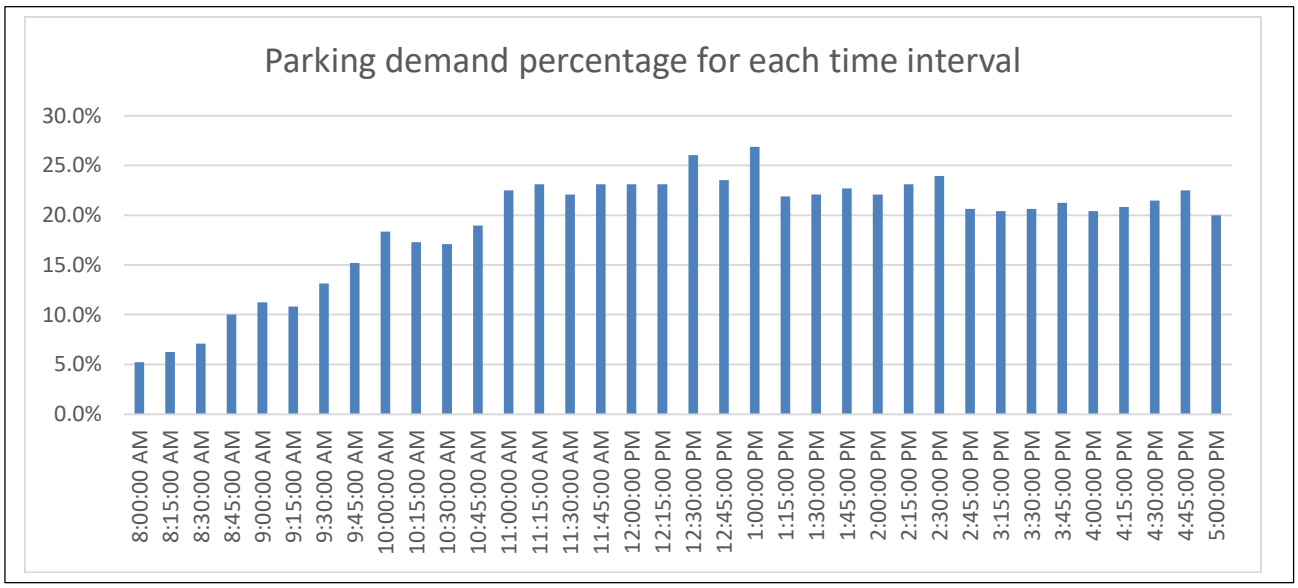


Figure 2 shows the Thursday representation of the percentage of spots occupied at fifteen-minute intervals.

The following bar charts show the parking demand in total count and percentage for **June 26, 2022**.

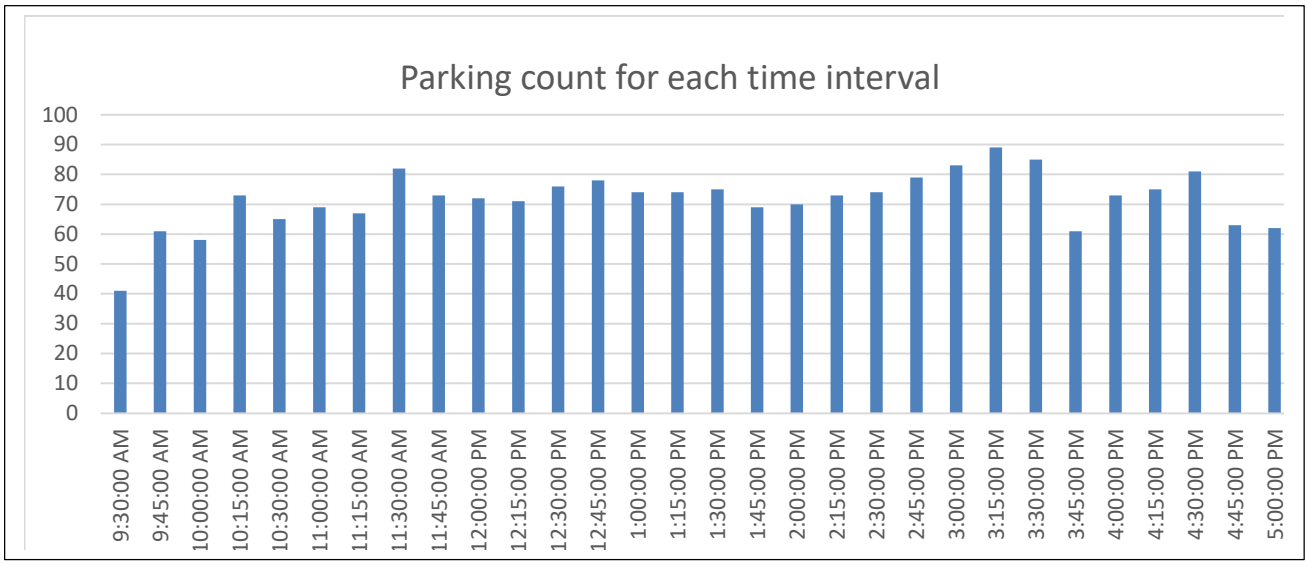


Figure 3 shows the Sunday representation of the number of occupied spaces at fifteen-minute intervals.

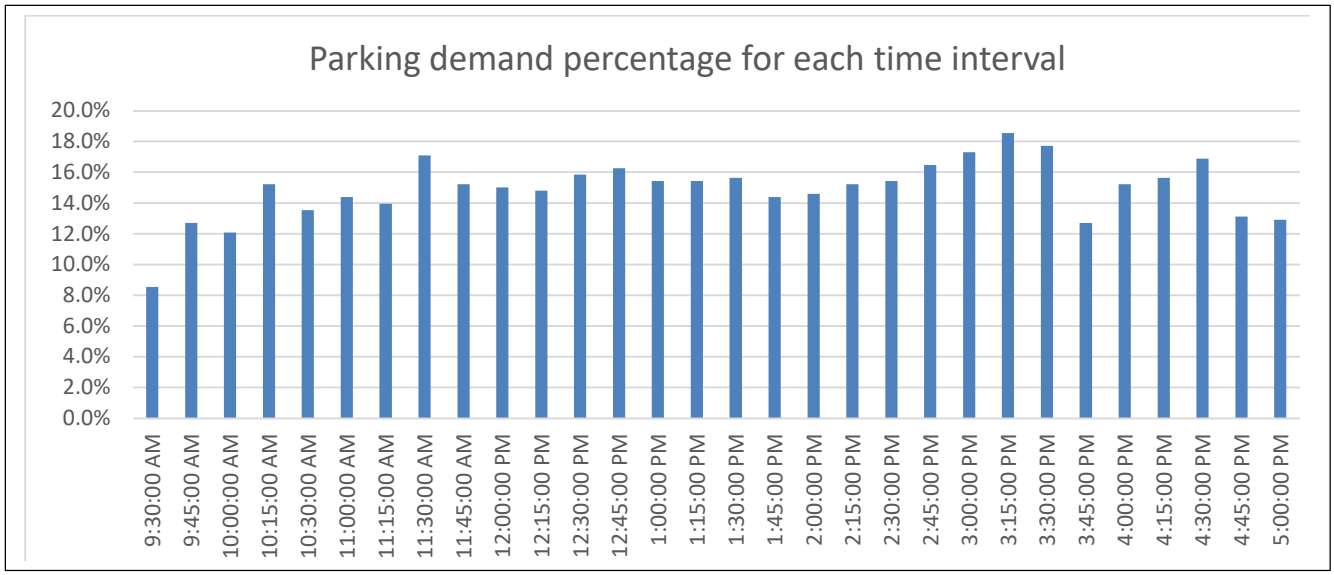
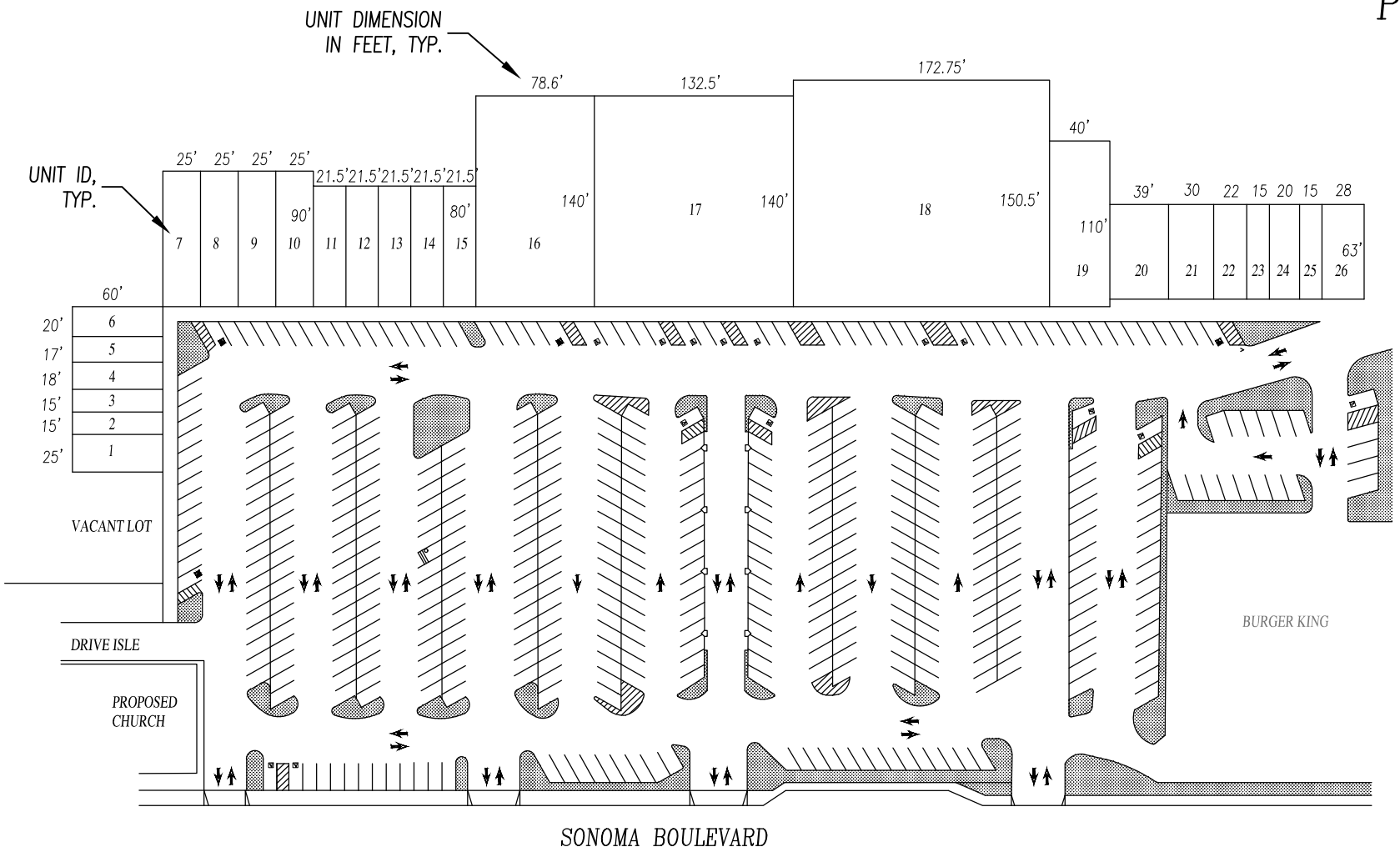


Figure 4 shows the Sunday representation of the percentage of spots occupied at fifteen-minute intervals.



NOMINAL NORTH

MEC
MAHALAT ENGINEERING CORPORATION
4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175
FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 3/32"=10'-0"	PROJECT NO.: 21032	SHEET: FIG. 5
TITLE: ALL TENANT UNITS	DRAWN: SD	DATE: 10/10/22	
	CHECKED: AGM	DATE: 10/10/22	

CONCLUSIONS

The parking count for both days indicates that there is adequate parking for the proposed church. On Thursday reading, the peak parking occurs at 1:00 p.m. with 129 stalls occupied at 27% capacity. On Sunday reading, the peak parking occurs at 3:15 p.m. with 89 stalls occupied at 19% capacity. We should note that the main church activity, which is the Sunday Service, concludes at 12:00 p.m.

The layout of the occupied parking stalls is presented in Appendix A for the Thursday survey and Appendix B for the Sunday survey. The layout indicates that the parking demand is very low near the proposed church, as other uses are far from the proposed church.

The proposed demand of 22 parking stalls for the subject church would increase the parking demand by only 5%. This surcharge on top of the existing demand is still far below the full capacity of the shopping center.

We should note that currently there is a vacant building site adjacent to proposed church building. The building on this site was burnt down several years ago and was never rebuilt. Assuming that this building is going to be built sometime in the future, the additional demand would still not reach the capacity of the shared parking lot, as the peak at each count was below 30% total capacity.

Finally, we should note that our calculations and percentages do not include about 140 or so parking stalls at the east side of the property behind the buildings. This additional parking can be used by owners, employs, and patrons. We assume for any special occasion event, these stalls would be used by patrons, as spillover parking.

APPENDIX A

PARKING SURVEY

for

JUNE 23, 2022

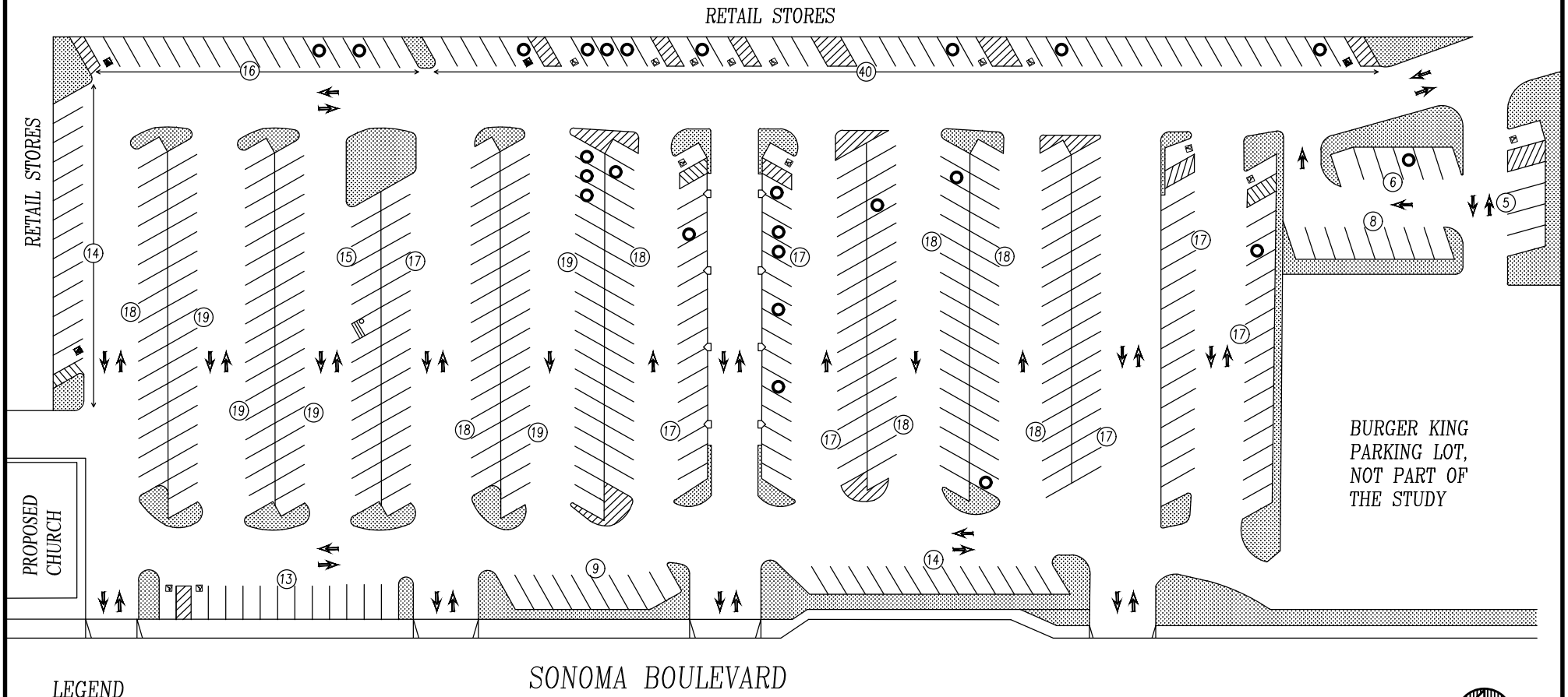
SURVEY DATE: 6/23/2022

SURVEY TIME: 8:00 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 25

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 1
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

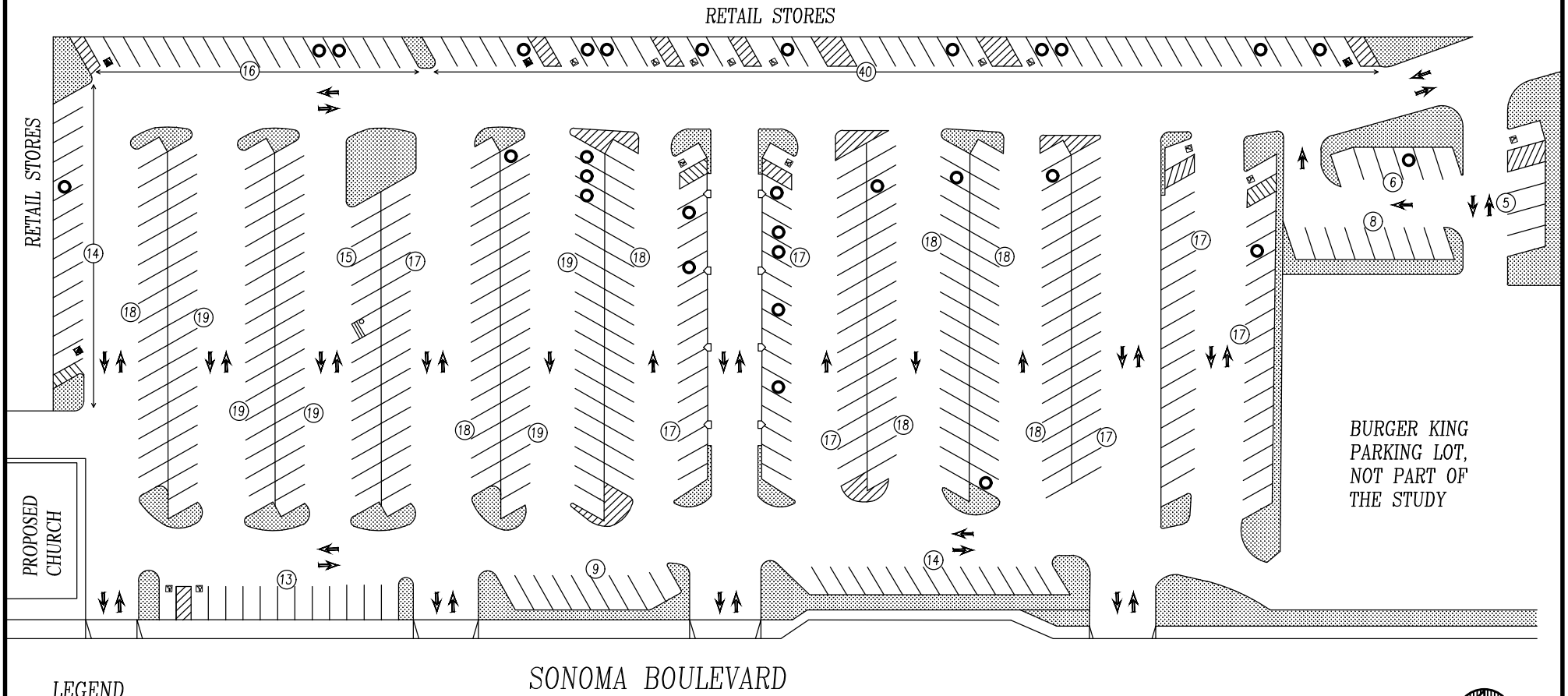
SURVEY DATE: 6/23/2022

SURVEY TIME: 8:15 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 30

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 2
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

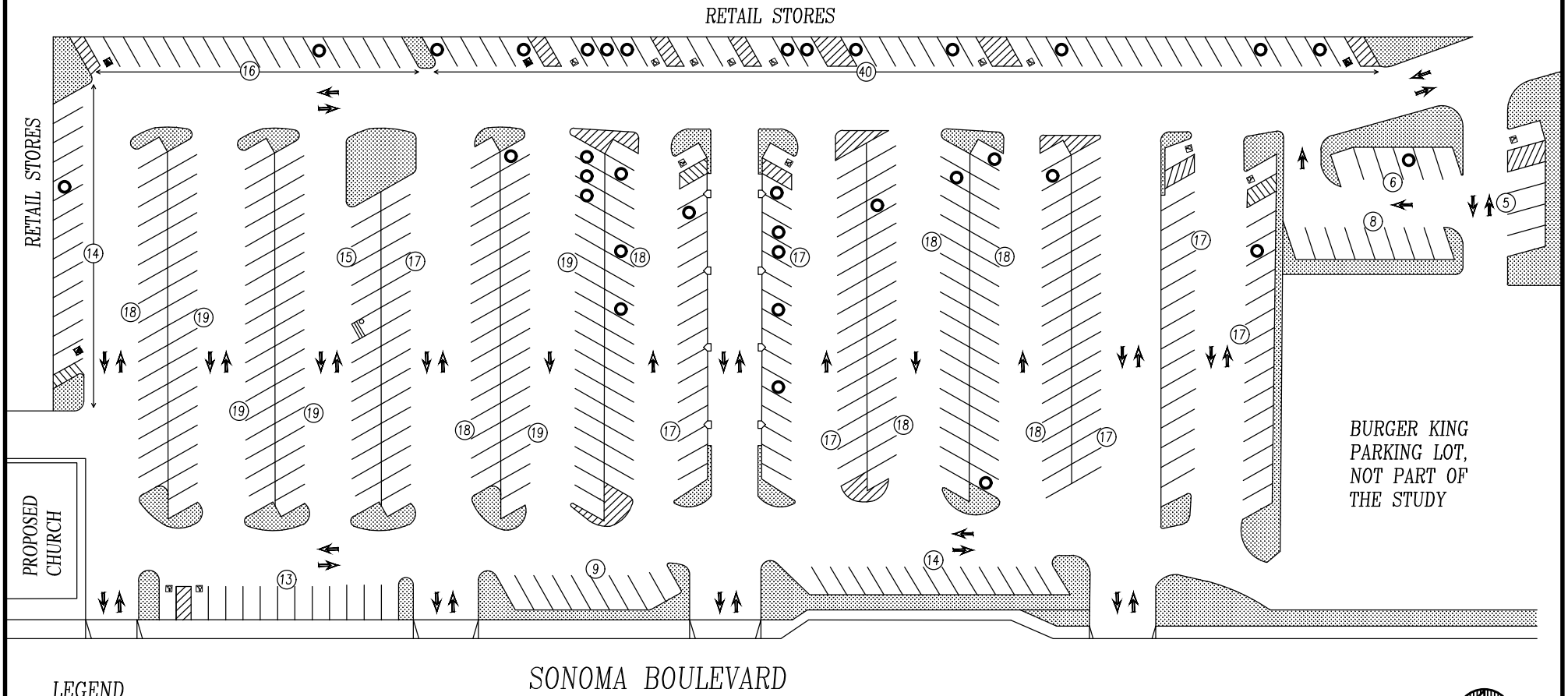
SURVEY DATE: 6/23/2022

SURVEY TIME: 8:30 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 34

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

NOMINAL NORTH

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 3
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

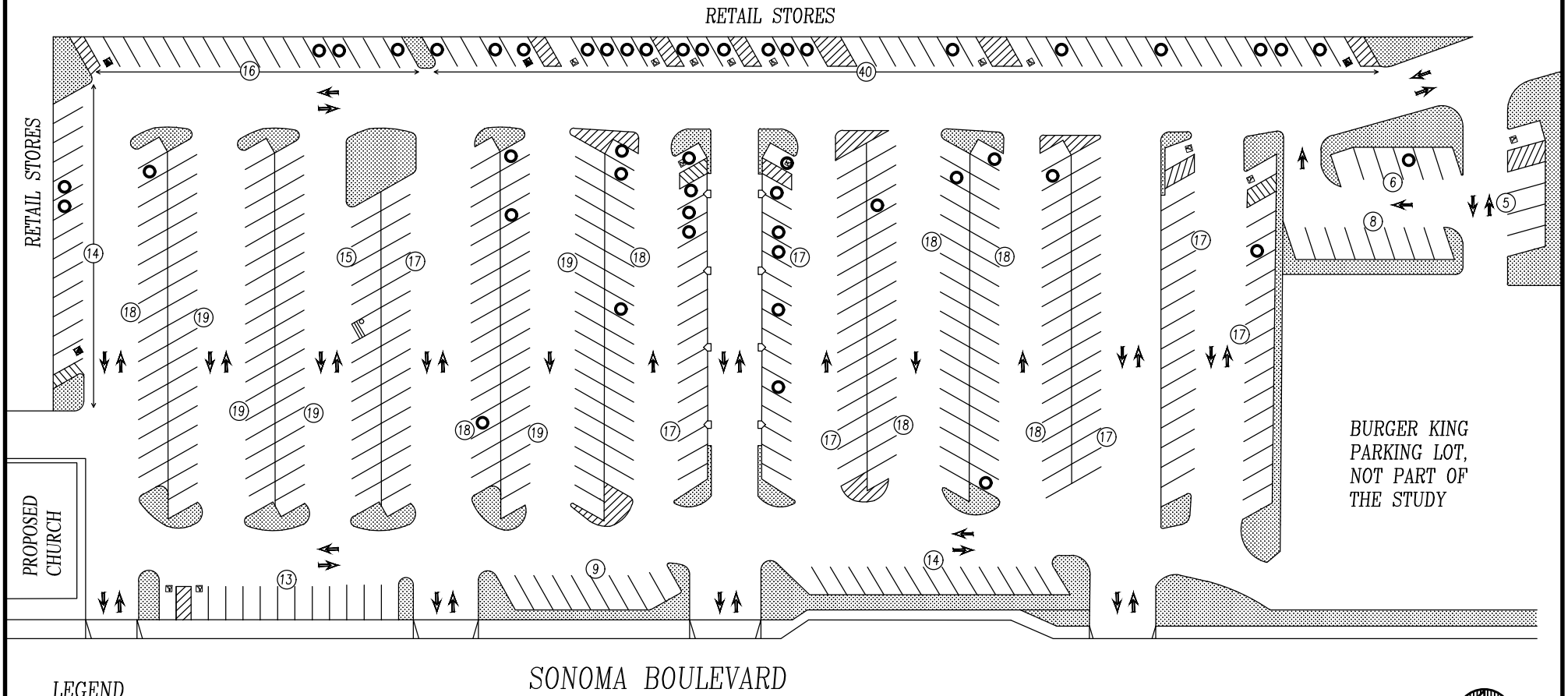
SURVEY DATE: 6/23/2022

SURVEY TIME: 8:45 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 48

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 4
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

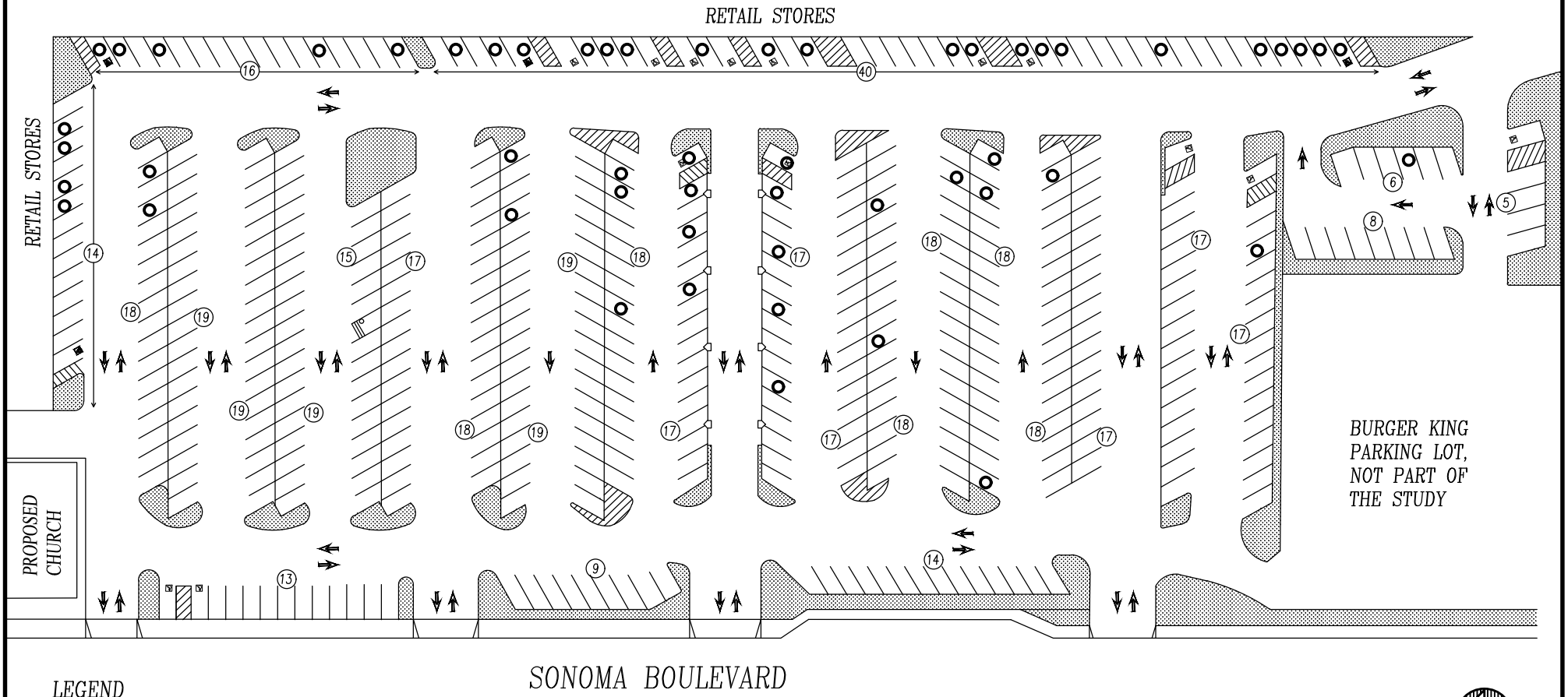
SURVEY DATE: 6/23/2022

SURVEY TIME: 9:00 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 54

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 5
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

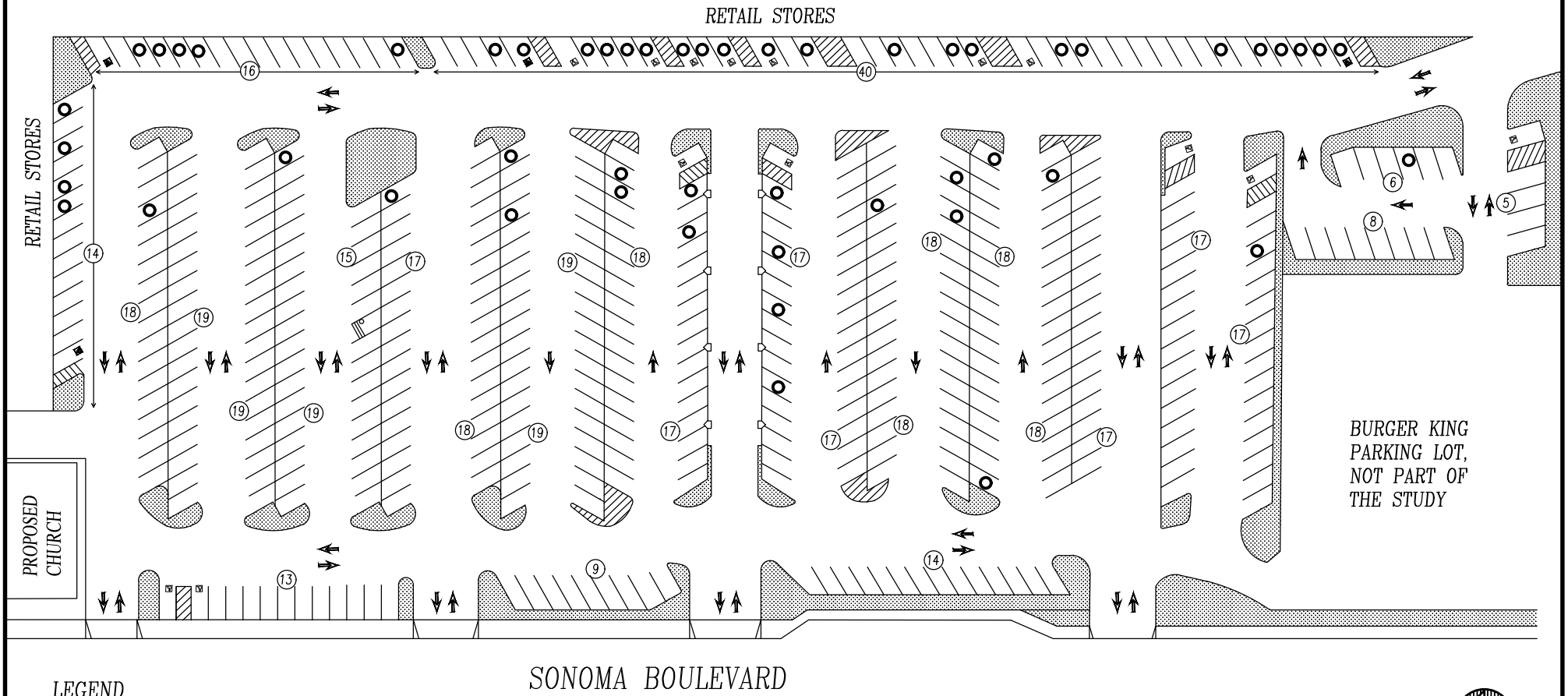
SURVEY DATE: 6/23/2022

SURVEY TIME: 9:15 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 52

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 6
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

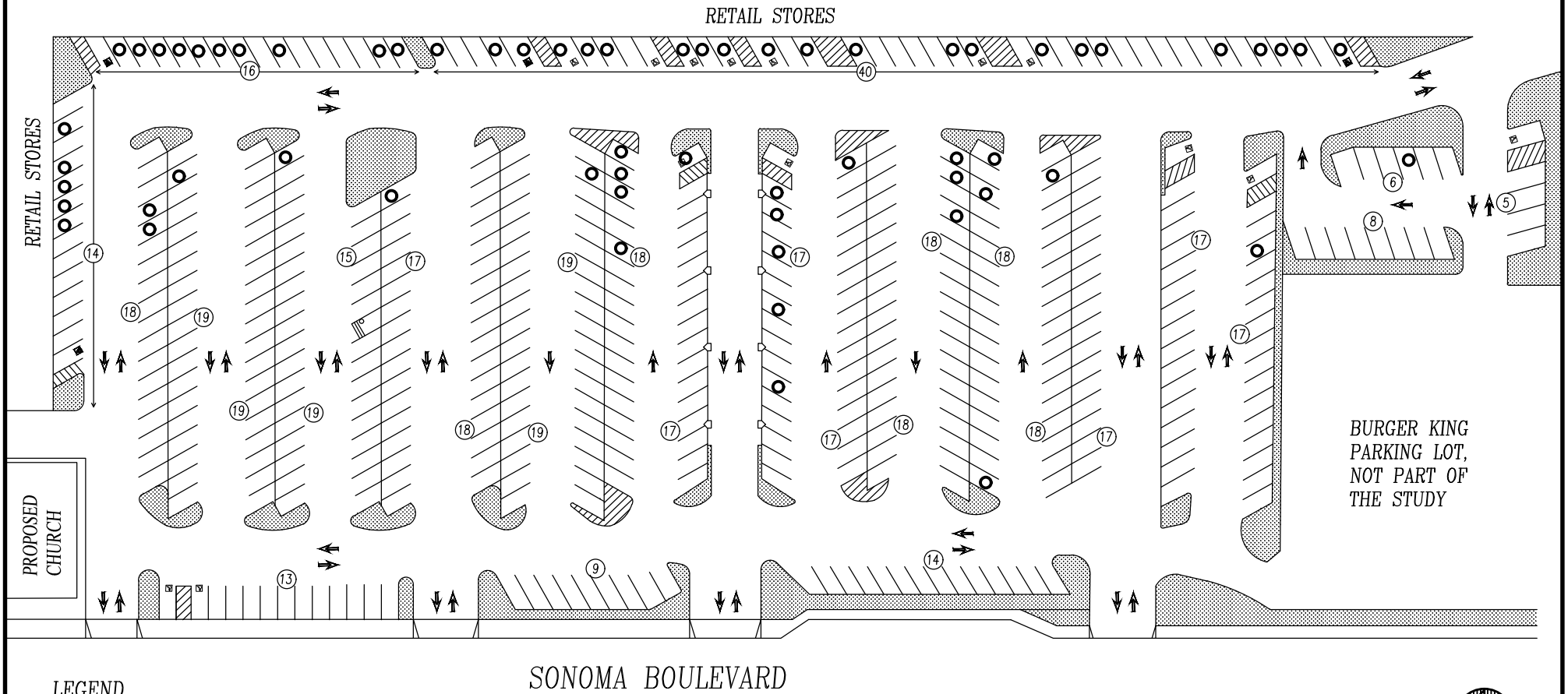
SURVEY DATE: 6/23/2022

SURVEY TIME: 9:30 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 63

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 7
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

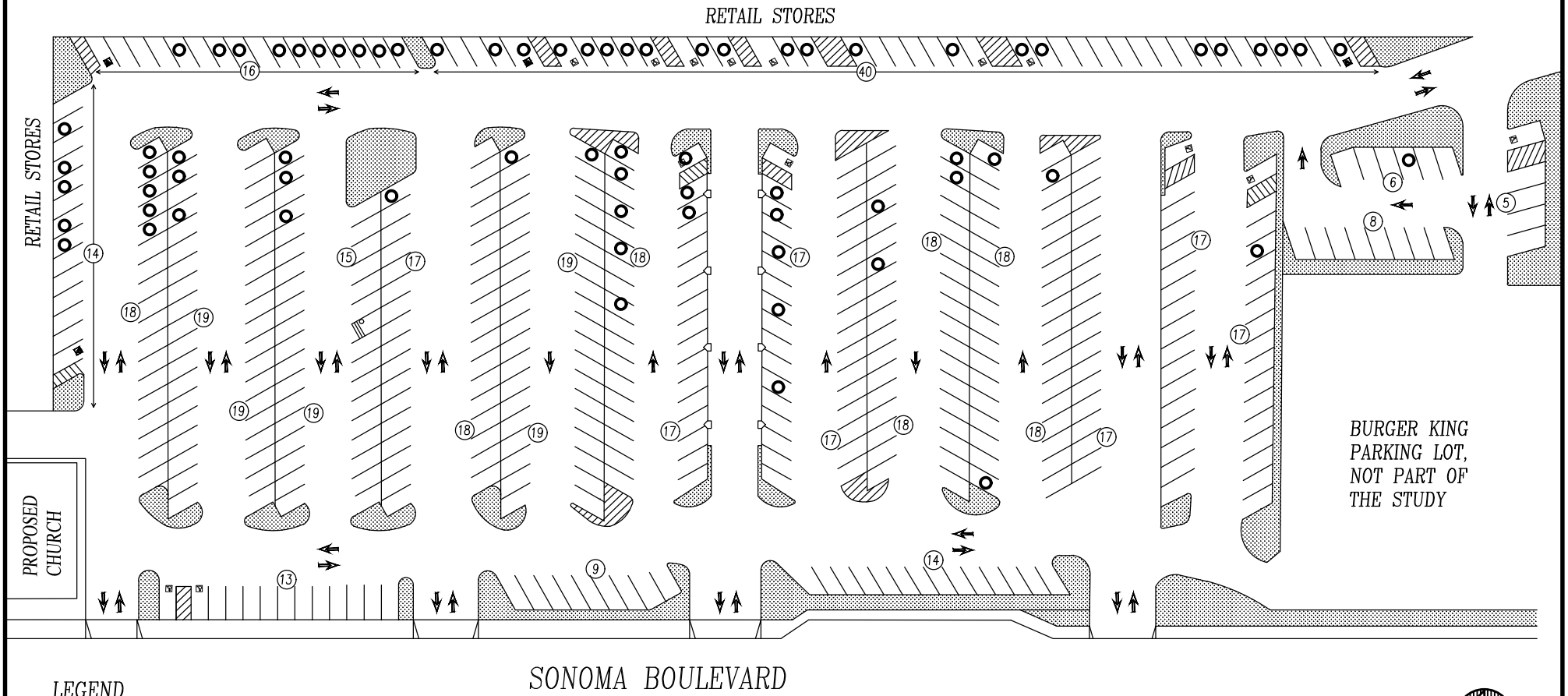
SURVEY DATE: 6/23/2022

SURVEY TIME: 9:45 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 73

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 8
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

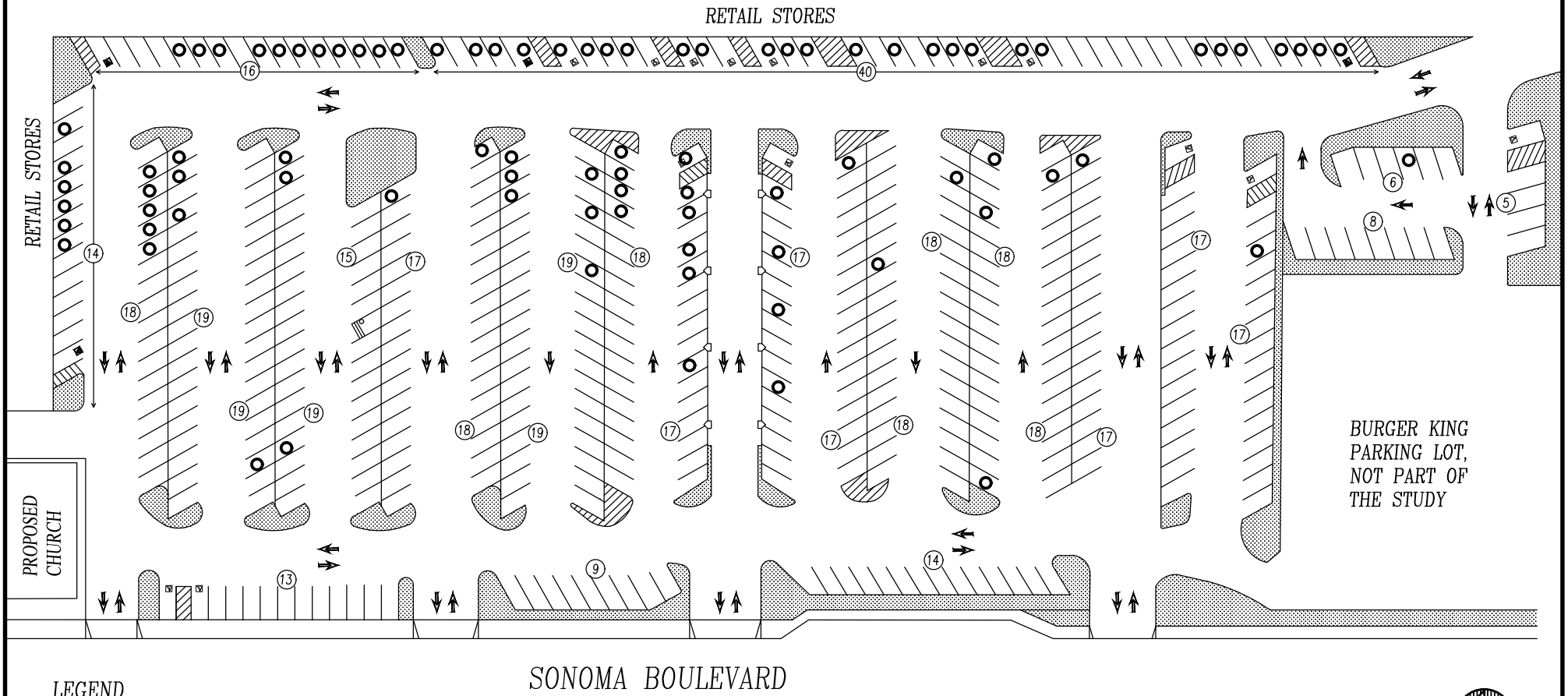
SURVEY DATE: 6/23/2022

SURVEY TIME: 10:00 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 88

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 9
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

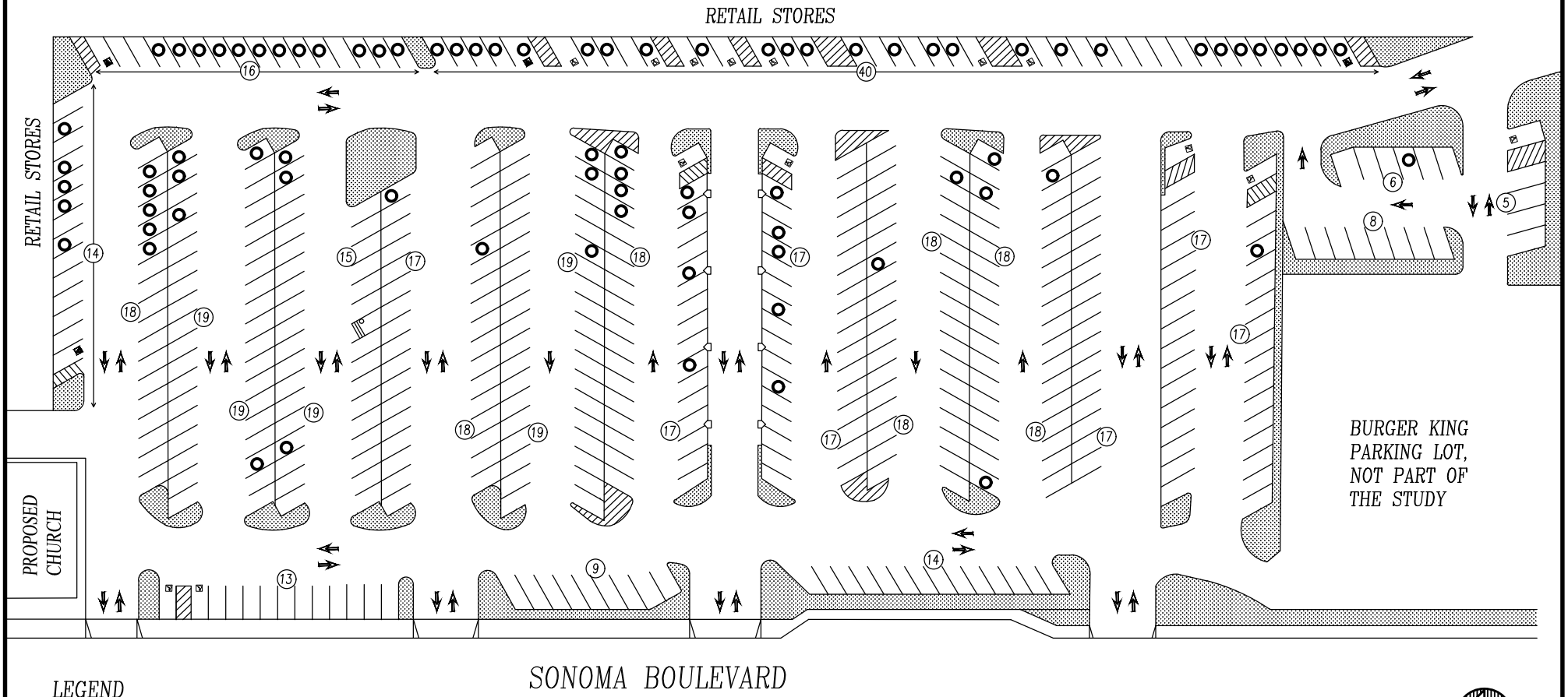
SURVEY DATE: 6/23/2022

SURVEY TIME: 10:15 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 83

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 10
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

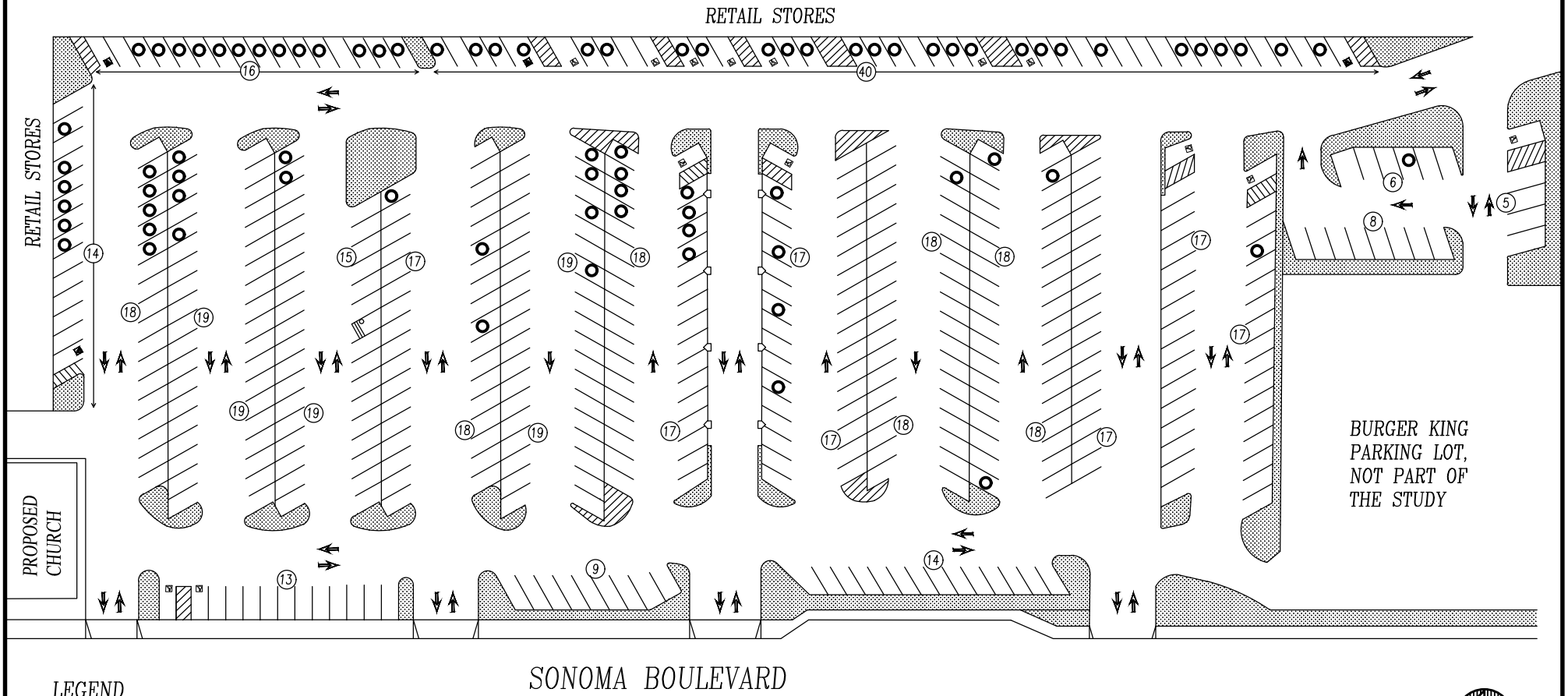
SURVEY DATE: 6/23/2022

SURVEY TIME: 10:30 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 82

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 11
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

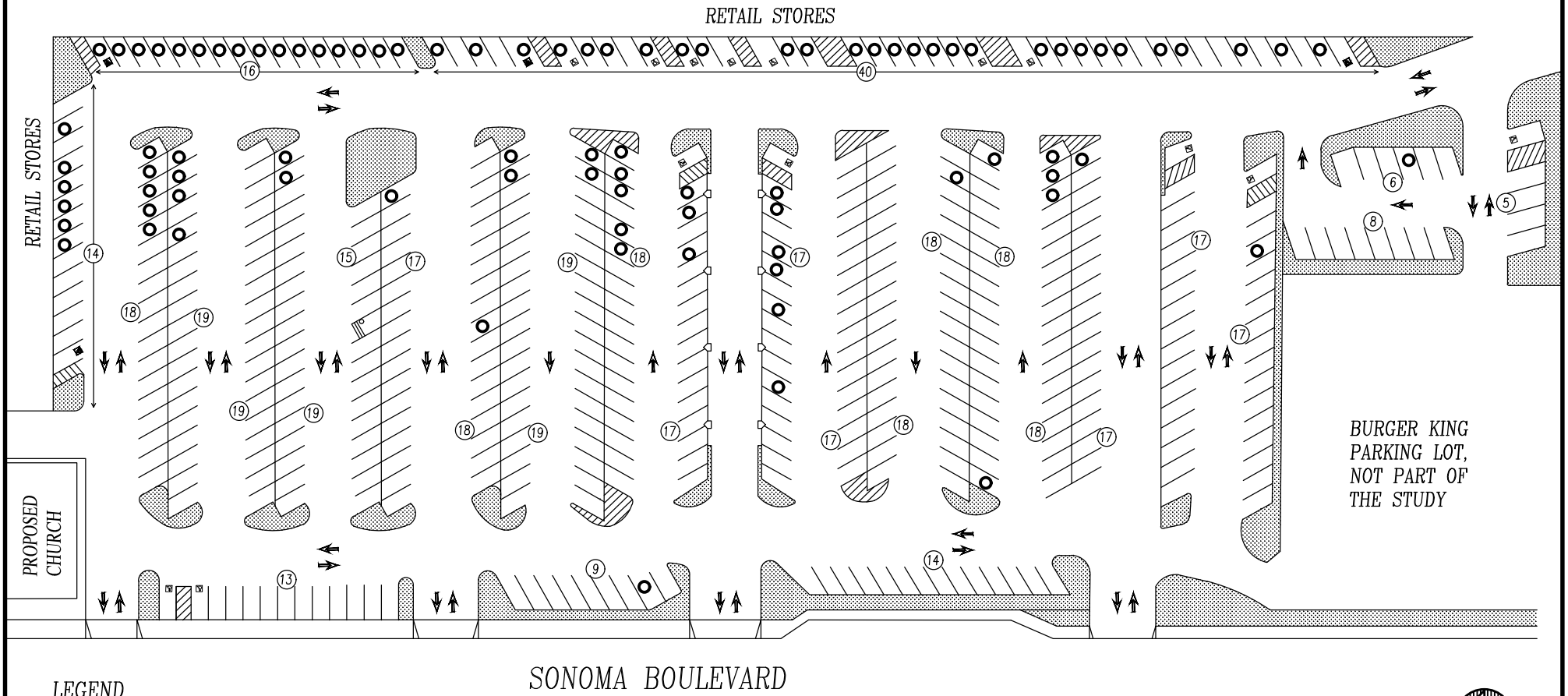
SURVEY DATE: 6/23/2022

SURVEY TIME: 10:45 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 91

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 12
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

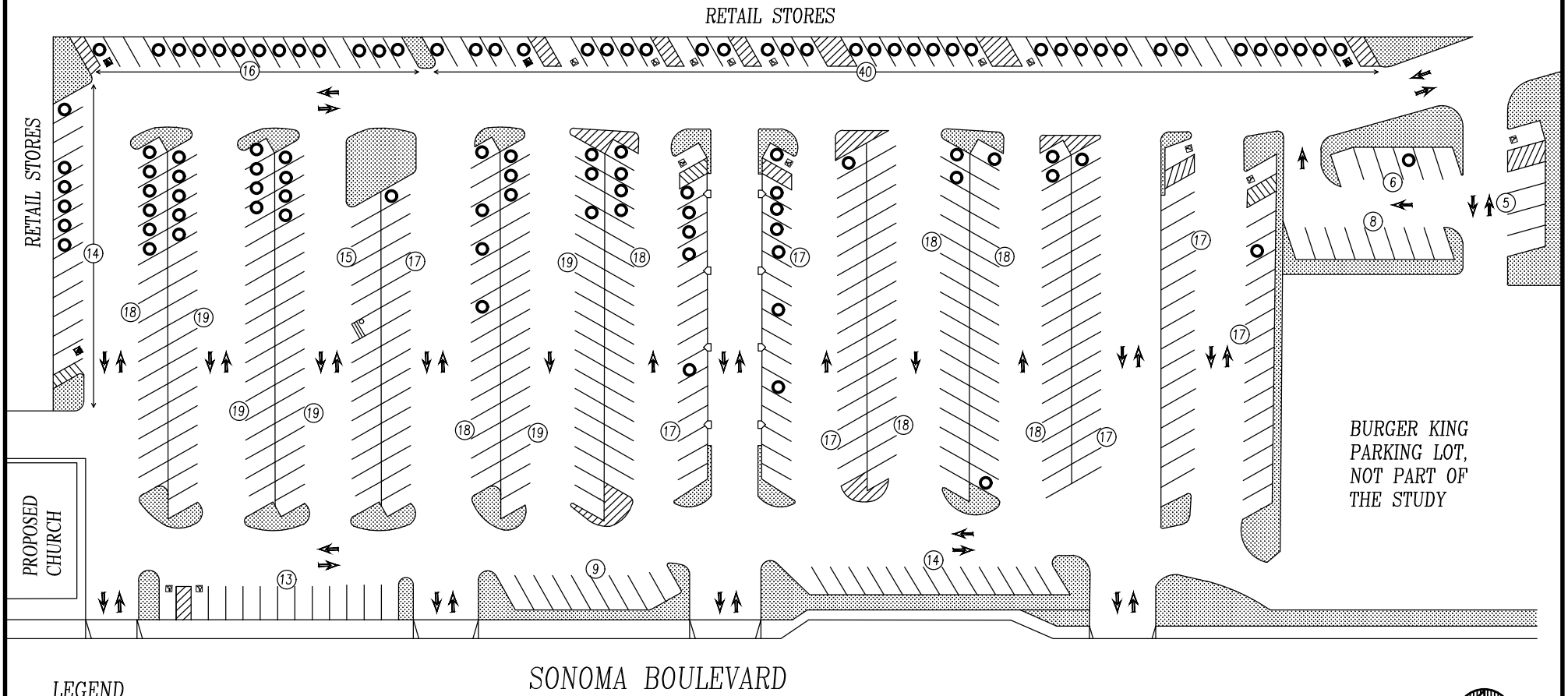
SURVEY DATE: 6/23/2022

SURVEY TIME: 11:00 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 108

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 13
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

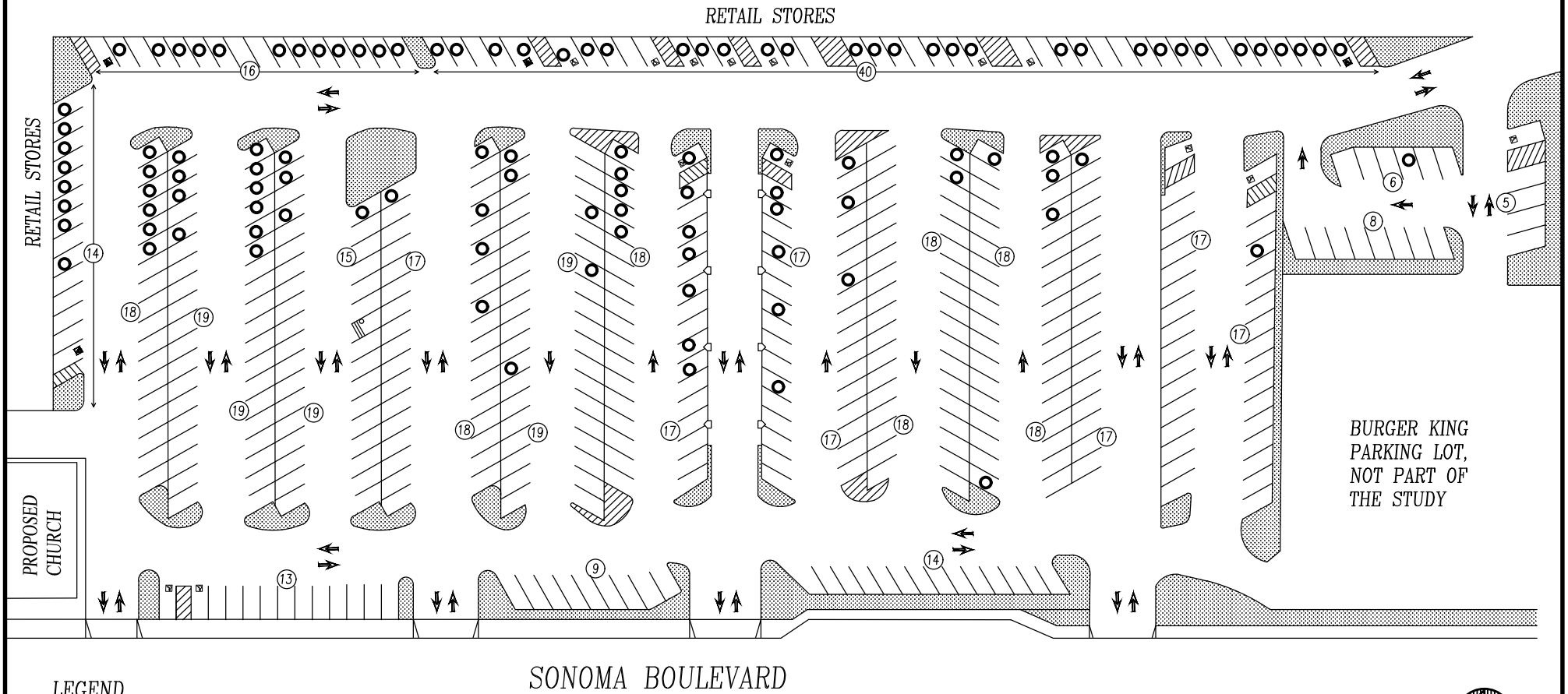
SURVEY DATE: 6/23/2022

SURVEY TIME: 11:15 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 111

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 14
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

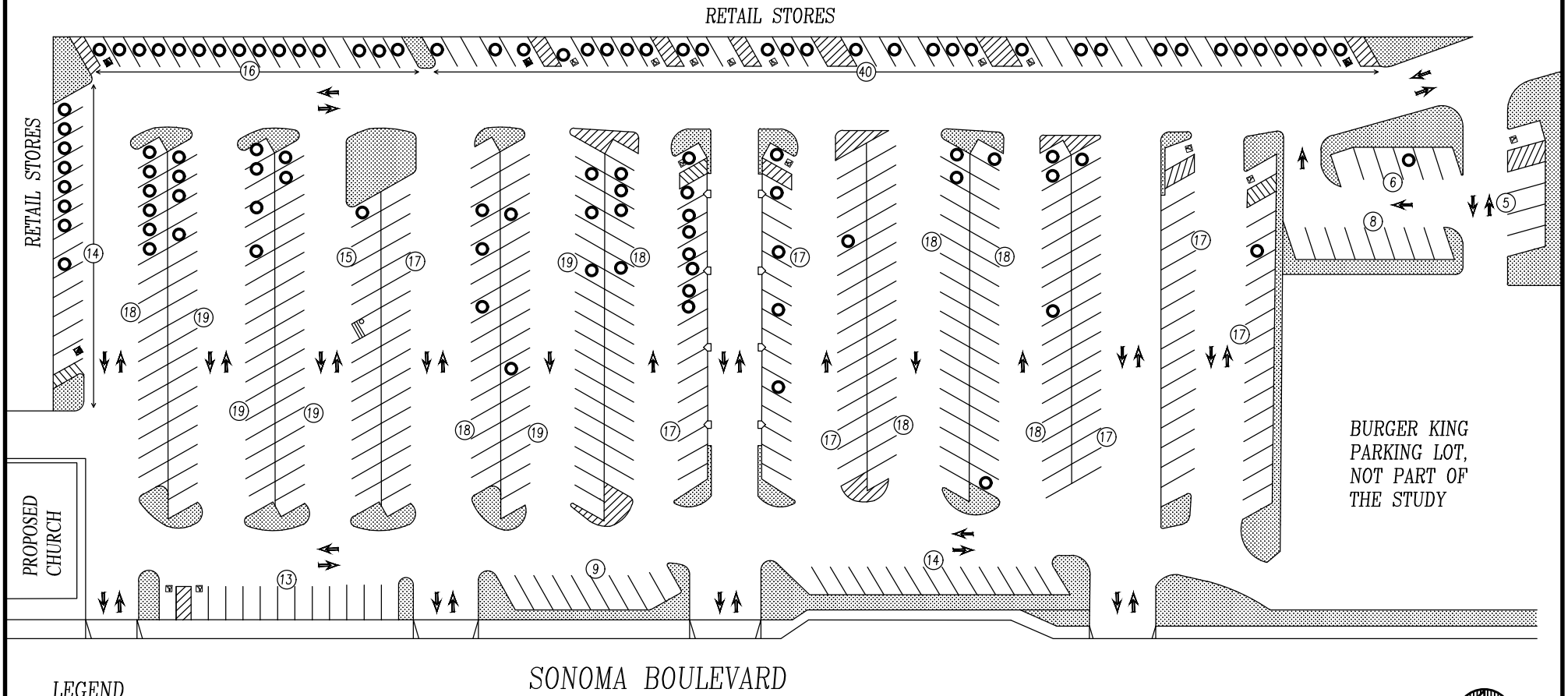
SURVEY DATE: 6/23/2022

SURVEY TIME: 11:30 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 106

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 15
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

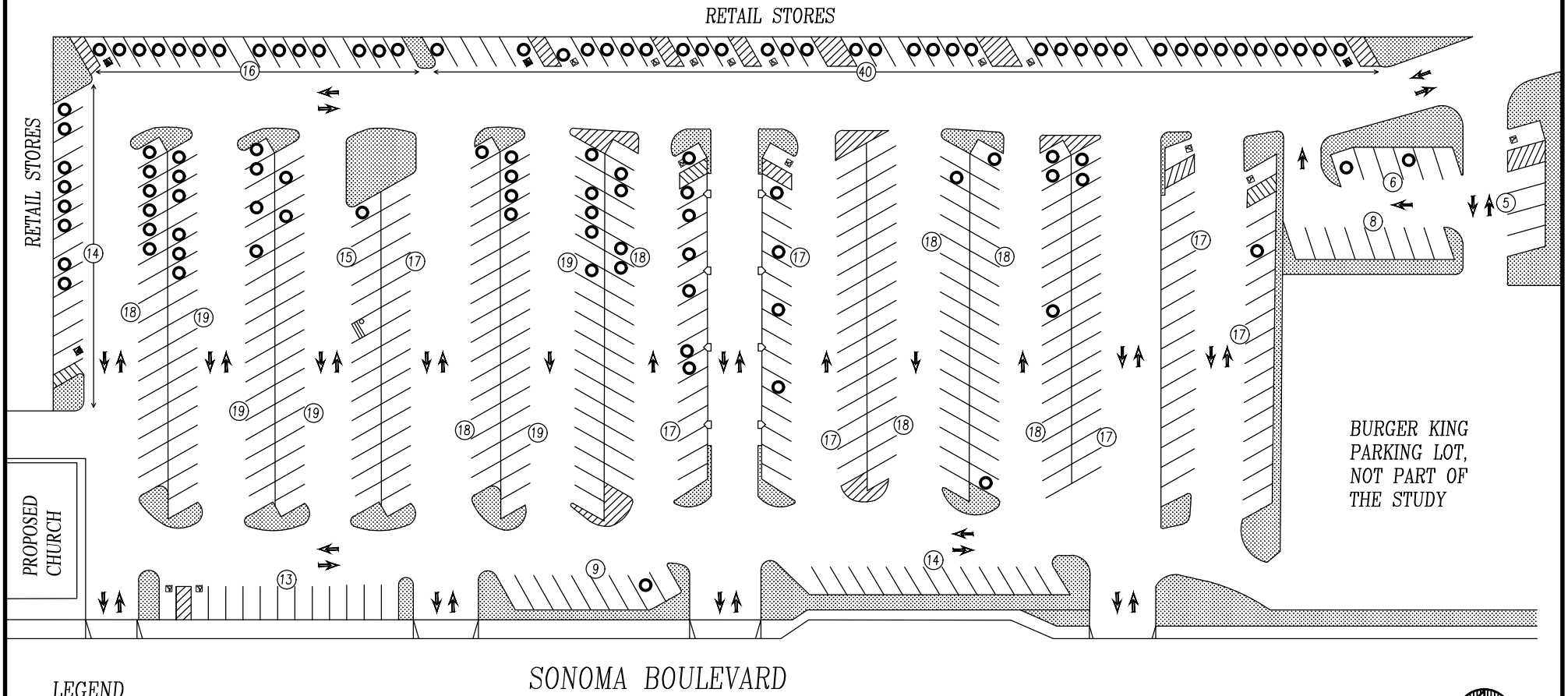
SURVEY DATE: 6/23/2022

SURVEY TIME: 11:45 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 111

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 16
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

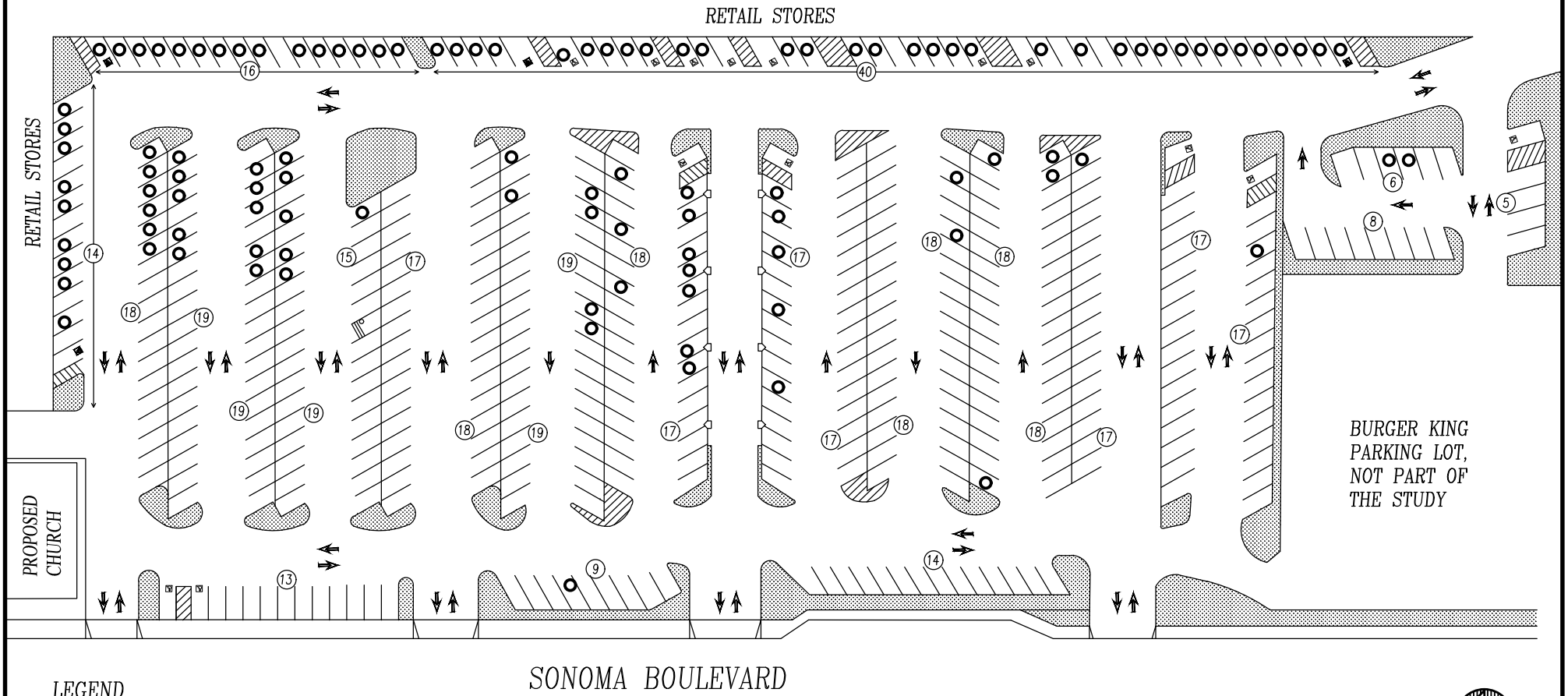
SURVEY DATE: 6/23/2022

SURVEY TIME: 12:00 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 111

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

NOMINAL NORTH

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 17
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

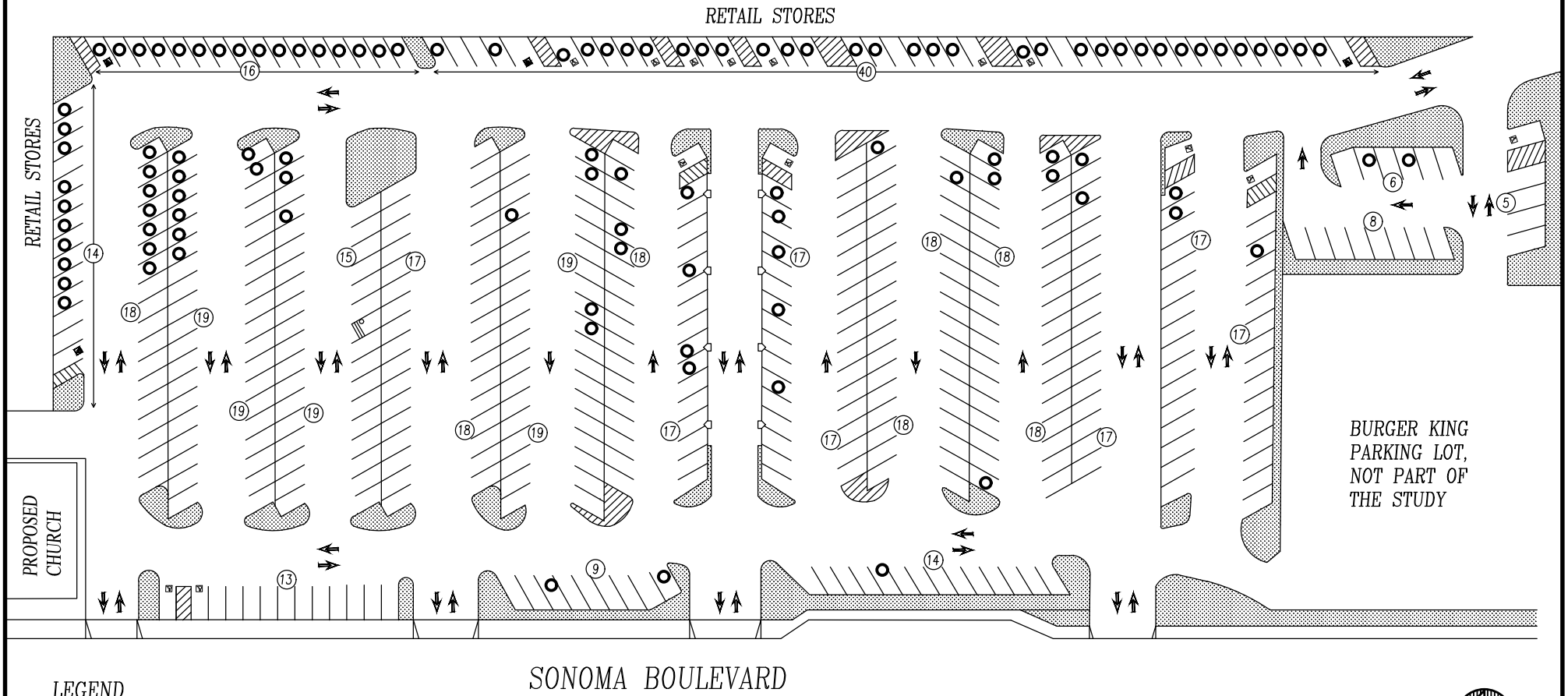
SURVEY DATE: 6/23/2022

SURVEY TIME: 12:15 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 111

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 18
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

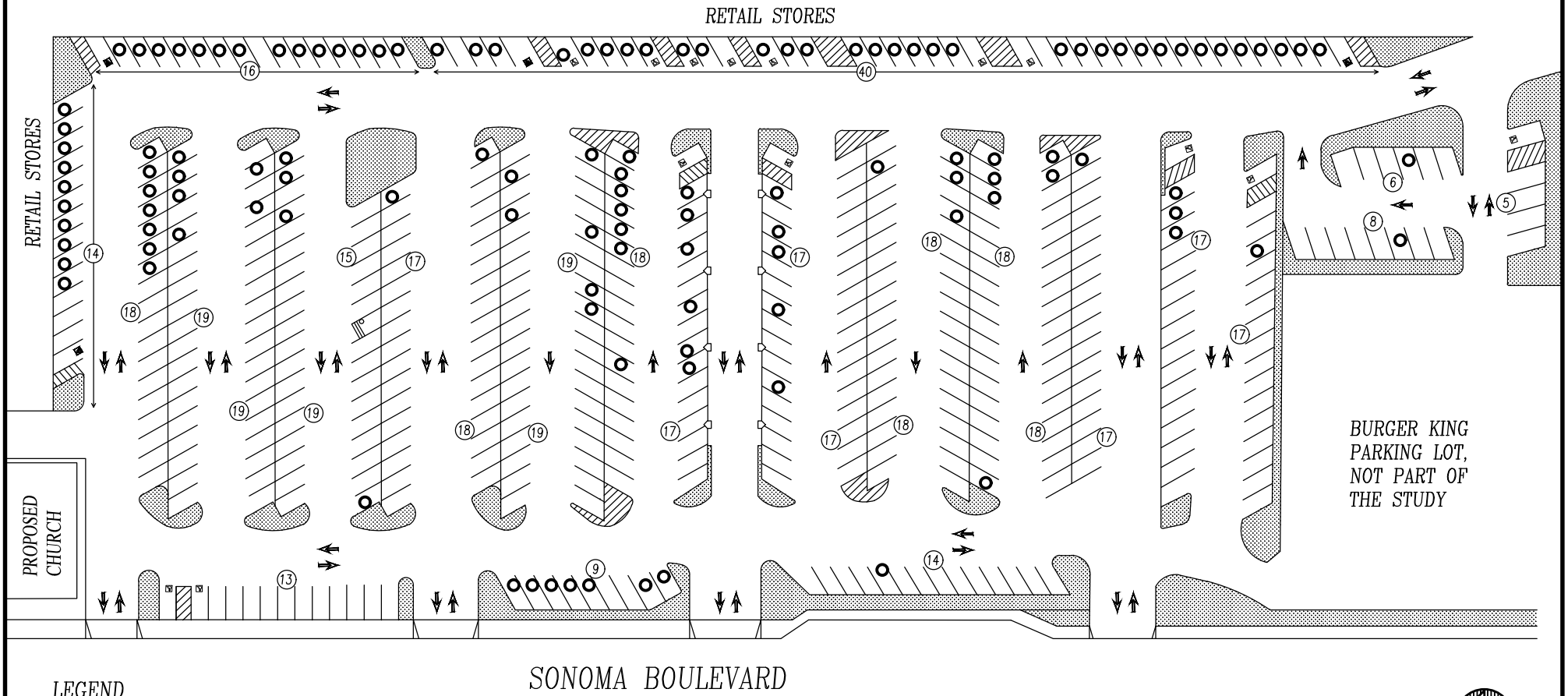
SURVEY DATE: 6/23/2022

SURVEY TIME: 12:30 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 125

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 19
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

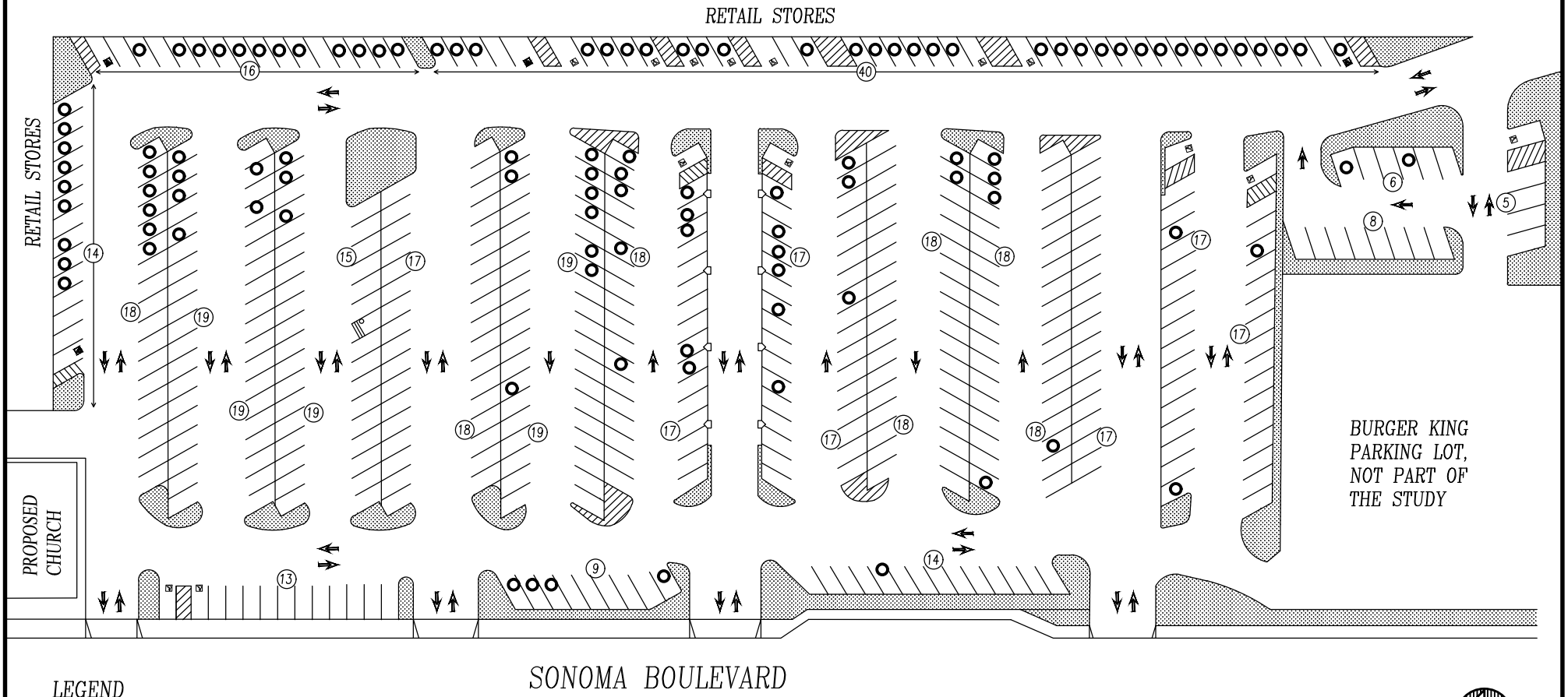
SURVEY DATE: 6/23/2022

SURVEY TIME: 12:45 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 113

SURVEY BY: SD



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

NOMINAL NORTH

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 20
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

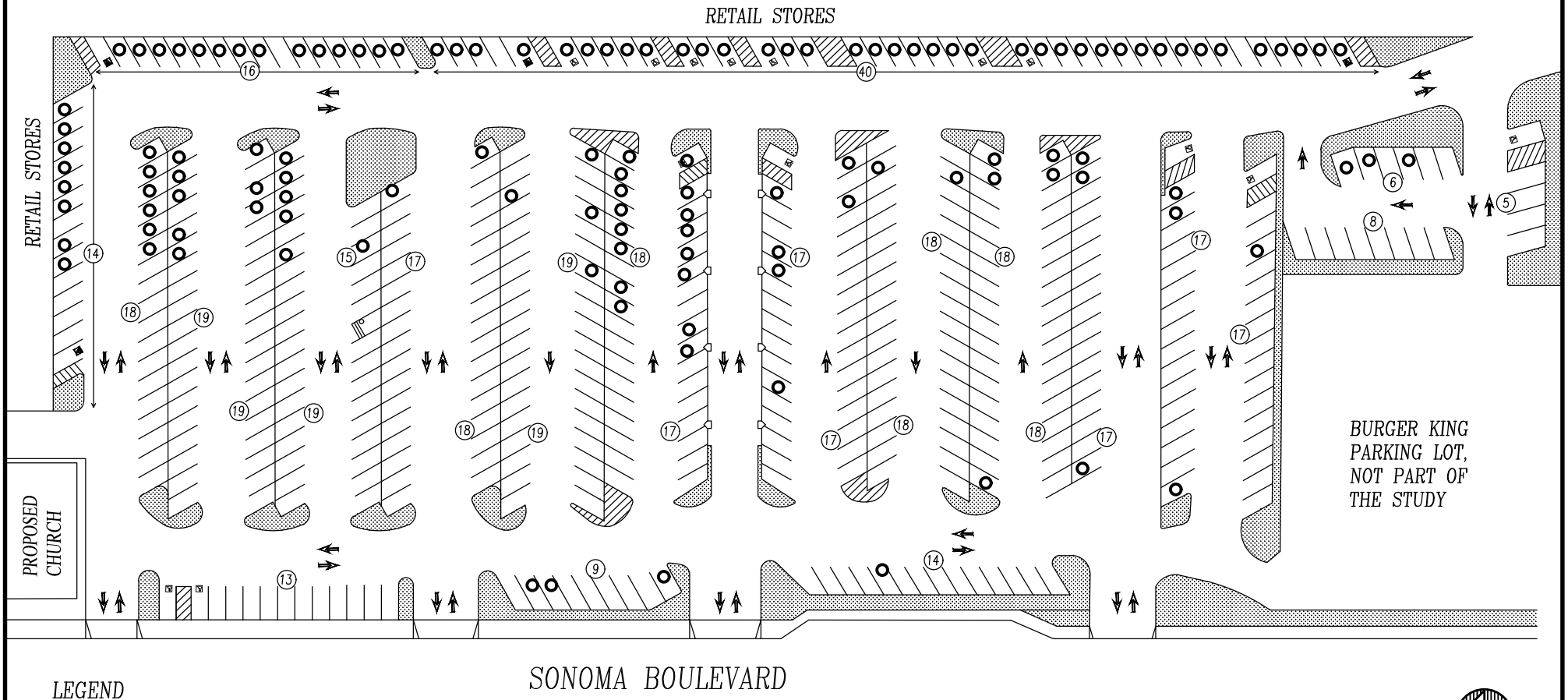
SURVEY DATE: 6/23/2022

SURVEY TIME: 1:00 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 129

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 21
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

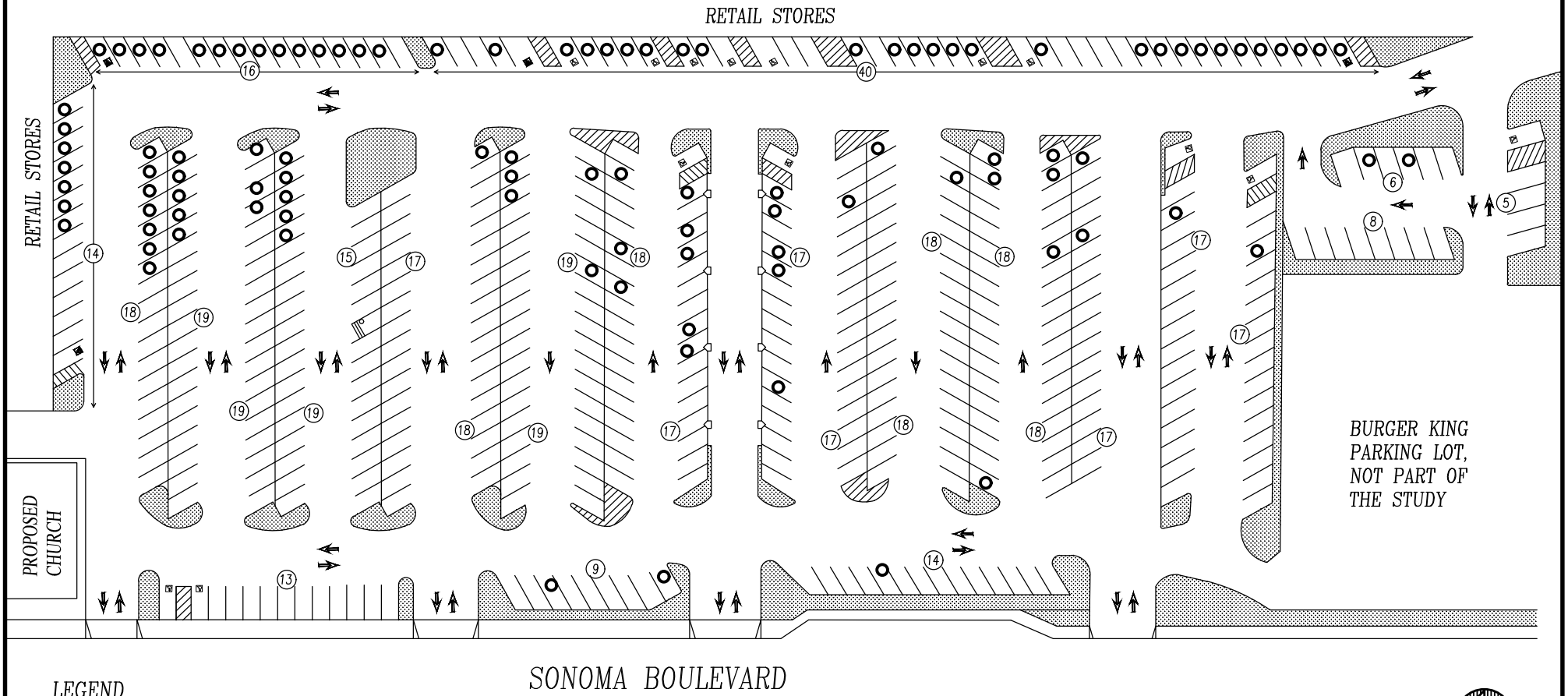
SURVEY DATE: 6/23/2022

SURVEY TIME: 1:15 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 105

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 22
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

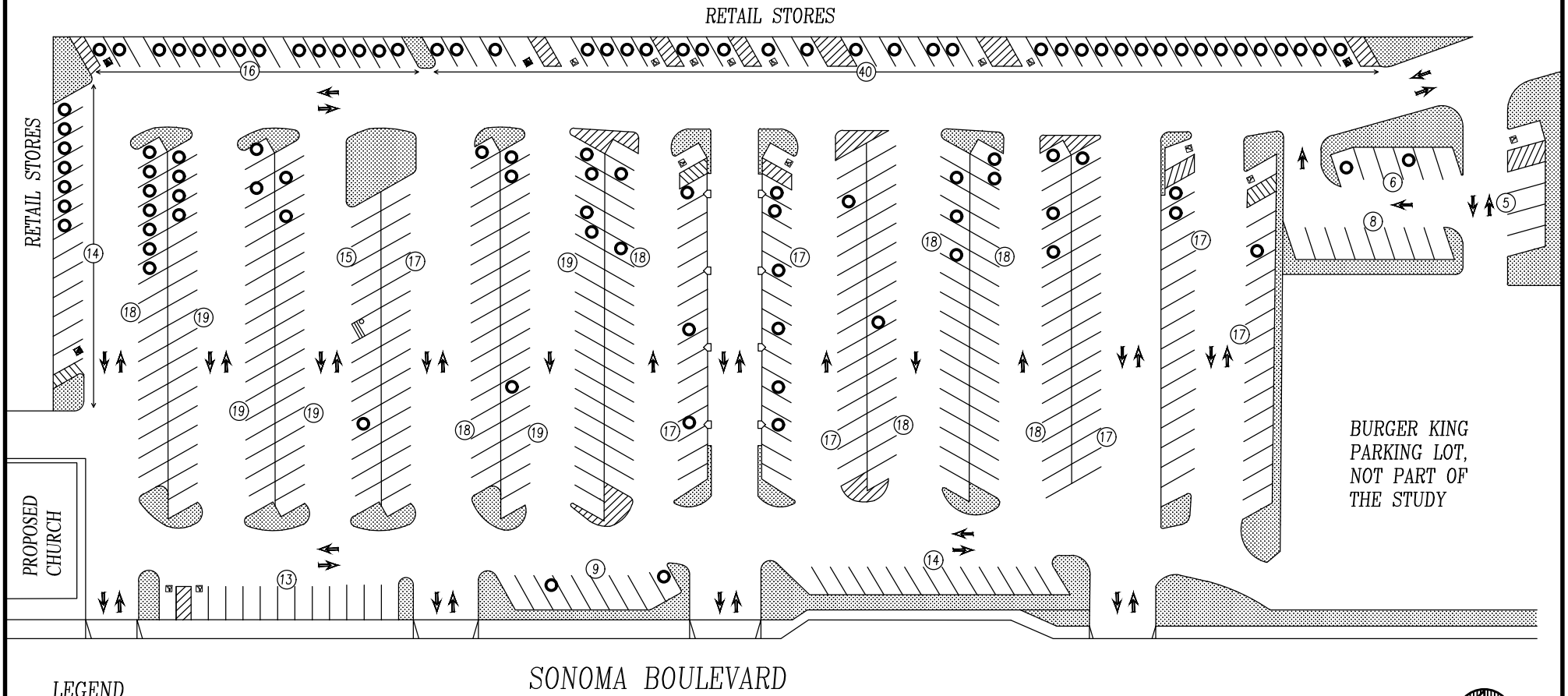
SURVEY DATE: 6/23/2022

SURVEY TIME: 1:30 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 106

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 23
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

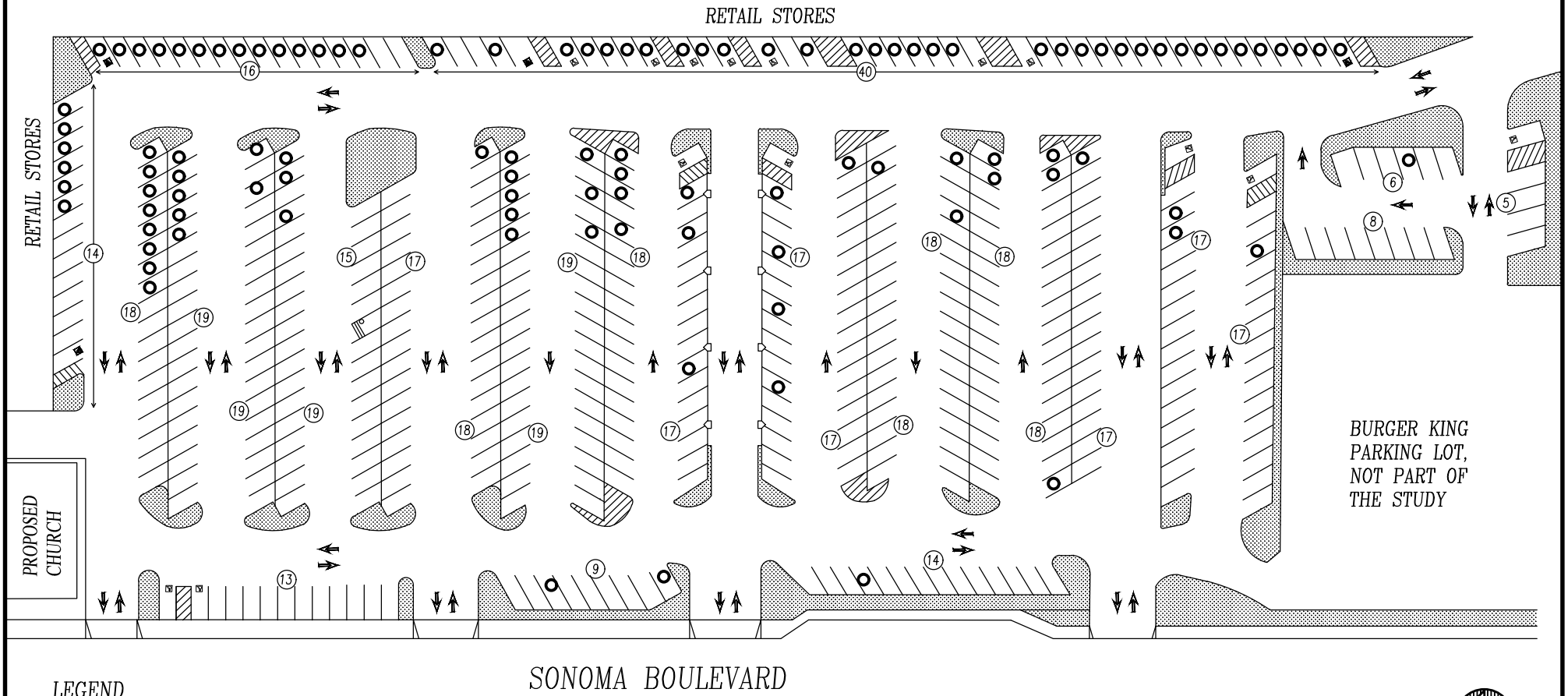
SURVEY DATE: 6/23/2022

SURVEY TIME: 1:45 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 109

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

NOMINAL NORTH

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 24
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

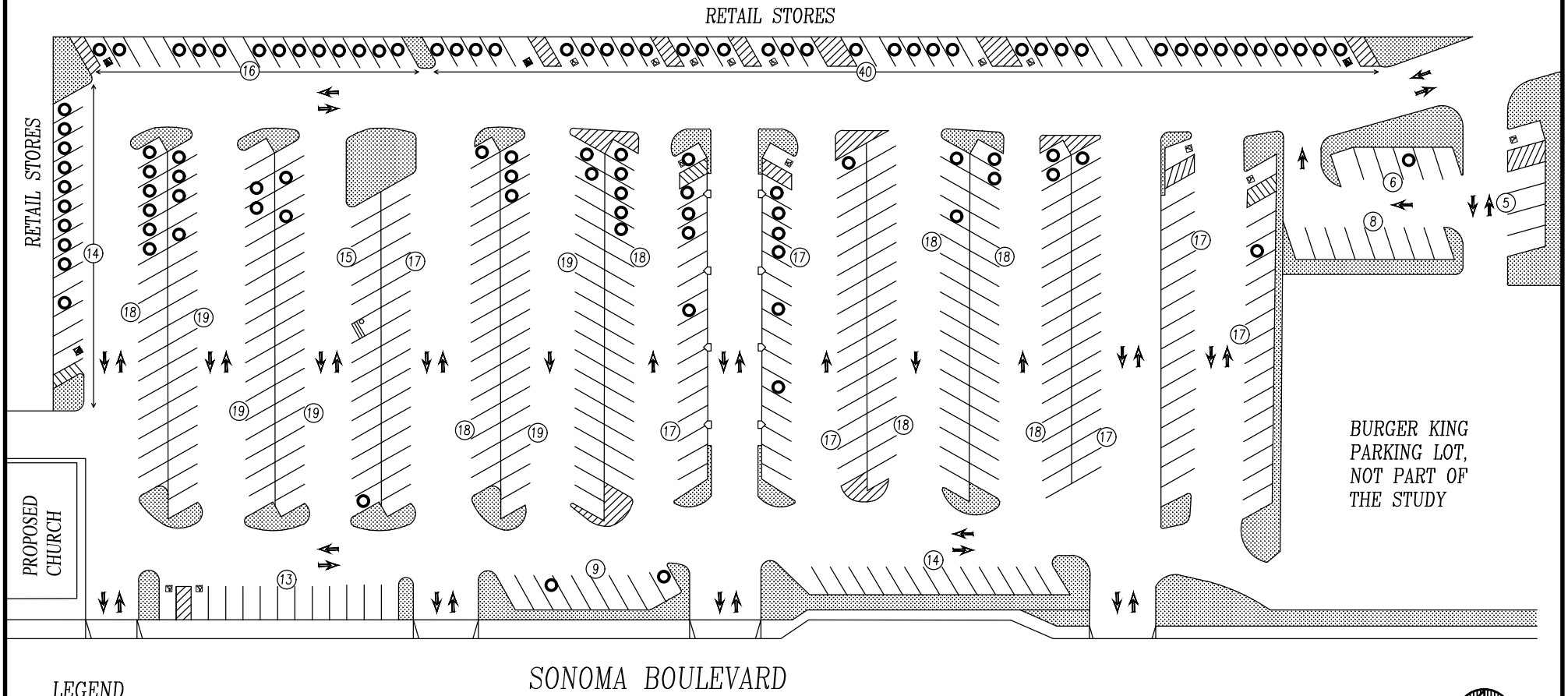
SURVEY DATE: 6/23/2022

SURVEY TIME: 2:00 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 106

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 25
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

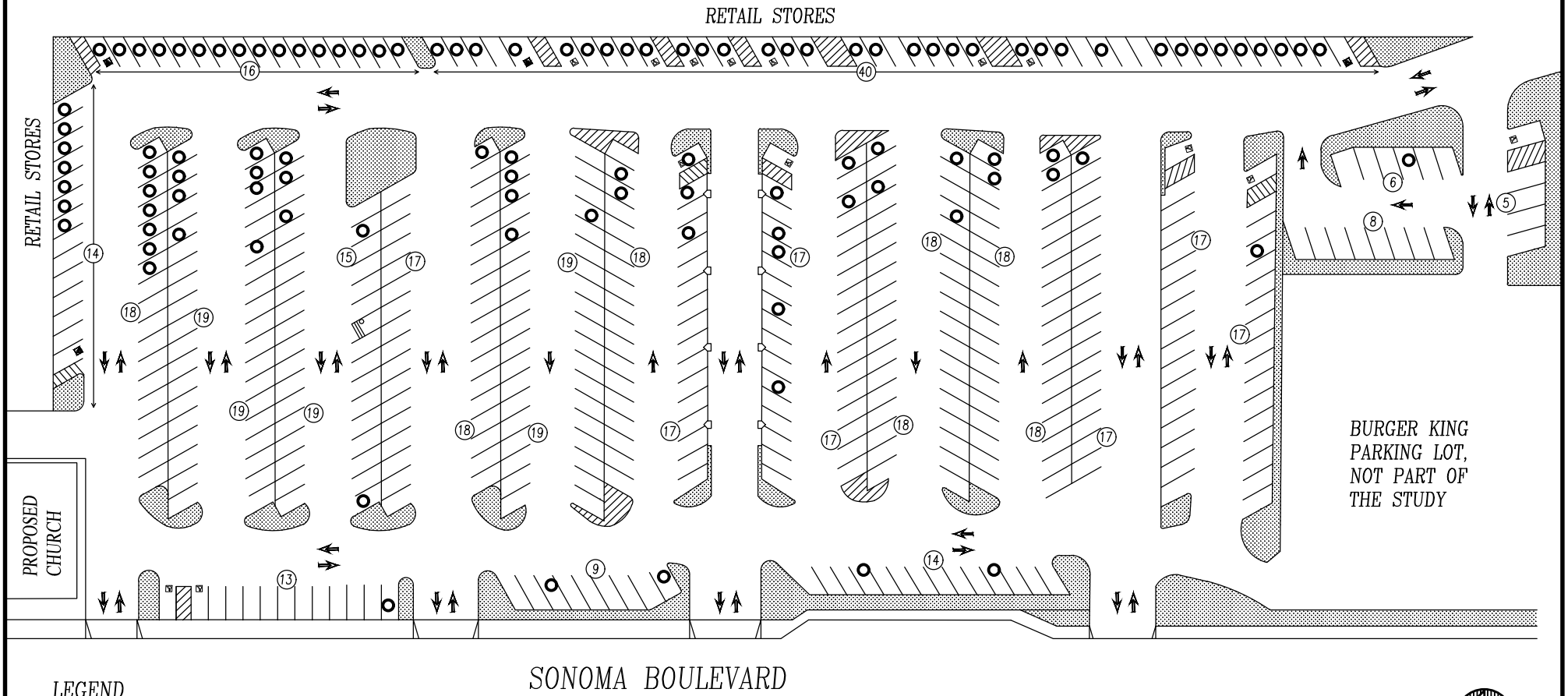
SURVEY DATE: 6/23/2022

SURVEY TIME: 2:15 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 111

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 26
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

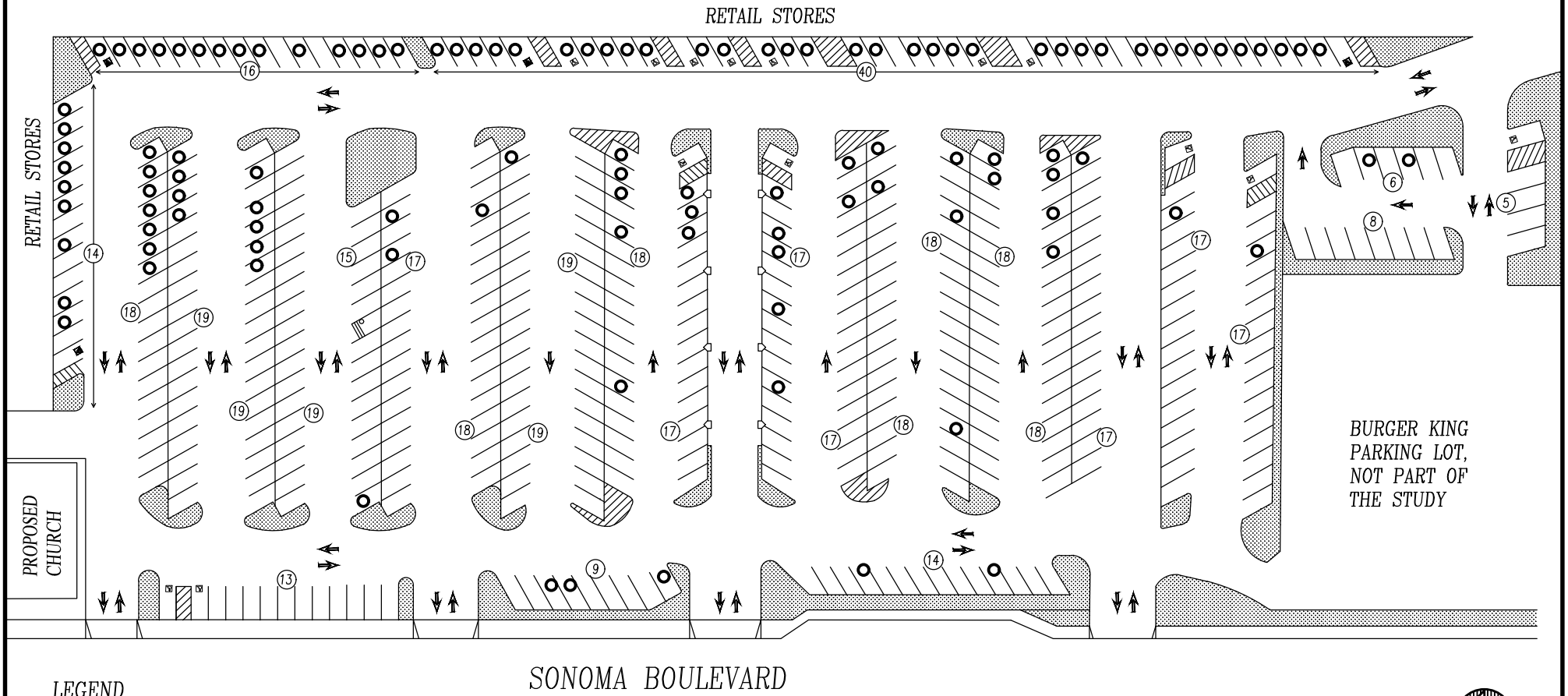
SURVEY DATE: 6/23/2022

SURVEY TIME: 2:30 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 115

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

NOMINAL NORTH

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 27
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

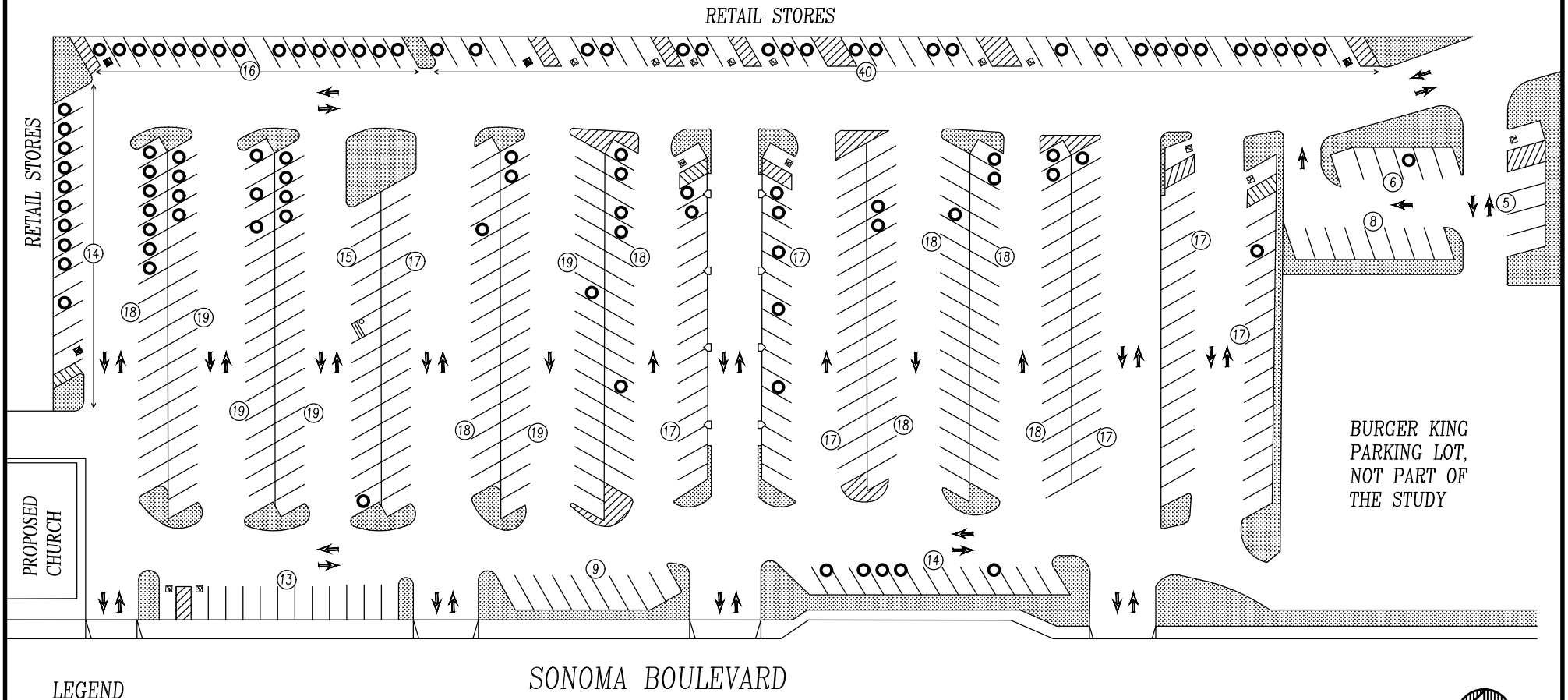
SURVEY DATE: 6/23/2022

SURVEY TIME: 2:45 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 99

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 28
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

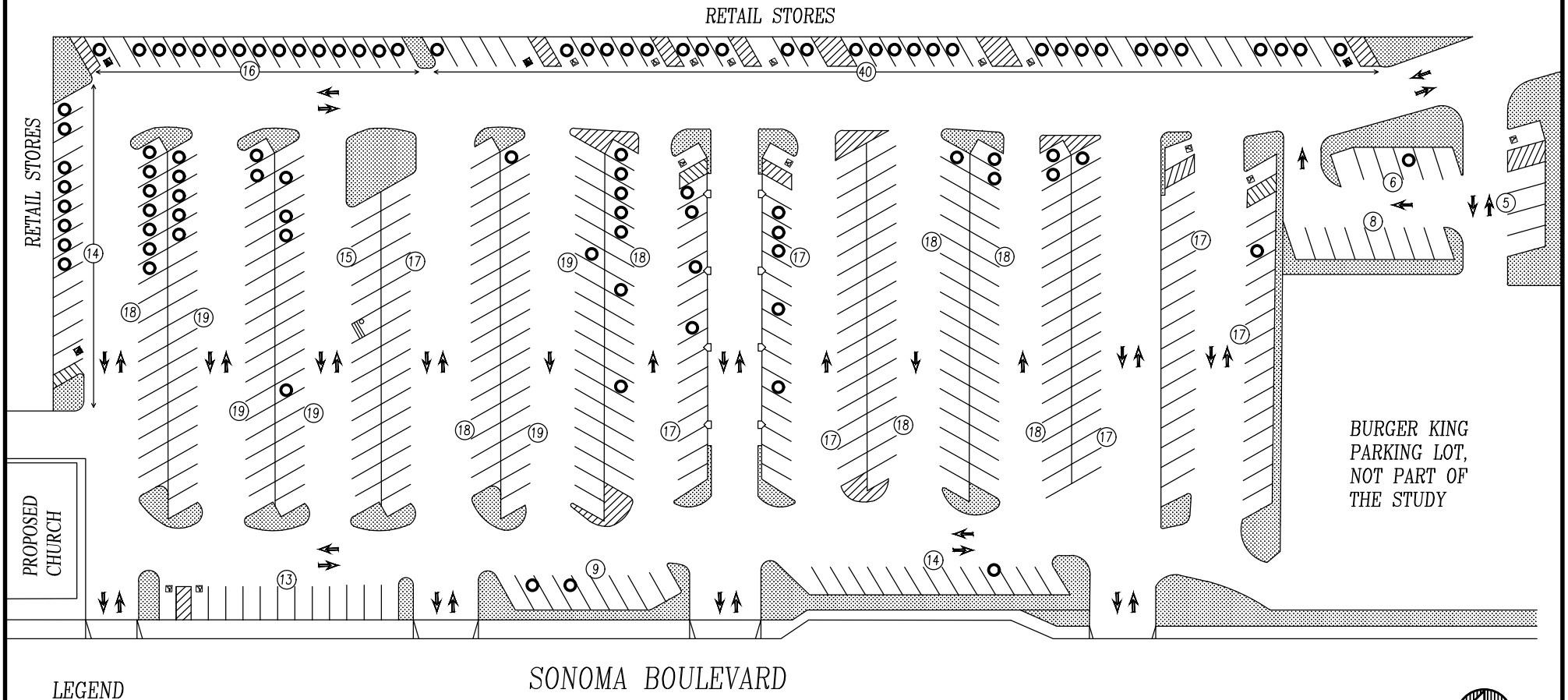
SURVEY DATE: 6/23/2022

SURVEY TIME: 3:15 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 98

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 29
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

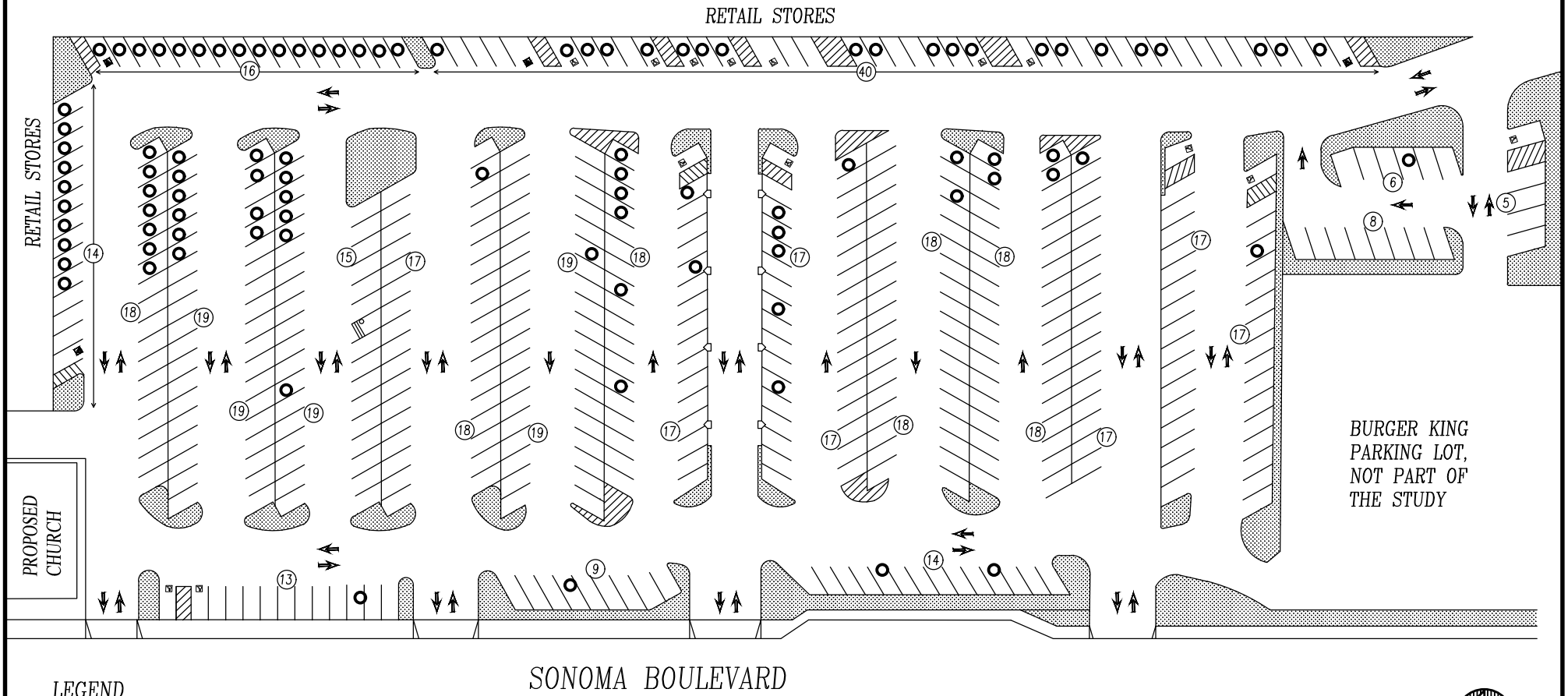
SURVEY DATE: 6/23/2022

SURVEY TIME: 3:30 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 99

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

NOMINAL NORTH

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 30
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

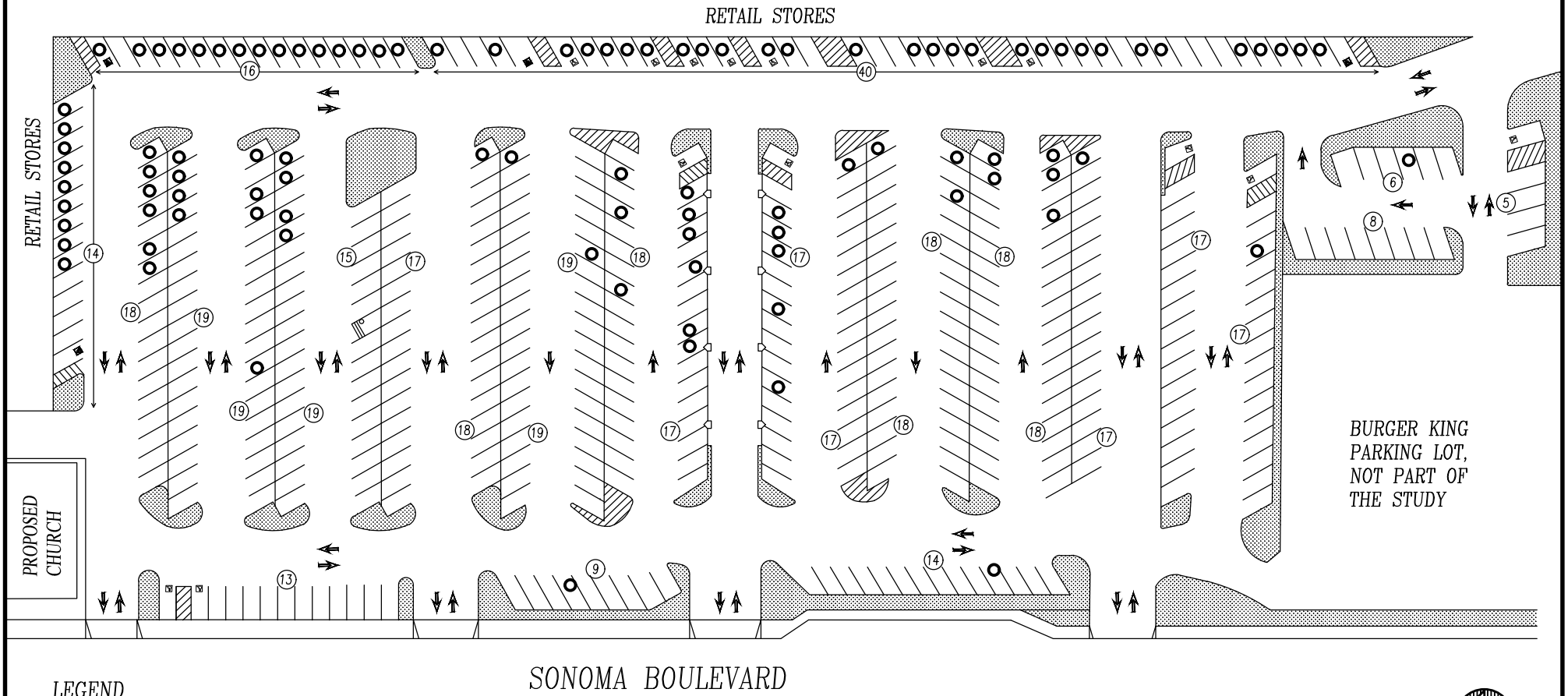
SURVEY DATE: 6/23/2022

SURVEY TIME: 3:45 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 102

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

NOMINAL NORTH

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 31
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

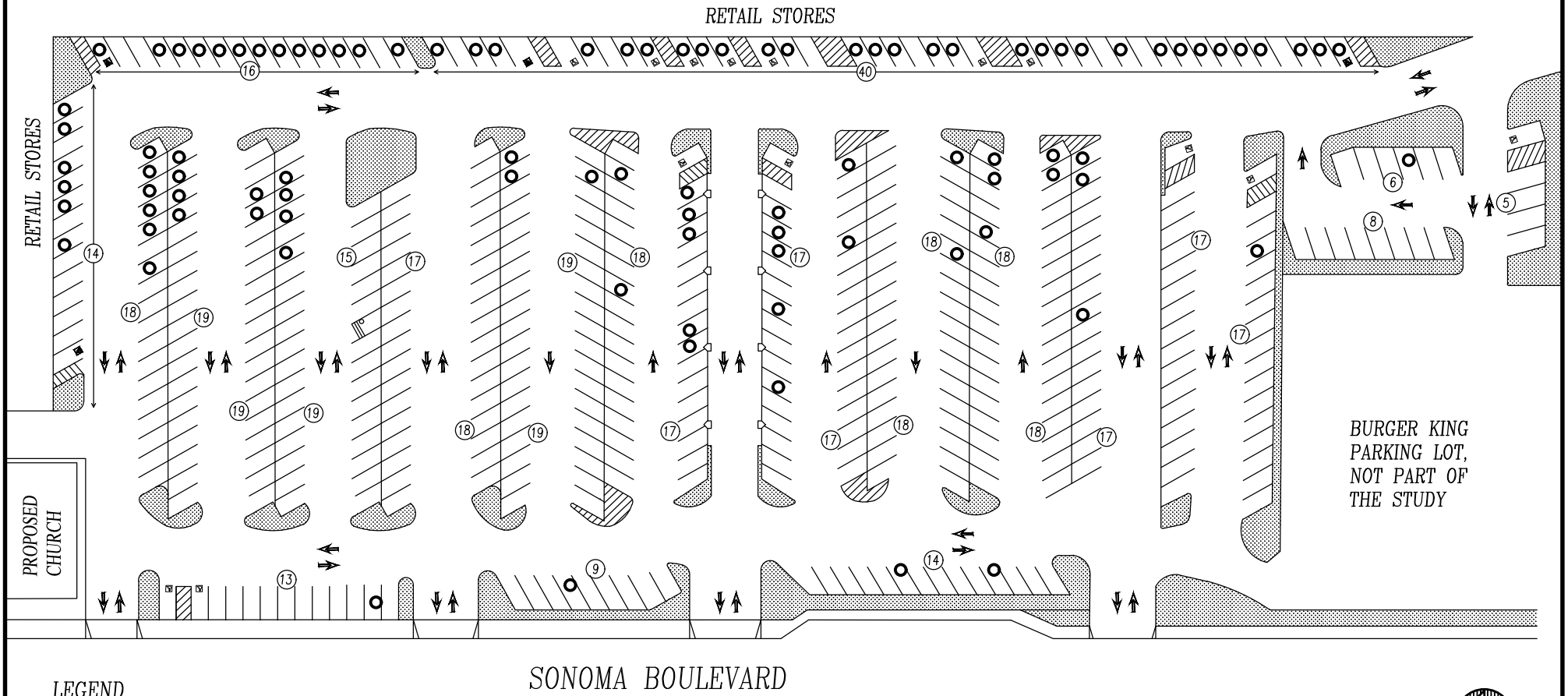
SURVEY DATE: 6/23/2022

SURVEY TIME: 4:00 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 98

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 32
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

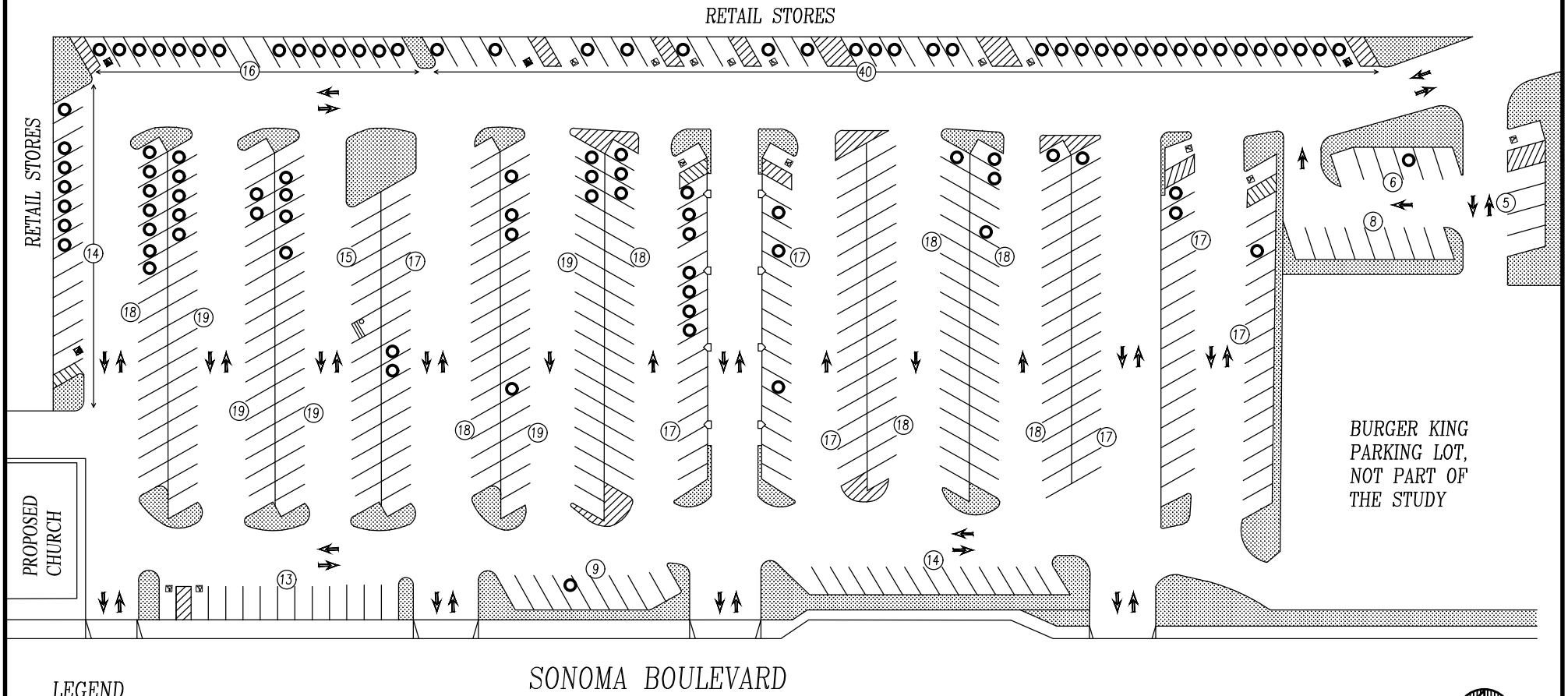
SURVEY DATE: 6/23/2022

SURVEY TIME: 4:15 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 100

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

NOMINAL NORTH

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 33
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

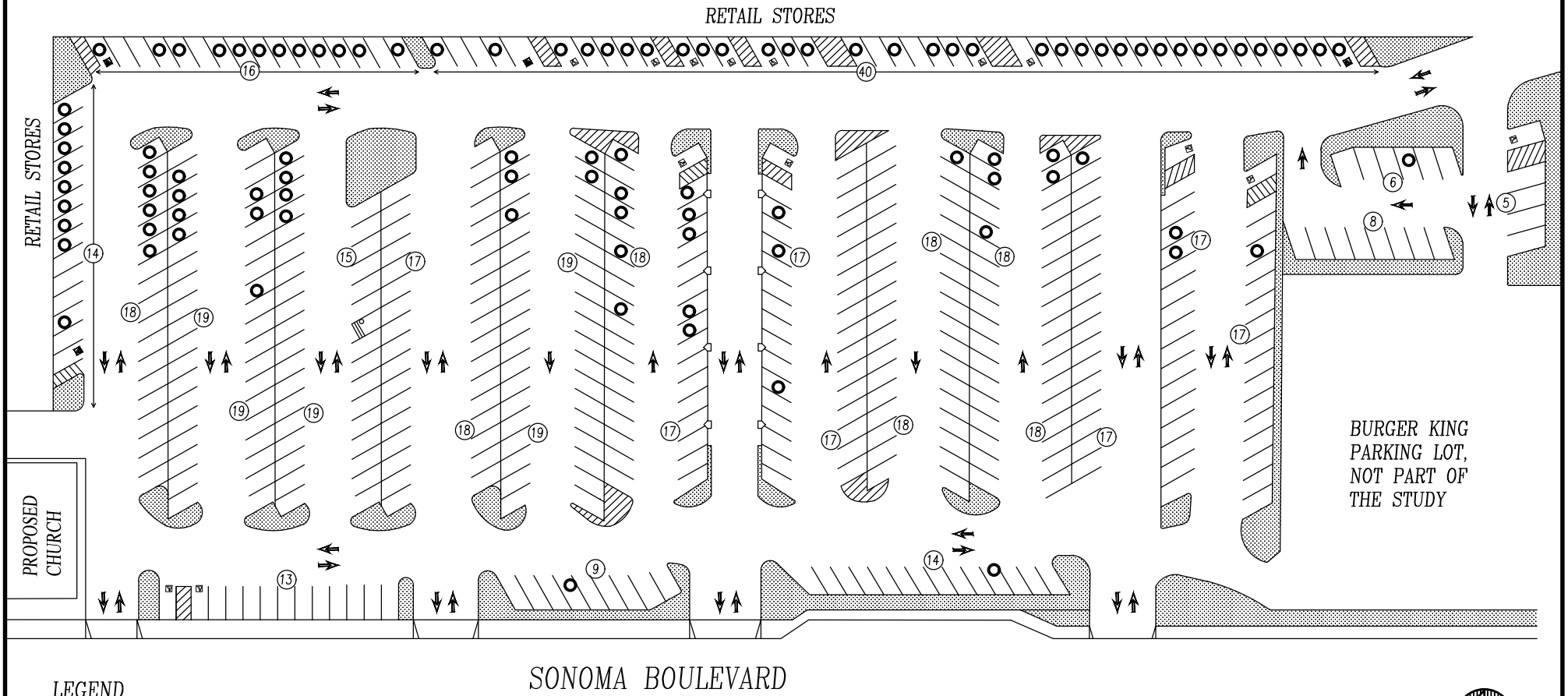
SURVEY DATE: 6/23/2022

SURVEY TIME: 4:30 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 103

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 34
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

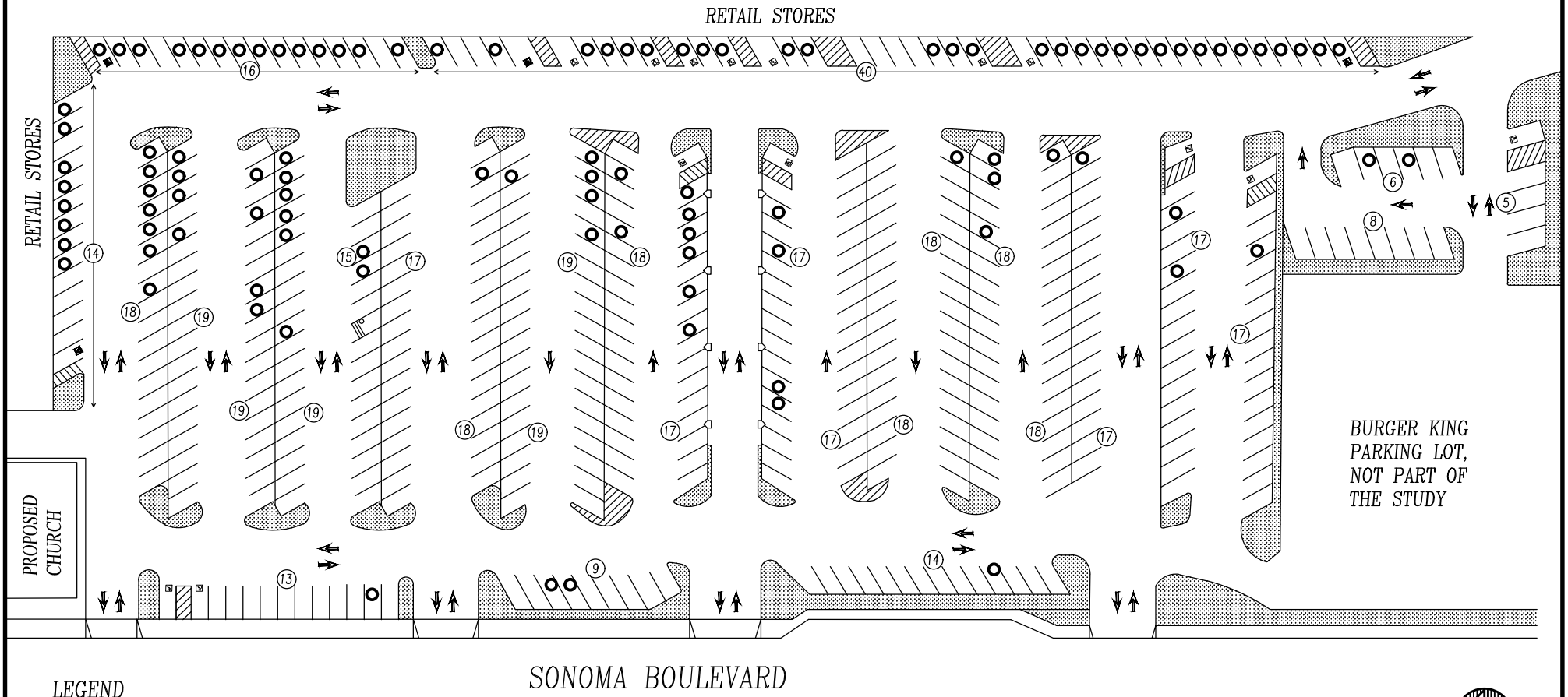
SURVEY DATE: 6/23/2022

SURVEY TIME: 4:45 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 108

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 35
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

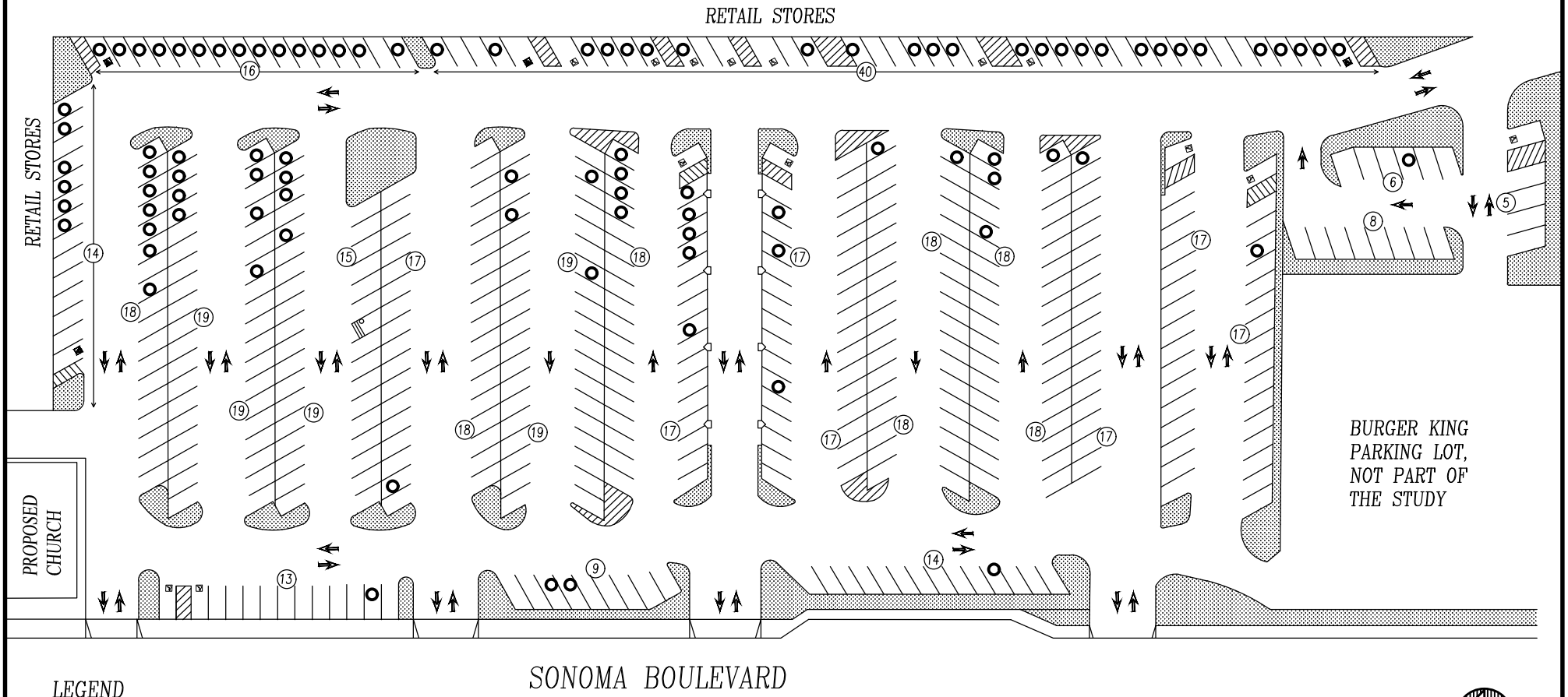
SURVEY DATE: 6/23/2022

SURVEY TIME: 5:00 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 96

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 36
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

APPENDIX B

PARKING SURVEY

for

JUNE 26, 2022

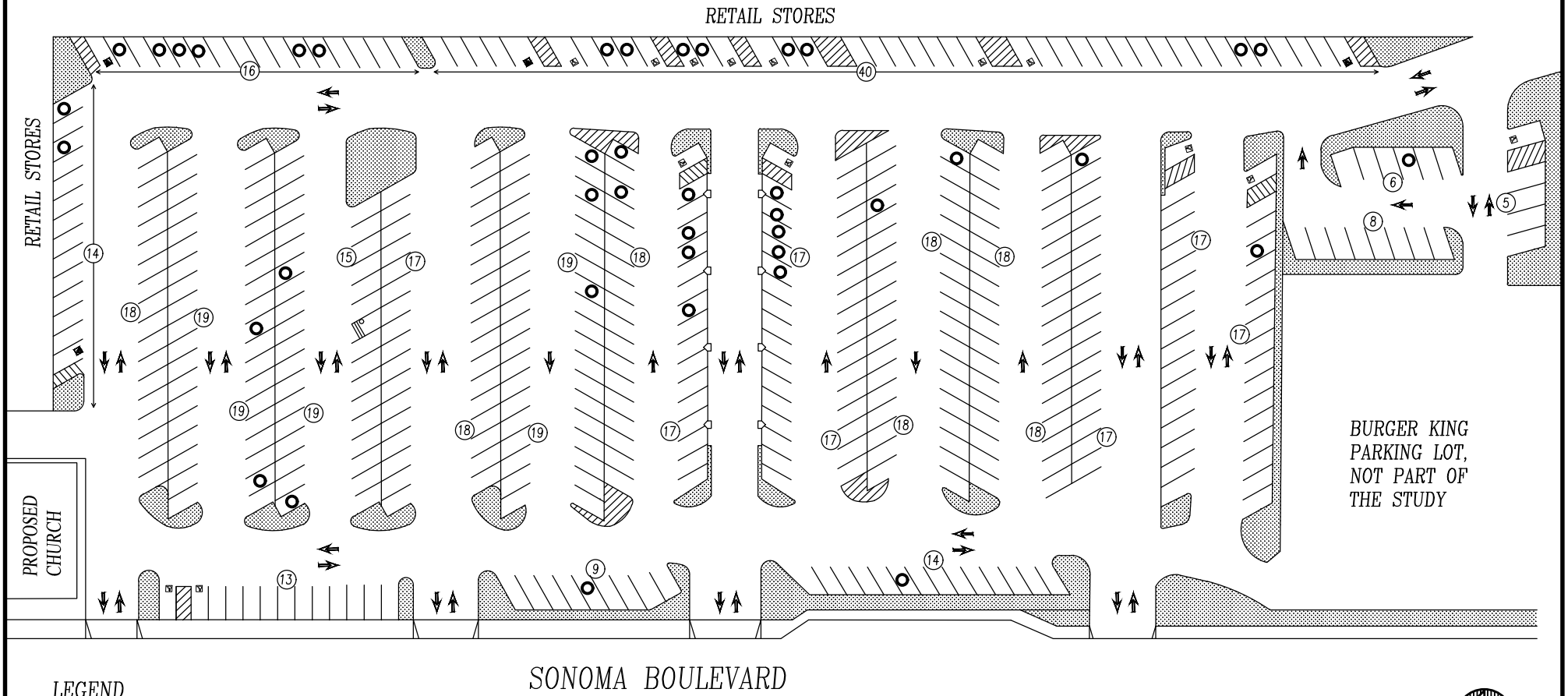
SURVEY DATE: 6/26/2022

SURVEY TIME: 9:30 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 41

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 37
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

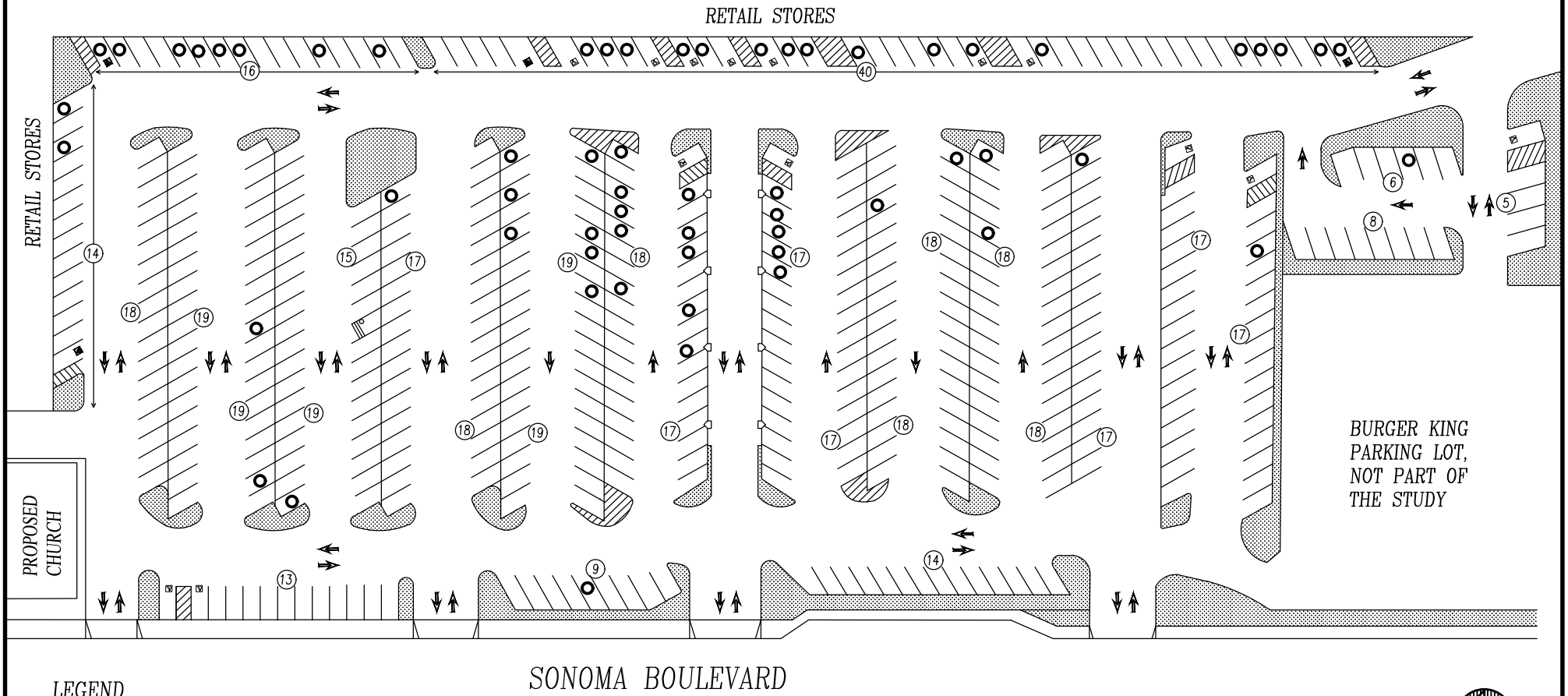
SURVEY DATE: 6/26/2022

SURVEY TIME: 9:45 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 61

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 38
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

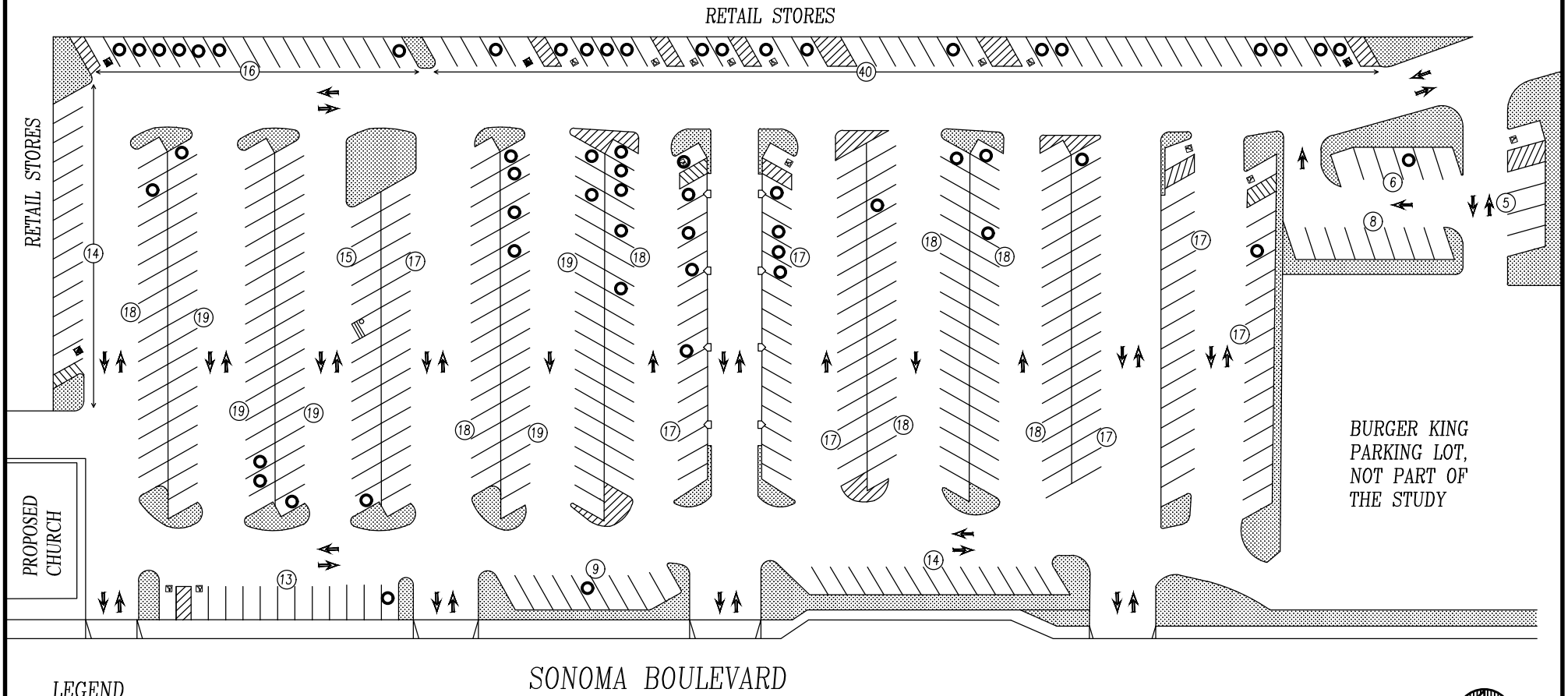
SURVEY DATE: 6/26/2022

SURVEY TIME: 10:00 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 58

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 39
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

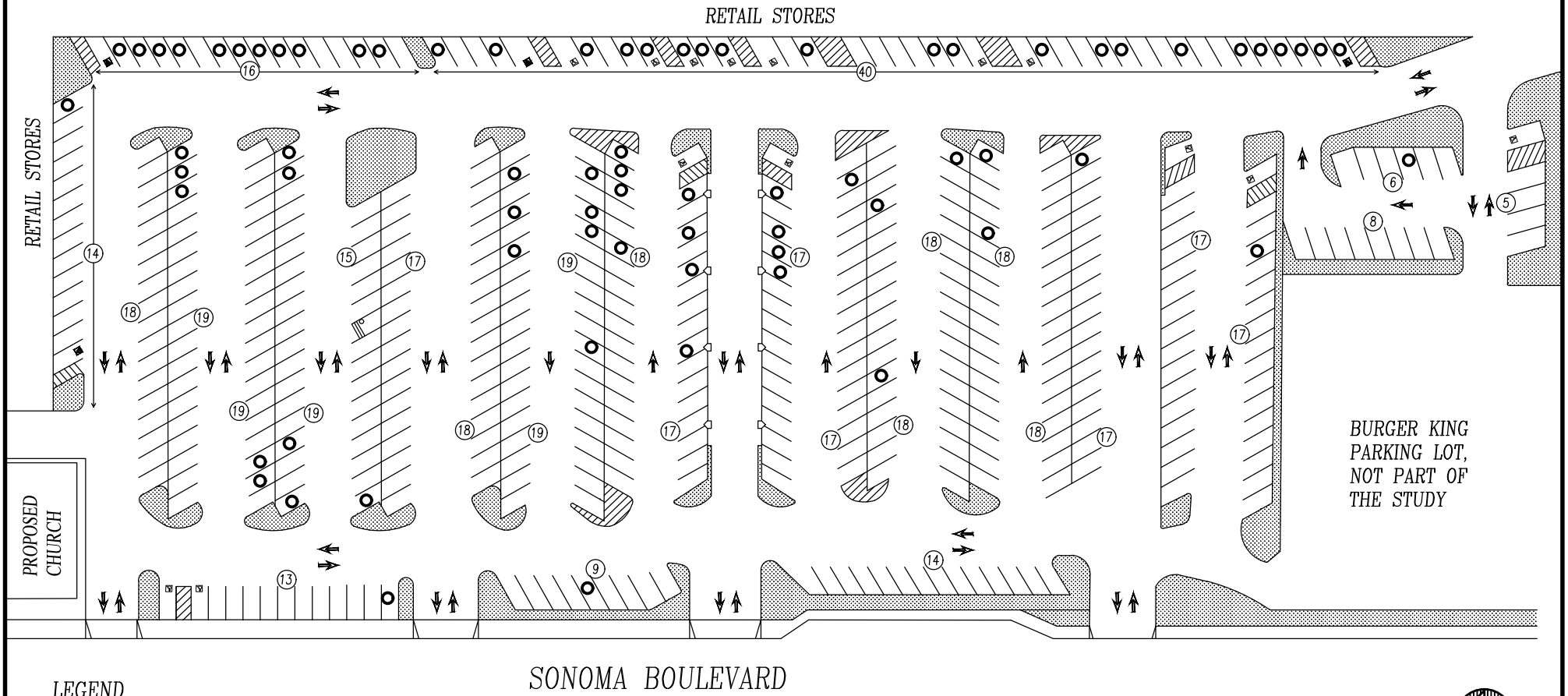
SURVEY DATE: 6/26/2022

SURVEY TIME: 10:15 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 73

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 40
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

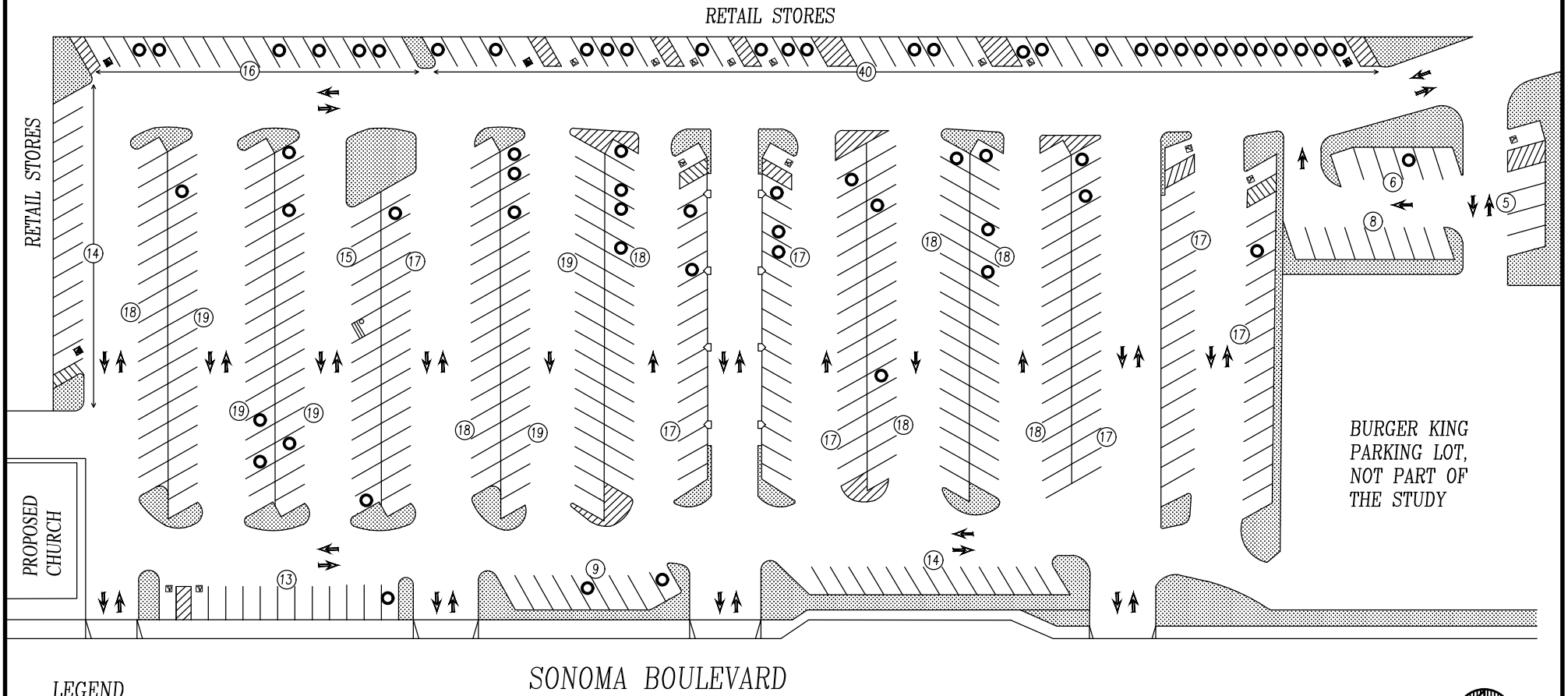
SURVEY DATE: 6/26/2022

SURVEY TIME: 10:30 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 65

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 41
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

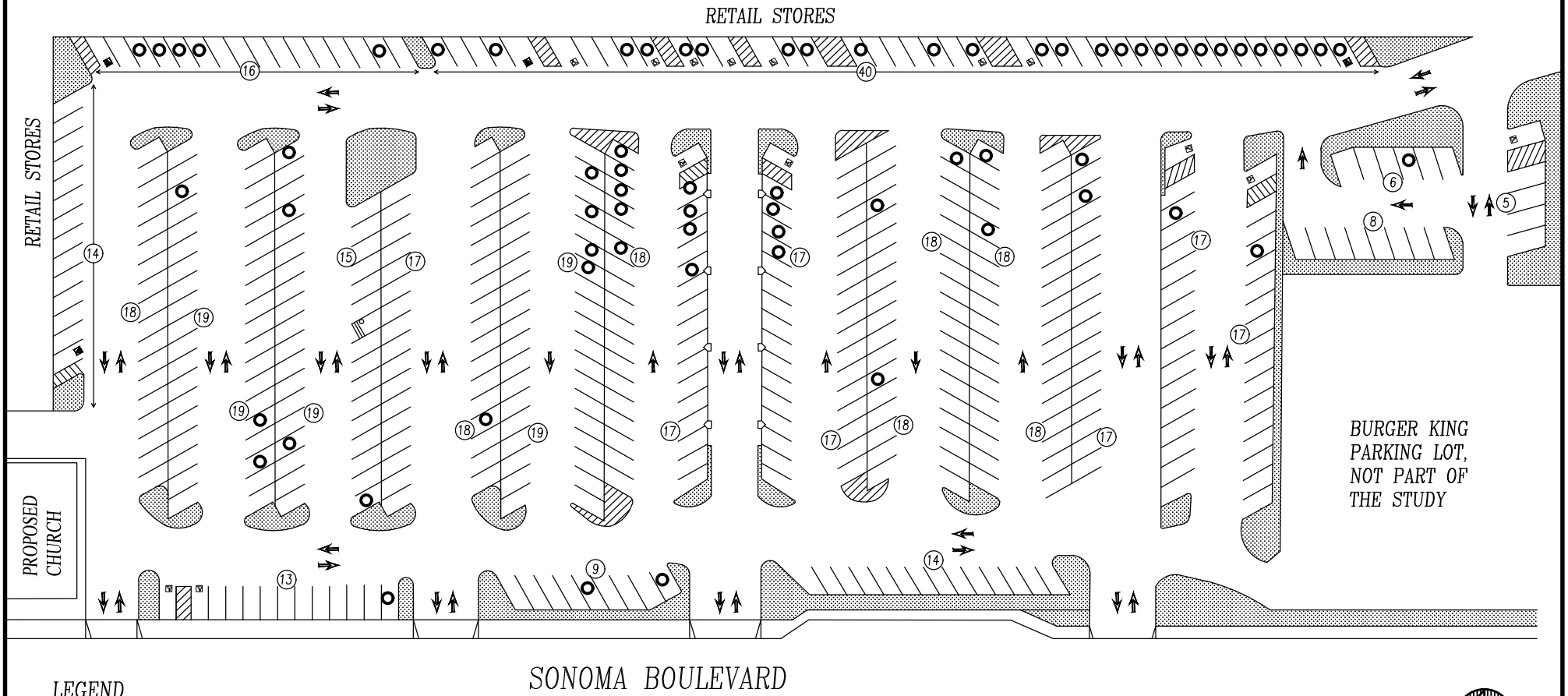
SURVEY DATE: 6/26/2022

SURVEY TIME: 11:00 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 69

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 42
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

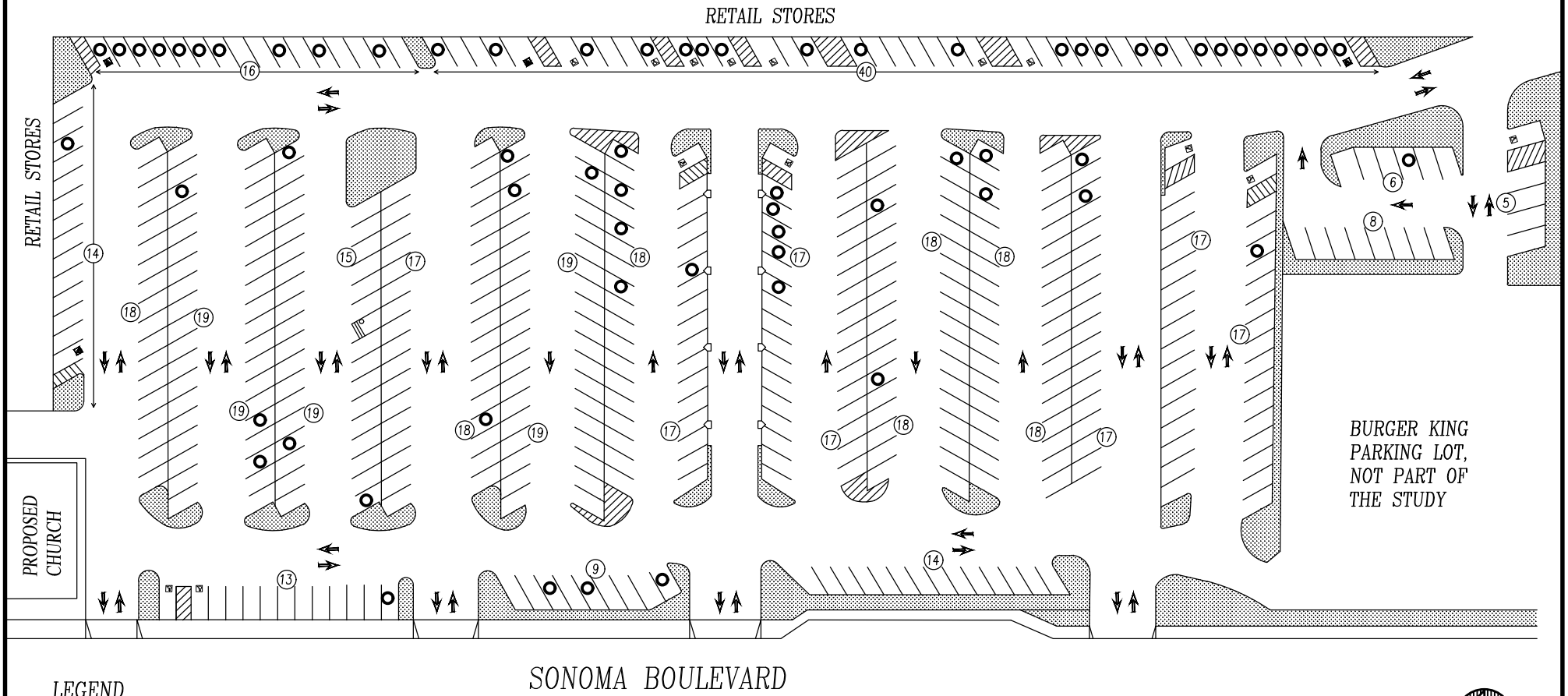
SURVEY DATE: 6/26/2022

SURVEY TIME: 11:15 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 67

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 43
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

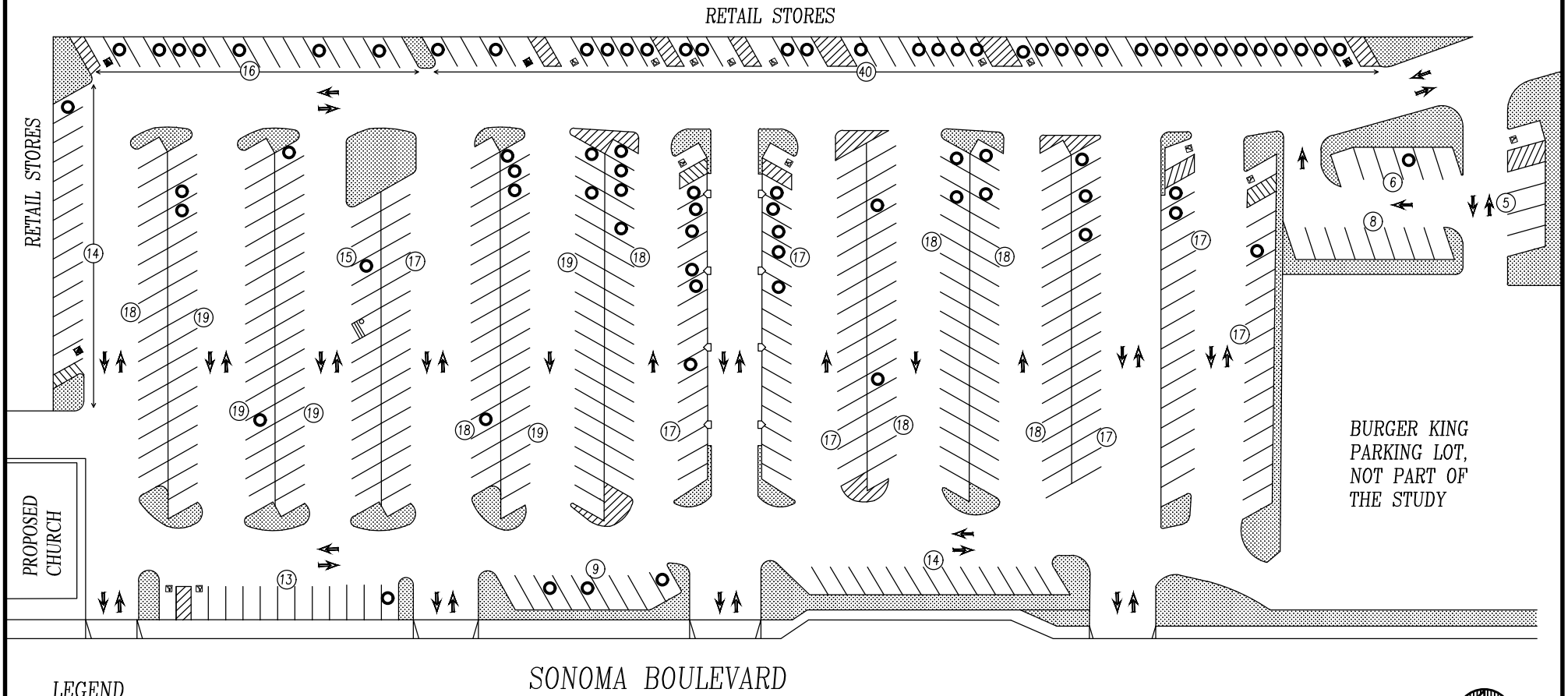
SURVEY DATE: 6/26/2022

SURVEY TIME: 11:30 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 82

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 44
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

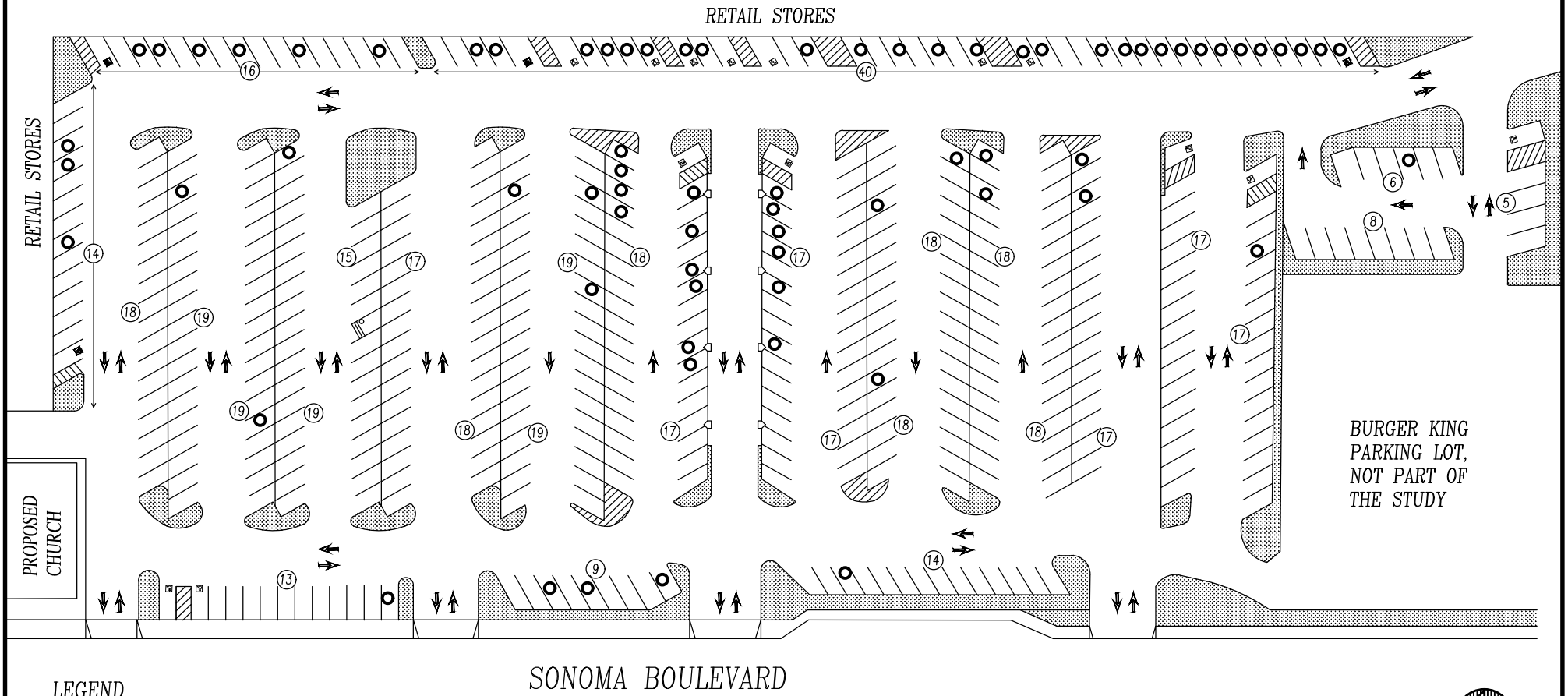
SURVEY DATE: 6/26/2022

SURVEY TIME: 11:45 a.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 73

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 45
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

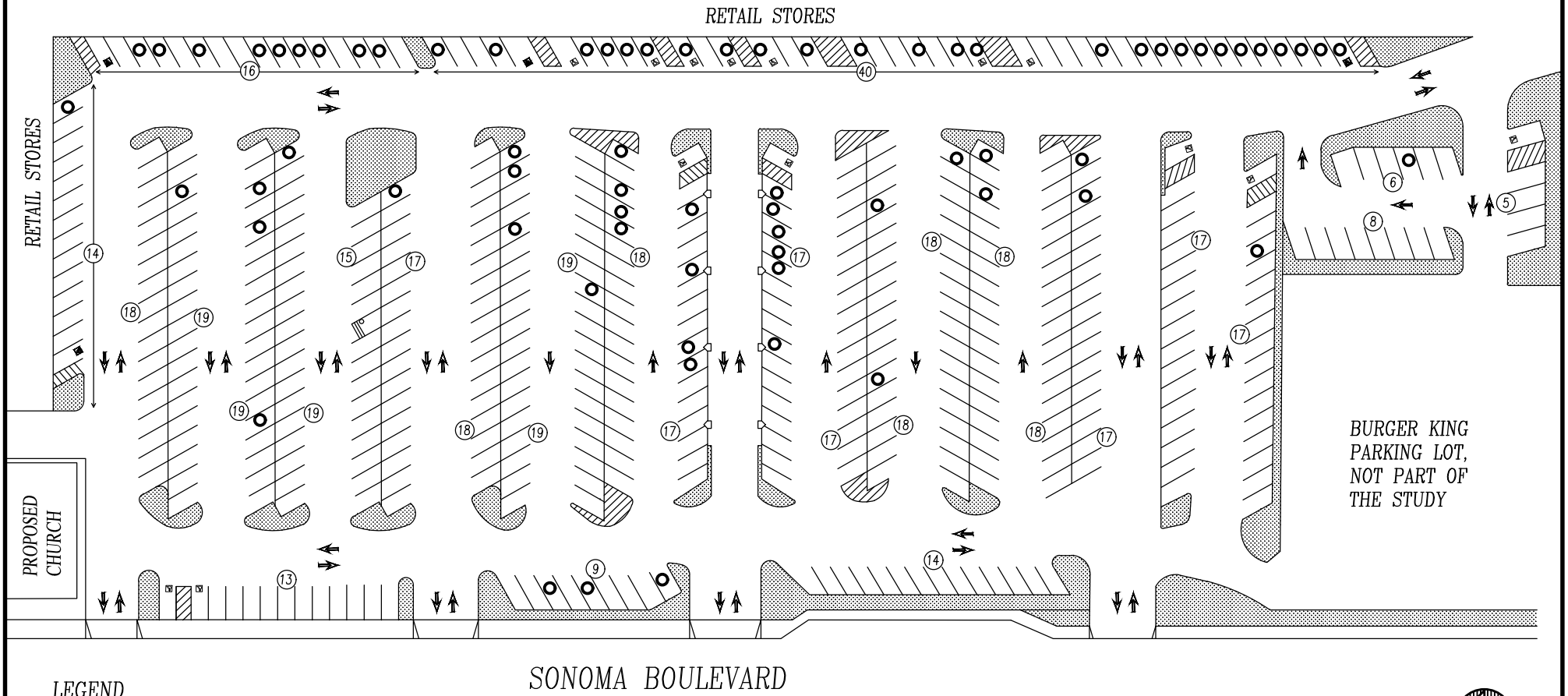
SURVEY DATE: 6/26/2022

SURVEY TIME: 12:00 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 72

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 46
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

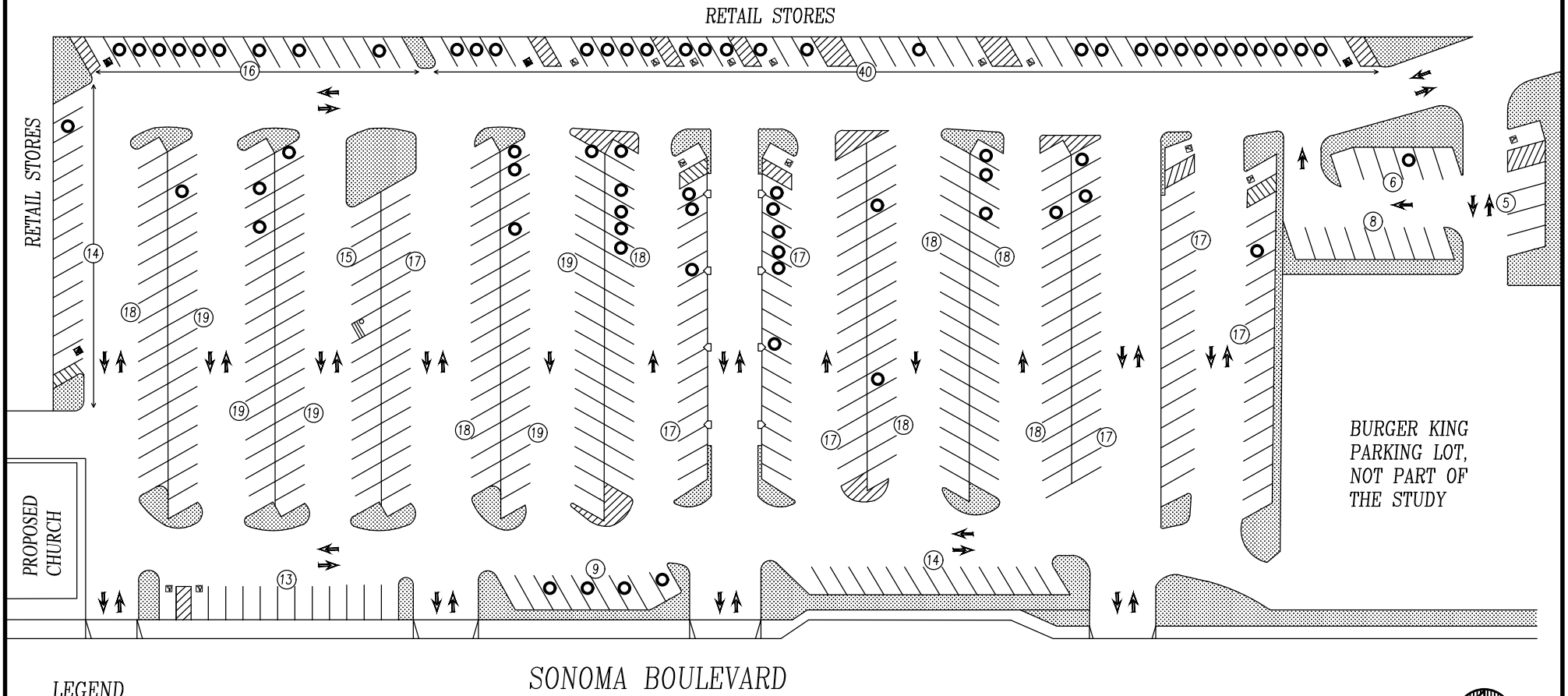
SURVEY DATE: 6/26/2022

SURVEY TIME: 12:15 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 71

SURVEY BY: RL



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 47
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

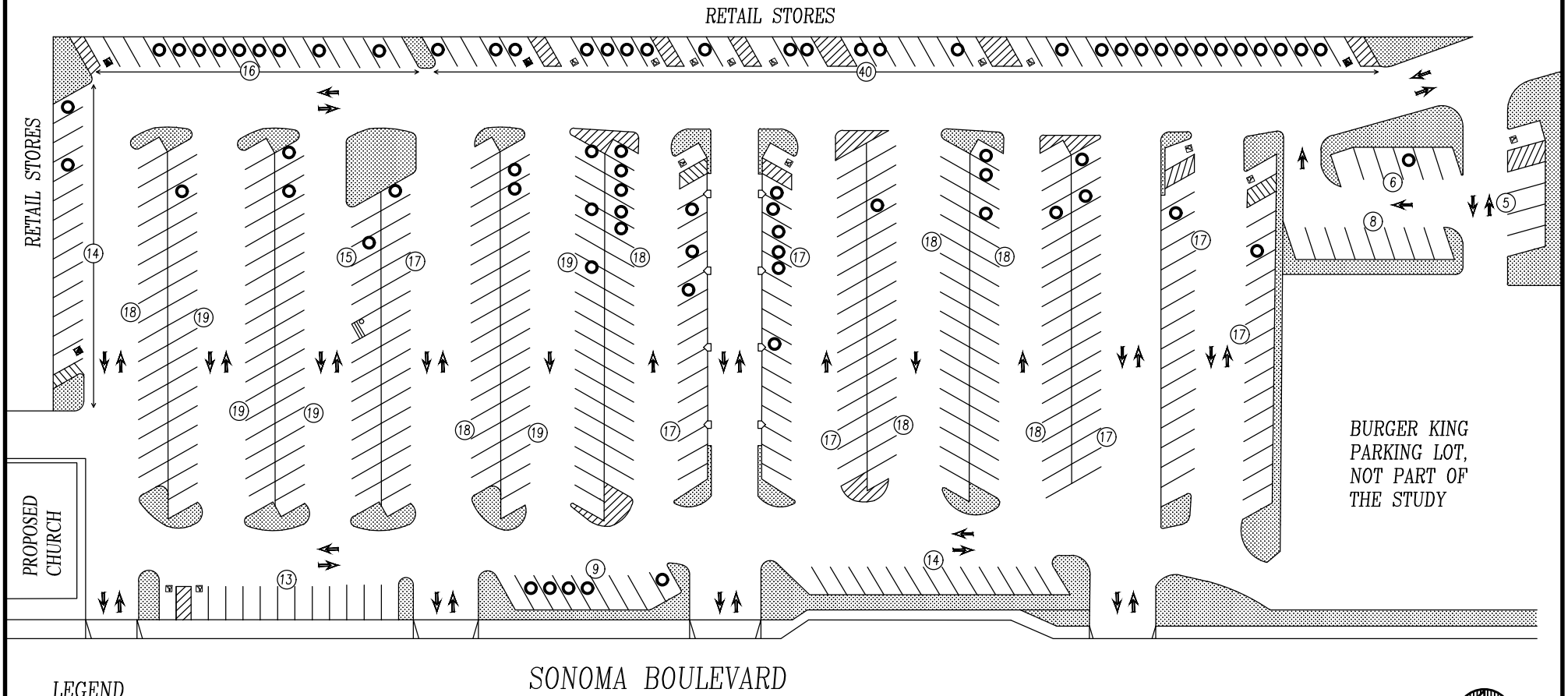
SURVEY DATE: 6/26/2022

SURVEY TIME: 12:30 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 76

SURVEY BY: RL



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 48
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

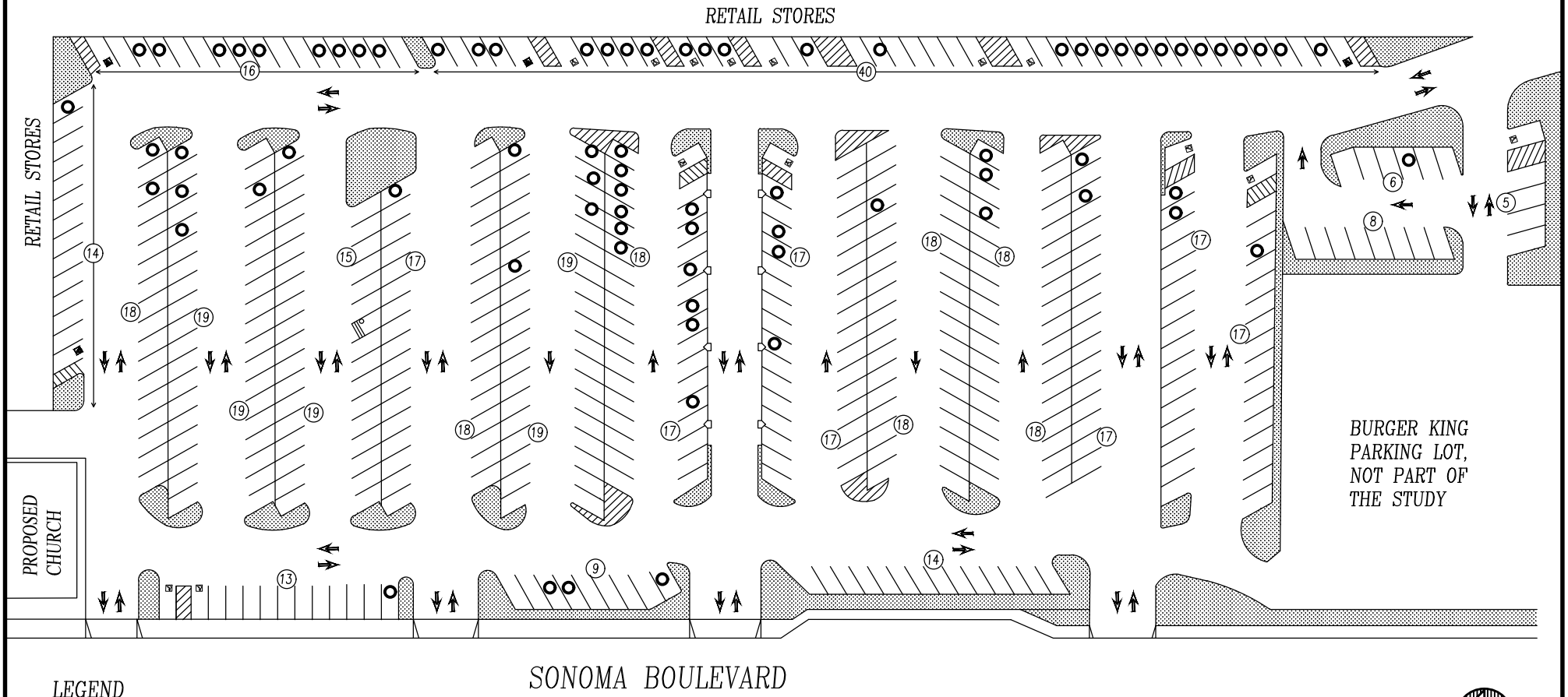
SURVEY DATE: 6/26/2022

SURVEY TIME: 12:45 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 78

SURVEY BY: RL



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 49
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

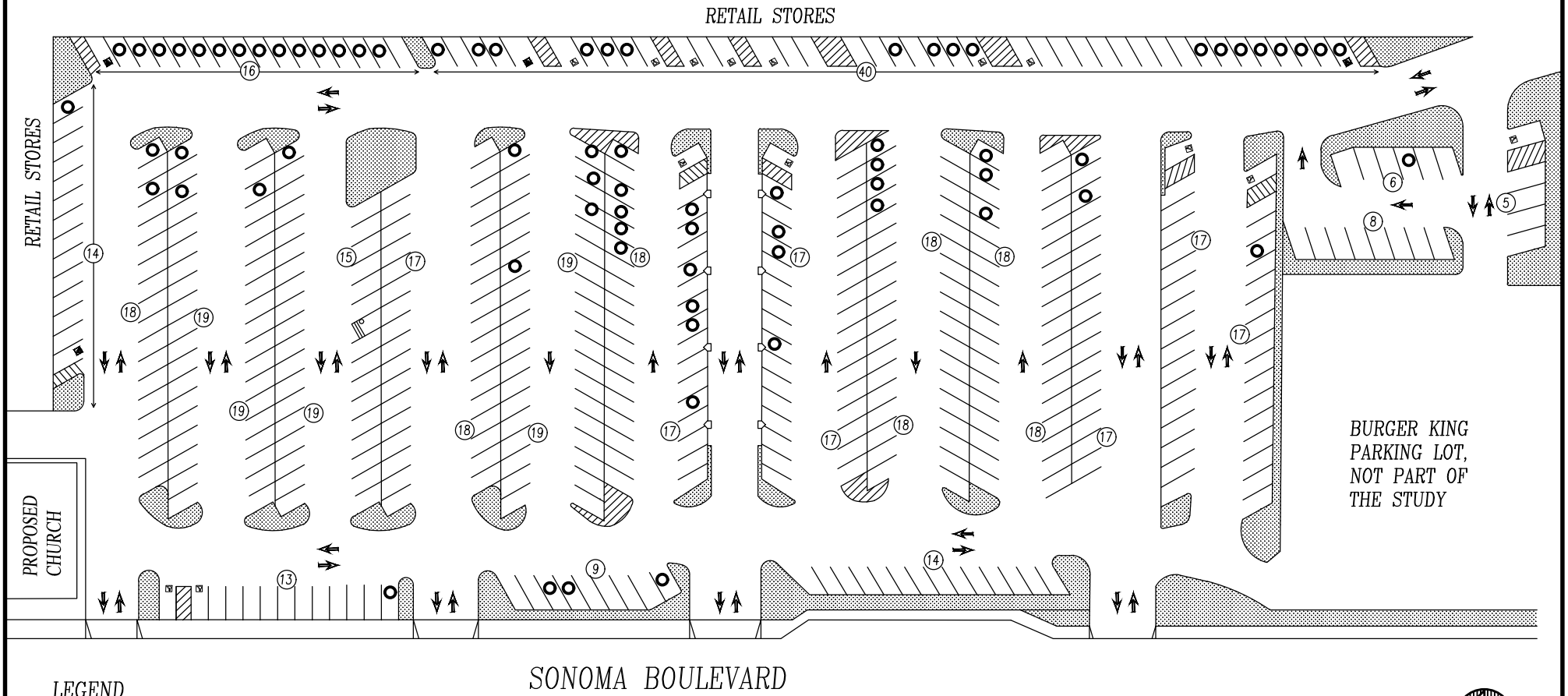
SURVEY DATE: 6/26/2022

SURVEY TIME: 1:00 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 74

SURVEY BY: RL



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 50
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

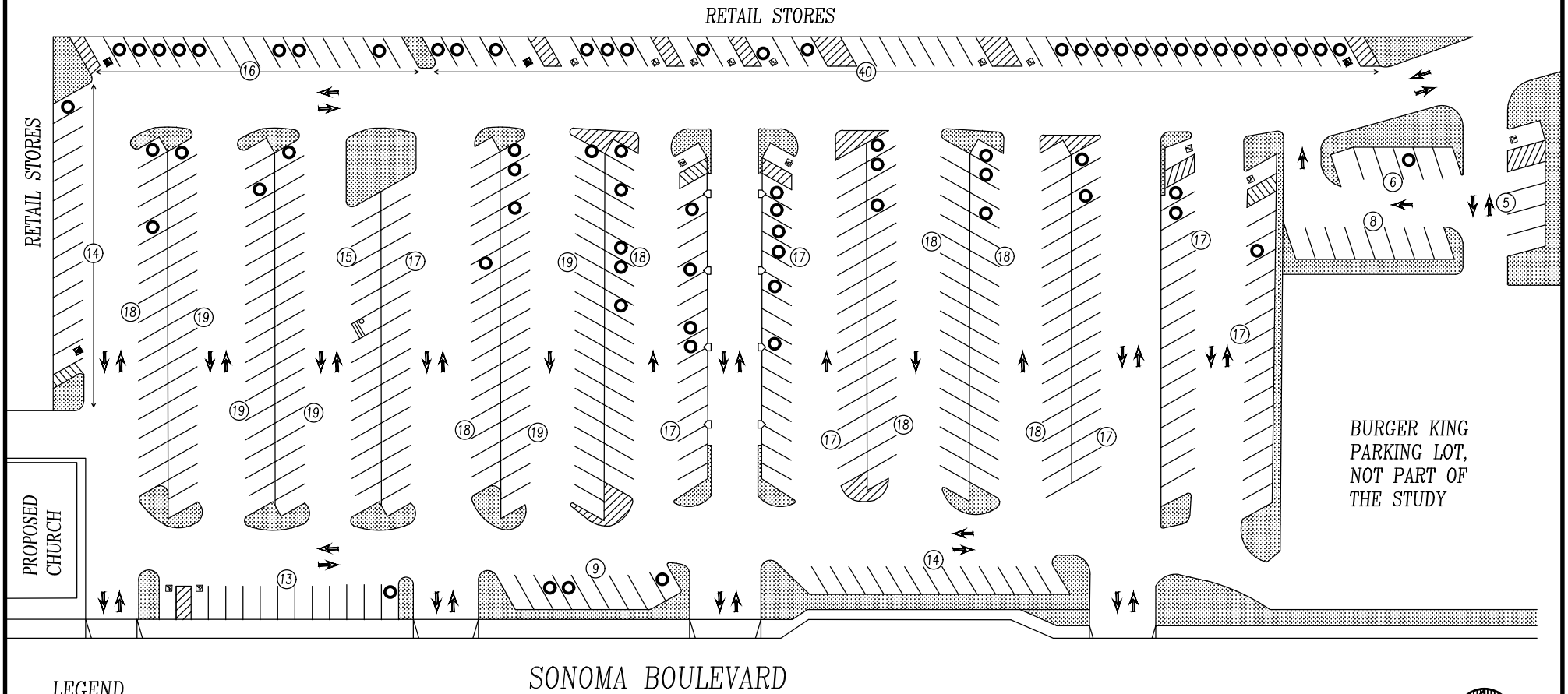
SURVEY DATE: 6/26/2022

SURVEY TIME: 1:15 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 74

SURVEY BY: RL



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 51
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

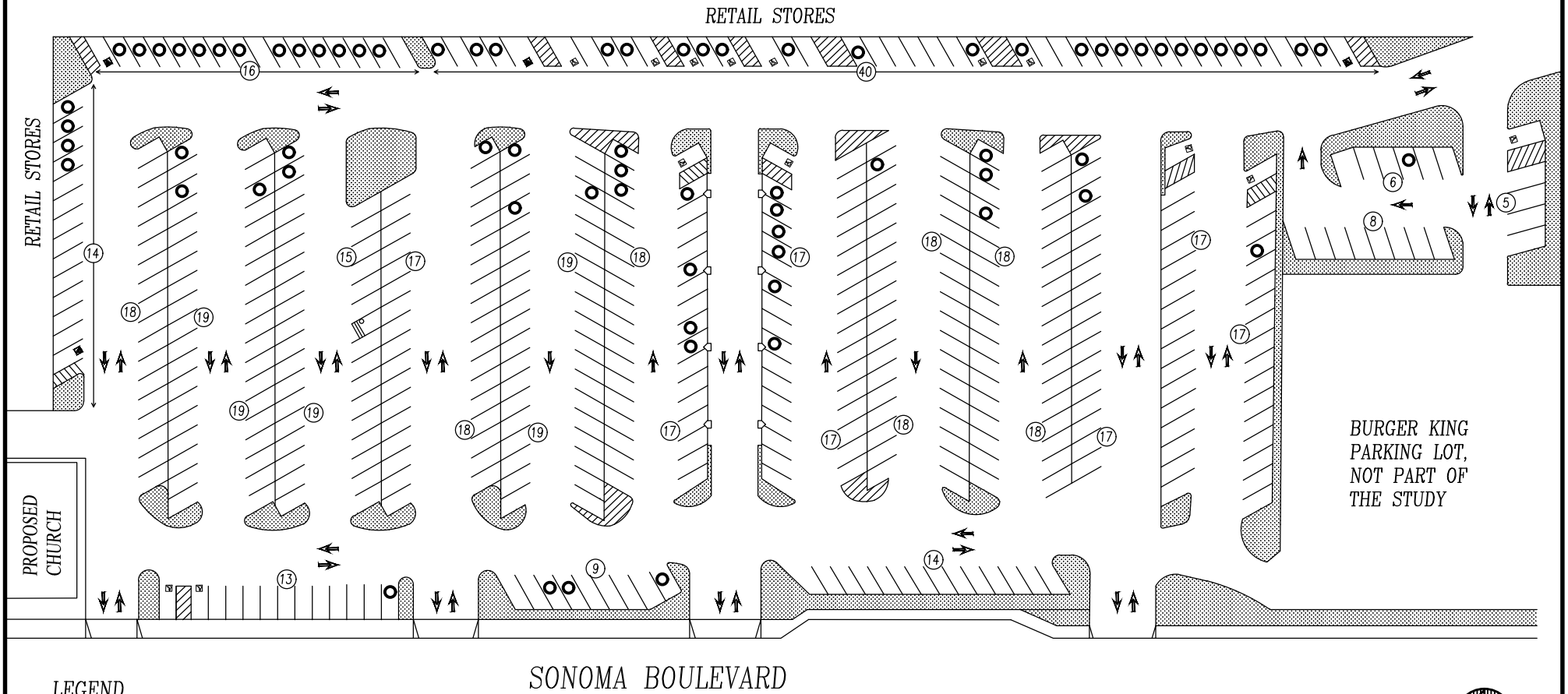
SURVEY DATE: 6/26/2022

SURVEY TIME: 1:30 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 75

SURVEY BY: RL



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

NOMINAL NORTH

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 52
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

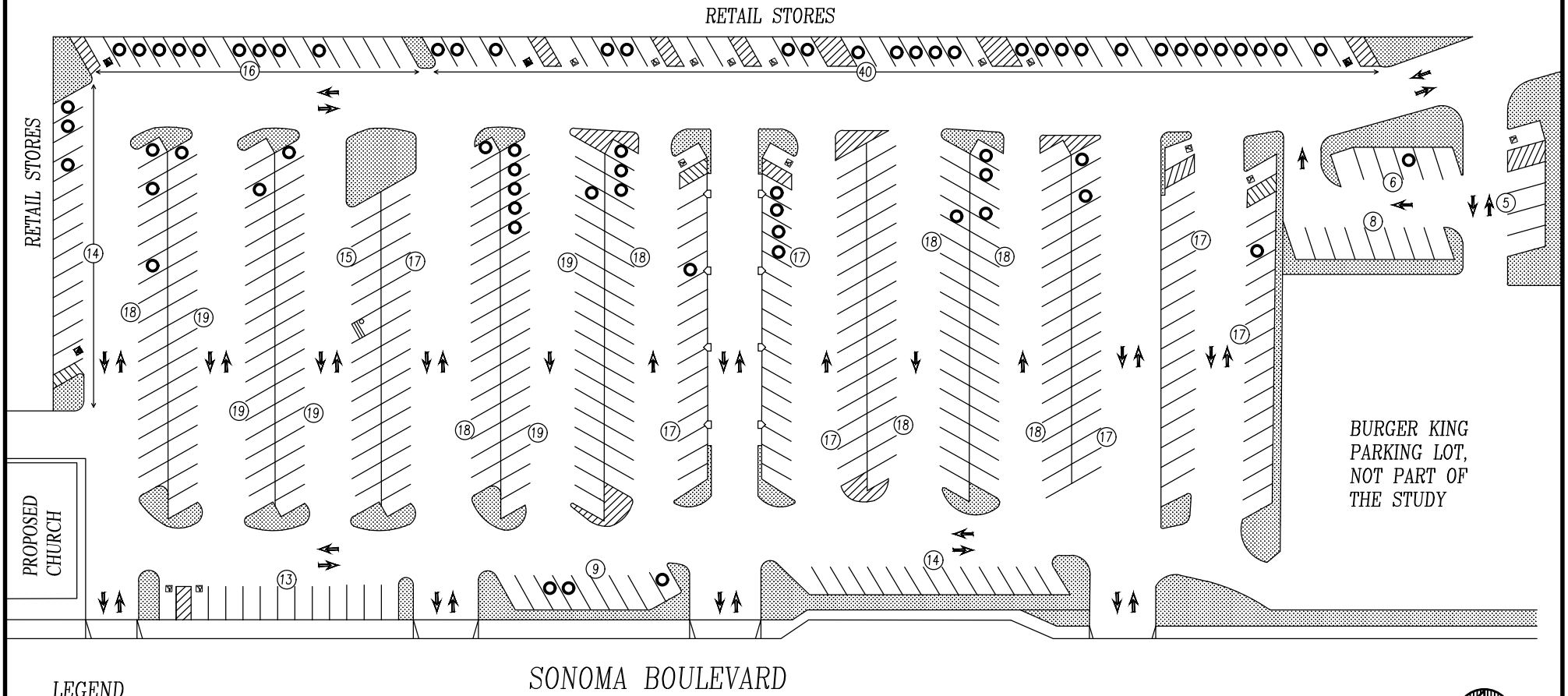
SURVEY DATE: 6/26/2022

SURVEY TIME: 1:45 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 69

SURVEY BY: RL



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

NOMINAL NORTH

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 53
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

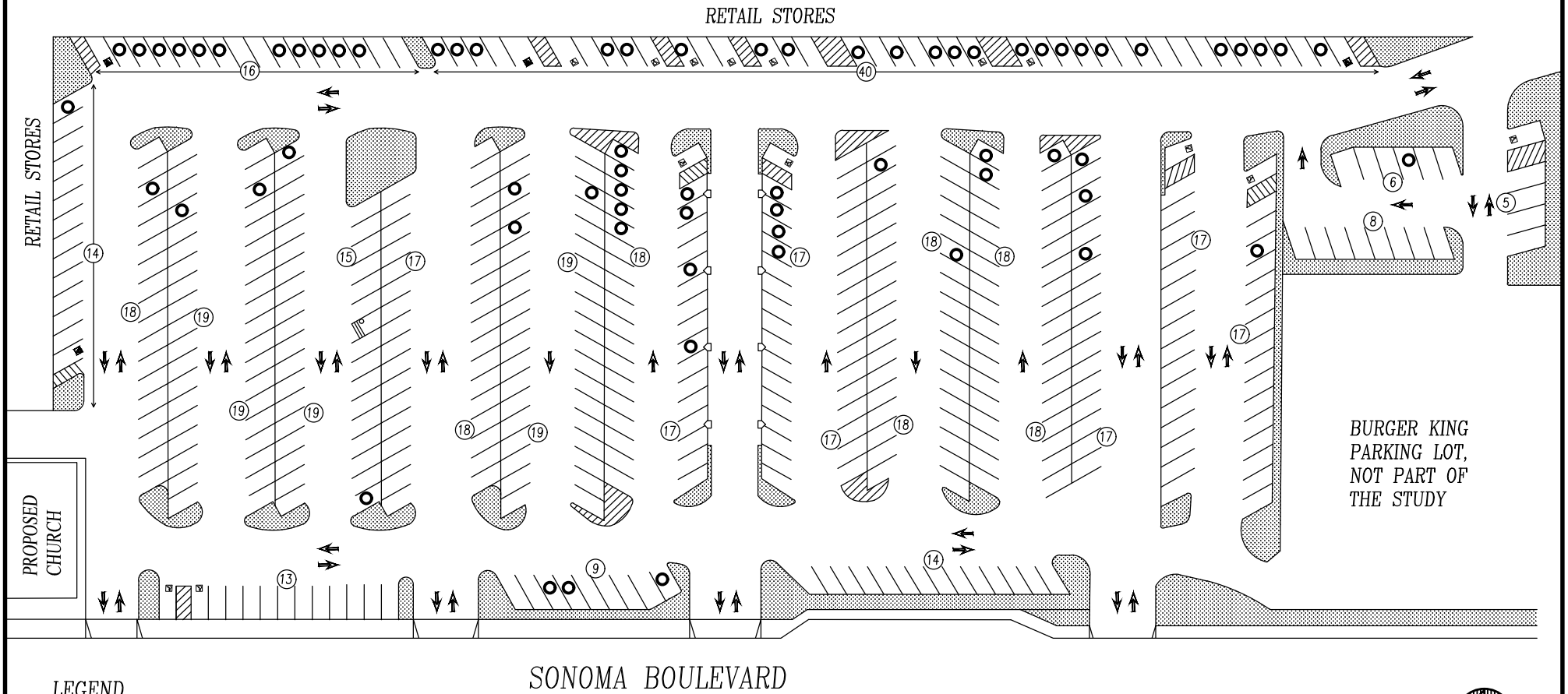
SURVEY DATE: 6/26/2022

SURVEY TIME: 2:00 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 70

SURVEY BY: RL



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 54
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

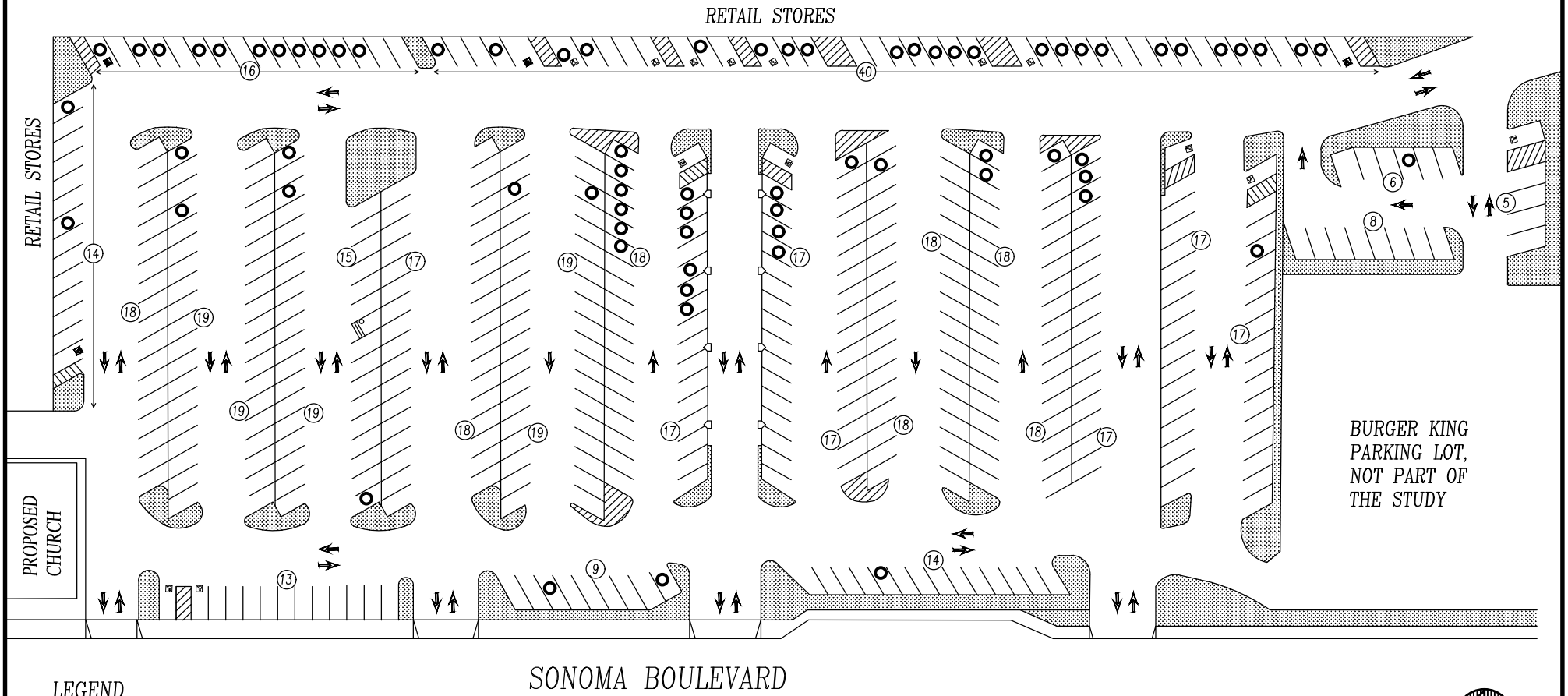
SURVEY DATE: 6/26/2022

SURVEY TIME: 2:15 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 73

SURVEY BY: RL



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 55
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

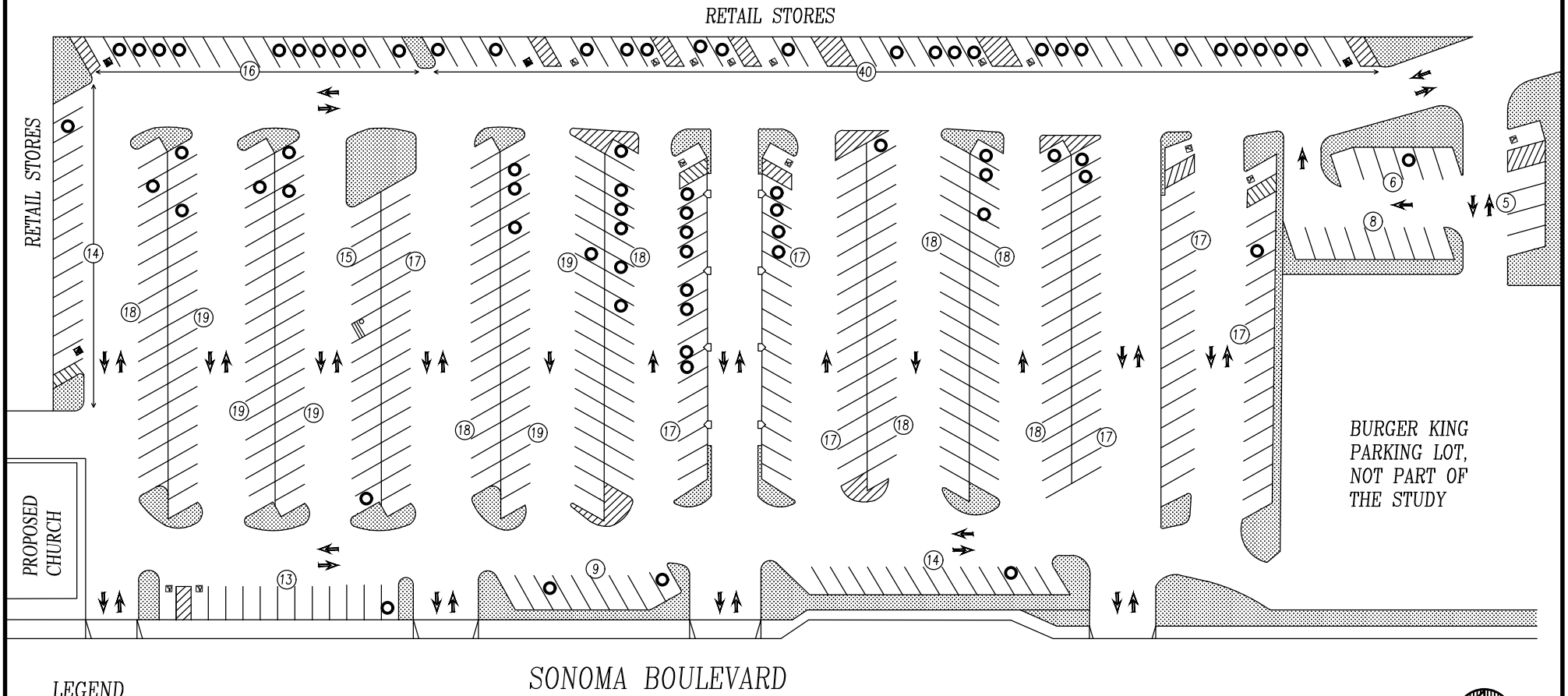
SURVEY DATE: 6/26/2022

SURVEY TIME: 2:30 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 74

SURVEY BY: RL



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 56
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

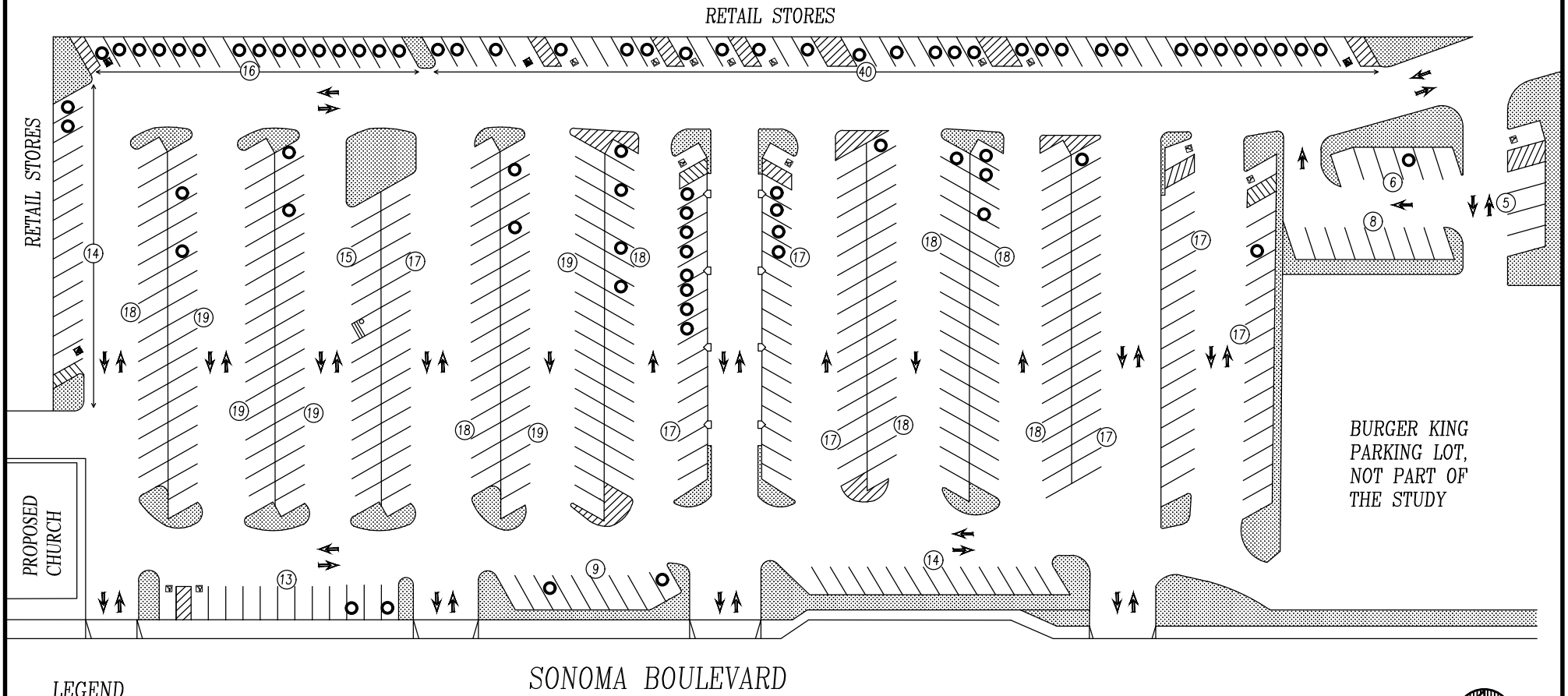
SURVEY DATE: 6/26/2022

SURVEY TIME: 2:45 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 79

SURVEY BY: RL



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 57
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

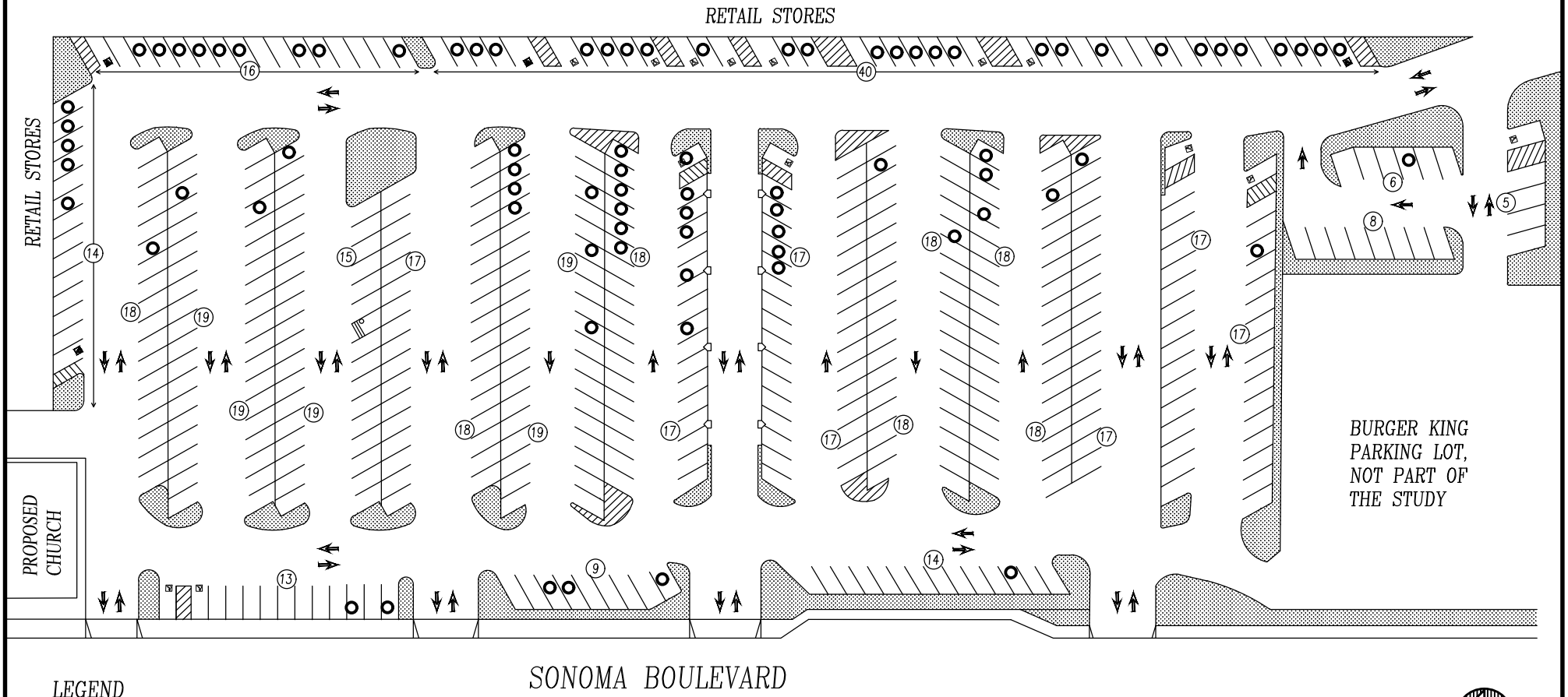
SURVEY DATE: 6/26/2022

SURVEY TIME: 3:00 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 83

SURVEY BY: RL



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 58
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

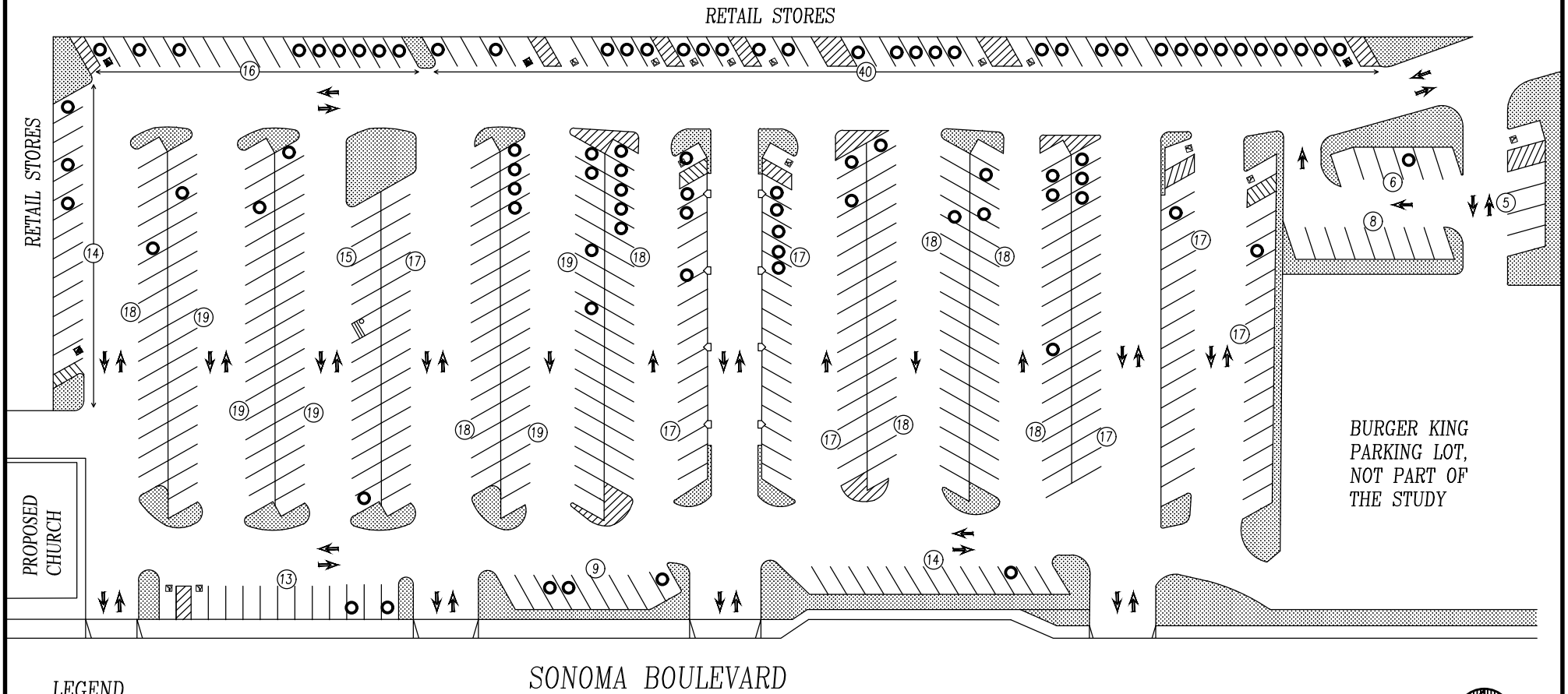
SURVEY DATE: 6/26/2022

SURVEY TIME: 3:15 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 89

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 59
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

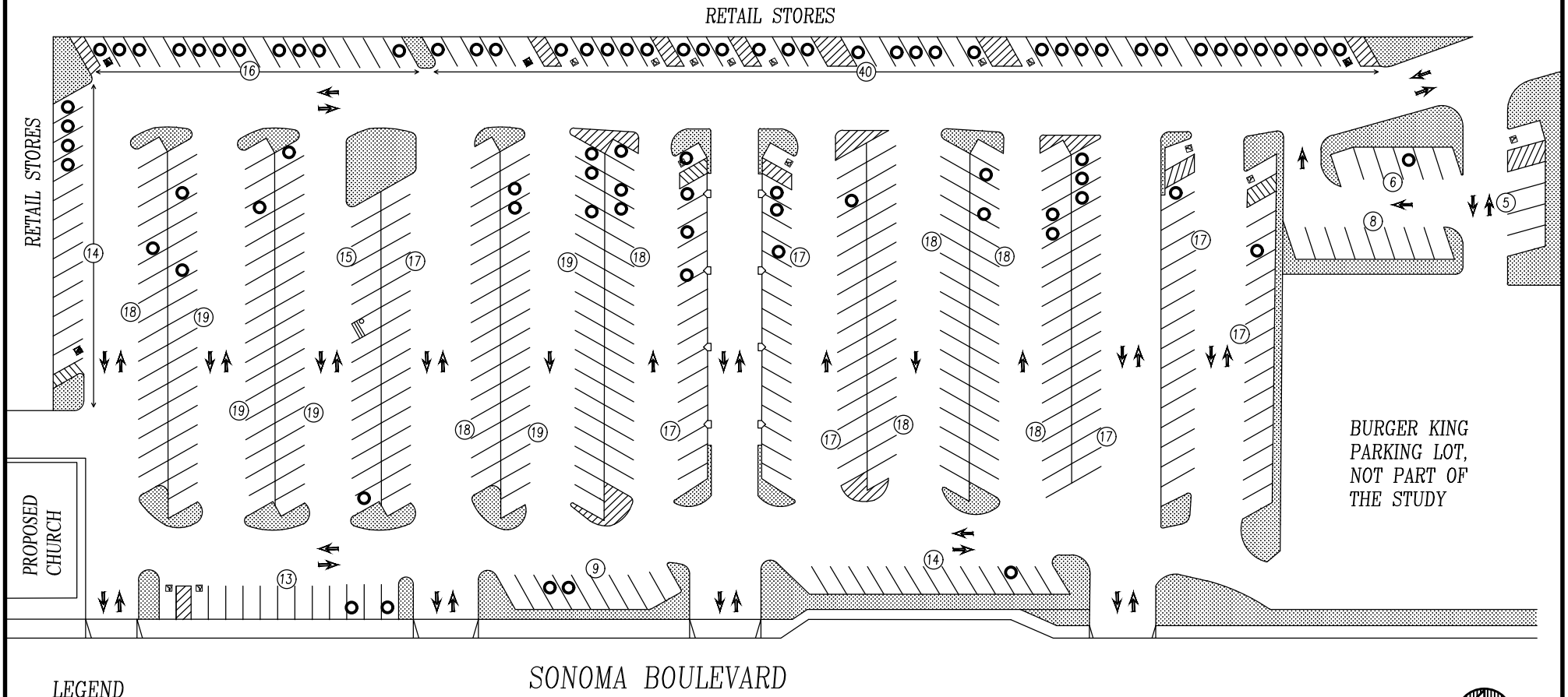
SURVEY DATE: 6/26/2022

SURVEY TIME: 3:30 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 85

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 60
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

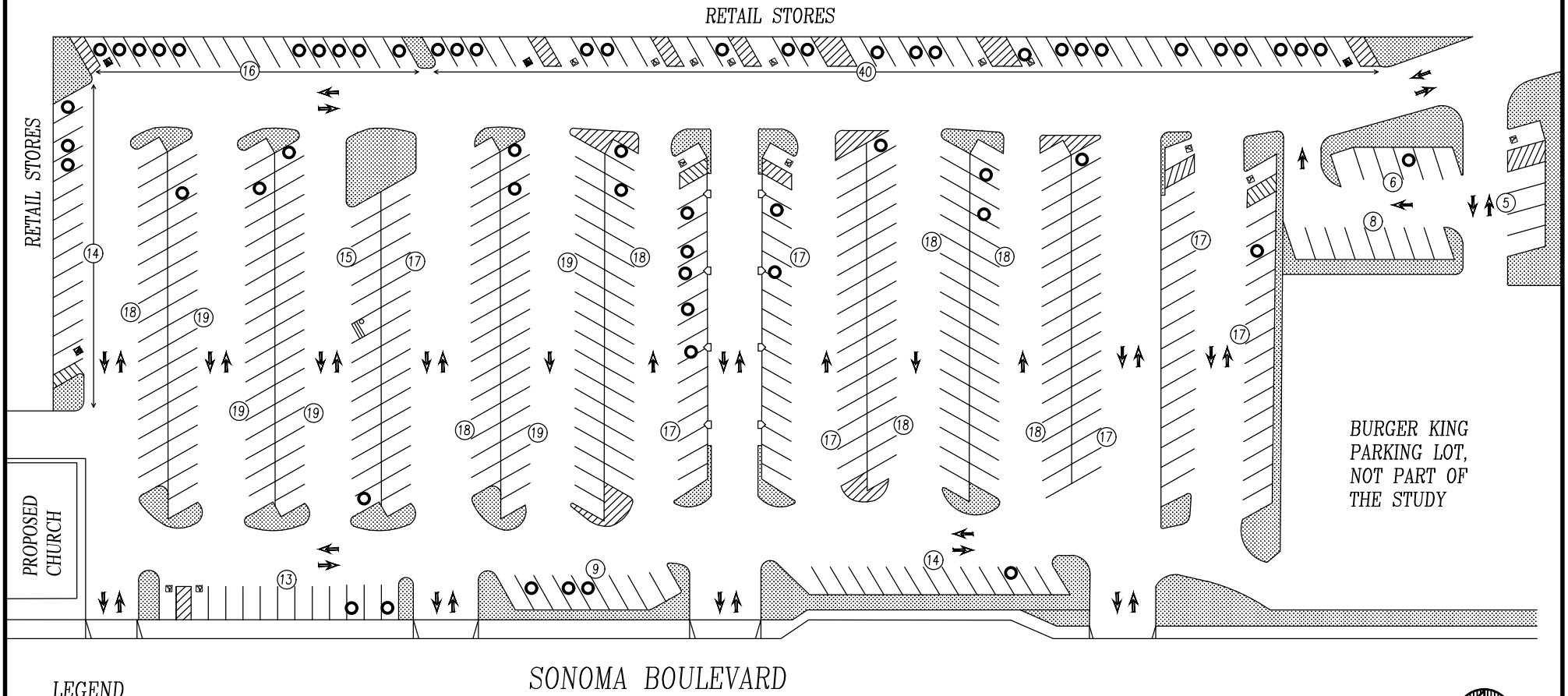
SURVEY DATE: 6/26/2022

SURVEY TIME: 3:45 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 61

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

NOMINAL NORTH

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 61
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

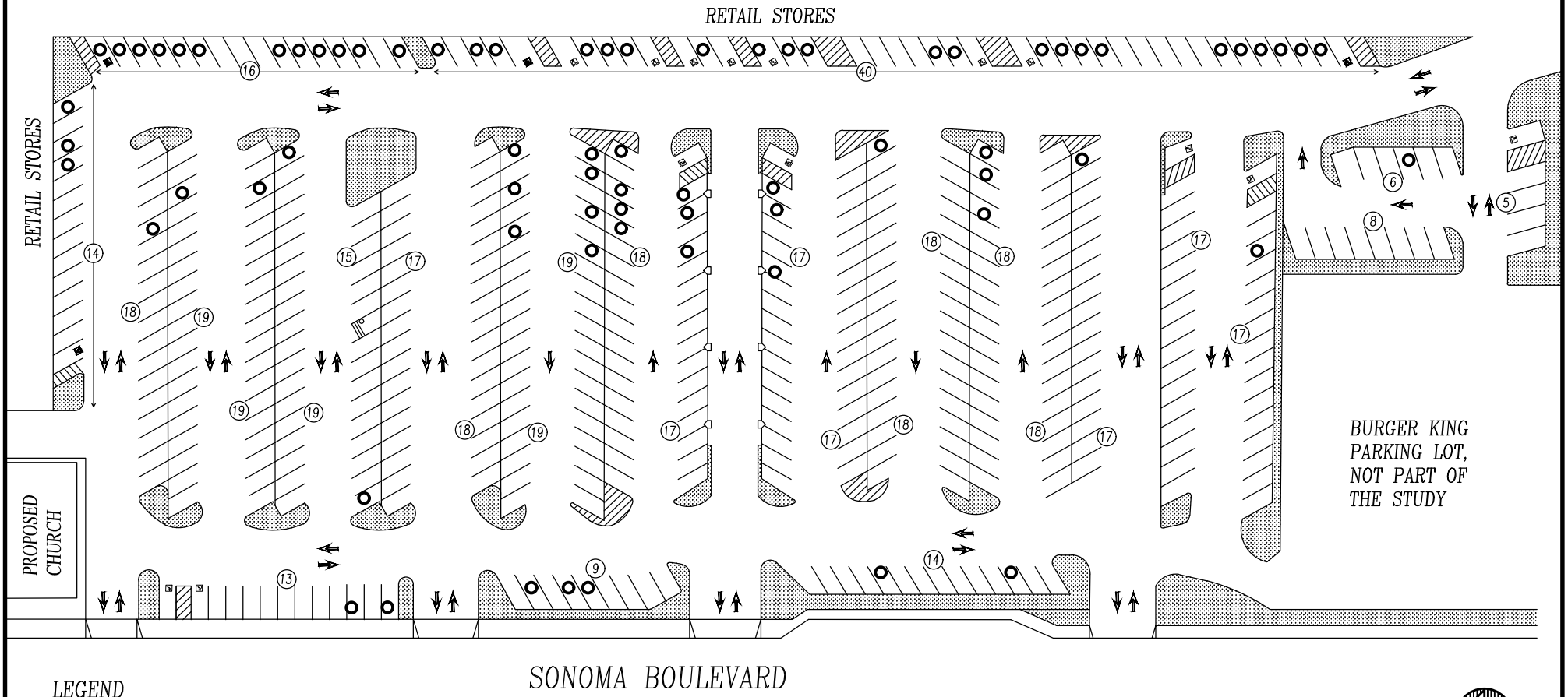
SURVEY DATE: 6/26/2022

SURVEY TIME: 4:00 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 73

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

NOMINAL NORTH

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 62
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

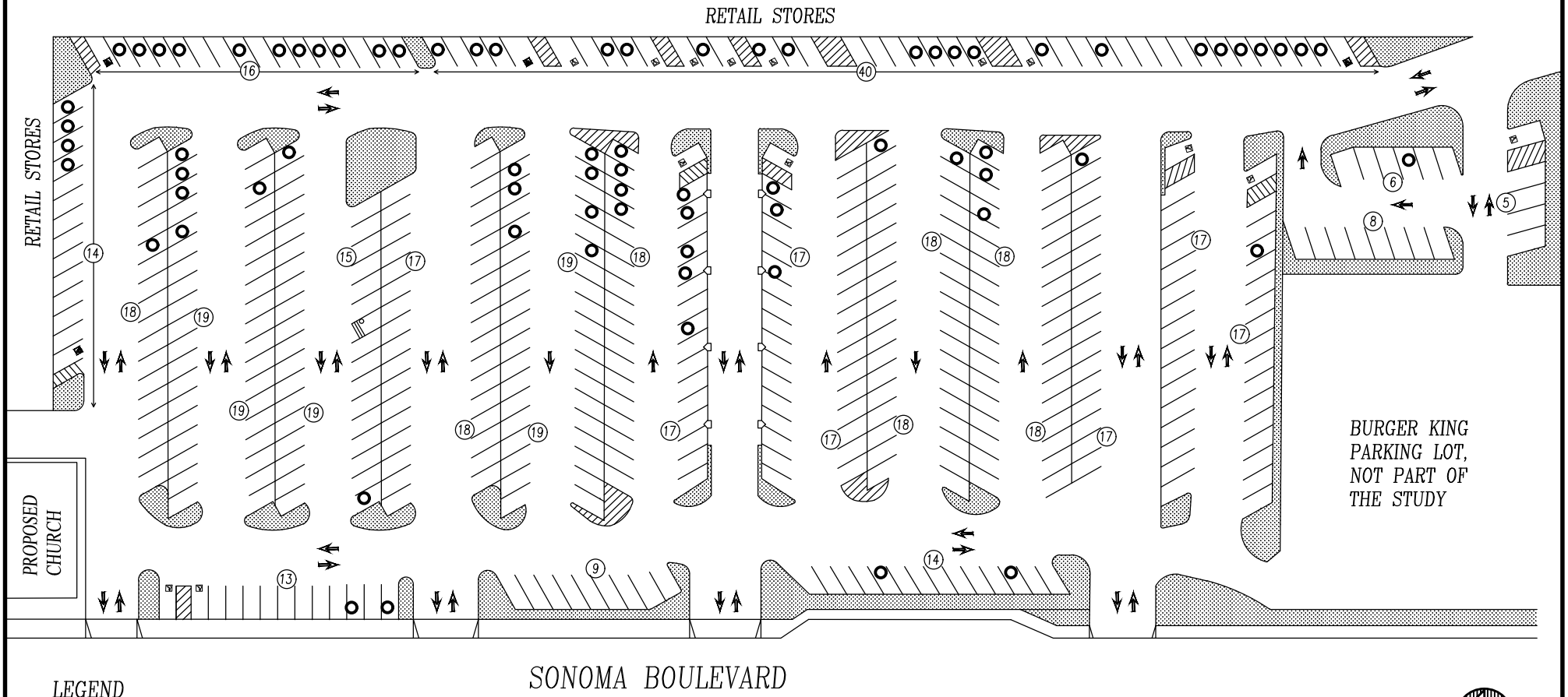
SURVEY DATE: 6/26/2022

SURVEY TIME: 4:15 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 75

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 63
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

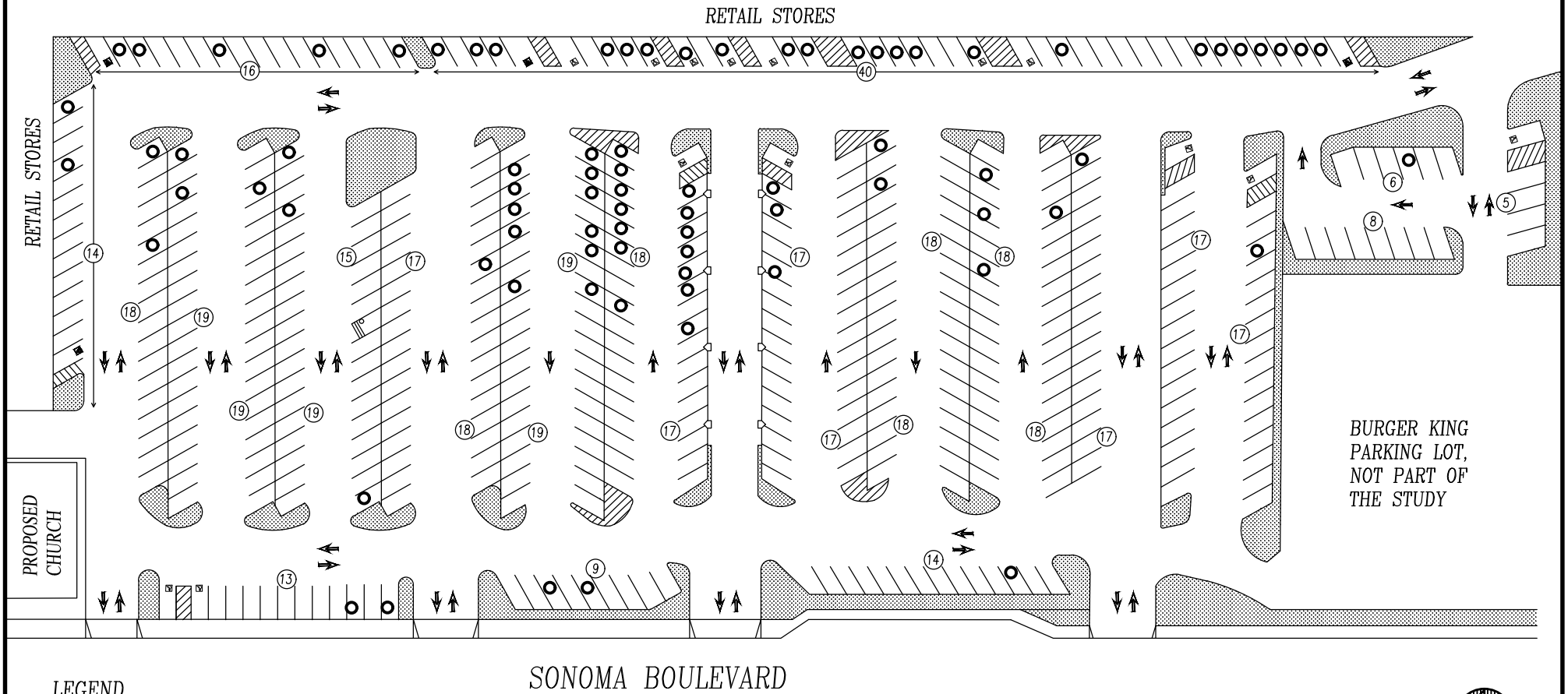
SURVEY DATE: 6/26/2022

SURVEY TIME: 4:30 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 81

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 64
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

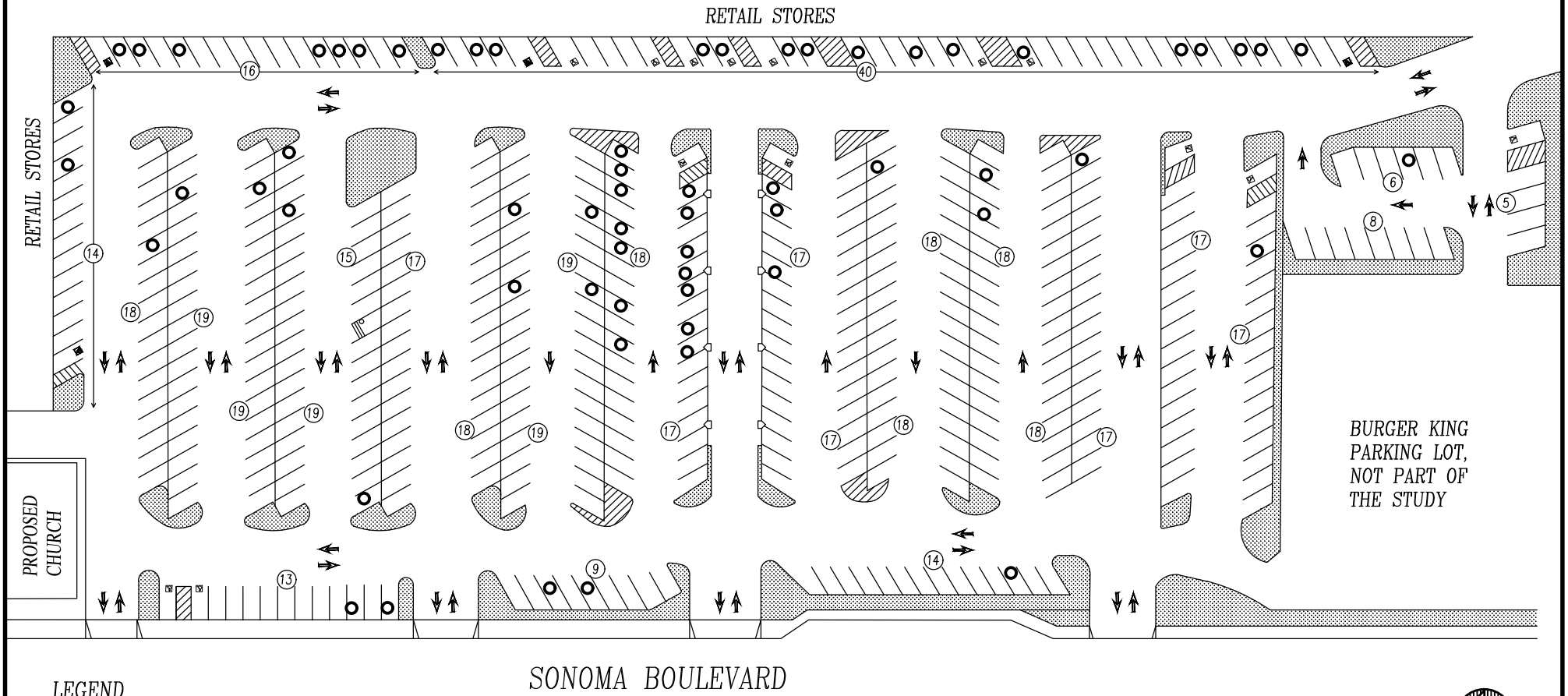
SURVEY DATE: 6/26/2022

SURVEY TIME: 4:45 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 63

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 65
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

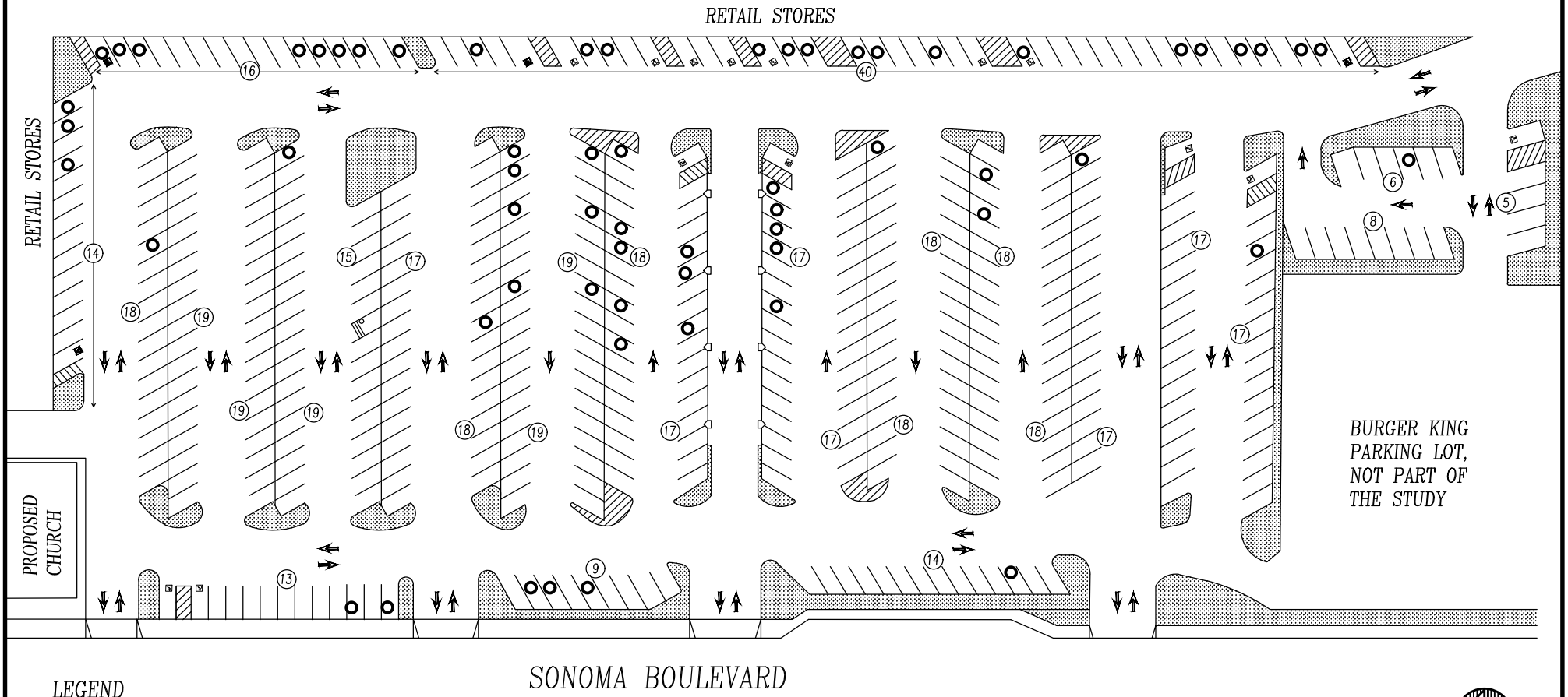
SURVEY DATE: 6/26/2022

SURVEY TIME: 5:00 p.m.

TOTAL STALLS: 480

OCCUPIED STALLS: 62

SURVEY BY: AGM



LEGEND

OCCUPIED SPACE:

HANDICAP PARKING:

LANDSCAPE:

STRIPING FOR NO PARKING:

MEC

MAHALAT ENGINEERING CORPORATION

4711 MANGELS BOULEVARD, SUITE A, FAIRFIELD, CA 94534-4175

FAX: (707) 863-0514 TEL: (707) 863-0500

PROJECT ADDRESS: 3790 SONOMA BOULEVARD, VALLEJO, CALIFORNIA	SCALE: 1/8"=10'-0"	PROJECT NO.: 21032	SHEET: 66
TITLE: PARKING SURVEY	DRAWN: SD	DATE: 06/30/22	
	CHECKED: AGM	DATE:	

WHEN RECORDED MAIL TO:

Mr. Dennis Berryman
Santa Anita Development Corporation
363 San Miguel Drive
Newport Beach, California 92660

PG 79154

AMENDMENT NO. 1 TO DECLARATION OF
RESTRICTIONS AND GRANT OF EASEMENTS

THIS AMENDMENT NO. 1 TO DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS is made as of the 26th day of July, 1978 by and among SANTA ANITA DEVELOPMENT CORPORATION, a California corporation, hereinafter referred to as "SDC," DILLON REAL ESTATE CO., INC., a Kansas corporation, hereinafter referred to as "Dillon," LONGS DRUG STORES, INC., a California corporation, hereinafter referred to as "Longs," and FONG MEE FON YEE, a widow; STEPHEN YEE, a married man as his separate property; and ANDERSON L. C. YEE, a married man as his separate property; Mother and Sons, all as Joint Tenants, hereinafter referred to as "Yee". SDC, Dillon, Longs and Yee are sometimes hereinafter collectively referred to as "Declarant."

PRELIMINARY:

A. Certain real property situate in the City of Vallejo, County of Solano, State of California, described in Exhibit A, attached hereto and incorporated herein by reference, is the subject of that certain Declaration of Restrictions and Grant of Easements executed by SDC and dated March 1, 1977 and recorded in the Official Records of Solano County, California on March 1, 1977 as Instrument No. 7903. Said Declaration of Restrictions and Grant of Easements is hereinafter referred to as the "Declaration."

B. Dillon is the owner of Parcel 1 of the real property described in Exhibit A; Longs is the owner of Parcel 2 of the real property described in Exhibit A; and Yee is the owner of Parcels 3 and 4 of the real property described in Exhibit A. At the time of the recordation hereof SDC will be the owner of certain real property adjacent to the real property described in Exhibit A hereto. Declarant desires to amend the Declaration in certain respects to add to the real property covered thereby such adjacent property of which SDC is or shall be the owner.

45976
Recorded At Request Of
TITLE INSURANCE AND TRUST COMPANY
8:30 A.M.
BOOK SEP 22 1978
OFFICIAL RECORDS
SOLANO COUNTY CALIF.
$ 10.00 PD. Recorder

5/11/78

DECLARATION HEREBY AMENDS THE DECLARATION AS FOLLOWS:

1. Exhibit A to the Declaration is hereby held for naught and shall be of no further force and effect and Exhibit A-1, attached hereto and incorporated by reference herein, is hereby substituted in lieu thereof. Any references in the Declaration to "Exhibit A" shall henceforth be deemed to refer to Exhibit A-1 hereto and any references in the Declaration to the "Shopping Center" shall henceforth be deemed to refer to the real property described in Exhibit A-1 hereto.

2. Exhibit B to the Declaration is hereby held for naught and shall be of no further force and effect and Exhibit B-1, attached hereto and incorporated by reference herein, is hereby substituted in lieu thereof. Any references in the Declaration to "Exhibit B" shall henceforth be deemed to refer to Exhibit B-1 hereto.

3. The words and numerals "and Parcel 4" appearing on page 1, line 10 of the Declaration are hereby held for naught and shall be of no further force and effect and the following words and numerals are hereby substituted therefor:

"Parcel 4, Parcel 7, Parcel 8, and Parcel 9".

4. The word and numeral "four (4)" appearing on page 1, line 11 of the Declaration are hereby held for naught and shall be of no further force and effect and there is hereby substituted therefor the word and numeral "seven".

5. The numeral "1" appearing on page 3, line 27 of the Declaration is hereby held for naught and shall be of no further force and effect and the numeral "7" is hereby substituted therefor.

6. The following words and numerals appearing on page 4, lines 28 through 31 of the Declaration:

"Parcel 1	42.71%
Parcel 2	37.02%
Parcel 3	6.26%
Parcel 4	14.01%"

are hereby held for naught and shall be of no further force and effect and the following words and numerals are hereby substituted therefor:

"Parcel 1	30.21%
Parcel 2	26.19%
Parcel 3	4.43%
Parcel 4	9.91%
Parcel 7	19.65%
Parcel 8	4.78%
Parcel 9	4.83%"

7. The word and numeral "Parcel 4" appearing on page 6, line 24 of the Declaration are hereby held for naught and shall be of no further force and effect and the following words and numerals are hereby substituted therefor: "Parcels 4, 7, 8, and 9".

8. The word and numeral "and 4" appearing on page 7, line 32 of the Declaration are hereby held for naught and shall be of no further force and effect and the following word and numerals are hereby substituted therefor: "4, 7, 8, and 9".

9. In all other respects, the Declaration is hereby ratified and affirmed and remains in full force and effect.

10. This Amendment No. 1 to Declaration of Restrictions and Grant of Easements shall be binding upon and inure to the benefit of Declarant, its successors, transferees and assigns.

IN WITNESS WHEREOF, Declarant has executed this Amendment No. 1 to Declaration of Restrictions and Grant of Easements as of the day and year first hereinabove set forth.

SANTA ANITA DEVELOPMENT CORPORATION,
a California corporation

By _____

By _____

DILLON REAL ESTATE CO., INC.,
a Kansas corporation

By _____

By _____

LONGS DRUG STORES, INC.,
a California corporation

By R. M. Long, President

By _____

FONG MEE FON YEE, a widow; STEPHEN YEE, a married man as his separate property; and ANDERSON L. C. YEE, a married man as his separate property; Mother and Son all as Joint Tenants.

By _____

By _____

By _____

(To Be Notarially Acknowledged)

Subscribed and sworn to before me this _____ day of August 19__

_____ Notary Public

In and for the County of San Francisco, State of California

VICTOR WONG
NOTARY PUBLIC - CALIFORNIA
CITY & COUNTY OF SAN FRANCISCO
My Commission Expires May 25, 1981

5/11/78

TO 447 C
(Individual)

TI

STATE OF CALIFORNIA
COUNTY OF San Francisco } ss.

PG 79157

On August 2nd, 1978, before me, the undersigned, a Notary Public in and for said State, personally appeared FONG MEE FON YEE, STEPHEN YEE and ANDERSON L. C. YEE known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Signature [signature]

VICTOR WONG
Name (Typed or Printed)

STAPLE HERE

VICTOR WONG
NOTARY PUBLIC - CALIFORNIA
CITY & COUNTY OF SAN FRANCISCO
My Commission Expires May 25, 1981

(This area for official notarial seal)

TO 1945 CA (8 74)

(~~Corporation~~)

TITLE INSURANCE AND TRUST

STATE OF CALIFORNIA
COUNTY OF Orange } SS.

Pf 79158

On July 27, 1978 before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known to me to be the _____ President, and Dennis M. Berryman, ~~known to me to be~~ Asst. Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature Virginia M. Burkhardt
Virginia M. Burkhardt

OFFICIAL SEAL
Virginia M. Burkhardt
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires Jan. 22 1981

(This area for official notarial seal)

STAPLE HERE

STATE OF CALIFORNIA :
COUNTY OF SACRAMENTO: ss.

On this 26th day of July, 1978, before me, the undersigned a Notary Public in and for said State, personally appeared Carl E. Best, known to me to be the Sr. Vice President, and _____, known to me to be the _____ of the Corporation the within Instrument, known to me to be the persons(s) is subscribed to the within Instrument and acknowledged that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

Mary Sharon Boyd
Mary Sharon Boyd

OFFICIAL SEAL
MARY SHARON BOYD
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
My Commission Expires April 16, 1982

State of California
County of Contra Costa } SS

On This 8th day of August in the year One Thousand Nine Hundred and Seventy Eight before me Barbara Schmidt a Notary Public in and for the County of Contra Costa, State of California, residing therein duly commissioned and sworn, personally appeared R. M. Long known to me to be the _____ President and O. D. Jones known to me to be the Secretary of the Corporation that executed the within instrument and the officers who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, the day and year in this certificate first above written.

OFFICIAL SEAL
BARBARA SCHMIDT
NOTARY PUBLIC — CALIFORNIA
CONTRA COSTA COUNTY
My Commission Expires August 23, 1981

Barbara Schmidt Notary Public
In and for said County of Contra Costa, State of California

CORPORATION ACKNOWLEDGMENT

My Commission Expires Aug. 23, 1981

ACKNOWLEDGMENT 380-8 HUTCH-LINE, INC. 441997

STATE OF KANSAS, RENO **COUNTY, ss**

BE IT REMEMBERED, That on this 11 day of August, A. D. 19 78, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Richard W. Dillon, Vice President of Dillon Real Estate Co., Inc.

who is personally known to me to be the same person who executed the within instrument of writing, and such person has duly acknowledged the execution of the same.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my Notary Public seal, the day and year last above written.

Betty R. Rayl, Notary Public.
Betty R. Rayl
Term Expires November 19, 1981

BETTY R. RAYL
NOTARY PUBLIC
MY APPT. EXP. 11/19/81
RENO COUNTY, KANSAS

CONSENT AND SUBORDINATION

WORLD SAVINGS AND LOAN ASSOCIATION, a California corporation, beneficiary under that certain deed of trust (the "Deed of Trust") relating to Parcels 3 and 4 of the real property described in Exhibit A to the Amendment No. 1 to Declaration of Restrictions and Grant of Easements to which this Consent and Subordination is attached (the "Amendment"), which Deed of Trust is dated June 23, 1977, and was recorded in the Official Records of Solano County, California on July 12, 1977, as Instrument No. 29727, hereby consents to all of the terms, covenants and conditions of the Amendment and agrees that its interest in the real property described in Exhibit A to the Amendment arising pursuant to the Deed of Trust or otherwise is, and henceforth shall be, subject and subordinate to the terms and provisions of the Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Consent and Subordination as of the 2nd day of August, 1978.

WORLD SAVINGS AND LOAN ASSOCIATION,
a California corporation

By [signature]
Thomas R. Vinzent, Assistant Vice President

By [signature]
Denis G. Cullumber, Assistant Vice President

State of California
County of Alameda } SS

On this 2nd day of August in the year One Thousand Nine Hundred and Seventy Eight before me Claudia J. Beeler a Notary Public in and for the County of Alameda, State of California, residing therein, duly commissioned and sworn, personally appeared Thomas R. Vinzent known to me to be the Asst. V President and Denis G. Collumber known to me to be the Assistant Vice President of the Corporation that executed the within instrument and the officers who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, the day and year in this certificate first above written.

[signature]
Notary Public
In and for said County of Alameda, State of California
Claudia J. Beeler

OFFICIAL SEAL
CLAUDIA J. BEELER
NOTARY PUBLIC - CALIFORNIA
ALAMEDA COUNTY
My Commission Expires April 21, 1979

CORPORATION ACKNOWLEDGMENT
Form NFSK-4a PICA, Oakland, California

My Commission Expires
April 21, 1979

EXHIBIT "A" TO DECLARATION

All that real property situated in the County of Solano, State of California, described as Parcels 1, 2, 3, and 4, as shown on that certain parcel map filed March 1, 1977, in Book 12 of Parcel Maps, at page 24, Official Records of Solano County

EXHIBIT A

INITIAL

PC 79161

CONSENT AND SUBORDINATION

KRAGEN AUTO SUPPLY CO., a California corporation, tenant of a portion of the real property described in Exhibit A to the Amendment No. 1 to Declaration of Restrictions and Grant of Easements to which this Consent and Subordination is attached (the "Amendment"), pursuant to that certain lease dated February 22, 1977, a Recording Indenture of which was recorded in the Official Records of Solano County on March 1, 1977 as Instrument No. 7907 (the "Lease"), hereby consents to all of the terms, covenants and conditions of the Amendment and agrees that its interest in the real property described in Exhibit A to the Amendment arising pursuant to the Lease or otherwise is, and henceforth shall be, subject and subordinate to the provisions of the Amendment.

IN WITNESS WHEREOF, the undersigned has executed this Consent and Subordination as of the 30th day of May, 1978.

KRAGEN AUTO SUPPLY CO.,
a California corporation

By _____
R. C. BIAGI, VICE PRESIDENT

By _____
I. OWEN
VICE PRESIDENT

(To Be Notarially Acknowledged)

State of California
County of Alameda } SS

OFFICIAL SEAL
H. B. JOHNSON
NOTARY PUBLIC - CALIFORNIA
Principal Office in ALAMEDA County
My Commission Expires Aug. 14, 1980

On This 30th day of May in the year One Thousand Nine Hundred 78 before me, H. B. Johnson a Notary Public in and for the County of Alameda, State of California, residing therein, duly commissioned and sworn, personally appeared R. C. Biagi known to me to be the Vice President and I. Owen known to me to be the Vice President ~~Secretary~~ of the Corporation that executed the within instrument and the officers who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, the day and year in this certificate first above written.

H. B. Johnson
NOTARY PUBLIC
In and for said County of Alameda, State of California

CORPORATION ACKNOWLEDGMENT
Form No. 351 11-71

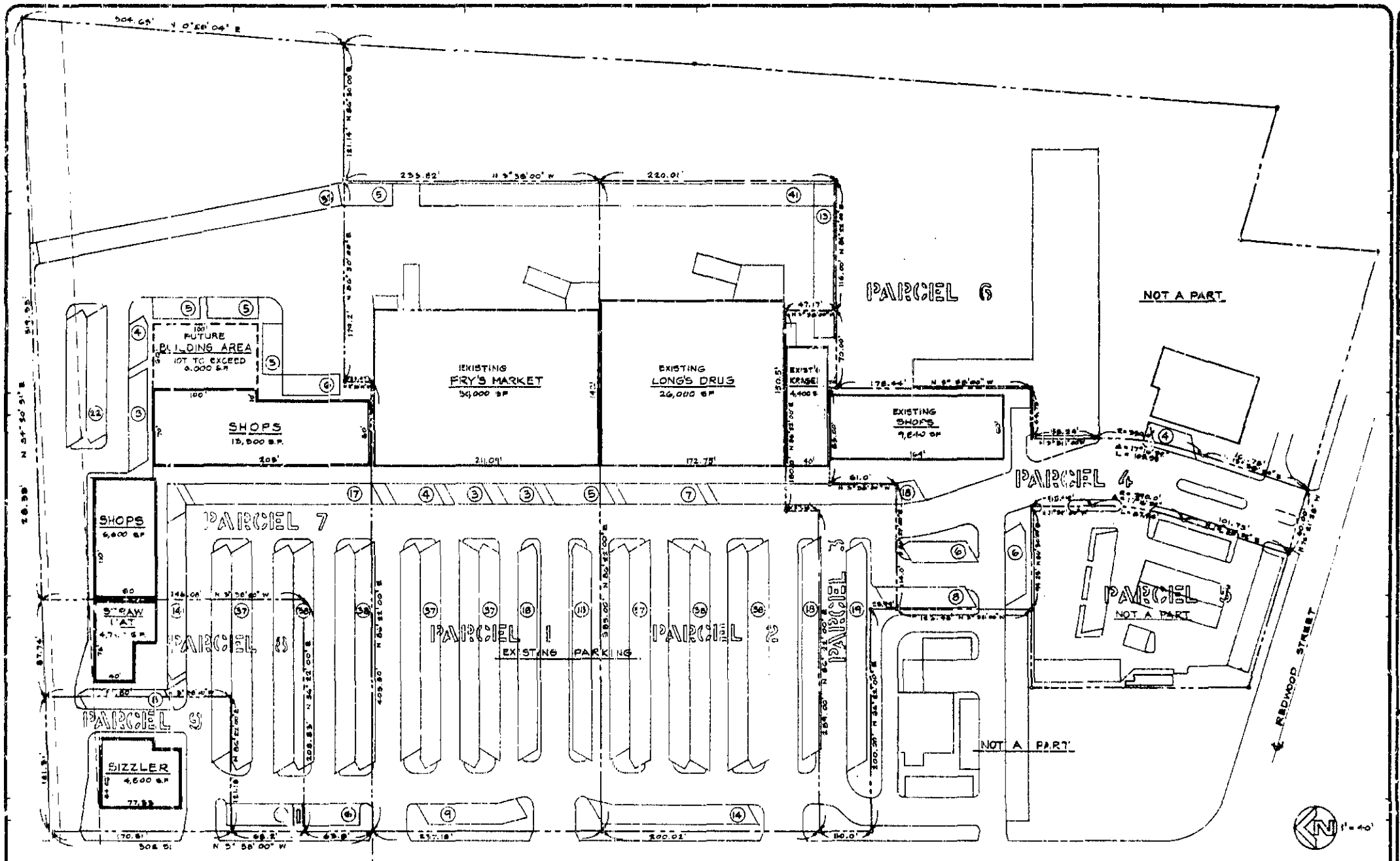
All that real property situated in the County of Solano, State of California, described as Parcels 1, 2, 3 and 4, as shown on that certain parcel map filed March 1, 1977, in Book 12 of Parcel Maps, at page 24, Official Records of Solano County and all that real property situated in the County of Solano, State of California, described as Parcels 7, 8, and 9, as shown on that certain parcel map filed September 22, 1978, in Book 16 of Parcel Maps, at page 54, Official Records of Solano County.

EXHIBIT A-1

To Amendment No. 1 to Declaration

INITIAL

PL 79163



PHASE II ◁▷ PHASE I

SONOMA BOULEVARD

REDWOOD & SONOMA

SANTA ANITA DEVELOPMENT CORP.

SITE ANALYSIS

I		II		TOTAL	
SITE AREA	514,295 SF	SITE AREA	218,565 SF	SITE AREA	532,855 SF
BUILDING AREA	110,240 SF	BUILDING AREA	35,430 SF	BUILDING AREA	145,690 SF
SITE/BUILDING RATIO	3.47 TO 1	SITE/BUILDING RATIO	5.17 TO 1	SITE/BUILDING RATIO	4.04 TO 1
PARKING	406 CARS	PARKING	251 CARS	PARKING	657 CARS
PARKING RATIO	1 CAR/175 SF	PARKING RATIO	1 CAR/141 SF	PARKING RATIO	1 CAR/161 SF
				PARKING REQUIRED	602 CARS

MACCELL ASSOCIATES
PLANNING DESIGN ENGINEERING
7100 WILSHIRE BOULEVARD LOS ANGELES, CALIFORNIA 90017 213 483-8000

EXHIBIT 8.1

3563

1

AFTER RECORDING, MAIL TO:
SANTA ANITA DEVELOPMENT CORPORATION
555 CAPITOL MALL, SUITE 1105
SACRAMENTO, CALIFORNIA

DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS

THIS DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS, is made as of the FIRST day of MARCH, 19 77, by SANTA ANITA DEVELOPMENT CORPORATION, a California corporation, (SDC), hereinafter referred to as "Declarant". This instrument is, for convenience, hereinafter referred to as a "Declaration".

PRELIMINARY:

1. Declarant is the owner of four (4) contiguous parcels of real property situate in the City of Vallejo, County of Solano, State of California, each individually described in Exhibit A, attached hereto and incorporated herein by reference and individually referred to herein as "Parcel 1", "Parcel 2", "Parcel 3", and "Parcel 4". Said four (4) parcels or property are hereinafter collectively referred to as the "Shopping Center". Attached hereto is a plot plan of the Shopping Center which is Exhibit B, attached hereto and incorporated herein by reference.

2. Declarant plans to develop and plan for the development of the Shopping Center as an integrated retail sales area for the mutual benefit of all real property in the Shopping Center, and for such purposes does hereby fix and establish easements, covenants, restrictions, liens and charges (hereinafter collectively referred to as "Restrictions"), upon and subject to which all of said Shopping Center, or any part thereof shall be improved, held, leased, sold, and/or conveyed. Such Restrictions shall run with the land and inure to and pass with said property and shall apply to and bind the respective successors in interest thereof, and all and each thereof is imposed upon said property as a mutual equitable servitude in favor of said property and any portion thereof.

SHOPPING CENTER DEVELOPMENT

1. For the purposes of this Declaration all of the area within the Shopping Center to be used in common shall be referred to as "Common Area", and said Common Area effectively includes all areas within the Shopping Center other than "Building Areas"; said Common Area is delineated on the plot plan which is Exhibit B hereto; and said Common Area shall be developed substantially as shown on said Exhibit B.

2. (a) No building or structure of any kind shall be erected on any portion of the Shopping Center except upon those portions designated "Building Area" on Exhibit B hereto.

(b) No building or other structure erected in the Shopping Center shall exceed one (1) story in height, plus mezzanine.

(c) Notwithstanding the provisions of Paragraph 2 (a) above, there may be constructed and maintained upon or over said Common Area a canopy or canopies projecting from such Building Area; normal foundations and doors for ingress and egress may project from such Building Area; trash areas for Building Areas may encroach into said Common Area provided that they are adequately screened from public view; and signs may be erected upon said canopy or canopies, so long as said signs do not obstruct

the signs of any other owner, or owner's tenant of the Shopping Center. No signs other than the signs provided for hereinabove, directional signs for guidance upon the parking and driveway area, and a pylon sign at the location shown on Exhibit B hereto, shall be erected or maintained upon the Common Area or Building Area of the Shopping Center except such as obtain the written approval of the owners and tenants of one hundred percent (100%) of the Building Area in the Shopping Center.

3. All buildings constructed in the Shopping Center shall either be equipped with such automatic sprinkler systems as meet all of the standards of the Insurance Services Office (or other similar local organization having jurisdiction) or shall be constructed in such a manner that all buildings so built may be fire rated as a separate and distinct unit from any other building built in the Shopping Center.

4. In the development and use of the Shopping Center there shall not be established or maintained any building, structure, or area for the transaction of business, whether for retail sales or other purposes, unless and until provision is made for the establishment and maintenance of a Common Area containing approximately three (3) square feet of parking, driveway and sidewalk area for each one (1) square foot of floor area of all buildings, structures or areas to be used for commercial purposes in the Shopping Center, provided that in the event the plot plan which is Exhibit B hereto provides for parking facilities in a ratio other than a ratio of three (3) square feet of parking, driveway and sidewalk area for each one (1) square foot occupied by buildings, then, in that event, such plot plan shall prevail notwithstanding the above provision concerning such ratio.

EASEMENTS

1. Declarant does hereby establish in favor of and grant to the owners and occupants of the Shopping Center, their customers and invitees nonexclusive easements appurtenant for the ingress and egress and for the passage and parking of motor vehicles into, out of, on, over and across all parking areas (including access between the Shopping Center and the public streets) driveways and service areas from time to time established within the Shopping Center, so that the Shopping Center may be used as an integrated area by the owners and occupants thereof and their customers and invitees.

2. Declarant does hereby establish in favor of and grant to the owners and occupants of the Shopping Center, their customers and invitees nonexclusive easements appurtenant for the ingress and egress and passage for pedestrians into, out of, on, over and across the Common Area from time to time established within the Shopping Center so that the Shopping Center may be used as an integrated area by the owners and occupants thereof and their customers and invitees.

3. Declarant does hereby establish in favor of and grant to the owners of a portion of the Shopping Center nonexclusive easements under, through and across the Common Area of the Shopping Center for the installation, maintenance, removal, and replacement of water drainage systems or structures, water mains, sewers, water sprinkler

system lines, telephones or electrical conduits or systems, gas mains, and other public utilities and service easements. All such systems, structures, mains, sewers, conduits, lines and other public utilities instrumentalities shall be installed and maintained below the ground level or surface of the Shopping Center, except where the instrumentality of the particular utility involved is not amenable to being placed underground (such as, but not limited to, transformers and risers).

OPERATION AND MAINTENANCE OF COMMON AREA

1. Areas to be used for motor vehicle parking purposes by owners, employees of any owner, lessees and other occupants of the Shopping Center may be designated within the Shopping Center from time to time by the owners and occupants of one hundred percent (100%) of the Building Area located within the Shopping Center. No owner, employee of any owner, lessee or other occupant of any part of the Shopping Center shall use any portion of the Common Area located on the Shopping Center for motor vehicle parking purposes except such area or areas as may be designated in writing for such purposes as provided for herein.

2. All owners of any portion of the Shopping Center shall pay all taxes and assessments and other charges when due on the Common Area and Building Area owned by them. If any owner fails to pay before delinquency any such tax, assessment, or charge except while the validity or amount thereof is being properly contested by judicial or administrative proceedings, then any other owner of property in the Shopping Center may pay the same together with any applicable interest, penalties, and/or costs, and the party originally obligated to pay said sums shall promptly reimburse such other owner for the amounts so paid on his behalf, and until such reimbursement has been made, the amount thereof shall constitute a lien and charge on the property affected thereby, subject and subordinate, however, to any Deed of Trust affecting said property as of the date of payment by such owner.

3. The owner of Parcel 1 (the "Manager") shall operate and maintain or cause to be operated and maintained the Common Area located within the Shopping Center and shall keep the same, or cause the same to be kept, in good condition and repair, clean and free of rubbish and other hazards to persons using such areas, with adequate lighting and shall maintain the surface areas thereof in a level and smooth condition, evenly covered with the type of surfacing material originally installed thereon, and keep the surface thereof free of ice and snow, maintain landscaping as necessary to keep the same in a first-class condition and to provide the general effect contemplated by the improvements, or shall cause the same thus to be maintained. As a part of said operation, the Manager shall obtain and maintain general public liability insurance insuring the Manager and all persons who now or hereafter own or hold portions of the Shopping Center or any leasehold estate or other interest therein as their respective interests may appear, provided that the Manager is notified in writing of such interest, against claims for personal injury, death or property damage occurring in,

upon, or about the Common Area located on the Shopping Center. Such insurance shall be written with an insurer licensed to do business in the State of California. The limits of liability of all such insurance shall be at least $300,000.00 for injury to or death of any one person, $500,000.00 for injury to or death of more than one person in one occurrence, and $100,000.00 with respect to damage to property. The Manager shall cause to be issued certificates of insurance to each of the other fee owners of the Shopping Center, and to the occupants of Parcels 1, 2, and 3, which certificates shall provide that such insurance shall not be cancelled or amended without ten (10) days prior written notice to each of such parties.

4. The Manager agrees to expand only the money that is reasonably necessary for such operation and maintenance in order to keep the Common Area located on the Shopping Center in good repair and clean condition and to operate the same on a nonprofit basis to the end that the expense in connection therewith shall be kept at a minimum. The Manager shall, from time to time, but not more often than once each calendar quarter, send to each and every owner of any portion of the Common Area located on the Shopping Center a written statement of the total cost and expenses of operation and maintenance for the period of the preceding quarterly or longer period. The Manager may include in such statement a management fee not to exceed ten percent (10%) of such costs and expenses; provided, however, that said management fee shall not be applied to capital expenditures in excess of One Thousand Dollars ($1,000.00) or insurance premiums. Within thirty (30) days after receipt thereof, each and every such owner shall pay to the Manager the fractions of the total amount of said costs and expenses hereinafter described. Each owner or its authorized representative shall have the right to examine the records of expenses in connection therewith at reasonable business hours and without unreasonable frequency. Each and every such owner shall pay to the Manager their proportionate share of the total amount of said cost and expenses as follows:

Parcel 1	42.71%
Parcel 2	37.02%
Parcel 3	6.26%
Parcel 4	14.01%

If any of said fractions of said total is not so paid, the same shall be deemed delinquent, and the amount thereof shall bear interest thereafter at the rate of ten percent (10%) per annum until paid. Any and all delinquent amounts together with said interest shall be a lien on the property of the owner failing to pay in favor of the Manager.

5. (a) Should the occupant of Parcel 2 desire, or all of the other occupants and owners of the Shopping Center desire jointly and severally, to assume the duties, obligations, rights and remedies of the Manager pursuant to the preceding provisions of this provision concerning maintenance, said occupant or occupants and owners shall have the right to do so; by giving Manager thirty (30) days written notice to that

effect. In the event of such a takeover from the Manager, then all sums payable to such Manager by occupant and owners of the Shopping Center in respect to their pro-rata share of Common Area maintenance costs, together with the right to enforce payment of and to collect the same will be assigned to the party (ies) taking over without the necessity of the execution of any further instrument of assignment. Such takeover shall not relieve said Manager in its capacity as owner of any portion of the Shopping Center, of paying its prorata share of the costs and expenses of Common Area Maintenance.

(b) Should the Manager after performing (for at least three (3) years the duties, obligations, rights and remedies as set forth in the preceding provisions hereof, desire to relinqush said duties, obligations, rights and remedies, it may do so by serving a formal written sixty (60) day notice to that effect on all of the owners of the Shopping Center and the occupant of Parcel 1, 2, and 3 and upon their receipt of said notice, the owners of all of the parcels of the Shopping Center, other than the Manager, and the occupant of Parcel 1, 2, and 3 shall reach an agreement among themselves as to who shall assume such duties, obligations, rights and remedies of the Manager.

In each case the notices provided for above shall be accompanied by the written undertaking of the Manager's successor or successors, duly executed and acknowledged by such successor, or successors, that it or they, shall, (i) faithfully and fully observe, perform and discharge each and every duty and obligation of Manager hereunder in the place and stead of the Manager for a specified period (which period shall in no event be for less than three (3) years, and which shall be described by calendar dates) and said successor, or successors, may utilize a nominee to perform such duties and obligations without relieving it, or them, however, of any of such duties and obligations, (ii) save and hold the Manager harmless of and from any and all liability or responsibility under the provisions hereof concerning the maintenance of the Shopping Center Common Area on account of any and all matters arising or occurring during such period. The party or parties taking over the duties of the Manager shall promptly cause an executed and acknowledged counterpart of such written undertaking to be duly recorded in the Office of the County Recorder of Solano County. The Manager hereby grants to said successor, or successors, during said period, all rights that the Manager shall possess hereunder including, but without limiting the foregoing, the right, in the place and stead of the Manager to issue the statements above contemplated, to collect, hold, receive, and disburse receipts on account thereof, and to have the full benefit of any liens above contemplated which may arise by reason of any non-payment on account thereof.

6. During any period when no person is obligated to maintain the Common Area located within the Shopping Center, the owner of each parcel of the Shopping Center shall have the obligation to maintain its own parcel.

RESTRICTIONS ON USE

1. No portion of the Shopping Center other than Parcel 1 shall be occupied or used, directly or indirectly, for the purposes of a general food market or a grocery store, meat market, fruit store, vegetable store, or any combination thereof; provided, however, the foregoing restrictions shall not prohibit the operation on Parcel 2 of a Longs Super Drug Store (being the type of super drug store operated by Longs Drug Stores, Inc., a California corporation, whether as owner or tenant of Parcel 2 selling items customarily sold by other Longs Drug Stores, so long as such items customarily sold do not include fresh or frozen meats, fresh or frozen fish, fresh or frozen produce, and/or fresh or frozen poultry.

2. No portion of the Shopping Center other than Parcel 2 shall be occupied or used for the conduct of any store, business, trade or profession (whether separately or as part of another entity) which requires, or has, a license or permits to conduct a pharmacy from the California State Board of Pharmacy, or other agency which hereafter may be impowered to license or permit the conduct of a pharmacy, or which employs or is required to employ a registered pharmacist, nor for the conduct of any store, business, trade or profession (whether separately or as part of another entity) which is called, labeled, named or is commonly known as or referred to a "drug store", "pharmacy", or "apothecary".

3. No portion of the Shopping Center shall be used for the sale or offering for sale of alcoholic beverages; provided, however, that this restriction shall not prohibit the operation of an alcoholic beverage department as a part of the retail operations conducted in the buildings located on Parcel 1 and/or Parcel 2; and provided further that this restriction shall not prohibit the operation of a restaurant on Parcel 4 selling alcoholic beverages for on-premises consumption.

4. No portion of the Shopping Center other than Parcel 3 shall be occupied or used, directly or indirectly, by a wholesale or retail business selling automotive parts, supplies and accessories, tires and batteries, or any combination thereof, provided however, the foregoing restrictions shall not prohibit the operation on Parcel 2 of a Longs Super Drug Store whether as owner or as tenant of Parcel 2 and of Fry's Super Market whether as owner or as tenant of Parcel 1 from selling items customarily sold by other Longs Drug Stores or other Fry's Super Markets.

GENERAL PROVISIONS

1. EASEMENTS AND COVENANTS. Each and all of the easements and rights created or granted herein are appurtenances to the applicable portions of the Shopping Center and none of said easements or rights may be transferred, assigned, or encumbered except as an appurtenance to such portions, except as otherwise expressly provided herein. For the purposes of said easements and rights, the property benefited shall constitute the dominate estate, and the particular area in the Shopping Center which respectively is burdened by such easements and rights shall constitute the servient estate.

Each and all of the covenants, restrictions, and provisions contained herein, whether affirmative or negative in nature: (a) are made for the direct, mutual and reciprocal benefit of each parcel of land in the Shopping Center; (b) will create mutual equitable servitudes upon each parcel of land in the Shopping Center in favor of every other parcel; (c) will constitute covenant running with the land; (d) will bind every person having any fee, leasehold, or other interest in any portion of the Shopping Center at any time or from time to time to the extent that such portion is bound by the covenant, condition, restriction, or provision in question, or that the covenant, condition, restriction, or provision is to be performed on such portion; and (e) will inure to the benefit of the parties and their respective successors and assigns as to their respective parcels of land in the Shopping Center.

If any owner of property included in the Shopping Center sells all or any of such property, such owner shall be released and discharged from any and all liability for obligations imposed hereby with respect to the property so sold, with respect to events occurring subsequent to the date of such sale.

2. DURATION. Except as otherwise provided herein, each setback line, covenant, restriction and undertaking of this document shall remain in effect for the term of sixty (60) years from the date hereof. Each easement shall be in perpetuity.

3. INJUNCTIVE RELIEF. In the event of any violation or threatened violation by any owner, lessee, or occupant of any portion of the Shopping Center of any of the terms, covenants, restrictions, and conditions contained herein, in addition to the other remedies herein provided, any or all of the owners and tenants of the property included within the Shopping Center shall have the right to enjoin such violation or threatened violation in a court of competent jurisdiction.

4. MODIFICATION PROVISION. This Declaration may not be modified in any respect whatsoever, or rescinded, in whole or in part, nor shall the parking or traffic flow pattern as depicted in Exhibit B hereto be modified, except with the consent of the owners of Parcels 1, 2, 3, and 4, plus the tenants of Parcels 1, 2, and 3 at the time of such modification or rescission, and then only by written instrument duly executed and acknowledged by said owners and tenant, duly recorded in the Office of the Recorder of Solano County.

5. NOT A PUBLIC DEDICATION. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Shopping Center to the general public or for the general public or for any public purposes whatsoever, it being the intention of Declarant that this Declaration shall be strictly limited to and for the purposes herein expressed. The right of the public or

any person to make any use whatsoever of the Shopping Center or any portion thereof, (other than any use expressly allowed by a written or recorded map, agreement, deed or dedication) is by permission, and subject to control, of the owner: Section 813 Civic Code.

6. BREACH SHALL NOT PERMIT TERMINATION. No breach of this Declaration shall entitle any owner to cancel, rescind or otherwise terminate this Declaration, but such limitation shall not affect in any manner any other rights or remedies which such owner, or any tenant, may have hereunder by reason of any breach of this Declaration. Any breach of any of said covenants or restrictions, however, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value, but such covenants or restrictions shall be binding upon and effective against such owner of any of said property or any portion thereof whose title thereto is acquired by foreclosure, trustee sale, or otherwise.

7. SEVERABILITY. If any clause, sentence or other portion of this Declaration shall become illegal, null or void for any reason, or shall be held by any court of competent jurisdiction to be so, the remaining portions thereof shall remain in full force and effect.

8. ENFORCEMENT OF LIEN. The lien provided for in "OPERATION AND MAINTENANCE OF COMMON AREA" hereinabove may be filed for record against the defaulting owner in the Office of the County Recorder of Solano County, signed and verified, which shall contain at least:

(a) A statement of the unpaid amount of costs and expenses;

(b) A description sufficient for identification of that portion of the property of the defaulting owner which is the subject of the lien; and

(c) The name of the owner or reputed owner of the property which is the subject of the alleged lien. Such lien, when so established against the real property described in said lien, shall be prior and superior to any right, title, interest, lien or claim which may be or has been acquired or attached to such property after the time of filing such lien. Such lien shall be for the use and benefit of the person curing the default of the defaulting owner, and may be enforced and foreclosed in a suit or action brought in any court of competent jurisdiction.

9. SUBSEQUENT CONVEYANCES. All conveyances of all or any portion of the Shopping Center subsequent to the date hereof shall recite that they are subject and subordinate to the terms and

provisions hereof. The failure of such conveyance to contain such recitals shall not decrease or eliminate the binding effect of the covenants, conditions, restrictions, and provisions hereof upon the subsequent owners of any portion of the Shopping Center.

10. OWNERSHIP OF SHOPPING CENTER. The ownership of the entire Shopping Center by the same party shall not effect the termination of this Declaration.

IN WITNESS WHEREOF, Declarant has duly executed this Declaration as of the day and year first hereinabove set forth.

SANTA ANITA DEVELOPMENT CORPORATION

By _____

By _____

"Declarant"

(To be Notarially Acknowledged)

TO 1945 CA (R-24)

STATE OF CALIFORNIA
COUNTY OF Orange } SS.

TITLE INSURANCE AND TRUST
A TICOR COMPANY

On February 21, 1977 before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis M. Berryman, known to me to be the _____ President, and Arn K. Youngman, known to me to be _____ Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

STAPLE HERE

WITNESS my hand and official seal.

Signature Joan A. Rice

OFFICIAL SEAL
JOAN A. RICE
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
ORANGE COUNTY
My Commission Expires Feb. 12, 1980

(This area for official notarial seal)

7903

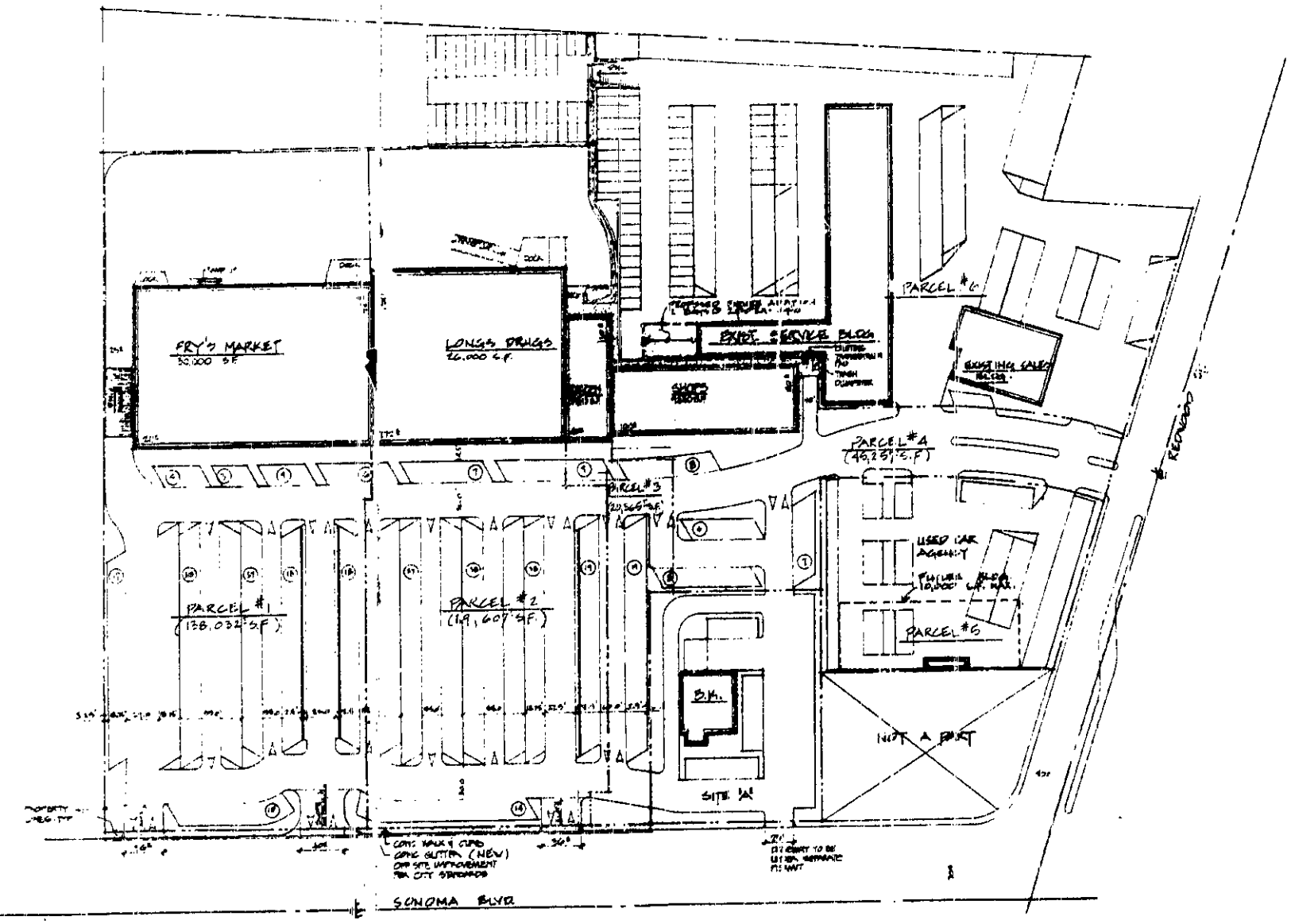
Recorded At Request Of
TITLE INSURANCE AND TRUST COMPANY
at 12 min. past 30 M.
BOOK MAR 1 1977
OFFICIAL RECORDS
SOLANO COUNTY CALIF.
Ronald J. Azevedo
$ 13.00 PD. Recorder

EXHIBIT "A" TO DECLARATION

All that real property situated in the County of Solano, State of California, described as Parcels 1, 2, 3, and 4, as shown on that certain parcel map filed March 4, 1977, in Book 12 of Parcel Maps, at page 24, Official Records of Solano County

PC 13758

EXHIBIT "B" TO DECLARATION



RESUMÉ

SITE AREA	590,915 S.F.
SITE 'A' AREA	30,200 S.F.
S.C. SITE AREA	323,261 S.F.
BUILDING AREA	70,250 S.F.
SITE/BLDG RATIO	4.14 TO 1
PARKING PROVIDED	365 SPACES
PARKING RATIO	1 SPACE/ 192 S.F.

NORTH SCALE 1" = 50'

PRELIMINARY SITE STUDY

D

PRELIMINARY PARCEL MAP STUDY
11/24/76 B.24.

Sonoma & Redwood

SANTA ANITA DEVELOPMENT CORP

sgpa

PLANNING AND ARCHITECTURE MEMBERS AIA 4400 LAS STREET SAN DIEGO CALIFORNIA 92103 P.O. BOX 33326 TELEPHONE 714 297 0131

STAFF REPORT
CITY OF VALLEJO
PLANNING COMMISSION

I. PROJECT INFORMATION

Item No. 8B

DATE OF MEETING:	October 16, 2023
PROJECT NUMBER:	APP23-0001
PREPARED BY:	Margaret Kavanaugh-Lynch, Planning Manager
PROJECT LOCATION:	600 Kentucky St / APN: 0056-104-160
APPLICABLE ZONINGCODE SECTION(S):	Appeal (Vallejo Municipal Code (VMC Chapter 16.602.14)
PROJECT SUMMARY:	The proposed project consists of an Appeal of the Director's denial of a Certificate of Conformity (CC23-0002) to allow re-establishment of six nonconforming residential units at 600 Kentucky Street.
CEQA DETEMINATION:	Staff has determined that the Project is exempt from the requirements of the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code, § 21000, et seq.) and the State CEQA Guidelines (the "Guidelines") (14 Cal. Code Regs. § 15000 et seq.) pursuant to Section 15270(a) of the CEQA Guidelines because CEQA does not apply to projects which a public agency rejects or disapproves.
RECOMMENDATION:	Staff recommends that the Planning Commission adopt Resolution No. PC 23-XX to uphold the Decision of the Director of Planning and Development Services and **DENY** APP23-001

PROJECT DATA SUMMARY

APPLICANT:	George Hauser 313 Eureka Street San Francisco, CA 94114
PROPERTY OWNER:	CJH 336 LLC CO 988-992 GUERRERO LLC 313 EUREKA ST SAN FRANCISCO CA 94114

GENERAL PLAN DESIGNATION:	Primarily Single Family (R-SF)
ZONING DISTRICT:	Residential Low Density (RLD) St. Vincent's Historic District

II. BACKGROUND AND DISCUSSION

On February 23, 2023, the appellant applied for a Certificate of Conformity to re-establish six dwelling units at 600 Kentucky. On June 15, 2023, the Planning and Development Services Director denied the request. On June 21, 2023, the appellant filed a timely appeal of the Director's decision. Per Vallejo Municipal Code (VMC) Section 16.602.14:

> "any action by the director, planning commission, architectural heritage and landmarks commission, or design review board in the administration or enforcement of the provisions of the Zoning Code, in accordance with Table 16.601-A: Permit Review Authority, may be appealed as provided in this chapter."

Section 16.602.14, paragraph 1, "*Appeals of Director Decisions*, further provides that decisions of the director may be appealed to the planning commission, architectural heritage and landmarks commission or design review board by filing a written appeal with the planning division.

In this case, the Planning Commission is the appropriate body to hear the appeal.

VMC Section 16.105.08 provides a path forward to make non-conforming residential units conforming, under certain circumstances. Per VMC Section 16.701, a non-conforming use is defined as follows:

> "A use of a building, structure, or site, or portion thereof, or a building, structure or facility itself, which was legally established, and has been maintained, erected or altered in compliance with applicable regulations but which no longer conforms to the specific current regulations applicable to it…."

Per VMC 16.105.08.A: "….It shall be the responsibility of the applicant seeking a certificate of conformity to provide substantial evidence to support the required findings. Such evidence could include, but not be limited to, the following:

1. Completed application form;
2. Application fee, as established by the Master Fee Schedule; and
3. Substantial evidence to support the required findings in Section (5), below, with the applicant responsible for the burden of proof as defined in Section 16.105.13, Burden of Proof including:
4. Plans showing original construction of the unit.
5. Copies of building permits and/or other authorization for the unit.
6. Historic photographs and/or documents.
7. Written declarations made under the penalty of perjury.
8. Upon receipt of a complete application, the director shall provide a public notice pursuant to Chapter 16.602, Common Procedures.

9. The director shall issue a certificate of conformity only if, based on substantial evidence, all the following findings are made:

    a. The unit was originally and legally constructed (as can best be determined by available plans, permits, and other documentation) either as part of a multi-unit structure or as a separate structure within a group of units on one parcel;

    b. The re-establishment of the unit will not be detrimental to any existing or potential use or structure in the zoning district in which the non-conforming use is located. (Issues to be considered include but shall not be limited to the availability of parking, aesthetics, privacy, and physical compatibility with adjacent properties);

    c. The structure containing the unit cannot be easily converted for a use which conforms to the current zoning district; and

    d. If the structure is on the city's historic resources inventory, the loss of the non-conforming unit could result in the degradation of the architectural integrity of the structure or other adjacent structures or could result in the loss of the structure.

Under VMC 16.105.13 B,

The burden of proof shall be met only if the following findings can be made:

1. The use or structure was permitted when established;
2. No conditions have occurred since the legal establishment that would require its abatement; and
3. No unauthorized expansion, enlargement, or intensification of the use or structure has occurred and currently exists.

Appeal of Director's Decision

On June 21, 2023, the Applicant appealed the decision of the Director to deny the application. The Applicant's key arguments are summarized below in bold followed by staff's response in italics.

Appellant Statement: The City states that there is no evidence to support that there were six units originally built in this location. That is untrue, there are Sanborn Maps that note that six flats were built in or around 1944-1948.

Staff Response: *Based on the available plans, permits, and other documentation, there is no evidence on which to determine that six dwelling units were originally and legally constructed on the subject parcel. Staff cannot rely on Sanborn Maps to make this determination, alone. While they may be used as a part of a larger set of evidence, they cannot be used as sole proof of this assertion. In fact, the City of Vallejo has no evidence that residential units were ever built at the location. The Building Official did a substantial amount of work researching the City's records for the site and conducted a site inspection. He found that the City of Vallejo issued building permits in 1959 and 1960 to convert the building to commercial office space. There is no evidence in the permit history of the previous use of the building, if it was residential, or if it was, how many units there were. Additional permits related to the building's commercial office use were applied for or issued in 1962, 1991, 2012, and 2017. During his site inspection on June 24, 2021, the Building Official confirmed the building's conversion to commercial office use during the years 1959-60, as the mechanical, plumbing, electrical, and exit systems, each designed for or specific to commercial use, remain extant. The presence of these systems in each of the four illegal residential units (two upstairs and two down) confirms that the residential units were constructed illegally without permits subsequent to 2017.*

Appellant Statement: The City changed its practice of using Sanborn Maps as a reference in these sorts of planning entitlements.

Staff Response *It is true that a prior entitlement for this property did allow the use of Sanborn Maps as evidence of the original construction. However, upon review of all the information submitted, it was discovered that the 1944-1948 Maps were not reliable as the sole source of documentation of the original construction of the building. Without any other available plans, permits, and other documentation to support the Maps, they were found not to be conclusive.*

Appellant Statement: The City should rely on the Polk Directory of 1942 to support the existence of six dwelling units.

Staff Response: *The Polk Directory was never used by the Planning Division as evidence of the establishment of dwellings. It is understood that this Directory was not reviewed for accuracy by its author, rather it was based on information sent to them for publication without field verification.*

Appellant Statement: City misinterpreted the goal of the finding, "The structure containing the unit cannot be easily converted for a use which conforms to the current zoning district." The fact that there was once six dwellings but the current zoning does not allow for that many units on the parcel is the reason the Certificate of Conformity exists.

Staff Response*: As the original number of dwelling units cannot be established, staff cannot support six units to be created on a 3,175 square foot lot zoned Residential Low Density, which allows up to a maximum of 9 dwelling units per acre. With the 3,175 square foot lot, zoned RLD, only one dwelling unit would be permitted under today's code.*

Appellant Statement: The finding of that states "If the structure is on the city's historic resources inventory, the loss of the non-conforming unit could result in the degradation of the architectural integrity of the structure or other adjacent structures or could result in the loss of the structure" is not applicable as the building is not listed on the City's Historic Inventory, but returning the original 1920's use could make it eligible for the Inventory.

Staff Response: *As noted, the building is not on the City's Historic Inventory, thus the finding is not applicable. Further, the exterior of the building has been extensively modified by being a commercial use for over sixty years.*

Appellant Statement: Granting of this entitlement would have many benefits for the City.

Staff Response: *This statement does not address any of the required findings of a Certificate of Conformity and is therefore not relevant to the appeal.*

Further, the appellant has not met the burden of proof required by 16.105.13 B in that the only building permits that are available indicate that the building is a commercial use. The appellant has submitted evidence from Sanborne Maps and copies of an old telephone book to justify the legality of the units, however, these are not legally binding documents. It therefore has not been established that the six units were built with permits.

In addition, at least four illegal dwelling units were created by converting commercial space to residential space without benefit of permits. This constitutes a situation that requires abatement. Further, unauthorized intensification of the use (illegal conversion from commercial to residential) has occurred. Therefore, the appellant has not met the burden of proof required to obtain a Certificate of Conformity.

Options for the Planning Commission

VMC Section 16.602.14 provides guidance to the Planning Commission as to how to conduct an Appeal.

F.1. After opening the public hearing on an appeal, the appeal body may take one of the following actions:

a. *Continue the public hearing;*
b. *Based on the record of the appeal review authority's consideration and hearing, reverse or affirm, wholly or partly, or modify any decision, determination, condition or requirement of the director's, commission's or the board's original action; or*
c. *Remand the matter to the commission or board to reconsider the application or any revisions submitted after the commission's, or board's action, in which case the appeal review authority shall specify whether or not the commission or board shall hold a new public hearing, and which issues the commission or board is directed to reconsider.*

G. Standards of Review. When reviewing any decision on appeal, the appeal body shall use the same standards for review required for the original decision. The appeal body may adopt the same decision and findings as were originally approved; it also may request or require changes to the application as a condition of approval.

H. Action. An action by the commission, board or the council to grant an appeal shall require a majority vote of the hearing body members. A tie vote shall have the effect of rejecting the appeal.

III. ENVIRONMENTAL REVIEW

The California Environmental Quality Act ("CEQA") does not apply to projects which a public agency rejects or disapproves pursuant to Section 15270(a) of the CEQA Guidelines.

IV. NOTICING AND PUBLIC COMMENTS

On October 2, 2023, pursuant to VMC Section 16.602.08 – Noticing. A notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups, all property owners within 500 feet of the subject property as well as to members of the Planning Commission, the applicant and property owner. Staff have not received any comments or questions from the public on the application as of writing this staff report.

Staff notes that the appellant submitted information on 10/9 and 10/10.This information is included in the packet as Attachment 4 and 5, respectively. However, this information (a total of 79 pages) was submitted too late for staff to address in this report. Staff will address this information at the hearing.

V. STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt Resolution No. PC 23-XX to uphold the Decision of the Director of Planning and Development Services and deny the Appeal. Should the Commission wish to take a different action, please direct staff to prepare a Resolution with all applicable findings and bring it back to the Commission for action on a date certain.

VI. APPEAL PROCEDURE

VMC Section 16.602.14, Appeals, the applicant, or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendering of the decision of the Planning Commission appeal in writing to the City Council by filing a written appeal with a fee of $1,409.21 dollars with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

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

VII. ATTACHMENTS

1. Draft Resolution
2. Director's Decision dated June 15, 2023
3. Appeal letter dated June 21, 2023
4. Additional Appeal Comments Forwarded to Staff on October 9, 2023
5. Additional Appeal Comments forwarded to Staff on October 10, 2023

CITY OF VALLEJO PLANNING COMMISSION

RESOLUTION NO. PC 23-XX

A RESOLUTION DENYING APPEAL (APP) #23-0001 AND UPHOLDING THE PLANNING AND DEVELOPMENT DIRECTOR'S DENIAL OF CERTIFICATE OF CONFORMITY CC23-002 FOR 600 KENTUCKY STREET APN #0056-104-160

* *

I. GENERAL FINDINGS

WHEREAS, on June 15, 2023, after giving all public notices required by State law and the City of Vallejo Municipal Code, the City of Vallejo Planning and Development Director could not make all necessary findings and denied the project; and

WHEREAS, on June 21, 2023, the Planning Division received an appeal from George Houser requesting that the Planning Commission overturn the denial of the Certificate of Conformity; and

WHEREAS, on October 9, 2023, the Planning Division received additional information regarding the appeal from George Houser also requesting that the Planning Commission overturn the denial of the Certificate of Conformity; and

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

NOW THEREFORE, based on the Record, the City Council hereby makes the following findings:

II. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

The Project is exempt from the requirements of the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code, § 21000, et seq.) and the State CEQA Guidelines (the "Guidelines") (14 Cal. Code Regs. § 15000 et seq.) pursuant to Section 15270(a) of the CEQA Guidelines because CEQA does not apply to projects which a public agency rejects or disapproves.

III. FINDINGS RELEVANT TO THE DENIAL OF THE APPEAL

A. The Planning Commission finds that the Appellants' objections to the denial of the Certificate of Conformity do not address the relevant findings, and that:

<u>Appellant Statement:</u> The City states that there is no evidence to support that there were six units originally built in this location. That is untrue, there are Sanborn Maps that note that six flats were built in or around 1944-1948.

Findings of Fact: *Based on the available plans, permits, and other documentation, there is no evidence on which to determine that six dwelling units were originally and legally constructed on the subject parcel. Staff cannot rely on Sanborn Maps to make this determination, alone. While they may be used as a part of a larger set of evidence, they cannot be used as sole proof of this assertion. In fact, the City of Vallejo has no evidence that residential units were ever built at the location. The Building Official did a substantial amount of work researching the site and conducting a site inspection as part of a previous entitlement. He found that the City of Vallejo building permit history for this site only dates back to 1959 and 1960, in which permits were issued to convert the building to commercial office space. There is no evidence in the permits that lists the previous use of the building. Additional permits related to the building's office use were also applied for or issued in 1962, 1991, 2012, and 2017. There is no record of any permit being issued to convert the building to residential use, subsequent to the office use. During his site inspection on June 24, 2021, the Building Official confirmed the building's conversion to commercial office use during the years 1959-60, as the mechanical, plumbing, electrical, and exit systems, each designed for or specific to commercial use, remain extant. The presence of these systems in each of the four existing residential units (two upstairs and two down) confirms the residential alterations to the units which were ultimately undertaken were done illegally, as there are no building permits for such work in the building's permit history.*

Appellant Statement: The City changed its practice of using Sanborn Maps as a reference in these sorts of planning entitlements.

Findings of Fact: *It is true that a prior entitlement for this property did allow the use of Sanborn Maps as evidence of the original construction. However, upon review of all the information submitted, it was discovered that the 1944-1948 Maps were not reliable as the sole source of documentation of the original construction of the building. Without any other available plans, permits, and other documentation to support the Maps, they were found not to be conclusive.*

Appellant Statement: The City should rely on the Polk Directory of 1942 to support the existence of six dwelling units.

Findings of Fact: *The Polk Directory was never used by the Planning Division as evidence of the establishment of dwellings. It is understood that this Directory was not reviewed for accuracy by its author, rather it was based on information sent to them for publication without field verification.*

Appellant Statement: City misinterpreted the goal of the finding, "The structure containing the unit cannot be easily converted for a use which conforms to the current zoning district." The fact that there was once six dwellings but the current zoning does not allow for that many units on the parcel is the reason the Certificate of Conformity exists.

Findings of Fact: *As the original number of dwelling units cannot be established, staff cannot support six units to be created on a lot that measures 3,175 square feet and is zoned Residential Low Density, which allows up to a maximum of 9 dwelling units per acre.*

<u>Appellant Statement:</u> The finding of that states "If the structure is on the city's historic resources inventory, the loss of the non-conforming unit could result in the degradation of the architectural integrity of the structure or other adjacent structures or could result in the loss of the structure" is not applicable as the building is not listed on the City's Historic Inventory, but returning the original 1920's use could make it eligible for the Inventory.

<u>Findings of Fact</u>: *As noted, the building is not on the City's Historic Inventory and concurs that the finding is not applicable. Further, the exterior of the building has been extensively modified by the conversion of the building to a commercial use. It is highly doubtful that this structure could qualify for listing on City's Historic Inventory due to these modifications.*

<u>Appellant Statement</u>: Granting of this entitlement would have many benefits for the City.

<u>Findings of Fact:</u> *This statement does not address any of the required findings of a Certificate of Conformity. Therefore it is not applicable to the appeal.*

III. RESOLUTION DENYING THE PROJECT AT 600 KENTUCKY STREET

NOW, THEREFORE, LET IT BE RESOLVED that based on the findings above, the evidence and testimony, both written and oral, presented at the Planning Commission hearing and the Record as a whole, the Planning Commission hereby DENIES the appeal, UPHOLDS the Directors's denial of the project.

VIII. VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Vallejo, State of California, on the 16th day of October, 2023 by the following vote to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____

PEGGY COHEN_THOMPSON, CHAIRPERSON
City of Vallejo Planning Commission

Attest:

_____

MARGARET KAVANAUGH-LYNCH, SECRETARY
City of Vallejo Planning Commission

Planning Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4326

June 15, 2023

George Hauser
313 Eureka Street
San Francisco, CA 94114

Re: Certificate of Conformity (CC23-0002) at 600 Kentucky Street (APN:0056-104-160)

George Hauser:

This letter shall serve to inform you that your request for a Certificate of Conformity to allow re-establishment of six nonconforming residential units at 600 Kentucky Street has been DENIED.

Pursuant to Vallejo Municipal Code Section 16.102.030, the applicant or any party adversely affected by this action may appeal it to the Planning Commission. The process includes the filing of a letter stating the reason(s) for the appeal and a fee of $1,126 dollars with the City Clerk. Such appeal shall not be timely filed unless it is received by the City Clerk or designee no later than the close of business on the tenth calendar day after the date of the action. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the Planning Commission consideration of the appeal, shall be sent by the City Clerk to all property owners within 200 hundred feet of the project boundary. The Planning Commission may affirm, reverse, or modify any decision of the Planning and Development Services Director.

Sincerely,

Christina Ratcliffe, AICP
Planning and Development Services Director

Attachments:

a. Director's Determination.

CERTIFICATE OF CONFORMITY DETERMINATION (600 Kentucky Street, Vallejo)

The applicant, George Hauser is hereby denied a Certificate of Conformity to allow the re-establishment of six residential units at 600 Kentucky Street.

Environmental Review

Staff has determined that the Project is exempt from the requirements of the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code, § 21000, et seq.) and the State CEQA Guidelines (the "Guidelines") (14 Cal. Code Regs. § 15000 et seq.) pursuant to Section 15270(a) of the CEQA Guidelines because CEQA does not apply to projects which a public agency rejects or disapproves.

Findings

Vallejo Municipal Code Section 16.105.08.A.9 requires the Planning and Development Services Director to make the following findings prior to granting a Certificate of Conformity (the findings are in **bold**, and staff's determination follows in *italics*):

1. **The unit was originally and legally constructed (as can best be determined by available plans, permits, and other documentation) either as part of a multi-unit structure or as a separate structure within a group of units on one parcel.**

   Based on the available plans, permits, and other documentation, there is no evidence on which to determine that six dwelling units were originally and legally constructed on the subject parcel.

   The reestablishment of the unit will not be detrimental to any existing or potential use or structure in the zoning district in which the non-conforming use is located. (Issues to be considered include but shall not be limited to the availability of parking, aesthetics, privacy, and physical compatibility with adjacent properties).

   Because it has not been established that six dwelling units were originally and legally constructed on the subject parcel, this finding is not applicable.

2. **The structure containing the unit cannot be easily converted for a use which conforms to the current zoning district.**

   The structure parcel measures 3,175 square feet and is zoned Residential Low Density, which allows up to a maximum of 9 dwelling units per acre. The structure cannot be easily converted for a use which conforms to the current zoning district, as six dwelling units on the subject parcel would exceed the maximum allowed density applicable in the zone.

   If the structure is on the city's historic resources inventory, the loss of the non-conforming unit could result in the degradation of the architectural integrity of the structure or other adjacent structures or could result in the loss of the structure.

   While the subject site is located within the St. Vincent's Historic District, the structure itself is noted as a non-contributor to the district and is not listed on the city's historic resource inventory. Therefore, this finding is inapplicable.

SMH Builders

313 Eureka St
San Francisco, CA 94114
415-519-5398

June 21, 2023

Vallejo City Clerk
Vallejo City Hall
555 Santa Clara Street #3
Vallejo, CA 94590
(707) 648-4328

Re: **Appeal of June 15, 2023, Denial of Certificate of Conformity (CC23-0002) at 600 Kentucky (APN:0056-104-160) issued by Christina Ratcliffe.**

Dear City Clerk:

This letter serves as an appeal to the above referenced denial (see Exhibit A). A check in the amount of $1,126 made payable to the Vallejo City Clerk has been mailed on June 21, 2023 via USPS Priority Mail to the above address. See attached USPS mailing label (Exhibit B).

BASIS FOR APPEAL

The applicant responds to the City's Comments to the Findings stated in the Denial Letter as follows.

FINDING 1

The unit was originally and legally constructed (as can best be determined by available plans, permits and other documentation) either as part of a multi-unit structure or as a separate structure within a group of units on one parcel.

City Comment

Based on the available plans, permits and other documents, there is no evidence on which to determine that six dwelling units were originally and legally constructed on the subject parcel.

Applicants Response

The City states that "there is no evidence on which to determine that six dwelling units were originally and legally constructed on the subject parcel." This is untrue. The applicant provided Sanborn Fire Insurance maps, the de facto source for determining the use of a building in the absence of original permits. The City, in its comments, states no objection to the use of these documents.

Since there was no origin permit on record establishing the use at the time the building was first constructed, the applicant contacted David Deis of the Geography and Environmental Studies Department at Cal State Northridge, which maintains a collection of historic Sanborn maps under the Sanborn Fire Insurance Atlas Collection. See attached email correspondence with Mr. Deis (Exhibit D). He provided the applicant with copies of the 1919, 1944 and 1948 Sanborn maps showing 600

Kentucky (aka 1100 Marin). See Exhibit C. According to Mr. Deis, there are no maps in the collection between 1919 and 1944.

The 1919 map shows a "D" (reference documents indicate this means dwelling) on the property. The 1944 and 1948 maps each show "6 Flats". The building plan depicted on the 1919 map bears no relationship to the current building plan and the applicant therefore concluded that the 1919 building was demolished sometime prior to the construction of the current building.

The 1944 and 1948 maps, however, show a yellow plan (references indicate this is a frame building) that is strikingly consistent with the current building, including its rectangular shape, proximity to the south and west property lines and the neighboring dwellings on the north and the east. It also shows an indented element on the west side that corresponds to the porch on the current building and 2 dashed lines that correspond to walls in the current building that divide each floor into 3 units. The plan also includes a notation "2" indicating two floors. 3 units per floor times 2 floors results in 6 units and, indeed, the address area on the map is labelled "1100-A-02-A-04-A", which is shorthand for 1100, 1100A, 1102, 1102A, 1104 and 1104A.

Consistent with the building's original configuration as 6 dwelling units, it is currently serviced by 6 electric meters and 6 gas meters.

Based on this information the applicant concluded that the original permit for the current building provided for 6 flats on 2 levels.

The maps also show that the subject building was surrounded by residential uses, demonstrating that its use as flats was consistent with the dominant use in the neighborhood.

The applicant has learned through hearsay that the City may have declared that Sanborn Maps are not a basis for determining contemporaneous use. If so, the City altered its policy after approving a 2020 C of C permit application for the property. The City accepted the Sanborn maps presented herein as evidence that the building was originally constructed as 6 flats. Prohibition against Sanborn maps is contrary to the preponderance of practice in most other California jurisdictions and, if the City has adopted a policy of prohibiting Sanborn maps, it has done so with formalizing or establishing a ruling of regulation so stating. If the City has indeed changed its policy, it has provides no basis for doing so.

After learning of the Denial, the applicant sought other historical records to determine the use of the property. It contacted Lisa Delgado, a reference librarian at the John F. Kennedy Branch of the Solano County Library. Ms. Delgado located the 1942 Edition of "Polk's Vallejo City Directory". See Exhibit E. The Polk Directory is self-described as follows:

CATALOGED

POLK'S

VALLEJO

(CALIFORNIA)

CITY DIRECTORY

1942

INCLUDING FAIRFIELD

Containing an Alphabetical Directory of Business Concerns and Private Citizens, a Street and Avenue Guide and Directory of Householders, Rural Free Delivery Routes and Much Information of a Miscellaneous Character

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604 MISSION STREET, SAN FRANCISCO, CALIF.

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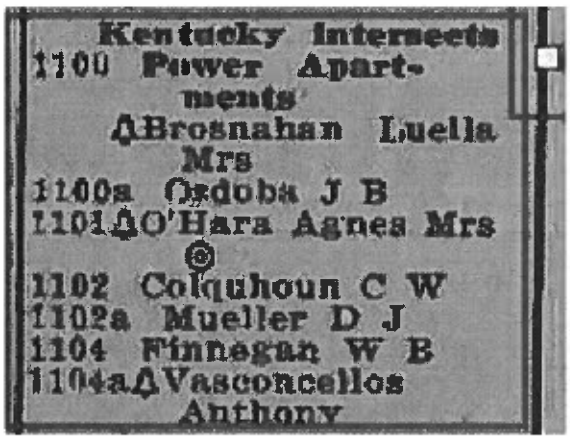
Kentucky intersects
1100 Power Apart-
ments
ΔBrosnahan Luella
Mrs
1100a Osdoba J B
1101ΔO'Hara Agnes Mrs
1102 Colquhoun C W
1102a Mueller D J
1104 Finnegan W B
1104aΔVasconcellos
Anthony

Based on this document, in 1942 1100 Marin Street was being used as the "Power Apartments" with occupants Mrs. Luella Brosnahan at 1100 Marin, J B Osdoba at 1100a Marin, C W Colquhoun at 1102 Marin, D J Mueller at 1102a Marin, W B Finnegan at 1104 Marin and Anthony Vasconcellos at 1104a Marin. The residents are individuals-not businesses, the occupants reside at same six addresses of the 6 flats that are documented on the Sanborn maps.

These documents satisfy the Finding 1 requirements that ***"the unit was originally and legally constructed <u>as best can be determined by</u> <u>available.....documents</u>"***. The Finding only requires the standard of *"as best can be determined"*. It allows for the use of any documents without exception. It does not exclude Sanborn Maps or Business Directories as a basis for determining use. The applicant, through its extensive review of the historical records, has found no documents except those supporting a use as 6 flats.

To "best" the applicant's documents, the City could have provided documents that better establish the original use of the property. The City records do not contain an origin permit for the property and the City has provided no evidence to support an alternative original use for the building. The City has not explained why the building could be identified as 6 flats on the Sanborn maps or as the "Power Apartments" with 6 individual residents at 6 addresses in the Polk Directory and be something other than 6 flats. The City provides no support for an alternate use. It is reasonable to assume the building had a use when it was constructed because people don't undertake the considerable effort and cost of a building unless they intend to use it. The Finding requires that that the use be determined "as best as possible". The City's position that "there is no evidence on which to determine that six dwelling units were originally and legally constructed" is simply not true. The applicant has met the Finding 1 requirements that 6 units were

"originally and legally constructed (as can best be determined by available plans, permits and other documentation) either as part of a multi-unit structure or as a separate structure within a group of units on one parcel.

<u>FINDING 1A (numbering provided by Applicant for ease of reference)</u>

The re-establishment of the unit will not be detrimental to any existing or potential use or structure in the zoning district in which the non-conforming use is located. Issues to be considered include but shall not be limited to the availability of parking, aesthetics, privacy, and physical compatibility with adjacent properties.

City Comment

Because it has not been established that six dwelling units were originally and legally constructed on the subject parcel, this finding is not applicable.

Applicant's Response

The applicant has established that six dwelling units were originally and legally constructed on the subject parcel in its response to the City Comments to Finding 1. The City's comments with respect to Finding 1A hinge on its basis for denial based on Finding 1. If the City's fails to prevail on Finding 1, then it also fails to prevail on Finding 1A.

FINDING 2

The structure containing the unit cannot be easily converted for a use which conforms to the current zoning district.

City Comment

The structure parcel measures 3.175 square feet and is zoned Residential Low Density, which allows up to a maximum of 9 dwelling units per acre. The structure cannot be easily converted for a use which conforms to the current zoning district, as six dwelling units on the subject parcel would exceed the maximum allowed density applicable to the zone.

Applicant's Response

The City makes a wrong application of Finding 2. The first paragraph of **Section 16.105.08**, the City of Vallejo Zoning Code section that sets out the conditions under which a certificate of conformity application can be used to re-establish residential units, is excerpted here:

16.105.08 NONCONFORMING RESIDENTIAL UNITS RESULTING FROM REDUCTIONS IN DENSITY

Nonconforming residential units resulting from decreases in density or other changes in zoning may be reestablished after ceasing activity for more than 12 months under the circumstances described below.

The purpose of the applicant's certificate of conformity application is consistent with the provisions of 16.105.08 - to reestablish non-conforming residential units resulting from decreases in density or other changes in zoning. The fact that 6 units are presently a non-conforming use on the site because the Zoning Code decreased the unit density makes those 6 units eligible for their re-establishment, not the other way around. The City has come to a wrong conclusion in its comment to Finding 2.

FINDING 2A (numbering provided by Applicant for ease of reference)

If the structure is on the city's historic resources inventory, the loss of the non-conforming unit could result in the degradation of the architectural integrity of the structure or other adjacent structures or could result in the loss of the structure.

City Comment

While the subject site is located within St. Vincent's Historic District, the structure itself if noted as a non-contributor to the district and is not listed on the city's historic resource inventory. Therefore, this finding is inapplicable.

Applicant's Response

This finding is not applicable to the applicant's C of C application.

CONCLUSIONS

The applicant's above statements demonstrate that the City has made errors in its analysis of the Findings it cites as the basis for its denial. This Certificate of Conformity application was preceded by a previous C of C application filed by the applicant on October 12, 2020 that, using the same bases, was initially approved on April 23, 2021 by the City and then, the applicant believes, wrongfully modified on August 3, 2021. In response to the modification, on Feb 28, 2023, the Applicant filed the Feb 23, 2023 C of C application that is the subject of this appeal, addressing all the issues cited in the City's modification of the April 23, 2021 site development permit. The City took 80+ days to issue its denial on June 15, 2023. The City has had adequate background and time to consider and respond to the application and has cited only three findings as a basis of denial. It's response to two findings allege the applicant has failed to provide "evidence on which to determine that six dwelling units were originally and legally constructed on the subject parcel". The applicant has provided all the evidence supporting the original use of the building and all the evidence supports the conclusion that the building originally consisted of six dwelling units.

The third finding cited as a basis for denial incorrectly claims that the current density limits preclude the re-establishment of 6 units. Under Zoning Code Section 16.105.08 the fact that 6 units are a non-conforming use on the site because the Zoning Code decreased the unit density makes those 6 units eligible for their re-establishment, not the other way around.

The City has failed to establish a basis for denial and the Planning Commission has the authority and a substantial basis to reverse the denial and approve the applicant's February 23, 2023 Certificate of Conformity application.

Thank you for considering this information. Your assistance is greatly appreciated.

Sincerely,

George F. Hauser

Cc. Christina Ratcliffe

SMH Builders

313 Eureka St
San Francisco, CA 94114
415-519-5398

June 21, 2023

Vallejo City Clerk
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555 Santa Clara Street #3
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(707) 648-4328

Re: **Appeal of June 15, 2023, Denial of Certificate of Conformity (CC23-0002) at 600 Kentucky (APN:0056-104-160) issued by Christina Ratcliffe**.

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BASIS FOR APPEAL

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FINDING 1

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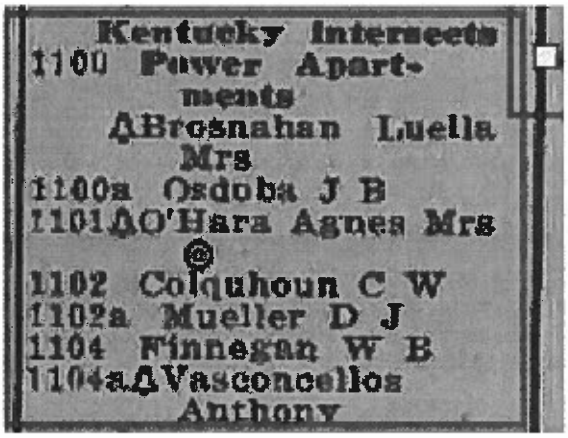
Kentucky intersects
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ΔBrosnahan Luella
Mrs
1100a Osdoba J B
1101ΔO'Hara Agnes Mrs
1102 Colquhoun C W
1102a Mueller D J
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Based on this document, in 1942 1100 Marin Street was being used as the "Power Apartments" with occupants Mrs. Luella Brosnahan at 1100 Marin, J B Osdoba at 1100a Marin, C W Colquhoun at 1102 Marin, D J Mueller at 1102a Marin, W B Finnegan at 1104 Marin and Anthony Vasconcellos at 1104a Marin. The residents are individuals-not businesses, the occupants reside at the addresses for the 6 flats that are documented on the Sanborn Maps.

These documents satisfy the Finding 1 requirements that ***"the unit was originally and legally constructed <u>as best can be determined by</u> <u>available.....documents</u>"***. The Finding only requires the standard of *"as best can be determined"*. It allows for the use of any documents without exception. It does not exclude Sanborn Maps or City Directories as a basis for determining use. The City records do not contain an origin permit for the property. The applicant, through its review of historical records, has found no documents except those supporting a use as 6 flats.

If the City is to "best" the applicant's documents, the City should have provided documents that better establish the original use of the property. The City has provided no evidence to support an alternative original use for the building. The City has also not explained why the building could be identified as 6 flats on the Sanborn maps or as the "Power Apartments" with 6 individual residents at 6 addresses in the Polk Directory and be something other than 6 flats. It is reasonable to assume the building had a use when it was constructed because people don't undertake the considerable effort and cost of a building unless they intend to use it. The Finding requires that that the use be determined "as best as possible". The City's position that "there is no evidence on which to determine that six dwelling units were originally and legally constructed" is simply not true. The applicant has met the Finding 1 requirements that 6 units were.....

"originally and legally constructed (as can best be determined by available plans, permits and other documentation) either as part of a multi-unit structure or as a separate structure within a group of units on one parcel.

<u>FINDING 1A (numbering provided by Applicant for ease of reference)</u>

The re-establishment of the unit will not be detrimental to any existing or potential use or structure in the zoning district in which the non-conforming use is located. Issues to be considered include but shall not be limited to the availability of parking, aesthetics, privacy, and physical compatibility with adjacent properties.

City's Comment

Because it has not been established that six dwelling units were originally and legally constructed on the subject parcel, this finding is not applicable.

Applicant's Response

The applicant has established that six dwelling units were originally and legally constructed on the subject parcel in its response to the City Comments to Finding 1. The City's comments with respect to Finding 1A hinge on its comments in response to Finding 1. If the City's fails to prevail on Finding 1, then it also fails to prevail on Finding 1A.

FINDING 2

The structure containing the unit cannot be easily converted for a use which conforms to the current zoning district.

City Comment

The structure parcel measures 3.175 square feet and is zoned Residential Low Density, which allows up to a maximum of 9 dwelling units per acre. The structure cannot be easily converted for a use which conforms to the current zoning district, as six dwelling units on the subject parcel would exceed the maximum allowed density applicable to the zone.

Applicant's Response

The City makes a wrong application of Finding 2. The first paragraph of **Section 16.105.08**, the City of Vallejo Zoning Code section that sets out the conditions under which a certificate of conformity application can be used to re-establish residential units, is excerpted here:

16.105.08 NONCONFORMING RESIDENTIAL UNITS RESULTING FROM REDUCTIONS IN DENSITY

Nonconforming residential units resulting from decreases in density or other changes in zoning may be reestablished after ceasing activity for more than 12 months under the circumstances described below.

The purpose of the applicant's certificate of conformity application is consistent with the provisions of 16.105.08 - to reestablish non-conforming residential units resulting from decreases in density or other changes in zoning. The fact that 6 units are presently a non-conforming use on the site because the Zoning Code decreased the unit density makes those 6 units eligible for their re-establishment, not the other way around. The City has come to a wrong conclusion in its comments about Finding 2.

FINDING 2A (numbering provided by Applicant for ease of reference)

If the structure is on the city's historic resources inventory, the loss of the non-conforming unit could result in the degradation of the architectural integrity of the structure or other adjacent structures or could result in the loss of the structure.

City's Comment

While the subject site is located within St. Vincent's Historic District, the structure itself if noted as a non-contributor to the district and is not listed on the city's historic resource inventory. Therefore, this finding is inapplicable.

Applicant's Response

This finding is not applicable to the applicant's C of C application.

CONCLUSIONS

The applicant's above statements demonstrate that the City has made errors in its analysis of the Findings it cites as the basis for its denial. This Certificate of Conformity application was preceded by a previous C of C application filed by the applicant on October 12, 2020, which, using the Sanborn Maps as a reference, was initially approved on April 23, 2021 by the City and then, the applicant believes, wrongfully modified on August 3, 2021. In response to the modification, on Feb 28, 2023, the Applicant filed the Feb 23, 2023 C of C application that is the subject of this appeal, addressing all the issues cited in the City's modification of the April 23, 2021 site development permit. The City took 80+ days to issue its denial on June 15, 2023. The City has had adequate background and time to consider and respond to the application and has cited only three findings as a basis of denial. It's response to two findings allege the applicant has failed to provide "evidence on which to determine that six dwelling units were originally and legally constructed on the subject parcel". The applicant has provided all the evidence documenting the original use of the building and all the evidence supports the conclusion that the building originally consisted of six dwelling units.

The third finding cited as a basis for denial incorrectly claims that the current density limits preclude the re-establishment of 6 units. Under Zoning Code Section 16.105.08 the fact that 6 units are a non-conforming use on the site because the Zoning Code decreased the unit density makes those 6 units eligible for their re-establishment, not the other way around.

The City has failed to establish a basis for denial and the Planning Commission has the authority and a substantial basis to reverse the denial and approve the applicant's February 23, 2023 Certificate of Conformity application.

Thank you for considering this information. Your assistance is greatly appreciated.

Sincerely,

George F. Hauser

Cc. Christina Ratcliffe

EXHIBIT A
CITY OF VALLEJO
JUNE 15, 203
DENIAL LETTER

City of VALLEJO California

Planning Division · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4326

June 15, 2023

George Hauser
313 Eureka Street
San Francisco, CA 94114

Re: Certificate of Conformity (CC23-0002) at 600 Kentucky Street (APN:0056-104-160)

George Hauser:

This letter shall serve to inform you that your request for a Certificate of Conformity to allow re-establishment of six nonconforming residential units at 600 Kentucky Street has been DENIED.

Pursuant to Vallejo Municipal Code Section 16.102.030, the applicant or any party adversely affected by this action may appeal it to the Planning Commission. The process includes the filing of a letter stating the reason(s) for the appeal and a fee of $1,126 dollars with the City Clerk. Such appeal shall not be timely filed unless it is received by the City Clerk or designee no later than the close of business on the tenth calendar day after the date of the action. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

Notice of the appeal, including the date and time of the Planning Commission consideration of the appeal, shall be sent by the City Clerk to all property owners within 200 hundred feet of the project boundary. The Planning Commission may affirm, reverse, or modify any decision of the Planning and Development Services Director.

Sincerely,

Christina Ratcliffe, AICP
Planning and Development Services Director

Attachments:

a. Director's Determination.

CERTIFICATE OF CONFORMITY DETERMINATION (600 Kentucky Street, Vallejo)

The applicant, George Hauser is hereby denied a Certificate of Conformity to allow the re-establishment of six residential units at 600 Kentucky Street.

Environmental Review

Staff has determined that the Project is exempt from the requirements of the California Environmental Quality Act ("CEQA") (Cal. Pub. Res. Code, § 21000, et seq.) and the State CEQA Guidelines (the "Guidelines") (14 Cal. Code Regs. § 15000 et seq.) pursuant to Section 15270(a) of the CEQA Guidelines because CEQA does not apply to projects which a public agency rejects or disapproves.

Findings

Vallejo Municipal Code Section 16.105.08.A.9 requires the Planning and Development Services Director to make the following findings prior to granting a Certificate of Conformity (the findings are in **bold**, and staff's determination follows in *italics*):

1. **The unit was originally and legally constructed (as can best be determined by available plans, permits, and other documentation) either as part of a multi-unit structure or as a separate structure within a group of units on one parcel.**

   Based on the available plans, permits, and other documentation, there is no evidence on which to determine that six dwelling units were originally and legally constructed on the subject parcel.

   The reestablishment of the unit will not be detrimental to any existing or potential use or structure in the zoning district in which the non-conforming use is located. (Issues to be considered include but shall not be limited to the availability of parking, aesthetics, privacy, and physical compatibility with adjacent properties).

   Because it has not been established that six dwelling units were originally and legally constructed on the subject parcel, this finding is not applicable.

2. **The structure containing the unit cannot be easily converted for a use which conforms to the current zoning district.**

   The structure parcel measures 3,175 square feet and is zoned Residential Low Density, which allows up to a maximum of 9 dwelling units per acre. The structure cannot be easily converted for a use which conforms to the current zoning district, as six dwelling units on the subject parcel would exceed the maximum allowed density applicable in the zone.

   If the structure is on the city's historic resources inventory, the loss of the non-conforming unit could result in the degradation of the architectural integrity of the structure or other adjacent structures or could result in the loss of the structure.

   While the subject site is located within the St. Vincent's Historic District, the structure itself is noted as a non-contributor to the district and is not listed on the city's historic resource inventory. Therefore, this finding is inapplicable.

EXHIBIT B
MAILING LABEL

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Coolstopz
George Hauser
313 EUREKA ST
SAN FRANCISCO CA 94114-2712

City of Vallejo
City Clerk
3
555 SANTA CLARA ST
VALLEJO CA 94590-5922

USPS TRACKING #

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Cut on dotted line.

Instructions

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2. Adhere shipping label to package with tape or glue - DO NOT TAPE OVER BARCODE. Be sure all edges are secure. Self-adhesive label is recommended.
3. Place label so that it does not wrap around the edge of the package.
4. Each shipping label number is unique and can be used only once - DO NOT PHOTOCOPY.
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		Fees:	$0.00
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George Hauser
313 EUREKA ST
SAN FRANCISCO CA 94114-2712

To: City of Vallejo
City Clerk
3
555 SANTA CLARA ST
VALLEJO CA 94590-5922

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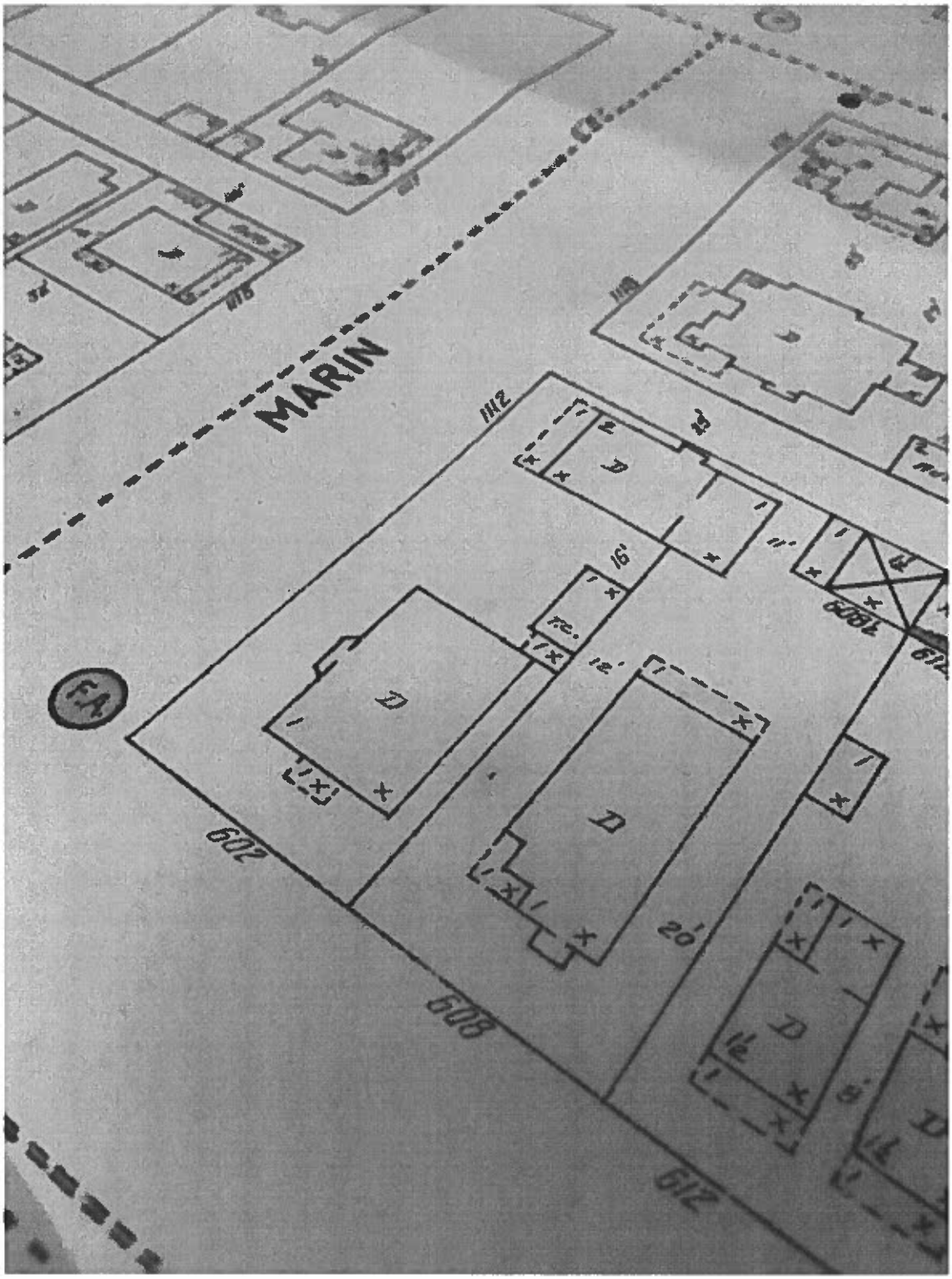
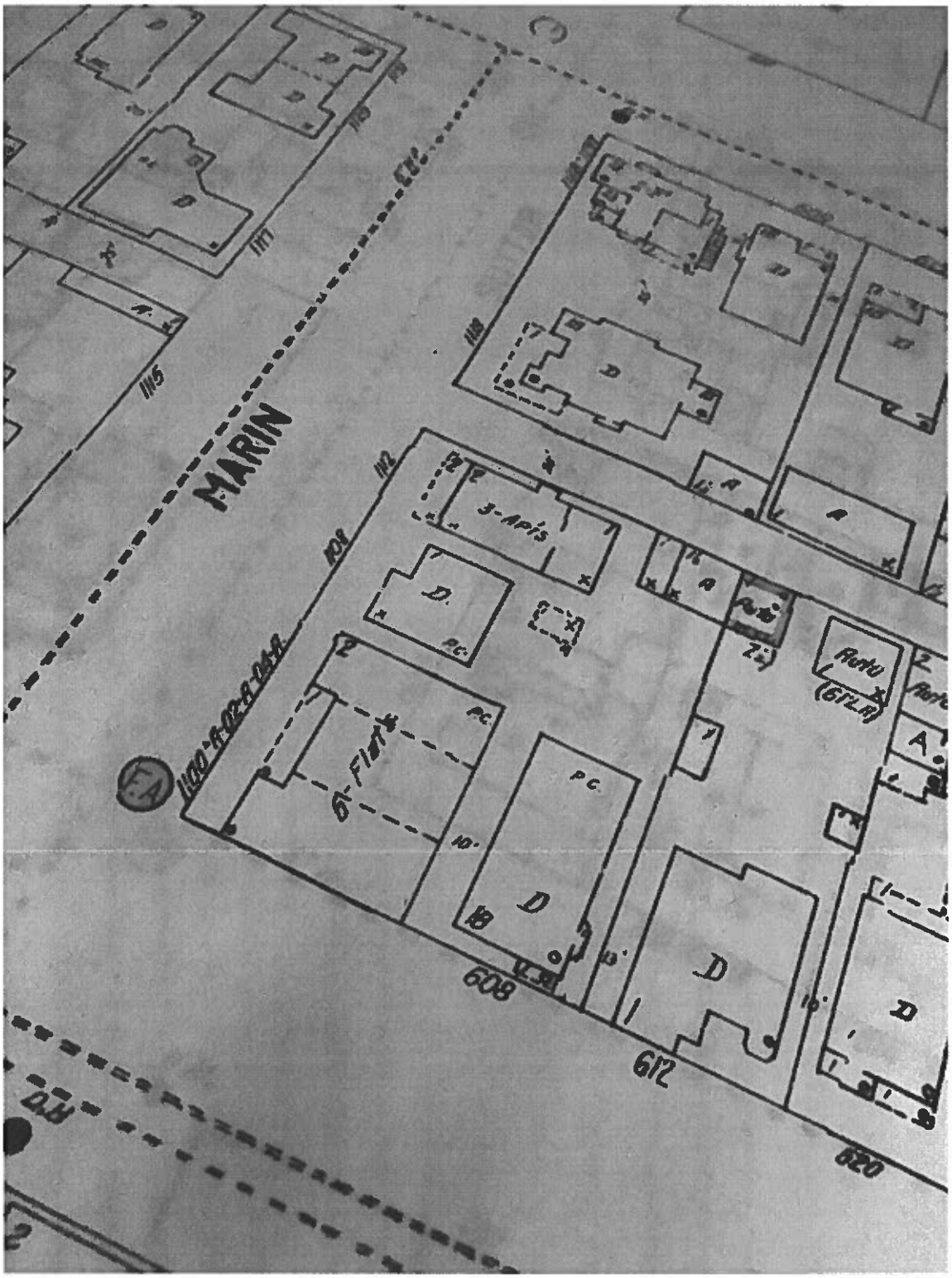
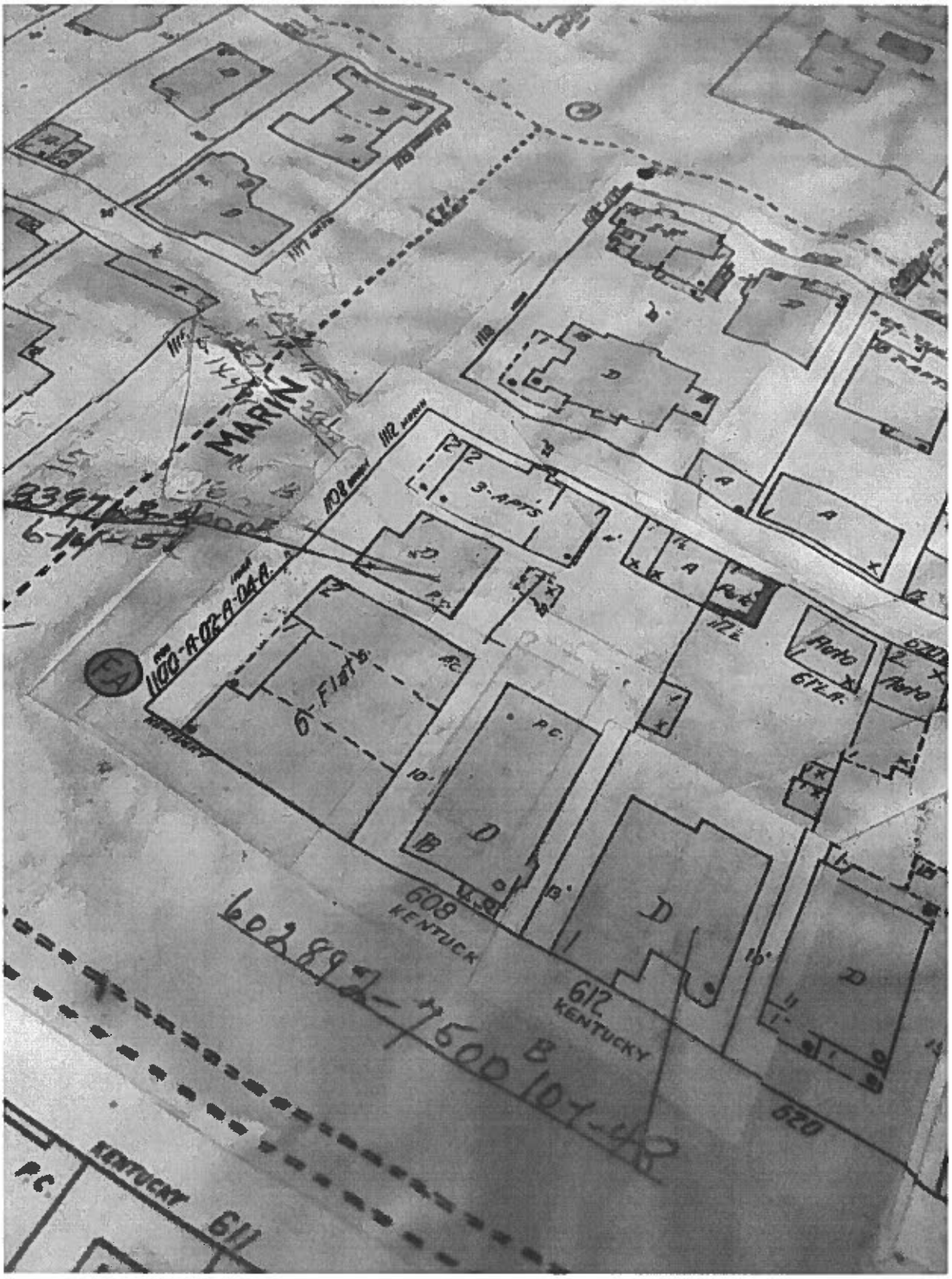
EXHIBIT C
SANBORN MAPS



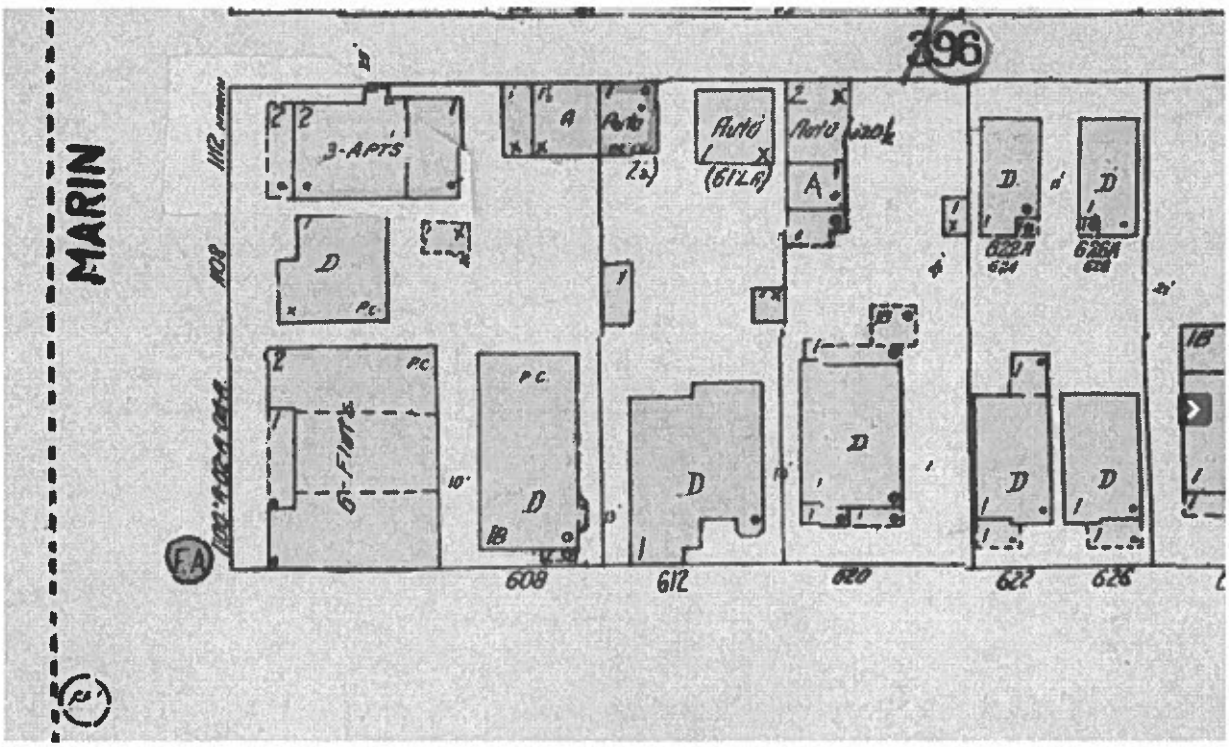
1919 Sanborn Map



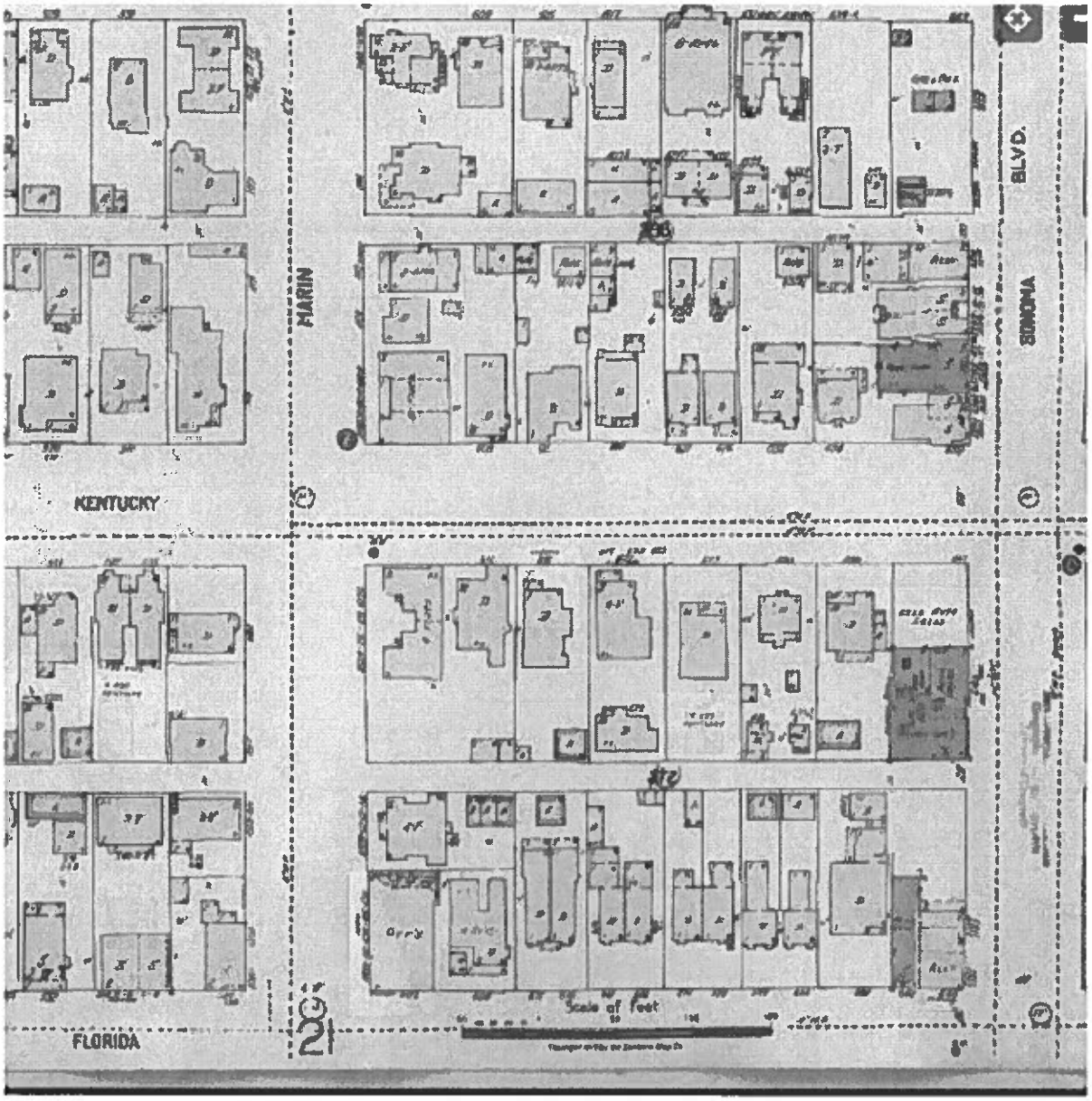
1944 Sanborn Map



1948 Sanborn Map



1944 Sanborn Map-Detail Showing Subject Property



1944 Sanborn Map-Showing Neighborhood of Subject Property

Exhibit D
Email Correspondence between Applicant and David Deis

George Hauser

From: Sanborn Collection <sanborn@csun.edu>
Sent: Monday, June 29, 2020 10:05 AM
To: George Hauser
Subject: Re: 600 Kentucky-Sanborn Maps for Vallejo, CA
Attachments: vallejo_1919[15].jpg
Attached is the next earliest volume we have – 1919...a different structure here at this point in time. Unfortunately, we do not have anything in between...

d.

From: George Hauser <ghauser@smhconstruct.com> **Date:** Monday, June 29, 2020 at 9:36 AM
To: Sanborn Collection <sanborn@csun.edu>
Subject: RE: 600 Kentucky-Sanborn Maps for Vallejo, CA

David:

Thanks for the quick response. This is very helpful. I should probably purchase the maps. But before I decide which I need, can you send an image from the 1930 map? I want to know when this building first appeared on a map.

George

From: Sanborn Collection [mailto:sanborn@csun.edu] **Sent:** Monday, June 29, 2020 9:30 AM
To: George Hauser <ghauser@smhconstruct.com>
Subject: Re: 600 Kentucky-Sanborn Maps for Vallejo, CA

Hi George,

Thanks for your email. Attached are a couple of quick images I took this morning with my phone. There doesn't appear to be any changes to the property between 1944 and 1948, though the latter does have a couple of paste-overs applied.
Anyways, have a look.

I would be happy to image the entire sheet(s) using our copy stand and DSLR if you'd like. I can waive the pull fee and bill you $40 for both of $20 for one. Payment may be submitted online through University Cash Services using a credit card.
If interested, I can send you a work order, reproduction agreement to sign and return and a link to submit payment.

If these images will suffice, we can call it good. Let me know and thanks again for your inquiry!

David Deis

From: George Hauser <ghauser@smhconstruct.com> **Date:** Saturday, June 27, 2020 at 1:17 PM
To: Sanborn Collection <sanborn@csun.edu>
Cc: Carol Ann Flint <caflint@smhconstruct.com> **Subject:** 600 Kentucky-Sanborn Maps for Vallejo, CA

1

Dear CSUN:

I am researching a property at 600 Kentucky/1100 Marin Street in Vallejo, CA that I believe was constructed in 1939. Your index states that you have Sanborn maps of Vallejo for 1944 and 1948. If this property appears on these maps I would like to examine them. I understand that I can obtain the maps for a pull fee of $10/volume and an imaging fee of $20/map sheet. I couldn't find a way to order or pay for these maps on your website. Can you help me?

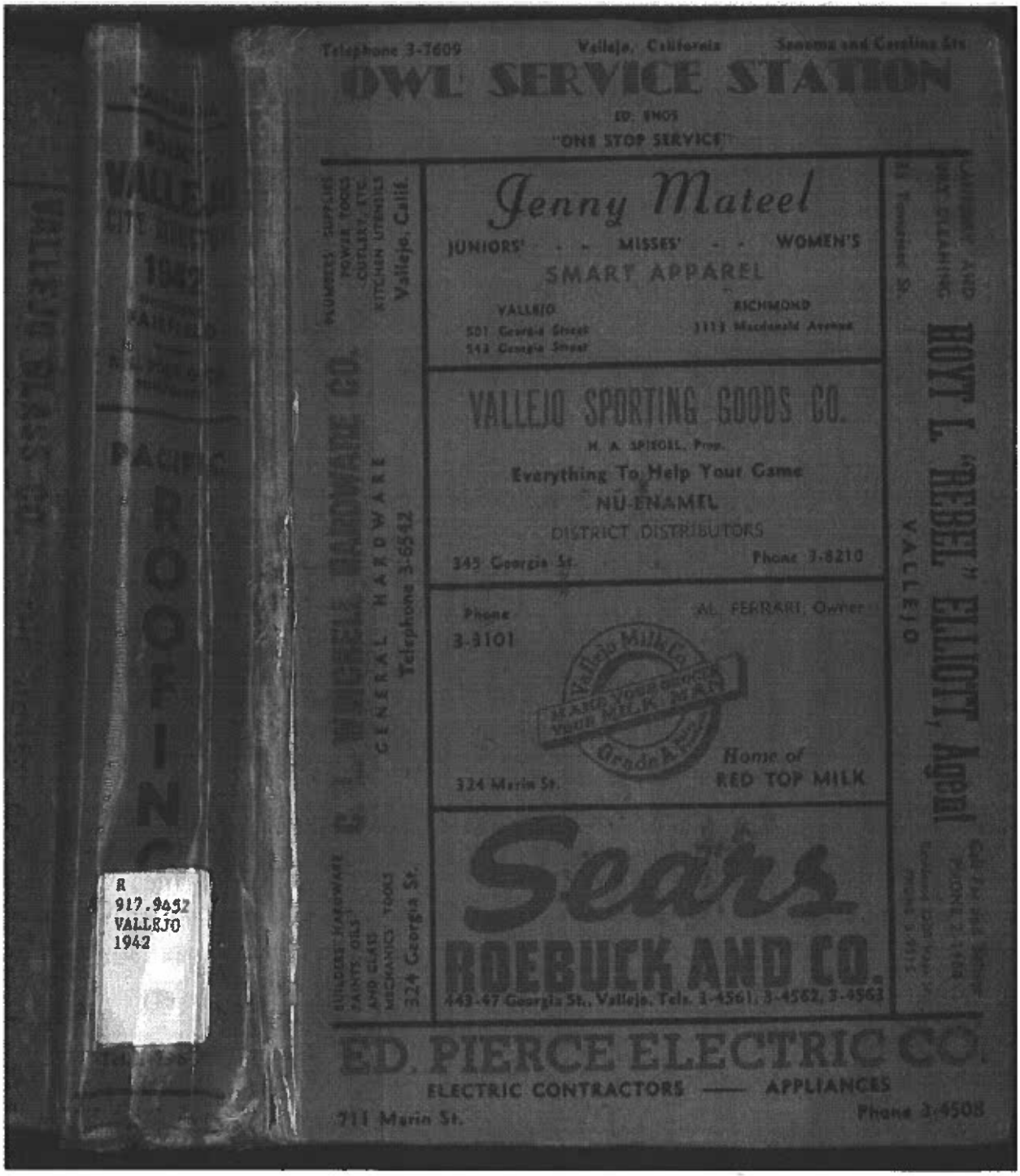
Thanks for your assistance.

Sincerely,

George F Hauser
President
SMH Builders
313 Eureka St
San Francisco, CA 94114
(415) 519-5398-mobile
(415) 889-6026-fax
ghauser@smhconstruct.com

CSLB No. 993954

EXHIBIT E
POLK'S VALLEJO CITY DIRECTORY



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And A Complete

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For Detailed Contents See General Index

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89129

Municipally Owned Water Supply Ideal Climate

AVY YARD

5

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Highway Cut-Off.

on city in

Finest of Schools and Churches

POLK'S

VALLEJO

(CALIFORNIA)

CITY DIRECTORY

1942

INCLUDING FAIRFIELD

Containing an Alphabetical Directory of Business Concerns and Private Citizens, a Street and Avenue Guide and Directory of Householders, Rural Free Delivery Routes and Much Information of a Miscellaneous Character

Also

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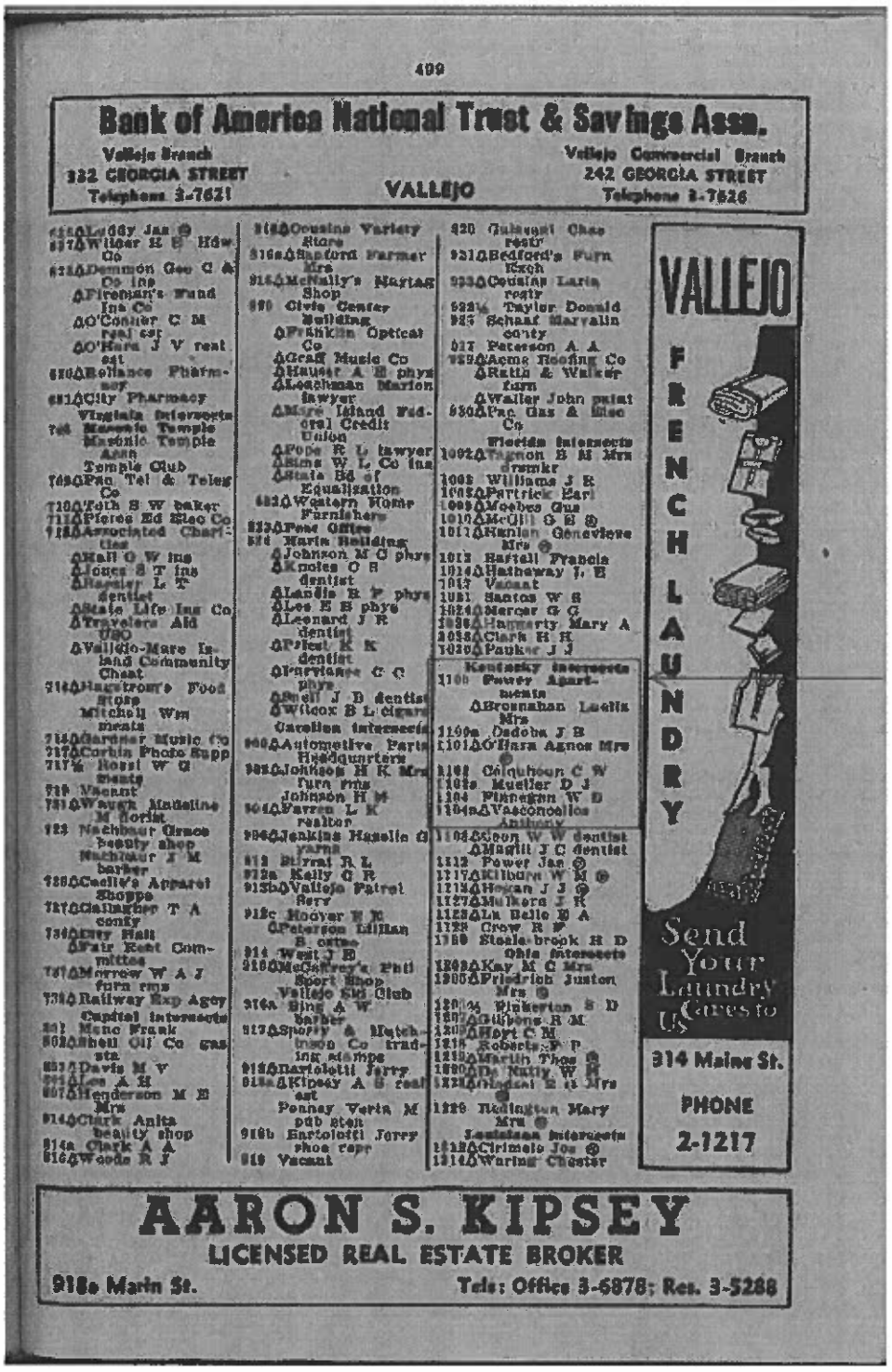

409

Bank of America National Trust & Savings Assn.

Vallejo Branch
332 GEORGIA STREET
Telephone 3-7621

VALLEJO

Vallejo Commercial Branch
242 GEORGIA STREET
Telephone 3-7626

Luddy Jas ⊗
Wilger H E Hdw Co
Demmon Geo C & Co ins
Fireman's Fund Ins Co
O'Connor C M real est
O'Hara J V real est
Bellance Pharmacy
City Pharmacy
Virginia Interests
Masonic Temple
Masonic Temple Assn
Temple Club
Pac Tel & Teleg Co
Toth S W baker
Pieres Ed Elec Co
Associated Charities
Hall O W ins
Jones S T ins
Hagsley L T dentist
State Life Ins Co
Travelers Aid USO
Vallejo-Mare Island Community Chest
Hagstrom's Food Store
Mitchell Wm meats
Gardner Music Co
Corbin Photo Supp
Rossi W G meats
Vacant
Wasek Madeline M florist
Nachbaur Grace beauty shop
Nachbaur J M barber
Cecile's Apparel Shoppe
Gallagher T A contr
Eney Hall
Fair Rent Committee
Morrow W A J furn rms
Railway Exp Agcy
Capitol Interests
Mano Frank
Shell Oil Co gas sta
Davis M V
Lee A H
Henderson M E Mrs
Clark Anita beauty shop
Clark A A
Woods R J
Cousins Variety Store
Bastford Farmer Mrs
McNally's Marine Shop
Civic Center Building
Franklin Optical Co
Graff Music Co
Hauser A E phys
Loughman Marion lawyer
Mare Island Federal Credit Union
Pope R L lawyer
Sims W L Co ins
State Bd of Equalization
Western Home Furnishers
Post Office
Marin Building
Johnson M C phys
Knotts O S dentist
Landis B F phys
Lee E S phys
Leonard J R dentist
Priest K K dentist
Harriange C C phys
Snell J B dentist
Wilcox B L cigars
Carolina Interests
Automotive Parts Headquarters
Jonkson H K Mrs furn rms
Johnson H M
Warren L K realtor
Jenkins Hazelle G yarns
Birrat R L
Kelly G R
Vallejo Patrol Serv
Hoover E E
Peterson Lillian B cstme
West J E
McCaffrey's Pal Sport Shop
Vallejo Ski Club
Bing A W barber
Sperry & Hutchinson Co trading stamps
Bartoletti Jerry
Kipsey A S real est
Penney Verta M pub sten
Bartoletti Jerry shoe repr
Vacant
Gulsaget Chas restr
Bedford's Furn Exch
Cousins Larry restr
Taylor Donald
Schaaf Marvalin contr
Peterson A A
Acme Roofing Co
Rattle & Walker furn
Waller John paint
Pac Gas & Elec Co
Electric Interests
Thomson E M Mrs drsmkr
Williams J E
Patrick Earl
Moebes Gus
McGill G E ⊗
Nenlen Genevieve Mrs ⊗
Hartell Francis
Hathaway J. E
Vacant
Santos W S
Mercer G G
Haggerty Mary A
Clark H H
Parker J J
Kentucky Interests
Power Apartments
Brennahan Lucile Mrs
Osdoba J B
O'Hara Agnes Mrs ⊗
Calquhoun C W
Mueller D J
Finnegan W D
Vasconcellos Anthony
Geon W W dentist
Magill J C dentist
Power Jas ⊗
Kilburn W M ⊗
Hogan J J ⊗
Mulkern J K
La Belle E A
Crow R F
Steele brook H D
Ohio Interests
Kay M C Mrs
Friedrich Junton Mrs ⊗
Pinkerton S D
Gibbons R M
Hoyt C M
Roberts P P
Martin Thos ⊗
De Natty W H
Hagest E G Mrs ⊗
Redington Mary Mrs ⊗
Louisiana Interests
Grimale Joe ⊗
Waring Chester

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PHONE 2-1217

AARON S. KIPSEY
LICENSED REAL ESTATE BROKER
918a Marin St. Tels: Office 3-6878; Res. 3-5288

APPLICANT'S BRIEF

JUNE 2023 APPEAL OF PLANNING DEPARTMENT'S DENIAL OF CERTIFICATE OF CONFORMITY

600 KENTUCKY/1100 MARIN

CITY OF VALLEJO PLANNING COMMISSION

Hearing-October 16, 2023

Marin St

Kentucky St

Property Looking NE from the Intersection of Marin & Kentucky

SMH Builders
415-519-5398
ghauser@smhconstruct.com

BACKGROUND

1. On Feb 23, 2023, the project owner filed a certificate of conformity application in accordance with Planning Code Section 16.105.08 to re-establish 6 original flats within an existing building constructed in 1920, located on the northeast corner of Marin and Kentucky Streets in Vallejo, CA and known as 600 Kentucky & 1100 Marin Streets.
2. The Planning Department did not request additional information from the applicant and therefore the original application was deemed complete.
3. On June 15, 2023, the Planning Director issued a letter denying the application.
4. On June 23, 2023, the applicant filed an appeal of the denial to the Planning Commission.
5. On September 8, 2023, the Planning Department scheduled the hearing for October 16, 2023.

600 KENTUCKY/110O MARIN

CONTEXT PHOTOS

Kentucky St Looking West toward Marin

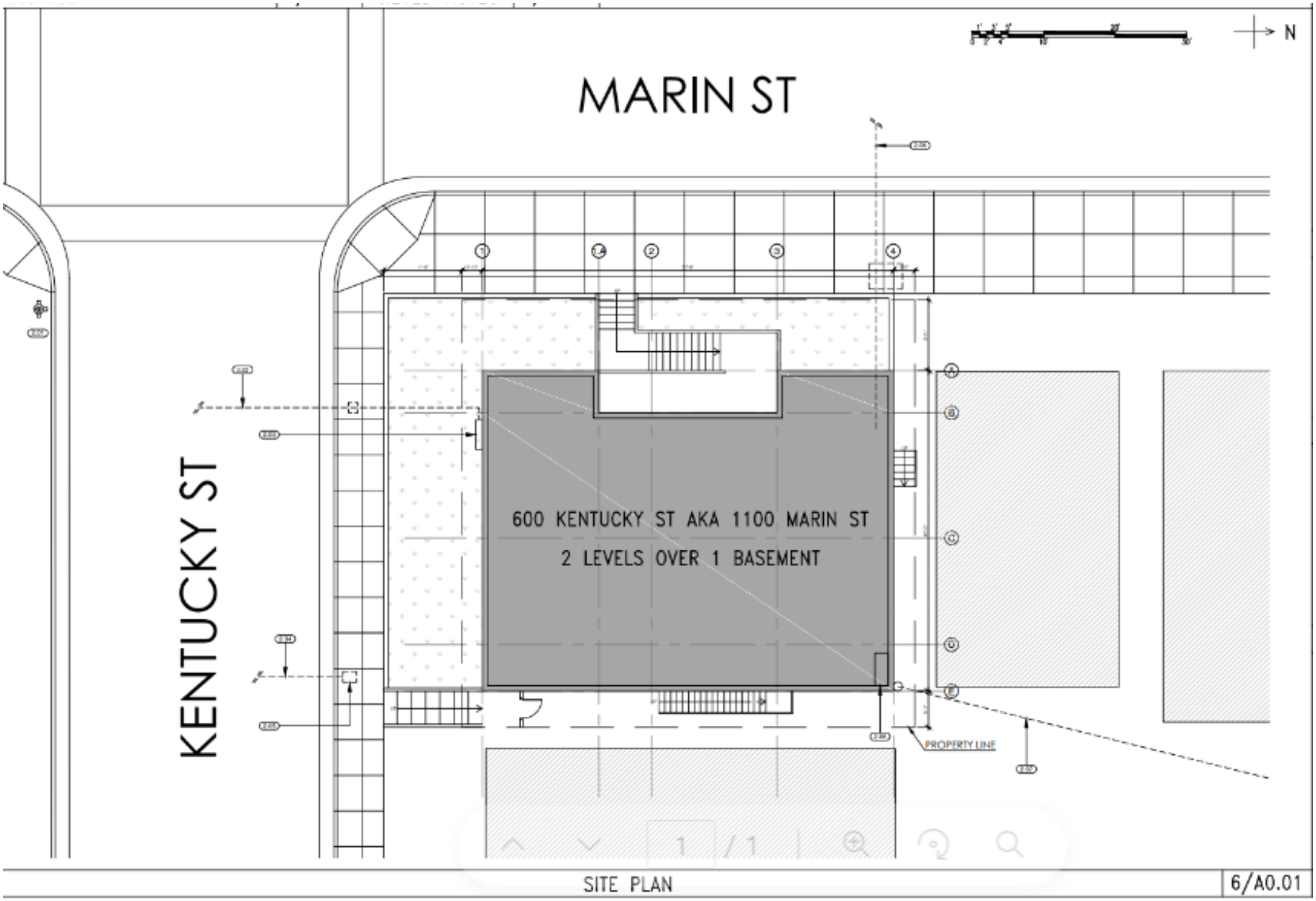
Kentucky St Looking West toward Marin

Marin St at Kentucky Looking North

Marin St at Kentucky Looking South

600 KENTUCY/1100 MARIN

SITE PLAN



PROJECT GOALS

1. Bring the building into conformance with its origins as 6 flats constructed in 1920.
2. Make the building's use consistent with the dominant residential character of the neighborhood.
3. Preserve an historic resource and make it eligible as a contributing structure to the St Vincent's Hill Historic District.
4. Provide quality work force housing affordable to families of median income
   - A. One 3 BR/1.5 Bath Unit
   - B. Three 2 BR/1 Bath Units
   - C. Two 1 BR/1Bath Units
5. Bring mechanical and life safety systems into conformance with current Codes & Regulations.
6. Minimize impacts on the neighborhood.
   - A. No enlargement or alteration of building envelop.
   - B. No site alterations or expansion of outdoor uses.
   - C. Parking study concluded there was adequate street parking to serve the project.
7. Contribute to the City's urgent need for housing.

WHY A CERTIFICATE OF CONFORMITY?

The proposed 6 dwelling unit re-establishment is a non-conforming use because the property is in a single-family district.

Section 16.105.08 of the Planning Code allows for the re-establishment of non-conforming dwelling units that comply with the following 4 Certificate of Conformity Application Conditions under paragraph A.9:

1. Units were originally constructed as part of a multi-unit structure.

2. Re-establishment is not detrimental to any existing or potential use or structure in the district.

3. The structure cannot be easily converted to a use which conforms to the current zoning.

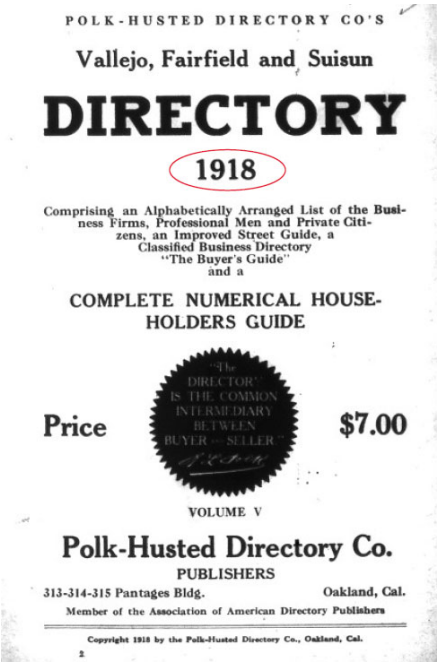
4. If the structure is on the City's historic resources inventory, the loss of the units could result in the degradation of the architectural integrity of the structure or the loss of the structure.

Certificate of Conformity Application Condition 1

The units were originally constructed as part of a multi-unit structure.

1918 Vallejo City Directory

The 1918 Polk Husted Vallejo City Directory lists 2 householders on the site at 602 Kentucky



POLK-HUSTED DIRECTORY CO'S

Vallejo, Fairfield and Suisun

DIRECTORY

1918

Comprising an Alphabetically Arranged List of the Business Firms, Professional Men and Private Citizens, an Improved Street Guide, a Classified Business Directory "The Buyer's Guide" and a

COMPLETE NUMERICAL HOUSEHOLDERS GUIDE

"The DIRECTORY" IS THE COMMON INTERMEDIARY BETWEEN BUYER & SELLER

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Polk-Husted Directory Co.

PUBLISHERS

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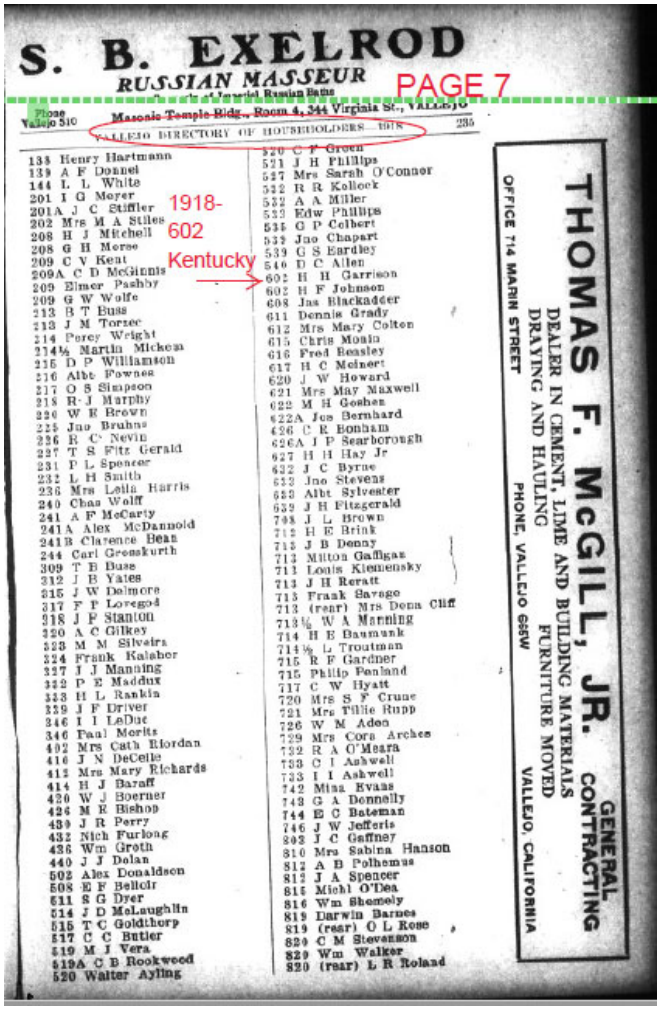

S. B. EXELROD

RUSSIAN MASSEUR

PAGE 7

Phone Vallejo 510 — Masonic Temple Bldg., Room 4, 344 Virginia St., VALLEJO

VALLEJO DIRECTORY OF HOUSEHOLDERS—1918 — 235

1918-602 Kentucky

138 Henry Hartmann
139 A F Donnel
144 L L White
201 I G Meyer
201A J C Stiffler
202 Mrs M A Stiles
208 H J Mitchell
208 G H Morse
209 C V Kent
209A C D McGinnis
209 Elmer Pashby
209 G W Wolfe
213 B T Buss
213 J M Torzec
214 Percy Wright
214½ Martin Mickea
215 D P Williamson
216 Albt Fowner
217 O S Simpson
218 R J Murphy
220 W E Brown
225 Jno Bruhns
226 R C Nevin
227 T S Fitz Gerald
231 P L Spencer
232 L H Smith
236 Mrs Leila Harris
240 Chas Wolff
241 A F McCarty
241A Alex McDannold
241B Clarence Bean
244 Carl Greenskurth
309 T B Buss
312 J B Yates
315 J W Delmore
317 F P Loregod
318 J F Stanton
320 A C Gilkey
323 M M Silveira
324 Frank Kalaher
327 J J Manning
332 P E Maddux
333 H L Rankin
339 J F Driver
346 I I LeDuc
346 Paul Morlts
402 Mrs Cath Riordan
416 J N DeCelle
412 Mrs Mary Richards
414 H J Baraff
420 W J Boerner
426 M E Bishop
430 J R Perry
432 Nich Furlong
436 Wm Groth
440 J J Dolan
502 Alex Donaldson
508 E F Belldr
511 S G Dyer
514 J D McLaughlin
515 T C Goldthorp
517 C C Butler
519 M J Vera
519A C B Rockwood
520 Walter Ayling
520 C F Green
521 J H Phillips
527 Mrs Sarah O'Connor
532 R R Kellock
532 A A Miller
533 Edw Phillips
535 G P Colbert
539 Jno Chapart
539 G S Eardley
540 D C Allen
602 H H Garrison
602 H F Johnson
608 Jas Blackadder
611 Dennis Grady
612 Mrs Mary Colton
613 Chris Moain
616 Fred Beasley
617 H C Meinert
620 J W Howard
621 Mrs May Maxwell
622 M H Goshen
622A Jos Bernhard
626 C R Bonham
626A J P Searborough
627 H H Hay Jr
632 J C Byrne
633 Jno Stevens
639 Albt Sylvester
639 J H Fitzgerald
708 J L Brown
712 H E Brink
713 J B Denny
713 Milton Gaffigan
713 Louis Klemensky
713 J H Reratt
713 Frank Savage
713 (rear) Mrs Dona Cliff
713½ W A Manning
714 H E Baumank
714½ L Troutman
715 R F Gardner
715 Philip Penland
717 C W Hyatt
720 Mrs S F Crune
721 Mrs Tillie Rupp
726 W M Aden
729 Mrs Cora Arches
732 R A O'Meara
733 C I Ashwell
733 I I Ashwell
742 Miss Evans
743 G A Donnelly
744 E C Bateman
746 J W Jefferis
802 J C Gaffney
810 Mrs Sabina Hanson
812 A B Polhemus
812 J A Spencer
815 Michl O'Dea
816 Wm Shemely
819 Darwin Barnes
819 (rear) O L Rose
829 C M Stevenson
829 Wm Walker
820 (rear) L R Roland

THOMAS F. McGILL, JR.

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DEALER IN CEMENT, LIME AND BUILDING MATERIALS

DRAYING AND HAULING

FURNITURE MOVED

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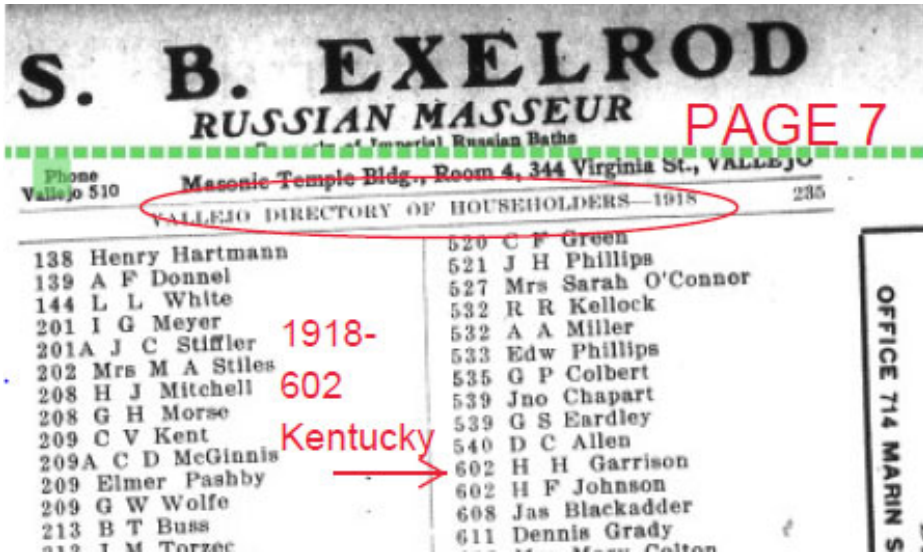
PHONE, VALLEJO 666W

VALLEJO, CALIFORNIA



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RUSSIAN MASSEUR

PAGE 7

Phone Vallejo 510 — Masonic Temple Bldg., Room 4, 344 Virginia St., VALLEJO

VALLEJO DIRECTORY OF HOUSEHOLDERS—1918 — 235

1918-602 Kentucky

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209 Elmer Pashby
209 G W Wolfe
213 B T Buss
520 C F Green
521 J H Phillips
527 Mrs Sarah O'Connor
532 R R Kellock
532 A A Miller
533 Edw Phillips
535 G P Colbert
539 Jno Chapart
539 G S Eardley
540 D C Allen
602 H H Garrison
602 H F Johnson
608 Jas Blackadder
611 Dennis Grady

OFFICE 714 MARIN S

1918 Vallejo City Directory

The 1918 Polk Husted Vallejo City Directory shows no addresses for 1100-1104 Marin

POLK-HUSTED DIRECTORY CO'S

Vallejo, Fairfield and Suisun

DIRECTORY

1918

Comprising an Alphabetically Arranged List of the Business Firms, Professional Men and Private Citizens, an Improved Street Guide, a Classified Business Directory "The Buyer's Guide" and a

COMPLETE NUMERICAL HOUSEHOLDERS GUIDE

"The DIRECTORY" IS THE COMMON INTERMEDIARY BETWEEN BUYER — SELLER"

Price $7.00

VOLUME V

Polk-Husted Directory Co.

PUBLISHERS

313-314-315 Pantages Bldg. Oakland, Cal.

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Solano County Abstract Co. (Inc.)

Title Insurance Escrows

FAIRFIELD CALIFORNIA

MARIN—Cont'd
917 W J Holzhauer
918 J F Brough
919 Durham Dairy
920 W J Kennedy
923 Kump & Kennedy
923 Star Garage & Machine Shop
924 Mrs Kitty Waters
928 W I Rudd
1009 P J Hanlon
1011 C J Castaghetto
1012 Mrs Mary Ross
1014 Mrs A L Byrne
1017 E M Stanton
1021 Harry Stewart
1112 Jas Power
1115 Geo DeWolf
1117 Mrs Mary McInnis
1118 J J Hogan
1128 Jno Brazelton
1201 J J Stanley
1203 Mrs Susan Colvin
1205 Harry Sanderson
1205½ Thos Brown
1207 R M M Gibbons
1209 Mrs S J Savage
1218 F S Rossiter
1220 H E McManus
1222 J B Claxton
1222 R R Payke
1229 J F Reddington
1312 J A Leary
1314 A M Nessler
1320 F L Kelly
1329 Michl Doran
1330 E J Donnelly
1332 G W Olmstead
1429 H W Smith
1424 A R Nish
1431 Mrs Rose Servente
1440 J L Sullivan
1442 R B Pickering
1612 Ralph Neely
1616 Fred Inman
1712 P R Weir
1714 J E Fredericks
1716 Jno Kerr
1727 D P Hoenan
1728 J O Dahlgren
1800 L W Samuel
1804 M F Moones
1806 L G Dickinson
1808 A M Reis
1829 Marcus Beach
1900 W J Low
1903 J H Ward
1904 F B Weber
1905 Claude West
1912 Geo Fitzsimmons
1921 G A Baker
1923 Michl Hurley
1923A Wm Hurley
1925 L E Brenner
2001 G A Bates
2003 R J Welcome
2004 Fred Dierdorff
2004 Geo Soey
2007 T D Conklin
2008 O C Horne
2009 F H Conklin
2100 C H Toney
2100 Vallejo Institute
2101 J M Doyle
2105 J J Hart
2111 M C Toney
MARYLAND (100 N)
Two south of Maine from the Bay and Sutter St east to Solano av
116 J A Abadie
118 D C Blevins
232 D V Glover
246 Bay Shore Laundry
541 J H Ostello
542 M D Ostello
608 F S Weeks
612 T N Alford
614 J L Brown
620 Mrs Cath Connolly
621 G P Witt
626 Augustine Baldi
626 T P Moseley
632 Louis Coretti
636 B Savio
638 Jos Jarrett
644 J F Carl
712 J D W Sanderson
714 O A Fiellen
728 Mrs Julia Cavanaugh
732 E C Bradley
MICHIGAN (2300 N)
Five north of Arkansas St from Napa Rd west three blocks
MILLER AV
East of Solano av from Sulphur Springs rd south
MISSISSIPPI (2000 N)
Two north of Arkansas St from Sacramento St east to Sonoma St
5 R F White
118 Louis Jones
132 Frank Williams
132 Aug Liebhardt
220 J D McLennan
224 A L Sheveland
240 F E Barker
MISSOURI (2100N)
Three north of Arkansas St from Sacramento St east to Sonoma St
MONTEREY (1000 E)
Nine east of Branciforte St from Solano av on the south north to Illinois St
11 L H Hanson
118 O J Baumann
214 Peter Maronsoni
310 E C Powell

JOB PRINTING AT MODERATE PRICES 308 Georgia

Vallejo Evening News Oakland Tribune By HENRY F. STAHL Phone Vallejo 7

1918-No 1100 Marin

FAIRFIELD

210 1918—POLK-HUSTED

MARIN—Cont'd
917 W J Holzhauer
918 J F Brough
919 Durham Dairy
920 W J Kennedy
923 Kump & Kennedy
923 Star Garage & Machine Shop
924 Mrs Kitty Waters
928 W I Rudd
1009 P J Hanlon
1011 C J Castaghetto
1012 Mrs Mary Ross
1014 Mrs A L Byrne
1017 E M Stanton
1021 Harry Stewart
1112 Jas Power
1115 Geo DeWolf
1117 Mrs Mary McInnis
1118 J J Hogan
1128 Jno Brazelton
1201 J J Stanley
1203 Mrs Susan Colvin
1205 Harry Sanderson

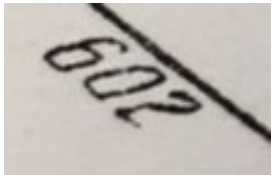
JOB PRINTING AT MODERATE PRICES 308 Georgia

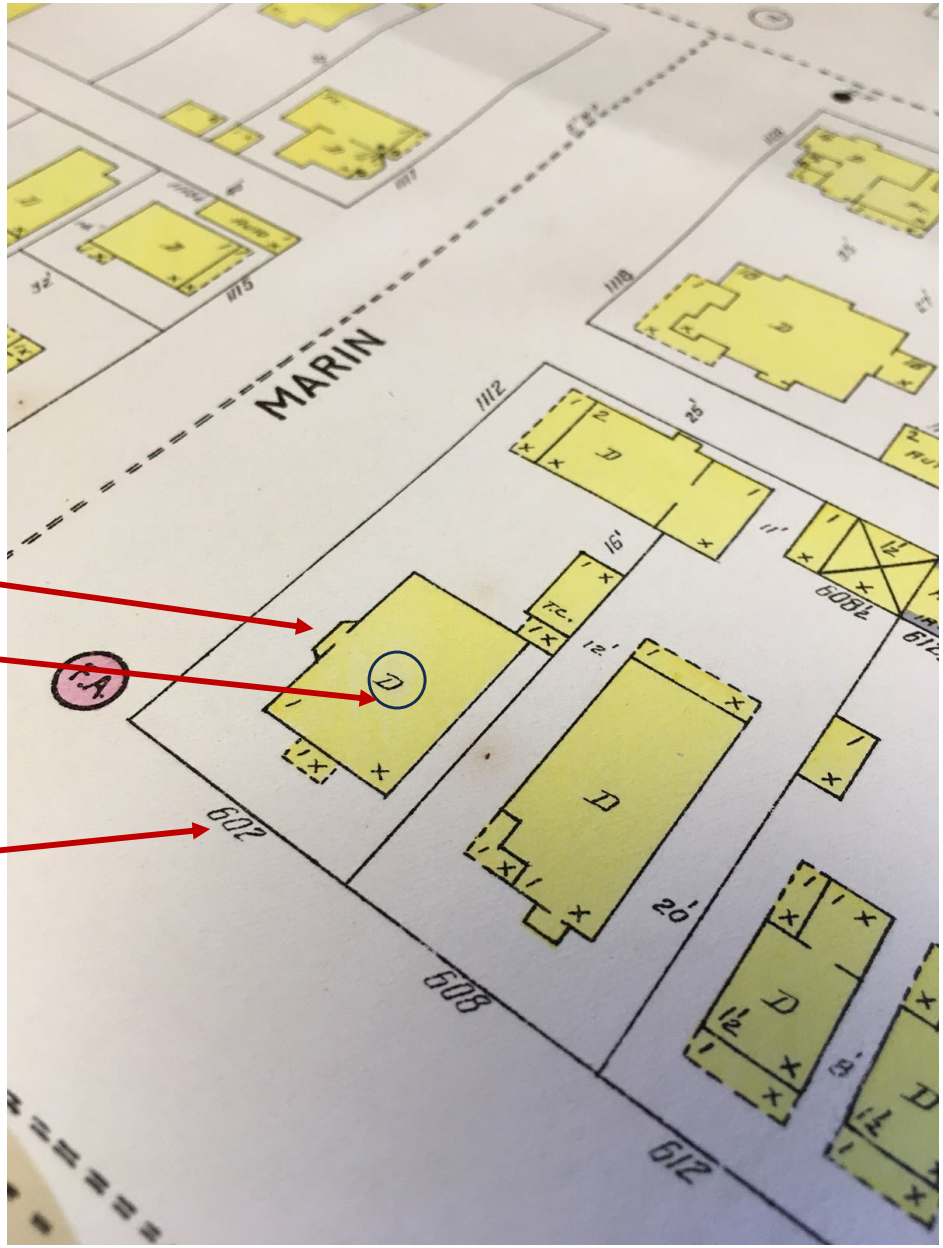
1918-No 1100 Marin

1919 Sanborn Map

The 1919 Sanborn Fire Insurance Map shows a single-family residence on the site with address 602 Kentucky

Note: “D” means Dwelling





1920 Vallejo City Directory

The 1920 Polk Husted Vallejo City Directory shows no address for 602 Kentucky

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VALLEJO CITY

DIRECTORY

1920

Comprising an Alphabetically Arranged List of the Business Firms Professional Men and Private Citizens, an Improved Street Guide, a Classified Business Directory "The Buyer's Guide" and a

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PUBLISHERS

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W. O. CROSBY

GENERAL CONTRACTOR

Phone 255 428 Sacramento Street

HOUSEHOLDERS' GUIDE 173

1116 J A Grove
1117 J V St Martin
1119 J W Taylor
1123 M H Cilley
1132 Vacant

JERSEY (50 N)
1 lbk s of Maryland St from Solano av west to Ray
400 Antone Pasquale
526 A H Steiner

KENTUCKY (1100 N)
From the Bay on the west, east to Orphans' Home rd
10 Vallejo Elec Light and Power Co Plant
31 J D Davisson
34 C M Sevilla
37 Jno Michael
39a J O Holmes
39c Peter Nazarino
C E McCain
47 Anton Dahl
Darwin Barnes
Walter Bariek
102 C J McDonald
105 G C Rutan
107 J G Weber
112 Edw Ellingren
114 Jno Ramsey
115 Wm McLean
116 Mrs E M Willis
118 A G Koenig
119 Conrad Brannan
123 C E Watson
124 J M Hadley
125 Patrick Kelly
126 J D Coronado
127 Dewey McDevitt
132 W H Busch
J W Sommerfruchte
133 A F Dennel
U G Lane
133 rear, M G Rose
139 C H Guernsey
143 R G Seaman
144 Lincoln White
145 J C Stiffler
201 I G Meyer
201a Wm Campbell
202 H T Danielson
Edson Cooper
208 F B Harkins
H J Mitchell
208½ Wm McFarland
209 E R Mylchreest
213 B T Buss
214 P T Wright
215 vacant

217 O S Simpson
220 A L Parramoure
225 J B Bruhns
226 Cora Nevin
227 T F Fitz Gerald
231 P L Spencer
232 L H Smith
236 A L Burson
240 Chas Wolff
241 Fley McFarland
241a W G Vlahich
241b O G Davey
243 A T Brillhart
308 W L Franke
309 T B Buss
312 J B Yates
315 C F Silvey
317 F P Lovegod
326 C D Campbell
323 M M Silvira
327 J J Manning
332 T E Lorton
333 L M McIntyre
337 C C Galpin
339 J F Driver
342 Paul Marita
346 Isadore LeDuc
402 Katherine Riordan
410 J N Decelle
412 Mary Richards
414 Harry Baraff
420 J H Dartt
430 J R Perry
432 Nichlos Furlong
436 F A Ross
440 J J Dolan
508 E F Belloir
511 Mary Moura
514 J D McLaughlin
515 W H Brownfield
515a T C Goldthorp
519 Geo F Boyce
519 M J Vera
520 C F Green
521 J H Phillips
522 H P Fratzke
526 Mrs Luzetta Rudstrom
527 Kate O'Connor
532 Chas Leornard
533 Edward Phillips
535 H C Harper
539 George Costa
540 J J Mahoney
540½ W O Clausen
611 Dennis Grady
615 Chris Monn
616 Fred Beasley
617 C H Meinert
620 J W Howard
621 Mrs Mary Maxwell
622a Jos Burnhard

1920-
No
602
Kentucky

HEALD'S BUSINESS COLLEGE

SACRAMENTO 1121 NINTH STREET L. W. PEART, Mgr.

OAKLAND San Pablo Ave., At Sixteenth THOMAS B. BRIDGES, Mgr.

1920-
No
602
Kentucky

520 C F Green
521 J H Phillips
522 H P Fratzke
526 Mrs Luzetta Rudstrom
527 Kate O'Connor
532 Chas Leornard
533 Edward Phillips
535 H C Harper
539 George Costa
540 J J Mahoney
540½ W O Clausen
611 Dennis Grady
615 Chris Monn
616 Fred Beasley

1920 Vallejo City Directory

The 1920 Polk Husted Vallejo City Directory lists 5 householders at 1100, 1100A, 1102, 1104 and 1104A Marin

POLK-HUSTED DIRECTORY CO'S

VALLEJO CITY

DIRECTORY

1920

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GEO. F. BLANCO, Proprietor
AUTOMOBILE REPAIRS
Tires and Tubes
Used Cars
Phone 200
1114 Sonoma Street

HOUSEHOLDERS' GUIDE

510 E S Cowden & Sons
511 Mrs Nillie Ryan
F A Blanco
W R Lain
512 Vacant
514 Hotel Solano
516 Vallejo Evening Times
517 Pekin Restaurant
518 Pac Gas & Elec Co
519 J E Baggott
520 Greenwood Bldg
Scallard House
John Scallard
R S Leachman
521 W L King
523 Sanitary Market
524 Mrs S M Gillen
526 Barker's Bakery
Globe Taxi Co
608 Acme Cafe
610 San Francisco Free Market
612 Snow System Bakery
613 San Pablo all Annex
G D O'Connell
C A Snoddy
615 Vallejo Chamber of Commerce
616 Vallejo Clng & Dyeing Wks
617 J B Shouse
618 E M Watkins
619 W P Fawcett
620 Mrs M M Wells
D E Williams
620 M Driscoll
621 D C Manning
622 G A Andrews
624 Vallejo Poultry Store
625 Rodgers & Perry
626 H E Wilder Estate
627 Frank Frasier
Italian Ravioli Factory
630 A J Little
631 City Pharmacy
821 Fredk Tollberg
711 Singer Sewing Mach Co
715 City Hall
717 The Moran Co
719 Mrs S E Clark
723 A H Schultz
P T Wright & Son
727 F J Monroe
Wm Smith
Wright & Wheaton
734 Vallejo Chapter Red Cross
735 V M Yellis
739 Acme Garage Co
H L Quinn
801 P H Rilly
803 Vacant
805 P H Pitts
906 S J Brian
807 J R Elmquist
814 H G Hendricks
815 T M Doyle
816 Mrs Nellie Sanford
820 F T Fitzmaurice
822 C A McClellan
823 E J McCauly
824 Angelo Varni
826 San Francisco Junk Yard
900 T J O'Hara
904 Stephen Nonis
906 Vacant
912b Vacant
914 C G Cunningham
Paul Buckingham
917 W J Holz
918 J F Brough
919 Durham Dairy
920 W J Kennedy
923 Star Garage & Mach Shop
924 Mrs Kate Waters
929 P D Scandalis
928 W I Rudd
930 Rosenbaum & Ontis
1009 P J Hanlon
1011 C J Castagnetto
1012 Mrs Louise Sprague
1014 Avelino Beltran
1100 A L Lindall
1100a Philip Seymour
1101 T J O'Hara
1101a Romaine Hathaway
1102 E J Sexmith
1104 J F Talbot
1104a R P Levee
1112 James Power
1115 Geo De Wolf
1117 Mrs Mary McInnis
1118 J J Hogan
1128 J J Hogan
1130 J N Dixon
1201 Vacant
1203 Mrs Susan Colvin
1205½ Vacant
1207 R M Gibbons
1209 J C Riley
1220 F T Gibkie
1222 M T Butler
1312 J A Leary
1312 Wm Schulter
1314 A M Nessler
1320 Frank Kelly
1330 E J Donnelly
1332 J H Frizell
1420 H W Smith
1424 H E Franklin
1431 Angelo Servente
1440 Earl Hennessy
1442 E T Bowerbank
1512 Harry Segale

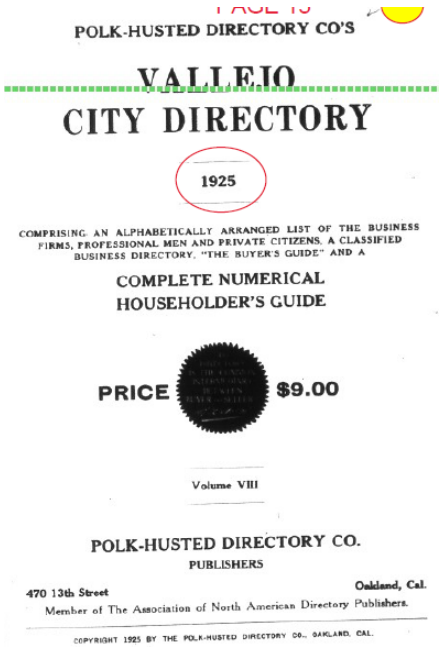
1920-
1100,
1100A,
1102,
1104,
1104A
Marin

615 Vallejo Chamber of Commerce
616 Vallejo Clng & Dyeing Wks
617 J B Shouse
618 E M Watkins
619 W P Fawcett
620 Mrs M M Wells
D E Williams
620 M Driscoll
621 D C Manning
622 G A Andrews
624 Vallejo Poultry Store
625 Rodgers & Perry
626 H E Wilder Estate

1011 C J Castagnetto
1012 Mrs Louise Sprague
1014 Avelino Beltran
1100 A L Lindall
1100a Philip Seymour
1101 T J O'Hara
1101a Romaine Hathaway
1102 E J Sexmith
1104 J F Talbot
1104a R P Levee
1112 James Power
1115 Geo De Wolf
1117 Mrs Mary McInnis
1118 J J Hogan

1925 Vallejo City Directory

The 1925 Polk Husted Vallejo City Directory lists 6 householders at 1100, 1100A, 1102, 1102A, 1104 and 1104A Marin



POLK-HUSTED DIRECTORY CO'S

VALLEJO
CITY DIRECTORY

1925

COMPRISING AN ALPHABETICALLY ARRANGED LIST OF THE BUSINESS FIRMS, PROFESSIONAL MEN AND PRIVATE CITIZENS, A CLASSIFIED BUSINESS DIRECTORY, "THE BUYER'S GUIDE" AND A

COMPLETE NUMERICAL
HOUSEHOLDER'S GUIDE

PRICE $9.00

Volume VIII

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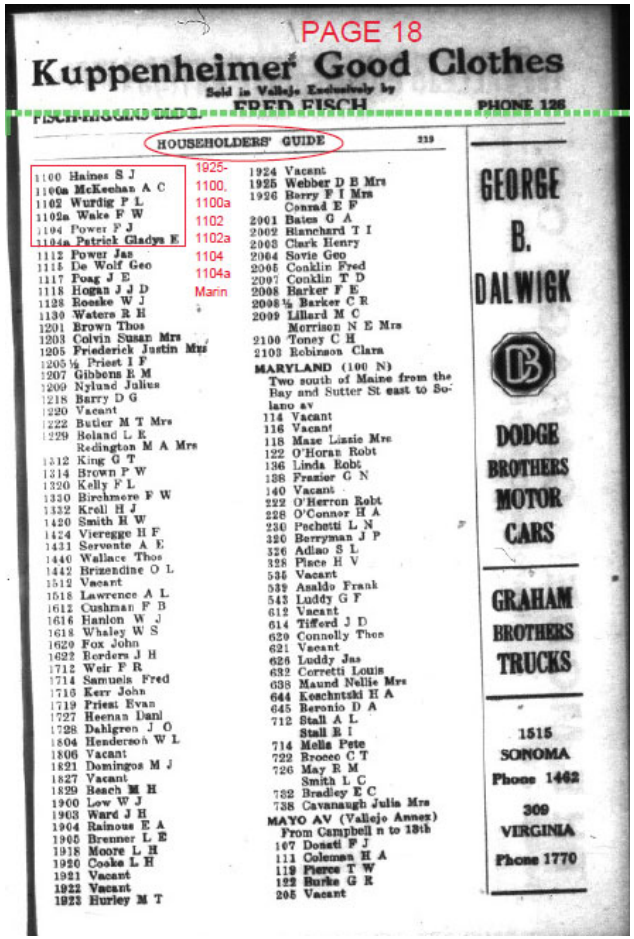


PAGE 18

Kuppenheimer Good Clothes
Sold in Vallejo Exclusively by
FRED FISCH PHONE 126

HOUSEHOLDERS' GUIDE

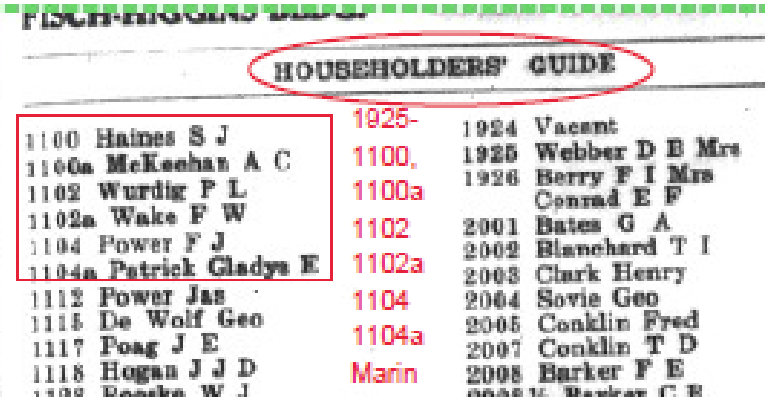
1925-
1100.
1100a
1102
1102a
1104
1104a
Marin

1100 Haines S J
1100a McKeehan A C
1102 Wurdig F L
1102a Wake F W
1104 Power F J
1104a Patrick Gladys E
1112 Power Jas
1115 De Wolf Geo
1117 Poag J E
1118 Hogan J J D
1128 Roesko W J
1130 Waters R H
1201 Brown Thos
1203 Colvin Susan Mrs
1205 Friederick Justin Mrs
1205½ Priest I F
1207 Gibbens E M
1209 Nylund Julius
1218 Barry D G
1220 Vacant
1222 Butler M T Mrs
1229 Boland L E
Redington M A Mrs
1312 King G T
1314 Brown F W
1320 Kelly F L
1330 Birchmore F W
1332 Krell H J
1420 Smith H W
1424 Vieregge H F
1431 Servente A E
1440 Wallace Thos
1442 Brizendine O L
1512 Vacant
1518 Lawrence A L
1612 Cushman F B
1616 Hanlon W J
1618 Whaley W S
1620 Fox John
1622 Borders J H
1712 Weir F R
1714 Samuels Fred
1716 Kerr John
1719 Priest Evan
1727 Heenan Danl
1728 Dahlgren J O
1804 Henderson W L
1806 Vacant
1821 Domingos M J
1827 Vacant
1829 Beach M H
1900 Low W J
1903 Ward J H
1904 Rainous E A
1905 Brenner L E
1918 Moore L H
1920 Cooke L H
1921 Vacant
1922 Vacant
1923 Hurley M T
1924 Vacant
1925 Webber D B Mrs
1926 Berry F I Mrs
Conrad E F
2001 Bates G A
2002 Blanchard T I
2003 Clark Henry
2004 Sovie Geo
2005 Conklin Fred
2007 Conklin T D
2008 Barker F E
2008½ Barker C R
2009 Lillard M C
Morrison N E Mrs
2100 Toney C H
2103 Robinson Clara

MARYLAND (100 N)
Two south of Maine from the Bay and Sutter St east to Solano av
114 Vacant
116 Vacant
118 Maze Lizzie Mrs
122 O'Horan Robt
136 Linda Robt
138 Frazier G N
140 Vacant
222 O'Herron Robt
228 O'Conner H A
230 Pechetti L N
320 Berryman J P
326 Adlao S L
328 Place H V
534 Vacant
539 Asaldo Frank
543 Luddy G F
612 Vacant
614 Tifford J D
620 Connolly Thos
621 Vacant
626 Luddy Jas
632 Corretti Louis
638 Maund Nellie Mrs
644 Keachutski H A
645 Beronio D A
712 Stall A L
Stall R I
714 Mella Pete
722 Brocco C T
726 May R M
Smith L C
732 Bradley E C
738 Cavanaugh Julia Mrs

MAYO AV (Vallejo Annex)
From Campbell n to 13th
107 Donati F J
111 Coleman H A
119 Pierce T W
122 Burke G R
205 Vacant

GEORGE B. DALWIGK
DODGE BROTHERS MOTOR CARS
GRAHAM BROTHERS TRUCKS
1515 SONOMA
Phone 1462
309 VERGINIA
Phone 1770



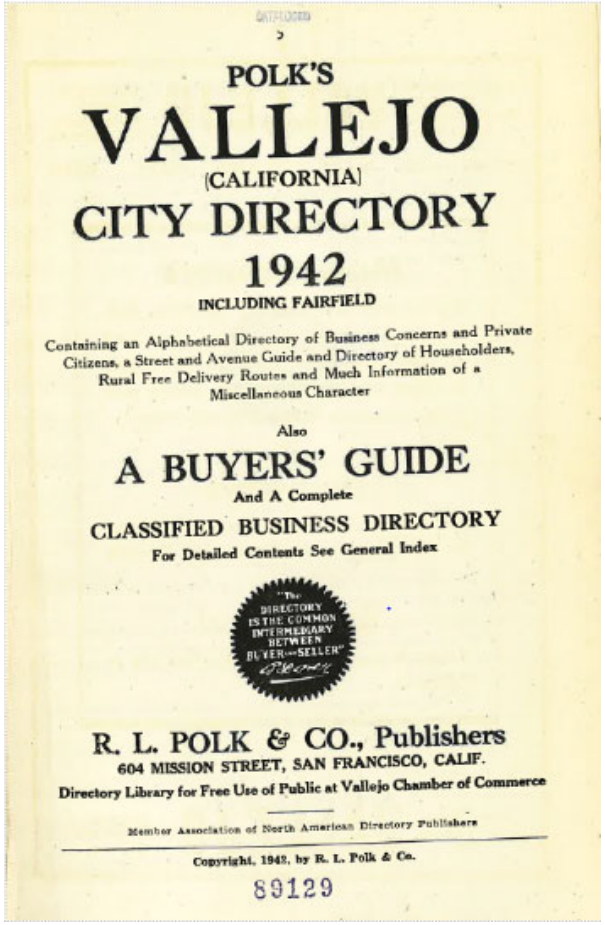
HOUSEHOLDERS' GUIDE

1925-
1100.
1100a
1102
1102a
1104
1104a
Marin

1100 Haines S J
1100a McKeehan A C
1102 Wurdig F L
1102a Wake F W
1104 Power F J
1104a Patrick Gladys E
1112 Power Jas
1115 De Wolf Geo
1117 Poag J E
1118 Hogan J J D
1924 Vacant
1925 Webber D B Mrs
1926 Berry F I Mrs
Conrad E F
2001 Bates G A
2002 Blanchard T I
2003 Clark Henry
2004 Sovie Geo
2005 Conklin Fred
2007 Conklin T D
2008 Barker F E

1942-Vallejo City Directory

The 1942 Polk's Vallejo City Directory lists 6 householders at 1100, 1100A, 1102, 1102A, 1104 and 1104A Marin and identifies the property as "The Power Apartments".



POLK'S

VALLEJO

(CALIFORNIA)

CITY DIRECTORY

1942

INCLUDING FAIRFIELD

Containing an Alphabetical Directory of Business Concerns and Private Citizens, a Street and Avenue Guide and Directory of Householders, Rural Free Delivery Routes and Much Information of a Miscellaneous Character

Also

A BUYERS' GUIDE

And A Complete

CLASSIFIED BUSINESS DIRECTORY

For Detailed Contents See General Index

"The DIRECTORY IS THE COMMON INTERMEDIARY BETWEEN BUYER and SELLER"

R. L. POLK & CO., Publishers

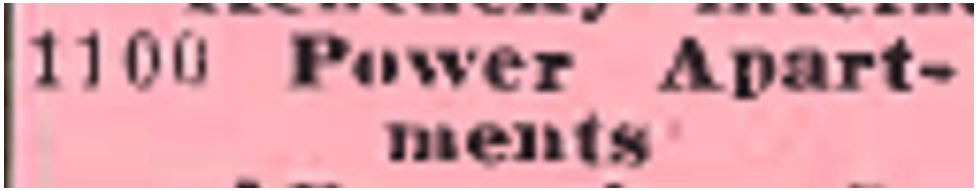
604 MISSION STREET, SAN FRANCISCO, CALIF.

Directory Library for Free Use of Public at Vallejo Chamber of Commerce

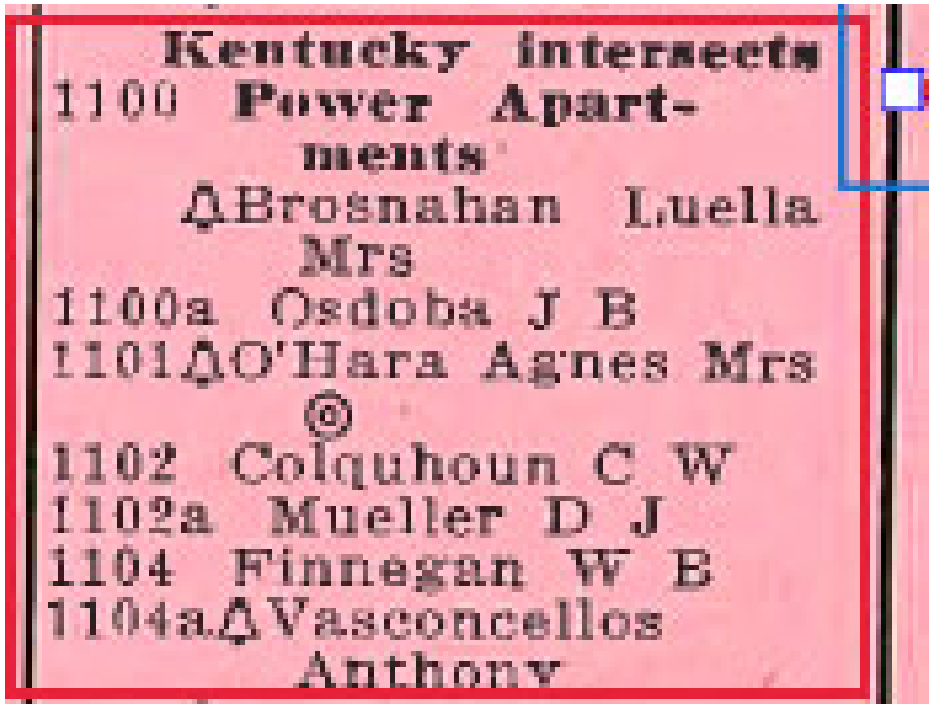
Member Association of North American Directory Publishers

Copyright, 1942, by R. L. Polk & Co.

89129



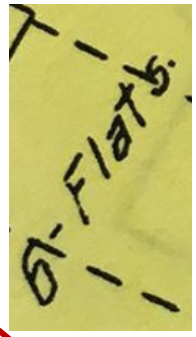
1100 Power Apart-
ments

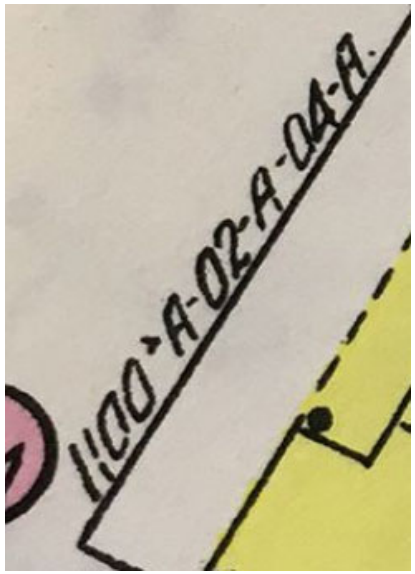


Kentucky intersects
1100 Power Apart-
ments
ΔBrosnahan Luella
Mrs
1100a Osdoba J B
1101ΔO'Hara Agnes Mrs
◎
1102 Colquhoun C W
1102a Mueller D J
1104 Finnegan W B
1104aΔVasconcellos
Anthony

1944 Sanborn Map

The 1944 Sanborn Fire Insurance Map shows a 6 flat building on the site





Identical footprint and location to the existing building.

Addresses 1100, 1100 A, 1102, 1102 A, 1104 and 1104A Marin St

1948 Sanborn Map

The 1948 Sanborn Fire Insurance Map shows the same 6 flat building on the site as depicted in the 1944 map

Certificate of Conformity-APPLICATION CONDITION 1

Conclusions about origins of existing building based on review of historical records

THE STANDARDS FOR PROVING ORIGINAL USE

1. The C of C application sets the standard for proving original use "**as can best be determined by available plans, permits and other documentation**".
2. The application does not require proof beyond a "reasonable doubt", it does not preclude the use of any documents, nor does it mandate the use of any documents.
3. The applicant met the standard of, "as best can be determined," by locating historical documents from reputable sources widely used by historians and preservationists.
4. No historical records have been discovered by the applicant or the City suggesting alternative conclusions.

CONCLUSIONS FROM HISTORICAL RECORDS

1. A single-family residence with address 602 Kentucky existed on the site in 1919. **See pages 8-10**.
2. In 1920, the SFR was replaced with a 6 flat building with 5 householders living at 1100, 1100A, 1102, 1104 and 1104A Marin Street. 1102A is assumed to be vacant because the 6 flat building was only recently completed, and the 1925 directory lists all 6 addresses. **See pages 11-14**.
3. The 1944 and 1948 maps each depict the same building with addresses 1100, 1100A, 1102, 1102A, 1104 and 1104A Marin Street. The addressed for the 1944/1948 building correspond to those listed in the 1920 and 1925 Polk Husted directories. The 1944/1948 building is the building constructed in 1920. **See pages 15-16**.
4. The existing building is the 1920/1944/1948 building because they have the same addresses, footprint, orientation, massing and location on the lot. **See page 15**.
5. The 6 flat building was occupied by 6 independent households beginning in 1920 until at least 1948. **See pages 12-14**.
6. During this period, the building was known as the "Power Apartments". **See page 14**.

Certificate of Conformity Application Condition 2

Re-establishment is not detrimental to any existing or potential use or structure in the district.

Application Condition 2

Re-establishment is not detrimental to any other use:

1. The residential use is consistent with the dominant residential use in the neighborhood.
2. No exterior alterations are required.
3. No additional floor area is required.
4. No change to the volume of the building.
5. No off-street parking was ever provided for the original 6 flats and there is no intensification of demand.
6. A City mandated and approved parking study concluded that there is adequate on-street parking.
7. The privacy and physical compatibility with adjacent properties will be unaltered.
8. There are no additional exterior openings or spaces impacting privacy.

Certificate of Conformity Application Condition 3

The structure cannot be easily converted to a use which conforms to the current zoning.

Application Condition 3

Conversion to a single-family dwelling is a physical impossibility:

1. On June 19, 2023 the applicant met with the City to discuss alternative uses and, other than an SFR, these were extremely limited, incompatible with the nearby uses and would have required the demolition of the existing building.
2. The structure is over 5,000 SF. This size far exceeds the pattern of SFR's in the neighborhood and is unsupported by demand.
3. The boxy form of the building is indicative of an apartment building and would be inconsistent with the form of SFR's in the district.
4. The interior layout would require complete reconfiguration.
5. The three stairs to the upper level would have to be removed.
6. Multiple kitchens and baths would have to be removed.
7. Multiple utility services would have to be removed.

Conversion would destroy the historical significance of a 100-year-old example of a pre-war apartment building likely built to accommodate Mare Island Shipyard workers.

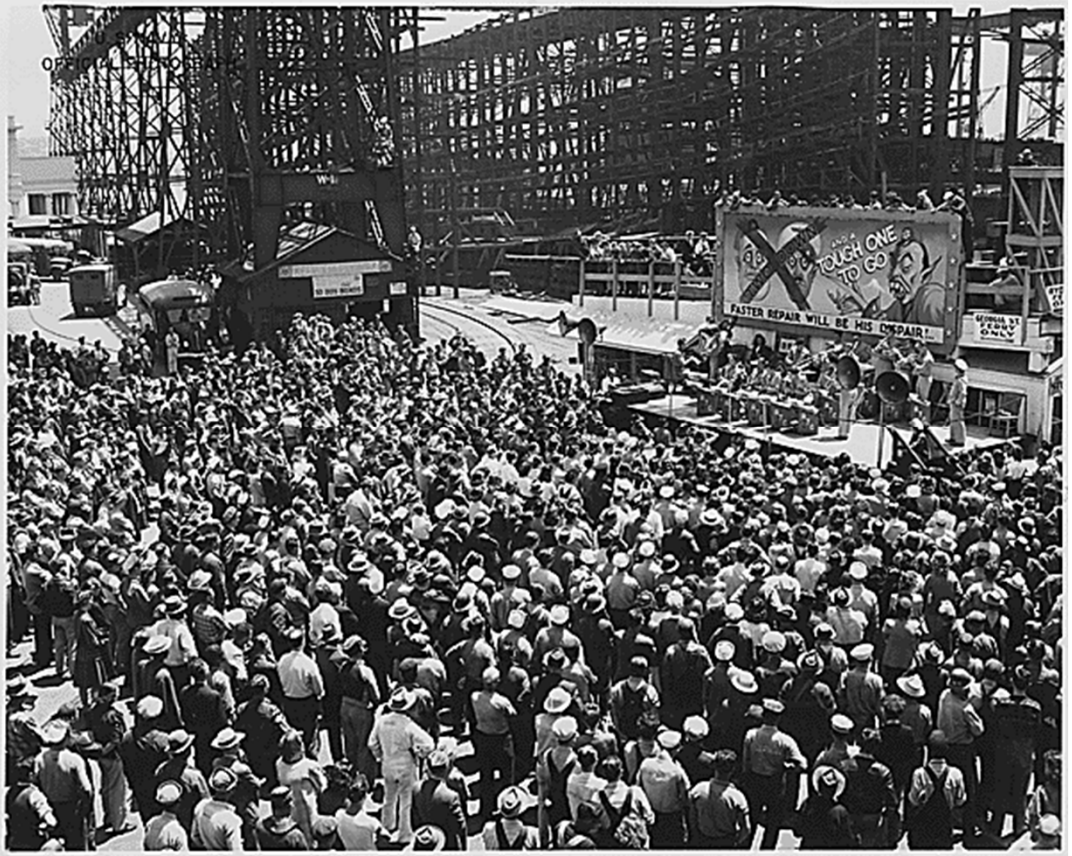
Certificate of Conformity

Application Condition 4

If the structure is on the City's historic resources inventory, the loss of the units could result in the degradation of the architectural integrity of the of the structure or the loss of the structure.

Application Condition 4

This condition is not applicable because the building is not on the City's historic resource list. However…..the loss of the non-conforming units would alter the original historical use of the structure and destroy its historical significance as a 100-year-old example of a pre-war apartment building built to accommodate the Mare Island Shipyard workers.



PROJECT MITIGATIONS TO PLANNING'S CONCERNS

Project Mitigations to Planning's Concerns

Certificate of Conformity-CONDITION 1

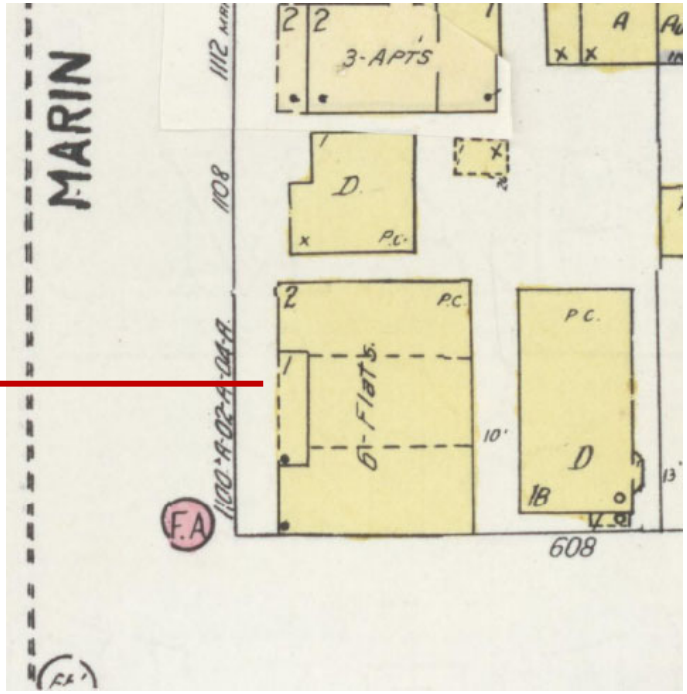
The unit was originally and legally constructed (as can best be determined by available plans, permits, and other documentation) either as part of a multi-unit structure or as a separate structure within a group of units on one parcel.

Planning's Concern

Based on the available plans, permits, and other documentation, there is no evidence on which to determine that six dwelling units were originally and legally constructed on the subject parcel.

Project Mitigations

Sanborn Fire Insurance Maps and Polk Husted City Directories obtained from the Library of Congress provide clear and convincing evidence that the existing structure was constructed in 1920 and consisted of 6 flats occupied at least until 1948 by 6 householders. The City has provided no evidence related to original use.



Project Mitigations to Planning's Concerns

Certificate of Conformity-CONDITION 2

The reestablishment of the unit will not be detrimental to any existing or potential use or structure in the zoning district in which the non-conforming use is located. (Issues to be considered include but shall not be limited to the availability of parking, aesthetics, privacy, and physical compatibility with adjacent properties).

Planning's Concerns

Because it has not been established that six dwelling units were originally and legally constructed on the subject parcel, this finding is not applicable.

Project Mitigations

The documents presented in Condition 1 establish that 6 dwelling units were originally and legally constructed on the site. By mitigating the City's concerns about Condition 1, The City's concerns about Condition 2 have also been fully mitigated.

Project Mitigations to Planning's Concern's

Certificate of Conformity-CONDITION 3

The structure containing the unit cannot be easily converted for a use which conforms to the current zoning district.

Planning's Concerns

The structure parcel measures 3,175 square feet and is zoned Residential Low Density, which allows up to a maximum of 9 dwelling units per acre. The structure cannot be easily converted for a use which conforms to the current zoning district, as six dwelling units on the subject parcel would exceed the maximum allowed density applicable in the zone.

Project Mitigations to Planning's Concern's
Certificate of Conformity-CONDITION 3-Continued

Project Mitigations

The purpose of the Certificate of Conformity is to allow the re-establishment of non-conforming residential units resulting from decreases in density or changes in Zoning-not to prevent them.

16.105.08 NONCONFORMING RESIDENTIAL UNITS RESULTING FROM REDUCTIONS IN DENSITY

Nonconforming residential units resulting from decreases in density or other changes in zoning may be reestablished after ceasing activity for more than 12 months under the circumstances described below.

Planning misunderstood the import of 16.105.08 and mistakenly concluded that any re-established units must be conforming. Code Section 16.105.08 does not prevent the re-establishment of 6 nonconforming residential units-it provides for their re-establishment.

Project Mitigations to Planning's Concern's

Certificate of Conformity-CONDITION 4

If the structure is on the city's historic resources inventory, the loss of the non-conforming unit could result in the degradation of the architectural integrity of the structure or other adjacent structures or could result in the loss of the structure.

Planning's Concerns

While the subject site is located within the St. Vincent's Historic District, the structure itself is noted as a non-contributor to the district and is not listed on the city's historic resource inventory. Therefore, this finding is inapplicable.

Project Mitigations

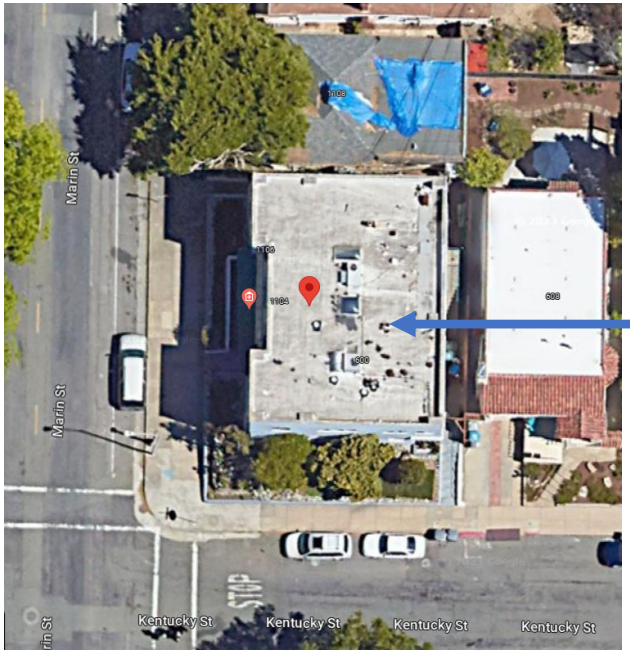
Planning deems Condition 4 "inapplicable", because the site is not on the city's historic resource inventory, however……

The re-establishment of 6 dwelling units would return the structure to it's original 1920's use and could thereby make it eligible for the city's historic resources inventory.

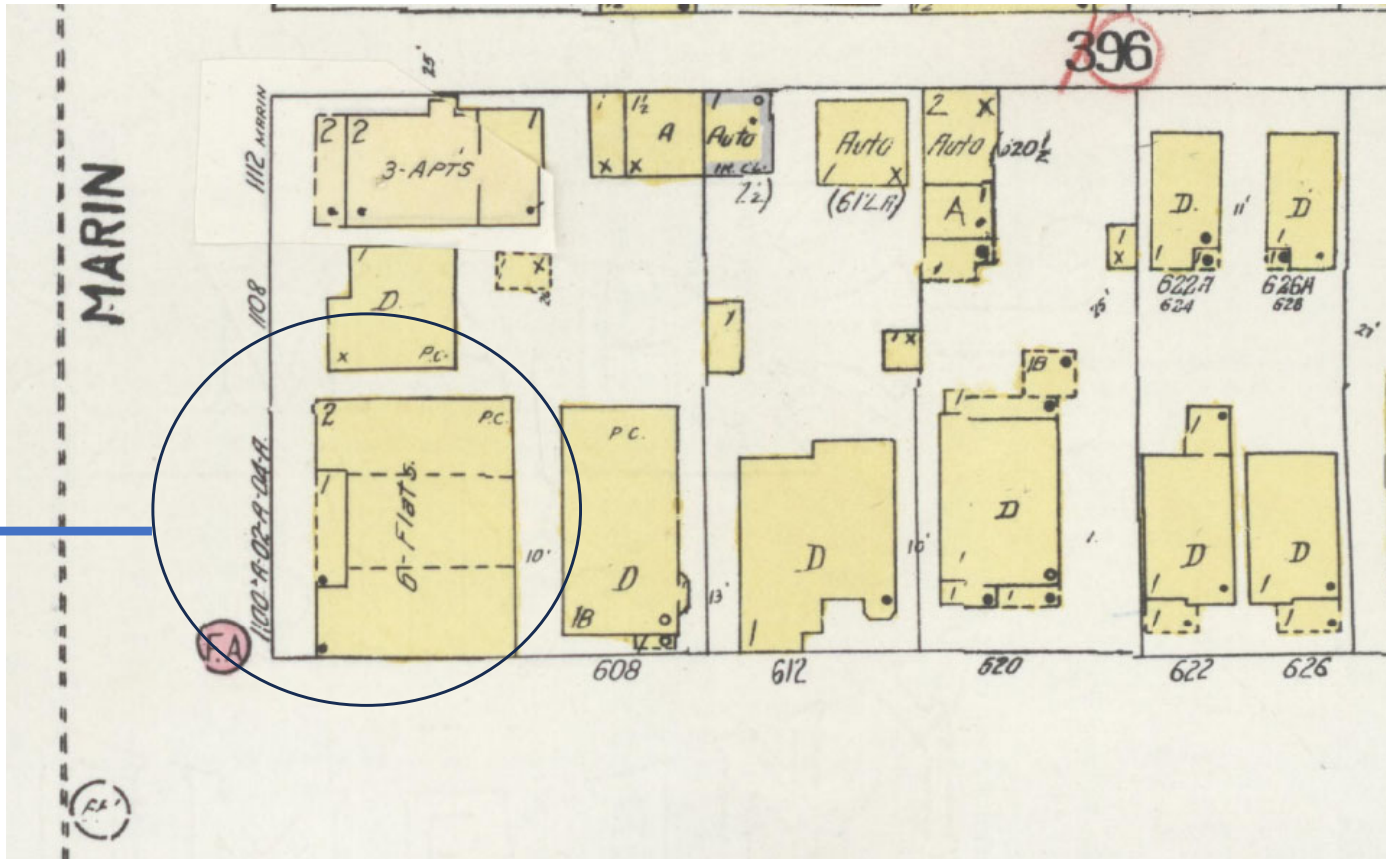
THIS PROJECT BENEFITS THE CITY

CITY BENEFIT 1

The project brings the building into conformance with its origins as 6 flats constructed in 1920.



2023

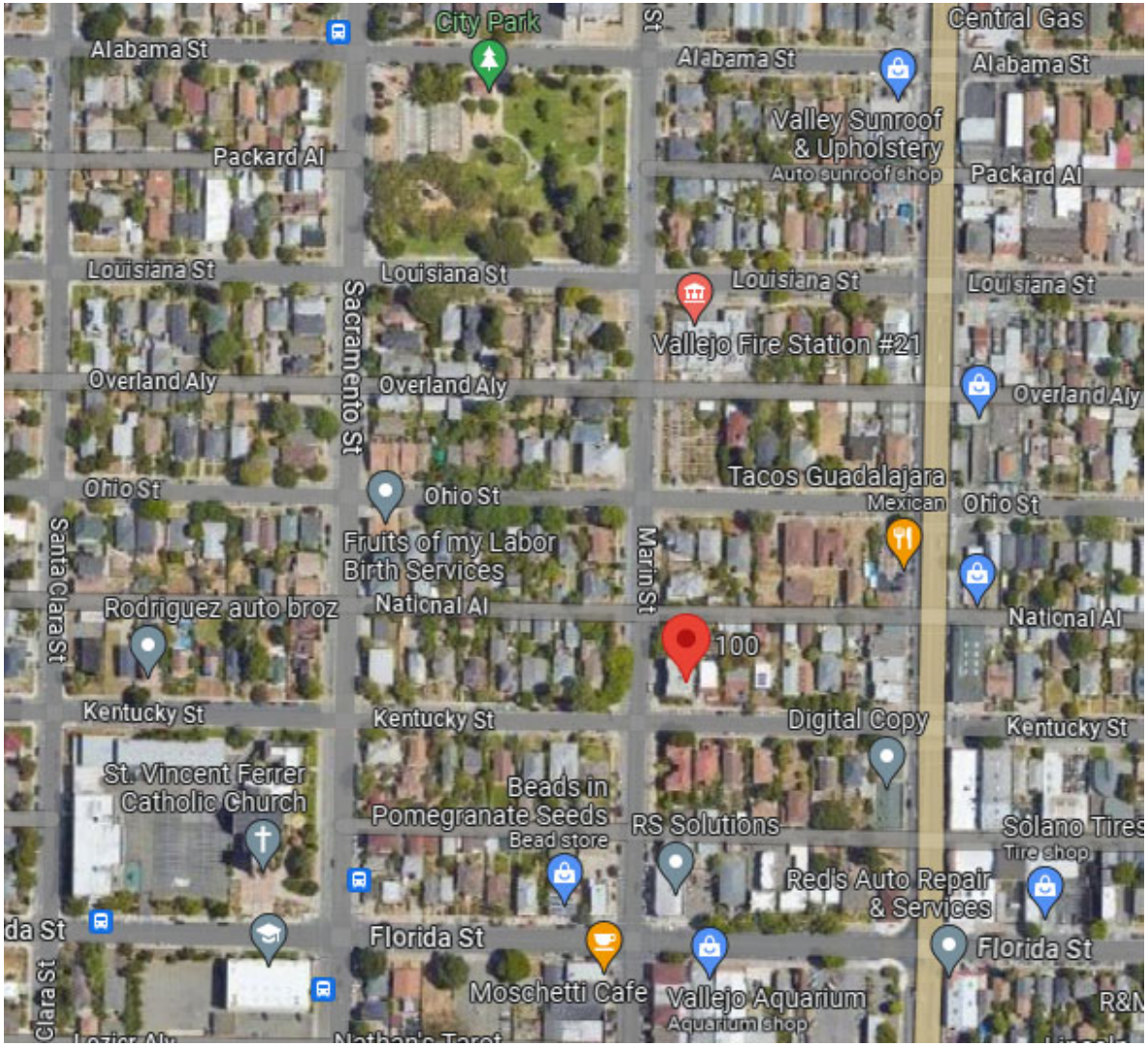


1920

CITY BENEFIT 2

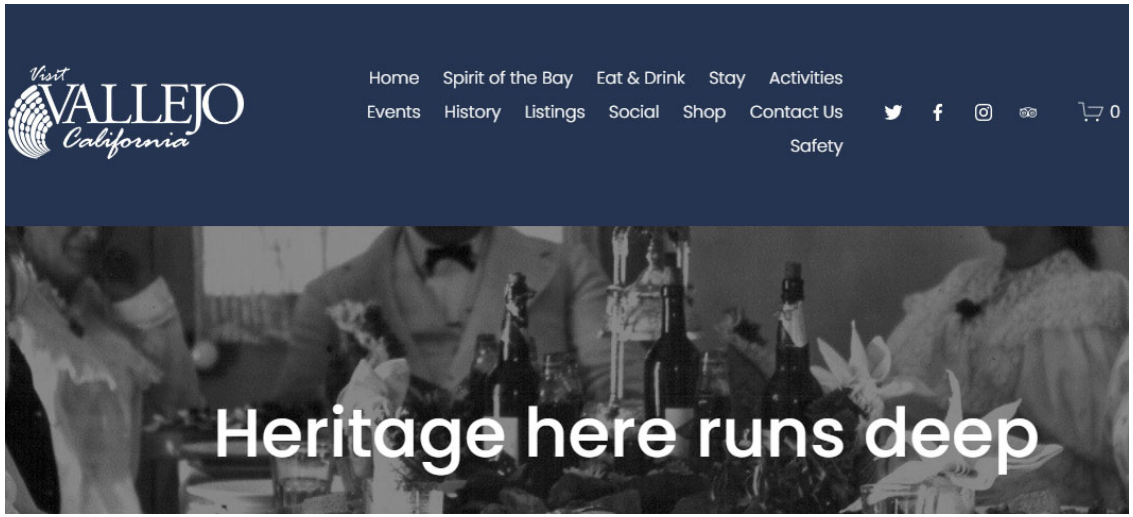
The project makes the building's use consistent with the dominant residential character of the neighborhood.

St Vincent's Hill is a dynamic mix of Single-Family Homes, ADU's and apartment buildings supported by neighborhood serving commercial uses, schools, parks and institutional uses. The proposed 6 flat use is consistent with the neighborhood character and the building's use, massing and siting are consistent with its 1920's origins.



CITY BENEFIT 3

The project preserves an historic resource and makes it eligible as a contributing structure to the St Vincent's Hill Historic District.



In addition to the Heritage District, Vallejo has another area of vintage homes. The St. Vincent's Hill Historic District is a 33-square block area surrounding St. Vincent's Catholic Church and bounded on the south by Florida and Carolina Streets, on the east by Sonoma Boulevard, on the north by Tennessee Street, and on the west by Mare Island Way.

The historic significance of this district lies in its growth as a workingman's neighborhood for shipbuilders at the nearby Mare Island Naval Shipyard. It is expressed in a wide variety of architectural styles beginning with the Greek Revival cottages of the 1850's and 1860's.

The 1920 building was likely built to provide worker housing for the Mare Island Shipyard. Returning it to its use as 6 flats for workforce housing is true to its origins.

CITY BENEFIT 4

The project provides quality work force housing affordable to families of median income

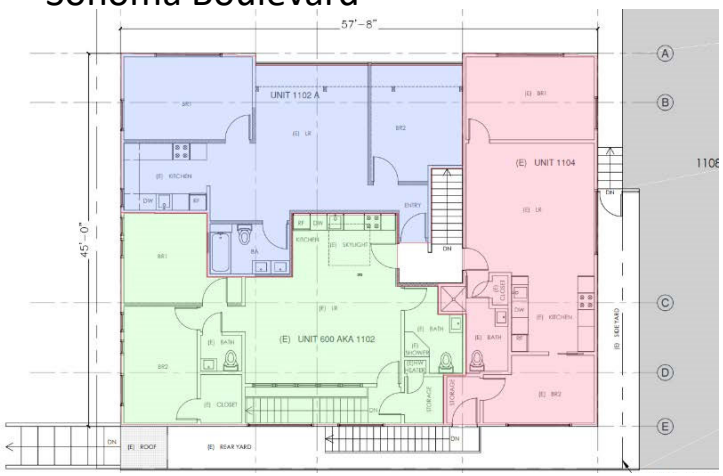
A. Project provides a range of unit sizes

One	3 BR/1.5 Bath Unit
Three	2 BR/1 Bath Units
Two	1 BR/1Bath Units

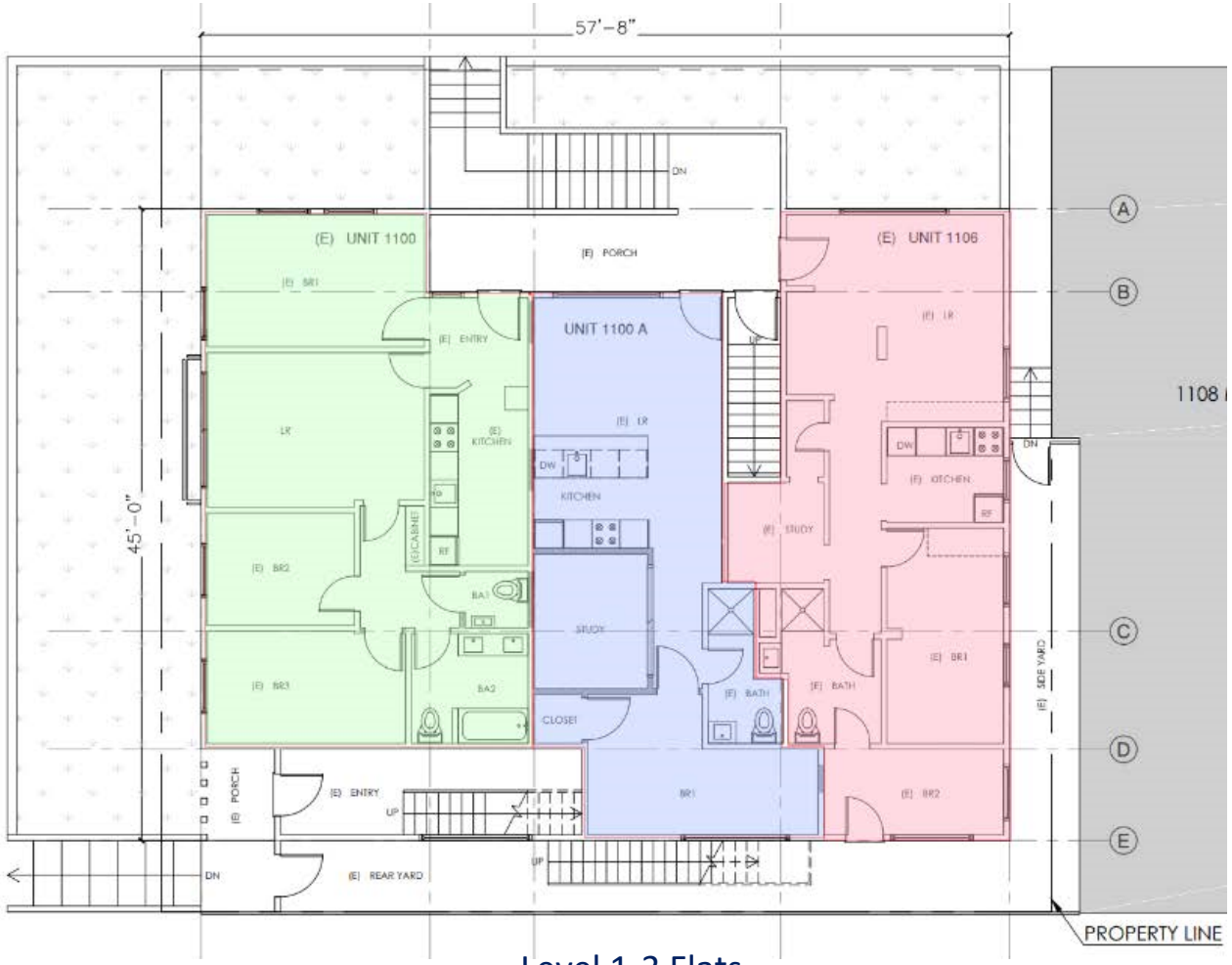
B. Apartment buildings provide lower rental rates than single family residences.

C. Project creates 6 units close to existing schools, parks and commercial facilities and supported by existing utility infrastructure.

D. Project will increase demand for underutilized commercial uses on Sonoma Boulevard



Level 2-3 Flats

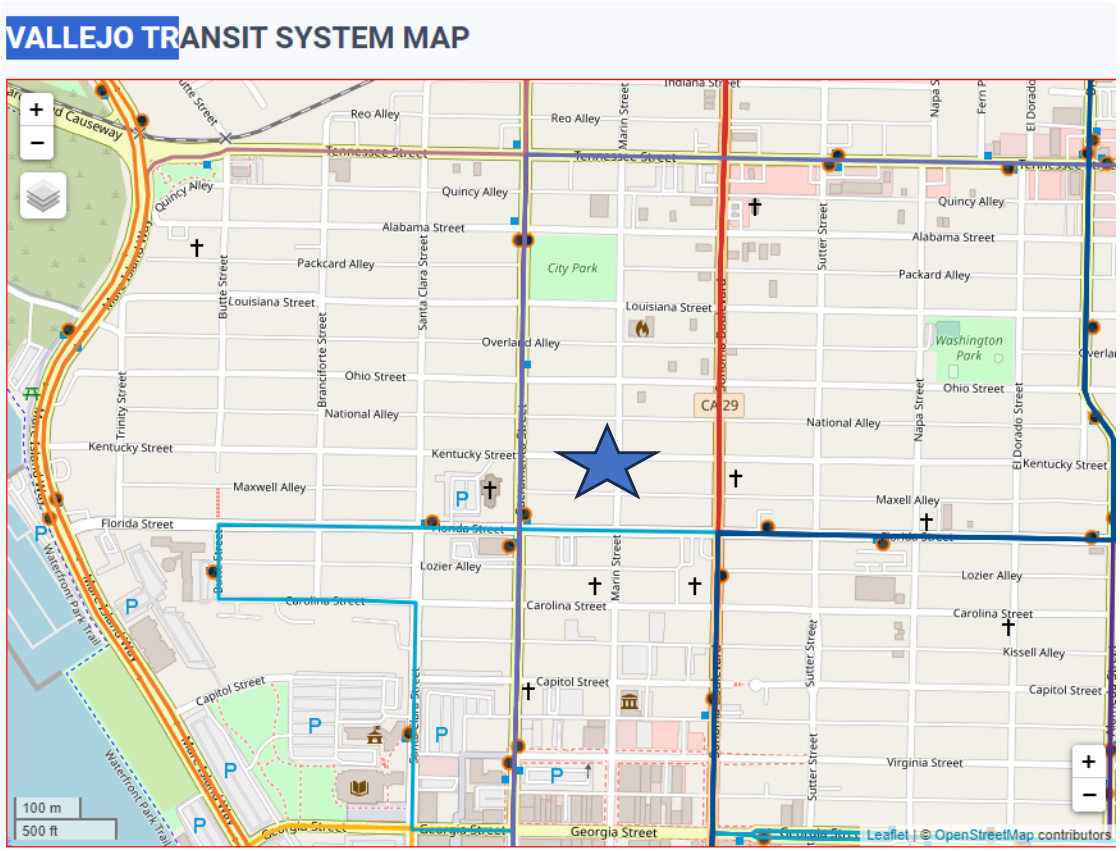


Level 1-3 Flats

CITY BENEFIT 4-continued

The project provides quality work force housing affordable to families of median income

A. Project is close to existing public transportation critical for workforce housing.
B. Within 1 block of 3 transit lines.



CITY BENEFIT 5

The project brings mechanical and life safety systems into conformance with current Codes & Regulations.

Results of City Inspection of the Property.

"With that being said, the path forward would be to relabel the plans to show ……6 residential units and include the fire and sound separation details, roof rafter/ceiling joist engineering for repair, fire sprinkler NFP 13R system, water and sanitary details, gas line details, electrical line diagram with all load centers and all required residential circuits, title 24 energy compliance for each unit, total plumbing fixtures including added plumbing fixtures (complete applications to Vallejo Flood and Wastewater and Vallejo Water Department). Once the plans are revised you may resubmit and we will provide an accurate fee invoice for plan check to continue"

The City has identified the mechanical and life safety improvements for 6 units. This project will result in a code compliant building.

CITY BENEFIT 6

- The project produces 6 dwelling units with no discernable impacts on the neighborhood.

A. No enlargement or alteration of the building envelop.
B. No site alterations or expansion of outdoor uses.
C. City approved parking study concluded there was adequate street parking to serve the project.

CITY BENEFIT 7

The project contributes to the City's future housing needs.

City of VALLEJO California

2023-2031 Housing Element

Public Draft | September 2023

Vallejo needs more housing. It is on track to commit to the construction of 2,900 new units between 2023-2031

Regional Housing Needs Allocation

The current RHNA for the City established by the Solano County subregion for 2023–2031 is displayed in **Table 1.** Vallejo must plan to accommodate a total of 2,900 units between June 30, 2022, and December 15, 2030. Of the 2,900 total units, the City must plan to accommodate 690 units for very low-income households, 369 units for low-income households, 495 units for moderate-income households, and 1,346 units for above moderate-income households.

TABLE 1 Regional Housing Need Allocation, Projection Period 2023-2031

Income Category	Total Units	Percentage of Share
Extremely Low / Very low income (0–50% AMI)	690	23.8%
Low income (51%–80% AMI)	369	12.7%
Moderate income (80%–120% AMI)	495	17.1%
Above Moderate income (>121% AMI)	1,346	46.4%
Total	**2,900**	**100.0%**

CITY BENEFIT 7-continued

The project contributes to the City's future housing needs.

FY 2023 INCOME LIMITS DOCUMENTATION SYSTEM

HUD.gov HUD User Home Data Sets Fair Market Rents Section 8 Income Limits MTSP Income Limits HUD LIHTC Database

FY 2023 Income Limits Summary

FY 2023 Income Limit Area	Median Family Income Click for More Detail	FY 2023 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Vallejo-Fairfield, CA MSA	$112,600	Very Low (50%) Income Limits ($) Click for More Detail	40,050	45,800	51,500	**57,200**	61,800	66,400	70,950	75,550
		Extremely Low Income Limits ($)* Click for More Detail	24,050	27,450	30,900	**34,300**	37,050	40,280	45,420	50,560
		Low (80%) Income Limits ($) Click for More Detail	64,050	73,200	82,350	**91,500**	98,850	106,150	113,500	120,800

The project will contribute to Vallejo's need for 2,900 new housing units between 2023-2031 that are indicated by the Regional Housing Needs Allocation prepared in accordance with Section 65584 of the California Government Code

VerPlanck
HISTORIC PRESERVATION CONSULTING

City of Vallejo Planning Commission

To: Vallejo Planning Commission
c/o Jasmine Thibeaux, Executive Secretary
City of Vallejo, Planning & Development Services
Via email

From: Christopher VerPlanck, Principal
VerPlanck Historic Preservation Consulting
530 Rockdale Drive
San Francisco, CA 94127

CC:

Date: 10 October 2023

Re: Origins of 1100 Marin/600 Kentucky Street

Dear Commissioners,

I prepared this memorandum at the request of Mr. George Hauser, who is seeking to reestablish six residential units at 1100 Marin/600 Kentucky Street. Mr. Hauser has explained to me that the Vallejo Planning Department denied his Certificate of Conformity Application claiming "there is no evidence on which to determine that six dwelling units were originally and legally constructed on the subject parcel." After this denial, Mr. Hauser obtained additional historical documentation that conclusively supports that the building was originally constructed as a six-unit apartment building Ca. 1920. I have reviewed Mr. Hauser's research and I concur with his conclusions.

Credentials

I am a San Francisco-based architectural historian and historic preservation consultant. I work all over the Bay Area and I have completed several projects in Vallejo, including an evaluation of the former Vallejo Post Office at 823 Marin Street. In my 25 years of working in this field, I have won many awards, including from the California Preservation Foundation, San Francisco Beautiful, and the Northern California Chapter of the American Institute of Architects. I meet the Secretary of the Interior's Professional Qualification Standards for Architectural History and History. I am also a board member of San Francisco Heritage. My qualifications are attached.

Methodology

On October 9, 2023, Mr. Hauser called me to explain what he is trying to accomplish with his property at 1100 Marin/600 Kentucky Street in the St. Vincent's Hill Historic District. He told me that the City had not accepted the research that he submitted with his C of C application to establish that 1100 Marin/600 Kentucky Street was built as a six-unit apartment building. He therefore collected additional documents, which he sent me, including relevant Sanborn Maps and city directory listings. I also suggested that he provide me U.S. Census records, which I have considered in my analysis. Mr. Hauser tells me that there is no original building permit for the building.

Findings

I agree with Mr. Hauser's conclusion that 1100 Marin/600 Kentucky Street was constructed Ca. 1920 as a six-unit apartment building. According to the 1919 Sanborn Map, there was a one-story, wood-frame cottage on the property with the address of 602 Kentucky Street. The 1918 Vallejo City Directory lists one resident – H.H. Garrison – at this address.

According to the 1920 City Directory, 602 Kentucky Street no longer existed as an address – almost certainly because the cottage had been demolished and replaced with a two-story apartment building. This apartment building appears in the 1920 Vallejo City Directory with the following addresses 1100, 1100a, 1102, 1104, and 1104a Marin Street. Five years later, the 1925 Vallejo City Directory lists six units in the building with the following addresses: 1100, 1100a, 1102, 1102a, 1104, and 1104a Marin Street. The 1942 Vallejo City Directory describes this building as the Power Apartments with the same six addresses. Most compellingly, the 1944 Sanborn Maps depict a two-story, wood-frame apartment building containing six units at 1100-04 Marin Street. Based on the building's footprint, height, and massing, it is certainly the building that stands today. Finally, U.S. Census records from 1930, 1940, and 1950 indicate that 1100 Marin/600 Kentucky Street was a six-unit apartment building.[1]

The lack of an original building permit for the building is not surprising given my experience that consistent building record keeping was unusual in many Bay Area communities until after World War II. Assuming that Vallejo even issued permits for apartment buildings in 1920, and given the building's size and prominence, it seems very likely that a building permit was issued and then subsequently lost. Outside of San Francisco, which has very extensive building records for the pre-war era, I rarely expect to find permit records from this period in the communities where I work.

In conclusion, the evidence gathered by Mr. Hauser supports a conclusion that the building at 1100 Marin/600 Kentucky Street was constructed as a six-unit apartment building Ca. 1920 and that this conclusion is consistent with the professional standards that I regularly apply in my work.

[1] There is no data from the 1920 Census, likely because the Census data was collected prior to the demolition of the cottage at 602 Kentucky Street.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Christopher VerPlanck

Att.

VerPlanck Résumé
City Directories
Sanborn Maps
U.S. Census Records

VerPlanck
HISTORIC PRESERVATION CONSULTING

Résumé

CHRISTOPHER VERPLANCK

Principal of VerPlanck Historic Preservation Consulting with over 25 years of experience in architectural history and historic preservation practice in San Francisco and the West. Published author, frequent speaker, and educator on topics pertaining to architectural history, emphasizing topics such as industrial development in San Francisco, western rural ranch properties, mid-century commercial development, and vernacular housing types encountered in San Francisco and other Bay Area communities.

Experience

VerPlanck Historic Preservation Consulting, San Francisco; Principal, 2011-
Knapp & VerPlanck Preservation Architects, San Francisco; Principal, 2010-11
Kelley & VerPlanck Historical Consulting, San Francisco; Principal 2007-10
Page & Turnbull Preservation Architects, San Francisco, Associate Principal and Director of the Cultural Resources Studio, 1999-2007
Goucher College, Baltimore, Maryland; Adjunct Faculty, 2002-07
San Francisco Architectural Heritage, San Francisco; Preservation Coordinator, 1997-99

Education

University of Virginia, Graduate School of Architecture, Charlottesville, VA
Graduated with an M.Arch.H in Architectural History and a Certificate in Historic Preservation, 1995-97
Bates College, Lewiston, ME
Graduated with a BA in History with a Minor in Studio Art, 1989-92
St. Andrews University, St. Andrews, Scotland
Completed coursework in Mediaeval and Modern History, 1987-89

Fellowships

Sally Kress Tompkins Fellowship, Historic American Engineering Record, Washington, D.C., 1997
Recorded textile mill housing in Chattahoochee River Valley of Alabama and Georgia for Historic American Engineering Record (HAER). Prepared *Context Statement for Textile Mill Housing in the United States* and Illustrated *Typology of Southern Textile Mill Housing*.
Fellow to Conservator, Monticello, Charlottesville, VA, 1996

telephone: 415.606.0920
email: chris@verplanckconsulting.com
530 Rockdale Drive, San Francisco, CA 94127

Assisted Conservator with restoration and conservation of Thomas Jefferson's home outside Charlottesville. Disassembled, stripped paint, conserved, and reassembled historic mahogany triple-sash windows; repaired brick knee walls, and completed various other tasks.

Publications

Co-author of book on the history of the Golden Gate National Recreation Area (anticipated publication 2024). Authored essay in Ray McDevitt (ed.) *Courthouses of California* (2000). Authored numerous articles for variety of publications, including *SAH Journal, Vernacular Architecture Forum, San Francisco Heritage News*, *San Francisco Apartment Magazine, the New Fillmore News* and other local publications.

Presentations

Presented papers and slideshows to dozens of organizations, ranging from professional conferences to local history societies. A selection of topics includes the following:

"Scandinavia by the Bay: A Cultural and Architectural History of Scandinavian Immigrants in San Francisco, Scandinavian School and Cultural Center of San Francisco, 2021.

"A New Deal for San Francisco: A History of New Deal Construction Programs in San Francisco: 1933 to 1943," San Francisco Architectural Heritage, 2019.

"From Trad'r Sam to Smugglers Cove: A History of Polynesian Pop and Tiki Culture in San Francisco: 1937-2011," San Francisco Architectural Heritage, San Francisco, 2011

"A Century of Service – History of the Mechanics' Institute Commission," Mechanics' Institute Centennial Celebration, San Francisco, 2010

"Bayview-Hunters Point Historic Context Statement Findings," Community Meeting, Bayview Branch Library, San Francisco, 2009

"Sitting Pretty in Daly City – Henry Doelger's Westlake Subdivision," Society of Architectural Historians Annual Conference, Cincinnati, OH, 2009

"Modernism on Trial – The Los Angeles Civic Center," California Preservation Foundation Annual Conference, Hollywood, CA, 2007

Memberships

San Francisco Architectural Heritage, California Preservation Foundation, Society of Architectural Historians, Northern California Chapter of the Society of Architectural Historians, DOCOMOMONoCa, National Trust for Historic Preservation

		Polk Directory										Sanborn Maps		
Street	**No.**	**1917**		**1918**		**1920**		**1925**		**1926-27**		**1919**	**1944**	**1948**
		Present?	**Page**	**Present?**	**Page**	**Present?**	**Page**	**Present?**	**Page**	**Present?**	**Page**			
Kentucky	**602**			yes	7	no	12					yes	no	no
Marin	**1100**	no	4	no	8	yes	14	yes	18	yes	22	no	yes	yes
Marin	**1100a**	no	4	no	8	yes	14	yes	18	yes	22	no	yes	yes
Marin	**1102**	no	4	no	8	yes	14	yes	18	yes	22	no	yes	yes
Marin	**1102a**	no	4	no	8	no		yes	18	yes	22	no	yes	yes
Marin	**1104**	no	4	no	8	yes	14	yes	18	yes	22	no	yes	yes
Marin	**1104a**	no	4	no	8	yes	14	yes	18	yes	22	no	yes	yes

PAGE 1

INTRODUCTION

1917

This is the fourth volume of the Vallejo-Fairfield-Suisun Directory. Every effort possible has been used to make it complete and accurate, and the publishers are confident that their efforts will meet with hearty public approval.

All the features that were contained in the previous issue, including the householders' guide and telephone directory, are continued in this edition.

A complete canvass has been made of every nook and corner of the area covered by the directory; every home, factory, store and office has been visited, every institution of every kind has been inspected and called upon by enumerators for the directory, and their questions have been plied to every person.

This issue of the directory should be of greater value to the patrons than any previous publication because of the fact that the present war activities have brought many new people to the city, which occasions many changes and additions. Every person should have a directory this year at his command. He cannot now rely upon his memory nor use old directories for his information.

The extent to which changes and additions have been made may be easily ascertained by comparing the householders' guide of 1916 with the one of 1917.

There is no other publication that so plainly records the people and their occupations as the city directory and nothing else shows the changes that continually take place.

The directory is the standard work of reference in which all the people are represented and interested, and after awhile it becomes a permanent history of the people and their institutions and the city in general.

The city directory has become more important in recent years because of the necessity to use it in order to make complete and intelligent use of the telephone. About three times out of four the directory must be consulted to find out how a person may be reached by telephone.

Vallejo favorably situated as a United States Marine base has in the past two years made rapid strides from the standpoint of population which in turn has occasioned substantial activity in the building trades line. The steady influx of mechanics and their families to the city has caused a shortage in the matter of houses. That Vallejo will double in population within the next few years is heralded as a prediction among statistic experts. At the present time there are no vacant houses of consequence in the city and the hotels, apartments, rooming houses, etc. are filled to overflowing.

Population. The population is estimated to be 8,000.

The publishers desire to thank its patrons and those otherwise, who have so cordially supplied us with the information that has made this publication possible.

POLK-HUSTED DIRECTORY CO.,
812 Broadway,
Oakland, California.
September, 1917.

Vallejo, Fairfield and Suisun

DIRECTORY

1917

Comprising an Alphabetically Arranged List of the Business Firms, Professional Men and Private Citizens, an Improved Street Guide, a Classified Business Directory "The Buyer's Guide" and a

COMPLETE NUMERICAL HOUSEHOLDERS GUIDE

Price **$6.00**

VOLUME IV

Polk-Husted Directory Co.
PUBLISHERS
812 Broadway Oakland, Cal.
Member of the Association of American Directory Publishers

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LABOR ORGANIZATIONS—Continued

COPPERSMITHS, LOCAL NO. 178, MEET 4th FRIDAY, 8 P. M.

Thos. J. Cahill, Pres. ... 432 Alabama.
E. L. Hatheway, Sec. ... 305 Alabama.
Fred V. Tobin, Treas. ... 210 Virginia Phone 320.

ELECTRICAL WORKERS, LOCAL NO. 180, MEET EVERY WEDNESDAY, 8 P. M.

Alvin Gunther, Pres. ... 1817 Sonoma Phone 847-J.
M. Siegelbaum, Sec. ... 230 Maine.
Joshua Emerson, Treas. ... City Hall Phone 34.

FEDERAL UNION, LOCAL NO. 4651, MEET 2d MONDAY, 7:30 P. M.

Donald Munro, Pres. ... 836 Virginia Phone 626-W.
Forbes Brown, Sec. ... Glen Ellen P. O. Cal.
E. B. Hussey, Treas. ... 400 El Dorado.

HOD CARRIERS AND BUILDING LABORERS, LOCAL NO. 326, MEET 1st and 3d FRIDAY, 8 P. M.

E. F. Morgan, Pres. ... 316 Florida Phone 853-J.
W. Macé, Sec. ... 302 Georgia " 716-J.
J. Cowen, Treas. ... 518 Capitol " 679-J.

LATHERS, LOCAL NO. 302, MEET 4th TUESDAY, 8, P. M.

William Gellinger, Pres. ... R. F. D. No. 3, Napa, Cal.
T. J. Lawrence, Treas. ... 122 Maine Phone 738-J.

LAUNDRY WORKERS, LOCAL NO. 113, MEET 1st and 3d TUESDAY, 8 P. M.

Benj. Goryl, Pres. ... 1021 Kentucky
J. V. Moran, Sec. ... 313 Carolina.
R. E. Miller, Treas. ... 218 Pennsylvania.

MACHINISTS, LOCAL NO. 252, MEET 2d and 4th TUESDAY, 8 P. M.

G. S. Hale, Pres. ... 532 York
C. A. Fitzgerald, Sec. ... 1225 Santa Clara Phone 872-J
C. W. Ripley, Treas. ... 802 Sacramento " 476-J.

MOULDERS, LOCAL NO. 164, S. F. BRANCH, MEET 4th FRIDAY, 8 P. M.

MUSICIANS, LOCAL NO. 367, MEET 1st and 3d MONDAY, 8 P. M.

C. E. Zander, Pres. ... 403 Marin Phone 755-J
P. Lunde, Sec.-Treas. ... 1046 Tennessee " 687-W

PAINTERS, LOCAL NO. 376, MEET EVERY WEDNESDAY, 8 P. M.

C. W. Bradley, Pres. ... 830 Ohio
H. B. Miller, Sec.-Treas. ... 509 Georgia Phone 736-J

PATTERNMAKERS (SAN FRANCISCO BRANCH) MEET 2d THURSDAY, 8 P. M.

H. C. Flick, Pres. ... 415 Louisiana.
W. N. Atwood, Sec.-Treas. ... 1017½ Capitol

PLUMBERS, LOCAL NO. 343, MEET 1st and 3d THURSDAY, 8 P. M.

F. Hurt, Pres. ... 608 Napa Phone 1003-W.
J. F. Silva, Sec. ... 707 Pennsylvania " 952-J.
Harry McManus, Treas. ... 1220 Marin " 886-J.

SHEET METAL WORKERS, LOCAL NO. 221, MEET 2d FRIDAY, 8 P. M.

W. E. Craig, Pres. ... 938 Tennessee.
T. F. Kelly, Sec. ... 209 Louisiana Phone 806-J.
Geo. W. Osborne, Treas. ... 515 Florida.

SHIPWRIGHTS AND BOATBUILDERS, LOCAL NO. 1068, MEET 1st and 3d FRIDAYS, 8 P. M.

W. J. Costello, Pres. ... 317 Carolina Phone 1040 (Call).
John Donald, Sec. ... 231 Florida " 573-J
W. Bergandahl, Treas. ... 624 Santa Clara.

STAGE EMPLOYEES, LOCAL NO. 241, MEET 1st and 3d SATURDAY, 8 P. M.

TEAMSTERS, LOCAL NO. 490, MEET 2d and 4th TUESDAY, 8 P. M.

R. M. Hayes, Pres. ... 314 Virginia.
L. Irwin, Jr., Sec. ... 302 Georgia.
Frank Brendt, Treas. ... 216 Georgia Phone 828-W.
Elmer E. Court, Bus. Agt. ... 345 Pennsylvania.

TYPOGRAPHICAL, LOCAL NO. 389, MEET 1st MONDAY, 8 P. M.

R. E. Wade, Pres. ... 336 York.
G. M. Davis, Sec.-Treas. ... 911 Kentucky.

Corrected July 1, 1917.

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POLK-HUSTED DIRECTORY CO.'S

Vallejo City Directory

Alphabetical List

1917

ABBREVIATIONS

acct—accountant
adv—advertisement
agt—agent
appr—apprentice
assn—association
asst—assistant
av—avenue
b—boards
bet—between
bkpr—bookkeeper
bldg—building
blk—block
blksmith—blacksmith
blrmkr—boilermaker
blvd—boulevard
bndr—binder
brklyr—bricklayer
brkmn—brakeman
brtndr—bartender
carp—carpenter
cashr—cashier
chpr and clkr—chipper and caulker
civ eng—civil engineer
clk—clerk
collr—collector
coml—commercial
comn—commission
comnr—commissioner
comp—compositor
cond—conductor
const—construction
contr—contractor
cor—corner
ct—court
ctr—cutter
dep—deputy
dept—department
dlr—dealer
dom—domestic
driftmn—draftsman
drlr—driller
elec—electrician
emp—employee
eng—engineer
engr—engraver
ft—foot
furnacemn—furnaceman
gen—general
hldr on—holder on
hlpr—helper
ins—insurance
insp—inspector
lab—laborer
ldrmn—leaderman
lino opr—linotype operator
lndy—laundry
mach—machinist
mdse—merchandise
mech—mechanic
messr—messenger
mfg—manufacturing
mfr—manufacturer
mkr—maker
mkt—market
mldr—moulder
mstr—master
n—north
ne—north east
N E Ry—Northern Electric Railway
nr—near
nw—northwest
opp—opposite
opr—operator
pass—passenger
patrn mkr—pattern maker
photogr—photographer
phys—physician
pk—park
pkr—parker
pl—place
pnchr and shrer—puncher and shearer
pres—president
pressm—pressman
prin—principal
prof—professor
props—proprietor
pub—publisher
qtrmn—quarterman
r—residence
rd—road
real est—real estate
rep—reporter
repr—repairer
rfd—rural free delivery
rivtr—riveter
rms—rooms
s—south
salsm—salesman
se—southeast
sec—secretary
sht met wkr—sheet metal worker
ship fitr—ship fitter
sw—southwest
solr—solicitor
sta—station
steno—stenographer
supt—superintendent
tchr—teacher
tel—telegraph
ter—terrace
tndr—tender
treas—treasurer
upholstr—upholsterer
vet surg—veterinary surgeon
w—west
whlwright—wheelwright
wid—widow
wks—works
yd—yard

A

Abadie Jno A (Jennie), lab Navy Yd, r 116 Alley of Penn.
Abb Wm, met wkr Navy Yd, rms 511 Marin.
Abbot Alex M, lndymn Good Templars Orphans Home.
Absilens Elmer A (Frances), mach Navy Yd, r 215 Fremont.
Abt Wm L, pipe ftr, rms 719 Marin.
Achuff Isla Mrs, r 107 Virginia.
Ackerson J L, r Mare Island.
Acme Garage Co (Inc), David Jeffers, pres; Conrad Rump, mngr, 739 Marin.

POLK'S LUMBER DIRECTORY OF THE UNITED STATES
A COMPLETE EPITOME OF THE LUMBER
: : : TRADE AND KINDRED INTERESTS : : :

More than a Water — A Proven Scientific Principle

Calso water

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1 PT., 15 FL. OZ.

It is very efficient in the treatment of the acid conditions of the body fluids and tissues, which recent research has shown to be present in most of the acute and chronic diseases.

A non-purgative alkaline water, made with distilled water and the salts normally present in the human body. It may be used freely, although one to two bottles daily usually gives good results.

Manufactured By

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VALLEJO
931 Maine Street

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524 Gough Street

DR. EDWARD F. ROGGERS *Expert Chiropodist*

YEARS OF EXPERIENCE. CAN CURE THE MOST OBSTINATE CASES
THOUSANDS WILL BACK UP THIS CLAIM. SEE ME.

Office 327 Georgia Res. 300 Napa Road Phone 180

POLK-HUSTED DIRECTORY CO.'S

VALLEJO

NUMERICAL

Directory of Householders

TELEPHONE AND STREET DIRECTORY

1917

System of Numbering—All numbering commences at the Bay Front on streets running East and West as well as on all streets running North and South. One hundred numbers are allotted to the block. In the portion of the City known as South Vallejo all numbers start at Bay street on the streets running East and West and number to the East, and on all streets running North and South, the numbers start at Solano Avenue and run to the South.

Explanation—It is noted in the description of all streets that numericals follow all the street names, with the point of the compass designated. This shows what block number in which this street may be found, and in the direction it is located from the Bay Front. For example—Virginia (700N)—shows that this street is located Seven Blocks North of the Bay Front, running East and West. In the following list, the Streets, Avenues, etc., are arranged in alphabetical order without regard to location. The number of each building on the street is given in numerical order, and opposite the number is printed the name of the householder or householders. Houses that remained vacant at the close of the canvass are noted "Vacant" opposite the number. To find the occupation of householder, refer to the alphabetial list of names. The number following the name is that of the Telephone Number at that location.

ALABAMA (1400 N)
From the Bay on the west, east to Napa Rd
41 G F Budzilko
46 M J Kirrene
101 J E Shinn
102 M E Naylon
108 Geo Leonard
115 Mrs N E Lillard
121 C C Demmer
124 H A Cushing, 821W
127 F S Mendes
127½ H S Lace
129 V R Joseph
130 Vacant
131 Edw G Wood
132 Vacant
134 Frank Agosta
134 Chas Albert
144 Mrs A J Fowler
207 W T Moore, 498W
210 Peter Sellar
215 Lorenzo Kopf
218 Vacant
218 (rear) Jno Wanek
223 I J Brown
224 Jno Hoffmann
228 Jno Sides, 569W
228½ Grant Watson
230 Nolan Clark

T. F. McGill Jr.

Dealer In Cement, Lime and Building Materials
Draying and Hauling Furniture Moved
GENERAL CONTRACTING
Office 714 Marin Street Phone Vallejo 665 W VALLEJO, CAL.

POST OFFICE BLDG.
430 VIRGINIA
TELEPHONE 51

BEN F. LATTIN Contractor and Builder

VALLEJO, CAL.

HOMES BUILT AND FINANCED ON MONTHLY PAYMENT PLAN

G. CASTAGNETTO & SON
Phone Vallejo 807-J.
300-304 Virginia St., Vallejo
Wholesale and Retail Dealers In
Wines and Liquors
Madera and Tokay, Zinfandel and Burgundy
Port, Sherry, Angelica, Muscatel and Claret
IMPORTED and DOMESTIC
Goods Delivered to all Parts of the City
BEST IN THE MARKET

F. C. McINNIS, President E. E. LONG, Vice President F. B. NICKERSON, Sec.
J. P. GRIFFITHS
ABSTRACT and TITLE COMPANY, Incorporated
FAIRFIELD, CAL.
TITLE INSURANCE CERTIFICATES OF TITLE ABSTRACTS OF TITLE

MARIN—Continued.
520 Greenwood Building
520 R S Leachman, 138
520 Scollard House, 773W and 520W
520 Jno Scollard
520 H A Brown, 109
521 W L C B King, 892W
521 Vallejo and S F Exp, 717W
521 Duhig & Robertson
523 Philip Steffan, 8
525 Lucas Sisters, 717J
526 Danl Gillen
526 Globe Taxi & Trans Co, 334
608 Scanaves & Alexander, 490W
610 I Saraga, 41
612 Reeves Bros (branch)
613 J F Chappell, 523W
613 Odd Fellows Bldg Annex
613 Mazie Roddy
613 San Pablo Hall Annex
614 City Concrete & Cement Co
614 H E Manning
614 Pedroni & Piercy
614 L K Talley, 809J
615 Vallejo Chamber of Commerce, 106
616 Nora O'Neal, 689J
617 E H Grimes
618 A E Gottlieb
618 Vallejo Fire & Supply Co, 261
619 Walter Fawcett
620 Mrs M M Wells, 809W
622 G A Andrews, 688J
624 S W Bailhache, 490J
624 Walter Holtog
625 Rodgers Bros Co, 62
626 H E Wilder, 103
627 Mrs E A Tait, 790J
630 M V Cardoza
630 A J Little
n w cor Virginia Masonic Temple
s w cor Virginia City Pharmacy, 98
710 J B Shouse
711-715 City Hall, 34
714 T F McGill, Jr, 665W
714 Vallejo Coal & Drayage Co, 665W
717 The Horan Co, 684W
719 S E Clark
723 C W Thompson
724 J A Carlson
727 R J Rose
727 Royber Merc Agency, 1063
730 Mrs L M Sprague
735 J J McBride, 661W
737 H L Quinn
739 Acme Garage, 234
801 P H Reilly
803 M V Davis, 694J
805 E F Crumrine
806 Arth Hunt
807 J A Hickey
812 O A Du Esler
814 H F Hendricks, 695J
815 T M Doyle
816 Mrs Nellie Sanford
818 H J Baroff, 38
820 F T Fitzmaurice, 73
821 C B Helm, 691W
821 C W Jordan, 992J
821 R B Lain, 696J
821 R E Weaver, 936W
823 J H Harvey, 399
824 Varni & Levaggi, 694W
900 T J O'Hara, 194
902 Leonard Flinton
902A Manuel Lucio
906 Republic Sales Co
914 Haim Bercu
914 P M C Petersen
917 Empire Soda Wks, 741J
917 W J Holzhauer
918 J F Brough, 985W
919 Foley Bros, 891W
920 W J Kennedy
923 Rump & Kennedy, 18
924 Mrs Kate Waters, 649W
927 Geo Erickson
927 S F Free Market, 336
928 W I Rudd
930 J H Brennan, 83
1009 P J Hanlon, 479W
1011 Girolamo Castagnetto
1012 Mrs Mary Ross, 885J
1014 Mrs A L Byrne, 966J
1017 E M Stanton
1021 Stephen Nonis
1021 Harry Stewart
1101 T J O'Hara, 876W
1112 Jas Power, 215
1115 Geo De Wolf
1117 Mrs Mary McInnis
1118 J J Hogan, 238
1128 Wm Herbert, 825J
1201 J J Stanley
1203 Mrs Susan Colvin

Hay, Grain, Feed, Fuel, Rock, Sand, Gravel and Cement
The Horan Company
717 Marin Street
VALLEJO, CAL.
Phone 684W

1917-No 1100 Marin

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LOANS, INSURANCE NOTARY PUBLIC RENTS, COLLECTIONS
L. B. GREEN
REAL ESTATE and BUSINESS BROKER
515 1-2 SACRAMENTO STREET
Telephone 456-W VALLEJO, CAL.

1205 Harry Sanderson
1205½ Thos Brown
1207 R M Gibbons, 789J
1209 J L Cox
1218 F S Rossiter
1220 H E McManus, 1033
1222 W J Cassinelli
1222 J B Claxton
1229 J F Redington
1312 J A Leary, 485J
1314 A M Nessler, 823W
1320 Michl Doran
1320 F L Kelly
1330 E J Donnalley
1332 G W Olmstead
1431 A E Servente
1440 J L Sullivan
1440 H W Smith, 654J
1442 R B Pickering
1512 E H Segale
1716 Jno Kerr
1728 J O Dahlgren
1800 L W Samuel
1804 M P Moones
1806 L G Dickinson
1808 A M Reiss
1829 Marcus Beach
1900 Mrs G B Low, 880W
*1903 J H Ward
1904 F B Weber
1905 Claude West
1921 O C Brannan
1923 A F Jackson
1925 L E Brennen
2001 G A Bates, 880J
2003 R J Welcome
2004 J H Howe, 251
2007 T D Conklin
2100 C H Toney
2101 D C McNamara
2110 Vallejo Institute
MARYLAND (100 N)
Two south of Maine from the Bay and Sutter St east to Solano av
ft of (ark) Randolph Brisby
ft of (ark) G W Petway
cor Marin Pac Gas & Elec Co (plant) 35
cor Sonoma Harland & Harland
n of Sonoma Chas Stevens
118 P B Pigman
232 D J Glover
232 (rear) Geo Glover
245 Bay Shore Laundry, 57
541 J H Ostello, 563J
600 Jas Bertoncini
600 J W Haynes
601 Jas Soanes
603 Vacant
608 F S Weeks
612 T N Alford
614 Mrs Moretta Brown
614 Mrs E E Taylor
620 Mrs Cath Connolly
621 Jos Rea
626 T P Moseley
632 Louis Coretti
636 B Savio
638 O R Ward
644 R C Reed
712 J P Miller
712 Lloyd Willark
714 Mrs M E Coker
722 Vacant
728 Mrs Julia Cavanaugh
732 E C Bradley
MICHIGAN (2300 N)
Five north of Arkansas St from Napa Rd west three blocks
n e cor El Dorado Ethel Thurber, 585W
n w cor El Dorado G F Carr, 949J
nr El Dorado Saml Brown Meat Co
nr El Dorado Herbert Bros, 585J
w of El Dorado Achillio Esposido
w of El Dorado W W Owens
n w cor Napa rd Jas Morris
MILLER AV
East of Solano av from Sulphur Springs rd south
e of s end V C Pangburn
s end T J Morgan
s of Spring rd Jno Flores
s of Spring rd Wm Lund
s of Spring rd H M Moore
nr Sulphur Springs rd W M Bell
nr Sulphur Springs rd R M Hayes
MISSISSIPPI (2000 N)
Two north of Arkansas St from Sacramento St east to Sonoma St
5 R F White
118 Louis Jones
133 Aug Liebhardt
133 Frank Williams, 505W
220 J D McLennan, 923W
224 A L Sheveland, 882W
240 F E Barker

It Pays To See S. J. WEEKS Get Prices From Him
Contractor and Builder of Solano Co.
Reinforced Concrete Work a Specialty
Phone 154 - - Vallejo, Calif.

W. J. KENNEDY
AUTO SUPPLIES
STAR GARAGE 923 MARIN
CHEVROLET
CALIFORNIA MADE
T. E. RUMP
RUMP & KENNEDY
AGENTS
Phone 18

INTRODUCTION

1918

This is the fifth volume of the Vallejo-Fairfield-Suisun Directory. It is a herculean task to make directories these days, but they are more necessary than ever. The directory is the greatest factor in business today, and the greatest business today is the war. No other one work has done more for the war activities. From every part of the United States directory publishers write that they have supplied directories to the various local war boards and activities, such as the Council of Defense, the Food Administration, Fuel Administration, Legal Advisory Boards, Liberty Loan Committees, War Savings Committees, Draft Boards, United States Employment Service, Exemption Boards and many others. It would have been impossible for these various activities to have been conducted properly without the registration of the people, which the directory provides.

Besides furnishing valuable service to the war activities the business of the country depends largely upon the directory for it is a survey of the community.

The directory is absolutely necessary in modern business, civic and social affairs. A complete canvass has been made in every nook and corner of the area covered by the directory. Every home, factory, store and office has been visited, every institution of every kind has been called upon by the enumerators for the directory, and their questions have been plied to every person. No other publication so plainly records the people and their occupations as the city directory and nothing else shows the changes that continually take place.

Vallejo, favorably situated as the United States Marine base, has in the past several years made rapid strides in population and wealth. The population of the community has more than doubled and the same material increase may be found in every avenue of trade. The present population is estimated at 21,000.

The publishers desire to extend thanks to those who have contributed information and patronage and for the courteous treatment extended to enumerators.

Respectfully, the Publishers,
Polk-Husted Directory Co.,
313-314-315 Pantages Bldg.,
Oakland, Calif.

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POLK-HUSTED DIRECTORY CO'S

Vallejo, Fairfield and Suisun

DIRECTORY

1918

Comprising an Alphabetically Arranged List of the Business Firms, Professional Men and Private Citizens, an Improved Street Guide, a Classified Business Directory "The Buyer's Guide" and a

COMPLETE NUMERICAL HOUSEHOLDERS GUIDE

Price "The DIRECTOR" IS THE COMMON INTERMEDIARY BETWEEN BUYER — SELLER" **$7.00**

VOLUME V

Polk-Husted Directory Co.

PUBLISHERS

313-314-315 Pantages Bldg. **Oakland, Cal.**

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ENGINEERS, STEAM AND OPERATING LOCAL MEET SECOND AND FOURTH TUESDAY OF EACH MONTH AT 8 P. M.

Chas. J. Mills, Pres. ..... 916 Capitol
Carl H. Behm, Sec.-Treas. ..... 1001 Ohio

FEDERAL EMPLOYES, LOCAL NO. 76 MEET FIRST AND THIRD WEDNESDAY OF EACH MONTH AT 8 P. M.

Wm. H. Armstrong, Pres. ..... 716 Butte
Forbes Brown, Sec. ..... Naval Y. M. C. A., Vallejo, Cal.

GARMENT WORKERS, LOCAL NAPA, CAL.

Edna Blakely, Pres. ..... 11-E, Napa, Cal.
Margaret A. Malone, Sec. ..... R. F. D. No. 2, Box 18, Napa, Cal.

HOD-CARRIERS, B. & C. LABORERS LOCAL NO. 326 MEET FIRST AND THIRD TUESDAY OF EACH MONTH AT 8 P. M.

LATHERS, LOCAL NO. 302, MEET FIRST WEDNESDAY OF EACH MONTH AT 8 P. M.

Wm. Gellinger, Pres. ..... R. D. No. 3, Napa, Cal. Phone 738-J.
Wm. Keating, Sec.-Treas. ..... 519 Maine

LAUNDRY WORKERS, LOCAL NO. 113 MEET FIRST AND THIRD TUESDAY OF EACH MONTH AT 8 P. M.

MACHINISTS, LOCAL NO. 252 MEET SECOND AND FOURTH TUESDAY OF EACH MONTH AT 8 P. M.

J. P. Millott, Pres. ..... 823 Alabama Phone 453-W.
C. A. Fitzgerald, Sec. ..... 1225 Santa Clara
C. Ripley, Treas. ..... 802 Sacramento

MOLDERS, (BRANCH), LOCAL NO. 164 MEET FIRST AND THIRD TUESDAY OF EACH MONTH AT 8 P. M.

Chas. Peas, Pres. ..... 108 Georgia
J. J. Durkin, Sec.-Treas. ..... 428 Monterey

MUSICIANS, LOCAL NO. 367 MEET FIRST AND THIRD MONDAY OF EACH MONTH AT 8 P. M.

P. E. Zander, Pres. ..... 403 Marin Phone 755-J.
P. Lunde, Sec.-Treas. ..... 1046 Tennessee

PAINTERS, LOCAL NO. 376 MEET EVERY WEDNESDAY AT 8 P. M.

Fred E. Dealing, Pres. ..... 310½ Capitol
P. H. Peterson, Sec.-Treas. ..... 838 Tennessee Phone 1052-J.

PLUMBERS, LOCAL NO. 343 MEET FIRST AND THIRD THURSDAY OF EACH MONTH AT 8 P. M.

Chas. Conrad, Pres. ..... 109 Alabama
J. J. Looney, Sec. ..... 627 Florida Phone 518-J.
Harry McManus, Treas. ..... 1220 Marin " 886-J.

SAILMAKERS, LOCAL NO. 11775 (S. F. BRANCH).

F. C. Hatman, Pres. ..... 325 El Dorado Phone 449-W.
John McDonald, Sec. ..... 321 Capitol

SHEET METAL WORKERS, LOCAL NO. 221 MEET FIRST AND THIRD THURSDAY OF EACH MONTH AT 8 P. M.

J. D. Crane, Pres. ..... 546 Florida
B. Neisser, Sec. ..... 314-B Monterey

SHIPWRIGHTS & BOATBUILDERS, LOCAL NO. 1068 MEET FIRST AND THIRD WEDNESDAY OF EACH MONTH AT 8 P. M.

W. J. Costello, Pres. ..... 317 Carolina Phone 1040 (Call).
John Donald, Sec. ..... 234 Florida " 573-J.
W. Bergandahl, Treas. ..... 624 Santa Clara

STAGE EMPLOYES, LOCAL NO. 241 MEET FIRST SUNDAY P. M. OF EACH MONTH.

TEAMSTERS & CHAUFFEURS, LOCAL NO. 490 MEET SECOND AND FOURTH TUESDAY OF EACH MONTH AT 8 P. M.

A. O. DeBow, Pres. ..... 623 El Dorado
S. F. Rankin, Sec.-Treas. .....
E. E. Court, Bus. Agt. ..... 731 Georgia

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W. J. Stooky, Sec.-Treas. ..... 512 Georgia " 478-W.

PAGE 6

Coronado Garage
528 Capitol Phone 64

POLK-HUSTED DIRECTORY CO.'S

Vallejo City Directory

1918

ABBREVIATIONS

acct—accountant
adv—advertisement
agt—agent
appr—apprentice
assn—association
asst—assistant
av—avenue
b—boards
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bkpr—bookkeeper
bldg—building
blk—block
blksmith—blacksmith
blrmkr—boilermaker
blvd—boulevard
bndr—binder
brklyr—bricklayer
brkmn—brakeman
brtndr—bartender
carp—carpenter
cashr—cashier
chpr—chipper
clkr—caulker
civ eng—civil engineer
clk—clerk
colr—collector
coml—commercial
comn—commission
comsr—commissioner
comp—compositor
cond—conductor
conf—confectioner
const—construction
contr—contractor
cor—corner
ct—court
ctr—cutter
dep—deputy
dept—department
dlr—dealer
dom—domestic
drftsmn—draftsman
drlr—driller
elec—electrician
emp—employee
eng—engineer
engr—engraver
ft—foot
furncemn—furnaceman
gen—general
hldr on—holder on
hlpr—helper
ins—insurance
insptr—inspector
lab—laborer
ldrmn—leaderman
lino opr—linotype operator
lndy—laundry
mach—machinist
mdse—merchandise
mech—mechanic
messr—messenger
mfg—manufacturing
mnfr—manufacturer
mngr—manager
mkr—maker
mkt—market
mldr—moulder
mstr—master
n—north
ne—north east
N E Ry—Northern Electric Railway
nr—near
nw—northwest
opp—opposite
opr—operator
pass—passenger
patrn mkr—pattern maker
photogr—photographer
phys—physician
pk—park
pkr—packer
pl—place
pnchr—puncher
pres—president
press—pressman
prin—principal
prof—professor
pr pr—proprietor
pub—publisher
qtrmn—quartermaan
r—residence
rd—road
real est—real estate
rep—reporter
repr—repairer
rfd—rural free delivery
rivtr—riveter
rms—rooms
s—south
salsm—salesman
se—southeast
seams—seamstress
sec—secretary
shrer—shearer
sht met wkr—sheet metal worker
shp ftr—ship fitter
sw—southwest
solr—solicitor
sta—station
steno—stenographer
supt—superintendent
tchr—teacher
tel—telegraph
ter—terrace
tndr—tender
treas—treasurer
upholstr—upholsterer
vet surg—veterinary surgeon
w—west
whlwright—wheelwright
wid—widow
wks—works
yd—yard

Alphabetical List of Names

A

Abadie Jean A (Jeanne) lab r 116 Maryland
Abear Chas O mldr rms 112 Virginia
Abley Elmer mach rms 426 Santa Clara
Abley Ray mach rms 426 Santa Clara
Abraham Edw C mach rms 339 Carolina
Absilens Elmer A (Frances) mach r 215 Fremont
Accoiso Jos bootblk A J Little rms 143 Georgia
Acme Garage Co (Inc) David Jeffers pres Conrad Rump mngr 739 Marin
Adair H C phys U S N rms 616 Napa
Adams Bert E (Clara) chauf Solano Taxicab Service r 630 Tenn
Adams Edw J (Martha) r 125 12th

F. C. McINNIS, President E. E. LONG, Vice President F. B. NICKERSON, Sec.
J. P. GRIFFITHS
ABSTRACT AND TITLE COMPANY, Incorporated
FAIRFIELD, CAL.
TITLE INSURANCE CERTIFICATES OF TITLE ABSTRACTS OF TITLE

ILLINOIS—Cont'd.
206 Chas Iversen
212 Adah L Knowles
212 W L Van Horn
215 Wm Exley
216 A E Axlund
218 O H Rosenbaum
220 C W Bigelow
231 H S Amerson
237 Walter Holtog
300 Fred Schieck
302 R N Congrave
310 Nathan Colston
312 M M Brown
312 Robt Mosler
312 Alfd Ward
315 I E McCart
316 Chas Manecke
318 Jno Rohrer
321 J A Clark
325 J J Potter
331 A D Bettencourt
341 Mrs A F Clark
342 A G Cheshire
342 Jos Reading
346 Arth McNeil
400 C C Courtney
402 Aubrey Hilton
404 G W Posey
406 L W Tingle
410 Alex Taylor
434 Gasapis Spyrithon
440 A L Ross
444 Jos Anderson
526 Isaac Maxwell

INDIANA (1600 N)
From Sacramento St west to Sutter St, two blocks
322 N J Ellis
501 N W Brazelton
509 Wm Kaufman
509 H C Siebert
510 G E Frunkhouser
512 C W Savage
514 J W Lerch
515 Mrs Mary Janda
521 Gottlieb Molcan
527 C P Berner
528 W H Hukill
532 Mrs Nellie Kittredge
536 J C Harrison
538 E J Boydston
609 Jno Costello
609 J F Darrell
609 Walter Howard
609 P L Ludwig
609 Clinton Williams
610 Mrs D M Thomas
613 W H Polkinghorn
615 Lon Butler
615 (rear) J F O'Reilly
622 F P Roberts
625 W A King
625 D H Savage
629 O A Hartwell
632 C C Dallaferro
638 Chas Hubbard
644 A F Elde
714 J C Schmidt
715 Tony Blanco
718 H C Alden
719 J L Funk
721 F E Isbell
730 F C Britt
730 Raymond Shull
733 Oliver Shull
737 Fletcher Cannell
739 J W Glandon
910 M S Bettencourt
1038 Antonia Freitas
1044 Guiseppi Antonini
1109 L A Roth
1114 Oscar Wilberg
1115 J A Grove
1117 J V St Martin
1119 J A Newport
1122 C W Thomas
1123 A B Olsen
1132 A F Sego
1132 J W Taylor

JERSEY (50 N)
1 blk s of Maryland St from Solano av west to Bay
400 Antone Pasquale
526 J H Parsons
526 F P Robinson

KENTUCKY (1100 N)
From the Bay on the west, east to Orphans' Home rd
6 C W Derrick
10 J H Wilson
10 Vallejo Elec Light & Power Co plant
31 Albt Perner
34 E J Almy
39 C W Evans
39 J O Holmes
39B C G Keeler
47 Walter Barrick
47 Wm Fairchild
47 Mrs Grace Kenney
47 Saml Rook
112 Edw Elmgren
114 Adolph Moritz
114 Jno Ramsey
115 A V Moran
118 Lewis Proctor
118 (rear) R H Beard
119A Albt Bantz
119 W T Pratt
121 W H Dalldorf
123 G E Watson
124 J T Jewell
124 Henry Tucker
125 Mrs M E Polen
126 Mrs Jessie Glasgow
126 C E Madison
127 Mrs M M McDevitt
132 Wm Busch
133 B C Ochs

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PAGE 7

138 Henry Hartmann
139 A F Donnel
144 L L White
201 I G Meyer
201A J C Stiffler
202 Mrs M A Stiles
208 H J Mitchell
208 G H Morse
209 C V Kent
209A C D McGinnis
209 Elmer Pashby
209 G W Wolfe
213 B T Buss
213 J M Torzec
214 Percy Wright
214½ Martin Mickem
215 D P Williamson
216 Albt Fownes
217 O S Simpson
218 R J Murphy
220 W E Brown
225 Jno Bruhns
226 R C Nevin
227 T S Fitz Gerald
231 P L Spencer
232 L H Smith
236 Mrs Leila Harris
240 Chas Wolff
241 A F McCarty
241A Alex McDannold
241B Clarence Bean
244 Carl Grosskurth
309 T B Buss
312 J B Yates
315 J W Delmore
317 F P Lovegod
318 J P Stanton
320 A C Gilkey
323 M M Silveira
324 Frank Kalaher
327 J J Manning
332 P E Maddux
333 H L Rankin
339 J F Driver
346 I I LeDuc
346 Paul Moritz
402 Mrs Cath Riordan
410 J N DeCelle
412 Mrs Mary Richards
414 H J Baraff
420 W J Boerner
426 M E Bishop
430 J R Perry
432 Nich Furlong
436 Wm Groth
440 J J Dolan
502 Alex Donaldson
508 E F Belloir
511 S G Dyer
514 J D McLaughlin
515 T C Goldthorp
517 C C Butler
519 M J Vera
519A C B Rookwood
520 Walter Ayling
520 C F Green
521 J H Phillips
527 Mrs Sarah O'Connor
532 R R Kellock
532 A A Miller
533 Edw Phillips
535 G P Colbert
539 Jno Chapart
539 G S Eardley
540 D C Allen
602 H H Garrison
602 H F Johnson
608 Jas Blackadder
611 Dennis Grady
612 Mrs Mary Colton
615 Chris Monin
616 Fred Beasley
617 H C Meinert
620 J W Howard
621 Mrs May Maxwell
622 M H Goshen
622A Jos Bernhard
626 C R Bonham
626A J P Searborough
627 H H Hay Jr
632 J C Byrne
633 Jno Stevens
633 Albt Sylvester
639 J H Fitzgerald
708 J L Brown
712 H E Brink
713 J B Denny
713 Milton Gaffigan
713 Louis Klemensky
713 J H Reratt
713 Frank Savage
713 (rear) Mrs Dona Cliff
713½ W A Manning
714 H E Baumunk
714½ L Troutman
715 R F Gardner
715 Philip Penland
717 C W Hyatt
720 Mrs S F Crune
721 Mrs Tillie Rupp
726 W M Aden
729 Mrs Cora Arches
732 R A O'Meara
733 C I Ashwell
733 I I Ashwell
742 Mina Evans
743 G A Donnelly
744 E C Bateman
746 J W Jefferis
803 J C Gaffney
810 Mrs Sabina Hanson
812 A B Polhemus
812 J A Spencer
815 Michl O'Dea
816 Wm Shemely
819 Darwin Barnes
819 (rear) O L Rose
820 C M Stevenson
820 Wm Walker
820 (rear) L R Roland

1918-
602
Kentucky

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Solano County Abstract Co. (Inc.)
CERTIFICATES AND ABSTRACTS OF TITLES
Title Insurance Escrows
FAIRFIELD CALIFORNIA

MARIN—Cont'd
917 W J Holzhauer
918 J F Brough
919 Durham Dairy
920 W J Kennedy
923 Rump & Kennedy
923 Star Garage & Machine Shop
924 Mrs Kitty Waters
928 W I Rudd
1009 P J Hanlon
1011 C J Castagnetto
1012 Mrs Mary Ross
1014 Mrs A L Byrne
1017 E M Stanton
1021 Harry Stewart
1112 Jas Power
1115 Geo DeWolf
1117 Mrs Mary McInnis
1118 J J Hogan
1128 Jno Brazelton
1201 J J Stanley
1203 Mrs Susan Colvin
1205 Harry Sanderson
1205½ Thos Brown
1207 R M M Gibbons
1209 Mrs S J Savage
1218 F S Rossiter
1220 H E McManus
1222 J B Claxton
1222 R R Payke
1229 J F Reddington
1312 J A Leary
1314 A M Nessler
1320 F L Kelly
1320 Michl Doran
1330 E J Donnelly
1332 G W Olmstead
1420 H W Smith
1424 A R Nish
1431 Mrs Rose Servente
1440 J L Sullivan
1442 R B Pickering
1612 Ralph Neely
1616 Fred Inman
1712 F R Weir
1714 J E Fredericks
1716 Jno Kerr
1727 D P Heenan
1728 J O Dahlgren
1800 L W Samuel
1804 M P Moones
1806 L G Dickinson
1808 A M Reis
1829 Marcus Beach
1900 W J Low
1903 J H Ward
1904 F B Weber
1905 Claude West
1912 Geo Fitzsimmons
1921 G A Baker
1923 Michl Hurley
1923A Wm Hurley
1925 L E Brenner
2001 G A Bates
2003 R J Welcome
2004 Fred Dierdorf
2004 Geo Soey
2007 T D Conklin
2008 O C Horne
2009 F H Conklin
2100 C H Toney
2100 Vallejo Institute
2101 J M Doyle
2105 J J Hart
2111 M C Toney

MARYLAND (100 N)
Two south of Maine from the Bay and Sutter St east to Solano av
116 J A Abadie
118 D C Blevins
232 D V Glover
245 Bay Shore Laundry
541 J H Ostello
543 M D Ostello
608 F S Weeks
612 T N Alford
614 J L Brown
620 Mrs Cath Connolly
621 G P Witt
626 Augustine Baldi
626 T P Moseley
632 Louis Coretti
636 B Savio
638 Jos Jarrett
644 J F Carl
712 J D W Sanderson
714 O A Fiellen
728 Mrs Julia Cavanaugh
732 E C Bradley

MICHIGAN (2300 N)
Five north of Arkansas St from Napa Rd west three blocks

MILLER AV
East of Solano av from Sulphur Springs rd south

MISSISSIPPI (2000 N)
Two north of Arkansas St from Sacramento St east to Sonoma St
5 R F White
118 Louis Jones
133 Frank Williams
133 Aug Liebhardt
220 J D McLennan
224 A L Sheveland
240 F E Barker

MISSOURI (2100N)
Three north of Arkansas St from Sacramento St east to Sonoma St

MONTEREY (1000 E)
Nine east of Branciforte St from Solano av on the south north to Illinois St
11 L H Hanson
118 O J Baumann
214 Peter Maronzoni
310 E C Powell

1918-
No
1100
Marin

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308 Georgia
Vallejo Evening News
Oakland Tribune
By HENRY F. STAHL
Phone Vallejo 7

Overland-Willys-Knight Agency
A. B. CORONADO
528 CAPITOL PHONE 64

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312 Wm Vahey
314 E F Morgan
316 T R McGinnis
322 A E Edgcumbe
416 Chas Derrick
427 J A Fitzgerald
428 C A Boquist
428 J J Durkin
429A E C Day
429B Herbt Holland
430 C L Desmond
515 R J Springall
517 C F Osborn
519 H H Holmes
523 H F Gordon
530 Medius Lauer
530 Mrs Helen Walsh
610 Nels Hokanson
620 A B Paxton
623 W L Blackmore
710 A R Hoffman
718 H A McIntosh
722 A A Ohlson
803 J D Desmit
930 Henry Miller
1122 W H Green
1122 Chas Hundeford
1126 Geo Bigelow
1128 J E Moon
1130 H J Weber
1200 F E Lee

NAPA (700 E)
Six east of Branciforte St from the Bay on the south and Maryland St north to Arkansas St
416 J J Halford
508 A B Clark
508½ R W Hartmann
510 H B Whittier
510A Anth Ernst
510½ F M Moundy
511 Edw Gillespie
511 Dolores Schaaf
515 W P Bond
516 B B Burgess
516 Frank Shouse
516½ J H Adams
518 L M Heegler
520 D F Hogan
520 H W Schnipper
604 C R Anderson
604 L L Lundberg
608 Frank Hurt
608 F A Locey
608 Mrs R A Pease
608 A L Stahle
611 E J Briggs
611A F J Paquette
612 G E Bangle
613 E E Marshall
613A W O Howe
615 Jno McCarron
615 W T Pendergast
616 Mrs M E Green
617 J R McWilliams
617½ J M Stall
704 Thos Ghirle
706 E J Gearing
706 G P Richardson
716 G W Longfellow
720 E L Hunt
720 H S Westfall
724 T W Colt
731 A F Widenmann
808 J A Monighan
808 E E Ramsaur
808A Saml Goldstein
808B Geo Nielsen
808C Marx Cox
810 R A Brownlie
811 A C Trevey
815 T M Medley
817 H G Bayly
819 T B Lorton
820 T D Parker
821 C F Brooks
909 J H Diamond
915 Joshua Emerson Jr
919 D C Manning
925 R J Coble
1014 H E Baker
1020 F D Bettencourt
1030 Wm Maloney
1040 H E Potter
1042 J A Mullaney
1044 Mrs L A Hamilton
1211 R L Hanson
1213 Victor Von Hemm
1215 A J Stephens
1217 E Rawlinson
1221 C E Guffin
1224 J B Dale
1301 L F Davis
1302 F J Smith
1303 H M Gunderson
1308 G R Moore
1314 Mrs J C Brown
1315 Thos J Garrity
1408 J L Cox
1408 A H Sagendorf
1412 J M Haar
1413 S B Exelrod
1413 Leslie Salter
1415 G A Neely
1416 W A Bender
1417 Albt Higlen
1423 Antone Martinez
1530 C E Dallyn
1530 A J Whitney

NAPA ROAD
Between El Dorado and Alameda Streets from Kentucky St north
15 E W Price
202 H L Hatcher
207 H W Blood
300 Chonon Bregman
306 F P Young
306 Mrs Edna Quesnal
400 Jos Barbettini

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POLK-HUSTED DIRECTORY CO'S

VALLEJO CITY DIRECTORY

1920

Comprising an Alphabetically Arranged List of the Business Firms Professional Men and Private Citizens, an Improved Street Guide, a Classified Business Directory "The Buyer's Guide" and a

COMPLETE NUMERICAL HOUSE-HOLDERS' GUIDE

Price $8.00

VOLUME VI

Polk-Husted Directory Co.

PUBLISHERS

313-314-315 Pantages Building — Oakland, Cal.

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F869
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(1920)
Directories

OCT - 1 1920

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no 1

POLK-HUSTED DIRECTORY CO.'S

VALLEJO CITY DIRECTORY

Alphabetical List

1920

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press—pressman
prin—principal
prof—professor
propr—proprietor
pub—publisher
qtrmn—quarterman
r—residence
rd—road
real est—real estate
rep—reporter
repr—repairer
rfd—rural free delivery
rivtr—riveter
rms—rooms
s—south
salsm—salesman
se—southeast
sec—secretary
sht met wkr—sheet metal worker
shp ftr—ship fitter
sw—southwest
solr—solicitor
sta—station
stenographer
superintendent
teacher
telegraph
terrace
timber
treasurer
upholsterer
vet surg—veterinary surgeon
w—west
wheelwright—wheelwright
wid—widow
wks—works
yd—yard

A

Abadie Jean A (Jeanne) lab r116 Maryland
Abakas Gust auto mech b 142 Denio
Abakas Julia (wid wm) r 142 Denio
ABBOTT FELIX D Dist Mngr International Correspondence Schools 530 Sacramento Phone 294 r 342 York
Abbott Grover emp Navy yd rm 104 Virginia
Abraham Edwd C lab Navy yd rm 321 Santa Clara
Abraham Steven (Carolina) emp Navy yd r rear 139 Carolina
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Acme Garage Co, David Jeffers pres, Conrad Rump mgr 739 Marin
ACME GRILL, Jas Kaffen prop, 608 Marin Phone 490-W
Acree Nannie (wid Jas) b 1019 Kentucky
ADAMS BERT E (Clara) mngr Solano Taxicab Service r 630 Tennessee, Phon 390-J
Adams Chas F emp Navy yd rms 407 Capitol
Adams Constance W Mrs r 317 Trinity
Adams John M (Claudia) elec Navy yd r 109 Wallace (Vallejo Annex)
Adams Paul emp Navy yd rms 631 Sac
Adams Paul S (Constance W) brkmn r 317 Trinity
Adams Viola student b 1108 Santa Clara
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1920

ALABAMA (1400 N)
From the Bay on the west, east to Napa Rd

41 D C Blevins
46 M J Kirrene
101 J C Feagan
J E Shinn
102 R E Downing
104 W S Johns
108 G H Leonard
109 Wm Miller
115 T F Larson
A R Smith
121 J P Moore
124 H A Cushing
127 Chas Lavigne
127½ S W Jones
129 V R Joseph
130 J E Phillips
131 J S Triplett
John Luschen
132 O H Roberts
134 John Patrovich
144 Michl Hurney
207 W T Moore
Arthur Perkiss
210 J W Gartland
210 Peter Sellar
215 H J Fischer
218 A C Wanek
rear Mrs Emma Johnholtz
223 I J Brown
223½ Mrs Anna Fowler
T W Keeshaw
224 John Hoffman
228 Ida Sides
228½ Grant Watson
230 Noland Clark
237 John Perry
238 G L Dennett
J J Holtslander
239 E A Bauer
244 J R Greig
301 H J Kroll
302 T J Ney
305 E L Hatheway
308 Anna Kriska
314 S Vanzant
314½ M L Kinsey
315 W A Greenwell
E V Trawick
316 W F Maddox
318 H Krueger
319 Chas Shannon
320 G O Slatcher
321 Mrs A R Lattin
325 Narcisco Galleguillo
335 John Gallagher
337 J R Smith
400 John Cunningham
410 Fred Isbell
412 S L Eckerd
416 J M McPherson
426 T W Dixon
432 Vacant
514 H C Dahl
515 J C Magill
518 Arthur Berry
519 H C Flick
520 W G Duhig
521 H D Austin
522 C E Carr
524 G M Jewett
527 Mrs Pauline Louden
531 C N Hoover
531½ G V Carter
532 Virginia Derrick
A L Bartels
533 L E Lester
534 W M Pillsbury
544 Mary Harvey
545 J F O'Donnell
600 E E Lipp
601 Vacant
602 Julius Noli
609 Robt McPherson
610 Nialio Caprini
615 H B Rookwood
621 F A Sponsler
625 A I Caprini
639 W J Culver
646 R J Passalacqua
714 Fred Portman
715 Wm Walker
716 S Middlebrook
717 Otto Baumann

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GENERAL AUTO ELECTRIC CO.

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721 Earl Hitchcock
725 J D Sanderson
728 R L Howe
732 E G Gordon
734 Julius Probost
735 H D McCreary
739 B C Whiteley
740 H Weiner
R C Clendenin
744 J J Morgan
801 Henry Holland
802 J M Ramsey
804 W J Holmes
806 R H Watson
809 Frank Edwards
815 Miss K B Simmons
816 E J Childs
819 T J Pedro
820 C Dickensen
821 J H Lambert
823 J P Millott
824 M A Clarke
830 C C Gibson
839 H T Cutler
844 W H Cork
901 Fred Schneider
902 D E O'Gara
909 J S Fredrickson
909 J R Miller
915 J D O'Brien
920 J B Jackson
921 W B Pettis
1020 Gregory Demetre
1038 Joe Bergallo
1044 W H Rynders
1045 Jos Sousa
1048 M Fragulia
1049 Michael Butler
1052 Giovanni Banchero
1053 E S Stewart
1053a E A Skillings

ALAMEDA (900 E)
Eighth east of Branciforte St from Solano av on the south, north to Block 1100 thence continued by Napa Rd

115 Morris King
123 W F Parker
124 E U Moore
129 J C Petersen
202 A R Schroeder
204 A A Boss
216 J F Roberson
217 C P Lynch
218 P T Jensen
303 Vera McNair
307 J F Morgan
311 W T Conow
316 E R Green
319 F A Barthelmes
321 B E Speer
323 W L Brown
325 A M Ausve
330 Sanford McColley
332 F B Severn
400 H D Alvord
403 W A Jones
408 J E Meanor
414 W C Sheldon
415 Jos Mendel
416 L S Hicks
505 T M Dugan
507 H P Hatfield
510 J B McInnis
512 W T Hummer
513 G B Walster
515 Wm Fabian
517 W A Penaluna
520 R W Griffin
529 A L Wilson
615 G J Lane
620 J A Webster
624 J R Wright
629 M E Pryor
630 C H Rule
700 M C Houseman
E E Mullen
709 J M Inglis
716 J L Mangold
717 O W Hilton
718 Thos Vice jr
720 H A Houghton
721 A V Doran
730 G C Houston
801 Ralph Cassidy
804 H V Greenwood
809 W A Barstow
812 E A Keithley
815 Morgan Jones
816 J F Rigall
818 F J Ellien
824 B A Barr
824½ John Peters
825 Goshen Marcus
828 E E Bryne
916 W J England
918 Manuel Sweasey
924 Jacob Knapp
928 Manuel Teicheira

ALDEN (250 E)
South Vallejo between Second and Third Sts from McLane and S P Tracks southeast to Magazine St

536 J F Rodgers
540 Manuel Machado
544 J C Jacques

ROOFS

FELT AND GRAVEL

P. F. BRADHOFF

Pabco Roof 20 Year Guarantee

111 Monterey Street Phone 1254J

Hay, Grain, Feed, Fuel, Rock, Sand, Gravel and Cement
The Horan Company
717 Marin Street, VALLEJO, CAL. Phone 684 W

JUNK ANYTHING Phone 952-J
Sonoma and Pennsylvania Sts.

IDAHO (2600 N)
Eighth north of Arkansas St from Alameda St east and west

IDORA AVE
Home Acres Addition
1 Fred Gast
2 Alfred Hoag
6 Geo Brown

ILLINOIS (1700 N)
From Sacramento St west to S P tracks

110 Vacant
112 John Best
114 A J Holton
124 John Bamford
124 rear, Peter Jaensson
130 Vacant
138 G A Jaensson
138 Mrs Nellie Jaensen
124 Mrs Helen Browning
200 R J Goodwin
206 Chas Iversen
214 John Parks
215 Vacant
216 Vacant
216½ Frank Monhan
217 C W Pick
218 O E Rosenbaum
218 Mrs Louise Rosenbaum
220 L E DuFour
231 H S Amerson
231½ Wm Charlton
233 P L Ludwig
237 Walter Holtog
300 Vacant
302 R N Congrave
302a G U Dinsmore
302b A H Foster
302d E C Colby
302 rear Hall McLachlan
310 Nathan Colston
311 Opperman Apts
311 F W Myers, R LWhitlaw
Wm C Young
312 A E Axlund
312 rear Alfred Ward
314 D F Driscoll
315 J N Lawrence
317 C N Patterson
321 J A Clark
325 Wm D Bizendine
331 A D Bettencourt
341 Fernando Maldonado
342 R M Cottrell
342a H E Stratton
400 C C Courtney
402 Earl Bowen
404 G W Posey
405 Carl Derganc
406 H R Dunn
406 rear John Brown
409 J B Shriver
410 Alex Taylor
411 E L Russell
426 J Maxwell
433 G A Hunt
434 Spyrithon Gasapis
435 W H Krueger
437 J T Peacemaker
440 A L Ross
441 O J Boyer
444 Jos Anderson

INDIANA (1600 N)
From Sacramento St west to Sutter St, two blocks

322 Vacant
501 A N Anderson
506 A N Rogers
509 H C Siebert
512 H V Herr
514 J W Lerch
514½ C W Savage
515 Mary Janda
527 C P Berner
528 W H Hukill
536 J C Harrison
538 J L Brazelton
609 J P Dearasaugh
W L Lyon
W H Polkinghorn
610 Jas Marino
613 Jas Sandow
613 rear J H Polkinghorn
615 G T Gilbert
J H Walker
615 rear, J B McInis
625 C A Conrad
629 J C Wiggin
632 A E Maunder
638 W A Vestal
640 Thos Arnold
642 Lawrence James
644 C H Dunkin
705 E H Belknap
707 E S Cole
718 G J Hughes
721 G W Dierlan
738 Raymond Shull
738½ vacant
739 J M Hager
739b Jos Ellis
742 Nill Watkins
743 John Tuft
745 F L Connell
748 F A Hines
748 rear Wm Bean
1109 A J Hylton

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W. O. CROSBY
GENERAL CONTRACTOR
Phone 255 428 Sacramento Street

1115 J A Grove
1117 J V St Martin
1119 J W Taylor
1123 M H Cilley
1132 Vacant

JERSEY (50 N)
1 lbk s of Maryland St from Solano av west to Bay

400 Antone Pasquale
526 A H Steiner

KENTUCKY (1100 N)
From the Bay on the west, east to Orphans' Home rd

10 Vallejo Elec Light and Power Co Plant
31 J D Davisson
34 C M Sevilla
37 Jno Michael
39a J O Holmes
39c Peter Nazarino
G B McCain
47 Anton Dahl
Darwin Barnes
Walter Barick
102 C J McDonald
105 G C Rutan
107 J G Weber
112 Edw Elingren
114 Jno Ramsey
115 Wm McLean
116 Mrs R M Willis
118 A G Koenig
119 Conrad Brannan
123 G E Watson
124 J M Hadley
125 Patrick Kelly
126 J D Coronado
127 Dewey McDevitt
132 W H Busch
J W Sommerfruchte
133 A F Donnel
U G Lane
133 rear, M G Rose
139 C H Guernsey
143 R G Seaman
144 Lincoln White
145 J C Stiffler
201 I G Meyer
201a Wm Campbell
202 H T Danielson
Edson Cooper
208 F B Harkins
H J Mitchell
208½ Wm McFarland
209 E R Mylchreest
213 B T Buss
214 P T Wright
215 vacant
217 O S Simpson
220 A L Parramoure
225 J B Bruhns
226 Cora Nevin
227 T F Fitz Gerald
231 P L Spencer
232 L H Smith
236 A L Burson
240 Chas Wolff
241 Floy McFarland
241a W G Vlahich
241b O G Davey
243 A T Brillhart
308 W L Franke
309 T B Buss
312 J B Yates
315 C F Silver
317 F P Lovegod
320 G D Campbell
323 M M Silvira
327 J J Manning
332 T E Lorton
333 L M McIntyre
337 C C Galpin
339 J F Driver
342 Paul Maritz
346 Isadore LeDuc
402 Katherine Riordan
410 J N Decelle
412 Mary Richards
414 Harry Baraff
420 J H Dartt
430 J R Perry
432 Nichlos Furlong
436 F A Ross
440 J J Dolan
508 E F Belloir
511 Mary Moura
514 J D McLaughlin
515 W H Brownfield
515a T C Goldthorp
519 Geo F Boyce
519 M J Vera
520 C F Green
521 J H Phillips
522 H P Fratzke
526 Mrs Luzetta Rudstrom
527 Kate O'Connor
532 Chas Leornard
533 Edward Phillips
535 H C Harper
539 George Costa
540 J J Mahoney
540½ W O Clausen
611 Dennis Grady
615 Chris Monn
616 Fred Beasley
617 C H Meinert
620 J W Howard
621 Mrs Mary Maxwell
622a Jos Burnhard

1920-
No
602
Kentucky

HEALD'S BUSINESS COLLEGE
SACRAMENTO
1121 NINTH STREET
L. W. PEART, Mgr.
OAKLAND
San Pablo Ave., At Sixteenth
THOMAS R. BRIDGES, Mgr.

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Solano Electrical Shop
A. J. THOMAS, A. LOW Phone 1261 W 331 Virginia St.
ELECTRICAL CONTRACTORS
Electric Supplies and Fixtures

TWO SIZES
10c Straight
AND
Two for 25 cents
CLEAR HAVANA B&B VERY MILD
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HANDMADE CIGAR
BENATARY & BERRY
Sole Distributors

811 C S Perry
rear, I C Perry
812 J C Benson
815 O H Hilton
818 S C Sutton
820 T H Howard
821 Jas Canning
825 Wm Robinson
C A Williams
827 J P Bishop
833 A W Barnewitz
840 Mrs Ella Gibbons
W M Kellogg
845 K G Esley
845 Polly Martin
847 L R Laman
916 Winifreid Barry
John Mahlstedt
918 Mrs S J Green
922 Adrian McCullough
924 Howard Dynan
Arthur Spalding
926 W W Waller
1000 Dona Clift
1004 I N Gardner
1010 F H Garland
1010 J H Sweeney
1011 C D Zahn
1016 Gus Uebner
1017 O H Buehlman
1021 G A Flickinger
1021 Marie Stough
1100 Mrs S L Davis
1102 Kriv Atovich
1107 R L Gibbs
1108 C W Smith
1109 J S Gildea
1110 Howard Erskine
1111 Mrs J F Butler
1116 Alex Bost
1118 Wm Ross
1122 E V Hall
1124 W A Bender
Chas Self
1127 Mrs Minnie Dixon
1132 Mrs Julia Lynn
S B Roberts
1137 D G Hagel
1143 W A Bender
1204 Fred Ticoulat
1206 H T Stevens
1213 Axel Morrow
1245 Mrs Johanna Kavanaugh
end Ino Reed

McLANE (600 S)
Sauth Vallejo two south of Benica av from Bay east to City limits
404 G H Woodward
450 August Peters
502 Jos Kieffer
503 Reuben Clark
530 Shirley Baker
602 Mrs Julia Magner

MADERA (600 E)
Continuation of Napa St from Illinois St north to Mcihigan St

Magazine (1100 S)
South Vallejo, seven south of Benicia av from the Bay east to east City limits

MAINE (400 N)
From the Bay on the west, east to Solano av
12 E L Reeder
16 Mrs Mary Harris
18 L H Darling
22 Ulrich Ferem
26 F L Bonn
28 M Sprague
30 Wm Keogh
32½ L Magliari
34 E O Anderson
34½ L A Raleigh
40 Jessie Bennington
42 D E Golden
46 F H Hale
100 Mrs M W Ewig
Harry Goller
106 W W Reive
109 C E Duncan
109a Geo Hiller
109 rear, Peter Hougan
110 G N Beard
111 Vacant
111a J T Brough
113 Manuel Salikes
118 W E Thornton
122 Thos McNamara
123 Mrs Emily Kennett
124 C E Hager
127 J B Buss
128 W W Campbell
133 F L Stailey
134 Mrs A L Harvey
Mrs E E Osborn
139 Sarah J Murphy
145 Terrace House
C H Fox
201 Chas Snyder
208 O F Boyle
209 Homer Esborn
rear, John Johnson
211 Chas Lindeman
212 H W Brown
214 W H Scally
215 D J Taylor
215 rear, L Halwick

Golden State Cafeteria
JOSEPH T. GREENWOOD, Proprietor
Waitres Served all Day
SHORT ORDERS
437 Georgia St.
Phone 782 J

R M Conover
W A Viney
220 A E Avery
221 F D Dufour
221 rear, R F Beebe
J M McKee
226 Ludwig Peters
229 A B Thompson
230 J J Sylva
231 T P Sheredan
232 Mrs Margt White
235 Mrs A E Rowland
239 Patk Leonard
241 Robt Stanley
245 C M Williams
309 Vacant
314 O V Evans
315 Vallejo French Laundry
317 Prosperi Brouque
320 A K Brown
Edwd Love
321 J A Fagan
326 T M Brown
327 J A Hurga
333 M D Travis
507 A T Clanton
Kath Brosnahan
509 J A Kelting
F D Higson
514 A E Moore
515 C B Rowe
515b John Gullotta
515c Geo Simpson
516 A E Braker
A J Crews
517 Geo Zdravotvitch
Jerry O'Leary
Walter Brooks
517a Chas Gaskell
517 Fred Hamlin
520 F W Savage
526 F W Savage
527 A Jensen
529 Maine St 2d Hand Store
530 Mrs M M Jackson
536 W B Testy
539 Fred Bianchini
542 H J Elvin
601 Mrs Mary McDonnell
610 D M Hanson
613 Edwd Feldman
617 Frank Hinton
618 E H Bumsted
620 J T Doll
625 Jos Huber
Mrs M K Manthey
626 F I Christenson
A G Pace
627 M McIntosh
633 B Arnold
638 F H Phillips
640 J Little
707 Patk Hennessey
716 R W Burns
720 J A Hurley
723 Mrs Margt Woods
726 Fred Schaefer
727 L P Dow
727 R A Peoples
728 R O Murdock
729 R A Peoples
731 T C Disher
732 Mrs M E Floyd
733 Jos Castagnoli
D Managni
Aug Muratori
735 H W Dougherty
739 W L Culley
747 Geo Burns
800 P J Pappas
803 Jas Jenkins
808 C A Creason
812 O A DuEsler
822 Mrs Cath Kane
826 Arthur Trimble
826½ Rose Brinkerhoff
830 Harry Brink
831 C B Rossner
831a A C Swanson
831b T R Carroll
832 J A Brophy
834 E L Bell
837 Vacant
842 W. E Connelly
843 H Benninghoven
844 Floyd Coleman
845 Chas Gunderson
846 Mrs B M Banne
902 J R Freitas
903 Mrs A M Nelson
908 L S Johnson
909 C B Butler
915 G D Perkins
920 T V Souza
921 Fred Christenson
923 Otto Welter
931 Calso Company
1008 Margt Mullen
1032 F W Welch
1036 Robt Gill
1038 A R Huffman
1040 C R Kelly

MARIN (400 E)
Two east of Santa Clara St
From the Bay on the south, north to Michigan St
500 W L McDowell
504 Mrs A A Tobias
506 H H Miller

HANSEN MACHINE WORKS
1326 U STREET
SACRAMENTO, CAL.
PHONE MAIN 311

CRANK-SHAFTS RE-GROUND
CYLINDER GRINDING
PISTONS, RINGS AND WRIST PINS

J. H. ALLRED, President
M. H. ALLRED, Secretary
Globe Real Estate Company
REAL ESTATE AGENTS
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Phone 311 305 VIRGINIA ST., VALLEJO, CAL.

510 E S Cowden & Sons
511 Mrs Nillie Ryan
F A Blanco
W R Lain
512 Vacant
514 Hotel Solano
516 Vallejo Evening Times
517 Pekin Restaurant
518 Pac Gas & Elec Co
519 J E Baggott
520 Greenwood Bldg
Scallard House
John Scallard
R S Leachman
521 W L King
523 Sanitary Market
524 Mrs S M Gillen
526 Barker's Bakery
Globe Taxi Co
608 Acme Cafe
610 San Francisco Free Market
612 Snow System Bakery
613 San Pablo all Annex
G D O'Connell
C A Snoddy
615 Vallejo Chamber of Commerce
616 Vallejo Clng & Dyeing Wks
617 J B Shouse
618 E M Watkins
619 W P Fawcett
620 Mrs M M Wells
D E Williams
620 M Driscoll
621 D C Manning
622 G A Andrews
624 Vallejo Poultry Store
625 Rodgers & Perry
626 H E Wilder Estate
627 Frank Frazier
Italian Ravioli Factory
630 A J Little
631 City Pharmacy
821 Fredk Tollberg
711 Singer Sewing Mach Co
715 City Hall
717 The Moran Co
719 Mrs S E Clark
723 A H Schultz
P T Wright & Son
727 F J Monroe
Wm Smith
Wright & Wheaton
734 Vallejo Chapter Red Cross
735 V M Yellis
739 Acme Garage Co
H L Quinn
801 P H Rilly
803 Vacant
805 P H Pitts
906 S J Brian

807 J R Elmquist
814 H G Hendricks
815 T M Doyle
816 Mrs Nellie Sanford
820 F T Fitzmaurice
822 C A McClellan
823 E J McCauly
824 Angelo Varni
826 San Francisco Junk Yard
900 T J O'Hara
904 Stephen Nonis
906 Vacant
912b Vacant
914 C G Cunningham
Paul Buckingham
917 W J Holz
918 J F Brough
919 Durham Dairy
920 W J Kennedy
923 Star Garage & Mach Shop
924 Mrs Kate Waters
929 P D Scandalis
928 W I Rudd
930 Rosenbaum & Ontis
1009 P J Hanlon
1011 C J Castagnetto
1012 Mrs Louise Sprague
1014 Avelino Beltran
1100 A L Lindall
1100a Philip Seymour
1101 T J O'Hara
1101a Romaine Hathaway
1102 E J Sexmith
1104 J F Talbot
1104a R P Levee
1112 James Power
1115 Geo De Wolf
1117 Mrs Mary McInnis
1118 J J Hogan
1128 J J Hogan
1130 J N Dixon
1201 Vacant
1203 Mrs Susan Colvin
1205½ Vacant
1207 R M Gibbons
1209 J C Riley
1220 F T Gibkie
1222 M T Butler
1312 J A Leary
1312 Wm Schulter
1314 A M Nessler
1320 Frank Kelly
1330 E J Donnelly
1332 J H Frizell
1420 H W Smith
1424 H E Franklin
1431 Angelo Servente
1440 Earl Hennessy
1442 E T Bowerbank
1512 Harry Segale

1920-
1100,
1100A,
1102,
1104,
1104A
Marin

REX GARAGE
Tires and Tubes
Used Cars
Phone 200
1114 Sonoma Street
GEO. F. BLANCO, Proprietor
AUTOMOBILE REPAIRS

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Garden Sub-Division
SIDE WALKS—SEWER—CITY WATER—EASY TERMS
Napa and Tennessee Sts.
WADE H. MADREN
429 Sacramento Street
Phone 161 J

1518 John McCarthy
1618 Wood Whaley
1620 B F Stetson
1700 Dennis Riley
1712 F R Weir
1714 J E Fredricks
1716 John Kerr
1727 Daniel Keenan
1728 J O Dahlgren
1804 John Sherman
1806 Vacant
1808 A M Reis
1827 Theodora Ramsey
1829 M H Beach
1900 W J Low
1903 J H Ward
1904 Evan Munson
1905 L E Brenner
1914 J I Morris
1918 H L Cook
1923 M T Hurley
1923a W P Hurley
1924 C E Gorman
1925 C A Mattheisen
2001 G A Bates
2002 Vacant
2003 enry Clark
2004 Geo Sovie
2007 T D Conklin
2008 A C Archer
2009 M C H Lillard
2100 Lucius Toney
2101 Jas Doyle
2103 Marion Toney

MARYLAND (100 N)
Two south of Maine from the Bay and Sutter St east to Solano av
116 J A Abadie
118 C F Smylie
120 F W Bagshaw
122 C A Barrow
136 Geo Frazier
225 Andrew Daiss
228 J Pfeffer
230 Edwd Burton
232 Edw Burton
245 Bay Shore Laundry
525 Georgia Okerlund
539 C M Woodrow
539b C E Burlingame
541 J H Ostello
543 W L Combs
600 Jas Warren
608 F S Weeks
612 Saml Miller
614 Vacant
620 Mrs Cath Connolly
621 G P Witt
626 T P Moseley

632 Louis Coretti
644 Jas Luddy
704 F Quills
712 Vacant
714 Peter Mella
722 Mrs Jane Marshall
726 Robt May
732 E C Bradley
738 Julia Cavanaugh

MICHIGAN (2300 N)
Five north of Arkansas St from Napa Rd west three blocks

MILLER AV
East of Solano av from Sulphur Springs rd south

MISSISSIPPI (2000 N)
Two north of Arkansas St from Sacramento St east to Sonoma St
105 R F White
118 Louis Jones
133 Mrs Emma Liebhardt
220 J D McLennan
224 A L Sheveland
226 R C Schamp
240 F E Barker

MISSOURI (2100 N)
Three north of Arkansas St from Sacramento St east to Sonoma St

MONTEREY (1000 E)
Nine east of Branciforte St from Solano av on the south, north to Illinois St
9 G J Thurston
101 Albert Gullage
111 Frank Bradhoff
115 W O Crosby
118 E W Hardesty
214 P D Morenzoni
310 E F Morgan
311 Raymond Bangle
312 W C Vahey
314 J K Nash
314a S R Hines
314b H C Green
314c W C Farnham
316 T R McGinnis
322 A E Edgcumbe
416 W J Green
427 J A Fitzgerald
428 A P Swinney
H A Boblet
429 F W Castanette
429a R C Kelley

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SHOE REPAIRING
A Complete Line of Men's and Boy's Shoes
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ALSO AGENT WOODIN & LITTLE SUPPLIES
Lewis and Taylor Ave. Home Acres

MORE GOODS ARE BOUGHT AND SOLD THROUGH THE CLASSIFIED BUSINESS LISTS OF THE DIRECTORY THAN ANY OTHER MEDIUM ON EARTH

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VALLEJO CITY DIRECTORY

1925

COMPRISING AN ALPHABETICALLY ARRANGED LIST OF THE BUSINESS FIRMS, PROFESSIONAL MEN AND PRIVATE CITIZENS, A CLASSIFIED BUSINESS DIRECTORY, "THE BUYER'S GUIDE" AND A

COMPLETE NUMERICAL HOUSEHOLDER'S GUIDE

PRICE $9.00

Volume VIII

POLK-HUSTED DIRECTORY CO.
PUBLISHERS
470 13th Street Oakland, Cal.
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(1925)
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MAR 12 '25
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SONOMA SERVICE AND REPAIR STATION
Raybestos Brake Service — Cylinder Grinding — Chevrolet Parts Depot
GAS AND OIL — FORD SERVICE
1530 SONOMA STREET — Phone 352 — VALLEJO, CALIF.

POLK-HUSTED DIRECTORY CO.'S

Vallejo City Directory

1925

ABBREVIATIONS

acct	accountant
adv	advertisement
agt	agent
appr	apprentice
assn	association
asst	assistant
av	avenue
b	boards
bet	between
bkpr	bookkeeper
bldg	building
blk	block
blksmith	blacksmith
blrmkr	boilermaker
blvd	boulevard
bndr	binder
brklyr	bricklayer
brkmn	brakeman
brtndr	bartender
carp	carpenter
cashr	cashier
chpr and clkr	chipper and caulker
civ eng	civil engineer
clk	clerk
coltr	collector
coml	commercial
comn	commission
comnr	commissioner
comp	compositor
cond	conductor
const	construction
contr	contractor
cor	corner
ct	court
ctr	cutter
dep	deputy
dept	department
dlr	dealer
dom	domestic
drftsmn	draftsman
elec	electrician
emp	employee
eng	engineer
engr	engraver
ft	foot
furncemn	furnaceman
gen	general
hlpr	helper
ins	insurance
insp	inspector
lab	laborer
ldrmn	leaderman
lino opr	linotype operator
ldry	laundry
mach	machinist
mdse	merchandise
mech	mechanic
mesgr	messenger
mfg	manufacturing
mfr	manufacturer
mkr	maker
mkt	market
mldr	moulder
mstr	master
n	north
ne	northeast
N E Ry	Northern Electric Railway
nr	near
nw	northwest
opp	opposite
opr	operator
patrn mkr	pattern maker
photogr	photographer
phys	physician
pk	park
pkr	packer
pl	place
pres	president
prin	principal
prof	professor
propr	proprietor
publr	publisher
qtrmn	quarterman
r	residence
rd	road
real est	real estate
rep	reporter
repr	repairer
rd	rural delivery
rivtr	riveter
rms	rooms
s	south
salsm	salesman
se	southeast
sec	secretary
sht met wkr	sheet metal worker
shp ftr	ship fitter
sw	southwest
solr	solicitor
sta	station
steno	stenographer
supt	superintendent
tchr	teacher
telg	telegraph
ter	terrace
tndr	tender
treas	treasurer
upholstr	upholsterer
vet surg	veterinary surgeon
w	west
whlwright	wheelwright
wid	widow
wks	works
yd	yard

ALPHABETICAL LIST

A

Abad Rodrigo G lab Navy Yd
Abadie Jean A (Jennie) lab Navy Yd h 436 Kentucky
Abbey Wm N lab Navy Yd
Abbott Grover (Betty) eng h 104 Virginia
Abel Louis (Dora) lndywkr h 735 Solano av
Abner B F instr Vallejo Industrial & Normal Institute r Oakland
Abouaf Bros (Jack and Sam Abouaf) delicatessen 618 Marin and 509 Sacramento
Abouaf Jack (Abouaf Bros) r 510 Capitol
Abouaf Sam (Abouaf Bros) r 510 Capitol
Abraham Stephen (Carolina) lab Navy Yd h 141½ Carolina
Abriel Harry (Frances) police h 909 Sutter

W. J. KENNEDY — RUMP & KENNEDY — T. E. RUMP
Distributors
DURANT MOTOR CARS
Star Garage — Auto Supplies — Phone 18 — 1130 Sonoma

Character is what you are. Reputation is what people think you are
The VALLEJO COMMERCIAL NATIONAL BANK
Member Federal Reserve System

THE MODEL GARAGE CO.
Service Station
Oldsmobile—Oakland
STORAGE
Towing Service
PHONE 113
COR. MAINE and MARIN STS.

Yuravich Edw L mach Monticello S S Co r Masonic Temple
Yurayavich Frank C mach Navy Yd r 438 York

Z

Zahler Alice Mrs lndywkr r 321 Sonoma
Zahm Chas D (Mary L) mach Navy Yd h 1011 Louisiana
Zahnd Arnold G (Fern R) auto mech Val Lmbr Co h 1309 Solano av
Zahnd Fern R Mrs clk Rose's r 1309 Solano av
Zalesky Wm J (Lillian) mach Navy Yd h 131 York
Zanardi Victor hlpr H L Freudenberg res Napa Jct
Zanolli David W (Eleanor) mach Navy Yd h 1117 Solano av
Zanolli Henry M vulc r 1117 Solano av
Zanini Giuseppe (Mary) whol tobacco h 1801 Sonoma av
Zarvas Christ barber r 220 York
Zavitz Garnet (Nell) mach Navy Yd h 407b Ohio
Zavitz Orlin T (Edith) pntr Navy Yd h 508 Ohio
Zeitlmann Lawrence V teas and coffees 817 Monterey r same
Zeitlmann Lena M (wid Lawrence) h 817 Monterey
Zeitlmann Leo A electn Navy Yd r 817 Monterey
Zelewsky Frank A (Eliza) mach Navy Yd h 141 12th
Zeller A Russell student r 717 Florida
Zeller Nicholas (Ola) eng Navy Yd h 717 Florida
Zenner Frank W (Mary) toolmkr Navy Yd h 820 Kentucky
Zenner Mary J typist Navy Yd r 820 Kentucky
Zie Jos clk K M Crawley r 338½ Georgia
Zieser Kurt boatbldr h City Bulkhead ark 15
Zimmer Conrad W (Bertha L) elec h 808c Napa rd
Zitter Augusta Mrs h 730b Florida
Zitter Walter J lab Navy Yd r 730b Florida
Zlot Hyman (Frieda) loan office 144 Georgia h 144½ same
Zlot Morris stdt r 144½ Georgia
Zlot Rose stdt r 144½ Georgia
Zournitzes Nick (Thaono) barber 105 Georgia h 138 Pennsylvania
Zuffo Angelo J cementwkr Navy Yd

THE City Directory is the most effective and most economical method of reaching all the people all the time. Those who buy without looking at the list of those who sell do themselves great injustice. The classified lists in the Business Directory form the best Buyer's Guide on earth. A modern up to date method of getting what you want.

PAGE 17

SOLANO ICE CREAM CO.
WHOLESALE MANUFACTURERS RETAIL
426 York Vallejo, California Phone 177

POLK-HUSTED DIRECTORY CO.'S

Vallejo Street Guide and Directory of Householders 1925

ALABAMA (1400 N)
From the Bay on the west, east to Napa rd
41 Chaney Gertrude C Mrs
46 Kirrene M J
101 Payne O T
Shinn J E
101a Walsh M F
102 Ward Thos
104 Joseph A H
108 Lanard G H
109 Carroll R N
115 Vacant
121 Vacant
124 Cushing H A
127 McNamara Thos
127½ Haynes J W
129 Josephs V R
130 Vacant
130a Vacant
131 Hiller B C
132 Vacant
132a Vacant
134 Vacant
144 Hurney J N
207 Osborne Harold
207½ Bearce Milton
210 Winburg Michl
210a Swan C C
210b Schafer T H
215 Thomson R M
218 Wanek A G
218½ Protzman Viola
223 Brown I J
223½ Roberts Mamie E Mrs
224 Hoffman John
228 Sides J A
Watson J G
230 Clark N D
237 Perry J N
238 Dennett G L
239 Bauer A E
244 Greig J R
301 Vacant
302 Ney T J
305 Sabourin C B
308 Krisha Anna Mrs
314 Vacant
315 Greig R M
316 Krueger H C
319 Vacant
320 Fix E E
321 Kopf J J
325 Galleguillo Narcisa Mrs
335 Gallagher J F
337 Stephens W R
400 Cunningham M E Mrs
410 Wilson J F
412 Vacant
416 Colvin C S
McPherson J M
426 Dixon T W
432 Cahill T J
514 Dahl H C
515 Magill J C
518 Conlin E M Mrs
519 Flick H C
520 Stanton E M
521 Austin H D
522 Ney B J
524 Vacant
527 Louden Pauline Mrs
531 Hoover C N
531½ Geiger Edna
532 Derrick S V Mrs
Corley J D
533 Sweasey N J
534 Bantz Albt
535 Lane Ellen Mrs
rear Power L W
544 Harvey Eugene
545 Anderson J E
600 Lipp E E
602 Noli Jule
609 Phillips W E
rear Elliott F R Mrs
610 Caprini M A
615 Rookwood Carrie Mrs
rear Armstrong Wm
621 Rookwood J O
621a Pickle Ernest
625 Caprini Amerigo

The Novelty and Cigar Store
20 GEORGIA STREET M. COUSINS, Prop.
We Carry an Excellent Line of Trunks, Suit Cases and Handbags
Stationery, Toilet Articles, Perfumery and Notions—An Up-to-Date Barber Shop in Connection

VALLEJO-SAN FRANCISCO EXPRESS CO.
"RIVERSIDE" Between San Francisco, Vallejo and Mare Island
VALLEJO OFFICE
806 Georgia Phone 1288
SAN FRANCISCO OFFICE
145 Embarcadero Phone Douglas 5076

GENERAL BUILDING CONTRACTOR
Plans and Estimates
McLennan
Phone 1231-J
(See page 11)
220 Mississippi St.

Maine—Contd
800a Vacant
803 Vacant
804 Traeger J E
808 Creason C A
808 Greene C W
812 Du Esler O A
818½ Elliott C M
822 Kane Cath Mrs
826 Brinkerhoff M J
Dabner J A
831 Barrick Walter
Voorhees S L
831a Rasner Kath E Mrs
832 Brophy J A
834 Brophy W W
837 Vacant
842 Grant F H
843 Peabody C A
844 Reinholtz Wm
845 Gunderson Chas
846 Banne Mabel C
902 Dambrogie A F
Freitas J R
903 Smith J J
908 Johnson L S
909 Dudley L M
Griff Geo
915 Gill Elmer
Perkins G D
920 Souza T V
921 Vacant
1008 Wilson Hugh
1009 Fung Jim
1032 Welch F W
1036 Gill R K
1038 Huffman Albt
1040 Kelly C R
ss Liberty nr w end Watson W O

MAPLE (Highway Homes Addn)
From Benicia Highway south to Reis av three east of Lemon
n end Ames T J
north end Bates J C
4 n Benicia rd Case W L
6 n Benicia rd Cavalli Jos
7 n Benicia rd Douglass A G
3 n Benicia rd Greatheart L E
4 n Benicia rd Perner Albt
1 s Benicia Ray M D V
2 n Benicia rd Robins G E
3 n Benicia rd Romine G A
1 n Benicia rd Whitter H B

MARIN (400 E)
Two east of Santa Clara St
From the Bay on the south north to Michigan St
114 Doyle J M
116 Manuel I
139 McCarthy Jos
143 Petway G W
200 Vergez A M
202 Croke P E
204 England C F
215 Emerson Frank
Emerson Peter
301 Stevens W R
310 Finch E G
314 Stubblefield O J
321 Miller R F
321½ Gianotti Edw
403 Vacant
409 Demos Jas
415 Willsey F W
502 Edge Jennie S Mrs
504 Emerson J W
506 Miller H H
511 Warmbold Alice Mrs
520 Cottrell A R
Cottrell Caroline
723 Vacant
727 Lopez C P
737 McCreery Beatrice Mrs
801 Reilly P H
803 Davis M V
805 Noland R C
807 Danner J B
814 Strauss J
815 Doyle T M
816 Sanford Nellie Mrs
818 Vacant
821 Day G M
821a Vacant
821b Vacant
821c Benninghoven H A
821d Rodgers Fannie Mrs
821e Vacant
821f Vacant
821g Lee A H
822 Vacant
823 Raines J M
902 Johnson H M
904 Vacant
906 Bartolotty Alfonso
912 Wonacott H A
912a Weber P H
912b Eli Pasqual
912c Levy Saml
914a Colbert A L Mrs
914b Vacant
918 Bell Raymond
920 Kennedy W J
924 Hickey J A
927 Poligos Geo
928 Arregoni Matthew
1009 Hanlon P J
1011 Castro F J
1012 Johnson E M
1014 McGill G E
1017 Stanton L P
1021 George Alex

Kuppenheimer Good Clothes
Sold in Vallejo Exclusively by
FISCH-HIGGINS BDG. FRED FISCH PHONE 126

1100 Haines S J
1100a McKeehan A C
1102 Wurdig P L
1102a Wake F W
1104 Power F J
1104a Patrick Gladys E
1112 Power Jas
1115 De Wolf Geo
1117 Poag J E
1118 Hogan J J D
1128 Roeske W J
1130 Waters R H
1201 Brown Thos
1203 Colvin Susan Mrs
1205 Friederick Justin Mrs
1205½ Priest I F
1207 Gibbons R M
1209 Nylund Julius
1218 Barry D G
1220 Vacant
1222 Butler M T Mrs
1229 Boland L R
Redington M A Mrs
1312 King G T
1314 Brown P W
1320 Kelly F L
1330 Birchmore F W
1332 Kroll H J
1420 Smith H W
1424 Vieregge H F
1431 Servente A E
1440 Wallace Thos
1442 Brizendine O L
1512 Vacant
1518 Lawrence A L
1612 Cushman F B
1616 Hanlon W J
1618 Whaley W S
1620 Fox John
1622 Borders J H
1712 Weir F R
1714 Samuels Fred
1716 Kerr John
1719 Priest Evan
1727 Heenan Danl
1728 Dahlgren J O
1804 Henderson W L
1806 Vacant
1821 Domingos M J
1827 Vacant
1829 Beach M H
1900 Low W J
1903 Ward J H
1904 Rainous E A
1905 Brenner L E
1918 Moore L H
1920 Cooke L H
1921 Vacant
1922 Vacant
1923 Hurley M T

1925-
1100,
1100a
1102
1102a
1104
1104a
Marin

1924 Vacant
1925 Webber D B Mrs
1926 Berry F I Mrs
Conrad E F
2001 Bates G A
2002 Blanchard T I
2003 Clark Henry
2004 Sovie Geo
2005 Conklin Fred
2007 Conklin T D
2008 Barker F E
2008½ Barker C R
2009 Lillard M C
Morrison N E Mrs
2100 Toney C H
2103 Robinson Clara

MARYLAND (100 N)
Two south of Maine from the Bay and Sutter St east to Solano av
114 Vacant
116 Vacant
118 Maze Lizzie Mrs
122 O'Horan Robt
136 Linda Robt
138 Frazier G N
140 Vacant
222 O'Herron Robt
228 O'Connor H A
230 Pechetti L N
320 Berryman J P
326 Adlao S L
328 Place H V
535 Vacant
539 Asaldo Frank
543 Luddy G F
612 Vacant
614 Tifford J D
620 Connolly Thos
621 Vacant
626 Luddy Jas
632 Corretti Louis
638 Maund Nellie Mrs
644 Koschntzki H A
645 Beronio D A
712 Stall A L
Stall R I
714 Mella Pete
722 Brocco C T
726 May R M
Smith L C
732 Bradley E C
738 Cavanaugh Julia Mrs

MAYO AV (Vallejo Annex)
From Campbell n to 13th
107 Donati F J
111 Coleman H A
119 Pierce T W
122 Burke G R
205 Vacant

GEORGE B. DALWIGK
DODGE BROTHERS MOTOR CARS
GRAHAM BROTHERS TRUCKS
1515 SONOMA
Phone 1462
309 VIRGINIA
Phone 1770

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VALLEJO

The Pacific Coast Naval Base

POPULATION 26,641

For General Statistics
See Page 3

The Vallejo Chamber of Commerce

JUDICIOUS ADVERTISING

CREATES a New Business
REVIVES a Dull Business
ENLARGES an Old Business
RESCUES a Lost Business
PRESERVES a Large Business
SECURES Success in Any Business
SAVES a Failing Business
ENABLES You to Pay Your Taxes

Directory Advertising

Brings Satisfactory Results

PAGE 20

POLK'S VALLEJO CITY DIRECTORY

1926-27

Comprising an Alphabetically Arranged List of Business Houses and Private Citizens. A Directory of Householders, City and County Officers, Public and Private Schools, Churches, Secret and Benevolent Institutions, Banks and Incorporated Institutions. An Improved Street and Avenue Guide, a

BUYERS' GUIDE

and a complete

CLASSIFIED BUSINESS DIRECTORY

PRICE $9.00

R. L. POLK & CO., of California
Publishers

701-705 ATLAS BLDG. SAN FRANCISCO

Member of the Association of North American Directory Publishers

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ABBREVIATIONS

acct	accountant
adv	advertising
agrl	agricultural
agt	agent
al	alley
Am	American
appr	apprentice
apts	apartments
archt	architect
asmblr	assembler
Assn	Association
asst	assistant
attndt	attendant
atty	attorney
auto	automobile
av	avenue
bdg	boarding
bet	between
bgemn	baggageman
bkbndr	bookbinder
bkpr	bookkeeper
bldg	building
bldr	builder
blk	block
blksmith	blacksmith
blvd	boulevard
br	branch
brklyr	bricklayer
brkmn	brakeman
cabtmkr	cabinetmaker
capt	captain
carp	carpenter
cashr	cashier
ch	church
chauf	chauffeur
chf	chief
civ	civil
clk	clerk
clnr	cleaner
collr	collector
com	commission
coml	commercial
comnr	commissioner
compt	comptometer
cond	conductor
confr	confectioner
cons	consulting
contr	contractor
cor	corner
corres	correspondent
ct	court
ctr	cutter
del	delivery
dept	department
dep	deputy
dicta	dictaphone
dist	district
dlr	dealer
dmnstr	demonstrator
dispr	dispatcher
do	ditto or same
dom	domestic
drftsmn	draftsman
drsmkr	dressmaker
e or E	East
elec	electrical
electn	electrician
electro	electrotyper
elev	elevator
embdr	embroiderer
emp	employe
emp agcy	employment agency
eng	engineer
e s	east side
est	estate
exch	exchange
exp	expressman
flgmn	flagman
fnshr	finisher
forldy	forelady
formn	foreman
frt	freight
ft	foot
ftr	fitter
furn	furniture
furng	furnishing
furn rms	furnished rooms
gasftr	gasfitter
gdnr	gardener
gds	goods
gen	general
govt	government
gro	grocer
h	householder
hairdrsr	hairdresser
hd	hand
hdqrs	headquarters
hdw	hardware
hlpr	helper
hngr	hanger
hosp	hospital
implts	implements
imptr	importer
inc	incorporated
ins	insurance
inspr	inspector
instr	instructor
int rev	internal revenue
jwlr	jeweler
kpr	keeper
lab	laborer
lieut	lieutenant
lino	linotype
litho	lithographer
lmbr	lumber
lndrs	laundress
lndymn	laundryman
ltd	limited
mach	machinist
mdse	merchandise
mech	mechanical
mer	merchant
Met	Metropolitan
mfr	manufacturer
mfg	manufacturing
mgr	manager
mkr	maker
mkt	market
mldr	molder
mlnr	milliner
mn	man
msngr	messenger
mstr mech	master mechanic
mtrmn	motorman
mus	music
mut	mutual
n or N	North
Natl	National
n e	northeast
nr	near
n s	north side
n w	northwest
opp	opposite
opr	operator
osteo	osteopath
pass	passenger
pat	patent
pdlr	peddler
pharm	pharmacist
phone	telephone
photog	photographer
phys	physician
pk	park
pkr	packer
pl	place
plmbr	plumber
plstr	plasterer
pntr	painter
PO	postoffice
pres	president
prin	principal
prod	produce
prof	professor
prop	proprietor
prov	provisions
prsfdr	pressfeeder
prsmn	pressman
ptrnmkr	patternmaker
pub	publishing
publr	publisher
purch	purchasing
r	boarder or roomer
rd	road
R D	Rural Delivery
real est	real estate
rec	receiving
rep	representative
repr	repairer
reprmn	repairman
restr	restaurant
ret	retail
Ry	Railway
RyMS	Railway Mail Service
s or S	South
sav	savings
sch	school
se	southeast
sec	secretary
sergt	sergeant
ship	shipping
slsldy	saleslady
slsmgr	salesmanager
slsmn	salesman
smstrs	seamstress
soc	society
solr	solicitor
sq	square
ss	south side
sta	station
sta eng	stationary engineer
sten	stenographer
stereo	stereotyper
stmftr	steamfitter
str	steamer
supt	superintendent
supvr	supervisor
surg	surgeon
sw	southwest
switchmn	switchman
tchr	teacher
tel	telegraph
ter	terrace
tmkpr	timekeeper
tmstr	teamster
tndr	tender
trans	transportation
trav	traveling
treas	treasurer
twp	township
undtkr	undertaker
uphol	upholsterer
U S	United States
USA	United States Army
U S N	United States Navy
vet	veterinary
vulc	vulcanizer
w or W	West
whol	wholesale
whsemn	warehouseman
wd	widow
wkr	worker
wks	works
ws	west side
wtchmn	watchman
ydmn	yardman
ydmstr	yardmaster

ABBREVIATIONS OF GIVEN NAMES

Abraham	Abr	Charles	Chas	James	Jas	Robert	Robt
Alexander	Alex	Daniel	Danl	Joseph	Jos	Samuel	Saml
Alfred	Alf	Edward	Edw	Katherine	Kath	Solomon	Sol
Archibald	Arch	Elizabeth	Eliz	Margaret	Margt	Stephen	Steph
Arthur	Arth	Eugene	Eug	Michael	Michl	Theodore	Theo
August	Aug	Frederick	Fredk	Patrick	Patk	Thomas	Thos
Benjamin	Benj	George	Geo	Richard	Richd	William	Wm
Catherine	Cath						

PAGE 21

PIANOS
PLAYER ROLLS
PLAYERS
406-408 Virginia

Sherman, Clay & Co.

Radio
Victrolas
Records
Tel. 259

R. L. POLK & CO.'S

Vallejo City Directory

1926-27

ALPHABETICAL LIST

A

Abad Rodrigo G lab Navy Yd
Abadie Alex stdt r 524 Alabama
Abadie Jean A (Jennie) emp Navy Yd h 524 Alabama
Abbey Wm N lab Navy Yd h 1228½ Sonoma
Abbott Grover (Betty) rigger r 104 Virginia
Abel Blair r 719 Pennsylvania
Abel Lou (Dora) chauf h 719 Pennsylvania
Abell Horace B (Taska) auto wkr L M Dudley Inc h 727a Tennessee
Abouaf Jack (Rena) delicatessen 509 Sacramento h 427 Sacramento
Abouaf Saml (Esther) delicatessen 618 Marin h 408 Alameda
Abraham Stephen (Katrina) lab Navy Yd h 139 Carolina
Abrams Wm M (Elledge) lab h 128 Ohio
Abriel Harry A (Frances) police V P D h 909 Sutter
Accurso Jos (Gabrid) bootblk 629 Marin h 1212 Sutter
Ackley Arth lab Navy Yd r 136 Virginia
Acme Garage (J L Ghkbarg) 227 Virginia
ACME GRILL (Tom Nuris, John Tsolakides, Nick Paris) Vallejo's Leading Restaurant 608 Marin Tel 176 Long Distance Tel 826 See right side lines and page 36)
Acme Meat Market (Alvin and E A Gunther) 1226 Sonoma
Acree Eliz Mrs r 847 Louisiana
Adamkiewicz H phys r 427 Sacramento
Adamkiewicz Laladis L Lt-Como'r emp Navy Yd h 427 Sacramento
Adams Albt E (Edith E) electn h 1630 Sacramento
Adams Alberta studt r 630 Tennessee
Adams Bert E (Clara E) emp Navy Yd h 630 Tennessee
Adams Edw J (Martha) ptrnmkr Navy Yd h 68 Benicia rd
Adams Edwin A electn Navy Yd r 68 Benicia rd
Adams Florence Mrs r 633a Carolina
Adams Geo H h 545 Georgia
Adams Gottlieb (Alberdeen) sweeper Sperry Four Co h 438 4th
Adams Gust deckhd Monticello Steamship Co
Adams John P Capt emp Navy Yd h 346 Georgia
Adams Viola M clk Vallejo Elec Light & Power Co
Adams Wm (Luella) barber 144 Capitol h 634 Tennessee
Adamson Belle r 722 Ohio
Adamson Bessie M sten Liberty Bank r 722 Ohio
Adamson Chas A (Catheron) mgr Title Guaranty of Solano Co r Fairfield
Adamson Jas (Mary A) chauf Maid of Cal Milk Co h 722 Ohio
Adamson Jas A driver r 722 Ohio
Adamson Josephine H asst libr Vallejo Pub Library r 722 Ohio
Adamson Ranald K hlpr F W Simmons r 722 Ohio
Addison Ellen (wid Clifton) h 232 Arkansas
Aden Alethea r 612 Napa
Aden Henry J bkpr r 527 Georgia
Aden Johannah W Mrs h 427 Sacramento
Aden Remmer J (Cath) h 527 Georgia

COUSINS' VARIETY STORE
201 GEORGIA STREET
PHONE
M. COUSINS, Prop.
We Carry an Excellent Line of Trunks, Suit Cases and Hand Bags, Haberdashery, Stationery, Toilet Articles, Periodicals, Perfumery and Notions—An Up-to-Date Barber Shop in Connection

MAID OF CALIFORNIA MILK CO.

DAN FOLEY, Manager
Manufacturers of
MAID OF CALIFORNIA BUTTER

313 Virginia, Phone 65 — Plant at 627 Maryland, Phone 1590

Maine—Contd

601 Campbell J M
Coronado F A
609 Moore G R
610 Bonham Virginia
Platt Alice Mrs
613 Caffery Jas
San Pablo Hall Annex
617 McBrides Good Eats
618 Boes C P
620 Leaverton C M
625 Rossi A P
Therole A M
626 Geiger A J
627 Lewis J F
633 Johnson Wm
634 Anderson John
635 Combs J J
637 Murphy Ellen Mrs
638 Blake A F
640 Jorgensen C H
707 Luke C M
716 Bridges A C
720 Burns R W
721 Vallejo Business College
Woods Margt Mrs
Woods Mary A
726 Poole W A
727 Drake R L
728 Seghetti Dominick
729 Testy W B
731 De Forest Arley
732 Floyd M E Mrs
733 Magnaui Demetrio
735 Lala Dominick
739 Vacant
747 Burns Geo
800 Magnaui Demetrio
802 Lala Dominick
803 Kuebelback H A
804 MacCauley May Mrs
808 Vacant
812 Du Esler O A
815 Doyle T M
816 Sanford Farmer Mrs
818 Buick Motor Cars
818½ Valego John
822 Kane Cath Mrs
826 Dabner J A
831a Voorhees S L
831b Bartlett C I
832 Brophy J A
834 Brophy W W
837 Vacant
842 Grant F H
843 Vacant
844 Busselen Mary Mrs
845 Gunderson Chas
846 Banne Mabel C
902 Freitas J R
903 Smith J J
908 Johnson L S
909 Dudley L M
Griff Rose Mrs
Gunderson Clifford
915 Perkins G D
920 Souza T V
921 Vacant
1008 Wilson Hugh
1009 Fung Jim
1032 Welch F W
1036 Gill R K
1038 Huffman A R
1040 Kelly C R
and Alameda Gardner Automotive Station
cor Marin Lewis Garage
cor Sonoma Perry Lumber Co

MAPLE (Highway Homes Addn)
From Benicia Highway south to Reis av three east of Lemon
and Benicia rd Anderson Peder
2 n Benicia rd Nettleblade Fred
1 s of Benicia rd Ray M D
3 n of Benicia rd Romino G A
6 n of Benicia rd Cavalli Jos

MARIN (400 E)
Two east of Santa Clara st from the Bay on the south north to Michigan st
143 Petway G W
200 Vergez A M
202 King H L
204 Vacant
215 Vacant
301 Stevens W R
305 Frazer G N
310 Purvis C L
314 Vacant
317 Silva C F
321 Miller R F
321½ Hogan T N
403 Demos Jas
409 Gasolas Angelo
Kasolas Angelo
415 Willsey F W
500 Vacant
502 Edge J S Mrs
504 Emerson J W
506 Adverco Signs
Fraser E J
511 Warmbold Alice Mrs
515 Cummins H O
Oldsmobile Automobiles
Peerless Automobiles
516 Hotel Solano
Times-Herald
Vallejo Morning Times
518 Pacific Gas & Electric Co
519 Mendoza A A
Waddle J F

KITCHEN UTENSILS
GAS RANGES
CUTLERY, ETC.

C. L. Winchell Hardware Co.
General Hardware
TELEPHONE 93
VALLEJO, CALIF.
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PAGE 22

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520 Greenwood Bldg
Cottrell A R
Leachman R S
Liakeos John
Snoddy C A
Snoddy Edith K
521 King W L
523 Steffan Philip
608 New Acme Grill
610 San Francisco Free Market
611 Western Auto Supply Co
612 Snow System Bakeries
612 Snow M A Mrs
613 Lutheran Church
614 Taylor Chas
615 Vallejo Steam Laundry
616 Hatheway & Cutler
Vallejo Clng & Dyeing Wks
Abouaf Saml
619 Stookey W J
620 Wells E E
Wells Marie Mrs
622 Avellar J C
623 Rhodes Electric Co
624 Pippin Fruit Products Co
Wilden G H
625 Palm Barber Shop
626 Vallejo Poultry Store
627 Wilder H E Hardware Co
629 Accurso Jos
630 Eoakim Geo
706 Giant E M
709 Pac Tel & Tel Co
711 Pizante Tobacco Co
715 City Hall
717 Horan Fuel & Feed Co
719 Horan T J
Lindauer Arth
Lindauer Horan
723 Vacant
727 Godfrey Helen Mrs
Green Tree Inn
734 Red Cross Building
American Legion
735 Segoria M S
737 McCreery Beatrice Mrs
739 Mollison Motor Sales
801 Reilly P H
803 Davis M V
805 Vacant
806 Grimes Fred
807 Danner J B jr
814 Bollinger C E Mrs
818 Freudenberg H L
820 Knight of Columbus Hall
821 Day G M
821a Vacant
821b Brotsis Gust
821c Katz Henry
821d Vacant
821e Krawiec Michaela
821f Vacant
821g Lee A H
822 Marchand Ernest
823 Raines J M
824 Barff Saml
900 Varnie & De Martini
902 Johnson H M
902a Julian F A
904 Vacant
906 Bartolotty Alfonso
912 Wonacott H A
912a Weber P H
912b Pascal Elie
912c Limbers Geo
914a Wills J W
914b Ferem Martina
917 Holzhauer W J
Looney J J
918 George Alex
919 Maid of California Milk Co
920 Snyder Ann
923 Guhl Motor Co
924 Hickey J A
927 Vacant
928 Donald Marie
930 Vacant
931 Vacant
1009 Fink Nathan
1011 Cirimele Jos
1012 Roberts M E
1014 McGill G E
1017 Stanton L P
1021 Vacant
1100 Haines S J
Haines May Mrs
1100a Vacant
1101 O'Hara T J
1102 Wurdig P L
1102a McInnis Mary Mrs
1104 Power F J
1104a Poston V T
1112 Powers Jas
1115 Vacant
1117 Poag J E
1118 Hogan J J D
1128 Roeske W J
1130 Vacant
1201 Brown Thos
1203 Colvin Susan Mrs
1205½ McDonald M J
1207 Gibbons R M
1209 Nylund Julius
1218 Hall J F
1219 Martin T C
1220 Fyfe D M
1222 Butler M T Mrs
1224 Cook Carl
1229 Redington M A Mrs
1312 King G T
1314 Brown P W
1320 Kelly F L
1330 Bedford H W
1332 Kroll H J
1420 Smith H W

1927-
1100,
1100a
1102
1102a
1104
1104a
Marin

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MAINE—Contd
826 Howes W A restr
Manley R L
831 Grabowske J W
831½ Blevins De Forest
832 Brophy Ella Mrs
837Δ Cavanaugh Mae C ◎
842 Willis E J
843 Freudenberg H L jr
ΔLundin V A
844 Adams D T
845Δ Gunderson Norma B ◎
846Δ Banne Mabel C
Monterey intersects
902 Freitas M C Mrs
Meier O F
903Δ Weaver E B
904 Lemon Thos
908 Johnson L S
Marco A C
909Δ Siler Anna Mrs
909a King Arth
909b Leu F J
915 Adams John
Hendrickson Jean
Klein Saml
Schoenfeldt Robt
920Δ Barbee P S ◎
S P tracks intersect
928 Vacant
945Δ Security Lbr Co
Colusa intersects
1003Δ People's Ice & Fuel Serv
1008Δ Wilson H H ◎
1014Δ Dierdorf F J
1032Δ Welch W F ◎
1036 Bell M C Mrs
1038 Jones J C ◎
1040Δ Belerson H A ◎
1042 Ellis Mary Mrs

MAPLE
(Highway Homes Addition)—
From Benicia Highway s to Reis av, 3 e of Lemon and Benicia rd
2 Williamson S B
2b Vacant
4Δ Thomas L V
4a Purinton C L ◎
5Δ Burton E C ◎
6 Novelli D P
8 Johanson A D ◎
12 Case Beatrice Mrs ◎
15Δ Taylor A L ◎
16Δ Harris C L ◎
21 Barnes J D
24Δ Parisi Silvio ◎
25 Alderson G A
26 Miller Henry ◎
30Δ Cavalli Jos ◎
Thomas O A
111 Hill F A
Idora av intersects
131 Brumley L H ◎
221 MacDonald E G ◎
225Δ Ekstrand P A ◎
237Δ Ohrn A S ◎
301 Nelson Elmer ◎
322 Munger E C
326 Seeber L E
530 Fowler F A ◎
639Δ Meagher L A ◎

MARIN (400 E)—
2 s of Santa Clara from the bay on the s, n to Michigan
200 Parker Leonard
202 Zilka H P
204 Moore A B
206 Morford E P
Pennsylvania intersects
301 Brown S J
305Δ Crabtree C M
310Δ McKown L L
312 Smith L L
314Δ McGlennon Lillian Mrs ◎
317Δ Bettencourt Nelson motorcycles
319 Gil Bertha Mrs
321 McGregor W O
324Δ Ferrari Al
ΔRed Top Milk
ΔVallejo Milk Co
Maine intersects
403Δ Dougherty H W
404 Wah Tong Chong
404½ Hop Sing Tong
406 Fong Wye Ho
408 Ah Chew
409Δ Brownlie J W ◎
410 Wing Hong Yick
414Δ Quong Sang Wo herbs
415Δ Lamascus A O ◎
415a Kerr S H
415c Morrison C E
425Δ Shell Oil Co gas sta
York intersects
507Δ East Bay Glass Co
508Δ Natl Trailway Bus Depot
Widenmann Chas Co
508½Δ American Red Cross
509 Kerr J H furn
511 Granada Rooms
ΔHall Carrie Mrs
514Δ Hotel Solano
Colson E L Mrs
515Δ United States Emp Serv
516Δ Vallejo Evening Chronicle
ΔVallejo Morning Times-Herald
517Δ Hall Mon Sin restr
518 Vacant
519 Vacant
520 **Greenwood Building**
ΔScollard Hotel
ΔBradley J J lawyer
Carr E E
ΔDobbins B W lawyer
ΔGreenwood H V lawyer
ΔKrause A F lawyer
ΔMossman E L lawyer
521Δ Barnewitz Paint Co
523Δ Williamson Jos plmbr
524Δ American Equitable Ins Co
ΔGillen Ray real est
ΔPac Indemnity Co
ΔUnited States Fire Ins Co
527 Elmer's Shoe Hosp
529 Waitman Ruth beauty shop
Georgia intersects
608 McLeod A M optom
ΔMeyers jwlrs
609 Cirimele Jas shoe shiner
610Δ Crystal Market
Bowen W O fruits
611Δ Partrick's Kandyland confy
612Δ City Bakery
613 **San Pablo Annex**
ΔEllis C M dentist
ΔTalley A V Mrs ins
614Δ Christie J L confy
Taylor's Shoe Repairing Shop
615Δ Vallejo Steam Lndy & Dry Clnrs
616 Blake G E W meats
ΔCherrington H C gro
Macheski L F poultry
Vallejo Food Center fruits
617Δ Lovegod Frank Co jwlrs
619Δ Arden's Baby Shop
620Δ Bernheim-Myers Co men's furngs
623Δ McCauley D H restr
624Δ Vallejo Radio & Elec Shop
625 James Lenora Mrs **barber**
Zgraggen Faye Mrs beauty shop

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Telephone 3-7621
VALLEJO
Vallejo Commercial Branch
242 GEORGIA STREET
Telephone 3-7626

626Δ Luddy Jas ◎
627Δ Wilder H E Hdw Co
628Δ Demmon Geo C & Co ins
ΔFireman's Fund Ins Co
ΔO'Connor C M real est
ΔO'Hara J V real est
630Δ Reliance Pharmacy
631Δ City Pharmacy
Virginia intersects
703 **Masonic Temple**
Masonic Temple Assn
Temple Club
709Δ Pac Tel & Teleg Co
710Δ Toth S W baker
711Δ Pierce Ed Elec Co
713Δ Associated Charities
ΔHall G W ins
ΔJones S T ins
ΔRassier L T dentist
ΔState Life Ins Co
ΔTravelers Aid USO
ΔVallejo-Mare Island Community Chest
714Δ Hagstrom's Food Store
Mitchell Wm meats
715Δ Gardner Music Co
717Δ Corbin Photo Supp
717½ Rossi W G meats
719 Vacant
721Δ Waugh Madeline M florist
723 Nachbaur Grace beauty shop
Nachbaur J M barber
725Δ Cecile's Apparel Shoppe
727Δ Gallagher T A confy
734Δ **City Hall**
ΔFair Rent Committee
737Δ Morrow W A J furn rms
739Δ Railway Exp Agcy
Capitol intersects
801 Menc Frank
802Δ Shell Oil Co gas sta
803Δ Davis M V
805Δ Lee A H
807Δ Henderson M E Mrs
814Δ Clark Anita beauty shop
814a Clark A A
815Δ Woods R J
816Δ Cousins Variety Store
816aΔ Sanford Farmer Mrs
818Δ McNally's Maytag Shop
820 **Civic Center Building**
ΔFranklin Optical Co
ΔGraff Music Co
ΔHauser A E phys
ΔLeachman Marion lawyer
ΔMare Island Federal Credit Union
ΔPope R L lawyer
ΔSims W L Co ins
ΔState Bd of Equalization
822Δ Western Home Furnishers
823Δ **Post Office**
824 **Marin Building**
ΔJohnson M C phys
ΔKnoles C S dentist
ΔLandis R P phys
ΔLee E B phys
ΔLeonard J R dentist
ΔPriest K K dentist
ΔPurviance C C phys
ΔSnell J B dentist
ΔWilcox B L cigars
Carolina intersects
900Δ Automotive Parts Headquarters
902Δ Johnson H K Mrs furn rms
Johnson H M
904Δ Farren L K realtor
906Δ Jenkins Hazelle G yarns
912 Stirrat R L
912a Kelly C R
912bΔ Vallejo Patrol Serv
912c Hoover E E
ΔPeterson Lillian B osteo
914 West J E
916Δ McCaffrey's Phil Sport Shop
Vallejo Ski Club
916a Bing A W barber
917Δ Sperry & Hutchinson Co trading stamps
918Δ Bartolotti Jerry
918aΔ Kipsey A S real est
Penney Verta M pub sten
918b Bartolotti Jerry shoe repr
919 Vacant
920 Guissani Chas restr
921Δ Bedford's Furn Exch
922Δ Cousins Laria restr
922½ Taylor Donald
925 Schaaf Marvalin confy
927 Peterson A A
929Δ Acme Roofing Co
ΔRatto & Walker furn
ΔWaller John paint
930Δ Pac Gas & Elec Co
Florida intersects
1002Δ Tagnon B M Mrs drsmkr
1003 Williams J R
1008Δ Partrick Earl
1009Δ Moebes Gus
1010Δ McGill G E ◎
1011Δ Hanlon Genevieve Mrs ◎
1012 Bartell Francis
1014Δ Hatheway L E
1017 Vacant
1021 Santos W S
1024Δ Mercer G G
1026Δ Haggerty Mary A
1028Δ Clark H H
1030Δ Pauker J J
Kentucky intersects
1100 **Power Apartments**
ΔBrosnahan Luella Mrs
1100a Osdoba J B
1101Δ O'Hara Agnes Mrs ◎
1102 Colquhoun C W
1102a Mueller D J
1104 Finnegan W B
1104aΔ Vasconcellos Anthony
1108Δ Coon W W dentist
ΔMagill J C dentist
1112 Power Jas ◎
1117Δ Kilburn W M ◎
1118Δ Hogan J J ◎
1127Δ Mulkern J R
1128Δ La Belle E A
1129 Crow R F
1130 Steele-brook H D
Ohio intersects
1203Δ Kay M C Mrs
1205Δ Friedrich Justen Mrs ◎
1205½ Pinkerton S D
1207Δ Gibbons R M
1209Δ Hoyt C M
1218 Roberts F P
1219Δ Martin Thos ◎
1220Δ De Natly W M
1222Δ Glodzei E G Mrs ◎
1229 Redington Mary Mrs ◎
Louisiana intersects
1312Δ Cirimele Jos ◎
1314Δ Waring Chester

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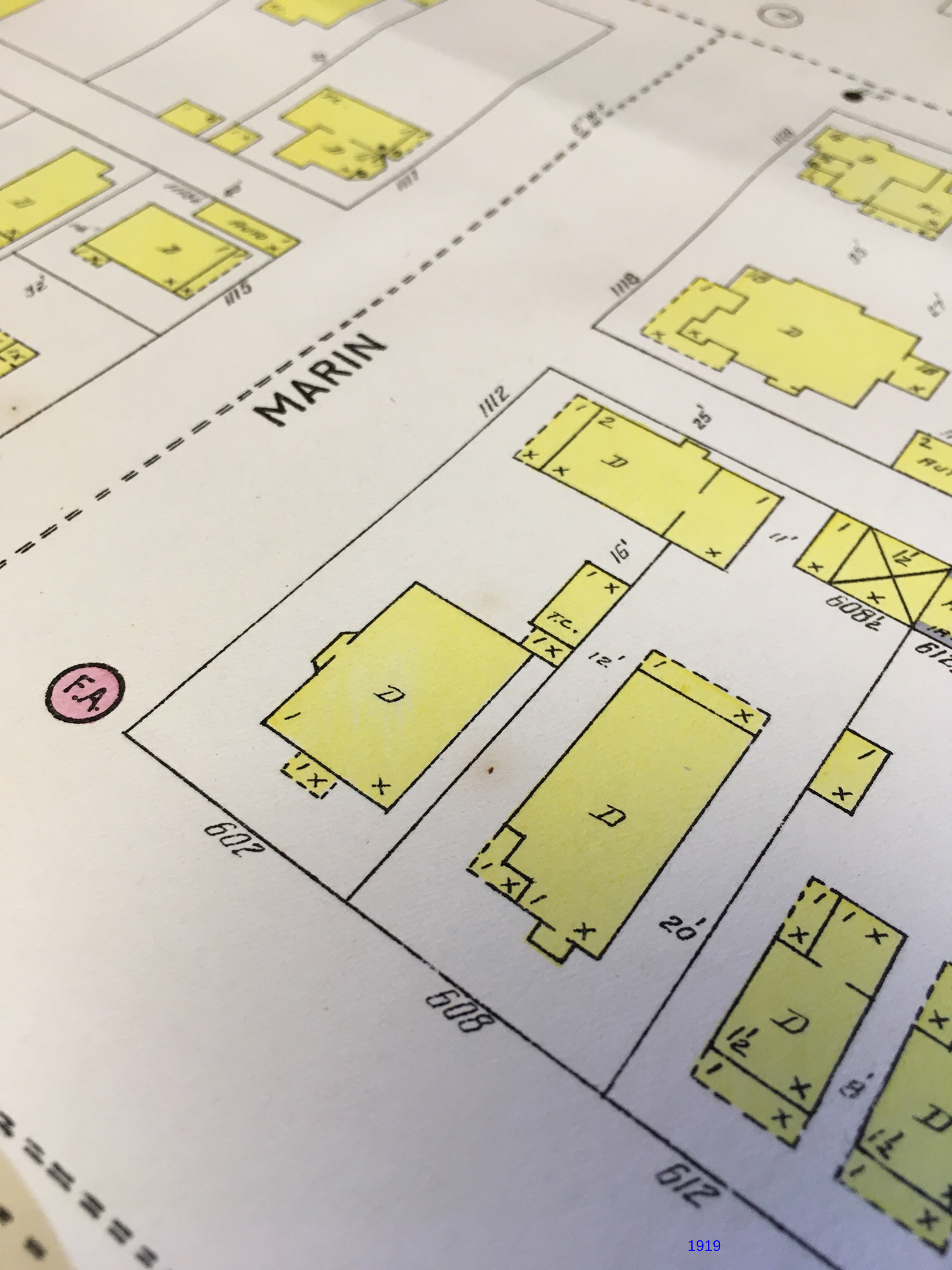
MARIN
1117
1118
1115
1112
32'
25'
16'
12'
20'
11'
8'
T.C.
602
608
608½
612
F.A.

MARIN
SUTTER
609
608
612
620
1117
1115
1118
1128-1137
1131
1129
1112
1108
1100-A-02-A-04-A
F.A
3-Apts
6-Flats
Auto
(61'L.A)
P.C.
D.W.P.

1944

MARIN
1117 MARIN
1118
1112 MARIN
1108 MARIN
3-APTS
6-Flats
KENTUCKY
608
612
620
611
Auto
61'L.A.
P.C.
D
A
1948

602 Kentucky

1920 Census

STATE California
COUNTY Solano
TOWNSHIP OR OTHER DIVISION OF COUNTY Precinct #3
NAME OF INSTITUTION
NAME OF INCORPORATED PLACE Vallejo City
WARD OF CITY X
ENUMERATED BY ME ON THE 15th DAY OF January 1920. Mrs. Emma E. Kelly ENUMERATOR.

9—137

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS

FOURTEENTH CENSUS OF THE UNITED STATES: 1920—POPULATION

[D1—578]

131

SUPERVISOR'S DISTRICT NO. 3
ENUMERATION DISTRICT NO. 211
SHEET NO. 16 A

Line	Place of abode: Street, avenue, road, etc.	House number (or farm)	Number of dwelling house in order of visitation	Number of family in order of visitation	Name of each person whose place of abode on January 1, 1920, was in this family. Enter surname first, then the given name and middle initial, if any. Include every person living on January 1, 1920. Omit children born since January 1, 1920.	Relation of this person to the head of the family	Home owned or rented	If owned, free or mortgaged	Sex	Color or race	Age at last birthday	Single, married, widowed, divorced	Year of immigration to the United States	Naturalized or alien	If naturalized, year of naturalization	Attended school Sept. 1, 1919, to June 1, 1920	Whether able to read	Whether able to write	Place of birth (Person)	Mother tongue (Person)	Place of birth (Father)	Mother tongue (Father)	Place of birth (Mother)	Mother tongue (Mother)	Whether able to speak English	Trade, profession, or particular kind of work done, as spinner, salesman, laborer, etc.	Industry, business, or establishment in which at work, as cotton mill, dry goods store, farm, etc.	Employer, salary or wage worker, or working on own account	Number of farm schedule
1					Harry	Son			M	W	11	S				yes	yes	yes	California		California		California		yes	none.			
2					Leo H.	Son			M	W	9	S				yes			California		California		California			none			
3		628	333	427	Schultz, William F.	Head	R		M	W	32	M					yes	yes	California		California		California		yes	Shipwright	Shipyard	W	596
4					Mary	Wife			F	W	25	M					yes	yes	California		Ireland	Irish	Ireland	Irish		none			
5					Jack	Son			M	W	5	S				yes			California		California		California			none			
6					Dorothy M.	Daughter			F	W	1	S				yes			California		California		California			none.			
7					Marjorie M.	Daughter			F	W	5	S							California		California		California			none			
8					Richard D.	Son			M	W	3	S							California		California		California			none.			
9					Edith	Daughter			F	W	2	S							California		California		California			none			
10					Donald	Son			M	W	12	S							California		California		California			none			
11		624	334	428	Reynolds, Joseph	Head	R		M	W	43	M					yes	yes	California		Ireland	Irish	Ireland	Irish	yes	Foreman	Shipyard	W	140
12					Anna	Wife			F	W	41	M					yes	yes	California		Germany	German	Germany	German	yes	none.			
13					Charles L.	Son			M	W	7	S				yes			California		California		California			none			
14		620	335	429	Cannon, Joseph	Head	R		M	W	45	M					yes	yes	California		Ireland	English	Ireland	English	yes	Smokehouse	Shipyard	W	362
15					Catherine	Wife			F	W	41	M					yes	yes	California		Ireland	English	Ireland	English	yes	none.			
16	Kentucky Street	618	336	430	O'Brien, Charles F.	Boarder	O	F	M	W	32	M					yes	yes	Massachusetts	French Canada	Canada	French	Canada	French	yes	none.			
17					Ellen	Wife			F	W	25	M	1911	Alien	Head		yes	yes	Canada		Canada	French	Ireland	Irish	yes	none			
18					Catherine	Daughter			F	W	5	S					yes	yes	California		Massachusetts		Canada	French		none			
19		616	337	431	Nielling, Fred H.	Head	R		M	W	41	M	1874	na	1904		yes	yes	Württemberg Germany	German	Germany	German	Germany	German	yes	Baker	Baker Shop	Own	134
20					Martha C.	Wife			F	W	42	M	1885	na	1904		yes	yes	Berlin Germany	German	Germany	German	Germany	German	yes	None.			
21					William H.	Son			M	W	14	S				yes	yes	yes	California		Württemberg Germany	German	Berlin Germany	German	yes	None.			
22					Rudolph	Daughter			F	W	10	S				yes	yes	yes	California		Württemberg Germany	German	Berlin Germany	German	yes	None.			
23		608	338	432	Berry, Christopher	Head	R		M	W	35	M					yes	yes	Missouri		United States		Missouri		yes	C.P. Office	U.S. Navy	W	322
24					Della R.	Wife			F	W	33	M	1913	Alien	Head		yes	yes	Canada	English	Canada	English	Canada	English	yes	Trained nurse	Hospital	W	872
25					O'Brian, Eugene G.	Son			M	W	12	S	1913	Na		yes	yes	yes	Canada	English	Canada	English	Canada	English	yes	none			
26					Stickland, Walling	Lodger			M	W	33	M					yes	yes	Texas		Virginia		Virginia		yes	Boilermaker	Shipyard	W	140
27					Mabel F.	Lodger			F	W	29	M					yes	yes	New Mexico		New Mexico		New Mexico		yes	Nurse	Hospital	W	872
28					Williams, Stephen	Lodger			M	W	25/12	S							California		California		West Virginia			none.			
29		602	339	433	McGill, Thomas H.	Head	O	Mtg	M	W	46	M					yes	yes	California		Scotland	Scotch	Scotland	Scotch	yes	Contractor	Excavating	W	144
30					Florence D.	Wife			F	W	40	M					yes	yes	Pennsylvania		Pennsylvania		Pennsylvania		yes	None.			
31					Irene M.	Daughter			F	W	18	S				yes	yes	yes	California		California		Pennsylvania		yes	None.			
32					Jack W.	Son			M	W	10	S				yes	yes	yes	California		California		California		yes	None.			
33					Vallianos, Harry	Lodger			M	W	30	S					yes	yes	California		United States		United States		yes	Machinist	Shipyard	W	362
34					Pickering, Margaret	Lodger			F	W	34	S					yes	yes	Ohio		Washington D.C.		Ohio		yes	Secretary	Community Service	W	887
35	Main St	1012	340	434	Ross, Mary M.	Head	R		F	W	53	Wd	1873	Alien	Head		yes	yes	Scotland	Scotch	Scotland	Scotch	Scotland	Scotch	yes	None.			
36					Myrtle M.	Daughter			F	W	24	S				yes	yes	yes	California		California		Scotland	Scotch	yes	Funeral Dir.	Electric Co.	W	774
37					Ethel	Daughter			F	W	24	S				yes	yes	yes	California		California		Scotland	Scotch	yes	Typewriting	Typewriter	W	214
38					Elroy M.	Daughter			F	W	22	S				yes	yes	yes	California		California		Scotland	Scotch	yes	Clerk	Shipyard	W	994
39					Earl L.	Son			M	W	19	S				yes	yes	yes	California		California		Scotland	Scotch	yes	Apprentice Shipfit.	Shipyard	W	
40		611	341	435	Grady, Dennis	Head	R		M	W	62	M	1871	Na	1896		yes	yes	Ireland	Irish	Ireland	Irish	Ireland	Irish	yes	Stoker	Electric Shop	W	592
41					Margaret	Wife			F	W	53	M					yes	yes	Illinois		Ireland	Irish	Ireland	Irish	yes	None.			
42					Anna	Daughter			F	W	27	S				yes	yes	yes	California		Ireland	Irish	Illinois		yes	Stenographer	Shipyard	W	999
43					Stephen	Son			M	W	23	S				yes	yes	yes	California		Ireland	Irish	Illinois		yes	Apprentice Plumber	Shipyard	W	122
44					John Louis	Son			M	W	18	S				yes	yes	yes	California		Ireland	Irish	Illinois		yes	Apprentice Shipfit.	Shipyard	W	186
45					Lucy E.	Daughter			F	W	16	S				yes	yes	yes	California		Ireland	Irish	Illinois		yes	None.			
46	Kentucky				Katherine M.	Daughter			F	W	15	S				yes	yes	yes	California		Ireland	Irish	Illinois		yes	None.			
47					Fabiansen, Alexander	Lodger			M	W	68	Wd	1855	Na	1885		yes	yes	Denmark	Danish	Denmark	Danish	Denmark	Danish	yes	None.			
48					Spencer, Louis W.	Lodger			M	W	20	S					yes	yes	Illinois		Illinois		Illinois		yes	Apprentice Joiner	Shipyard	W	186
49		615	342	436	Murray, Crighton A.	Head	O	Mtg	M	W	56	M	1874	Na	1889		yes	yes	Switzerland	Italian	Switzerland	Italian	Switzerland	Italian	yes	Shipwright	Shipyard	W	148
50					Theresa R.	Wife			F	W	52	M					yes	yes	California		Ireland	Irish	Ireland	Irish	yes	None.			

Form 15-6

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS

FIFTEENTH CENSUS OF THE UNITED STATES: 1930

POPULATION SCHEDULE

State: California
County: Solano
Township or other division of county: Vallejo Township
Incorporated place: Vallejo City
Ward of city:
Block No.:
Unincorporated place:
Institution:
Enumeration District No. 48-32
Supervisor's District No. 5
Sheet No. 8 A
150
Enumerated by me on April 12, 1930, Lolita M. Drake, Enumerator.
6284

Line	Street	House no.	Dwelling no.	Family no.	Name	Relation	Home owned or rented	Value or rental	Radio	Farm	Sex	Color or race	Age	Marital condition	Age at first marriage	Attended school	Read and write	Birthplace: Person	Birthplace: Father	Birthplace: Mother	Code A	Code B	Code C	Speak English	Occupation	Industry	Code D	Class of worker	At work	Veteran	What war
1	Sonoma St	1131		206	Ferrena?, Joseph L.	Head	R	$30.		No	M	W	20	M	19	No	Yes	California	California	California	98			Yes	Carpenter	Wood Bldg.	06X1	W	Yes	No	
2					— Anna	Wife-H				V	F	W	18	M	18	No	Yes	California	Denmark	Denmark	98	07	0	Yes	none						
3					Lamenth?, Fred	Lodger				V	M	W	19	D	18	No	Yes	California	Florida	Oregon	98			Yes	laborer	general	7899	W	Yes	No	
4		1103	191	207	Stratton, Albert J.	Head	R	40	R	No	M	W	34	M	20	No	Yes	Wisconsin	Wisconsin	Wisconsin	63			Yes	Cook	Restaurant	609V	W	Yes	Yes	WW
5					— Mae A.	Wife-H				V	F	W	31	M	18	No	Yes	Oklahoma	Oklahoma	Oklahoma	86			Yes	hairdresser	Beauty Parlor	8096	W	Yes		
6					Allard?, Blanche D.	sister-in-law				V	F	W	16	S		Yes	Yes	Idaho	Oklahoma	Oklahoma	89			Yes	none						
7	Kentucky Street	634	192	208	Ruppe?, Francis A.	Head	R	18.		No	M	W	33	M	23	No	Yes	Ohio	Switzerland	Ohio	59	11	1	Yes	General Helper	Ship Yard	7726	W	Yes	Yes	WW
8					— Alice F.	Wife-H				V	F	W	29	M	18	No	Yes	Ohio	Ohio	Ohio	59			Yes	Waitress	Hotel	619V	W	Yes		
9					— Frances A.	daughter				V	F	W	10	S		Yes	Yes	California	Ohio	Ohio	98			Yes	none						
10					— Audrey F.	daughter				V	F	W	8	S		Yes	Yes	California	Ohio	Ohio	98			Yes	none						
11					— Verna L.	daughter				V	F	W	5	S		No		California	Ohio	Ohio	98			Yes	none						
12		632	193	209	Wise, Richard	Head	O	6000.	R	No	M	W	63	M	38	No	Yes	California	Ireland	Ireland	98	04	0	Yes	Machinist	Ship Yard	2026	W	Yes	No	
13					— Agnes	Wife-H				V	F	W	51	M	26	No	Yes	California	Ireland	Ireland	98	04	0	Yes	none						
14					Forse?, Ella	Boarder				V	F	W	65	Wd	32	No	Yes	California	Ireland	Ireland	98	04	0	Yes	Teacher	Public school	9494	W	Yes		
15		626	194	210	Murphy, John C.	Head	R	20.	R	No	M	W	32	S		No	Yes	California	California	Ireland-Free	98	04	2	Yes	Machinist	Ship Yard	2026	W	Yes	No	
16					— Mary C.	sister-H				V	F	W	43	S		No	Yes	California	California	Ireland-Free	98	04	2	Yes	none						
17					— William L.	brother				V	M	W	25	S		No	Yes	California	California	Ireland-Free	98	04	2	Yes	apprentice Pharmacist	Drugs	8090	W	Yes	No	
18		626a	195	211	Fox, P.V.	Head	R	20.	R	No	M	W	24	M	21	No	Yes	California	Australia	Australia	98	V1	0	Yes	Linotype Operator	Newspaper	0749	W	Yes	No	
19					— Viola	Wife-H				V	F	W	23	M	19	No	Yes	California	Portugal	Portugal	98	31	0	Yes	none						
20		622	196	212	Pomr?, Genevieve R.	Head-H	R	20.	R	No	F	W	36	Wd	26	No	Yes	California	California	Ireland-Free	98	04	2	Yes	Clerk	California Traffic Co	7X93	W	Yes		
21					— Raymond	son				V	M	W	8	S		Yes	Yes	California	California	California	98			Yes	none						
22					— Dorothy	daughter				V	F	W	5	S		No		California	California	California	98			Yes	none						
23		622a	197	213	Cronin, James D.	Head	R	20.	R	No	M	W	28	M	25	No	Yes	California	California	California	98			Yes	Fireman	Marine	1580	W	Yes	No	
24					— Edith M.	Wife-H				V	F	W	22	M	18	No	Yes	California	Iowa	California	98			Yes	none						
25		620	198	214	Howard, John W.	Head	O	3000.	R	No	M	W	60	M	35	No	Yes	California	Ireland-Free	Ireland-Free	98	04	0	Yes	Teamster	Ship Yard	4V26	W	Yes	No	
26					— Effie O.	Wife-H				V	F	W	51	M	25	No	Yes	Wisconsin	Wisconsin	Switzerland	63	11	2	Yes	none						
27					— Louise-ab	daughter				V	F	W	18	S		Yes	Yes	California	California	Wisconsin	98			Yes	none						
28		616	199	215	Clausen, Walter	Head	R	15.	R	No	M	W	46	M	24	No	Yes	Illinois	Denmark	Sweden	61	07	0	Yes	Barber	Shop	8096	W	Yes	No	
29					— Edna	Wife-H				V	F	W	37	M	19	No	Yes	Illinois	Germany	United States	61	13	1	Yes	none						
30					— Chester ab	son				V	M	W	21	S		No	Yes	California	Illinois	Illinois	98			Yes	Manager	Riding Club	857V	W	Yes		
31					— Delores	daughter				V	F	W	18	S		Yes	Yes	California	Illinois	Illinois	98			Yes	none						
32					— Gertrude	daughter				V	F	W	16	S		Yes	Yes	California	Illinois	Illinois	98			Yes	none						
33					— Harry	son				V	M	W	10	S		Yes	Yes	California	Illinois	Illinois	98			Yes	none						
34		612	200	216	Richardson, Robert L.	Head	R	[illegible]	R	No	M	W	29	M	21	No	Yes	California	Missouri	France	98	12	2	Yes	Sheet Metal	Ship Yard	3726	W	Yes	No	
35					— Ruth A.	Wife-H				V	F	W	28	M	20	No	Yes	California	California	California	98			Yes	none						
36					— Barbara	daughter				V	F	W	7	S		Yes	Yes	California	California	California	98			Yes	none						
37					— Mary L.	daughter				V	F	W	4 1/12	S		No		California	California	California	98			Yes	none						
38					Dela Fontaine, Francis C.	lodger				V	M	W	26	S		No	Yes	California	California	California	98			Yes	Pipe fitter	Ship Yard	3026	W	Yes	No	
39		608	201	217	Nake?, Frank W.	Head	R	25.	R	No	M	W	47	M	42	No	Yes	California	Ireland	California	98	04	1	Yes	Planner & Estimator	Ship Yard	6726	W	Yes	No	
40					— Helen M.	Wife-H				V	F	W	35	M	30	No	Yes	California	Ireland	California	98	04	1	Yes	none						
41					— Jean C.	daughter				V	F	W	4 2/12	S		No		California	California	California	98			Yes	none						
42	Marin Street	1100	202	218	Branahan?, Cornelius	Head	R	30.	R	No	M	W	57	M	54	No	Yes	California	Boston Mass.	Ireland	98	04	2	Yes	Clerk, Supply	Ship Yard	7X26	W	Yes	No	
43					— Luella B.	Wife-H				V	F	W	43	M	40	No	Yes	Oregon	New York	Canada-Eng.	97	43	2	Yes	milliner	Hat shop	8864	W	Yes		
44		1100a		219	Jensen, Jacob A.	Head	R	25.	R	No	M	W	34	M	32	No	Yes	California	Maine	California	98			Yes	Chauffeur		3999	W	Yes	Yes	WW
45					— Juanita A.	Wife-H				V	F	W	25	M	23	No	Yes	California	Maine	California	98			Yes	stenographer		7199	W	Yes		
46		1102		220	Stevens, J.E.	Head	R	30.	R	No	M	W	29	M	27	No	Yes	California	California	Nevada	98			Yes	mechanic	automobile	7623	W	Yes	No	
47					— Viola	Wife-H				V	F	W	20	M	18	No	Yes	California	California	California	98			Yes	none						
48		1102a		221	Suttle?, Rudolph H.	Head	R	35.	R	No	M	W	28	M	26	No	Yes	Iowa	Switzerland	Wisconsin	65	11	1	Yes	architect	Mutual Home Bldrs	8294	W	Yes	No	
49					— Meta	Wife-H				V	F	W	24	M	22	No	Yes	Nebraska	South Dakota	Colorado	69			Yes	none						
50																															

ABBREVIATIONS TO BE USED IN COLUMNS INDICATED: [Use no abbreviations for State or country of birth or for mother tongue (Columns 18, 19, 20, and 21)] Col. 6—Indicate the home-maker in each family by the letter "H," following the word which shows the relationship, as "Wife—H" Col. 7—Owned O, Rented R. Col. 9—Radio set R. Make no entry for families having no radio set. Col. 11—Male M, Female F. Col. 12—White W, Negro Neg, Mexican Mex, Indian In, Chinese Ch, Japanese Jp, Filipino Fil, Hindu Hin, Korean Kor, Other races, spell out in full. Col. 14—Single S, Married M, Widowed Wd, Divorced D. Col. 23—Naturalized Na, First papers Pa, Alien Al. Col. 27—Employer E, Wage or salary worker W, Working on own account O, Unpaid worker, member of the family NP. Col. 31—World War WW, Spanish-American War Sp, Civil War Civ, Philippine Insurrection Phil, Boxer Rebellion Box, Mexican Expedition Mex.

ENTRIES ARE REQUIRED IN THE SEVERAL COLUMNS AS FOLLOWS: Cols. 6, 11, 12, 13, 14, 16, 18, 19, 20, and 25—For all persons. Cols. 7, 8, 9, and 10—For heads of families only. (Col. 8 requires no entry for a farm family.) Col. 15—For married persons only. Col. 17—For all persons 10 years of age and over. Cols. 21, 22, and 23—For all foreign-born persons. Col. 24—For all persons 10 years of age and over. Cols. 26, 27, and 28—For all persons for whom an occupation is reported in Col. 25. Col. 30—For all males 21 years of age and over.

11—8607

608 Kentucky (No 602)

1100, 1100A, 1102, 1102A Marin

1930 Census

1104,
1104A
Marin

Form 15-6

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS

FIFTEENTH CENSUS OF THE UNITED STATES: 1930

POPULATION SCHEDULE

State: California
County: Solano
Township or other division of county: Vallejo Township
Incorporated place: Vallejo City
Ward of city: Block No.:
Unincorporated place:
Institution:
Enumeration District No. 48-32
Supervisor's District No. 5.
Sheet No. 8 B
633
Enumerated by me on April 12 & 14, 1930, Lolita M. Drake, Enumerator.

Line	Street	House no.	Dwelling no.	Family no.	Name	Relation	Home owned or rented	Value or rent	Radio set	Farm	Sex	Color or race	Age	Marital condition	Age at first marriage	Attended school	Read and write	Birthplace: Person	Father	Mother	Language before coming to U.S.	Code A	Code B	Code C	Year of immigration	Naturalization	Speak English	Occupation	Industry	Code D	Class of worker	At work	If not, line no. on Unemployment Schedule	Veteran	What war	Farm schedule no.
51	Marin Street	1104	202	222	Pomr, Francis J.	Head	R	$30.	R	No	M	W	30	M	25	No	Yes	California	Ireland, Free	California		98	04	1			Yes	Dentist	Own office	8894	O	Yes		No		
52					— Agnes	Wife-H				V	F	W	31	M	26	No	Yes	California	Maine	California		98					Yes	none								
53		1104a		223	Kirk, David H.	Head	R	30.		No	M	W	59	M	30	No	Yes	Canada Eng.	Canada	Canada	English	00	43	V	1901	Pa	Yes	Proprietor	Jeweler	9391	O	Yes		No		
54					— Magme	Wife-H				V	F	W	47	M	24	No	Yes	Illinois	Germany	Germany		61	13	0			Yes	None								
55		1112	203	224	Pomr, James	Head	O	8000.	R	No	M	W	70	M	28	No	Yes	Ireland, Free	Ireland, Free	Ireland, Free	English	00	04	V	1860	Na	Yes	none								
56					— Annie	Wife-H				V	F	W	64	M	22	No	Yes	California	Ireland	Ireland		98	04	0			Yes	none								
57		1118	204	225	Hogan, James J.	Head	O	12,500.	R	No	M	W	57	M	28	No	Yes	California	Ireland	Ireland		98	04	0			Yes	Surgeon		9294	O	Yes		Yes	W.W.	
58					— Elisabeth	Wife-H				V	F	W	50	M	21	No	Yes	California	Massachusetts	England		98	00	2			Yes	none								
59		1128	205	226	Roberts, Frank	Head	R	20.		No	M	W	41	M	24	No	Yes	California	California	California		98					Yes	Painter		28X1	O	Yes		No		
60					— Elsa	Wife-H				V	F	W	38	M	18	No	Yes	Indiana	Germany	Germany		60	13	0			Yes	Sewer	Flour mills	7715	W	Yes				
61					Roeske, Evelyn	Stepdaughter				V	F	W	19	S		No	Yes	California	Michigan	Indiana		98					Yes	Sewer	Flour mills	7715	W	Yes				
62					— Charlotte	Stepdaughter				V	F	W	18	S		Yes	Yes	California	Michigan	Indiana		98					Yes	none								
63					— Joan	Stepdaughter				V	F	W	11	S		Yes	Yes	California	Michigan	Indiana		98					Yes	none								
64		1130	206	227	Barnhart, Leon	Head				No	M	W	27	M	23	No	Yes	Texas	U.S.	United States		87					Yes	Cleaner	Cleaning Plant	7798	W	Yes		No		
65					— Norma	Wife-H	R	20	R	No	F	W	23	M	18	No	Yes	California	Norway	Norway		98	05	0			Yes	none								
66	Ohio Street	609	207	228	Waters, Ralph	Head	R	37.50	R	No	M	W	33	M	23	No	Yes	California	Canada, French	United States		98	42	1			Yes	Machinist	Ship yard	2026	W	Yes		No		
67					— Bessie	Wife-H				V	F	W	24	M	23	No	Yes	California	Canada, French	California		98	42	1			Yes	none								
68		615	208	229	Maupin, James	Head	Un	Un		No	M	W	31	M	26	No	Yes	Colorado	Missouri	Missouri		91					Yes	salesman	auto supplies	4589	W	Yes		No		
69					— Teresa	Wife-H				V	F	W	36	M	30	No	Yes	California	California	New Jersey		98					Yes	none								
70		617	209	230	Peterson, Frederick E.	Head	O	3500.	R	No	M	W	46	M	33	No	Yes	Minnesota	Sweden	Sweden		64	06	0			Yes	Ordnance man	Ammunition Depot Ship yard	7726	W	Yes		Yes	W.W.	
71					— Barbara R.	Wife-H				V	F	W	46	M	16	No	Yes	New York	New York	New York		56					Yes	Saleswoman	Real Estate	8286	W	Yes				
72					— Frank G.	Son				V	M	W	21	S		No	Yes	New York	New York	New York		56					Yes	Patternmaker	ship yard	3V26	W	No	15 / 1a5			
73		apt. 1 625	210	231	Ireland, Robert H.	Head	R	30.	R	No	M	W	28	M	27	No	Yes	Missouri	Missouri	Missouri		66					Yes	Machinist mate	United States Navy	9893	W	Yes		No		
74					— Minnie A.	Wife-H				V	F	W	22	M	22	No	Yes	Illinois	Ohio	Illinois		61					Yes	Typist	Ship yard	7126	W	Yes				
75		apt. 2	[illegible]	232	Wentworth, H. E.	Head	R	32.50		No	M	W	31	M	26	No	Yes	California	California	California		98					Yes	Civil Engineer	City of Vallejo	5193	W	Yes		No		
76					— Ipeda	Wife-H				V	F	W	27	M	21	No	Yes	Mississippi	Mississippi	Mississippi		83					Yes	none								
77					— Theda M.	Daughter				V	F	W	5	S		No		Mississippi	California	Mississippi		83					Yes	none								
78		apt. 3		233	Rohrer, Alfred J.	Head	R	Un		No	M	W	24	S		No	Yes	California	Switzerland	Switzerland	~~German~~	98	11	0			Yes	Pipe fitter	Pacific Gas & El. Co.	30X5	W	Yes		No		
79		apt. 4		234	Moore, Ethel E.	Head-H	R	Un		No	F	W	38	D	17	No	Yes	California	Iowa	California		98					Yes	Buyer		6599	W	Yes				
80		apt. 5		235	Ney, Elizabeth C.	Head-H	R	30.	R	No	F	W	40	Wd	29	No	Yes	California	New York	Illinois		98					Yes	Teacher	Public school	9494	W	Yes				
81					— Margaret	Daughter				V	F	W	9	S		Yes	Yes	California	California	California		98					Yes	none								
82		apt. 6		236	Valadao, Antone	Head	R	35.	R	No	M	W	22	M	21	No	Yes	California	California	Portugal		98	31	2			Yes	Butcher	Market	8891	W	Yes		No		
83					— Lillian	Wife-H				V	F	W	22	M	21	No	Yes	California	California	California		98					Yes	none								
84		apt. 7		237	Bell, Frank O.	Head	R	Un	R	No	M	W	31	M	23	No	Yes	Missouri	Missouri	Missouri		66					Yes	Clerk	Steamship Co.	7X80	W	Yes		Yes	W.W.	
85					— Clara B.	Wife-H				V	F	W	29	M	22	No	Yes	Indiana	Illinois	Illinois		60					Yes	Cosmetician	Beauty shop	8096	W	Yes				
86		apt. 8		238	Smith, Roy	Head	R	32.50	R	No	M	W	34	M	34	No	Yes	California	California	California		98					Yes	Machinist	Ship yard	2026	W	Yes		No		
87					— Frankie	Wife-H				V	F	W	34	M	33	No	Yes	Utah	Utah	Utah		94					Yes	none								
88		627	211	239	Rogers, Rollin C.	Head	R	25.	R	No	M	W	43	M	28	No	Yes	Michigan	United States	United States		62					Yes	Packer	ship yard	7726	W	Yes		Yes	W.W.	
89					— Charlotte	Wife-H				V	F	W	35	M	20	No	Yes	California	California	California		98					Yes	none								
90					— Rolla	Daughter				V	F	W	6	S		Yes	Yes	California	Michigan	California		98					Yes	none								
91		629		240	Browning, William E.	Head	R	34.	R	No	M	W	34	M	27	No	Yes	Arkansas	United States	United States		84					Yes	Chief storekeeper	United States Navy	9893	W	Yes		Yes	W.W.	
92					— Margaret	Wife-H				V	F	W	30	M	23	No	Yes	Denmark	Denmark	Denmark	Danish	07	07	V	1906	Na	Yes	none								
93					— William E. Jr.	Son				V	M	W	5	S		Yes		California	Arkansas	Denmark		98	07	2			Yes	none								
94		631	212	241	Kuhlken, F. H.	Head	Un	Un		No	M	W	41	D	21	No	Yes	California	Germany	Germany		98	13	0			Yes	Operator	Bridge tender	7771	W	Yes		No		
95		631a		242	Shelton, Mickey	Head-H	R	25.		No	F	W	28	Wd	26	No	Yes	New York	New York	New York		56					Yes	nurse		8796	W	Yes				
96		631a		243	Drake, Catherine	Head-H	R	24.		No	F	W	24	D	18	No	Yes	California	Ireland	Illinois		98	04	1			Yes	nurse	Hospital	5594	W	Yes				
97					— Lester	Son				V	M	W	4 3/12	S		No		California	United States	California		98					Yes	none								
98		633	213	244	McCafferty, John H.	Head	R	21.50	R	No	M	W	43	M	36	No	Yes	Washington	U.S.	U.S.		96					Yes	Marine Corps	U.S. M.C.	9893	W	Yes		Yes	W.W.	
99					— Marie	Wife-H				V	F	W	27	M	18	No		Russia	Unknown	Unknown	Unknown	VV	19	V	Un	Na	Yes	none								
100					— Frances V.	Daughter				V	F	W	7	S		No		China (Amer. cit.)	Washington	Russia		X0	19	2			Yes	none								

ABBREVIATIONS TO BE USED IN COLUMNS INDICATED: [Use no abbreviations for State or country of birth or for mother tongue (Columns 18, 19, 20, and 21)]

Col. 6—Indicate the home-maker in each family by the letter "H," following the word which shows the relationship, as "Wife—H". Col. 7—Owned O, Rented R. Col. 9—Radio set R. Make no entry for families having no radio set. Col. 11—Male M, Female F. Col. 12—White W, Negro Neg, Mexican Mex, Indian In, Chinese Ch, Japanese Jp, Filipino Fil, Hindu Hin, Korean Kor. Other races, spell out in full. Col. 14—Single S, Married M, Widowed Wd, Divorced D. Col. 23—Naturalized Na, First papers Pa, Alien Al. Col. 27—Employer E, Wage or salary worker W, Working on own account O, Unpaid worker, member of the family NP. Col. 31—World War WW, Spanish-American War Sp, Civil War Civ, Philippine Insurrection Phil, Boxer Rebellion Box, Mexican Expedition Mex.

ENTRIES ARE REQUIRED IN THE SEVERAL COLUMNS AS FOLLOWS: Cols. 6, 11, 12, 13, 14, 16, 18, 19, 20, and 25—For all persons. Cols. 7, 8, 9, and 10—For heads of families only. (Col. 8 requires no entry for a farm family.) Col. 15—For married persons only. Col. 17—For all persons 10 years of age and over. Cols. 21, 22, and 23—For all foreign-born persons. Col. 24—For all persons 10 years of age and over. Cols. 26, 27, and 28—For all persons for whom an occupation is reported in Col. 25. Col. 30—For all males 21 years of age and over.

11—0927 U.S. GOVERNMENT PRINTING OFFICE: 1930

1930 Census

1100
1100A
1102A

(51)

a. STATE California
b. COUNTY Solano
c. INCORPORATED PLACE OR TOWNSHIP Vallejo
d. E. D. NUMBER 48-65

e. HOTEL, LARGE ROOMING HOUSE, INSTITUTION, MILITARY INSTALLATION, ETC. Name ___ Type ___ Line Nos. ___ to ___, inclusive

CONFIDENTIAL — This inquiry is authorized by Act of Congress (46 Stat. 21; 13 U.S.C. 201-218) which requires that a report be made. The information furnished is accorded confidential treatment. The Census report cannot be used for purposes of taxation, investigation, or regulation.

FORM P1

U. S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

1950 CENSUS OF POPULATION AND HOUSING

Budget Bureau No. 41-2011.—Approval expires December 31, 1950.

f. DATE SHEET STARTED April 6-7, 1950
g. ENUMERATOR'S SIGNATURE Edith O'Rourke
h. CHECKED BY ___ (Crew leader) ___ on ___ 1950

SHEET NUMBER 10

Notes

FOR HEAD OF HOUSEHOLD / FOR ALL PERSONS / FOR PERSONS 14 YEARS OF AGE AND OVER

Line	2 House no.	3 Serial no.	4 Farm?	5 Three+ acres?	7 Name	8 Relationship	A	9 Race	10 Sex	11 Age	12 Marital	13 Birthplace	B	14 Naturalized?	15 Activity	16	17	18	19 Hours	20a Occupation	20b Industry	20c Class	C
1	646B	131	no	no	not at home — see sheet 73 line ~~#6~~ 13																		
2	646A	132	no	no	not at home — see sheet 73 line 16																		
3	638	133	no	no	Durieux, Adele	head	X	w	F	59	nev	California			wk				30	Rooming house		O	752836 3
4					Whelan, Laura J	lodger	0	w	F	66	mar	Massachusetts	014		wk				30	assistant			790836 1
5					Cook, James W.	lodger	0	w	m	47	Div	Alabama	063		wk				40	sheet metal worker	naval shipyard	G.	591378 2
6					Borck, John A	lodger	0	w	m	71	nev.	Ohio	031		ot	retired							
7					Johnson, Ralph W.	lodger	0	w	m	63	nev	Iowa	042		U					Carpenter			510246 1
8					Ogle, Harold H	lodger	0	w	m	38	Sep	Iowa	042		ot	no	yes			salesperson	dairy	P	490407 1
9	634	134	no	no	Boyd, Hugh H	head		w	m	64	mar	Scotland	111	yes	wk				40	boilermaker	naval shipyard	G.	503278 2
10					Arlene J.	wife		w	F	55	mar	Ireland	214	no	H.	no	no	no					
11	632	135	no	no	MacKenzie, Josephine	head		w	F	57	Wid.	California			H.	no	no	no					
12	628	136	no	no	Wilson, Alson A	head		w	m	37	mar	Oklahoma	073		wk				40	ordnance man	naval ammunition depot	G.	490916 2
13					Eva Winona	wife		w	F	27	mar	Oklahoma	073		H.	no	no	no					
14					Johnny D.	son		w	m	4	nev	California											
15					Bonnie J.	daughter		w	F	2	nev	California											
16	624	137	no	no	not at home — see sheet 74 line 15																		
17	620	138	no	no	not at home. see sheet 74 line 13																		
18	~~618~~ 620	139	~~no~~	~~no~~	~~Vacant~~ — (part of 620) see sheet 74 line 13																		
19	616	140	no	no	not at home. see sheet 76 line 20																		
20	612	141	no	no	Farnsworth, William E	head		w	m	39	mar	Washington	091		wk				60	commercial fisherman	owns own boat	O	910126 3
21					Marie	wife		w	F	36	mar	Utah	087		wk				40	saleswoman	retail hardware	P.	490686 1
22					Glenna M.	daughter		w	F	16	nev	California			ot	no	no	no					
23					Rojas, George	lodger	9	w	m	21	nev	California			ot	no	no	no					
24	608B	142	no	no	Lowd, Charles S	head		w	m	63	mar	Wyoming	083		wk				40	agent salesman	securities	P	480726 1
25					Amy B.	wife		w	F	66	mar	~~Massachusetts~~	014		H.	no	no	no					
26	608C	143	no	no	Sjogren, Laura I	head		w	F	45	Wid	Minnesota	041		wk				48	manager	cleaning & dyeing plant	P	290846 1
27					Joyce	daughter		w	F	3	nev.	California											
28	1100	144	no	no	not at home see sheet 80 lines 15																		
29	1100A	146	no	no	Bloomfield, L. Roy	head		w	m	55	Sep	Illinois	033		wk				50	garage mechanic	own business	O	550816 3
30	1102A	147	no	no	Zitler, Eleanor E	head		w	F	43	nev	Germany	322	A.P.	wk				40	property and supply clerk	naval shipyard	G.	390378 2

HOUSEHOLD CONTINUED ON NEXT SHEET ☐

THE QUESTIONS BELOW ARE FOR PERSONS LISTED ON SAMPLE LINES

FOR ALL AGES / FOR PERSONS 14 YEARS OF AGE AND OVER

Sample line	21 Same house a year ago?	22	23	24a County	24b State	25 Father / Mother birthplace	26 Highest grade	27 Finish grade?	28 Attended school	29	30 Weeks worked	31a	31b	31c	F	32a	32b	32c	G	33a	33b	33c
~~1~~																						
4 (6)	Yes			Solano	California	U.S. / U.S.	S10	Yes	30 or over		None	None	None	900.	09							
3 (11)	Yes			Solano	California	U.S. / U.S.	S10	No	30 or over		None	None	None	424.	04	None	None	None				
~~16~~																						
5 (21)	Yes			Solano	California	U.S. / U.S.	C2	Yes	30 or over		52	2400. 24	None	500.	29							
1 (26)	Yes			Solano	California	U.S. / U.S.	S11	Yes	30 or over		52	~~2198.~~	2198. ~~21a~~	X	21	125.	None	None	23			

34. To enumerator: If worked last year (1 or more weeks in item 30): Is there any entry in items 20a, 20b, and 20c? ☐ Yes—Skip to item 36 ☐ No—Make entries in items 35a, 35b, and 35c

35a. What kind of work did this person do in his last job? 35b. What kind of business or industry did he work in? 35c. Class of worker (P, G, O, or NP, as in item 20c)

36. If ever married (Mar, Wd, D, or Sep in item 12)— Has this person been married more than once? ☐ Yes ⊗ No

37. If Mar—How many years since this person was (last) married? If Wd—How many years since this person was widowed? If D—How many years since this person was divorced? If Sep—How many years since this person was separated? ___ years, or ☐ Less than 1 year

38. If female and ever married (Mar, Wd, D, or Sep in item 12)— How many children has she ever borne, not counting stillbirths? 1 children, or ☐ None

Item 17: SPECIAL CASES—Enter "Yes" also for persons who would have been looking for work except for: (a) own temporary illness (b) indefinite or more than 30-day layoff (c) belief that no work was available

Item 26: CODES for GRADE ATTENDED — None: O; Kindergarten: K; ELEMENTARY, HIGH: Elementary (8 grades) S1 to S8; High (4 years) S9, S10, S11, S12; ELEMENTARY, JUNIOR-SENIOR HIGH: Elementary (6 grades) S1 to S6; Junior high (3 years) S7, S8, S9; Senior high (3 years) S10, S11, S12; COLLEGE OR UNIVERSITY: Undergraduate (4 years) C1, C2, C3, C4; Graduate or professional school (1 year or more) C5

Items 32a, 32b, and 32c: DEFINITION OF FAMILY HEAD — A family head is—Either (a) head of household with related persons present in household or (b) person unrelated to household head but with persons related to him listed below him on the schedule, for example: lodger with wife present in household.

CONT.

FOR DISTRICT OFFICE USE ONLY

Number of lines on this sheet	−	Number of cancelled lines on this sheet	=	Number of persons enumerated on this sheet
30	−	7	=	23

4

1950 US Census

1102
1104
1104A

(55) Budget Bureau No. 41-R116.—Approved expires December 31, 1950.

a. STATE California
b. COUNTY Solano
c. INCORPORATED PLACE OR TOWNSHIP Vallejo
d. E. D. NUMBER 43-65

e. HOTEL, LARGE ROOMING HOUSE, INSTITUTION, MILITARY INSTALLATION, ETC.
Name
Type
Line Nos. ... to ... inclusive

CONFIDENTIAL This inquiry is authorized by Act of Congress (13 U. S. C. 141 U. S. C. 305-306) which requires that a report be made. The information furnished is according confidential treatment. The Census report cannot be used for purposes of taxation, investigation, or regulation.

FORM P1

U. S. DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS
1950 CENSUS OF POPULATION AND HOUSING

f. DATE SHEET STARTED April 8, 1950
g. ENUMERATOR'S SIGNATURE Edith O'Rourke
h. CHECKED BY
SHEET NUMBER 11

FOR HEAD OF HOUSEHOLD — FOR ALL PERSONS — FOR PERSONS 14 YEARS OF AGE AND OVER

Line	Dwelling Number	Dwelling Unit	Is this house on a farm (or ranch)?	Is this house on a place of three or more acres?	NAME (What is the name of the head of this household? What are the names of all other persons who live here?)	RELATIONSHIP	RACE White (W) Negro (Ng)	SEX Male (M) Female (F)	How old was he on his last birthday?	Is he now married, widowed, divorced, separated, or never married?	What State (or foreign country) was he born in?	Is he naturalized?	What was this person doing most of last week—working, keeping house, or something else?	If not at work, did this person do any work at all last week, not counting work around the house?	If No in item 16—Was this person looking for work?	Even though he didn't work last week, has he been a job or business?	If Yes in item 15 or Yes in item 16—How many hours did he work last week?	What kind of business or industry was he working in?	Class of worker	LEAVE BLANK
1	1102	148	no	no	Easley, Beverly P	head	W	F	22	Nev	Missouri		wk				40	property and supply clerk, air base	D	
2	1104A	149	no	no	Vasconcellos, Anthony	head	W	M	57	mar	Hawaii		wk				40	Transportation dept. shipyard	D	
3					—Wicley, Edith	wife	W	F	87	mar	Oregon		wk				45	registered nurse, City public		
4	1104	150	no	no	Lyons, Mary P	head	W	F	32	Nev	Massachusetts		wk				25	elementary school teacher school	D	
5					— Anne M.	sister	W	F	28	Nev	Massachusetts		ot	no	yes			business College teacher		
6	1112	151	no	no	Power, James	head	W	M	90	wid	Ireland	Yes	U							
7	1168				Lerch, Margaret	housekeeper	W	F	32	Nev	Illinois		wk				40	housekeeper.		
8	1125	152	no	no	not at home — see page 74 line 1															
9	1128	153	no	no	Jack, Mabel H	head	W	F	69	mar	California		H.	no	no			retired		
10	1130	154	no	no	Stichal, Sid H	head	W	M	69	wid	Indiana		wk				50	accountant tax and accounting firm	O	
11					— Elizabeth L.	wife	W	F	64	mar	Illinois		H.	no	no	no				
12	609	155	no	no	not at home — see sheet 74 line 2															
13	615	156	no	no	Maupin, James C.	head	W	M	51	mar	Colorado		U							
14					— Teresa S	wife	W	F	54	mar	California		H.	no	no	no				
15					Ward, Samuel C.	lodger	W	M	44	Nev	California		wk				40	laborer parks and playgrounds	D	
16	615A	157	no	no	Ronan, Celia	head	W	F	28	Nev	California		wk				40	stenographer City Clerk's office	D	
17	617	158	no	no	not at home — see page 80 line 24															
18	625B	159	no	no	Cleary, Clarice B	head	W	F	30	Nev	California		wk				40	telephone operator, marriage bureau		
19					— Elizabeth G.	mother	W	F	65	Wid	Australia	Yes	H.	no	no	no				
20	625(3)	160	no	no	not at home see sheet 74 lines 4															
21	625(3)	161	no	no	not at home see sheet 74 lines 6															
22	625(4)	162	no	no	not at home see sheet 75 lines 6															
23	625(5)	163	no	no	not at home see sheet 75 lines 1															
24	625(6)	164	no	no	not at home see sheet 75 lines 4															
25	625(7)	165	no	no	not at home see sheet 75 lines 3															
26	625(8)	166	no	no	not at home see sheet 74 lines 20															
27	625	167	no	no	not at home see sheet 75 lines 20															
28	629	168	no	no	Glover, Artice E	head	W	F	43	Nev	Oregon		wk				48	Cook and waitress bowling alley	P	
29	631	169	no	no	Marshall, Oliver W	head	W	M	64	Nev	Colorado		wk				40	engineman, navy shipyard	D	
30					— Gladys O.	wife	W	F	57	Nev	California		H	no	no	no				

HOUSEHOLD CONTINUED ON NEXT SHEET ☐
Notes

THE QUESTIONS BELOW ARE FOR PERSONS LISTED ON SAMPLE LINES

FOR ALL AGES — FOR PERSONS 14 YEARS OF AGE AND OVER

Line	Was he living in this same house a year ago?	Was he living on a farm a year ago?	Was he living in this same county a year ago?	What was he doing in a year ago? County	State or foreign country	What country were his father and mother born in? Father	Mother	Highest grade of school that he has attended?	Did he finish this grade?	Has he attended school at any time since February 1st?	How many weeks did he work?	Last year, in how many weeks did this person do any work at all, not counting work around the home?	Last year (1949), how much money did he earn working as an employee for wages or salary?	Last year, how much money did he earn working in his own business, profession, or practice, or farm?	Last year, how much money did he receive from interest, dividends, veteran's allowances, pensions, rents, or other income (aside from earnings)?	Last year (1949), how much money did his household earn working for wages or salary?	Last year, how much money did his relatives in this household earn in own business, professional practice, or farm?	Last year, how much money did his relatives in this household receive from interest, dividends, veteran's allowances, pensions, rents, or other income (aside from earnings)?	Did he ever serve in the U. S. Armed Forces during World War II?	Any other time, including present service?
5	X Yes	Yes	Yes	Boston	Massachusetts	U.S.	U.S.	C5	X Yes		13	9	$400	X None	X None	04	None	None	Yes	Yes
1	X Yes	Yes	Yes	Solano	California	Germany	Germany	422	S12	X Yes		52	X None	3000	X None	30	None	X None	X Yes	X Yes
4	X Yes	Yes	Yes	Solano	California	U.S.	U.S.	C1		X Yes		26	1600	X None	X None	16	None	None	X Yes	X Yes
	Yes	Yes	Yes							Yes		None	None	None	None		None	None	Yes	Yes
	Yes	Yes	Yes							Yes		None	None	None	None		None	None	Yes	Yes
5	X Yes	Yes	Yes	Solano	California	Nova Scotia	Wales	461	S8	X Yes		X	None	X	None	00	None	None	Yes	Yes

1950 US Census