AGENDA

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION REGULAR MEETING – 6:30 P.M. CITY COUNCIL CHAMBERS July 18, 2024

www.cityofvallejo.net

Angela McDonald, Chair
Tanya Hall, Vice Chair
Annalissa Quismorio
Ann Adams
Brendan Riley
Jared Chacon
Joshua Sosa

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

IMPORTANT NOTICE

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

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 Architectural Heritage and Landmarks 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 Architectural Heritage and Landmarks Commission may, within ten days after the rendition of the decision of the Architectural Heritage and Landmarks 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 Architectural Heritage and Landmarks 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 Architectural Heritage and Landmarks Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

	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. CONSENT CALENDAR AND APPROVAL OF THE AGENDA AND MINUTES

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 THE AGENDA**

B. **APPROVAL OF THE MINUTES**

i. May 16, 2024 – Regular Meeting

C. **APPROVAL OF CONSENT CALENDAR** - None

5. REPORT OF THE CITY COUNCIL LIAISON

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.

6. COMMUNITY FORUM

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

7. PUBLC HEARING

A. **PROJECT NUMBER:** Certificate of Appropriateness (COA) #23-0008

PREPARED BY: Cesar Orozco, Planning Manager

SITE ADDRESS:	721 York Street, Vallejo CA 94590 / APN:0056-233-030
PROJECT SUMMARY:	The project involves the removal of a 291 square-foot ground floor wooden deck, a 184-square-foot first-floor wooden deck, and a flight of stairs that connect the two decks (see figure 3).The wooden decks will be replaced with a new 291-square-foot ground floor and a 141-square-foot first-floor deck. The decks will be surrounded by a 42-inch handrail. A new staircase will be constructed between the first and ground floor levels adjacent to the home. New concrete footings will be installed to support the posts for both the ground-floor and first-floor decks.
ENVIRONMENTAL DETERMINATION:	The project is categorically exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15303 of the CEQA Guidelines (Class 3, "New Construction or Conversion of Small Structures") as the proposed project involves removing and replacing a structure appurtenant to a single-family residence.
RECOMMENDATION:	Staff recommends that the Architectural Heritage and Landmarks Commission adopt a Resolution to APPROVE Certificate of Appropriateness (COA) #23-0008 based on the findings and conditions contained herein.

8. 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.

9. 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 the general public.

1. 1 Kentucky Street
2. Mare Island Flagpole

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 CHAIRPERSON AND MEMBERS OF THE COMMISSION**

The Chairperson 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 ADHOC SUBCOMMITTEES**

1. Records/Resources ADHOC Subcommittee
2. Goal Setting ADHOC Subcommittee
3. Review of Vallejo Municipal Code Chapter 16.614 – Architectural Heritage and Historic Preservation

10. OTHER AGENDA ITEMS

A. Potential Formation of Additional Subcommittees

1. Possible AHLC workplan/budget request
2. Discuss Secretary of the Interior's Standards
3. Discuss and make recommendations for ministerial process for non-contributing homes.

B. Future Agenda Items.

1. Future Presentations

11. ADJOURNMENT

I, Jasmine Thibeaux, Executive Secretary, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Architectural Heritage and Landmarks Commission, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Wednesday, July 10, 2024

Jasmine Thibeaux

Dated: July 10, 2024 Executive Secretary

MINUTES

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION REGULAR MEETING – 6:30 P.M.

May 16, 2024

DRAFT

1. CALL TO ORDER

The meeting was called to order by Chair McDonald at 6:32 pm

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: Chair McDonald, Commissioners Adams, Riley, Chacon, Hall, Quismorio

Absent: Chair Sosa (excused)

Staff present: Christina Ratcliffe, Director of Planning and Development Services, Laura Zagaroli, Assistant City Attorney, and Cesar Orozco, Principal Planner

4. VOTE AND SELECT VICE CHAIR

Motion: Commissioner Riley, second by Commissioner Adams, nominated Commissioner Hall to be vice chair. Commissioner Hall accepts nomination.

Vote:

AYES: Chair McDonald, Commissioner Adams, Riley, Hall, Quismorio, and Chacon
NOES: None
ABSENT: Commissioner Sosa
ABSTAIN: None

5. CONSENT CALENDAR AND APPROVAL OF THE AGENDA

A. APPROVAL OF THE AGENDA – None

B. APPROVAL OF THE MINUTES

i. October 19, 2023 – Regular Meeting
ii. February 15, 2024 – Regular Meeting

Motion: Moved by Commissioner Riley, Second by Commissioner Chacon, to adopt the agenda and approve the minutes of the October 19, 2023 and February 15, 2023 regular meetings.

Vote:

AYES: Chair McDonald, Vice-Chair Hall, Commissioner Adams, Riley, and Quisimoro,

NOES: None
ABSENT: Commissioner Sosa
ABSTAIN: Commissioner Chacon

6. REPORT OF THE CITY COUNCIL LIAISON

City Council Member Bregenzer provided information regarding the City's upcoming City Council meeting regarding the City's Budget and the possible work plan that the Commission can create and provided an update on the Herbert House.

7. COMMUNITY FORM – None

8. PUBLIC HEARING

A. Project Number: Certificate of Appropriateness (COA) #23-0008

Project Location: 721 York Street, Vallejo CA 94590 / APN:0056-233-030

Summary: The project involves the removal of a 291 square-foot ground floor wooden deck, a 184-square-foot first-floor wooden deck, and a flight of stairs that connect the two decks (see figure 3).The wooden decks will be replaced with a new 291-square-foot ground floor and a 141-square-foot first-floor deck. The decks will be surrounded by a 42-inch-tall handrail and a new staircase will be constructed between the first floor and the ground floor adjacent to the home. New concrete footings will be installed to support the posts for both the ground-floor and first-floor decks.

Planning Manager Orozco provided an update on the project and requested that the commission continue the item to July 18, 2024 due to the local newspaper failed to public she notice of the public hearing.

Commissioners asked questions and staff responded.

Chair McDonald opened the public hearing.

Speakers – None

Chair McDonald closed the public hearing.

The Commission deliberated the merits of the project, and a motion was made:

Motion: Commissioner Riley, Second by Commissioner Chacon, moved to continue the item to July 18, 2024.

Vote:

AYES: Chair McDonald, Vice-Chair Hall, Commissioner Adams, Riley, Quisimoro, and Chacon
NOES: None
ABSENT: Commissioner Sosa
ABSTAIN: None

DRAFT

9. WRITTEN COMMUNICATIONS - NONE

10. REGULAR REPORTS

A. SECRETARY'S REPORT

i. **1 Kentuck Street**
ii. **Mare Island Flagpole**

Planning Manager Orozco provided an update on the Mare Island Flagpole and the direction City Council gave staff to create a process to audit all current Mills Act Contracts and not to process any more requests.

B. CITY ATTORNEY'S REPORT – None

C. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMISSION

Chair McDonald provided information on upcoming training through the California Preservation foundation.

D. REPORT OF THE SUBCOMMITTEES - None

i. Records/Resources Subcommittee
ii. Goal Setting Subcommittee

11. OTHER AGENDA ITEMS

A. Potential Formation of Additional Subcommittees

i. Possible AHLC workplan/budget request
ii. Review of the Secretary of the Interior's Standards
iii. Create a ministerial process for non-contributing homes.

B. Future Agenda Items

i. Future Presentations

DRAFT

12. ADJOURNMENT

The meeting was adjourned at 7:43 p.m.

_____
ANGELA MCDONALD, CHAIR

ATTEST:

_____
CESAR OROZCO, SECRETARY

DRAFT

STAFF REPORT
CITY OF VALLEJO
ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

I. PROJECT INFORMATION

Item No. 12-A

DATE OF MEETING:	July 18, 2024
PROJECT NUMBER:	Certificate of Appropriateness (COA) #23-0008
PREPARED BY:	Cesar Orozco, Planning Manager
PROJECT LOCATION:	721 York Street, Vallejo CA 94590 / APN:0056-233-030
APPLICABLE ZONING CODE SECTION(S):	Certificate of Appropriateness (Vallejo Municipal Code (VMC) Section 16.614.09)
PROJECT SUMMARY:	The project involves the removal of a 291 square-foot ground floor wooden deck, a 184-square-foot first-floor wooden deck, and a flight of stairs that connect the two decks (see figure 3).The wooden decks will be replaced with a new 291-square-foot ground floor and a 141-square-foot first-floor deck. The decks will be surrounded by a 42-inch handrail. A new staircase will be constructed between the first and ground floor levels adjacent to the home. New concrete footings will be installed to support the posts for both the ground-floor and first-floor decks.
CEQA DETEMINATION:	The project is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15303 of the CEQA Guidelines (Class 3, “New Construction or Conversion of Small Structures”) as the proposed project involves removing and replacing a structure appurtenant to a single-family residence.
RECOMMENDATION:	Staff recommends that the Architectural Heritage and Landmarks Commission adopt a Resolution to APPROVE Certificate of Appropriateness (COA) #23-0008 based on the findings and conditions contained herein.

PROJECT DATA SUMMARY

APPLICANT:	Promodeling Inc. ATTN: Lilibeth Bartlett 10567 San Pablo Avenue #6 El Cerrito, CA 94530
PROPERTY OWNER:	Lewis Halloran 721 York Street Vallejo, CA 94590
GENERAL PLAN DESIGNATION:	P-SF – Primarily Single-family
ZONING DISTRICT:	RLD – Residential Low Density
HISTORIC DISTRICT:	Architectural Heritage District

II. PROJECT DESCRIPTION

A. Background

On October 25, 2023, Lilibeth Bartlett, the applicant, applied for a Certificate of Appropriateness (COA) for the removal and reconstruction of deck located in the rear of 721 York Street and the application was determined to be complete by the City on November 2, 2023.

On January 6, 2024, the City of Vallejo retained Stantec Consulting Services, Inc. to conduct a project impact analysis under the Secretary of the Interior's Standards for Rehabiulitation and in accordance with the California Environmental Quality Act (CEQA) and the Vallejo Municipal Code (VMC) Section 16.614.09 (E) -Findings for a COA.

Location and Land Use Context

The project site is located between York Street and Garford Alley. It is surrounded by existing residential uses:

Table 1 – Surrounding Uses

Direction	Land Uses
North	York Street Residential Hudson Alley
East	Residential El Dorado Street
South	Garford Alley Residential Maine Street
West	Residential Napa Street

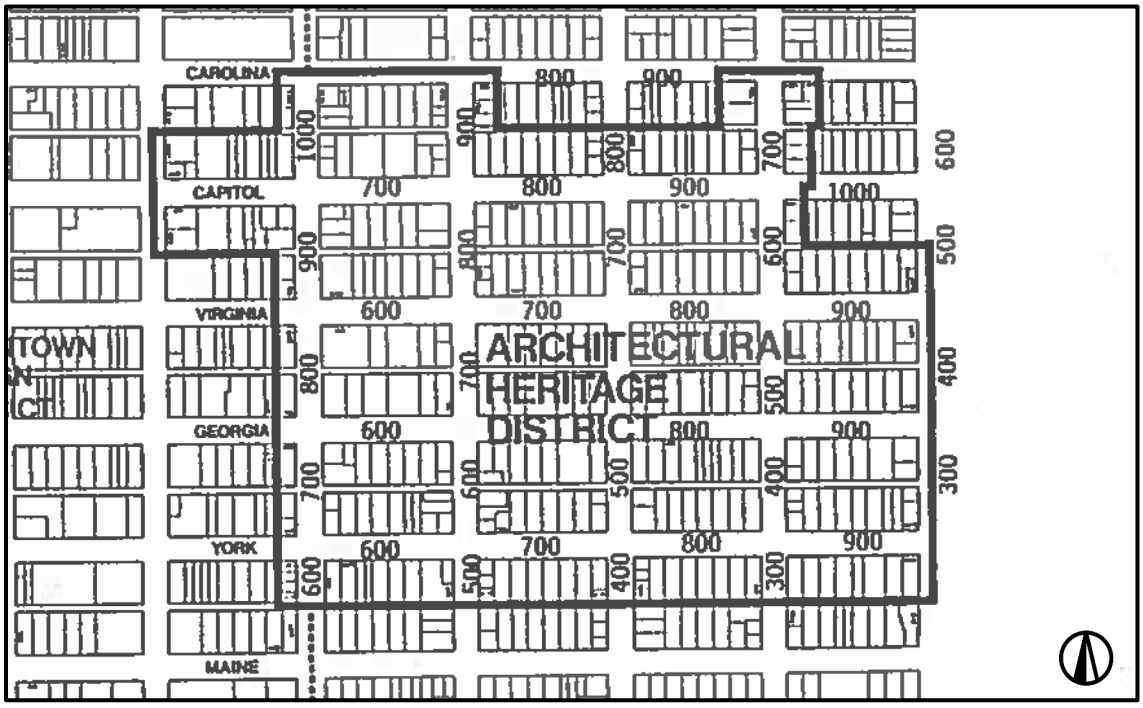
Interstate 80 (I-80) is approximately 1.25 miles to the east and Sonoma Boulevard/State Route 29, is approximately 1,000 feet to the west, from the subject property. The immediate vicinity of the project site is characterized by existing residential uses (see figure 1). The site's General Plan 2040 Land Use Designation is Primarily Single-Family (P-SF) and is implemented by Zoning District of Residential Low Density (RLD).

Architectural Heritage District

The Architectural Heritage District was formally listed in the National Register of Historic Places as the Vallejo Old City Historic District in 1973. The district is generally bounded by Sutter Street to the west, Monterey Street to the east, Carolina Street to the north and Garford Alley to the south (see figure 2). The district is comprised of mid-nineteenth to mid-twentieth century residences, including examples of the Victorian, Italianate, and Queen Anne Styles. Many of the Victorian style properties date from the 1850s. Other styles and forms identified in the district are the “steep pitched” roof style, California Bungalow, hip roof with a dormer window, and Mission or Spanish Revival.

Figure 1 – Vicinity Map

Figure 2 – Architectural Heritage District (Vallejo Old City)



The subject site is currently occupied by a 1,938 square-foot single-family residence on a 6,500 square-foot lot. The home is a ranch-style residence with modern architectural details constructed in 1940. The home is listed as a contributing resource within the Architectural Heritage District, formally known as Vallejo Old City.

B. Project Description

The project involves the removal of a 291 square-foot ground-floor, a 184 square-foot first-floor wooden deck and flight of stairs at the rear of the first-floor deck that connect the two decks (see figure 3)The wooden decks will be replaced with a new 291 square-foot ground floor and a smaller first-floor deck measuring 141 square feet. The deck will be surrounded by a 42-inch-tall handrail and the new staircase will be between the first floor and the ground floor adjacent to the home. New concrete footings will be installed to support the posts for both the ground-floor and first-floor deck (see attachment 3 for project plans).

The existing decks in the rear of the residence are not character-defining and are not original to the building. The proposed work is not visible from York Street but is visible from Garford Alley when traveling East and West through the alley.

Figure 3 – Existing Conditions

C. Required Permits

Vallejo Municipal Code (VMC) Section 16.614.09 – Certificate of Appropriateness, provides in relevant part: *A certificate of appropriateness shall be required prior to the construction, demolition, alteration, or relocation of, or addition to, any main or accessory structure or other designated feature in a historic district, or on the property of a designated landmark.* Additionally, VMC Table 16.614-A: Review Authority and Public Notice provides that all other alterations to a building within a historic district shall be reviewed by the Architectural Heritage and Landmark Commission's (AHLC) secretary, unless any alteration, including windows, is visible from the street in which case it shall be reviewed by the AHLC and require a 14-calander day public notice.

III. STAFF ANALYSIS

In order to analyze the project, staff worked with Stantec Consulting Services, Inc to prepare a Historical Resources Impact Assessment (HRIA) (attachment 2) for 721 York Street. Staff has commissioned and relied upon the HRIA for two aspects of the analysis:

1. Consistency with the Department of Interior standards for Historic Rehabilitation (standards) is a necessary finding for COA applications found in the attached resolution (attachment 1).
2. To determine the project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15331 (Class 31 "Historic Resource Restoration/Rehabilitation).

The report describes the Architectural Heritage District, the property background, the proposed work, project impact analysis and Secretary of the Interior's Standards review. As detailed in the report, the proposed work is in conformance to the applicable Standards of Rehabilitation, which is defined as the act or process of making possible a compatible use for a property through repair, alterations, and

additions while preserving those portions or features which convey its historical, cultural, or architectural heritage.

A. General Plan Consistency

The project is consistent with the following General Plan 2040 policy (the policy is listed in Bold, follow by staff's analysis in italics):

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

  The project will allow renovations to an existing single-family residential building identified as a contributor in the Historic District, while completing its rehabilitation consistent with the Department of Interior Standards for Historic Preservation.

B. Certificate of Appropriateness

The Certificate of Appropriateness findings are intended to ensure that the architectural and historical integrity of historic structures and general character of historic districts are preserved. Certificate of Appropriateness applications are subject to the required findings under VMC Section 16.614.09.E. These findings are included in the Draft Resolution – Attachment 1.

IV. Environmental Review

The project is categorically exempt from the provisions of the California Environmental Quality Act ((CEQA) Public Resources Code §21000, et seq. and California Code of Regulations, Title 14, §15000, et seq.) pursuant to Section 15303 (Class 3, "New Construction or Conversion of Small Structures"). The project rehabilitates a historic resource, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

None of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource. Therefore, no environmental review is required.

V. NOTICING AND PUBLIC COMMENTS

On July 3, 2024, pursuant to VMC Section 16.602.08 – Noticing, a 14-calandar day notice of this hearing was published in the Times Herald, mailed to all active neighborhood groups and 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 AHLC, the applicant and property owner.

Staff has not received any comments or question as of writing this report.

VI. CONCLUSION / STAFF RECOMMENDATION

Based on the analysis contained in this staff report and the project's consistency with General Plan 2040 and the Vallejo Municipal Code, staff recommends that the AHLC **APPROVE** Certificate of Appropriateness (COA) #23-0008 based on the findings provided in the attached Resolution No. AHLC 24-XX and subject to the Conditions of Approval provided as Exhibit A thereto.

VII. EXPIRATION

Pursuant to VMC Section 16.602.12(A.2), approval of this Certificate of Appropriateness shall automatically expire 24 months after its approval unless authorized construction has commenced prior to the expiration date (July 18, 2026) (if approved at this meeting).

VIII. APPEAL PROCEDURE

VMC Section 16.602.14, Appeals, the applicant, or any party adversely affected by the decision of the AHLC may, within ten days after the rendering of the decision of the AHLC appeal in writing to the City Council by filing a written appeal with a fee of $1,408 dollars with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by the City Clerk or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Planning Commission. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.

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

IX. LEVINE ACT: GOVERNMENT CODE 84308

This item is subject to the Levine Act. City elected and appointed officials, including candidates for City elected office, (City Officers) who have received a campaign contribution of more than $250 within 12 months prior from a party, participant, or their representatives involved in this proceeding may do either of the following: (1) disclose the contribution on the record and recuse themselves from this proceeding; OR (2) return the portion of the contribution that exceeds $250 within 30 days from the time the elected official knew or should have known about the contribution and participate in the proceeding.

All parties, participants, and their representatives must disclose on the record of this proceeding any contribution of more than $250 made to the City Officers, such as the Mayor and/or Councilmembers, within 12 months prior to the date of the proceeding. City Officers are prohibited from accepting, soliciting, or directing a contribution of more than $250 from a party, participant, or their representatives during a proceeding and for 12 months following the date a final decision is rendered.

X. ATTACHMENTS

1. Resolution No. AHLC 24-XX
   - Exhibit A – Conditions of Approval
2. Historical Resources Impacts Assessment; Stantec Consulting Services, Inc. – Dated March 14, 2024
3. Project Plans

CITY OF VALLEJO
ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION

RESOLUTION #24-XX

A RESOLUTION APPROVING CERTIFICATE OF APPROPRIATENESS (COA) #23-0008 TO REMOVE AND REPLACE EXTEIOR DECK AT 721 YORK STREET

721 YORK STREET
APN: 0056-233-030

* *

WHEREAS, on October 5, 2023, Lilibeth Bartlett, applicant, filed Certificate of Appropriateness (COA) #23-0008 application ("application"), on behalf of Lewis Halloran, property owner, seeking approval for removal and reconstruction of a deck ("project") to an existing single-family residence at 721 York Street (APN:0056-233-030)("project site") located in the Architectural Heritage District; and

WHEREAS, on July 18, 2024, the City of Vallejo Architectural Heritage and Landmarks Commission ("Commission"), after giving all public notices required by State law and the Vallejo Municipal Code, conducted a duly noticed public hearing; and

WHEREAS, the 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 the record of proceedings, the Commission makes the following findings:

I. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15303 (Class 3, "New Construction or Conversion of Small Structures"). The project rehabilitates a historic resource, consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer.

None of the exceptions in CEQA Guidelines Section 15300.2 apply, as follows: (a) the site is not located in an environmentally sensitive area, (b) there are no cumulative impacts, (c) there are no significant effects due to unusual circumstances, (d) the project is not located near a scenic highway, (e) the project site is not located on a hazardous waste site pursuant to Government Code Section 65962.5, and (f) the project would not adversely affect any historical resource. Therefore, no environmental review is required.

II. FINDINGS RELATING TO THE APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS PERMIT (VMC Section 16.614.09.E)

A. The project is in conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties applicable to the project and any ordinance designating the Historic District or Landmark.

FACTS IN SUPPORT: The Secretary of the Interior's Standards for Rehabilitation are applicable to the project and are as follows:

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

The project proposes no changes to the use of the building, or character-defining materials, architectural details, or spatial relationships. The proposed project complies with Rehabilitation Standard 1.

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

The project proposes no changes to the character of the building. The project would occur on the rear façade, an area that is not visible from the public right-of-way on York Street. The project would replace an existing exterior structure which is not character-defining because it is not in-keeping with the materials or style of the property and was added to the property several years post-construction. The project proposes no changes to spatial relationships that characterize the property. The proposed project complies with Rehabilitation Standard 2.

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

The project proposes no conjectural features or architectural elements from other buildings or historic periods. The replacement porches would utilize pressure-treated lumber, steel, and concrete. The modern materials and assembly would not create a false sense of historical development. The proposed project complies with Rehabilitation Standard 3.

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

It does not appear that any documented changes to the property have acquired historic significance. The proposed project complies with Rehabilitation Standard 4.

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

The project proposes no changes to distinctive features, finishes, or construction techniques. The existing wood decks are not character-defining and are not original to the property. The decks are constructed of common materials and construction and are not an example of craftsmanship. Therefore, the replacement of the decks complies with Rehabilitation Standard 5.

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

The poor condition of the existing deck structure necessitates replacement. The project proposes a design, materials, spatial relationship, and visual qualities that

are similar to the old decks. The project proposes no replacement of missing features. The proposed project complies with Rehabilitation Standard 6.

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

   The proposed project does not include chemical or physical treatments that could damage the home and therefore the project complies with Rehabilitation Standard 7.

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

   The project proposes limited ground disturbance to install post-supports for the decks. The ground disturbance would occur in and around the area previously disturbed when the existing deck was constructed. Therefore, there is a low chance of encountering archaeological resources. Rehabilitation Standard 8 does not apply to the proposed project.

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

   The project proposes to replace two degraded wood decks and a degraded wood stairway at the rear of the building. The project proposes minor changes to non-character-defining features. Some exterior connections may be required to stabilize the replacement structure. The existing deck is connected to the house for stabilization. Stabilization of the replacement structure would not change, obscure, or destroy character-defining spatial relationships, materials, features, or finishes, and would be done in a way that is similar to the existing decks. The replacement decks would be compatible with the massing, size, scale, and architectural features of the original structure. The proposed project complies with Rehabilitation Standard 9.

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

    The proposed decks could be easily removed in the future in such a way as to retain the form and integrity of the property and its environment. The proposed project complies with Rehabilitation Standard 10.

B. For projects located in a Historic District, the proposed project is consistent with any conservation plan or specific plan adopted for the Historic District.

The project site is within the Vallejo Architectural Heritage District for which there is no adopted conservation plan or specific plan.

C. For projects that require demolition, the Architectural Heritage and Landmarks Commission shall also find, as applicable: (a) It is not feasible to preserve or restore the structure after considering alternatives and balancing interest in preservation versus cost. (b) The retention of the structure constitutes a hazard to public safety. (c) The structure is a deterrent to a major improvement program

which substantially benefits the City. (4) Retention of the structure in the judgment of the commission is not in the interest of the majority within the Historic District.

The project proposes demolition and replacement of an existing wood deck structure made up of two existing wood decks and a connecting wood stairway. It is not feasible to preserve or restore the existing wood deck structure due to the proliferation of dry rot in the wood. The replacement alternative is preferred because it is more cost effective than the cost of material preservation. Retention of the existing decks and stairway constitutes a hazard to public safety due to the proliferation of dry rot in the structural components of the decks. The decks lack structural integrity and would continue to degrade if not removed. Therefore, demolition of the existing structure meets Criterion (a) and (b) of the Architectural Heritage and Landmarks Commission requirements for demolition.

III. RESOLUTION APPROVING THE PROJECT AT 721 YORK STREET:

NOW, THEREFORE, LET IT BE RESOLVED that the Commission hereby APPROVES Certificate of Appropriateness (COA) #23-0008 based on the analysis contained in the staff report and the findings contained herein and subject to the Conditions of Approval attached as an exhibit.

VII. VOTE

PASSED AND ADOPTED at a regular meeting of the Commission of the City of Vallejo, State of California, on the 18th day of July 2024 by the following vote to-wit:

AYES:
NOES:
ABSTAIN:
ABSENT:

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

Attest:

_____
CESAR OROZCO, SECRETARY
City of Vallejo Architectural Heritage and Landmarks Commission

CONDITIONS OF APPROVAL

CERTIFICATE OF APPROPRIATNESS (COA23-0008)
721 YORK STREET
APN # 0056-233-030

PERMIT DESCRIPTION: The project involves the removal of a 291 square-foot ground floor wooden deck, a 184-square-foot first-floor wooden deck, and a flight of stairs that connect the two decks (see figure 3).The wooden decks will be replaced with a new 291-square-foot ground floor and a 141-square-foot first-floor deck. The decks will be surrounded by a 42-inch handrail. A new staircase will be constructed between the first and ground floor levels adjacent to the home. New concrete footings will be installed to support the posts for both the ground-floor and first-floor decks.

A. **PLANNING DIVISION**
Cesar Orozco, Planning Manager | cesar.orozco@cityofvallejo.net | (707) 648-5436

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.

General Requirements

1. The Planning Division shall confirm that the building permit drawings and subsequent construction substantially conform with the approved Planning application drawings.

2. 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)

3. 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 (May 16, 2026; if approved) (VMC Section 16.602.12 (A)).

4. If a permit is granted in conjunction with approval of new construction, issuance of a building permit shall constitute exercise of rights; provided, however, that, unless otherwise specified as a condition of project approval, the permit shall expire if:
    i. The Building Permit expires.
    ii. Final inspection is not completed, or certificate of occupancy issued within the time specified as a condition of project approval.
    iii. The rights granted under the permit are not exercised within one year following the earliest to occur of the following: issuance of a certificate of occupancy; or if no certificate of occupancy is required, the last required final inspection for the new construction. (VMC Section 16.602.11 (B))

5. The 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 (March 1, 2025) before the expiration date with the required fee prior to expiration of the permit. (VMC Section 16.602.11 (C.1))

6. 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 director. (VMC Section 16.602.11 (D))

7. 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 director may approve changes that he or she determines to be minor. (VMC Section 16.602.11 (E))

8. 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 16.602.11 (F))

9. Obtain an inspection from the Planning Division prior to occupancy/final building inspection. All inspections require a minimum 24-hour notice. Occupancy permits shall not be granted until all construction and landscaping 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.

10. 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.

Stantec Consulting Services Inc.
555 Capitol Mall, Suite 650 Sacramento CA 95814-4583

March 14, 2024

Attention: Cesar Orozco, Principal Planner
City of Vallejo, Planning and Development Services
555 Santa Clara Street, #3
Vallejo, CA 94590

Dear Cesar,

Reference: 721 York Street Proposed Project Impact Analysis

Stantec was retained by the City of Vallejo for the impact analysis of the proposed demolition and reconstruction of the rear deck structure at 721 York Street in Vallejo, CA within the Architectural Heritage District (**Figure 1**). This task included survey and impact analysis under the Secretary of the Interior's Standards for Rehabilitation and in accordance with the California Environmental Quality Act (CEQA) and the City of Vallejo Municipal Code, Section 16.614.09 (E).

Project impact analysis was conducted by Senior Associate Architectural Historian Rebecca Riggs, MA, who qualifies as an Architectural Historian and Historian under the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61), and Associate Architectural Historian Alana Vidmar, MSc, who qualifies as an Architectural Historian under the Secretary of the Interior's Professional Qualifications Standards. Ms. Riggs and Ms. Vidmar referenced previous reporting efforts, including previous concurrence from the State Historic Preservation Officer (SHPO). This memorandum focuses solely on the impacts of the current proposed project to demolish and reconstruct the rear deck at 721 York Street.

Existing Conditions

The Architectural Heritage District was formally listed in the National Register of Historic Places as the Vallejo Old City (Frisbee Grant) Historic District in 1973. The district is generally bounded by Sutter Street to the west, Monterey Street to the east, Carolina Street to the north, and the alley south of York Street (Garford Alley) to the south. This area was never commercially developed because of its position on a steep hill and the proximity of Vallejo's downtown business area. The district is comprised of mid-nineteenth to mid-twentieth century residences, including examples of the Victorian, Italianate, and Queen Anne styles. Many of the Victorian style properties date from the 1850s. Other styles and forms identified in the district are the "Steep pitched roof" style, California Bungalow, hip roof with a dormer window, and Mission or Spanish Revival. There are several properties within the district that do not conform to an identified style. Originally laid out with large plots, the district has slowly been divided into smaller parcels and filled in with houses built in later architectural styles.[1]

[1] Richard Lemke, "Vallejo Old City Historic District, Vallejo, Solano County," California State Historic Preservation Office (1972), National Register of Historic Places Designation.

Reference: **721 York Street Proposed Project Impact Analysis**

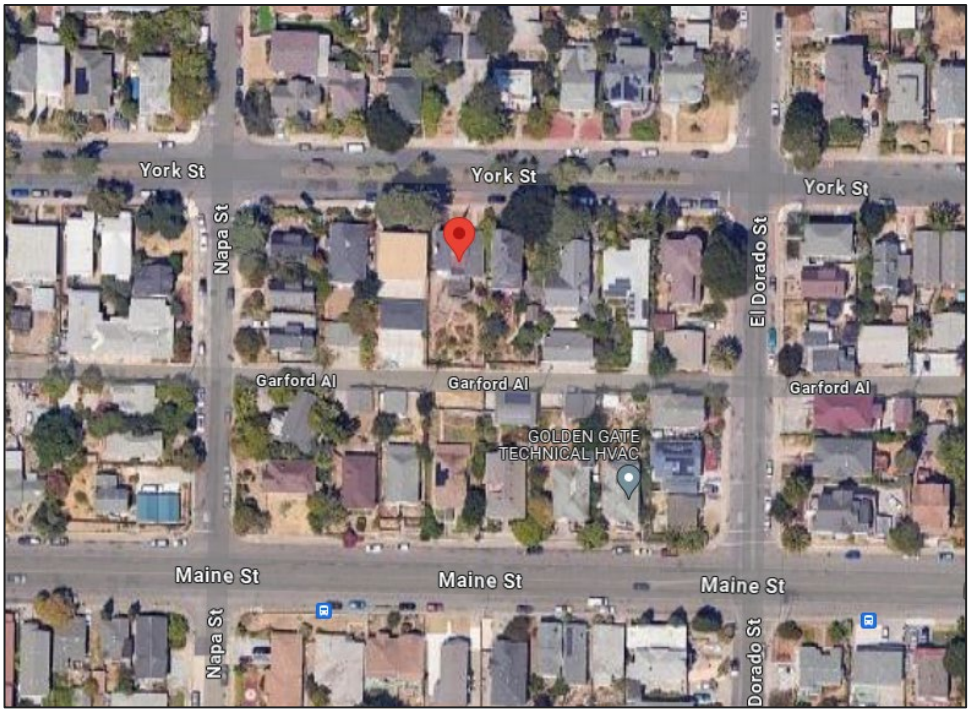


Figure 1. Proposed Project Location.[2]

The property at 721 York Street is a single-family residence. The house is a Ranch-style residence with Moderne architectural details constructed in 1940 (**Photograph 1**).[3] The house is listed as a contributing resource within the Vallejo Old City (Frisbee Grant) Historic District but is not individually listed in the National Register of Historic Places.[4]

The house is irregular in plan and two-stories in height, sited on a slope. The house is clad in stucco and has a low-pitched Dutch gable roof with irregularities on the southern façade. The roof is clad in composite asphalt shingle. The primary façade faces north. The primary entrance is a recessed single solid door centered in the façade on the first floor. On either side of the entrance are canted glass-block windows. The entry is accessed by a concrete walkway, short flight of stairs, and circular entry porch bounded by a solid railing clad in stucco. Above the entrance is a louvred hip-roof dormer. There are four windows on the primary façade, two on either side of the entrance. Each window is a pair of four-pane casement windows.

On the primary façade of the residence is a paved driveway and single-car garage on the ground floor. The garage door is a paneled vinyl roll-up door. Landscaping around the primary façade comprises a turf lawn and individual ornamental plantings. On the western façade is a brick exterior chimney.

[2] "Aerial of Vallejo, California," Google, accessed February 29, 2024, https://www.google.com/maps.
[3] "Parcel Viewer," Solano County, accessed February 12, 2024, https://solanocountygis.com/portal/apps/webappviewer/index.html?id=b2a40316824143fc9f361d5d81c51a7a.
[4] Lemke, "Vallejo Old City."

Reference: **721 York Street Proposed Project Impact Analysis**

Photograph 1. Primary façade of residence at 721 York Street, facing south.[5]

On the southern (rear) façade of the residence is a wood deck structure. The wood deck structure is made up of a first-floor wood deck, supported by wood posts and surrounded by a wood railing, a wood staircase with wood railing, and wood ground-floor raised deck (**Photograph 2 through Photograph 4**). The deck on the first-floor measures approximately 291 square-feet in area, and the ground-floor deck is approximately 184 square-feet in area.[6] There is a short flight of stairs on the west side of the raised ground-floor deck between the deck level and the level of the surrounding landscape. Analysis of historical aerials of the property show that the existing deck structure is not original to the house.[7]

[5] Photograph courtesy of the City of Vallejo 2024.
[6] Allen Dadafarin, P.E., "Remove & Replace Exist. Dry-Rotted Wood Deck & Stairs at 721 York St., Vallejo, CA," provided to Stantec by the City of Vallejo via electronic communication, January 30, 2024.
[7] Aerial photograph of Vallejo, California, NETR Online, 1957, https://historicaerials.com/viewer.

Reference: **721 York Street Proposed Project Impact Analysis**

Photograph 2. View of first-floor deck, staircase, and ground-level raised deck, facing northwest.[8]

Photograph 3. Wood deck structure, facing east.[9]

Photograph 4. Existing condition of the first-floor deck, facing northeast.[10]

Proposed Project

The project proposes to replace the existing deck structure on the southern (rear) façade of the property with pressure-treated lumber. The structural integrity of the existing deck has been compromised due to age and material degradation. The proposed first-floor deck would be smaller in plan than the existing deck, measuring 141 square-feet in area (**Figure 2**). The deck would be surrounded by a 42" tall railing. A staircase between the first floor and ground-floor decks would be positioned adjacent to the house. The ground-floor deck would be replaced in kind. New concrete footings would support posts for both the ground-floor and first-floor decks. See **Attachment A** for project plans and additional project details.[11]

[10] Photograph courtesy of the City of Vallejo 2024.
[11] Dadafarin, "Remove & Replace."

Reference: **721 York Street Proposed Project Impact Analysis**

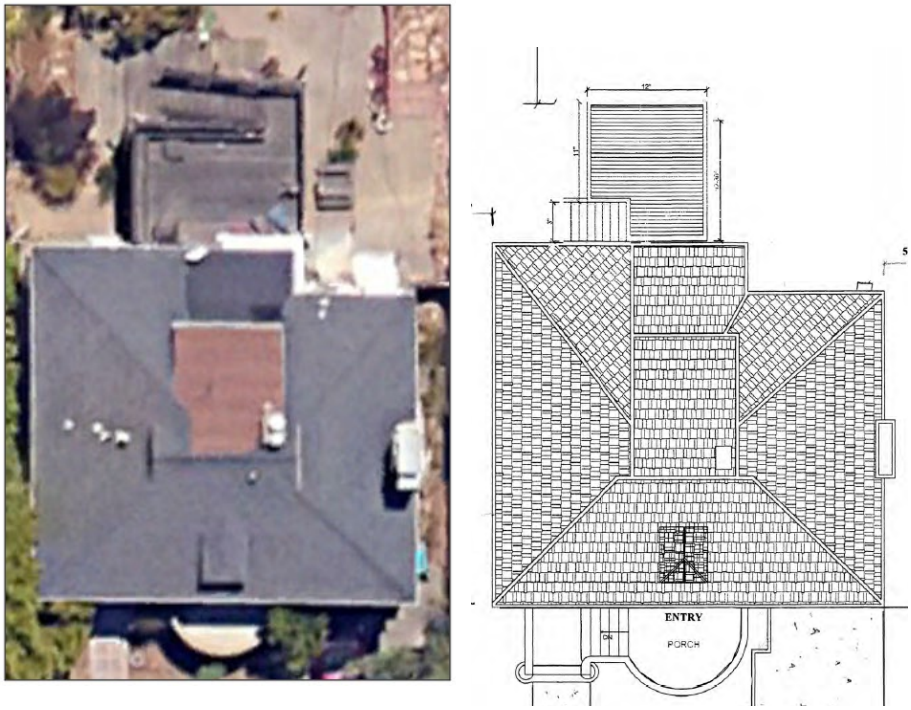


Figure 2. Existing deck structure conditions (left) and Proposed Project plan (right).[12]

Impacts Analysis

This impact analysis follows the Secretary of the Interior's Standards for Rehabilitation and in accordance with the California Environmental Quality Act (CEQA) and the City of Vallejo Municipal Code, Section 16.614.09 (E).

A. The project is in conformance with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties applicable to the project and any ordinance designating the Historic District or Landmark.

The Standards for Rehabilitation are applicable as follows:

1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

[12] Dadafarin, "Remove & Replace."; Google, "Aerial."

The project proposes no changes to the use of the building, or character-defining materials, architectural details, or spatial relationships. The proposed project complies with Rehabilitation Standard 1.

2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

   The project proposes no changes to the character of the building. The project would occur on the rear façade, an area that is not visible from the public right-of-way on York Street. The project would replace an existing exterior structure which is not character-defining because it is not in-keeping with the materials or style of the property and was added to the property several years post-construction. The project proposes no changes to spatial relationships that characterize the property. The proposed project complies with Rehabilitation Standard 2.

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

   The project proposes no conjectural features or architectural elements from other buildings or historic periods. The replacement porches would utilize pressure-treated lumber, steel, and concrete. The modern materials and assembly would not create a false sense of historical development. The proposed project complies with Rehabilitation Standard 3.

4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

   It does not appear that any documented changes to the property have acquired historic significance. The proposed project complies with Rehabilitation Standard 4.

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

   The project proposes no changes to distinctive features, finishes, or construction techniques. The existing wood decks are not character-defining and are not original to the property. The decks are constructed of common materials and construction, and are not an example of craftsmanship. Therefore, the replacement of the decks complies with Rehabilitation Standard 5.

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

The poor condition of the existing deck structure necessitates replacement. The project proposes a design, materials, spatial relationship, and visual qualities that are similar to the old decks. The project proposes no replacement of missing features. The proposed project complies with Rehabilitation Standard 6.

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

   The proposed project does not include chemical or physical treatments that could damage the old and therefore the project complies with Rehabilitation Standard 7.

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

   The project proposes limited ground disturbance to install post-supports for the decks. The ground disturbance would occur in and around the area previously disturbed when the existing deck was constructed. Therefore, there is a low chance of encountering archaeological resources. Rehabilitation Standard 8 does not apply to the proposed project.

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

   The project proposes to replace two degraded wood decks and a degraded wood stairway at the rear of the building. The project proposes minor changes to non-character-defining features. Some exterior connections may be required to stabilize the replacement structure. The existing deck is connected to the house for stabilization. Stabilization of the replacement structure would not change, obscure, or destroy character-defining spatial relationships, materials, features, or finishes, and would be done in a way that is similar to the existing decks. The replacement decks would be compatible with the massing, size, scale, and architectural features of the original structure. The proposed project complies with Rehabilitation Standard 9.

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

    The proposed decks could be easily removed in the future in such a way as to retain the form and integrity of the property and its environment. The proposed project complies with Rehabilitation Standard 10.

Reference: **721 York Street Proposed Project Impact Analysis**

B. For projects located in a Historic District, the proposed project is consistent with any conservation plan or specific plan adopted for the Historic District.

The project site is within the Vallejo Architectural Heritage District for which there is no adopted conservation plan or specific plan.

C. For projects that require demolition, the Architectural Heritage and Landmarks Commission shall also find, as applicable: (a) It is not feasible to preserve or restore the structure after considering alternatives and balancing interest in preservation versus cost. (b) The retention of the structure constitutes a hazard to public safety. (c) The structure is a deterrent to a major improvement program which substantially benefits the City. (4) Retention of the structure in the judgment of the commission is not in the interest of the majority within the Historic District.

The project proposes demolition and replacement of an existing wood deck structure made up of two existing wood decks and a connecting wood stairway. It is not feasible to preserve or restore the existing wood deck structure due to the proliferation of dry rot in the wood. The replacement alternative is preferred because it is more cost effective than the cost of material preservation. Retention of the existing decks and stairway constitutes a hazard to public safety due to the proliferation of dry rot in the structural components of the decks. The decks lack structural integrity and would continue to degrade if not removed. Therefore, demolition of the existing structure meets Criterion (a) and (b) of the Architectural Heritage and Landmarks Commission requirements for demolition.

Conclusion

Demolition and replacement of the deck structure on the rear façade of 721 York Street conforms with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties and the Architectural Heritage and Landmarks Commission requirements for demolition. There is no adopted conservation plan for the Vallejo Architectural Heritage District. The perpetuation of dry rot in the wood structure makes removal and replacement the preferred option. The proposed project would construct a deck structure smaller in square footage than the existing structure. The new structure would have no impact on character-defining features of the historic-age dwelling. No changes are recommended to the project plans.

Regards,

Stantec Consulting Services Inc.

Rebecca Riggs M.A.
Senior Associate, Architectural Historian
Mobile: (916) 719-5141
rebecca.riggs@stantec.com

Reference: **721 York Street Proposed Project Impact Analysis**

Attachment A: Project Plans

References

City of Vallejo. Photographs of Subject Property. Provided to Stantec via electronic communication. February 7, 2024.

Dadafarin, Allen, P.E. “Remove & Replace Exist. Dry-Rotted Wood Deck & Stairs at 721 York St., Vallejo, CA.” Provided to Stantec by the City of Vallejo via electronic communication. January 30, 2024.

Google. “Aerial of Vallejo, California.” Accessed February 29, 2024. https://www.google.com/maps.

Lemke, Richard. “Vallejo Old City Historic District, Vallejo, Solano County.” California State Historic Preservation Office (1972), National Register of Historic Places Designation.

NETR Online. Aerial photograph of Vallejo, California. 1957. https://historicaerials.com/viewer.

Solano County. “Parcel Viewer.” Accessed February 12, 2024. https://solanocountygis.com/portal/apps/webappviewer/index.html?id=b2a40316824143fc9f361d5d81c51a7a.

NOTE:
ALL WORK SHALL MEET THE REQUIREMENT OF ;

1. **2022 CALIFORNIA BUILDING CODE**
2. **2022 CALIFORNIA FIRE CODE**
3. **2022 CALIFORNIA PLUMBING CODE**
4. **2022 CALIFORNIA ELECTRICAL CODE**
5. **2022 CALIFORNIA MECHANICAL CODE**
6. **2022 CALIFORNIA GREEN BUILDING CODE**
7. **2022 CALIFORNIA ENERGY CODE**
8. **2022 CALIFORNIA RESIDENTIAL CODE**

ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS AND , MUNICIPAL CODES

GENERAL NOTES:

1. All construction materials and workmanship shall conform to requirement of the drawings and specifications and shall comply with the California Building Code 2022 edition and all applicable federal , state and local regulations.

2. The contractor shall be solely responsible for the safety and preservation of the building and contents during construction and shall be solely responsible for providing a safe place to work. The contractor shall execute work to insure safety of persons and adjacent property against damage by falling debris and other hazards in connection with this work and shall provide adequate shoring and bracing during demolition and construction.

3. The contractor shall be responsible for coordinating the work of all trades and shall check all dimensions. All discrepancies shall be called to the attention of the Architect/Engineer and be resolved before preceding with the work. Do not scale drawings, contact the Architect for clarifications.

4. Drawings indicate general and typical details of construction. Where conditions are not specifically shown on the drawings or called for in the specifications, but are of a similar character to those which are shown or noted. Similar details shall be used to those shown and or noted. Subject to review by the Architect/Engineer.

5. All shoring is the responsibility of the Contractor . Shoring shall meet all local, state and federal design and safety regulations.

6. All drawings and written materials contained herein constitute the original and unpublished work of the Architect/Engineer and the same may not be duplicate, used or disclosed without the written consent of the Architect/Engineer

CONCRETE:

1. REINFORCE ALL CONCRETE. INSTALL ALL INSERTS, BOLTS ANCHORES AND REINFORCING AND SECURELY TIE PRIOR TO PLACING CONCRETE.

2. STRUCTURAL CONCRETE SHALL BE MIN. 5 SACK MIX WITH 3/4" MAX. AGGREGATE AND SLUM OF 4" +/- 1" AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. CURING THE CONCRETE SHALL MEET THE REQUIREMENT OF ACI 301, CHAPTER 12

REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO ASTM 615-68 AND SHALL BE DEFORMED BARS, GRADE 60 FOR BARS #4 AND LARGER.

2. LAP SPLICE SHALL BE A MIN.
   #3 1'-6"
   #4 2'-0"
   #5 2'-6"
   #6 3'-0"
   OR A MIN. OF 40 BARS DIAMETERS, UNLESS NOTED OTHER-WISE(U.N.O.)

   CONCRETE COVER OF REINFORCING SHALL BE MAINTAINED AS FOLLOWS,

   3" FOR CONC. CAST AGAINST & PERMANENTLY EXPOSED TO EARTH
   2" FOR FORMED CONCRETE EXPOSED TO EARTH OR WEATHER
   11/2" FOR REINFORCEMET IN BEAMS AND COLUMNS
   3/4" FOR REINFORCEMENT IN SLAB

   REFER TO 1907.7.1 CBC FOR ADDITIONAL INFORMATION

   SUITABLE DEVICES BY SIMPSON OR EQUIVALENT MUFR.,SHALL BE USED TO HOLD REINFORCEMENT BARS IN REQUIRED POSITION

Wood:

1. ALL SOLID SAWN LUMBER SHALL BE DOUGLAS FIR LARCH WITH MOISTURE CONTENT NOT MORE THAN 19%

   LUMBER GRADES FOR USE TO BE MINIUM

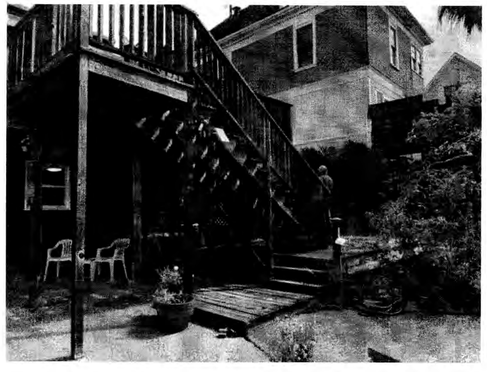
   a. POSTS AND BEAMS #1
   b. HEADERS, PLATES , JOISTS #1
   c. STUDS, BLOCKINGS #2
   d. MUDSILLA PRESSURE TREATED (P.T.)
   e. PLYWOOD SHTG. SHALL BE CDX. OR STRUCTUR 1. OSB. AS NOTED

   LUMBER IN CONTACT WITH CONCRETE, MASONARY, SOIL OR PERMANENTLY EXPOSED TO WEATHER SHALL BE P.T. IN ACCORDANCE WITH AWPI STANDARDS

2. GLUE LAMINATED (GL) LUMBER SHALL BE 24F-V4 DF/DF GRADE W/ 1/2" CAMBER OR AS NOTED.
   PARALLAM(PSL) BEAMS TO BE GRADE 2.1 E AND FABRICATED BY TRUS-JOIST
   ANTHONY POWER BEAMS(APB) TO BE FABRICATED BY ANTHONY FOREST PRODUCTS AND SHALL BE 30-E2 GRADE
   TIMBERSTANDARD (LSL) LUMBER TO BE FABRICATED BY TRUS-JOIST AND SHALL BE GARDE 1.7 E
   ROSBORO BIG BEAM (RBB) TO BE FABRICATED BY GEORGIA PACIFIC AND SHALL BE EWS 30 F-E1 GRADE
   MICRO-LAM (ML) TO BE FABRICATED BY TRUS-JOIST AND SHALL BE 1.9E
   PRESSURE TREATED LUMBER IS REQUIRED AS IT IS SPECIFIED IN PARAGRAPH NO. 1

3. SILL PLATES SHALL BE ATTACHED TO CONCRETE OR MASONARY WITH 5/8" DIA. x 10" (12" FOR 3x PLATE) LONG ANCHOR BOLTS WITH A 2" HOOK. ANCHOR BOLTS SHALL COMPLY WITH ASTM 307. BOLTSSHALL BE LOCATED @ 6' O.C. (U.N.O.)MAX. FOR ONE STORY AND AT 4' O.C. FOR TWO STORY STRUCTURES
   SILL BOLTS SHALL BE LOCATED AT A DISTANCE OF 12" FROM THE END OF EACH SILL ,WALL, CORNER, SPLICES WITH A MIN. TWO BOLTS PER SILL. ALL ANCHOR BOLTS SHALL BE PROVIDED WITH 3" SQ. x0.229" PLATE WASHERS. ANCHOR BOLTS SHALL NOT BE LOCATED CLOSER THAN SEVEN BOLTS DIA. FROM EACH END OF SILL PLATE.
   ANCHOR BOLTS INTO CONCRETE THRU P.T. MUDSILL SHALL BE HOTDIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL OR SILICON BRONZE OR COPPER PER SECTION 2304.9.5

4. NAILING EXPOSED TO WEATHER OR SOIL SHALL BE CORROSION RESISTANT



SCOPE OF WORK:

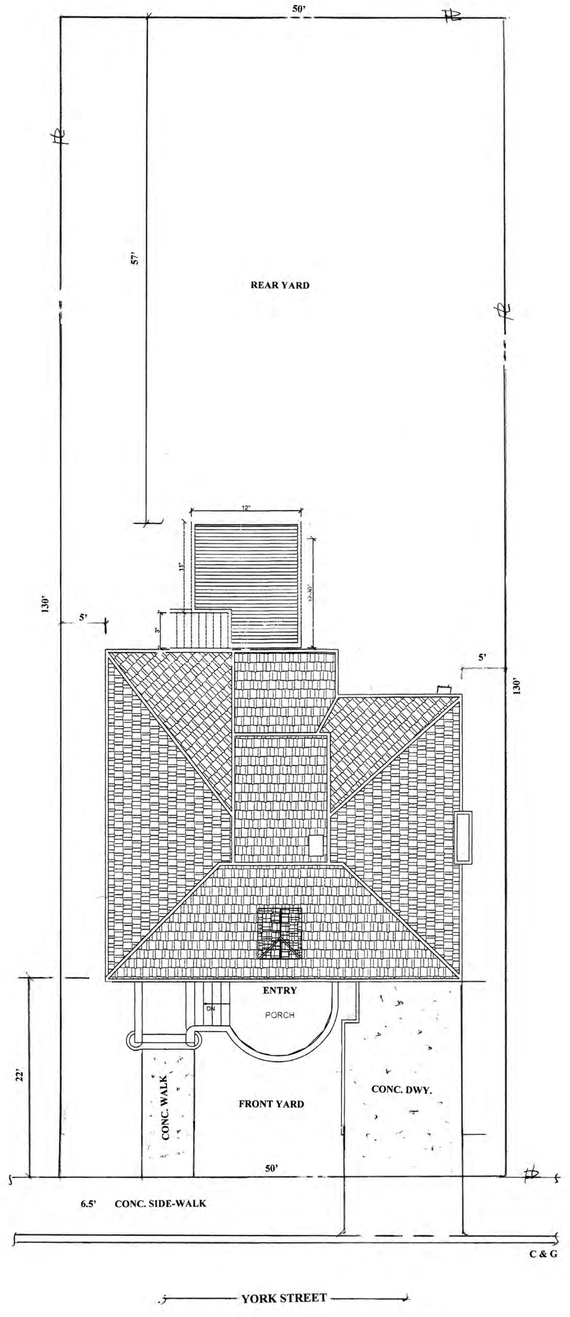
REMOVE & REPLACE DRY-ROTTED, UNSAFE EXIST. WOOD DECK AND STAIRS AT THE REARE YARD. ALSO REPLACE SMALL WOOD DECK AT THE GROUND LEVEL

PROJECT INFORMATION:

CONSTRUCTION TYPE:	V-B
OCCUPANCY	R-3
STORIES	2
SPRINKLER	NO

AMOKE & CARBON MONOXIDE ALARMS NOTES

1. CARBON MONOXIDE ALARM IS REQUIRED IN ALL AREAS LEADING INTO THE BEDROOM AND ON EVERY FLOOR
2. WHERE NEW CONSTRUCTION OR ELECTRICAL WORK OCCURES,THE SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED



SITE PLAN
1/8" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
ALLEN A DADAFARIN
No. C 087
Exp. 12-31-23
CIVIL
STATE OF CALIFORNIA

REVISIONS	BY

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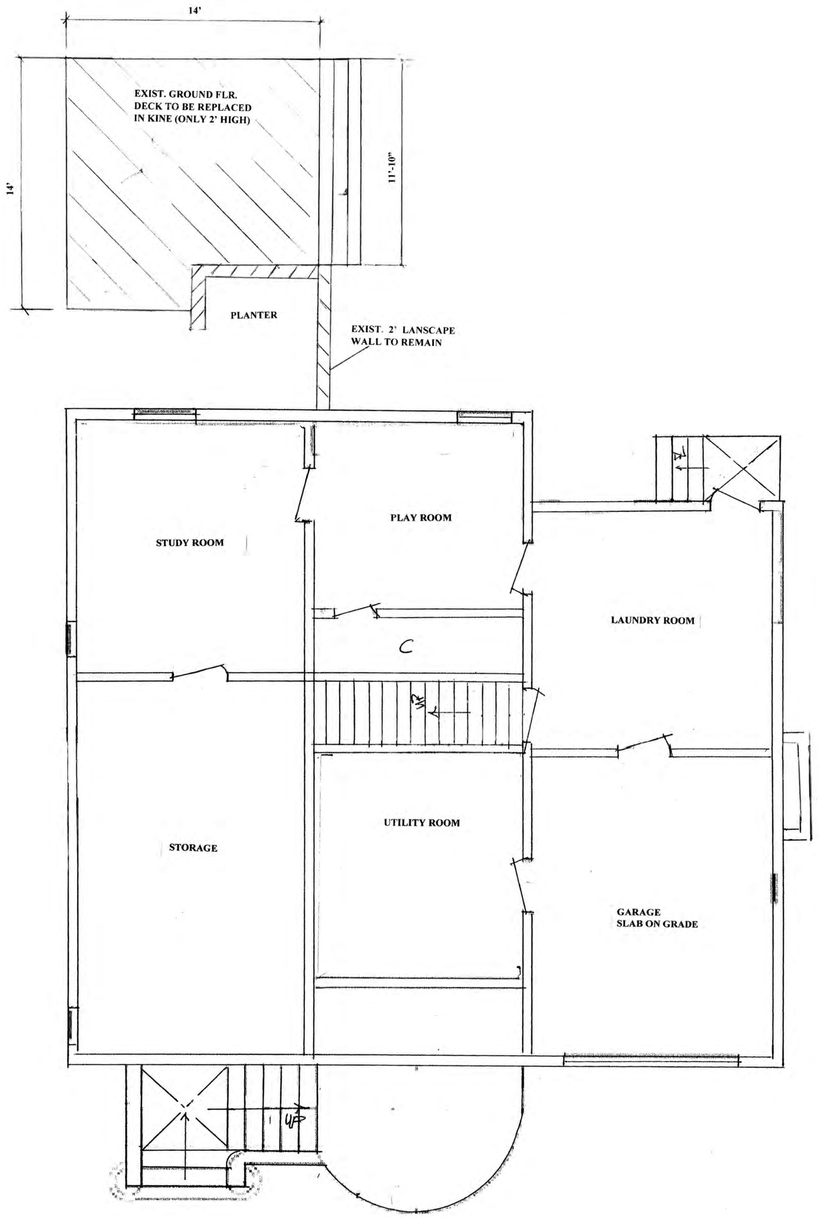
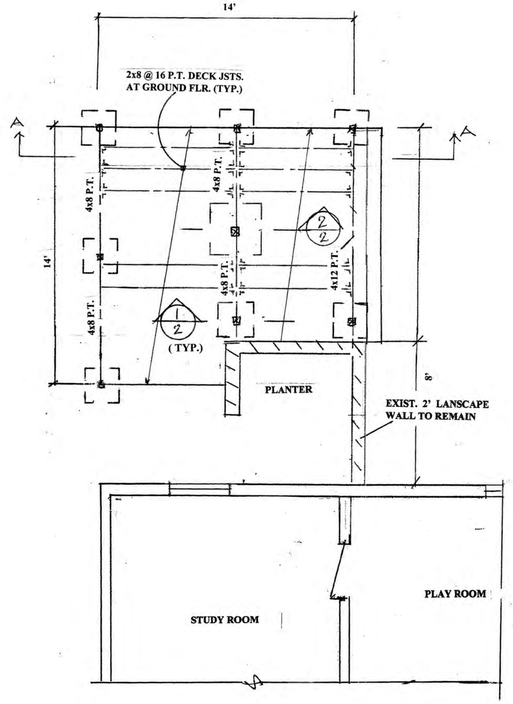
aadadafarin@yahoo.com

REMOVE & REPLACE EXIST. DRY-ROTTED WOOD DECK & STAIRS AT 721 YORK ST., VALLEJO, CA

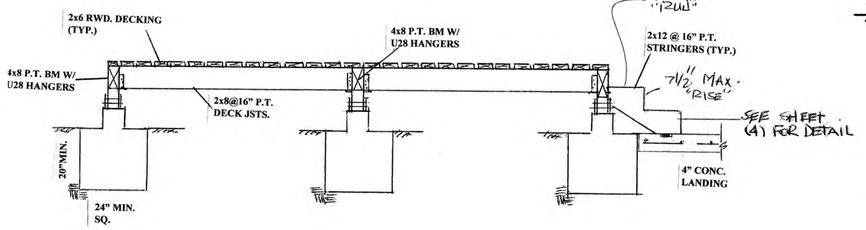
DRAWN	A.D
CHECKED	
DATE	9/5/23
SCALE	AS SHOWN
JOB NO.	600
SHEET	1
OF	SHEETS



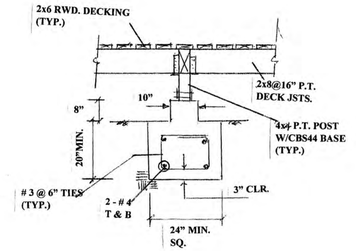
EXIST. LOWER FLOOR PLAN
1/4" = 1'-0"



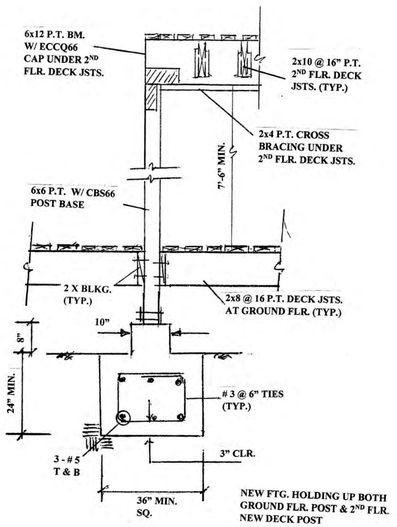
GROUND FLOOR REPLACEMENT DECK FOUNDATION & FRAMING PLAN
1/4" = 1'-0"



SECTION A-A
1/2" = 1'-0"



SECTION 1/2
N.T.S.



SECTION 2/2
N.T.S.

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REMOVE & REPLACE EXIST.
DRY-ROTTED WOOD DECK & STAIRS
AT
721 YORK ST., VALLEJO, CA

DRAWN	AD
CHECKED	
DATE	9-5-23
SCALE	AS SHOWN
JOB NO.	600
SHEET	2
OF	SHEETS

REGISTERED PROFESSIONAL ENGINEER
ALLEN A DADAFARIN
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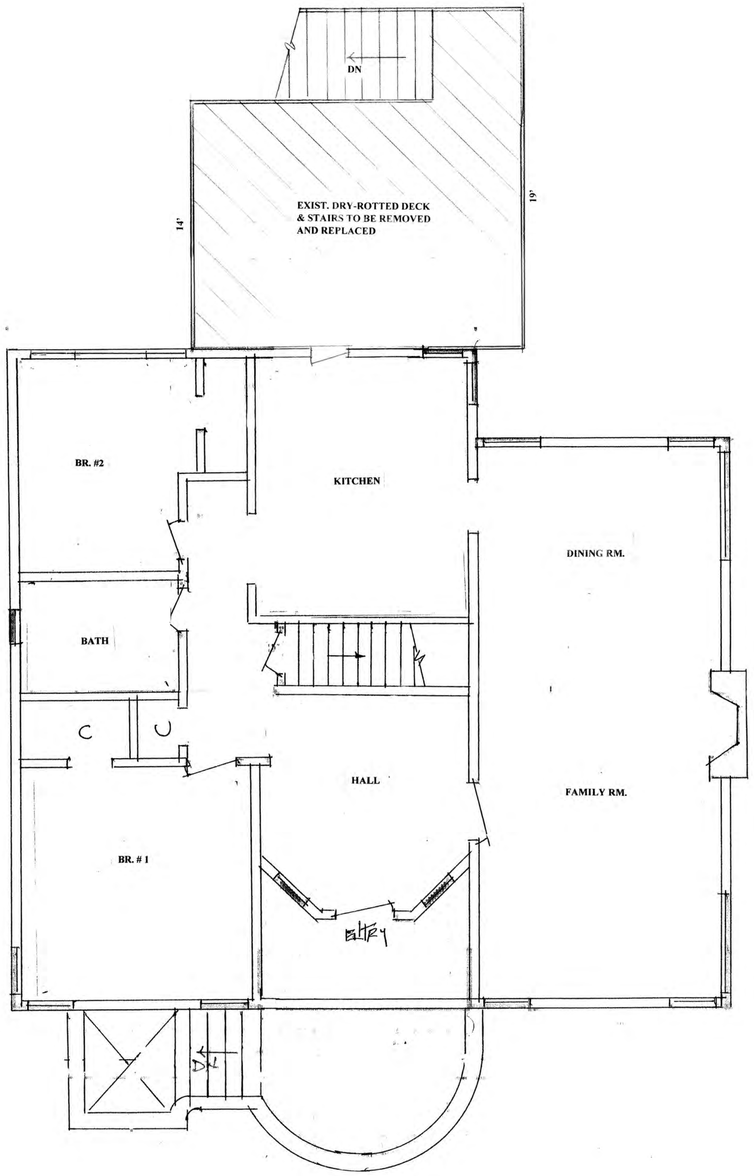
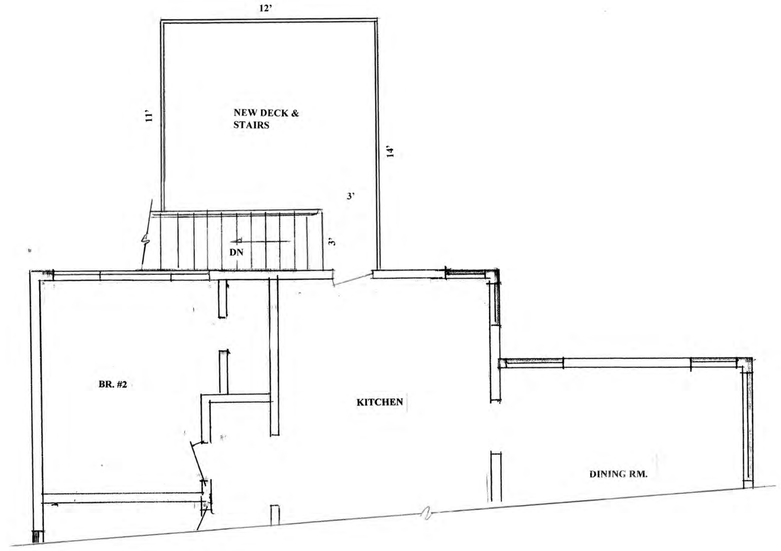
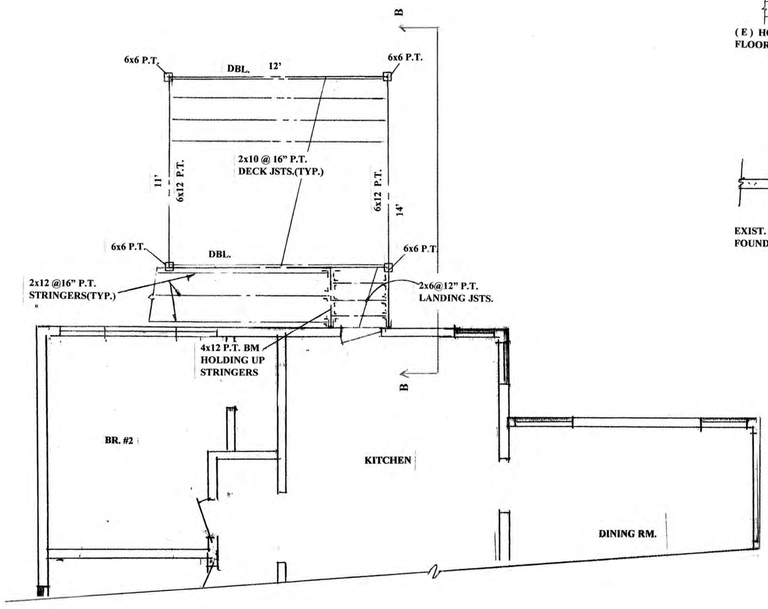
EXP. 12-31-23
CIVIL
STATE OF CALIFORNIA



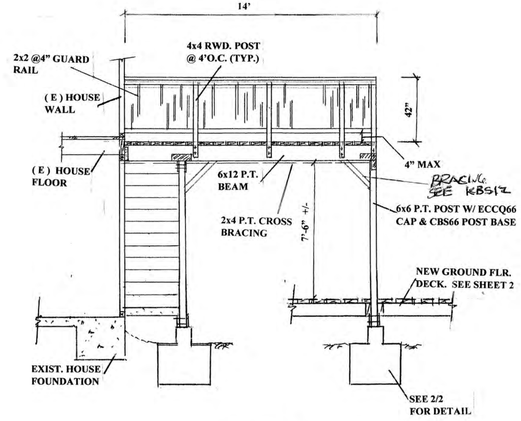
EXIST. UPPER FLOOR PLAN
1/4" = 1'-0"



NEW UPPER FLOOR PLAN
1/4" = 1'-0"



NEW UPPER FLOOR DECK
FRAMING PLAN
1/4" = 1'-0"



SECTION B-B
1/4" = 1'-0"

REVISIONS	BY

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REMOVE & REPLACE EXIST.
DRY-ROTTED WOOD DECK & STAIRS
AT
721 YORK ST., VALLEJO, CA

DRAWN	A.D.
CHECKED	
DATE	01-5-23
SCALE	AS SHOWN
JOB NO.	600
SHEET	3
OF	SHEETS

Simpson Strong-Tie Wood Construction Connectors

KBS1Z

SIMPSON Strong-Tie

Knee-Brace Stabilizer

The KBS1Z knee-brace stabilizer makes a structural connection between knee bracing and columns or beams to help stabilize free-standing structures and comply with many prescriptive deck bracing requirements such as AWC's DCA6 Prescriptive Residential Wood Deck Construction Guide. Factory-formed at a 45° angle and easily installed with nails, the KBS1Z braces 2x, 4x and 6x in line post-to-beam configurations. Check with your local building department for deck bracing requirements.

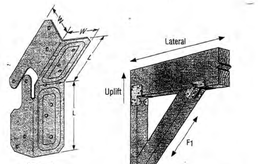
Material: 16 gauge

Finish: ZMAX® coating

Installation:

- Use all specified fasteners; see General Notes.
- For installations at an angle other than 45°, bend KBS1Z along slots to desired angle. Bend one time only.
- **Knee Brace:**
  - Cut braces at desired angle
  - Bend KBS1Z to desired angle if required
  - Install fasteners to secure in place
  - For equal-width members, install (2) KBS1Z on each end of brace (see connection type 1)
  - For 2x knee brace, install single KBS1Z on each end of brace (see connection type 2)
- **Beam-to-Post:**
  - Install in pairs; see illustrations for quantity and configuration

Codes: See p.14 for Code Reference Key Chart



KBS1Z
U.S. Patent 8,043,695

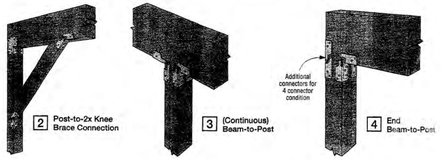
1 Post-to-Knee Brace Connection *(Same member width)*
Single knee brace shown. Double knee brace installation similar.

These products are available with additional corrosion protection. For more information, see p. 18.

These products are approved for installation with the Strong-Drive® SD Connector screw. See pp. 39–40 for more information.

Model No.	Dimensions (in.) W	Dimensions (in.) L	Type of Connection	Connectors per Joint	Fasteners Each Connector	Direction of Load	Allowable Loads (160) In-Service Moisture Content ≤ 19% DF/SP	≤ 19% SPF/HF	> 19% DF/SP[2]	> 19% SPF/HF[2]	Code Ref.
KBS1Z	1½	3	1	2	(12) 8d	F1 – Brace angle = 45°	1,175	1010	1055	860	IR6, I26, FL
						F1 – Brace angle = 30° or 60°[2]	835	720	835	720	
			2	1	(12) 8d x 1½"	F1 – Brace angle = 45°	630	540	470	385	
						F1 – Brace angle = 30° or 60°[2]	510	440	395	330	
			3	4	(12) 8d	Uplift	1,160	1,000	1,160	1,000	
						Lateral	1,725	1,480	1,725	1,480	
			4	2	(12) 8d	Uplift	540	465	540	465	
						Lateral	485	420	430	370	
				4		Uplift	900	775	900	775	
						Lateral	1,270	1,095	1,270	1,095	

1. Allowable loads have been increased for wind or earthquake with no further increase allowed; reduce where other loads govern.
2. For braces installed at intermediate angles, allowable loads may be interpolated between loads listed for brace angle = 45° and brace angle = 30° or 60°.



2 Post-to-2x Knee Brace Connection

3 (Continuous) Beam-to-Post

Additional connectors for 4 connector condition

4 End Beam-to-Post

Decks and Fences

Simpson Strong-Tie Wood Construction Connectors

DTT

SIMPSON Strong-Tie

Deck Tension Ties

DTT tension ties are safe, cost-effective connectors designed to meet or exceed code requirements for deck construction. These versatile DTT connectors are also load rated as a holdown for light-duty shearwalls and braced-wall panel applications.

For new construction or to make an existing current deck code-compliant, the DTT1Z can be used as a tension-tie to satisfy the 2015 IRC provision for a 750 lb. lateral load connection to the house at four locations per deck. This code detail permits the lateral connection from the deck joists to be made to top plates, studs, or headers within the supporting structure, which eliminates the need to access to the floor joists inside the home. The DTT1Z is available in a kit (DTT1Z-KT) that includes (4) DTT1Z connectors, (4) Strong-Drive® SDWH Timber-Hex HDG screws and (26) SD #9 x 1½" screws.

The DTT1Z fastens to the narrow or wide face of a single 2x with Simpson Strong-Tie® Strong-Drive® SD Connector screws or nails and accepts a ⅝" machine bolt, anchor bolt, or lag screw (washer required) or can be installed with the Strong-Drive SDWH Timber-Hex HDG screw with an integral washer.

The DTT2 can be used to satisfy the IRC provision for a 1,500 lb. lateral load connection at two locations per deck. Additionally, the DTT2 has been tested and evaluated in deck guardrail post applications to resist the code-specified lateral forces at the top of railing assemblies. The DTT2 is also available with longer 2½" Strong-Drive SDS Heavy-Duty Connector screws (model DTT2Z-SDS2.5) to achieve higher loads when needed. The DTT2 fastens easily to the wide face of a single or double 2x using Simpson Strong-Tie Strong-Drive SDS Heavy-Duty Connector screws (included) and accepts a ½"-diameter machine bolt or anchor bolt.

For guard post installations using Strong-Drive SDWS Timber screws, see T-F-SDWSGRD.

Material: 14 gauge

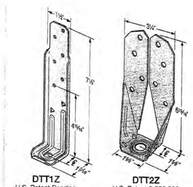
Finish: DTT1Z/DTT2Z — ZMAX® coating; DTT2SS — Stainless steel; see Corrosion Information, pp. 15–18

Installation:

Use all specified fasteners; see General Notes

- A standard cut washer (included for DTT2) must be installed between the nut and the seat
- Simpson Strong-Tie Strong-Drive SDS Heavy-Duty Connector screws install best with a low-speed high-torque drill with a ¼" hex head driver (Model DBH1.75)
- Strong-Drive SD Connector screws install with a ¼" hex head driver (Model DBHDX)
- Strong-Drive SDWH Timber-Hex HDG screws install with a ¼" hex head driver (Model DBH-1.75)

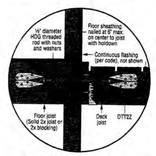
Codes: See p.14 for Code Reference Key Chart



DTT1Z
U.S. Patent Pending

DTT2Z
U.S. Patent 8,555,580

Typical DTT1Z Deck-to-House Lateral Load Connection
For more information on lateral load connections, see technical bulletin T-C-DECKLAT at **strongtie.com**



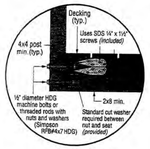
Typical DTT2Z Deck-to-House Lateral Load Connection
For more information on lateral load connections, see technical bulletin T-C-DECKLAT at **strongtie.com**

These products are available with additional corrosion protection. For more information, see p. 18.

These products are approved for installation with the Strong-Drive® SD Connector screw. See pp. 39–40 for more information.

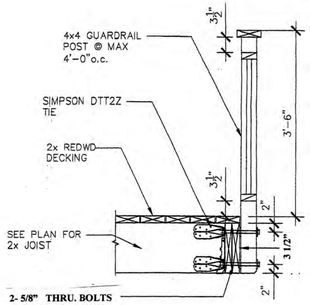
Model No.	℄	Anchor Diameter	Fasteners	Min. Wood Member Thickness (in.)	Allowable Tension Loads DF/SP (160)	SPF/HF (160)	Code Ref.
DTT1Z	¾	⅝[4] or SDWH[3]	(6) SD #9 x 1½"	1½	840	840	IR2, FL
			(6) 10d x 1½"		910	640[5]	
			(6) 10d x 1½"		910	850	
DTT2Z/DTT2SS	⅞	½	(8) ¼" x 1½" SDS	1½	1,825	1,800	IR, LA, FL
DTT2Z-SDS2.5	⅞	½	(8) ¼" x 2½" SDS	3	2,145	1,835	

1. Allowable loads have been increased for wind or earthquake loading with no further increase allowed.
2. DTT1Z installations with allowable loads below 750 lb. do not satisfy the 2015 IRC requirements for deck-to-house lateral load connections.
3. The Strong-Drive® SDWH Timber-Hex HDG screw with a minimum of 3" of thread penetration into dry lumber has an allowable withdrawal load (160) of 1,380 lb. into SP, 1225 lb. into DF and 1,020 lb. into SPF/HF.
4. Load values are valid if the product is flush with the end of the framing member or installed away from the end.
5. The guardrail post illustration above addresses an outward force on the guardrail. An additional DTT2Z can be added at the lower bolt to address an inward force.
6. A ⅝" HDG round washer is required when using a lag screw.

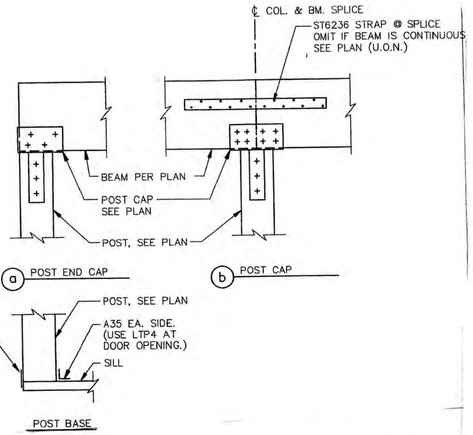


DTT2Z Installed as a Lateral Connector for a Deck Guardrail Post
For more information on guardrail post connections, see technical bulletin T-C-GRDRLPST at **strongtie.com**

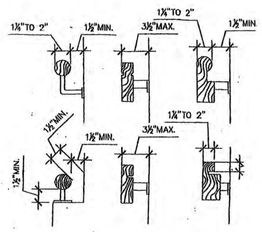
Decks and Fences



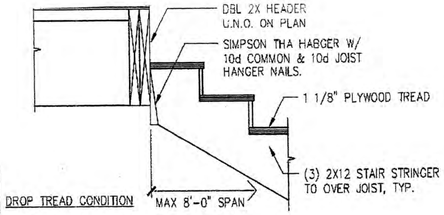
GUARDRAIL CONNECTION DETAIL (TYP.)
3/4" = 1'-0"

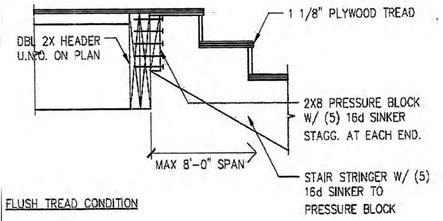


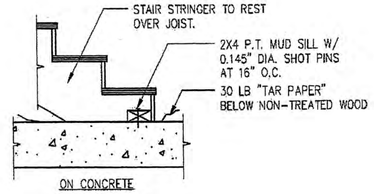
BEAM AND POST CONNECTION (TYP.)



TYPICAL HANDRAIL DETAILS
NOT TO SCALE







JOIST TO PARALLEL WALL (TYP.)

REVISIONS	BY

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REMOVE & REPLACE EXIST.
DRY-ROTTED WOOD DECK & STAIRS
AT
721 YORK ST., VALLEJO, CA

REGISTERED PROFESSIONAL ENGINEER
ALLEN A DADAFARIN
NO. C 057200
EXP. 12-31-24
CIVIL
STATE OF CALIFORNIA

DRAWN	
	AD
CHECKED	
DATE	9-5-23
SCALE	AS SHOWN
JOB NO.	600
SHEET	4
OF	SHEETS

NOTE:
ALL WORK SHALL MEET THE REQUIREMENT OF ;

1. **2022 CALIFORNIA BUILDING CODE**
2. **2022 CALIFORNIA FIRE CODE**
3. **2022 CALIFORNIA PLUMBING CODE**
4. **2022 CALIFORNIA ELECTRICAL CODE**
5. **2022 CALIFORNIA MECHANICAL CODE**
6. **2022 CALIFORNIA GREEN BUILDING CODE**
7. **2022 CALIFORNIA ENERGY CODE**
8. **2022 CALIFORNIA RESIDENTIAL CODE**

ALONG WITH ANY OTHER LOCAL AND STATE LAWS AND REGULATIONS AND , MUNICIPAL CODES

GENERAL NOTES:

1. All construction materials and workmanship shall conform to requirement of the drawings and specifications and shall comply with the California Building Code 2022 edition and all applicable federal , state and local regulations.

2. The contractor shall be solely responsible for the safety and preservation of the building and contents during construction and shall be solely responsible for providing a safe place to work. The contractor shall execute work to insure safety of persons and adjacent property against damage by falling debris and other hazards in connection with this work and shall provide adequate shoring and bracing during demolition and construction.

3. The contractor shall be responsible for coordinating the work of all trades and shall check all dimensions. All discrepancies shall be called to the attention of the Architect/Engineer and be resolved before preceding with the work. Do not scale drawings, contact the Architect for clarifications.

4. Drawings indicate general and typical details of construction. Where conditions are not specifically shown on the drawings or called for in the specifications, but are of a similar character to those which are shown or noted. Similar details shall be used to those shown and or noted. Subject to review by the Architect/Engineer.

5. All shoring is the responsibility of the Contractor . Shoring shall meet all local, state and federal design and safety regulations.

6. All drawings and written materials contained herein constitute the original and unpublished work of the Architect/Engineer and the same may not be duplicate, used or disclosed without the written consent of the Architect/Engineer

CONCRETE:

1. REINFORCE ALL CONCRETE. INSTALL ALL INSERTS, BOLTS ANCHORES AND REINFORCING AND SECURELY TIE PRIOR TO PLACING CONCRETE.

2. STRUCTURAL CONCRETE SHALL BE MIN. 5 SACK MIX WITH 3/4" MAX. AGGREGATE AND SLUM OF 4" +/- 1" AND SHALL DEVELOP A COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. CURING THE CONCRETE SHALL MEET THE REQUIREMENT OF ACI 301, CHAPTER 12

REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO ASTM 615-68 AND SHALL BE DEFORMED BARS, GRADE 60 FOR BARS #4 AND LARGER.

2. LAP SPLICE SHALL BE A MIN.
   #3 1'-6"
   #4 2'-0"
   #5 2'-6"
   #6 3'-0"
   OR A MIN. OF 40 BARS DIAMETERS, UNLESS NOTED OTHER-WISE(U.N.O.)

   CONCRETE COVER OF REINFORCING SHALL BE MAINTAINED AS FOLLOWS,

   3" FOR CONC. CAST AGAINST & PERMANENTLY EXPOSED TO EARTH
   2" FOR FORMED CONCRETE EXPOSED TO EARTH OR WEATHER
   11/2" FOR REINFORCEMET IN BEAMS AND COLUMNS
   3/4" FOR REINFORCEMENT IN SLAB

   REFER TO 1907.7.1 CBC FOR ADDITIONAL INFORMATION

   SUITABLE DEVICES BY SIMPSON OR EQUIVALENT MUFR.,SHALL BE USED TO HOLD REINFORCEMENT BARS IN REQUIRED POSITION

Wood:

1. ALL SOLID SAWN LUMBER SHALL BE DOUGLAS FIR LARCH WITH MOISTURE CONTENT NOT MORE THAN 19%

   LUMBER GRADES FOR USE TO BE MINIUM

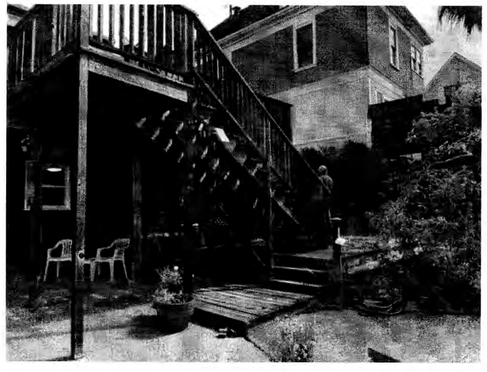
   a. POSTS AND BEAMS #1
   b. HEADERS, PLATES , JOISTS #1
   c. STUDS, BLOCKINGS #2
   d. MUDSILLA PRESSURE TREATED (P.T.)
   e. PLYWOOD SHTG. SHALL BE CDX. OR STRUCTUR 1. OSB. AS NOTED

   LUMBER IN CONTACT WITH CONCRETE, MASONARY, SOIL OR PERMANENTLY EXPOSED TO WEATHER SHALL BE P.T. IN ACCORDANCE WITH AWPI STANDARDS

2. GLUE LAMINATED (GL) LUMBER SHALL BE 24F-V4 DF/DF GRADE W/ 1/2" CAMBER OR AS NOTED.
   PARALLAM(PSL) BEAMS TO BE GRADE 2.1 E AND FABRICATED BY TRUS-JOIST
   ANTHONY POWER BEAMS(APB) TO BE FABRICATED BY ANTHONY FOREST PRODUCTS AND SHALL BE 30-E2 GRADE
   TIMBERSTANDARD (LSL) LUMBER TO BE FABRICATED BY TRUS-JOIST AND SHALL BE GARDE 1.7 E
   ROSBORO BIG BEAM (RBB) TO BE FABRICATED BY GEORGIA PACIFIC AND SHALL BE EWS 30 F-E1 GRADE
   MICRO-LAM (ML) TO BE FABRICATED BY TRUS-JOIST AND SHALL BE 1.9E
   PRESSURE TREATED LUMBER IS REQUIRED AS IT IS SPECIFIED IN PARAGRAPH NO. 1

3. SILL PLATES SHALL BE ATTACHED TO CONCRETE OR MASONARY WITH 5/8" DIA. x 10" (12" FOR 3x PLATE) LONG ANCHOR BOLTS WITH A 2" HOOK. ANCHOR BOLTS SHALL COMPLY WITH ASTM 307. BOLTSSHALL BE LOCATED @ 6' O.C. (U.N.O.)MAX. FOR ONE STORY AND AT 4' O.C. FOR TWO STORY STRUCTURES
   SILL BOLTS SHALL BE LOCATED AT A DISTANCE OF 12" FROM THE END OF EACH SILL ,WALL, CORNER, SPLICES WITH A MIN. TWO BOLTS PER SILL. ALL ANCHOR BOLTS SHALL BE PROVIDED WITH 3" SQ. x0.229" PLATE WASHERS. ANCHOR BOLTS SHALL NOT BE LOCATED CLOSER THAN SEVEN BOLTS DIA. FROM EACH END OF SILL PLATE.
   ANCHOR BOLTS INTO CONCRETE THRU P.T. MUDSILL SHALL BE HOTDIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL OR SILICON BRONZE OR COPPER PER SECTION 2304.9.5

4. NAILING EXPOSED TO WEATHER OR SOIL SHALL BE CORROSION RESISTANT



SCOPE OF WORK:

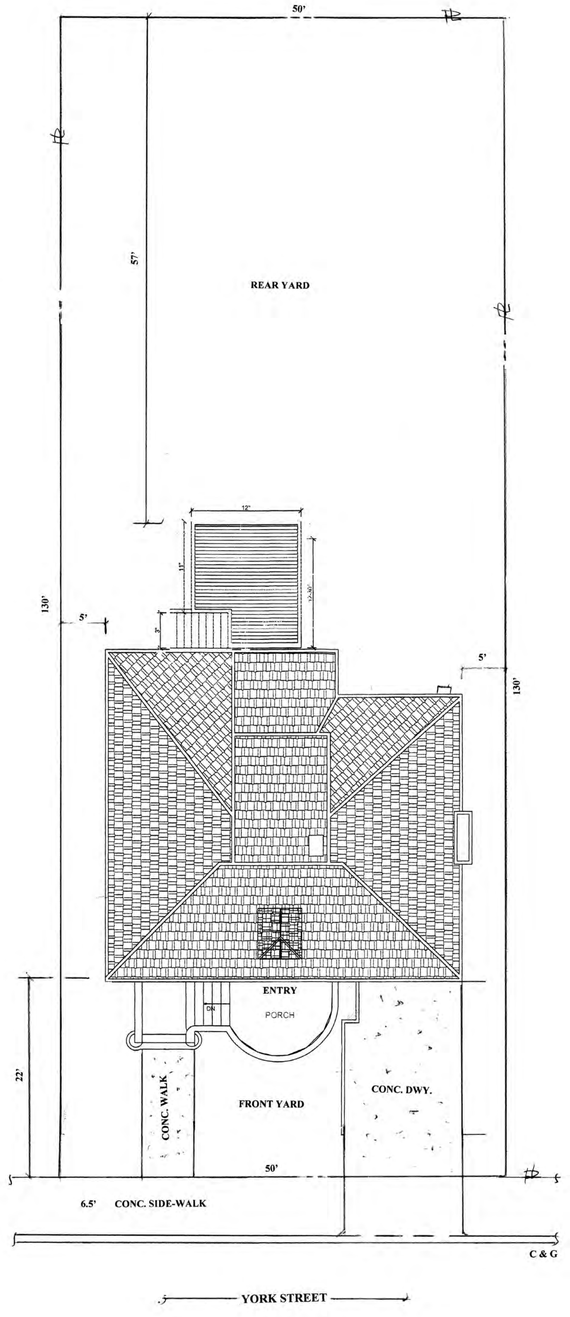
REMOVE & REPLACE DRY-ROTTED, UNSAFE EXIST. WOOD DECK AND STAIRS AT THE REARE YARD. ALSO REPLACE SMALL WOOD DECK AT THE GROUND LEVEL

PROJECT INFORMATION:

CONSTRUCTION TYPE:	V-B
OCCUPANCY	R-3
STORIES	2
SPRINKLER	NO

AMOKE & CARBON MONOXIDE ALARMS NOTES

1. CARBON MONOXIDE ALARM IS REQUIRED IN ALL AREAS LEADING INTO THE BEDROOM AND ON EVERY FLOOR
2. WHERE NEW CONSTRUCTION OR ELECTRICAL WORK OCCURES,THE SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED



SITE PLAN
1/8" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
ALLEN A DADAFARIN
No. C 087
Exp. 12-31-23
CIVIL
STATE OF CALIFORNIA

REVISIONS	BY

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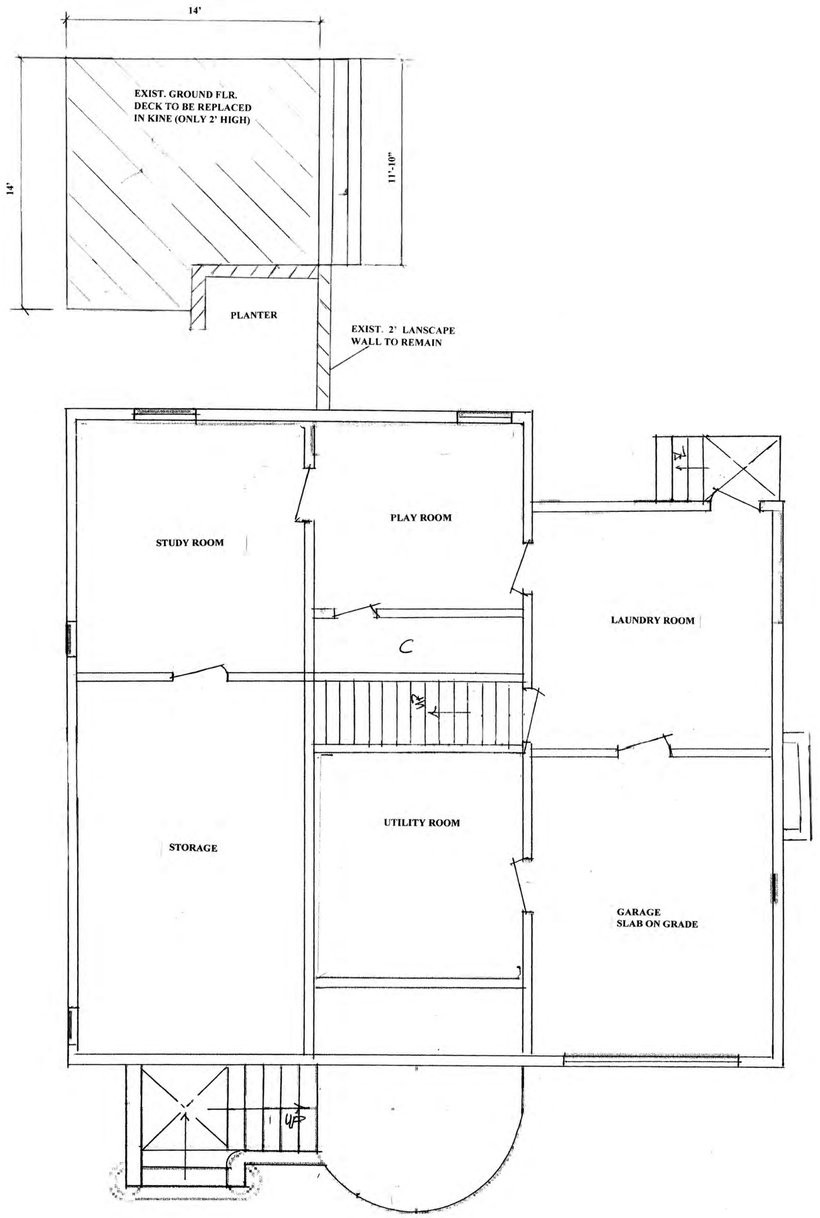
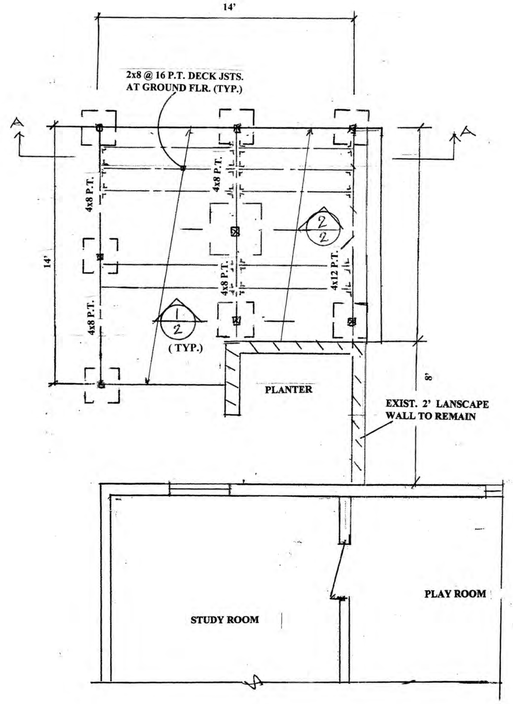
REMOVE & REPLACE EXIST. DRY-ROTTED WOOD DECK & STAIRS AT 721 YORK ST., VALLEJO, CA

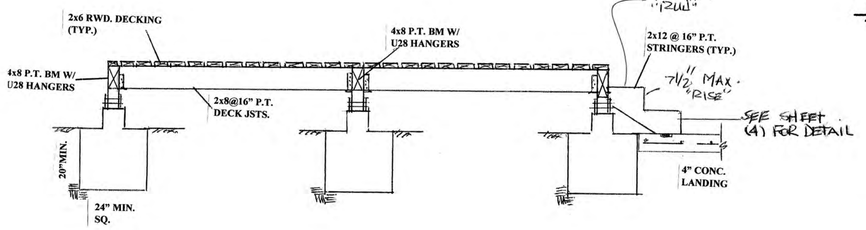
DRAWN	A.D
CHECKED	
DATE	9/5/23
SCALE	AS SHOWN
JOB NO.	600
SHEET	1
OF	SHEETS



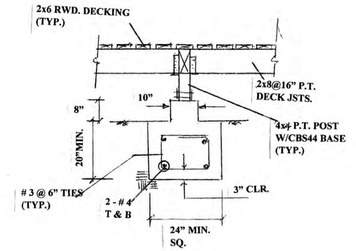
EXIST. LOWER FLOOR PLAN
1/4" = 1'-0"



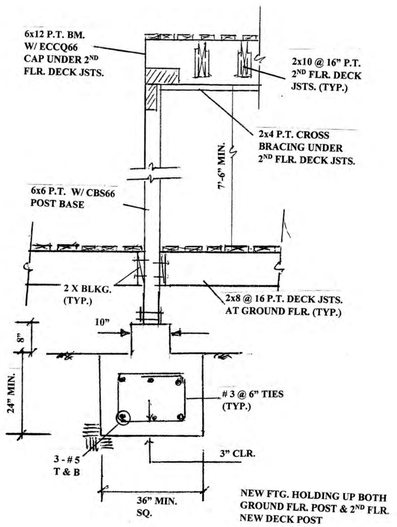
GROUND FLOOR REPLACEMENT DECK FOUNDATION & FRAMING PLAN
1/4" = 1'-0"



SECTION A-A
1/2" = 1'-0"



SECTION 1/2
N.T.S.



SECTION 2/2
N.T.S.

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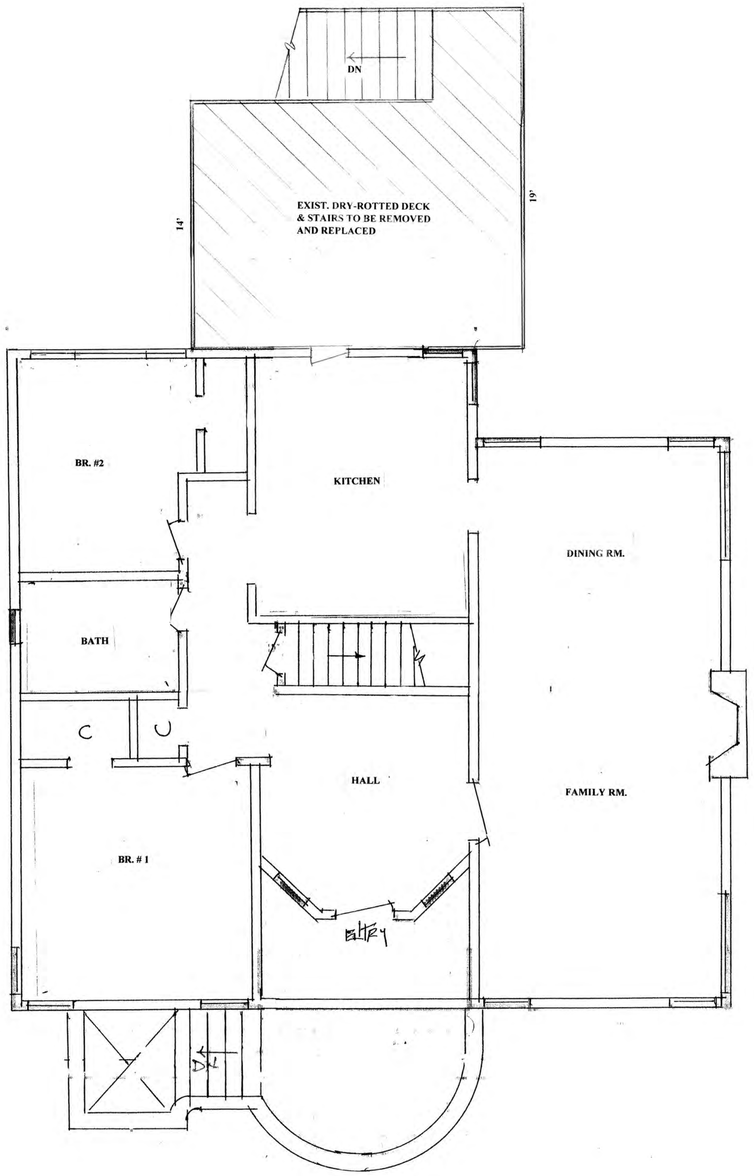
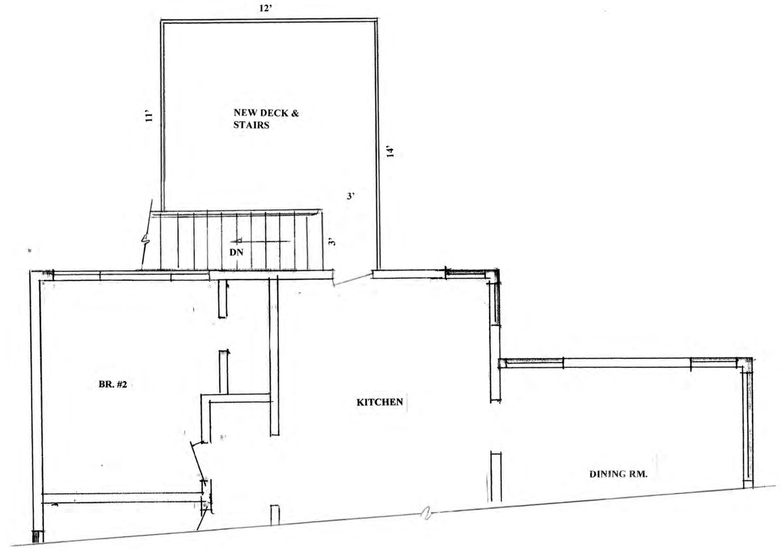
REMOVE & REPLACE EXIST.
DRY-ROTTED WOOD DECK & STAIRS
AT
721 YORK ST., VALLEJO, CA

DRAWN	AD
CHECKED	
DATE	9-5-23
SCALE	AS SHOWN
JOB NO.	600
SHEET	2
OF	SHEETS

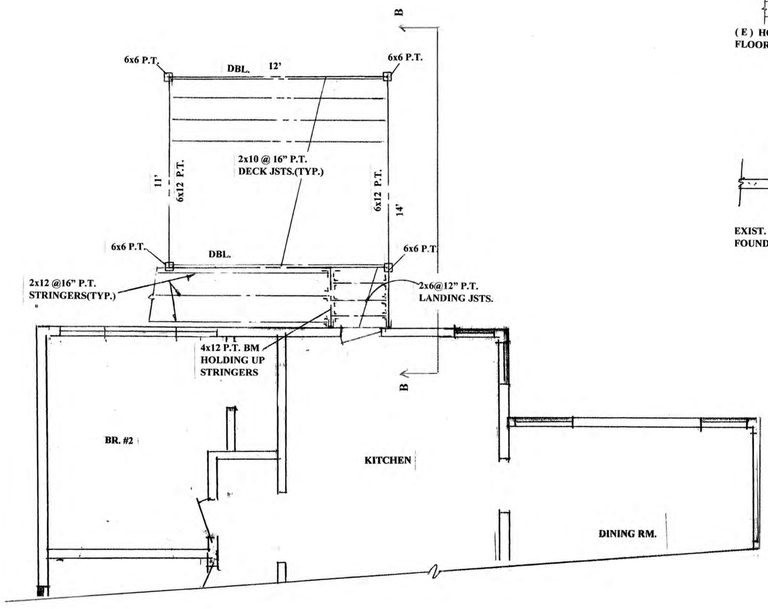
REGISTERED PROFESSIONAL ENGINEER
ALLEN A DADAFARIN
No. C 037203
EXP. 12-31-23
CIVIL
STATE OF CALIFORNIA



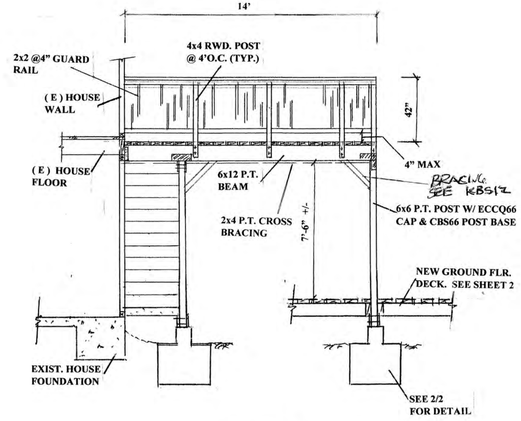
EXIST. UPPER FLOOR PLAN
1/4" = 1'-0"



NEW UPPER FLOOR PLAN
1/4" = 1'-0"



NEW UPPER FLOOR DECK
FRAMING PLAN
1/4" = 1'-0"



SECTION B-B
1/4" = 1'-0"

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REMOVE & REPLACE EXIST.
DRY-ROTTED WOOD DECK & STAIRS
AT
721 YORK ST., VALLEJO, CA

DRAWN	A.D.
CHECKED	
DATE	01-5-23
SCALE	AS SHOWN
JOB NO.	600
SHEET	3
OF	SHEETS

Simpson Strong-Tie Wood Construction Connectors

KBS1Z

SIMPSON Strong-Tie

Knee-Brace Stabilizer

The KBS1Z knee-brace stabilizer makes a structural connection between knee bracing and columns or beams to help stabilize free-standing structures and comply with many prescriptive deck bracing requirements such as AWC's DCA6 Prescriptive Residential Wood Deck Construction Guide. Factory-formed at a 45° angle and easily installed with nails, the KBS1Z braces 2x, 4x and 6x in line post-to-beam configurations. Check with your local building department for deck bracing requirements.

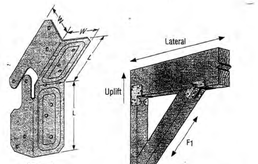
Material: 16 gauge

Finish: ZMAX® coating

Installation:

- Use all specified fasteners; see General Notes.
- For installations at an angle other than 45°, bend KBS1Z along slots to desired angle. Bend one time only.
- **Knee Brace:**
  - Cut braces at desired angle
  - Bend KBS1Z to desired angle if required
  - Install fasteners to secure in place
  - For equal-width members, install (2) KBS1Z on each end of brace (see connection type 1)
  - For 2x knee brace, install single KBS1Z on each end of brace (see connection type 2)
- **Beam-to-Post:**
  - Install in pairs; see illustrations for quantity and configuration

Codes: See p.14 for Code Reference Key Chart



KBS1Z
U.S. Patent 8,043,695

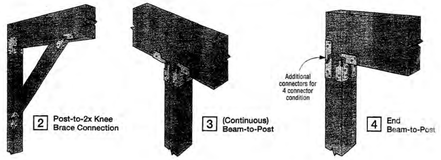
1 Post-to-Knee Brace Connection *(Same member width)*
Single knee brace shown. Double knee brace installation similar.

These products are available with additional corrosion protection. For more information, see p. 18.

These products are approved for installation with the Strong-Drive® SD Connector screw. See pp. 39–40 for more information.

Model No.	Dimensions (in.) W	Dimensions (in.) L	Type of Connection	Connectors per Joint	Fasteners Each Connector	Direction of Load	Allowable Loads (160) In-Service Moisture Content ≤ 19% DF/SP	≤ 19% SPF/HF	> 19% DF/SP[2]	> 19% SPF/HF[2]	Code Ref.
KBS1Z	1½	3	1	2	(12) 8d	F1 – Brace angle = 45°	1,175	1010	1055	860	IR6, I26, FL
						F1 – Brace angle = 30° or 60°[2]	835	720	835	720	
			2	1	(12) 8d x 1½"	F1 – Brace angle = 45°	630	540	470	385	
						F1 – Brace angle = 30° or 60°[2]	510	440	395	330	
			3	4	(12) 8d	Uplift	1,160	1,000	1,160	1,000	
						Lateral	1,725	1,480	1,725	1,480	
			4	2	(12) 8d	Uplift	540	465	540	465	
						Lateral	485	420	430	370	
				4		Uplift	900	775	900	775	
						Lateral	1,270	1,095	1,270	1,095	

1. Allowable loads have been increased for wind or earthquake with no further increase allowed; reduce where other loads govern.
2. For braces installed at intermediate angles, allowable loads may be interpolated between loads listed for brace angle = 45° and brace angle = 30° or 60°.



2 Post-to-2x Knee Brace Connection

3 (Continuous) Beam-to-Post

Additional connectors for 4 connector condition

4 End Beam-to-Post

Decks and Fences

Simpson Strong-Tie Wood Construction Connectors

DTT

SIMPSON Strong-Tie

Deck Tension Ties

DTT tension ties are safe, cost-effective connectors designed to meet or exceed code requirements for deck construction. These versatile DTT connectors are also load rated as a holdown for light-duty shearwalls and braced-wall panel applications.

For new construction or to make an existing current deck code-compliant, the DTT1Z can be used as a tension-tie to satisfy the 2015 IRC provision for a 750 lb. lateral load connection to the house at four locations per deck. This code detail permits the lateral connection from the deck joists to be made to top plates, studs, or headers within the supporting structure, which eliminates the need to access to the floor joists inside the home. The DTT1Z is available in a kit (DTT1Z-KT) that includes (4) DTT1Z connectors, (4) Strong-Drive® SDWH Timber-Hex HDG screws and (26) SD #9 x 1½" screws.

The DTT1Z fastens to the narrow or wide face of a single 2x with Simpson Strong-Tie® Strong-Drive® SD Connector screws or nails and accepts a ⅝" machine bolt, anchor bolt, or lag screw (washer required) or can be installed with the Strong-Drive SDWH Timber-Hex HDG screw with an integral washer.

The DTT2 can be used to satisfy the IRC provision for a 1,500 lb. lateral load connection at two locations per deck. Additionally, the DTT2 has been tested and evaluated in deck guardrail post applications to resist the code-specified lateral forces at the top of railing assemblies. The DTT2 is also available with longer 2½" Strong-Drive SDS Heavy-Duty Connector screws (model DTT2Z-SDS2.5) to achieve higher loads when needed. The DTT2 fastens easily to the wide face of a single or double 2x using Simpson Strong-Tie Strong-Drive SDS Heavy-Duty Connector screws (included) and accepts a ½"-diameter machine bolt or anchor bolt.

For guard post installations using Strong-Drive SDWS Timber screws, see T-F-SDWSGRD.

Material: 14 gauge

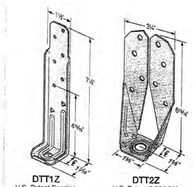
Finish: DTT1Z/DTT2Z — ZMAX® coating; DTT2SS — Stainless steel; see Corrosion Information, pp. 15–18

Installation:

Use all specified fasteners; see General Notes

- A standard cut washer (included for DTT2) must be installed between the nut and the seat
- Simpson Strong-Tie Strong-Drive SDS Heavy-Duty Connector screws install best with a low-speed high-torque drill with a ¼" hex head driver (Model DBH1.75)
- Strong-Drive SD Connector screws install with a ¼" hex head driver (Model DBHDX)
- Strong-Drive SDWH Timber-Hex HDG screws install with a ¼" hex head driver (Model DBH-1.75)

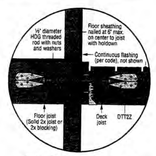
Codes: See p.14 for Code Reference Key Chart



DTT1Z
U.S. Patent Pending

DTT2Z
U.S. Patent 8,555,580

Typical DTT1Z Deck-to-House Lateral Load Connection
For more information on lateral load connections, see technical bulletin T-C-DECKLAT at **strongtie.com**



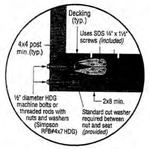
Typical DTT2Z Deck-to-House Lateral Load Connection
For more information on lateral load connections, see technical bulletin T-C-DECKLAT at **strongtie.com**

These products are available with additional corrosion protection. For more information, see p. 18.

These products are approved for installation with the Strong-Drive® SD Connector screw. See pp. 39–40 for more information.

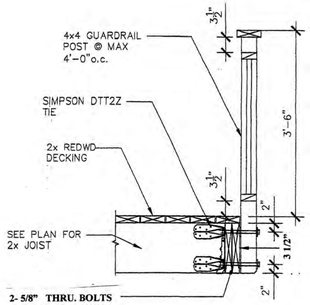
Model No.	℄	Anchor Diameter	Fasteners	Min. Wood Member Thickness (in.)	Allowable Tension Loads DF/SP (160)	SPF/HF (160)	Code Ref.
DTT1Z	¾	⅝[4] or SDWH[3]	(6) SD #9 x 1½"	1½	840	840	IR2, FL
			(6) 10d x 1½"		910	640[5]	
			(6) 10d x 1½"		910	850	
DTT2Z/DTT2SS	⅞	½	(8) ¼" x 1½" SDS	1½	1,825	1,800	IR, LA, FL
DTT2Z-SDS2.5	⅞	½	(8) ¼" x 2½" SDS	3	2,145	1,835	

1. Allowable loads have been increased for wind or earthquake loading with no further increase allowed.
2. DTT1Z installations with allowable loads below 750 lb. do not satisfy the 2015 IRC requirements for deck-to-house lateral load connections.
3. The Strong-Drive® SDWH Timber-Hex HDG screw with a minimum of 3" of thread penetration into dry lumber has an allowable withdrawal load (160) of 1,380 lb. into SP, 1225 lb. into DF and 1,020 lb. into SPF/HF.
4. Load values are valid if the product is flush with the end of the framing member or installed away from the end.
5. The guardrail post illustration above addresses an outward force on the guardrail. An additional DTT2Z can be added at the lower bolt to address an inward force.
6. A ⅝" HDG round washer is required when using a lag screw.

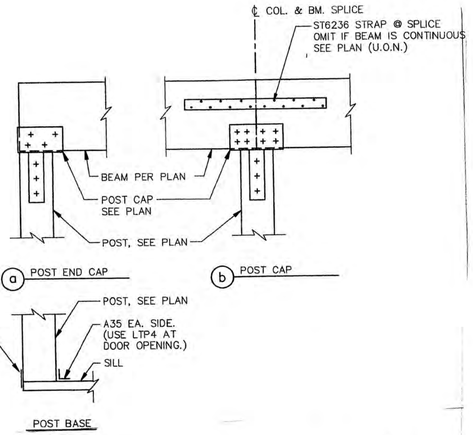


DTT2Z Installed as a Lateral Connector for a Deck Guardrail Post
For more information on guardrail post connections, see technical bulletin T-C-GRDRLPST at **strongtie.com**

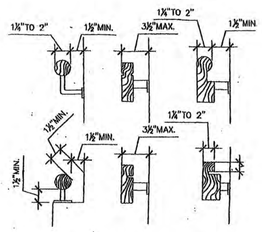
Decks and Fences



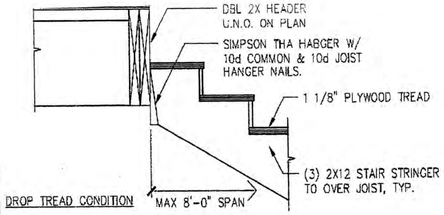
GUARDRAIL CONNECTION DETAIL (TYP.)
3/4" = 1'-0"

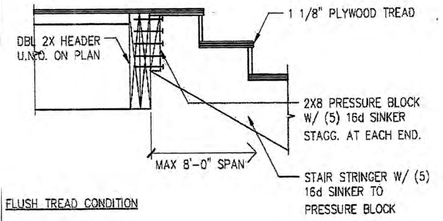


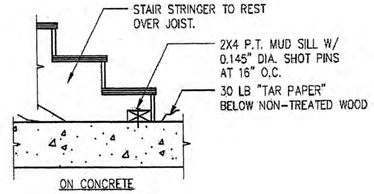
BEAM AND POST CONNECTION (TYP.)



TYPICAL HANDRAIL DETAILS
NOT TO SCALE







JOIST TO PARALLEL WALL (TYP.)

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REMOVE & REPLACE EXIST.
DRY-ROTTED WOOD DECK & STAIRS
AT
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REGISTERED PROFESSIONAL ENGINEER
ALLEN A DADAFARIN
NO. C 057200
EXP. 12-31-24
CIVIL
STATE OF CALIFORNIA

DRAWN	
	AD
CHECKED	
DATE	9-5-23
SCALE	AS SHOWN
JOB NO.	600
SHEET	4
OF	SHEETS