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AGENDA

VALLEJO ARCHITECTURAL HERITAGE AND LANDMARKS COMMISSION REGULAR MEETING – 6:30 P.M. CITY COUNCIL CHAMBERS November 21, 2024

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

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.

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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. July 18, 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. PUBLIC HEARING

A.

PROJECT NAME:	128 Carolina Street - New Single-Family Residence
PROJECT SUMMARY:	The project consists of a new two-story 1,732 square foot single-family residence, with an attached 280 square-foot one-car garage on a vacant lot within the Saint (St.) Vincent Historic District. Access to the garage is proposed off Lozier Alley. The residence façade has been designed with Hardie lap siding and wood accent brackets both painted different shades of gray, with black vinyl windows. The project also includes 1,250 square feet of new landscaping along Carolina Street and throughout the site.
Project Number(s):	Certificate of Appropriateness (COA22-0007) Development Review (DVR22-0031)
PREPARED BY:	Laura Solomon, Associate Planner
LOCATION:	128 Carolina Street / APN: 0055-121-120
APPLICANT:	Rob Kelly/ Mario Vazquez
OWNER:	Luis Rivera
GENERAL PLAN LAND USE DESIGNATION:	Primarily Single Family (R-SF)
ZONING DISTRICT:	Residential Low Density (RLD)
HISTORIC DISTRICT:	St. Vincents Historic District
CEQA:	The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (a) (Class 3, "New Construction or Conversion of Small Structures").
RECOMMENDATION:	Staff recommends that the Architectural Heritage and Landmarks Commission find the project exempt from environmental review pursuant to CEQA Guidelines Section and 15303(a) and adopt a resolution to approve Certificate of Appropriateness (COA#22-0007) and Development Review (DVR22-0031) based on the findings and conditions contained herein.

B.

PROJECT NAME: 316 Florida Street - New Single-family Residence

PROJECT SUMMARY: The project consists of a new two-story 3,247 square foot single-family residence with a detached 800 square-foot four-car garage and an 800 square-foot Accessory Dwelling Unit above, on a vacant lot within the Saint (St.) Vincent Historic District. The residence façade is proposed to have James Hardie siding painted beige, black James Hardie roof fascia board with natural wood accent brackets, vinyl windows, and a stone veneer accent below the front porch. The project would retain the existing street tree and also include 1,724 square feet of new drought-tolerant landscaping along Florida Street and throughout the site.

Project Number(s): Certificate of Appropriateness (COA24-0002)
Development Review (DVR24-0004)
Landscape Review (LR24-0004)
Exception Permit (EXC24-0010)

PREPARED BY: Laura Solomon, Associate Planner

LOCATION: 316 Florida Street / APN: 0055-104-180

APPLICANT: Maxwell Beaumont

OWNER: Pro Player Investments

GENERAL PLAN LAND USE DESIGNATION: Primarily Single Family (R-SF)

ZONING DISTRICT: Residential Low Density (RLD)

HISTORIC DISTRICT: St. Vincents Historic District

CEQA: The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (A) (Class 3, "New Construction or Conversion of Small Structures").

RECOMMENDATION: Staff recommends that the Architectural Heritage and Landmarks Commission find the project exempt from environmental review pursuant to CEQA Guidelines Section 15303(a), and adopt a resolution to approve Certificate of Appropriateness (COA24-0002), Development Review (DVR24-0004), Landscape Review

(LR24-0004) and Exception Permit (EXC24-0010), based on the findings and conditions contained herein.

C.

PROJECT NAME:

Hospital Building (H1) Modifications at Touro University

PROJECT SUMMARY:

The proposed project includes exterior alterations to an existing institutional building, (Hospital Building (H1)) now part of the Touro University campus. The proposal consists of the rehabilitation of the northeast building façade, installation of new roofing, reconstruction of the porte-cochère to match the original condition, and removal of existing arch bridge walkways between adjacent buildings.

PROJECT NUMBER(S):

Certificate of Appropriateness (COA #23-0006)

PREPARED BY:

Robby Thacker, Principal Planner

LOCATION:

1310 Club Drive (APN: 0066-170-010)

APPLICANT:

Umoja Akbar, TW Architects

OWNER:

Touro University

**GENERAL PLAN LAND USE
DESIGNATION:
ZONING DISTRICT:**

District – Mare Island

SP-4 Mare Island

CEQA:

The project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15331 (Class 31 “Historic Resource Restoration /Rehabilitation”).

RECOMMENDATION:

Staff recommends that the Architectural Heritage and Landmark Commission find the project exempt from environmental review pursuant to CEQA Guidelines Section 15331 (Class 31 “Historical Resource Restoration/Rehabilitation”) and approve Certificate of Appropriateness (COA23-0006) based on the findings provided in the attached Resolution and subject to the Conditions of Approval provided as Exhibit A to the Resolution.

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, Dalia Vidor, 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., Monday, November 18, 2024

Dalia Vidor

Dated: November 18, 2024

Executive Secretary