

## CITY OF VALLEJO PLANNING COMMISSION

Charles Legalos, Chairperson  
Kent Peterman, Vice Chair  
Gary Salvadori  
Linda Engelman  
Robert McConnell  
Norm Turley  
Gail Manning

**MONDAY**  
**2 APRIL 2007**

**7:00 P.M.**

City Hall  
555 Santa Clara Street  
Vallejo, California 94590

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Those wishing to address the Commission on a scheduled agenda item should fill out a speaker card and give it to the Secretary. Speaker time limits for scheduled agenda items are five minutes for designated spokespersons for a group and three minutes for individuals.

Those wishing to address the Commission on any matter not listed on the agenda but within the jurisdiction of the Planning Commission may approach the podium during the "Community Forum" portion of the agenda. The total time allowed for Community Forum is fifteen minutes with each speaker limited to three minutes.

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.

The applicant or any party adversely affected by the decision of the Planning Commission may, within ten days after the rendition of the decision of the Planning Commission, appeal in writing to the City Council by filing a written appeal with the City Clerk. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the 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 two hundred or five hundred feet of the project boundary, whichever was the original notification boundary.

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

If any party challenges the Planning Commission's actions on any of the following items, they may be limited to raising only those issues they or someone else raised at the public hearing described in this agenda or in written correspondence delivered to the Secretary of the Planning Commission.

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

- A. ORDER OF BUSINESS CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. ROLL CALL
- D. APPROVAL OF THE MINUTES: None.
- E. CONSENT CALENDAR AND APPROVAL OF THE AGENDA
- F. REPORT OF THE SECRETARY
  - 1. Upcoming Meeting of Monday, April 16, 2007
    - a. Code Text Amendment 06-0004 Screening and Landscaping Regulations. *Continued from the meeting of February 5, 2007.*
    - b. Inclusionary Housing Ordinance workshop/timeline. *Continued from the meeting of March 19, 2007.*
    - c. Use Permit 07-0002 for a storage yard located at 107 Couch Street.
    - d. Use Permit 07-0004 for a new mausoleum at Skyview Memorial located at 200 Rollingwood.
    - e. Tentative Map 05-0004 to create six residential parcels at Illinois and Fern Streets.
    - f. Minor Use Permit 07-0003 to expand a treatment facility located at 200 Peppercorn Court.
    - g. Tentative Map 07-0004 to create two parcels for commercial development on Mare Island.
  - 2. a. Preview of new staff report template.
- G. CITY ATTORNEY REPORT
- H. COMMUNITY FORUM
- I. REPORT OF THE PRESIDING OFFICER AND COMMISSIONERS
- J. LIAISON REPORTS
  - 1. Council Liaison to Planning Commission
  - 2. Planning Commission Liaison to City Council
- K. PUBLIC HEARINGS
  - 1. Site Development 06-0045 for a single-family home in the Residential View District located at 516 Hichborn Street. Proposed CEQA Action: Exempt.  
  
Staff recommends **approval** based on the findings and conditions.
- L. OTHER ITEMS
  - None.
- M. WRITTEN COMMUNICATIONS
  - None.
- N. ADJOURNMENT



**STAFF REPORT  
CITY OF VALLEJO PLANNING COMMISSION**

**Date of Hearing:** April 2, 2007 **Agenda Item:**

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Application Number: Site Development #06-00445, as governed by Chapter 16.75 "Site Development Standards" of the Vallejo Municipal Code.

Recommendation: **Approve** subject to the findings and conditions contained in the staff report.

Location: 516 Hichborn Avenue APN: 0051-211-860

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Applicants: Glenn Sewing  
53 Orchard Way  
Novato, CA 94947

Property Owners: Stanley Goldfarb  
545 McClay Road  
Novato, CA 94947

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General Plan: Low Density Residential Zoning: Low Density Residential (LDR)

Existing Land Use: The site is currently vacant.

Surrounding Land Use: The land uses in the immediate vicinity are single-family residences.

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**1. PROJECT DESCRIPTION**

The application is for the construction of a new, 2,390-square-foot, single-family residence on a 7,500-square-foot lot in the Residential View District. The three-bedroom, two and one-half bath house would be split level, following the terrain of the hillside, with the two-car garage and lower floor level set into the hillside to minimize the building height. The building is set back on the site to minimize grading and the architectural style is post-modern, with large expanses of glass on the front (south) elevation and a stucco finish.

## **2. ENVIRONMENTAL REVIEW**

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and was determined to be exempt per Section 15303 “New Construction or Conversion of Small Structures”, Title 14 of the California Code of Regulations which applies to the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Example (a) of this exemption is “One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.”

## **3. CONSISTENCY WITH THE GENERAL PLAN**

The General Plan land use designation for this property is Low Density Residential, which allows a density of 0.5 to 8.7 units per acre. The proposed project would yield a density of 5.8 units per acre.

The General Plan Hillside Development Goal is “To preserve the natural character of the hillsides for the enjoyment of all.” There are a number of policies related to this goal, including Policy 1, “Development in hilly areas should be designed to capture views. The development, in turn, should be pleasing to observe from a distance . . .”, and Policy 4, “Wherever possible, building heights shall be limited so as to minimize visual impact on the hillsides as well as interference with existing view corridors”. The proposed project is consistent with the Hillside Development Goal and its policies.

## **4. CONFORMANCE WITH VALLEJO HEIGHTS NEIGHBORHOOD DEVELOPMENT PLAN**

The Vallejo Heights Neighborhood Development Plan was adopted in 1978. The primary purpose of the Plan is “To preserve the neighborhood as a medium density, moderate priced residential area.” The secondary purposes of the Plan are “To improve the quality of the neighborhood residential living environment and to enhance and fully capitalize on the positive qualities of the neighborhood.”

The Housing Goal of the Vallejo Heights Neighborhood Development Plan is to “preserve and improve the neighborhood housing stock.” The Design Goals of the Plan are “to provide a physical environment that promotes a pleasant residential environment and a sense of neighborhood” and “to preserve and enhance the functional and aesthetic elements, both natural and manmade, that make up the design character of the Vallejo Heights neighborhood and the subneighborhoods which comprise it.” Policies of the Design Goals that apply to the proposed project include Policy 1 “To preserve and enhance the architectural character of the neighborhood”; Policy 2 “To preserve the panoramic view that characterize the area”; and Policy 7 “To develop residential structures and public improvements which compliment the natural topographic features.”

The proposed project would improve the quality of the neighborhood by provided a new, high-quality house. The project has been designed to be compatible with existing

neighborhood, which contains a variety of housing styles, and to take advantage of the views. The project would step down the hillside, conforming to the natural topography of the lot.

## 5. CONFORMANCE WITH ZONING REGULATIONS

**ZONING.** The site is currently zoned Low Density Residential. This zoning designation allows one unit per parcel. The proposed project consists of the construction of a single-family residence on a vacant parcel.

The project is in the Residential View District. In this district, projects for new primary structures must go through site development review, with the determination made by the Planning Commission.

**SETBACKS.** The required setbacks in LDR districts are fifteen feet in the front, five feet on one side and ten feet on the other, and five feet in the rear; however, for lots that were established prior to 1970, the side setbacks may be five feet on either side. As the lot was established prior to 1970, the proposed project meets these standards.

**HEIGHT.** The height limitation in LDR districts is two stories or 35 feet, whichever is the lesser. The proposed residence is split level (no more than 2 stories) and approximately 26 feet at the highest point above natural grade, which is consistent with the height limitations.

**PARKING.** The parking requirement for single-family houses is a minimum of one covered and one uncovered space. The project includes a two-car garage. The driveway is designed with a “hammerhead” to allow vehicles to turn around before exiting the property. This hammerhead would also allow parking for two additional vehicles. Although there is no requirement for vehicles to enter traffic facing forward, given the steepness of the driveway and of the street, this is a recommended safety feature.

**VIEW DISTRICT FINDINGS.** New development in the Residential View District must be designed to meet the following findings:

1. *Will maximize open space preservation.*

The proposed project has been designed to provide a reasonably sized house that minimizes view impacts to adjacent residences. Although a two-story house would preserve more open space, it would obstruct views from at least one of the neighboring residences. In addition, due to the topography of the lot, the house would be set back on the property, which will maximize the appearance of open space from the street and more distant viewpoints.

2. *Protects view corridors, natural vegetation, landforms and other features.*

The project would not affect view corridors, nor would it affect natural vegetation, landforms, or other features. It has been designed to minimize changes to landforms by conforming to the existing topography. There is no natural vegetation remaining on the lot and no other features would be affected.

3. *Minimizes the appearance of visually intrusive structures.*

The project has been to be visually unobtrusive. It is set well-back on the lot and is low on the horizon, below the ridgeline.

4. *Prevents obstruction of property owners' views by requiring appropriate construction of new structures or additions to existing buildings or adjacent parcels.*

The applicant has worked with property owners in the vicinity to design a project that has minimal impacts on views from other properties. The original proposal for this lot was a two-story house; however, that design would have had an impact on a significant view from one of the windows of a house in the vicinity. The applicants revised the project and submitted new plans for a one-story house that would not obstruct views from neighboring properties.

5. *Minimizes potential view loss from public areas.*

There would be no view loss from any public area. The property is on the north, uphill side of Hichborn, well below Craven, the next street over.

6. *Incorporates reasonably available design options that eliminate or lessen view obstructions.*

As noted previously, the applicants redesigned the project to eliminate view obstructions from a neighboring property.

## 6. PUBLIC COMMENTS

Notice of the project was sent to property owners within 200 feet of the project. Notice was also sent to the Vallejo Heights Neighborhood Association and published in the Vallejo Times-Herald. Staff was contacted by the owners of one property in the vicinity. A second property owner came in to view the plans, as did the Vallejo Heights Neighborhood Association. Further discussion is included in the Staff Analysis section of this report.

## 7. DEPARTMENT REVIEW AND COMMENTS

The plans for this project were sent to the Building Division, the Traffic Engineer, the City Engineer, Vallejo Sanitation and Flood Control District, Fire Prevention, and the Water Superintendent for review and comment. Comments from the various departments have been incorporated into the staff analysis and conditions of approval for this project.

## 8. REFERENCES

State of California, Office of Planning and Research; CEQA: California Environmental Quality Act (Statutes and Guidelines 1999, as amended).

City of Vallejo General Plan

City of Vallejo Zoning Ordinance:

- Chapter 16.14 – Low Density Residential District
- Chapter 16.36 – Residential View District
- Chapter 16.62 – Off-Street Parking and Loading Regulations
- Chapter 16.70 – Screening and Landscaping Regulations
- Chapter 16.90 – Site Development Plan Approval Procedure

Vallejo City Planning Department, Special Projects Section. Neighborhood Development Plan for the Vallejo Heights Neighborhood. December 1978.

## 9. STAFF ANALYSIS

The proposed project consists of a split-level, single-family house on a vacant lot in the Residential View District. As noted previously, the original proposal for the property was a two-story house; however, when it was discovered that this design would have significant view impacts on another property in the vicinity, the applicants redesigned the project, providing new plans for a split-level house that eliminates the view blockage from the previous design. As the lot slopes up steeply in the front, leveling off somewhat toward the back half, the house would be set back on the lot to minimize the amount of grading required for the project and to provide a driveway that meets the City's driveway grade requirements.

The neighborhood is one of the older areas of town and has developed slowly over time, with a variety of architectural styles. The houses also vary widely in size, height, lot coverage, and setbacks. The proposed Post Modern design, while not matching any particular existing houses, fits in well with the eclectic mixture of architectural styles represented in the immediate neighborhood. While the main emphasis of the project has been to provide a reasonably sized house that would fit the topography of the lot and minimize any potential view impacts, the proposed style would provide an attractive contrast to the architectural styles in neighborhood that would contribute to the overall eclectic character without standing out unduly.

Both the neighbors who viewed the plans and the Vallejo Heights Neighborhood Association were pleased with the project. The neighbors whose view would have been affected by the previous design told staff that they were very happy with the new plans and think it will be a fine addition to the neighborhood.

*Conclusion.* The project has been designed to minimize view obstructions from public and private viewpoints. It meets the requirements of the General Plan, the Vallejo Heights Neighborhood Development Plan, and the Zoning Ordinance. Neither the neighbors nor the Vallejo Heights Homeowners Association oppose the project. The design of the project would contribute to the overall neighborhood character.

## 10. STAFF RECOMMENDATION

Staff recommends that the Planning Commission **APPROVE** Site Development1 #06-0045 subject to the following:

## **Findings:**

These findings are based upon all evidence in the record including written correspondence and staff report, all of which are incorporated by reference.

1. As described in Sections 4 and 5 of this report, the proposed project will maximize open space preservation.
2. As described in Sections 4, 5, and 9, the proposed project will protect view corridors and natural topography.
3. As described in Sections 5 and 9, the proposed project, as conditioned, minimizes the visually intrusive quality of the development.
4. As described in Sections 5 and 9, the proposed project is designed to minimize the obstruction of views from neighboring properties.
5. As described in Sections 5 and 9, the project would not affect views from public areas.
6. As described in Sections 5 and 9, the proposed project incorporates reasonably available design options to lessen view obstructions.
7. As described in Section 5, the proposed project is in compliance with the relevant sections of the Zoning Ordinance.
8. As described in Section 3, the proposed project is consistent with the Vallejo General Plan.
9. As described in Sections 4, 5, and 9, the proposed project is compatible with the existing development in the neighborhood, with respect to the size, style, and type of building, both in the immediate vicinity and as seen from other vantage points.
10. As described in Sections 4, 5, and 9, the proposed project the quality and character of the project harmonizes with and serves to protect the values of properties in the area.
11. As described in Section 4 of this report, the proposed project is consistent with the Vallejo Heights Neighborhood Development Plan.
12. As described in Section 2 of this report, the proposed project is exempt from the California Environmental Quality Act as it consists of the construction of one single-family residence in a residential zone.



## **CONDITIONS OF APPROVAL**

### **A. Planning Division**

1. Prior to building permit submittal, submit a numbered list to the Planning Division stating how each condition of project approval contained in this report will be satisfied. The list should be submitted to the project planner who will coordinate development of the project.

### **B. Public Works**

1. The centerline of the proposed driveway for this project shall be perpendicular to the street for ten feet from face of curb.

## **PROJECT REQUIREMENTS**

### **A. Planning Division**

1. Prior to building permit submittal, submit 2 sets of landscaping plans prepared by a registered landscape architect to the Planning Division for review and approval. The requirement for a registered landscape architect may be waived at the discretion of the Planning Manager. Landscape plans shall comply with Chapter 16.70 (VMC), and are to include the following:

- a. Location, species, and size of all mature trees six inches in trunk diameter or greater;
- b. A minimum of 1 City-approved street tree to be planted at least 6 feet from any sewer line;
- c. Specification of low growth type species adjacent to doors, windows and walkways;
- d. Low-water using and drought-resistant plant materials;
- e. Screening of required backflow preventer;
- f. All trees to be minimum of 15 gallon, double staked; at least 50% of the proposed shrubs shall be a minimum of 5 gallon;
- g. Irrigation plan indicating all components of the irrigation system including sprinklers and other outlets, valves, backflow prevention devices, controllers, piping and water usage; and

Prior to occupancy/final building inspection, install landscaping and irrigation per approved plans. The landscape architect shall verify in writing that the landscaping and irrigation have been installed in accordance with the approved landscaped plans with respect to size, health, number and species of plants and the overall design concept.

### **B. Public Works**

1. Prior to building permit submittal, submit site grading, drainage, improvement, and utility plans for review and approval. Site plan shall show all proposed and

existing improvements and utility services. Secure approval prior to building permit submittal.

2. Intercept onsite surface runoff, including proposed driveway, at the back of sidewalk and direct into the public storm drain system.
3. Prior to building permit submittal, submit structural calculations for retaining walls that are outside of the building for review.
4. Owner of the property shall apply to Public Works Department for an encroachment permit to install the private drainage facilities within the public right-of-way.
5. Remove and replace broken curb, gutter, and sidewalk fronting the property as determined in the field by the City Engineer.
6. Driveway slope on local streets shall not be more than 15 percent.

Standard Conditions that may apply: PW1 through PW17.

**C. Vallejo Sanitation and Flood Control District**

1. Prior to building permit submittal, a VSFCD Connection Permit is required. Pay all applicable review and connection fees.
2. The project, as submitted, was incomplete. Please show location of sanitary sewer and cleanout on site utility plan.
3. Prior to occupancy/final building permit issuance, provide a standard VSFCD cleanout at the right-of-way/easement line per District standards and a two-way cleanout at the building per the U.P.C.
4. Please show on site utility plan location of District cleanout and private two-way cleanout and 4-inch private lateral.

**D. Fire Prevention**

1. Prior to occupancy/final building inspection, install approved numbers or addresses on the building in a position that is clearly visible and legible from the street. Residential buildings shall have numerals or letters not less than 3 inches in height and of an approved color that contrasts with the background.
2. In Residential (Group R) Occupancies, single station smoke detectors shall be installed prior to occupancy/final building inspection in each sleeping area. When the dwelling unit is of more than one story (including basements), there shall be a smoke detector on each story. When a story is split into more than one level, the smoke detector shall be installed on the upper level.

**E. Water Superintendent**

1. Submit a numbered list to the Water Division stating how each condition of project approval will be satisfied.
2. All water system improvements shall be consistent with the *Vallejo Water System Master Plan*, 1985, prepared by Kennedy/Jenks Engineers as updated by Brown & Caldwell, 1996 and *Sky Valley Water Master Plan*, 1990, prepared by Brian Kangas Foulk. Prior to building permit submittal, water system improvement plans shall be submitted to the Water Division for review and approval, and shall contain at least:
  - a. Location and size of domestic service connection(s).
  - b. Location of fire hydrants.
  - c. Location of structures with respect to existing public water system improvements such as mains, meters, etc.
3. Comply with all fire flow requirements of the Fire Department. Fire flow at no less than 25 psig residual pressure shall be available within 1,000 feet of any structure. One half of the fire flow shall be available within 300 feet of any structure. For single-family residential units, the fire flow is 1,500 gpm.
4. Prior to building permit submittal, hydraulic calculations shall be submitted to the Water Superintendent demonstrating compliance with the fire flow requirements.
5. Fire hydrant placement and fire sprinkler system installation, if any, shall meet the requirements of the Fire Department. For combined water and fire services, the requirements of both the Fire Department and the Vallejo Water System Master Plan, with latest revisions, shall be satisfied.
6. Easements shall be granted for all water system improvements installed outside the public right-of-way in the City's Standard Form for Grant of Water Line Easement with the following widths:
  - a. 15 feet wide (minimum) for water mains.
  - b. 10 feet wide (minimum) for fire hydrants, water meters, backflow preventers, double detector check valves, etc.
7. Each unit or structure shall be metered separately.
8. Water service shall be provided by the City of Vallejo following completion of the required water system improvements and payment of applicable fees. Performance and payment bonds shall be provided to the City of Vallejo prior to construction of water system improvements. Fees include those fees specified in the Vallejo Municipal Code, including connection and elevated storage fees, etc., and fees for tapping, tie-ins, inspections, disinfection, construction water, and other services provided by the City with respect to the water system improvements. The Water Division may be contacted for a description of applicable fees.

9. Prior to occupancy or final building inspection, install water system improvements as required. Backflow devices, where required, shall be installed in areas hidden from public view and/or shall be mitigated by landscaping.
10. Submit plumbing calculations that the existing water service and/or meter size meets the current Plumbing Code requirements. If it does not, upsize the water service and meter size to recommended size. Application for the water service changes should be directed to Water Engineering at 202 Fleming Hill Road, Vallejo, CA 94589.

**GENERAL CONDITIONS:**

1. Construction-related activities shall be limited to between the hours of 7 a.m. and 6 p.m., Monday through Saturday. No construction is to occur on Sunday or federal holidays. Construction equipment noise levels shall not exceed the City's maximum allowable noise levels.
2. All contractors and subcontractors for the project must obtain a City of Vallejo Business License.
3. The conditions herein contained shall run with the property and shall be binding on the applicant and all heirs, executors, administrators, and successors in interest to the real property that is the subject of this approval.
4. The applicant shall defend, indemnify, and hold harmless the City of Vallejo and its agents, officers, and employees from any claim, action, or proceeding against the City and its agents, officers, and employees to attack, set aside, void, or annul this approval by the City. The City may elect, at its discretion, to participate in the defense of any action.

**11. EXPIRATION**

This site development permit shall expire automatically 18 months after its approval unless building permits are secured and construction has begun or unless this permit is extended by the City prior to the expiration date.

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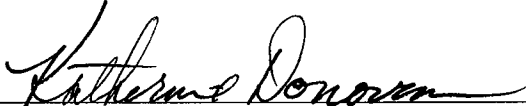
The Council may affirm, reverse or modify any decision of the Planning Commission which is appealed. The Council may summarily reject any appeal upon determination that the appellant is not adversely affected by a decision under appeal.


### **ATTACHMENTS**

Attachment 1 – Location map/Conflict of Interest map

Attachment 2 – Site plans and building elevations

Attachment 3 – Photographs of representative architectural styles in the neighborhood

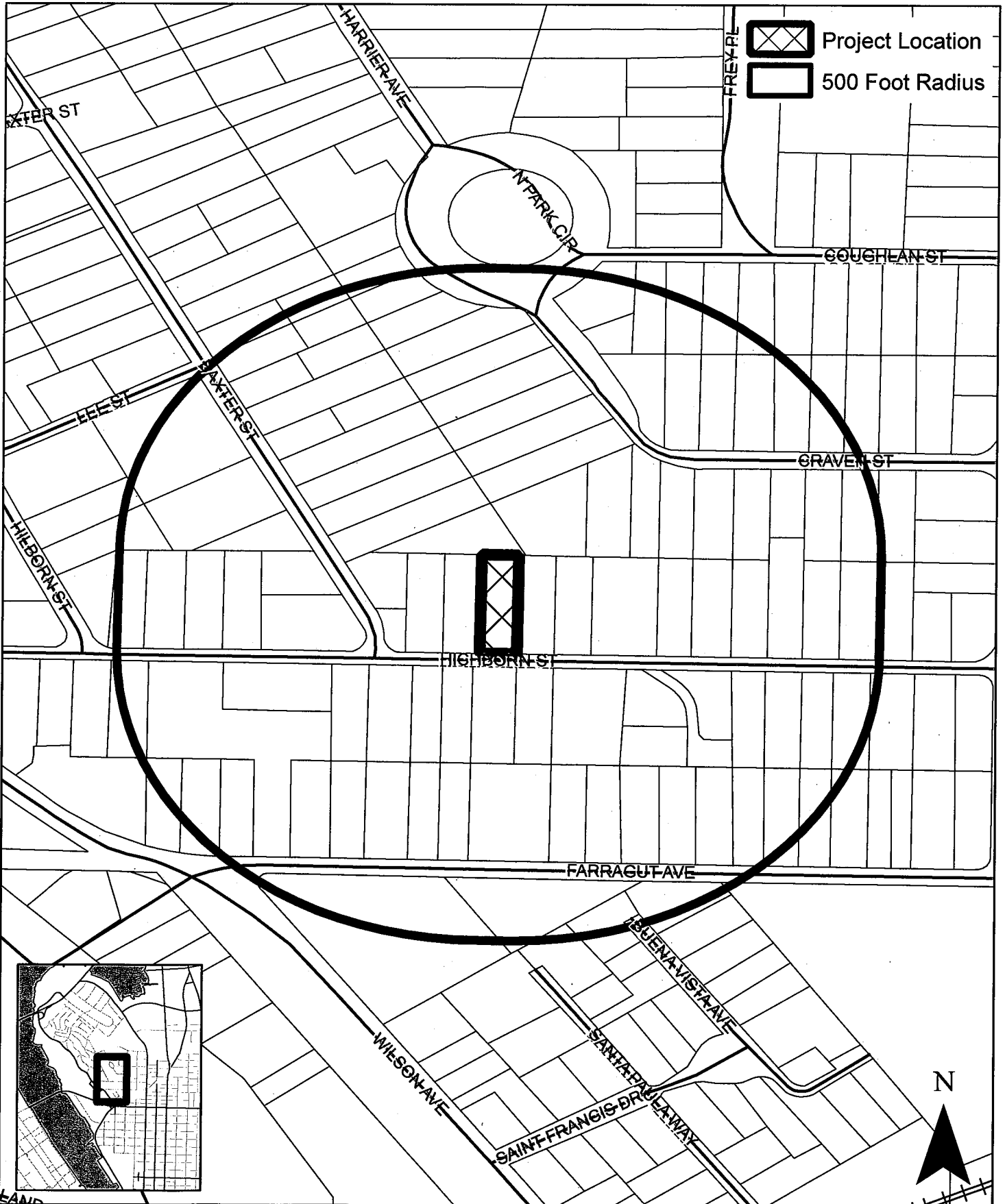
Prepared by:   
Katherine Donovan, Associate Planner

Reviewed by:   
Don Hazen, Planning Manager

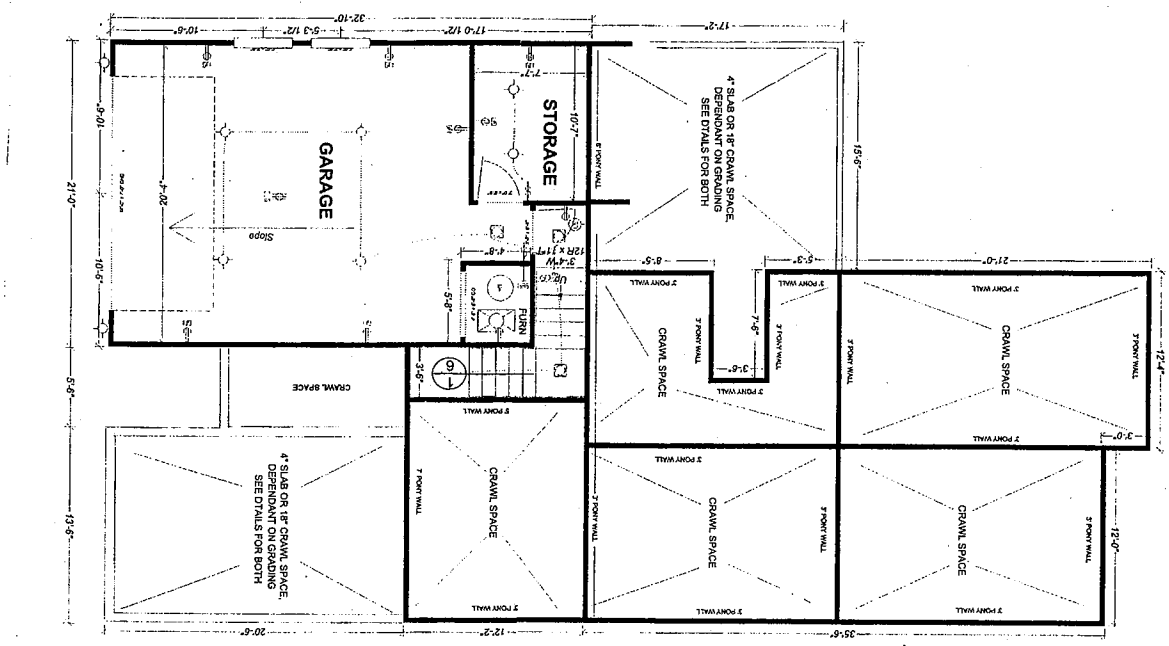
# Conflict of Interest Map

Site Development #06-0045

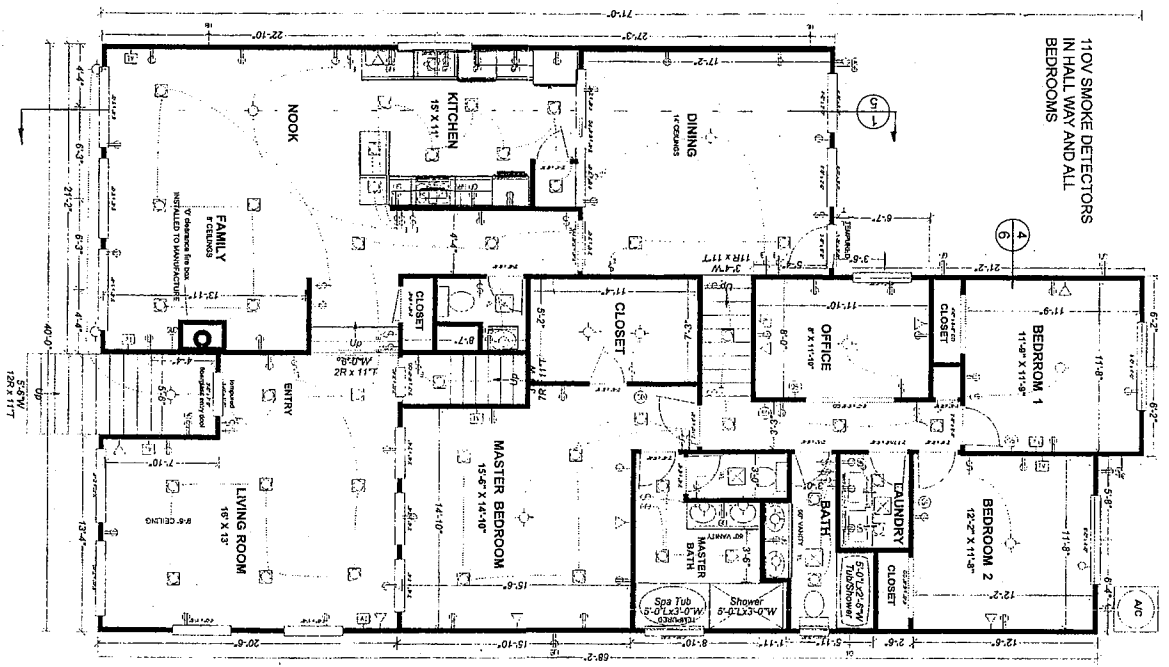
516 Hichborn Street - (APN# 0051-211-860)



**GARAGE PLAN 1ST FLOOR**  
SCALE 1/4"=1'-0"

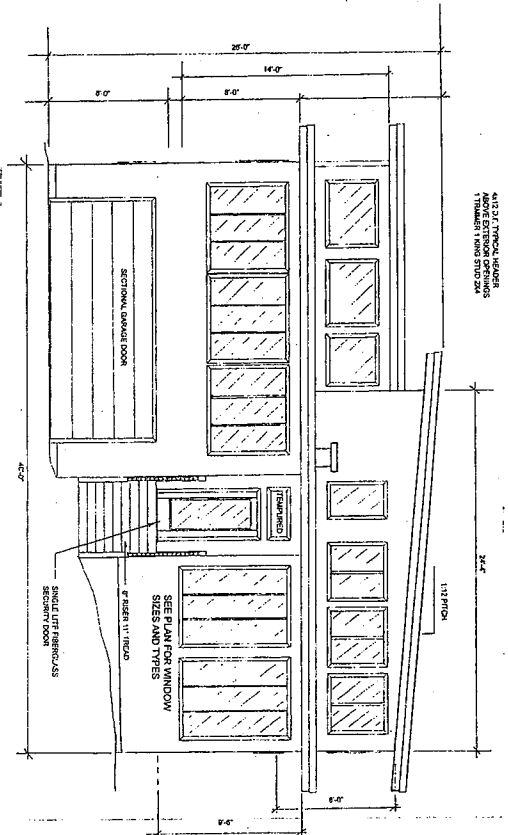


**LIVING AREA 2ND FLOOR**  
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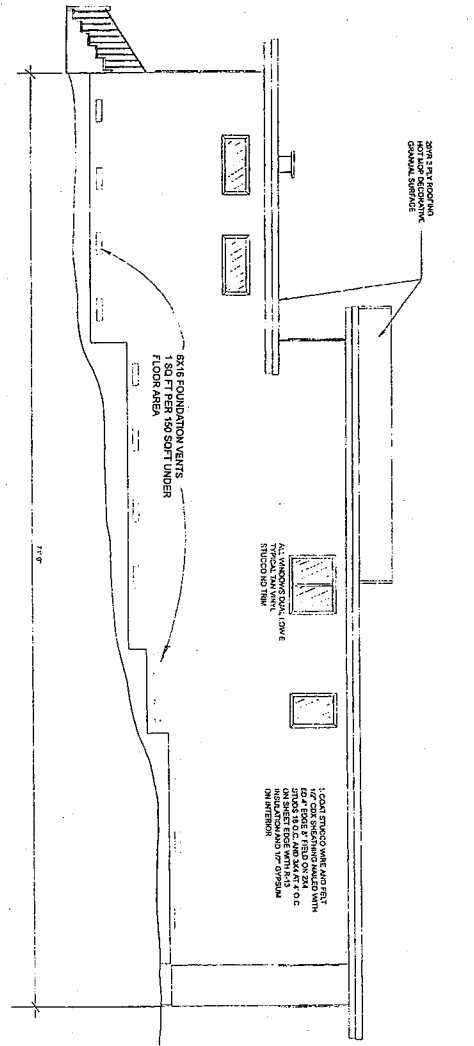


**GARAGE AND LIVING AREA**  
516 Hichborn Vallejo CA 94590  
SEWING-MONTGOMERY-GOLDFARB  
(415)847-1798 (707)226-7777

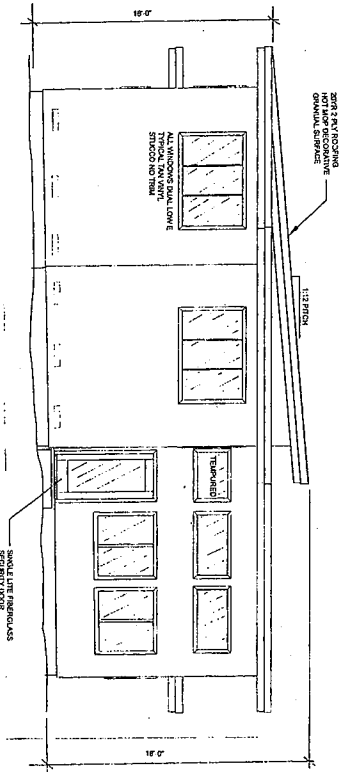
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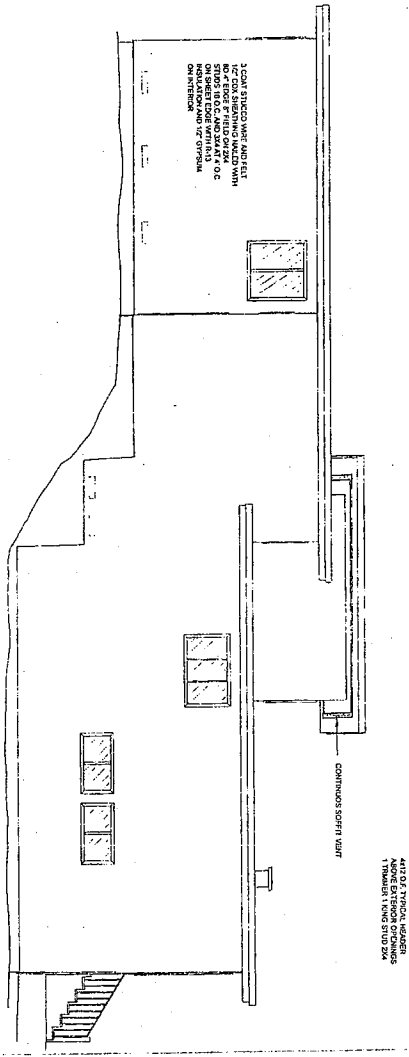
**FRONT ELEVATION**  
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**RIGHT ELEVATION**



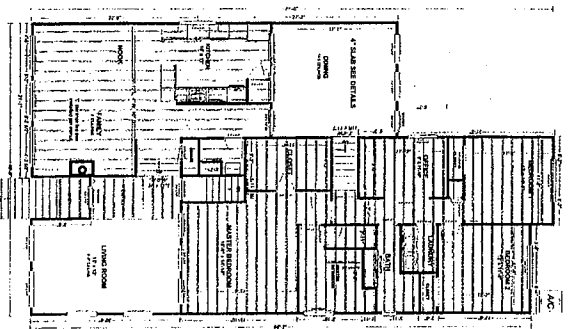
**REAR ELEVATION**  
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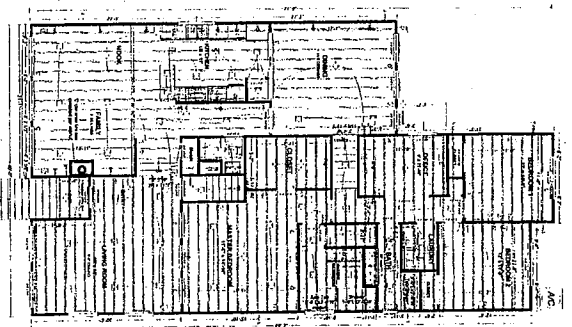
**LEFT ELEVATION**

<p><b>EXTERIOR ELEVATIONS</b> 516 Hichborn Vallejo CA 94590 SEWING-MONTGOMERY-GOLDFARB (415)847-1798 (707)226-7777</p>	4
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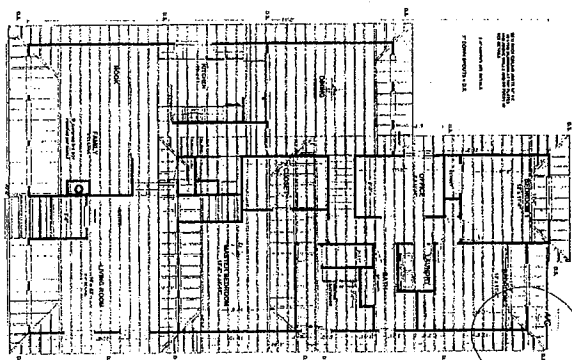




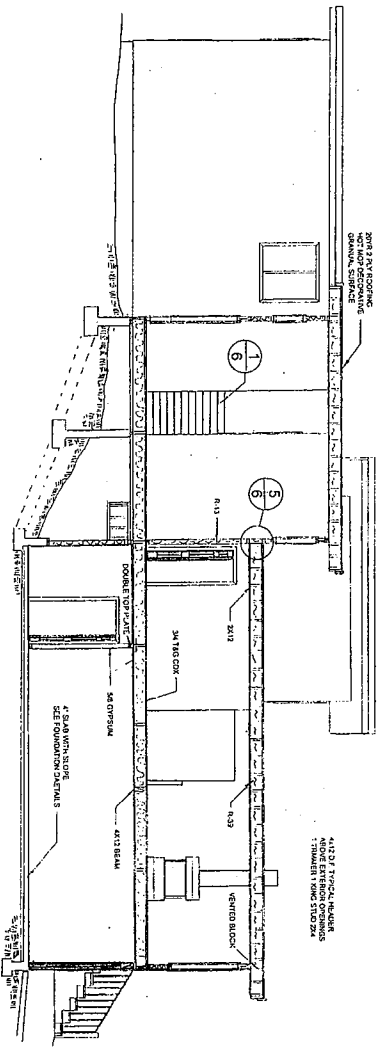
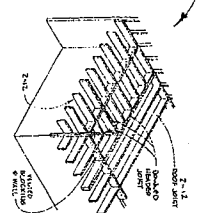
FLOOR FRAMING LAYOUT WITH 4<sup>TH</sup> SLABS



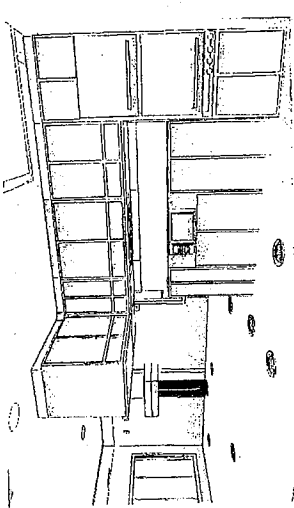
FLOOR FRAMING LAYOUT



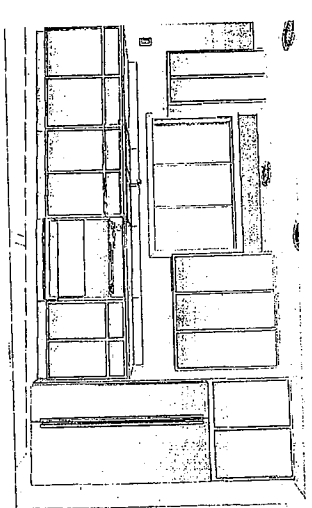
ROOF PLAN / FRAMING



SECTION VIEW



KITCHEN ELEVATION 1



KITCHEN ELEVATION 2



Approximate location of house at  
516 Hichborn Avenue



