



HIEMSTRA PROPERTIES INC.

408 Georgia Street
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Tim Hiemstra

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City of Vallejo, California

Central Permit Center
Planning Division
555 Santa Cruz Street

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LETTER OF INTENT FOR ZONING EXCEPTION

913 – 915 WILSON AVENUE

APN:0051-100-150, -160

Development Review (DVR22-0019)

Design Review (DR22-0008)

Landscape Review (LR22-0006)

February 15, 2023

Dear Planning & Development Services Director,

We are requesting a zoning Exception variance for the above address to seek relief of the required first floor minimum height (Table 16.204-A) for the reasons detailed below.

The reduction of that height would allow the property owner to use prefabricated structures for the proposed office buildings.

1. Due to the standardized nature of the prefabricated structures, the strict application of the requirement would prevent the existing property owner to build the office buildings using this system. As stated in the "Project Proposal" the main purpose of this development is to create an Office Center that will be the headquarters for Hiemstra Properties. One of the main line of business of Hiemstra Properties will be manufacture housing sales. Hiemstra Properties is licensed by the California Department of Housing Community Development (HCD) as Manufacture Home Dealer acknowledging 913-915 Wilson Avenue as the registered headquarters and authorized point of sale. The structures to be installed will be used as models for the manufactured homes as well as being used as offices for regular operations. These structures come with an ceiling height of 9ft which is 25% less that the 12ft specified in table 16.204-A. Reducing the minimum height to 9ft. would allow the owner to use the vry product of its sales to be used both as an office and as a model for display.

2. Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.
3. The granting of the variance would have no effect on any adjoining properties. This zoning relief requested will not cause any detriment to the common good. On the other hand, a literal interpretation and strict application of the applicable zoning requirements of this section would cause substantial undue and unnecessary hardship to the current property owner.

Thank you for your consideration.

Sincerely,

Tim Hiemstra
C.E.O
Hiemstra Properties Inc,
Property Owner

Prepared by:

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