



HIEMSTRA PROPERTIES INC.

408 Georgia Street
Vallejo CA 94590

Tim Hiemstra

tim@napariverrealty.com
707 980 9267
info@napariverrealty.com

City of Vallejo, California

Central Permit Center
Planning Division
555 Santa Cruz Street

Cesar Orozco, Senior Planner

707 6485436
Cesar.orozco@citiofvallejo.org

PROJECT DEVELOPMENT PROPOSAL

As per City of Vallejo Development Plan Checklist Part I

913 – 915 WILSON AVENUE
APN:0051-100-150, -160

Development Review (DVR22-0019)
Design Review (DR22-0008)
Landscape Review (LR22-0006)

A - PROJECT DESCRIPTION

The proposed project consists of a cluster of three separate, small, one-story office buildings along a walkway facing the parking lot and the driveway along Wilson Avenue.

The intent of this low scale, low density and low traffic project is to easily integrate this small “professional offices center” into the existing site history and the surrounding environment.

The proposed project will easily interface with and support the local existing fabric and its limited office occupancy needs.

Type of business

Office buildings mainly dedicated to Real Estate and affordable housing development. This professional office center will house the headquarters of Napa River Realty, a company that has been well-established in Vallejo for more than eight years.

The remaining offices not used by Napa River Realty will be offered for rent. Prospective tenants for the professional offices would be professionals like accountants, lawyers, engineers, etc

Accessory uses

The buildings will be used as models for prefabricated buildings that Napa River Realty intends to sell. They will be also used as a point of sale for these prefabricated buildings.

Days and hours of operation

Monday – Friday, 10:00 am – 5:00 pm.

The office buildings and driveway will be open during business hours, but the pedestrian access will be accessible 24/7 to the public.

Outdoor use

Since the office buildings will be used as models, the area surrounding the buildings will be used as display area.

Number of individuals anticipated to be at the site at peak times

Due to appointment procedures, we are not anticipating many customers at peak times. So, no more than twelve individuals are likely to be at the offices at the same time.

Traffic, circulation and parking

The estimated amount of employee and client car traffic going through the site will be about 6 to 12 cars per day and 1 to 4 bicycles per day.

The primary mode of transportation will be the car. Also, it is expected that employees and customers will use public transportation or bicycles.

At this point, we do not have enough information to estimate the number of bicycles and pedestrians from the general public that will be circulating through the site. The area is far from the main residential areas and commercial centers.

A total of eight parking spaces for cars and two-short term spaces for bicycles will be provided.

Changes to the current property

The property has no existing buildings, so no changes will be made.

Miscellanea

No hazardous materials will be stored or used in conjunction with the business.

No alcohol or cannabis be stored, used or sold in the business.

The business will not include any kind of live entertainment.

B - REQUIRED FINDINGS FOR APPROVAL

This is a statement of how the proposed project meets the required findings for approval listed in the Vallejo Municipal Code (VMC) according to sections 16.605.03 and 16.604.03.

- This proposal complies with all development standards for Waterfront Commercial Districts established on section 16.204 except the ones addressed in the Variance and Exception Applications (see attached). As required, public access to the shoreline has been provided since the property is adjacent to the Napa River.

Regarding the rest of the standards:

16.204.01

Low scale, balanced growth professional offices adjacent to a small residential neighborhood on a currently blighted Waterfront Commercial property. Visitors are accommodated in small-scale, one-story buildings with plenty of room and opportunities to enjoy the useable pedestrian pathways along Napa River as well.

16.204.02 - TABLE 16.204-A (development standards)

The subject property exceeds the (1) Minimum Lot Size, Minimum Lot Width and the FAR is significantly lower than the allowed one, creating plenty of transparency and visibility to and from Napa River for all neighbors and visitors.

The proposed parking spaces and access drive are adjacent to the main road for easy access and parking for visitors, with the one-story buildings generally in the middle sector of the property and exceeding the required setback to the residential neighborhood across the main access street.

On-site native trees and vegetation, lighting, fencing and parking will comply with all local regulations.

TABLE 16.204-B (building form standards)

The proposed project generally complies with the Building Form Standards.

The proposed three buildings along the main winding road are angled to offer a play of viewpoints and stay generally in character with the single-family homes across the street.

Due to the specific Waterfront Commercial occupancy, window patterns may vary from building to building and large, continuous glazed areas may not help the low-key type of the proposed occupancy.

The scale and size of the proposed one-story buildings integrate flawlessly into the residential cluster across the street, while bringing very light commercial use along the Napa River.

The proposed buildings materials, textures, colors and details will match and complement the neighborhood fabric and scale.

The proposed site design encourages public access on this property and along the useable pathway along Napa River.

- Vallejo's General Plan promotes enhancing and preserving the waterfront for the social and economic well being of Vallejo (Goal NBE-4). The proposed project prioritizes public access to the waterfront while minimizing adverse effects on the natural environment (Policy NBE-4.1), provides visual continuity due to the low visual impact of the cluster (Policy NBE-4.4), and contributes to the sustainable fiscal health of the City by creating a commercial area (Policy NBE-4.5).

- Taken together, the group of three proposed structures results in a well-composed urban design. The arrangement has taken the nature and location of the site into consideration by aligning the buildings with the shoreline. The style of each of the three buildings, as well as the materials and colors, are all in accordance with each other and also with the buildings in adjacent areas.
This development will serve to protect the value of private and public investments in the area. It also provides an appropriate buffer between commercial and adjacent residential neighborhoods.
- The building design and landscaping of this project provides low-impact, easy-on-the-land, comfortable and attractive environment for occupants and visitors. It also contributes to the creation of a visually attractive spot that blends with the Napa River shoreline view.