



HIEMSTRA PROPERTIES INC.

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City of Vallejo, California

Central Permit Center
Planning Division
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RESPONSE LETTER

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 Mr. Orozco,

This is the response letter to your Incompleteness Letter dated October 18, 2022 (see attached). We have addressed all the issues stated in the comments your letter. Please find the answers below:

PLANNING DIVISION

1. See the following attached documents:
 - Project Proposal
 - o Project Description
 - o Statement: How the proposal meets the required findings for approval listed in the Vallejo Municipal Code
2. See Sheet A.0 – Cover Sheet, Revision #2 – 10/28/22
 - A0 / Vicinity Map - Vicinity map with north arrow, major cross streets and surrounding areas.
 - A0 / Symbols - Legend of lines, symbols, patterns, and abbreviations.
 - A0 / Project Data - Size of property including gross and net lot area.
 - Adjacent land uses.
 - Development standards pursuant to Vallejo Municipal Code.
 - Square footage of all existing buildings.
 - Square footage of all proposed buildings.
 - Parking analysis for building use and zoning district with code requirements and proposed spaces.
 - Percent of lot area for landscaping, impervious surfaces, common open space, and private usable space.
 - Lot coverage calculations, percent of net lot area covered by buildings.
 - Flood Zone.
- 3.a It is not possible to locate the buildings within 20ft. Please see the attached document **“Request for Variance”** where reasoning is provided.

3.b See Sheet "A.1" / Drawing "1-Site Plan"

3.c See Sheet "A.1" / Drawing "1-Site Plan"

3.d See Sheet "A.1" / Drawing "1-Site Plan"

4.a See Sheet "A.1" / Drawing "1-Site Plan".

Notice that the ceiling height of the proposed buildings is 9 feet which is 25 % less than the standard established in table 16.204-A of the VMC. Attached you will find the document "**Request for Exception**" where reasoning is provided.

4.b Section 16.204.03 (H) of the VMC states that "exterior walls facing and **within twenty feet** of a front or street side property line shall include windows, glass doors, or other openings for at least sixty percent of the building wall area located between two and a half and seven feet above the level of the sidewalk". The proposed buildings are located at more than twenty feet from the street; therefore, we understand that this standard is not applicable in this case.

5. See Sheet "A.2" / Drawing "4-Floor Plans".

6. See "Material sample board" provided.

7. See Sheets "LS"-1 and "LS-2".

8. See Sheet "D-1".

9. See Sheet "D-1".

PUBLIC WORKS

1. See Sheet "CE-1".

2. See Sheet "CE-2".

Please let me know if you need any clarification regarding this submittal.

Sincerely,

Tim Hiemstra

C.E.O

Hiemstra Properties Inc.,

Property Owner

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