



A G E N D A

CITY OF SEASIDE
BOARD OF ARCHITECTURAL
REVIEW

REGULAR MEETING
VIRTUAL ONLY

Wednesday, July 15, 2020
5:30 PM

Pursuant to Governor Newsom's Executive Orders [N-29-20](#) and [N-33-20](#), and to do all we can to help slow the spread of COVID-19 (coronavirus) City of Seaside meetings will be adapted in the following ways:

- Meetings of the Seaside City Council and its Boards and Commissions will be conducted with virtual (electronic) participation only. Members of the public may watch the live stream of the City Council and Boards and Commission meetings at <https://bit.ly/SeasideYouTube>
- If you wish to participate in the meeting live you can Join the Zoom Webinar Meeting. Click on this link:
<https://us02web.zoom.us/j/83461652798?pwd=N0xOSXRzOGFpN2JQQ28zN2xGWUVUQT09>
or copy and paste the link into your browser.
- Members of the public may participate before and during each meeting by submitting comment(s) to cityclerk@ci.seaside.ca.us. The clerk will read each received public comment aloud into the record at the designated time, subject to time limits that may be imposed pursuant to the Brown Act. In the subject line of a public comment email, please specify the meeting body and date and indicate the relevant item number or "general" to help staff easily receive and organize public comments.

1. CALL TO ORDER

BOARD OF ARCHITECTURAL REVIEW

Kathleen Ventimiglia	Chair
Bani Khalsa	Vice Chair
LisAnne Sawhney	Board Member

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. PUBLIC COMMENT

Members of the public wishing to address the Board of Architectural Review on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. APPROVAL OF MINUTES

A. June 17, 2020

6. BUSINESS ITEMS

- A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-07. RACHID BEIDOUN, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A 6' X 9' (54 SQUARE FOOT) SECOND STORY BALCONY. THE PROJECT IS LOCATED AT 4278 BAY CREST CIRCLE IN THE SEASIDE HIGHLANDS DEVELOPMENT, SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

RECOMMENDATION: In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for the construction of all new second-story elements in single-family residential projects.

Staff recommends approval of the proposed second story balcony addition subject to Attachment 1 - Conditions of Approval and Attachment 1, Exhibit "A" – Project Plans.

- 7. REPORTS FROM BOARD MEMBERS**
8. REPORTS FROM STAFF
9. ADJOURNMENT

Next Regularly Scheduled Meeting:
August 5, 2020
Seaside City Hall
5:30 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:
<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Governor Newsom's Executive Orders N-29-20 and N-33-20.



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Board of Architectural Review

BY: Beth Rocha

DATE: July 15, 2020

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-07. RACHID BEIDOUN, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A 6' X 9' (54 SQUARE FOOT) SECOND STORY BALCONY. THE PROJECT IS LOCATED AT 4278 BAY CREST CIRCLE IN THE SEASIDE HIGHLANDS DEVELOPMENT, SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.2 of the Seaside Municipal Code (SMC), Board of Architectural Review (BAR) approval is required for the construction of all new second-story elements in single-family residential projects.

Staff recommends approval of the proposed second story balcony addition subject to Attachment 1 - Conditions of Approval and Attachment 1, Exhibit "A" – Project Plans.

BACKGROUND

The subject property is developed with a two-story single-family residence. The applicant is proposing a second story balcony measuring 6'-0" x 9'-0" in the rear yard. Additionally, one existing window on the second story is proposed to be replaced with a door that will provide access to the balcony (see Exhibit A to Attachment 1 - Project Plans).

As of July 8, 2020 one public comment in support of the project was received by the city (see Attachment 2).

STAFF ANALYSIS

The subject property is within the Seaside Highlands residential development, surrounded by single family homes. The proposed balcony addition is compatible with the existing structure is: oriented away from neighbor's yards, consistent with the size and style of decks and balconies on adjacent properties, and complies with the setback requirements of the SMC.

Construction details: the vertical supports will be 4"x4" wood posts with 4"x6" beams supporting the balcony structure. The deck rim, fascia, and underside soffit will be stucco finished and painted to match the color of the exterior of the residence. The guardrail will be made of metal and finished in a flat black that will prevent rust. The deck railing will also be of equivalent size and proportions to match railings in the development originally installed by KB Homes.

Findings

Section 17.62.030.E.1 of the SMC states that when evaluating an application, the BAR shall consider the character, quality, scale of design, and the architectural relationship with the site and other structures.

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of the Zoning Ordinance and the Municipal Code.

Evidence: In accordance with the SMC 17.12.050, Table 2-3, Residential Zone Development Standards, the minimum rear setback in the RS-8 Zoning District is 15 feet. The proposed balcony addition will observe the required setbacks.

2. In compliance with Section 17.62.030.E.1 of the SMC, the proposed balcony is consistent in quality, scale, and architectural relationship with the site and other structures.

Evidence: The proposed balcony has been designed to be consistent in quality, scale, and architectural relationship with the site and other structures in the surrounding neighborhood and there are no significant visual or privacy impacts to the adjacent property.

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303.e (Accessory Structures). Class 3 consists of construction and location of limited numbers of new, small facilities or structures, including residential accessory structures such as decks and balconies.

Evidence: The proposed project consists of a 54 square foot addition to an existing second-story balcony within the rear yard of an existing residential parcel.

CONCLUSION

Based on the above analysis, staff recommends approval of the design review request

subject to recommended Conditions of Approval (Attachment 1) and Project Plans (Exhibit A to Attachment 1).

ATTACHMENTS

1. Attachment 1: Conditions of Approval
 2. Exhibit A to Attachment 1: Project Plans
 3. Attachment 2: Public Comment
-

Conditions of Approval
File No. BAR-20-07
July 15, 2020

Standard:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "4278 Bay Crest Circle" stamped received June 3, 2020. The project plans are provided as Exhibit A.
2. Board of Architectural Review approval shall not be valid until the applicant has signed and accepted these conditions of approval. Failure to sign the conditions and return them to the Planning Division within fifteen (15) days from the date of approval will result in the Board of Architectural Review approval becoming null and void.
3. Board of Architectural Review approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.64.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
4. Proposed changes to the approved application(s) must receive approval from the Board of Architectural Review, unless approved by the Director as outlined in Seaside Zoning Code Section 17.64.090.C.
5. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

6. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
7. Any work within the public right-of-way must conform to current engineering standards and shall require an encroachment permit from the Public Works Department.
8. All storm water runoff shall be contained and disposed of on site and the storm water retention system shall be reviewed and approved by the Public Works Department.
9. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures and landscape irrigation equipment.
10. The issuance of building permits involving the installation of new water shall be subject to the availability of an adequate supply of water and sewer capacity to serve the project.
11. Water conservation fixtures shall be provided in the proposed project.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-07

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

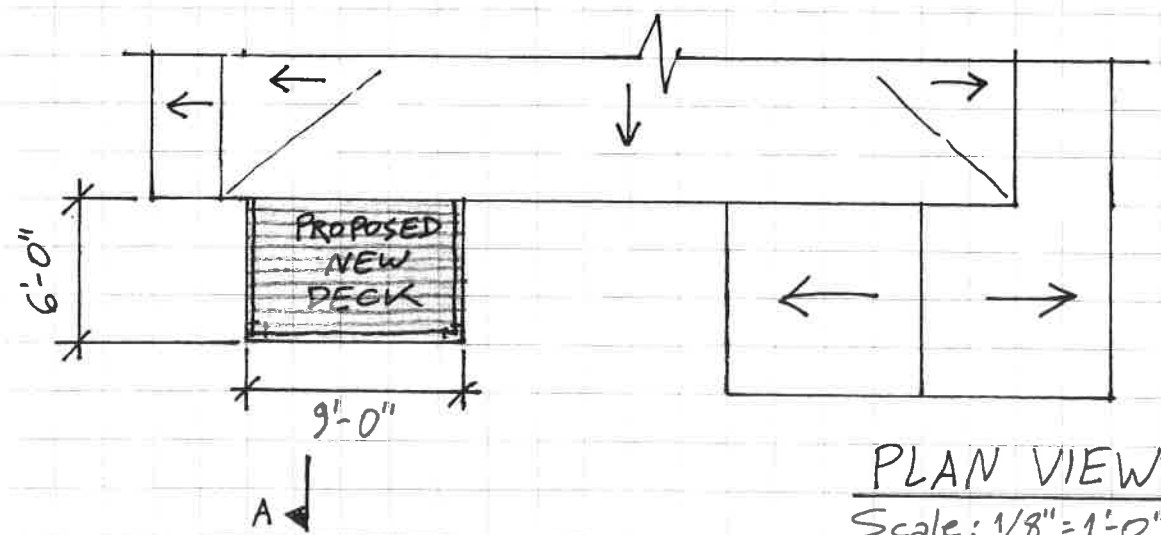
Applicant's Signature

Date

Property Owner's Signature

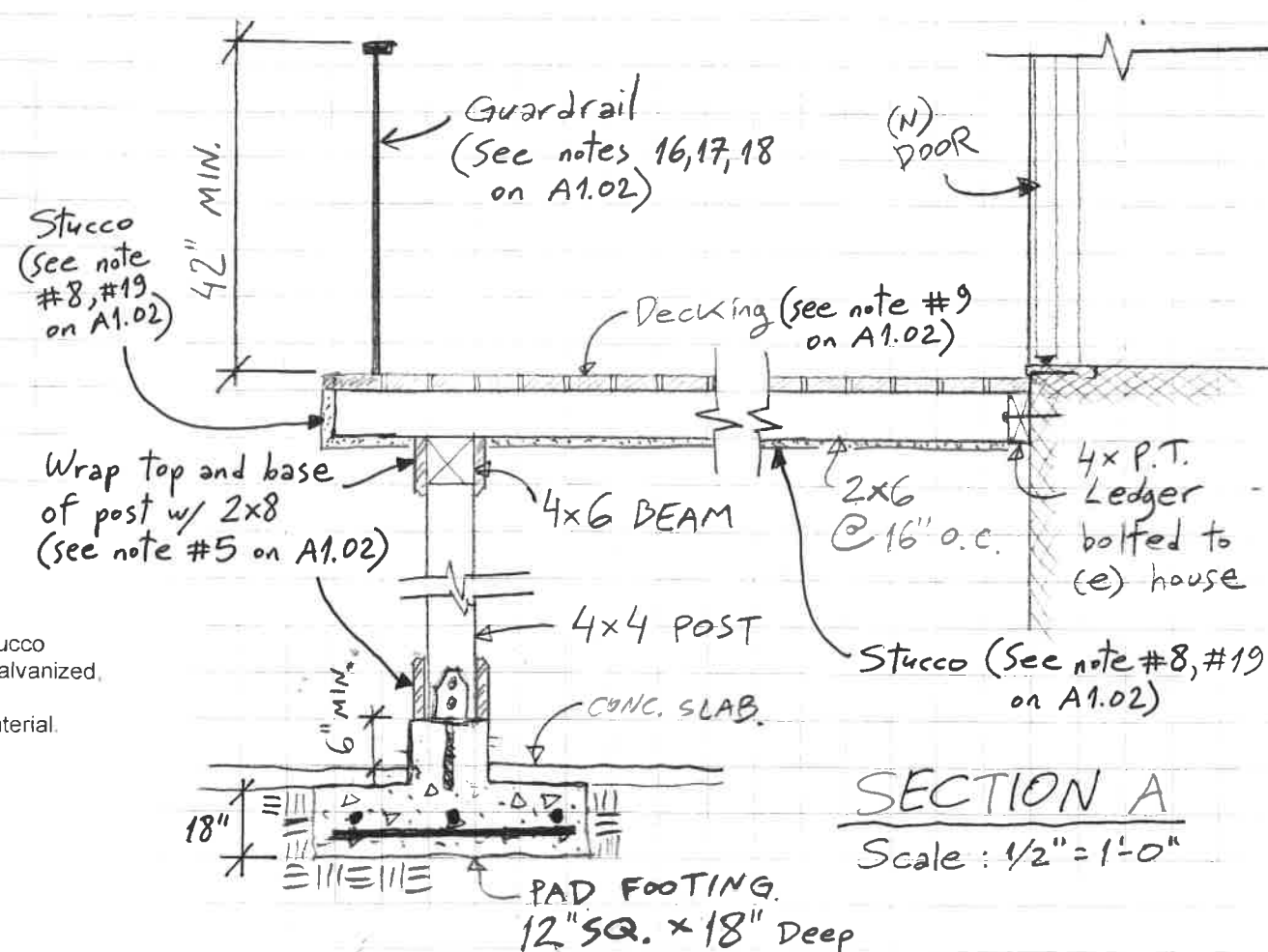
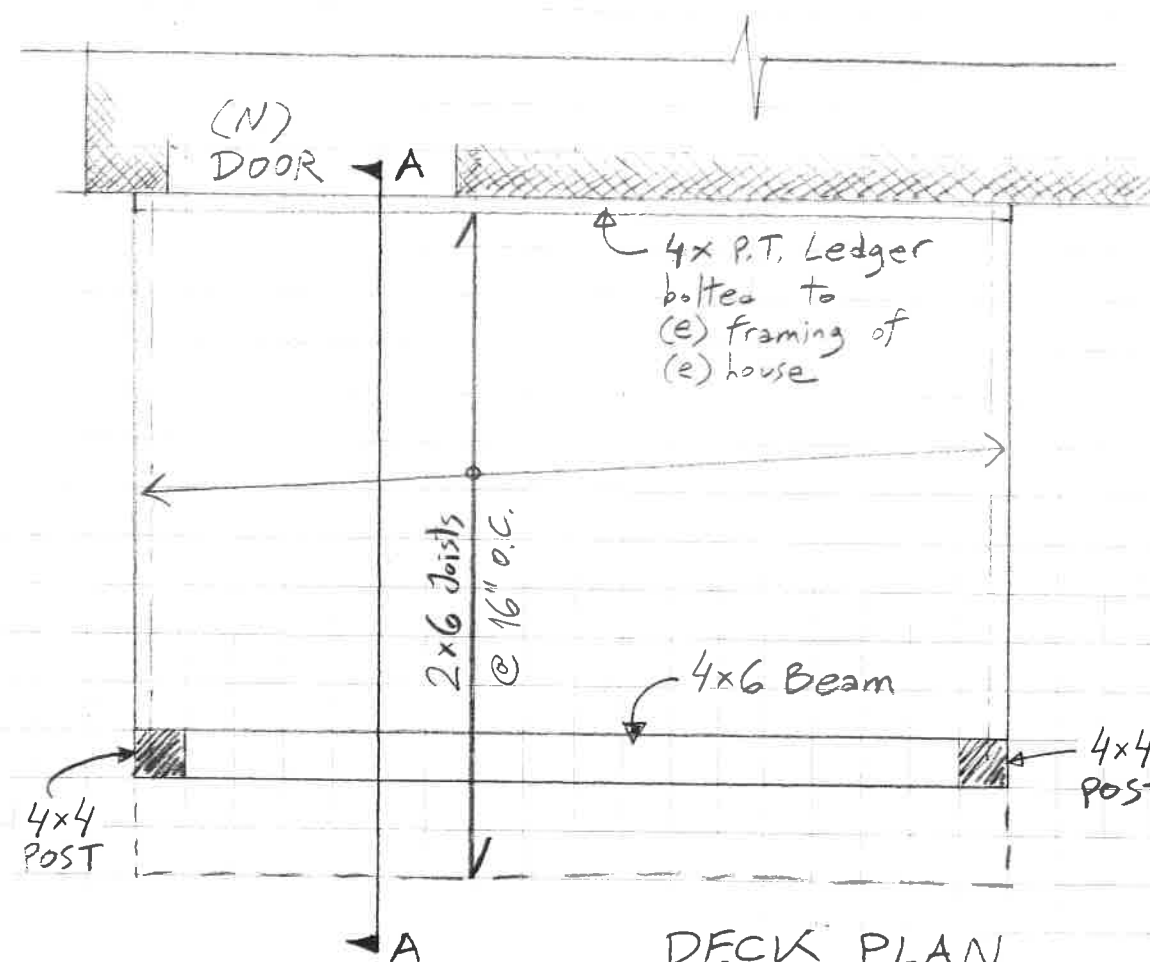
Date

REPLACE EXISTING WINDOW WITH NEW DOOR
(See notes 10 thru 15 on A1.02)



Notes:

1. Joist to beam connections - A35s.
2. Beam to post connection - decorative black post to beam connector.
3. Post base for 4x4 posts with u-saddle set in concrete.
4. 4" P.T. ledger set with 9"x 5/8" lag screws on 3" plate washers, with standouts between ledger and stucco.
5. Fabricated handrail bolts through deck boards into frame members using 2 - 3/8" by 6" lag screws - galvanized, painted black. Bolt to house through stucco with 4"x 3/8" galv lags, painted black.
6. Custom or prefabricated handrail - 1 pc. painted black with three coats of exterior catalytic varnish material.
7. Reinforcement in pad footings: #4 rebar @ 12" O.C. each way.
8. Slope deck 1/2" to outside.
9. Install joist caps of Bituthene on leger, joists, beam.
10. finish wood per client instructions.



KCSC, Inc.

3714 Sawtelle Blvd
Los Angeles, CA 90066
310-391-0736

Project:
New Balcony / Deck

Address:
4278 bay Crest Circle
Seaside, CA 93955

Owner:
Rachid Beidoun
4278 Bay Crest Circle
Seaside, CA 93955

Sheet Title:
Plans, Sections,
Elevations

Scale: As Noted

Date: 04/10/2020

Drawn by: A.T.

Sheet Number:

A1.01

Seaside Highlands Owners’ Association

Architectural Guidelines for Seaside Highlands
Decks and Balcony Additions
(Approved by the Board of Directors on 10/14/09)

1. Decks must be permitted by the City of Seaside, be adequately structurally engineered and approved by the ARC.
2. Decks shall be of frame construction and fully attached to the existing residence by a rim joist that is fully integrated into the waterproofing of shell of the existing home.
3. The rim joist and deck to wall interface shall be fully flashed to prevent water damage to the deck or the house.
4. The deck shall be supported by 4x4 wood posts. Other sized posts do not aesthetically match the style or proportions of the existing balconies and variation would require special approval.
5. The deck posts shall be wrapped with 2x8 wood with miter joints at the top and base of the post. The 2x8 wraps shall cover or obscure any required structural hardware.
6. The deck posts footings or structural base shall be raised above the adjacent grade or hardscape to prevent rotting or moisture damage.
7. The deck joists shall be approximately 2x6 in dimensional lumber or alternate equivalent. Deck joists shall be fully enclosed and hidden from view by soffit, rim and decking material.
8. The finish material on the sides of the deck (rim or fascia) and the underside soffit of the deck shall be finished in stucco with a lace texture to match the exterior walls of the existing house.
9. The finish material on the deck surface shall be a waterproof decking membrane in an earth tone color to coordinate with the exterior of the existing house.
10. If a door is added or modified at the deck access point, the door shall be a French door design with a white finish to match the windows of the existing house.
11. The door shall be of a height to match the header height of the existing adjacent windows and door hardware shall match the existing house's exterior hardware finish.
12. If a door is added, code will require the addition of an exterior light. The exterior light will be placed to one side of the door at a height that is equivalent to the height of the light on the side garage door of the existing house relative to the door.
13. The exterior light shall match the existing light at the side door to the garage in both style and finish.
14. The header to the door shall be of a stucco build out in the same style and dimension as the stucco headers at other windows and doors on the existing house.
15. No wood trim shall be added around the door. All exterior finishes shall be stucco and stucco shall be patched, as necessary, to fill any space at sides, bottom or top of door.
16. Deck railing shall be made of metal (iron, steel, galvanized and aluminum are all acceptable) and shall be finished in a flat black (paint or powder coat) that will prevent rust.
17. Deck railing shall be of equivalent size and proportions (pickets, posts and top rail) in linear and square designs only to match the balcony railing originally installed by KB Homes.
18. Deck railing posts shall be top mounted into the surface of the deck, like the original KB Homes decks. No railings shall be bolted onto the face of the deck's rim or fascia.
19. The stucco finish on the deck rim, fascia and underside soffit shall be painted to match the body color of the existing house.
20. The wood posts 4x4 deck posts and 2x8 post wraps shall be painted to match the trim color of the existing house.

KCSC, Inc. 3714 Sawtelle Blvd Los Angeles, CA 90066 310-391-0736
Project: New Balcony / Deck
Address: 4278 Bay Crest Circle Seaside, CA 93955
Owner: Rachid Beidoun 4278 Bay Crest Circle Seaside, CA 93955
Sheet Title: Plans, Sections, Elevations
Scale: As Noted Date: 06/25/2020 Drawn by: A.T.
Sheet Number: A1.02

Beth Rocha - Re: Board of Architectural Review meeting on 15 July 2020, re Application No. BAR-20-07

From: Lesley Milton
To: Morin, William
Date: 7/7/2020 11:58 AM
Subject: Re: Board of Architectural Review meeting on 15 July 2020, re Application No. BAR-20-07
CC: Rocha, Beth; Stearns, Gloria

Thank you for comments. They will be provided to the Board and submitted as part of the record.

Cheers,
Lesley

Lesley Milton, Assistant City Manager
City of Seaside | 831.899.6707

www.ci.seaside.ca.us | Twitter @City_of_Seaside | FB @SeasideCA

>>> William Morin <WMo1881@outlook.com> 7/7/2020 11:44 AM >>>

Dear Board of Architectural Review Members:

I write to express my strong support for Board of Architectural Review Application No. BAR-20-07, a request by Mr. Rachid Beidoun, to construct a second-story balcony at his home at 4278 Bay Crest Circle in Seaside Highlands. The proposed balcony on the backside of his house would be a modest improvement to his home and boost the value of both it and the neighborhood in general. Although I understand that this particular home model was not originally offered with a balcony option, balconies on other home models are quite common throughout Seaside Highlands. Accordingly, a balcony addition to 4278 Bay Crest Circle would be very much in keeping with other homes in the development. It would not look out-of-place in the slightest, nor would it detract from the architectural attributes of the development.

As a neighbor and fellow homeowner, I support Mr. Beidoun's plans to improve his property in a manner harmonious with Seaside Highlands design characteristics. I respectfully request the Board of Architectural Review to approve Application No. BAR-20-07.

Thank you for your consideration.

William Morin
4284 Bay Crest Circle
Seaside, CA 93955
831-920-1106