**A G E N D A**
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
REGULAR MEETING
Wednesday, September 23, 2020
7:00 PM

This meeting is compliant with Governor Newsom's Executive Order N-29-20 which allows local legislative bodies to hold public meetings electronically only, without a physical location for public participation, accessible only telephonically or otherwise electronically (video conferencing) to all members of the public seeking to observe and address the local legislative body, in order to avoid public gatherings, and until further notice.

**REMOTE PUBLIC COMMENTS** To make a public comment, the following options are available:

- Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item # (insert the agenda item number relevant to your comment). Written comments must be received by 5:00 p.m. on the day of the meeting. All submitted comments will be provided to the City Council or the Board for consideration, compiled as part of the record, and may be read into the record.
- During the Meeting via Oral Comments: When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9. The Secretary to the Board will call speaker names and unmute speaker microphones. You will have up to 2 minutes to provide your comments, with time set by the discretion of the Mayor. Please note, if you chose to make comments orally, your written comments will not be read but will be included in the final record.

In an effort to ensure the virtual process closely follows our normal process, public comment will be accepted in writing during the meeting, but may not be read into the record during the meeting, but will be included as part of the final administrative record. Please do not plan to use the chat or Q&A features to put a comment on record. These resources are for tech support only

## 1. CALL TO ORDER

### A. VIRTUAL MEETING INFORMATION

This meeting can be watched via the City of Seaside You Tube Channel https://bit.ly/SeasideYouTube

Or by joining the webinar: https://us02web.zoom.us/j/83424069963

Call in Phone Number: (669) 900-9128
Webinar ID: 825 9694 8197

## 2. ROLL CALL - ESTABLISHMENT OF QUORUM

## 3. PLANNING COMMISSION

| | |
|---|---|
| John Owens | Chair |
| Michael Spalletta | Vice Chair |
| Keith Dodson | Commissioner |
| Arlington La Mica | Commissioner |
| Dave Evans | Commissioner |
| William Silva | Commissioner |
| Danny Huynh | Commissioner |

## 4. 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).*

## 5. PUBLIC COMMENT

*Members of the public wishing to address the Board 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 two (2) minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.*

## 6. APPROVAL OF MINUTES

## 7. BUSINESS ITEMS

**A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-10 AND USE PERMIT UP-20-08. CARY JONES, APPLICANT AND PROPERTY OWNER, IS REQUESTING APPROVAL FOR A RESIDENTIAL REMODEL AND ADDITION TO AN EXISTING SINGLE-STORY SINGLE FAMILY RESIDENCE LOCATED AT 1289 VALLEJO STREET IN THE SINGLE-FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. TWO PERMIT APPROVALS ARE REQUIRED FOR THE PROJECT: ARCHITECTURAL REVIEW APPROVAL (BAR-20-10) FOR A 489 SQUARE FOOT FIRST FLOOR ADDITION, WHICH INCLUDES A 282 SQUARE FOOT GARAGE ADDITION TO ACCOMMODATE A REQUIRED SECOND PARKING SPACE, A 125 SQUARE FOOT DECK, AND A 680 SQUARE FOOT SECOND STORY ADDITON WITH A 152 SQAURE FOOT DECK; AND USE PERMIT APPROVAL (UP-20-08) FOR THE PROPOSED SECOND STORY DECK WHICH PROJECTS 5'6" INTO THE REQUIRED REAR YARD SETBACK.**

**THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

## RECOMMENDATION:

In accordance with Seaside Municipal Code (SMC) section 17.30.100, Table 3-5 – Allowed Architectural Projections Into Setbacks**,** Footnote 3:Projections of more than three feet into the front or rear setback are subject to Use Permit approval by the Planning Commission; and in accordance with SMC 17.62.030.B.2 Architectural Review approval is required for the construction of all new second-story elements, including decks, for single-family residential projects.

Staff recommends approval of BAR-20-10 for the proposed second story addition and decks as well as approval of UP-20-08 for the proposed 152 square foot, uncovered, second story deck which will project 5'-6" into the required rear yard setback, subject to Attachment 1: Resolution, Attachment 2 (Exhibit A): Project Plans, and Attachment 3 (Exhibit B): Material Specifications.

## 8. REPORTS FROM COMMISSIONERS

## 9. REPORTS FROM STAFF

## 10. ADJOURNMENT

Next Regularly Scheduled Meeting:
October 14, 2020
Seaside City Hall
7:00 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 Government Code Section 54954.2(a) or Section 54956.

**CITY OF SEASIDE**
**STAFF REPORT**

**Item No.: 7.A.**

**TO:** Planning Commission

**BY:** Dana Morrison

**DATE:** September 23, 2020

**SUBJECT:** **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-10 AND USE PERMIT UP-20-08. CARY JONES, APPLICANT AND PROPERTY OWNER, IS REQUESTING APPROVAL FOR A RESIDENTIAL REMODEL AND ADDITION TO AN EXISTING SINGLE-STORY SINGLE FAMILY RESIDENCE LOCATED AT 1289 VALLEJO STREET IN THE SINGLE-FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. TWO PERMIT APPROVALS ARE REQUIRED FOR THE PROJECT: ARCHITECTURAL REVIEW APPROVAL (BAR-20-10) FOR A 489 SQUARE FOOT FIRST FLOOR ADDITION, WHICH INCLUDES A 282 SQUARE FOOT GARAGE ADDITION TO ACCOMMODATE A REQUIRED SECOND PARKING SPACE, A 125 SQUARE FOOT DECK, AND A 680 SQUARE FOOT SECOND STORY ADDITON WITH A 152 SQAURE FOOT DECK; AND USE PERMIT APPROVAL (UP-20-08) FOR THE PROPOSED SECOND STORY DECK WHICH PROJECTS 5'6" INTO THE REQUIRED REAR YARD SETBACK.**

**THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

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## PURPOSE & RECOMMENDATION

In accordance with Seaside Municipal Code (SMC) section 17.30.100, Table 3-5 – Allowed Architectural Projections Into Setbacks**,** Footnote 3:Projections of more than three feet into the front or rear setback are subject to Use Permit approval by the Planning Commission; and in accordance with SMC 17.62.030.B.2 Architectural Review approval is required for the construction of all new second-story elements, including decks, for single-family residential projects.

Staff recommends approval of BAR-20-10 for the proposed second story addition and decks as well as approval of UP-20-08 for the proposed 152 square foot, uncovered, second story deck

which will project 5'-6" into the required rear yard setback, subject to Attachment 1: Resolution, Attachment 2 (Exhibit A): Project Plans, and Attachment 3 (Exhibit B): Material Specifications.

## BACKGROUND

Cary Jones purchased the property at 1289 Vallejo St in September 2019.

The subject property is developed with a 652 square foot (sf) one-story single-family residence, including a 214 sf garage (see Attachment 2: Plans). The lot is 3650 sf and the existing conditions comply with both lot coverage and floor area ratio regulations. The maximum height of the current home is 16'-0". The project will involve the demolition of the existing attached garage.

## SITE LOCATION AND DESCRIPTION

The 3650 sf site is located west of Vallejo Street and east of Darwin Street between Sonoma Avenue to the north and Wanda Avenue to the south. The project site is surrounded by residential uses to the south, east and west, and Durant park (zoned as Open Space Recreation) to the north. A Location Map and Site photographs are provided as Attachment 4.

There are grade changes on the subject property; the eastern portion of the property has an existing grade of 216 feet and the western portion of the property drops to 210 feet to that on the east side (see Attachment 5: Topographic Map). The single-story residence located at 1292 Vallejo (east and above the grade of the subject property) sits at a grade of 218 feet (see Attachment 6: Topographic Cross-Section).

## PROJECT DESCRIPTION

***BAR-20-10***: The project proposes to demolish the existing 214 sf one-car garage. This will be replaced by an expanded 475 sf two-car garage. The project will also add 207 sf to the existing 1st floor; the new 1st floor plan will consists of 2 bedrooms and 2 bathrooms, an office, a laundry room and the garage. The 1st floor also contains coat and linen closets, an exterior deck (125 sf) and an interior stairwell leading to the second floor. The new 680 sf 2nd floor addition will be built above the newly reconstructed garage and office addition; it will consist of an open concept living/dining room and kitchen, with an uncovered deck (152 sf). Both the 1st and 2nd story decks will project off the west elevation (rear). The maximum height of the proposed structure is 24 feet, which is 8 feet higher than the existing structure. The project complies with all applicable requirements of the Seaside Municipal Code, barring the 2nd story deck which projects into the required rear yard.

Proposed materials are as follows, see Attachment 3:

- Siding:
    - Stucco (new and existing) will be painted Benjamin Moor #1542 Himalayan Trek
    - Cedar siding with Sansin translucent finish
- Garage door: cedar garage door to match house siding

- Roof fascia and beams: Benjamin Moore #OC-18 Dove Wing
- Roof top: White IB-PVC Membrane roofing
- Decks: redwood decking with cable railing
- Lights:
    - Square 5 Outdoor ceiling light fixture – ceiling light for rear roof overhang
    - Amarillo wall light – wall light for front

***UP-20-08***: Per SMC17.30.100.E. Table 3-5: Uncovered 2nd story decks are permitted to project 6 feet into the required rear yard setback. However, any projection of more than 3 feet into the front or rear yard requires Use Permit approval. The rear yard setback required for a property zoned RS-12 is 15 feet; per City code the deck is permitted to observe a 9 foot rear setback. The applicant is requesting to utilize nearly the full Use Permit projection allowance of 6 feet, with a proposed projection of 5'-6". If approved, the 2nd story deck would have 9'6" feet setback to the rear property line.

## STAFF ANALYSIS

***BAR-20-10***: Section 17.62.030.E.1-3and F. of the SMC outlines the following review considerations be evaluated by the Board of Architectural Review:

**1.Architectural considerations.**Architectural considerations, including the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, trash enclosure and walkway improvements, exterior lighting and signs, and the screening of exterior appurtenances.

**2.Landscape considerations.**Landscape considerations, including the color, coverage, location, size, texture, and type of plant materials, provisions for irrigation, maintenance, and the protection of landscaped areas, and similar elements. The Board of Architectural Review shall encourage the planting of native and/or drought-tolerant landscaping in compliance with Section17.30.040(Landscaping Standards).

***Note: per 17.62.030.B.3 Landscape and irrigation plans are required for new multifamily, commercial, and other nonresidential development; however, a basic landscaping plan has been provided by the applicant.**

**3.Lighting considerations.**Proposed outdoor lighting, including the proposed placement of fixtures, type of fixtures, and illumination levels.

**4. Conditions of approval.**In making its decisions, the Board of Architectural Review may impose the conditions, as it deems reasonable and necessary to protect the best interests of the surrounding area, as well as to further the public health, safety, and general welfare of the community.

A. 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 proposed project adheres to all setbacks and development regulations; barring the proposed 2nd story deck projection which will be subject to Use Permit approval.*

*If the Use Permit is not approved, the project would be subject to the standard 3 foot projection permitted for 2nd story decks by City Code.*

B. In compliance with SMC 17.62.030.E.1, the additions and decks are consistent in quality, scale, and architectural relationship with the site and other structures.

***Evidence:*** *The proposed additions and decks have been designed to be consistent in quality, scale, and architectural relationship with the site and there are no significant visual or privacy impacts to the adjacent properties, as there are setbacks from all property lines to the existing and proposed structures. The properties uphill of the project sit at a grade of 220 feet, while the subject property sits at a grade of 214 feet. Furthermore, there is some existing screening in the form of foliage between the subject property and the property located below (west) along Darwin Street.*

**Single-Family Residential Design Guidelines**

The proposed second story addition is only being added above the newly expanded and reconstructed garage and the new proposed office space. The area above the existing single family portion of the structure will maintain its existing height of 16' feet. This design provides breaks in the facade plane and creates visual depth. The following Single-Family Residential Design Guidelines support this proposed modification:

"Architectural elements should be designed to eliminate the appearance of box-like buildings," (II.A.iii.) and, "Avoid box-like appearance through variation in the roofline and building elevations" (III.C.iv.)

***Evidence:*** *The neighborhood has a variety of architectural styles and colors.The project plans for the residential addition have been designed to respect the existing residential patterns and scale in the neighborhood.*

***Evidence:*** *Due to grade differential between the subject property and those to the east (uphill) and west (downhill),staff finds that the proposed second story addition, and second story deck will not significantly impact the viewshed of the adjacent properties. Additionally, appropriate distance would be maintained on all sides of the project site to provide privacy to adjacent residences (no residence is located to the north of the subject property), and existing vegetation is in place which creates an added buffer between the subject property and some of its neighbors.*

***UP-20-08***:

SMC section 17.62.070.F outlines the following findings that are necessary for approval by the review authority regarding the exterior stairway, including evidence in support of the findings:

1. The proposed use is allowed within the applicable zone and complies with all other

applicable provisions of this Zoning Ordinance and the Municipal Code.

***Evidence**: The proposed 152 sf, 2nd story deck has a 9'-6" setback from the rear property line (Section 17.30.100, Table 3-5, Allowed Architectural Projections Into Setbacks). The standard setback requirement for the base zoning district is 15'. However, a setback of 12' would be allowed per Code without the need for a Use Permit. The proposed setback for the deck from the side property line is 5', which is consistent with Code.*

2. The proposed use is consistent with the General Plan and any applicable specific plan.

***Evidence:** The Seaside General Plan Land Use Designation for the project site is Medium Density Single-Family Residential. This land use classification is intended for detached single-family residential units, including decks.*

*The project would be consistent with the following General Plan Goals and Policies:*

- **Land Use Element**
  - Goal LU-3: Revitalize existing residential areas
    - Policy LU-3.2: Improve physical appearance of residential neighborhoods
      - Goal LU-4 – Ensure that new development compliments existing land uses and enhances the character of the community and its neighbors.
    - Policy LU-4.1 – Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

- **Urban Design Element**
  - Goal UD-3: Provide and maintain a streetscape system that protects views and enhances the visual quality and continuity within the community.
    - Policy UD-3.1: Protect private views of significant natural features, such as the Monterey Bay, Roberts Lake, the Pacific Ocean, the surrounding mountains, and other important viewsheds.

***Evidence:** The project proposal is compatible with the overall design and scale of surrounding residential land uses. The placement of an exterior deck on the western elevation (rear yard) of a 2-story single family residence will not detract from the character of the neighborhood. The proposed property improvements will help to improve the physical appearance and character of the residential neighborhood. The deck would be setback appropriately beyond the side setback minimums and would be screened from public view from Vallejo Street by the new 2nd story addition. Additionally, there is only one property located to the west of the proposed project from which the back yard could be viewed from the 2nd story deck, existing vegetation screens most of the remaining neighboring residences, which limits privacy concerns.*

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

***Evidence:*** *The 2nd story deck is an accessory use to the main dwelling and therefore does not alter the operating characteristics of the dwelling or enjoyment of the other properties in the neighborhood.*

4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

   ***Evidence:*** *The site is an existing residence in the RS-12 (Single-Family Residential) zoning district. Access to the deck on the second story would be provided from the 2nd story, open concept living room/dining/kitchen which is access by an internal stairwell. Extension of public utilities is not required for the proposed project. The completion of the 2nd story deck will not alter the location of existing utilities.*

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

***Evidence:*** *The proposed project is located in the RS-12 zone and is compatible with the existing and planned future single-family residential land uses in the vicinity and would not create significant noise or privacy impacts that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.*

## ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

***Evidence:*** *The site is developed with a 652 sf one story single-family residence and 214 sf garage. The proposed projects consists of a 207 sf addition to the existing 1st story, demolition of the existing garage which will be replaced by an expanded 475 sf 2-car garage, the addition of a new 680 sf 2nd story, as well as the addition of 277 sf of decks along the western frontage.*

## RECOMMENDATION

Staff recommends approval of BAR-20-10 for the proposed second story interior and garage expansion, as well as UP-20-08 for the 2nd story deck projecting 5'-6" into the rear property line subject to Attachment 1: Resolution, Attachment 2 (Exhibit A): Project Plans, and Attachment 3 (Exhibit B): Material Specifications.

## ATTACHMENTS

1. Attachment 1 Draft Reso
2. Attachment 2 - Exhibit A_Plans

3. Attachment 3 - Exhibit B_Materials
4. Attachment 4_Location Map and Site Photos
5. Attachment 5_Topo
6. Attachment 6_Topo Cross Section

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**RESOLUTION NO. 20-XX**

**BAR-20-10 and UP-20-08**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE**

**APPROVING ARCHITECTURAL REVIEW APPLICATION BAR-20-10 TO ALLOW FOR A SECOND STORY ADDITION INLCUDE A DECK AND EXPANSION OF FIRST FLOOR; AND APPROVING USE PERMIT 20-08 TO ALLOW THE SECOND STORY DECK TO PROJECT 5 FEET 6 INCHES INTO THE REQUIRED REAR YARD AS PERMITTED BY SMC 17.30.100.E AT 1289 VALLEJO STREET IN THE SINGLE-FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT;**

**WHEREAS**, Cary Jones, applicant and property owner has applied for Board of Architectural Review permit 20-10 to:

A. Permit the construction of a second story addition and deck, as well as expansion of the existing first floor of an existing one-story single-family residence; and

**WHEREAS**, Cary Jones, applicant and property owner, has applied for Use Permit 20-08 to:

A. Permit the second story deck to project 5 feet 6 inches into the required rear yard setback as permitted by SMC 17.30.100.E.

**WHEREAS**, the proposed project requires discretionary approval, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

**WHEREAS**, the Seaside Planning Commission considered oral comments and written information concerning the proposed Use Permit and Architectural Review applications at a duly noticed public hearing held on September 23rd, 2020, and

**WHEREAS**, the project and both application are Categorically Exempt, Class 1, Section 15301(e)(1) from the California Environmental Quality Act Guidelines.

*Evidence: BAR-20-010 - The proposed additions to the second story would not have any impact on the environment or materially affect the use of the dwelling. The proposed modification would be exempt from CEQA review.*

*<u>Evidence</u>: UP-20-08 - The proposed second story deck would consist of an accessory use to the single family that would not have any impact on the environment or materially affect the use and/or mass of the dwelling. The proposed modification would be exempt from CEQA review.*

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission adopts the following findings for Use Permit Application No. UP-20-08:

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

***Evidence:*** *The proposed 152 sf, 2nd story deck has a 9'-6" setback from the rear property line (Section 17.30.100, Table 3-5, Allowed Architectural Projections Into Setbacks). The standard setback requirement for the base zoning district is 15'. However, a setback of 12' would be allowed per Code without the need for a Use Permit. The proposed setback for the deck from the side property line is 5', which is consistent with Code*

**2.** The proposed use is consistent with the General Plan and any applicable specific plan.

***Evidence:*** *The Seaside General Plan Land Use Designation for the project site is Low Density Single-Family Residential. This land use classification is intended for detached single-family residential units, including second story decks. The project would be consistent with the following General Plan Goals and Policies*:

- **Land Use Element**
  - Goal LU-3: Revitalize existing residential areas
    - Policy LU-3.2: Improve physical appearance of residential neighborhoods
  - Goal LU-4 – Ensure that new development compliments existing land uses and enhances the character of the community and its neighbors.
    - Policy LU-4.1 – Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

- **Urban Design Element**
  - Goal UD-3: Provide and maintain a streetscape system that protects views and enhances the visual quality and continuity within the community.
    - Policy UD-3.1: Protect private views of significant natural features, such as the Monterey Bay, Roberts Lake, the Pacific

Ocean, the surrounding mountains, and other important viewsheds.

***Evidence:*** *The project proposal is compatible with the overall design and scale of surrounding residential land uses. The placement of an exterior deck on the western elevation (rear yard) of a 2-story single family residence will not detract from the character of the neighborhood. The proposed property improvements will help to improve the physical appearance and character of the residential neighborhood. The deck would be setback appropriately beyond the side setback minimums and would be screened from public view from Vallejo Street by the new 2nd story addition. Additionally, there is only one property located to the west of the proposed project from which the back yard could be viewed from the 2nd story deck, existing vegetation screens most of the remaining neighboring residences, which limits privacy concerns.*

**3.** The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

***Evidence:*** *The 2nd story deck is an accessory use to the main dwelling and therefore does not alter the operating characteristics of the dwelling or enjoyment of the other properties in the neighborhood.*

**4.** The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

***Evidence:*** *The site is an existing residence in the RS-12 (Single-Family Residential) zoning district. Access to the deck on the second story would be provided from the 2nd story, open concept living room/dining/kitchen which is access by an internal stairwell. Extension of public utilities is not required for the proposed project. The completion of the 2nd story deck will not alter the location of existing utilities.*

**5.** Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

***Evidence:*** *The proposed project is located in the RS-12 zone and is compatible with the existing and planned future single-family residential land uses in the vicinity and would not create significant noise or privacy impacts that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.*

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, that the Planning Commission approves Board of Architectural Review application No. BAR-20-10 subject to the following conditions:

**Standard:**

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "Jones Residence" stamped received July 21, 2020 and the Material Specifications, provided as Attachment 2 (Exhibit A) and Attachment 3 (Exhibit B), respectively.

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.

**NOW THEREFORE, BE IT FURTHER RESOLVED**, that the Planning Commission approves Use Permit Application No. UP-20-08 subject to the following conditions:

**Project Specific**

***Planning:***

1. Except as modified by required conditions of approval, plans submitted for a Building Permit shall substantially conform to the plans identified as "Jones Residence" stamped as received on July 21, 2020, and approved on September 23, 2020. The Use Permit is approved to allow the second story deck to project 5 feet 6 inches into the required rear yard in accordance with the project plans provided as Attachment 2 (Exhibit A).

2. Minor modifications to the use permit consistent with Seaside Municipal Code Section 17.54.090.C may be made subject to the review and approval by the Zoning Administrator and the Planning Commission if such modifications are in keeping with the intent of the original approval.

3. Board of Architectural Review approval shall be received prior to the issuance of a Building Permit for the exterior stairway.

***Fire Department:***

1. Prior to the issuance of a Certificate of Occupancy, applicant shall comply with the requirements of the Seaside Fire Marshall for compliance with the current California Building and Fire Code.

***Building Department:***

2. Projects must comply with the current California Code of Regulations, Title 24, and California Law in effect at the time of the plan submittal.

**Standard:**

1. Use Permit approval is subject to revocation procedures contained in SMC 17.80.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner.

2. This Use Permit is subject to procedures and requirements of Chapter 17.64 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Seaside Municipal Code.

3. 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.

4. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.

5. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).

6. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.

7. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.

8. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless use has commenced construction within the required time limit or the Zoning Administrator has granted an extension of time. In accordance with Section 17.64.080.B.1.a of the Zoning Code, the applicant must file request for time extension at least 30 days prior to expiration date in order to receive consideration of time extension by the Commission.

9. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

**PASSED AND ADOPTED** at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 23th day of September 2020, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
John Owens, Chairperson

ATTEST:

_____
Planning Commission Secretary

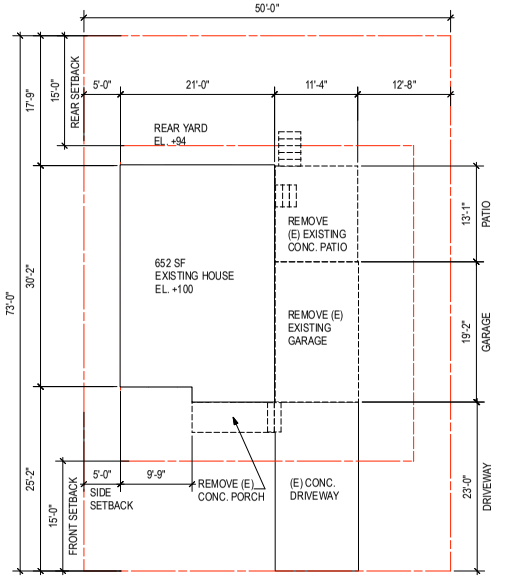
**RESOLUTION No. 20-XX**
**ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-10**
**USE PERMIT APPLICATION NO. UP-20-08**

These permits are 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 Planning Commission.

_____ _____
Applicant's Signature Date

_____ _____
Property Owner's Signature *(if different from above)* Date




## PROJECT DATA

| | |
|---|---|
| ADDRESS | 1289 VALLEJO |
| A.P.N. | 012-292-027-000 |
| ZONING | R-1 |
| OCC. GROUP | R-3/U |
| CONSTRUCTION TYPE | V-B |
| LOT SIZE | 50' X 73' |
| LOT AREA | 3650 SF |
| EXISTING HOUSE | 652 SQUARE FEET |
| (EXISTING GARAGE) | (214 SQUARE FEET) |
| EXISTING FLOOR AREA | 652 SQUARE FEET |
| NEW GARAGE | 400 SQUARE FEET |
| NEW 1ST FLOOR AREA | 265 SQUARE FEET |
| NEW 2ND FLOOR AREA | 680 SQUARE FEET |
| -440 SF NEW GARAGE | - 440 SQUARE FEET GARAGE |
| PROPOSED FLOOR AREA | 1557 SQUARE FEET |
| TOTAL FLOOR AREA | 1557 SQUARE FEET |
| FLOOR AREA RATIO | 1557 ÷ 3650 = 43% |
| LOT AREA | 3650 SQUARE FEET |
| EXISTING IMPERVIOUS | 1350 SQUARE FEET |
| ADDITIONAL IMPERVIOUS | 600 SQUARE FEET |
| TOTAL IMPERVIOUS | 1950 SQUARE FEET |
| IMP. SITE COVERAGE | 1950 ÷ 3650 = 53% |
| BUILDING HEIGHT | 24' |
| EXISTING GARAGE | 1 PARKING SPACE |
| PROPOSED GARAGE | 2 PARKING SPACES |

## SCOPE OF WORK:

REMOVE EXISTING ONE CAR GARAGE. BUILD NEW TWO-CAR GARAGE WITH NEW LIVING AREA AND DECK ABOVE. ADD 2ND BATHROOM TO EXISTING HOUSE.

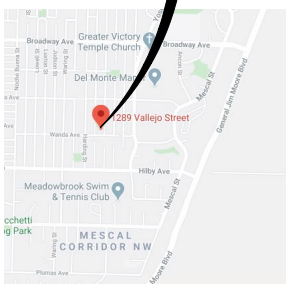

**OWNER:**
CARY JONES
1289 VALLEJO ST.
SEASIDE, CA

916. 417. 3785
cary@calidadplumbing.com

**ARCHITECT:**
KC CULLEN
4 CHUALAR PL.
MONTEREY, CA

650. 388. 8319
kc@kcdesignforliving.com

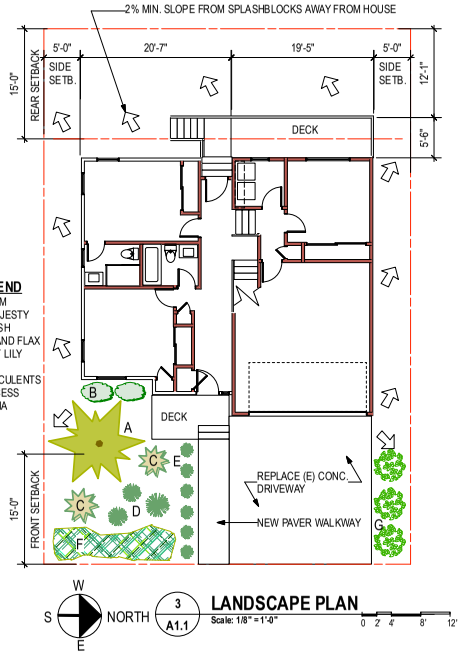

## PROJECT LOCATION



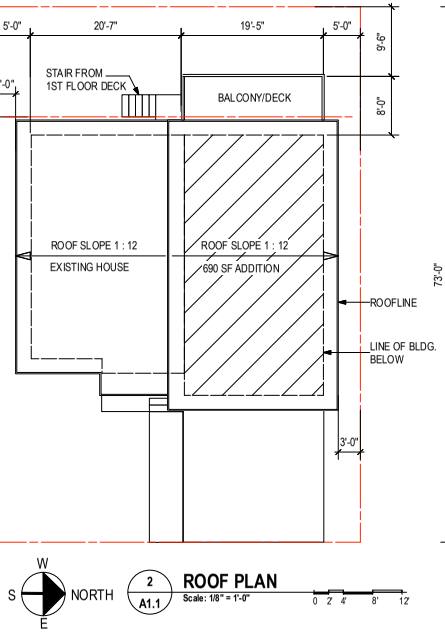

## DRAWING INDEX

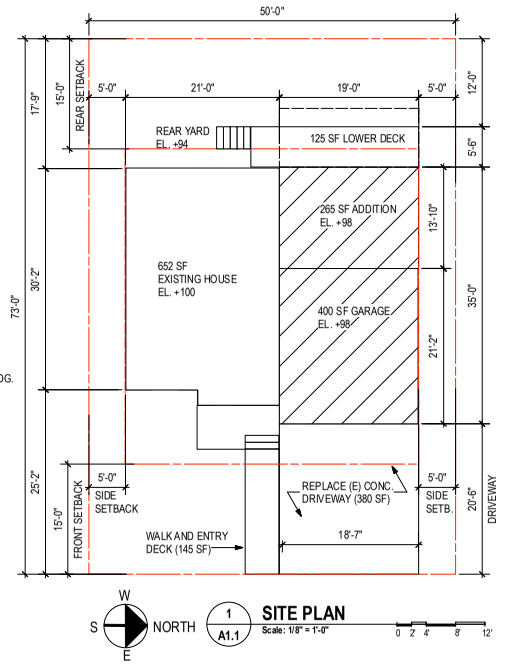

| | |
|---|---|
| A1.1 | SITE PLAN / ROOF PLAN<br>LANDSCAPE PLAN |
| A2.1 | FLOOR PLANS |
| A3.1 | EXISTING ELEVATIONS |
| A3.2 | PROPOSED ELEVATIONS |


NOTE: 12"X24" MIN. IMPERVIOUS SPLASHBLOCKS SHALL BE PROVIDED AT EACH DOWNSPOUT THAT DOES NOT DRAIN ONTO CONC. PATIO OR WALKWAY OR INTO RAIN BARREL CATCHMENT. ALL SPLASHBLOCKS/CONC. SHALL DIVERT WATER AWAY FROM HOUSE.




**PLANT LEGEND**
'A' - QUEEN PALM
'B' - PURPLE MAJESTY FRINGE BUSH
'C' - NEW ZEALAND FLAX
'D' - FORTNIGHT LILY
'E' - DAYLILY
'F' - MIXED SUCCULENTS
'G' - PINK PRINCESS ESCALLONIA




| | |
|---|---|
| REVISIONS | |
| SUBMITTAL | ARCHITECTURAL REVIEW |
| DATE | 9/01/2020 |

ARCHITECT: **KAREN CULLEN DESIGN FOR LIVING**
4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

SITE, ROOF, LANDSCAPE PLAN

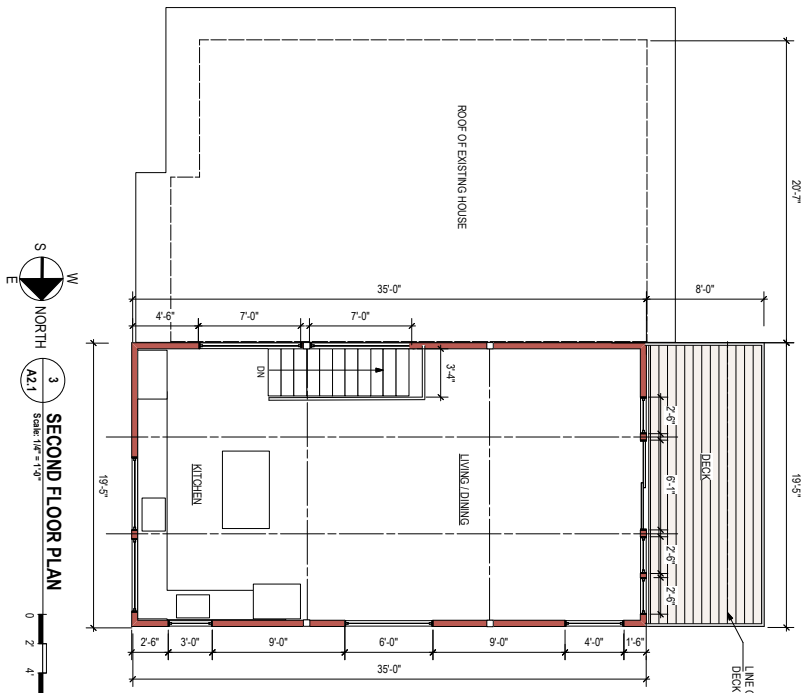
SCOPE OF WORK: REMOVE EXISTING ONE CAR GARAGE. BUILD NEW TWO-CAR GARAGE WITH NEW LIVING AREA AND DECK ABOVE. ADD 2ND BATHROOM TO EXISTING HOUSE.

OWNER: **CARY JONES**
1289 VALLEJO ST., SEASIDE, CA
916. 417. 3785

1 OF 4

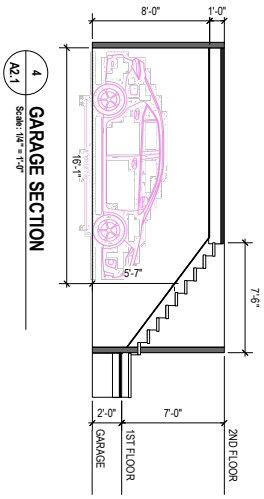
**A1.1**

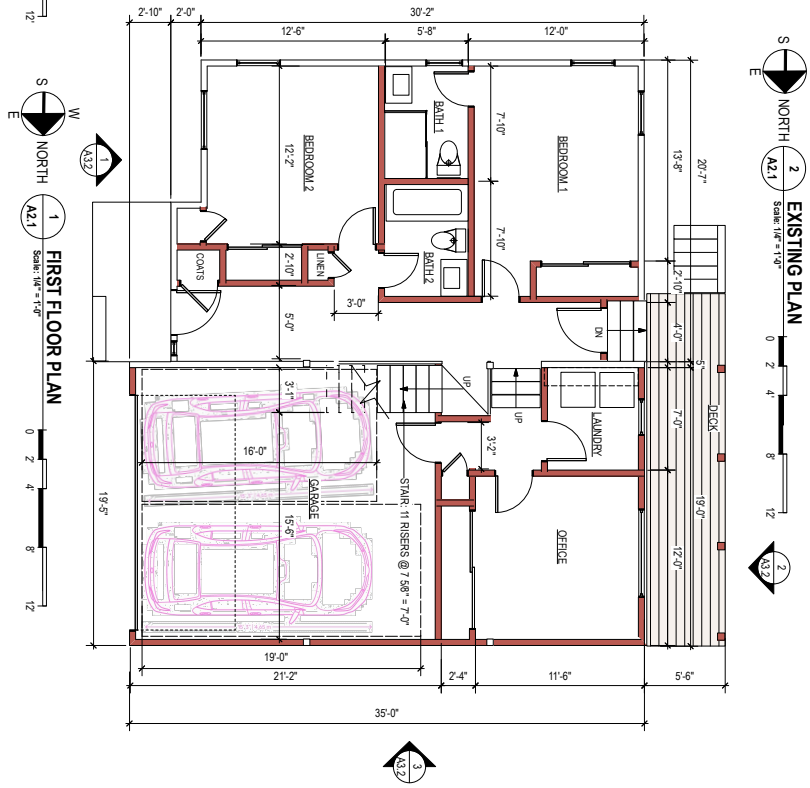
Packet Page 20





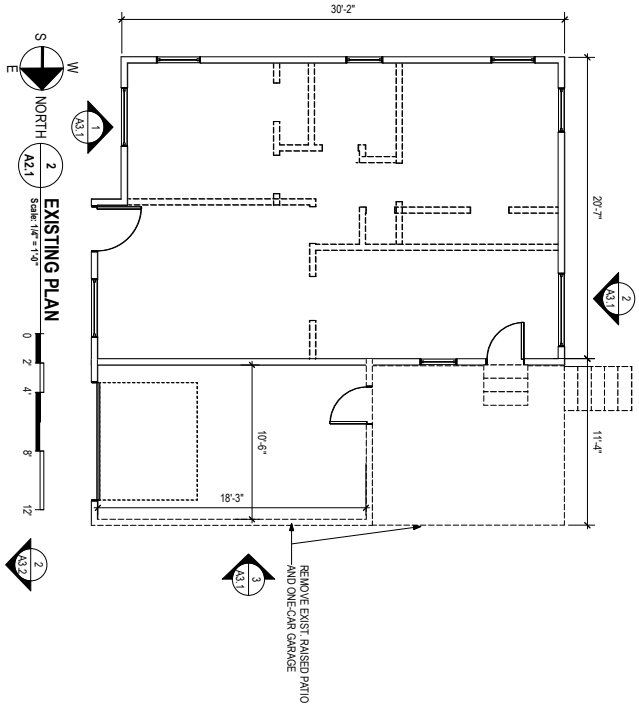






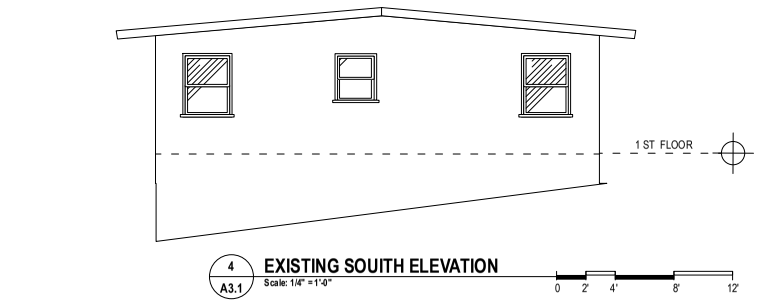




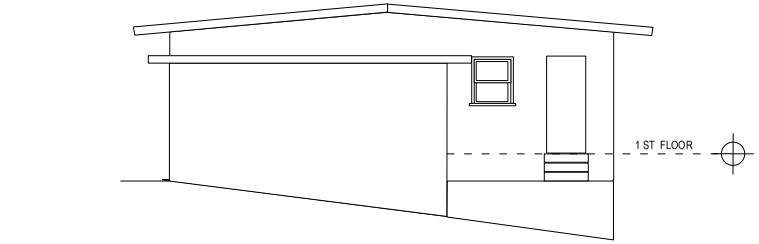




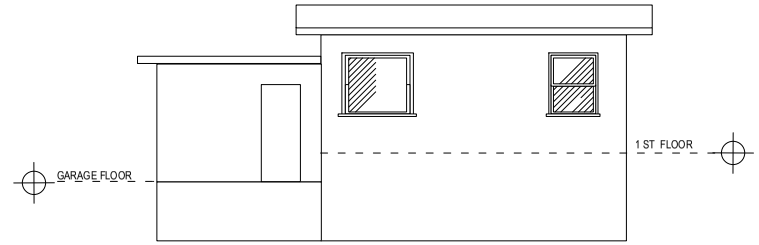
| | | | | | |
|---|---|---|---|---|---|
| A2.1 2 OF 4 | OWNER: CARY JONES<br>1289 VALLEJO ST., SEASIDE, CA<br>916. 417. 3785 | FLOOR PLANS<br>SCOPE OF WORK: REMOVE EXISTING ONE CAR GARAGE. BUILD NEW TWO-CAR GARAGE WITH NEW LIVING AREA AND DECK ABOVE. ADD 2ND BATHROOM TO EXISTING HOUSE. | REVISIONS | SUBMITTAL: ARCHITECTURAL REVIEW<br>DATE: 9/01/2020 | ARCHITECT: KAREN CULLEN DESIGN FOR LIVING<br>4 CHUALAR PLACE, MONTEREY, CA<br>650. 388. 8319 |



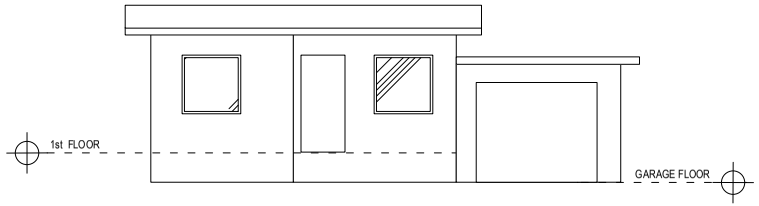

4 A3.1 **EXISTING SOUTH ELEVATION**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'




3 A3.1 **EXISTING NORTH ELEVATION**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'




2 A3.1 **EXISTING WEST ELEVATION (REAR)**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'




1 A3.1 **EXISTING EAST ELEVATION (FRONT)**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'

OWNER: **CARY JONES**
1289 VALLEJO ST, SEASIDE, CA
916. 417. 3785

**EXISTING ELEVATIONS**

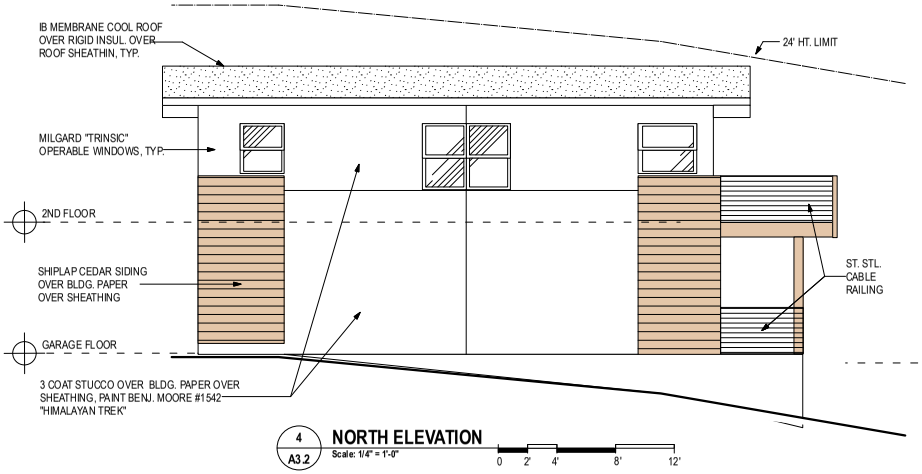
SCOPE OF WORK: REMOVE EXISTING ONE CAR GARAGE. BUILD NEW TWO-CAR GARAGE WITH NEW LIVING AREA AND DECK ABOVE. ADD 2ND BATHROOM TO EXISTING HOUSE.

| REVISIONS | SUBMITTAL | DATE |
|---|---|---|
| | ARCHITECTURAL REVIEW | 6/30/2020 |

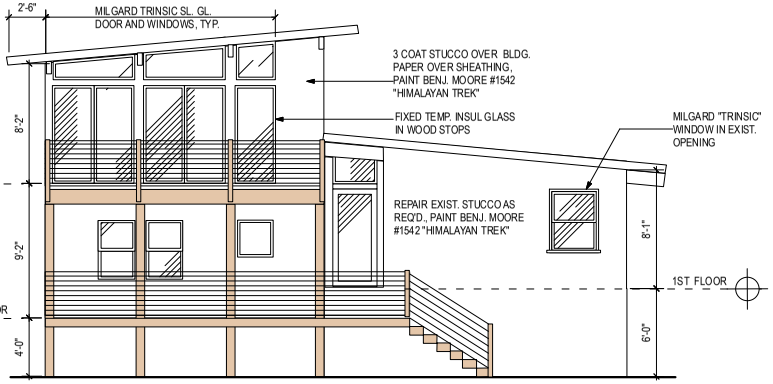
ARCHITECT: **KAREN CULLEN DESIGN FOR LIVING**
4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

3 OF 4

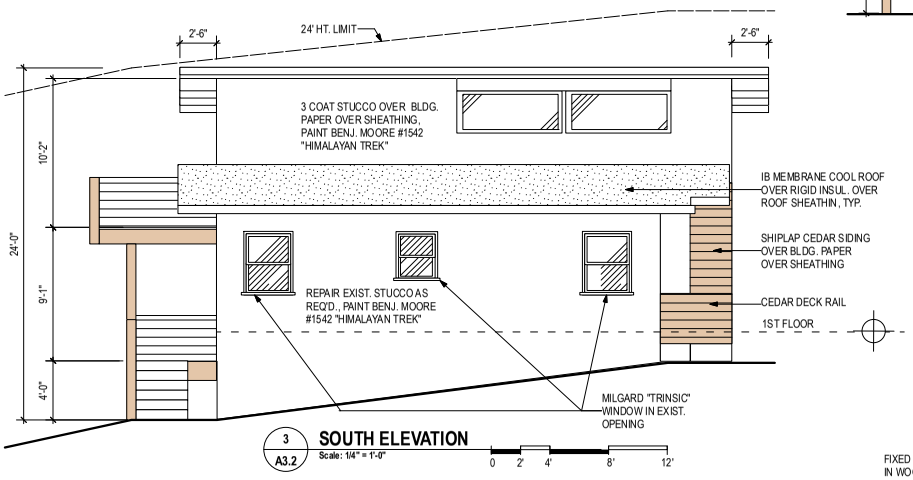
**A3.1**



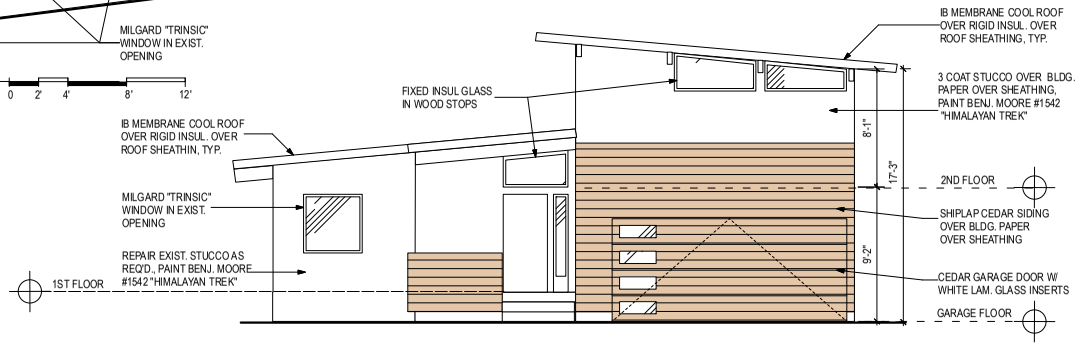

4 A3.2 **NORTH ELEVATION**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'




2 A3.2 **WEST ELEVATION (REAR)**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'




3 A3.2 **SOUTH ELEVATION**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'




1 A3.2 **EAST ELEVATION (FRONT)**
Scale: 1/4" = 1'-0"
0 2' 4' 8' 12'

**OWNER:** CARY JONES
1289 VALLEJO ST., SEASIDE, CA
916. 417. 3785

**PROPOSED ELEVATIONS**

SCOPE OF WORK: REMOVE EXISTING ONE CAR GARAGE. BUILD NEW TWO-CAR GARAGE WITH NEW LIVING AREA AND DECK ABOVE. ADD 2ND BATHROOM TO EXISTING HOUSE.

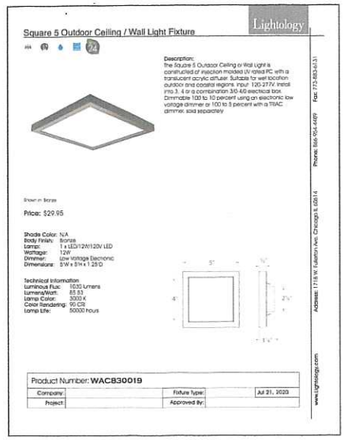
| REVISIONS | SUBMITTAL | DATE |
|---|---|---|
| | ARCHITECTURAL REVIEW | 6/30/2020 |

**ARCHITECT:** KAREN CULLEN
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

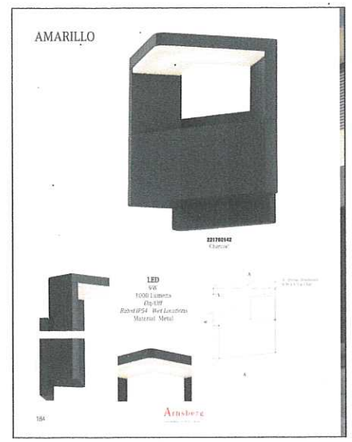
4 OF 4

**A3.2**

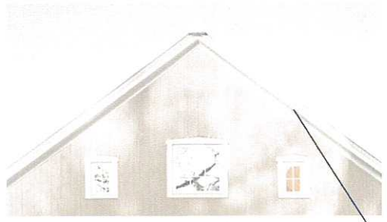
RECEIVED BY
CITY OF SEASIDE
JUL 21 2020
COMMUNITY
DEVELOPMENT




EXT. CEILING LIGHT @ ROOF OVERHANG (REAR)

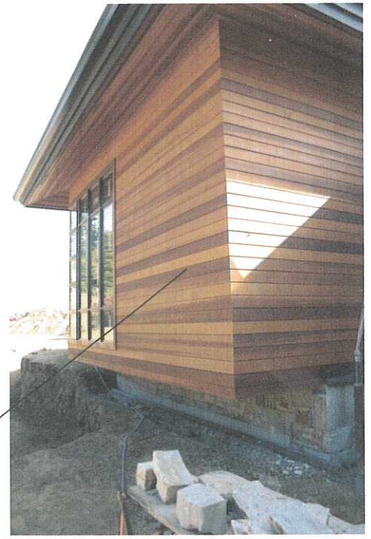



EXT. WALL LIGHTS AT FRONT (ON ASTRONOMICAL TIME CLOCK SWITCH)



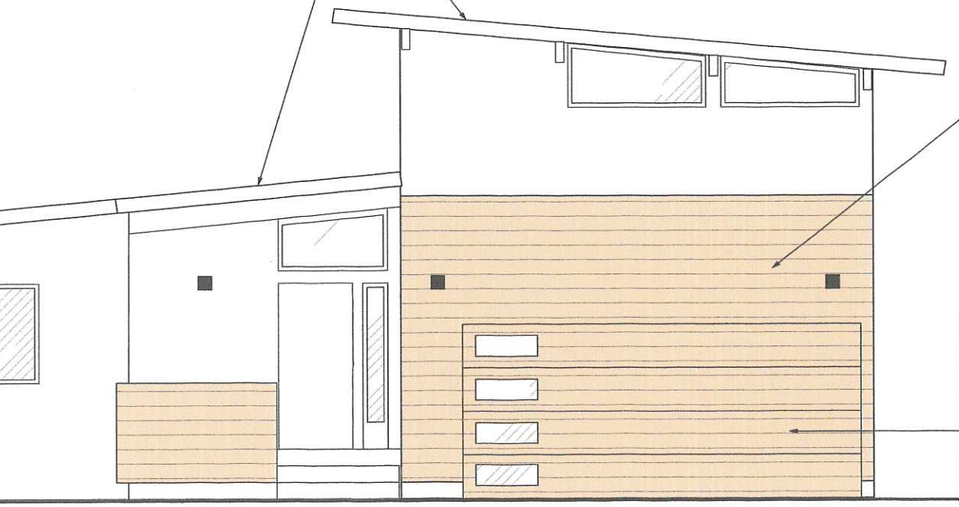
ROOF FASCIA AND BEAMS: PAINT
BENJAMIN MOORE #OC-18 "DOVE WING"

WHITE IB-PVC MEMBRANE ROOFING

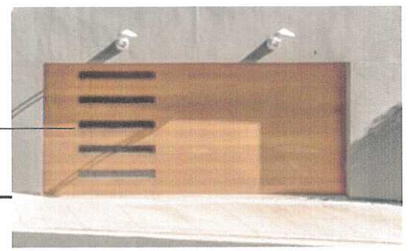


CEDAR SIDING WITH SANSIN TRANSLUCENT FINISH

NEW AND EXISTING STUCCO: PAINT WITH
BENJAMIN MOORE #1542 "HIMALAYAN TREK", FLAT



1 / A3.2 **EAST ELEVATION (FRONT)**
Scale: 1/4" = 1'-0"



GARAGE DOOR WITH CEDAR SIDING TO MATCH HOUSE

ARCHITECT: KAREN CULLEN
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

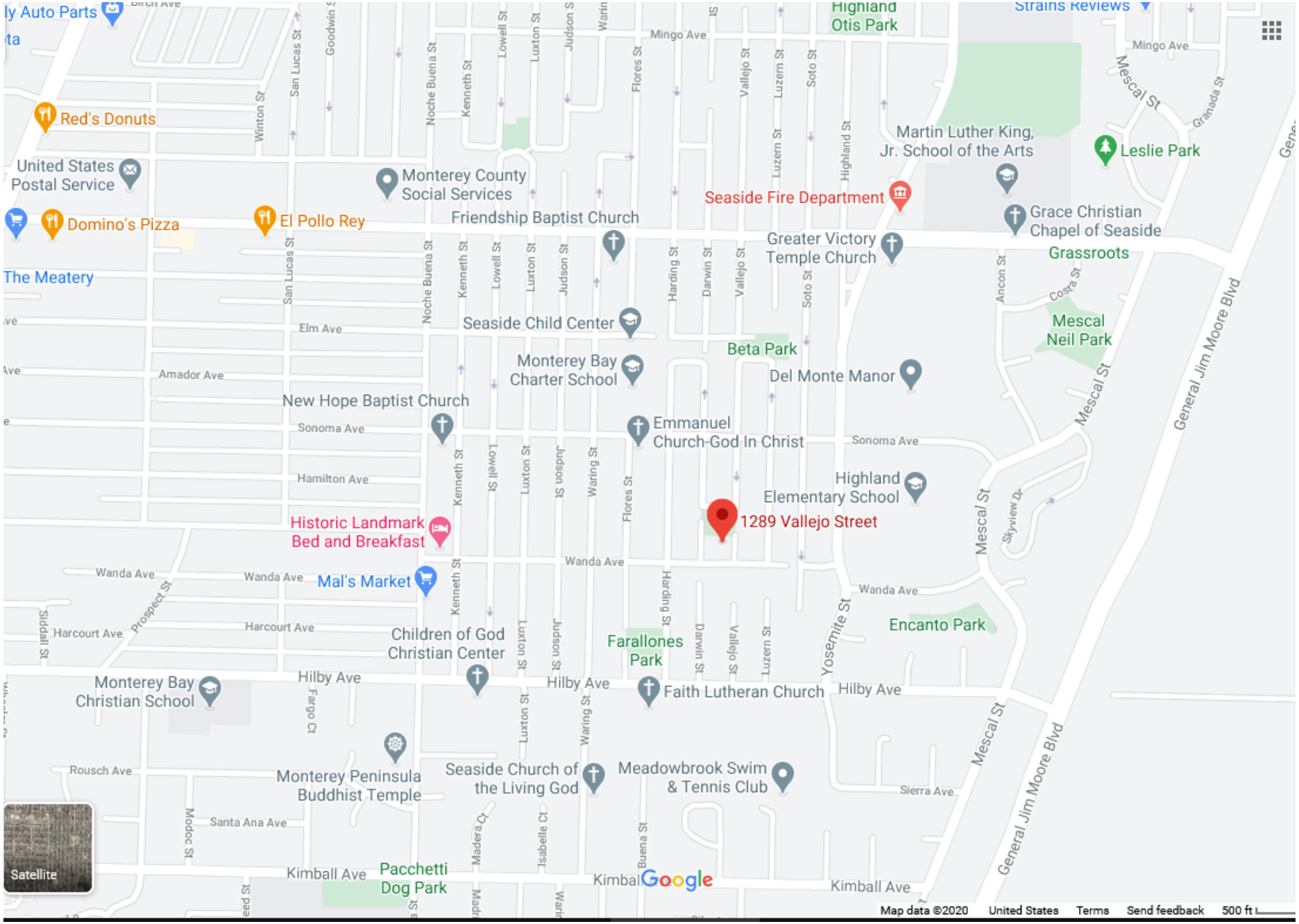
| REVISIONS | SUBMITTAL | DATE |
|---|---|---|
| | ARCHITECTURAL REVIEW | 6/30/2020 |

COLOR BOARD

SCOPE OF WORK: REMOVE EXISTING ONE CAR GARAGE. BUILD NEW TWO-CAR GARAGE WITH NEW LIVING AREA AND DECK ABOVE. ADD 2ND BATHROOM TO EXISTING HOUSE.

OWNER: CARY JONES
1289 VALLEJO ST, SEASIDE, CA
916. 417. 3765

Attachment 4: Location Map + Site Photos



View from Vallejo (east)

Side/backyard (north), view looking over existing fence at Durant Park

Side/backyard (south)

Neighborhood- Other houses on Vallejo:

Story Pole Photos:

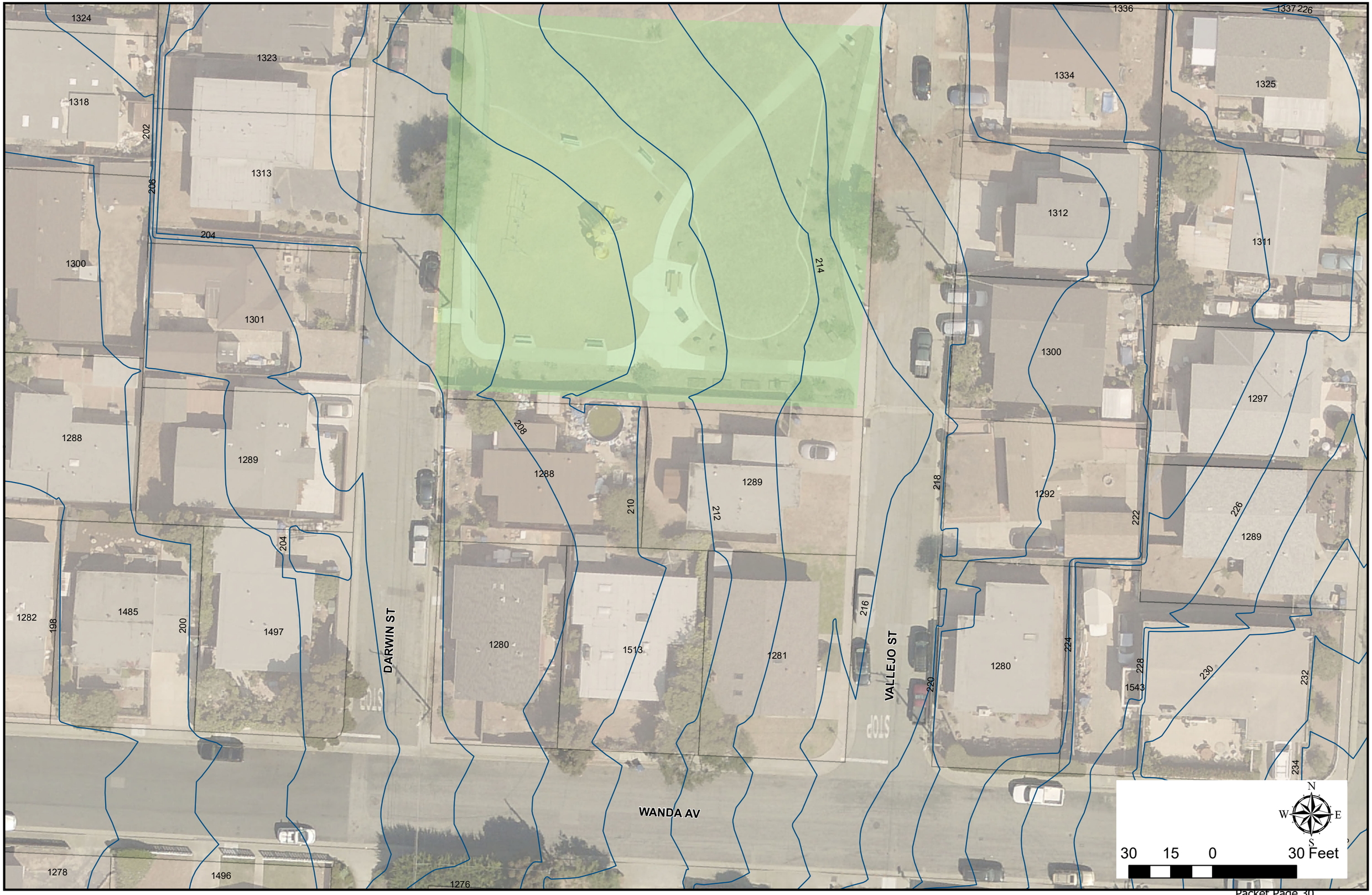
View from Vallejo (located east of subject property)

View from Durant Park (north of subject property)

View from Darwin (west of subject property)

View from corner of Darwin and Wanda (southwest of subject property)

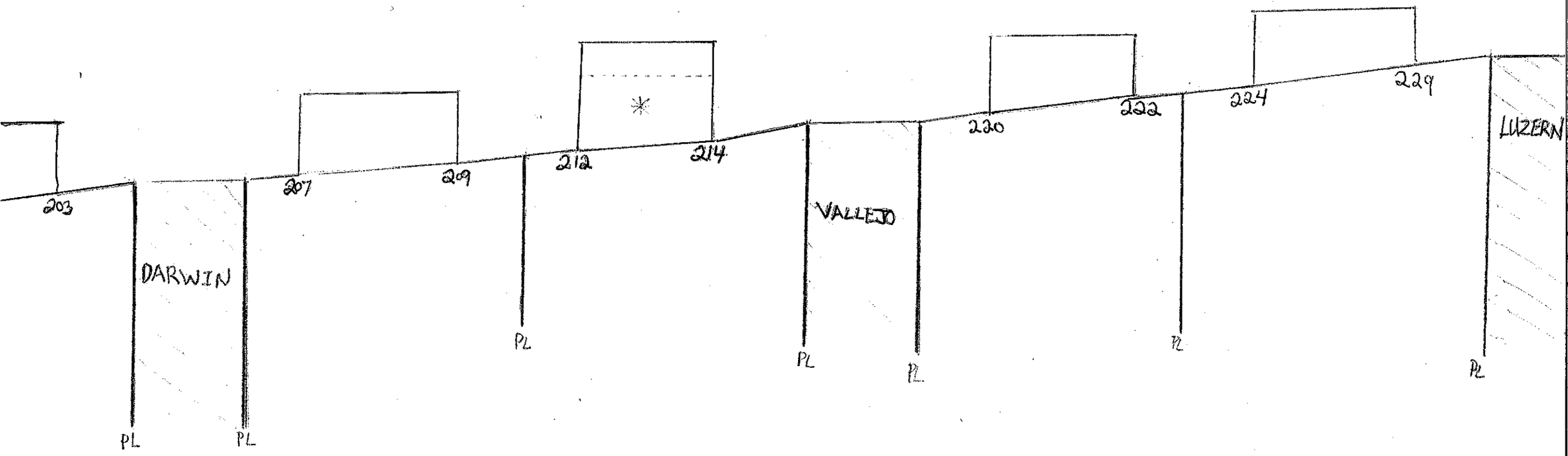
View from corner of Vallejo and Wanda (southeast of subject property)






Source: City of Seaside GIS, 2008

# Topo Cross Section: 1289 Vallejo




* subject property