



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
REGULAR MEETING
Wednesday, December 16, 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

A. OCTOBER 28, 2020 SPECIAL MEETING

B. NOVEMBER 18, 2020 REGULAR MEETING

7. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-11

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

Staff recommends approval of BAR-20-011 for the proposed 160 sf deck, subject to Attachment 1: Conditions of Approval, Attachment 2: Project Plans, and Attachment 3: Project Description and Material Specifications.

8. REPORTS FROM COMMISSIONERS

9. REPORTS FROM STAFF

10. ADJOURNMENT

Next Regularly Scheduled Meeting:
January 20, 2021
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.



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

SPECIAL MEETING
VIRTUAL ONLY

Wednesday, October 28, 2020
7:00 PM

1. **CALL TO ORDER**

The meeting was called to order at 7:00 PM

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

3. **PLANNING COMMISSION**

PRESENT: Evans, Dodson, Owens, Huynh, La Mica, Spalletta, Silva
ABSENT: None

4. **REVIEW OF AGENDA**

The Commission agreed to add a discussion of Community Development Block Grant-COVID-19 Funds for community benefit.

5. **PUBLIC COMMENT**

None.

6. **APPROVAL OF MINUTES**

A. September 23, 2020

On motion by Commissioner Arlington La Mica and seconded by William Silva and passed the following vote the Commission approved the minutes as amended.

*RESULT: **Approved***

AYES: John Owens, Michael Spalletta, Arlington La Mica, Dave Evans, V. Silva, Danny Huynh

NOES: None

ABSTAIN Keith Dodson

7. **BUSINESS ITEMS**

A. SEASIDE MUNICIPAL CODE AMENDMENT SMA-20-06: INTRODUCTION OF AN AMENDED ORDINANCE FOR REVIEW AND RECOMMENDATION TO CITY COUNCIL AMENDING SEASIDE MUNICIPAL CODE CHAPTER 17.55: REGULATIONS FOR SMALL CELL WIRELESS AND ASSOCIATED UPDATES TO THE CITY'S FEE SCHEDULE

Associate Planner Morrison spoke to the amended proposed ordinance that was previously approved by the Commission in August 2020 to amend small cell wireless application regulations, and was amended in response to public comments received. She detailed the changes that were made regarding notices, fees, consistency of definitions, language for application handling, language regarding approval of subjective aesthetics, payment of fees for landscaping, placement, mobility and height requirements, handling of batch applications, and additional requirements regarding infrastructure. Ms. Morrison answered questions from the Commission.

on motion by Commission Dodson and seconded by Commissioner Spalletta and passed by the following vote the Planning Commission approved the proposed ordinance as presented.

RESULT: **Approved**

AYES: John Owens, Michael Spalletta, Arlington La Mica, Dave Evans, William Silva, Danny Huynh

NOES: None

ABSTAIN Keith Dodson

B. STUDY SESSION: COMMISSION STUDY SESSION REGARDING DRAFT CODE AMENDMENTS TO SEASIDE MUNICIPAL CODE SECTION 17.30.020: FENCES, WALLS, HEDGES AND SCREENING

Associate Planner Rocha presented an open conversation regarding draft code amendments for fences. Ms. Rocha facilitated a conversation about preferences on fence rules including styles, materials, sizes and potential changes to the approval process. She noted that this item was an element of the approved work plan.

Direction was provided on each discussion category and staff will bring back to the Commission recommendations for code changes.

C. COMMUNITY DEVELOPMENT BLOCK GRANT- CV DISCUSSION

Community Development Director Stearns, provided introductory information about CDBG-CV and detailed the uses for the first round of CDBG-CV funding, just over \$199,000, which included masks, food bank distribution, and a small administrative fee.

The Planning Commission discussion focused on the potential uses for the second round of funding, just over \$339,000. They discussed priorities such as food security, as well as testing and vaccine availability. Ms. Stearns noted that prior to COVID-19 that the Food Bank of Monterey County fed approximately 20% of Seaside. Currently the Food Bank is feeding 40% of the entire county. The Commission spoke in support of continued assistance for food distribution assistance and requested staff explore possible partnership with Walgreens to ensure that when vaccines become available, that Seaside would have access. Additional public outreach will be conducted through social media and the City's web site.

8. REPORTS FROM COMMISSIONERS

None.

9. REPORTS FROM STAFF

Assistant City Manager Milton provided info on voting availability for the upcoming November 3, 2020 election and answered questions about the changes to voting for this election.

10. ADJOURNMENT

On motion, the meeting was adjourned at 8:29 pm.

Respectfully submitted,

Lesley Milton, City Clerk

John Owens, Chair



Minutes
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
REGULAR MEETING
Wednesday, November 18, 2020
7:00 PM

1. **CALL TO ORDER**
2. **ROLL CALL - ESTABLISHMENT OF QUORUM**
3. **PLANNING COMMISSION**

PRESENT: Evans, Dodson, Owens, Huynh, La Mica, Spalletta, Silva

ABSENT: Dodson

4. **REVIEW OF AGENDA**
No Changes.

5. **PUBLIC COMMENT**
None

6. **APPROVAL OF MINUTES**

A. October 28, 2020
Action: Continued

7. **BUSINESS ITEMS**

- A. FENCE EXCEPTION APPLICATION No. FE-20-03: DURVASHI MORA, PROPERTY OWNER AND APPLICANT, IS REQUESTING A FENCE EXCEPTION TO ALLOW FOR AN EIGHT-FOOT HIGH FENCE WITHIN THE 15-FOOT REAR YARD SETBACK LOCATED AT 4205 PENINSULA POINT DRIVE (APN: 031-241-029) IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(e) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

Prior to the discussion, Commissioners Evans and Silva recused themselves from the item.

Associate Planner Morrison presented the item detailing the request from the applicant. She outlined the existing fence height, details and conformity and on question explained the fence is an existing fence that was constructed prior to the applicant purchase of the property. She further explained the staff recommends approval of the fence exception based on the required findings listed in SMC Section 17.30.020.F. Ms. Morrison answered questions from the Commission and acknowledged written public comments received from neighbors.

PUBLIC COMMENT: Durvashi Mora

Commissioner Evans questioned the staff level of review process and questioned several aspects of the fence review process for staff to consider for future fence exception applications.

On motion by Commissioner La Mica and seconded by Commissioner Spalletta and passed by the following vote the Planning Commission approved FE 20-03 granting the requested fence exception as presented.

ACTION: **Approved**

AYES: Owens, Huynh, La Mica, Spalletta

NOES: None

ABSENT: Dodson

RECUSED: Evans, Silva

- B. SEASIDE MUNICIPAL CODE AMENDMENT SMA-20-06: THE CITY OF SEASIDE, APPLICANT, IS PROPOSING A TEXT AMENDMENT TO THE SEASIDE MUNICIPAL CODE (SMC) SECTION 17.98.020: DEFINITIONS OF SPECIALIZED TERMS AND PHRASES. THE AMENDMENT WOULD REMOVE TATTOO AND BODY PIERCING SERVICES FROM THE USE CATEGORY OF PERSONAL SERVICES – RESTRICTED AND WOULD ALLOW FOR TATTOO AND BODY PIERCING/BODY ART SERVICES TO BE ESTABLISHED BY-RIGHT IN THE CMX, CC, AND CRG ZONES UNDER THE USE CATEGORY OF PERSONAL SERVICES. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES, THE PROPOSED TEXT AMENDMENTS ARE EXEMPT PER 15061(B)(3).**

Community Development Director Stearns presented the item explaining the proposed modifications to the Seaside Municipal code that would remove the services of tattoo and body piercings from personal services and would therefore be allowed by right in the CMX, CC and CRG zones without additional permitting. Ms. Morrison answered questions from the Commission.

PUBLIC COMMENTS: None

On motion by Commissioner Huynh and seconded by Commissioner La Mica and passed by the following vote the Planning Commission recommend that the City Council adopt the proposed text amendments to the Seaside Municipal Code as presented.

ACTION: **Approved**

AYES: Evans, Owens, Huynh, La Mica, Spalletta, Silva

NOES: None

ABSENT: Dodson

8. REPORTS FROM COMMISSIONERS

Commissioners question the status of the street and sidewalk repairs and the status of current development projects.

9. REPORTS FROM STAFF

10. ADJOURNMENT

Having no further business, the meeting was adjourned at 7:48 PM.

Respectfully submitted,

Lesley Milton, City Clerk

John Owens, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 7.A.

TO: Board of Architectural Review

BY: Dana Morrison

DATE: December 16, 2020

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-11**

PURPOSE & RECOMMENDATION

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

Staff recommends approval of BAR-20-011 for the proposed 160 sf deck, subject to Attachment 1: Conditions of Approval, Attachment 2: Project Plans, and Attachment 3: Project Description and Material Specifications.

BACKGROUND

Zachary Grover, applicant and property owner purchased the subject property in 2017. The deck was already in existence when the home was purchased. It is unclear when the existing deck was constructed; there is no record of previous BAR review for this property. Review of Google Earth Historic Photos shows the existing deck has been in place since at least 2007, though it is possible that it could have been in existence prior to this as satellite photos are not available prior to this.

According to the applicant, repair work was conducted in the summer of 2019 to fix water intrusion on the existing joists of the original 80 sf deck. The repair work was not effective and in October of 2020, due to the continued water intrusion and wood rot Mr. Grover decided it would be best to proceed with replacing the 80 sf deck. According to Mr. Grover, he took this as an opportunity to widen the deck by 4 feet. During construction a stop work order was issued by the City's Code Enforcement officer, to

which Mr. Grover complied. Mr. Grover since been working with the City to properly approve the new 160 sf deck.

The subject property is developed with a 2,208 sf two-story single-family residence which had a 2nd story deck which measured 80 sf. The lot is 6,000 sf and the existing conditions comply with both lot coverage and floor area ratio regulations.

SITE LOCATION AND DESCRIPTION

The 6,000 sf site is located on the west side of Grandview Street between Ord Grove Avenue to the north and La Salle Avenue to the south. The subject property has single story houses to the west (downhill), and 2-story houses to the north and east with deck elements. The project site is surrounded by residential uses. A Location Map and Site Photographs are provided as Attachment 4.

PROJECT DESCRIPTION

BAR-20-11: Second-story deck

Old Deck Removal:

According to the applicant, the 80 sf (since demolished) wood deck was removed and all protruding floor joists were removed as well. All openings were covered with 3/8 inch plywood, waterproofing membrane, and chicken wire, then filled with stucco and painted to match the existing house color.

New Deck:

The 160 sf deck is no longer cantilevered but is instead supported by two systems of columns and beams. The new deck is constructed from redwood with cable rigging used for a portion of the railing. The floor of the deck consists of 2x6 redwood boards. The railing consists of 7 (4x4) redwood posts which are topped with a 2x6 redwood board. The railing is completed by 7 runs of STS Dyneema cable rigging which runs between each of posts.

The setbacks from the property lines to the 160 sf deck are as follows:

Side yard setback: 13'-10"

Required setback: 5'

Rear Yard setback: 30'

Required setback: 15'

PUBLIC COMMENTS

At the time of the creation of this Staff Report no public comments have been received.

STAFF ANALYSIS

FINDINGS

Section 17.62.030.E and F. of the SMC outlines review considerations be evaluated by the Board of Architectural Review, the following of which are applicable to this project:

E. 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.

F. 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.

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 proposed project adheres to all setbacks and development regulations.*

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

Evidence: *The proposed 160 sf deck has been designed to be consistent in quality, scale, and architectural relationship with the site and there are no significant visual impacts to the adjacent properties. With any 2nd story deck element there are privacy impacts to the adjacent properties. The proposed deck would be able to support additional people (occupants or visitors of 1955 Grandview) beyond what was already existing with the unpermitted 80 sf deck. This could result in increased noise and disturbance to neighbors located to the south and west of the subject property; the existing single-family residence blocks the deck from properties located to the north and east. However, even with the proposed 160 sf deck the setbacks from the rear and side property lines are significantly larger than are required by SMC 17.12. Given these large setbacks, the fact that the 2nd story deck has been in existence for a number of years, and that no comments have been received from neighboring properties, it is staff's determination that the new proposed 160 sf deck would not result in significant increased privacy impacts.*

Single-Family Residential Design Guidelines

The project proposes to approve the construction of a 160 sf second story deck. The

existing deck is not viewable from the Grandview or from the public path located to the north of the property. The deck can be viewed from portions of Noche Buena which is downgrade and located west of the subject property. However, many of the house along Grandview have 2nd story deck elements which face the Bay. The proposed deck would not extend beyond the foot print of the existing patio and maintains setbacks significantly larger than required by the Zoning Code. 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 which includes many existing second story deck elements. The plans for the new 160 sf second story deck have been designed to respect the existing residential patterns and scale in the neighborhood and maintain significant setbacks from the side and rear property lines.*

Evidence: *Due to grade differential between the subject property and those to the east (uphill) and west (downhill), staff finds that the proposed 160 sf second story deck would not impact the view shed of the adjacent properties. Additionally, appropriate distance would be maintained on all sides of the project site to provide privacy to adjacent residences; the existing house shields the deck from public right of ways to the north and east. While the deck is viewable from the public right of way to the west and south; it is not out of place as there are a number of houses along Grandview which contain second stories and second story deck features. For further details pertaining to privacy impacts, see the Evidence description for Condition of Approval #2 (above).*

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to **Class 3, Section 15301(E)**. Class 3 consists of projects that involve negligible or no expansion of an existing use and specific to this project: additions to existing structures that will not result in an increase or more than 50% of the floor area of the structures before the addition.

Evidence: *The site is developed with a 2,208 sf two-story single-family residence and the proposed project consists the approval of a new 160 sf second-story deck.*

RECOMMENDATION

Staff recommends approval of BAR-20-11 to legalize the 160 sf second story deck, subject to Attachment 1: Conditions of Approval, Attachment 2: Project Plans, and

Attachment 3: Project Description and Material Specifications.

ATTACHMENTS

1. Attachment 1- Conditions of Approval BAR
 2. Attachment 2 - Project Plans
 3. Attachment 3 - Project Description and Material Specifications
 4. Attachment 4 - Location Map and Site Photos
-

Conditions of Approval
File No. BAR-20-11
December 16, 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 "1955 Grandview Street" stamped received November 17, 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.

BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-11

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).

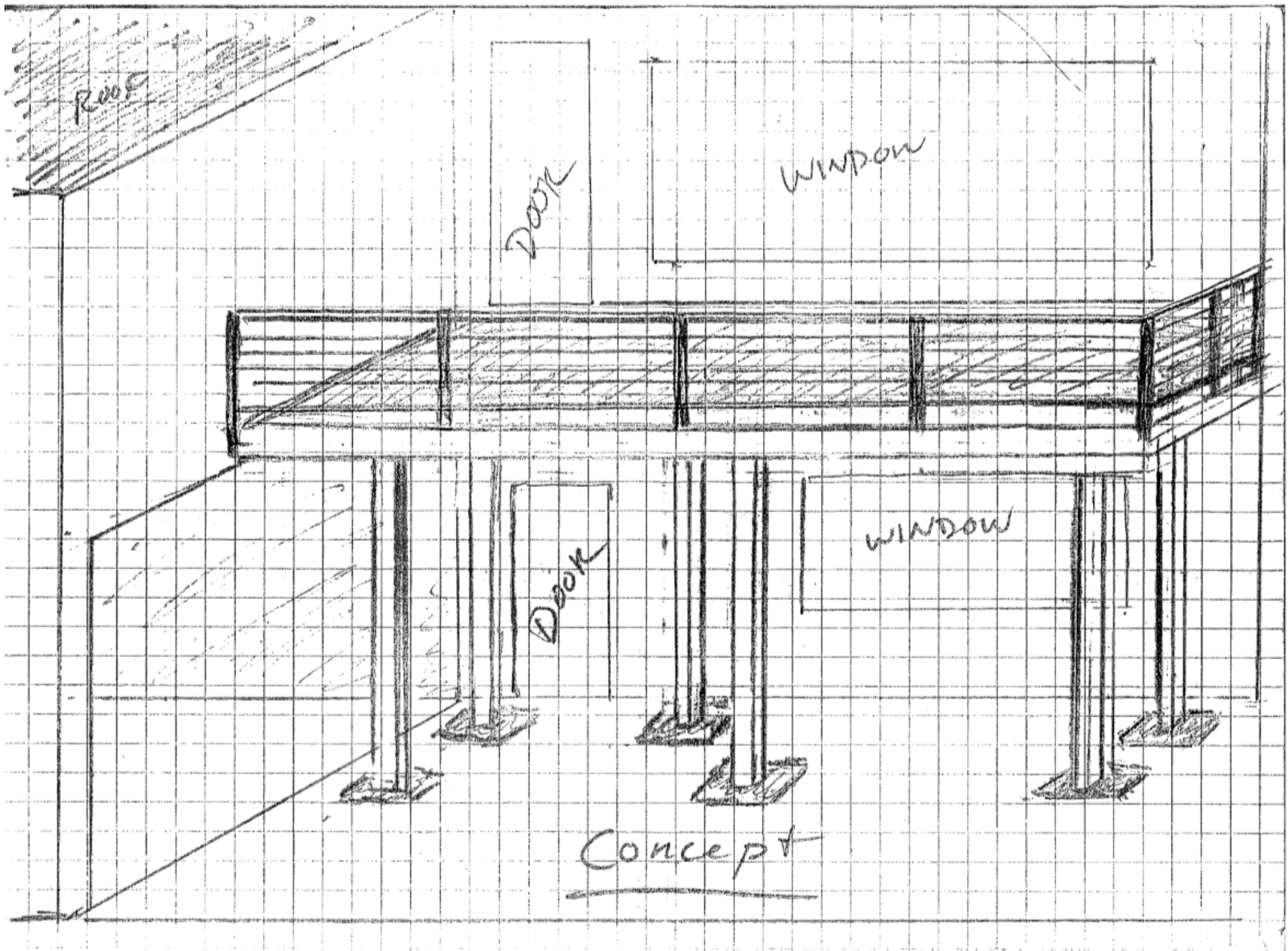
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Board of Architectural Review.

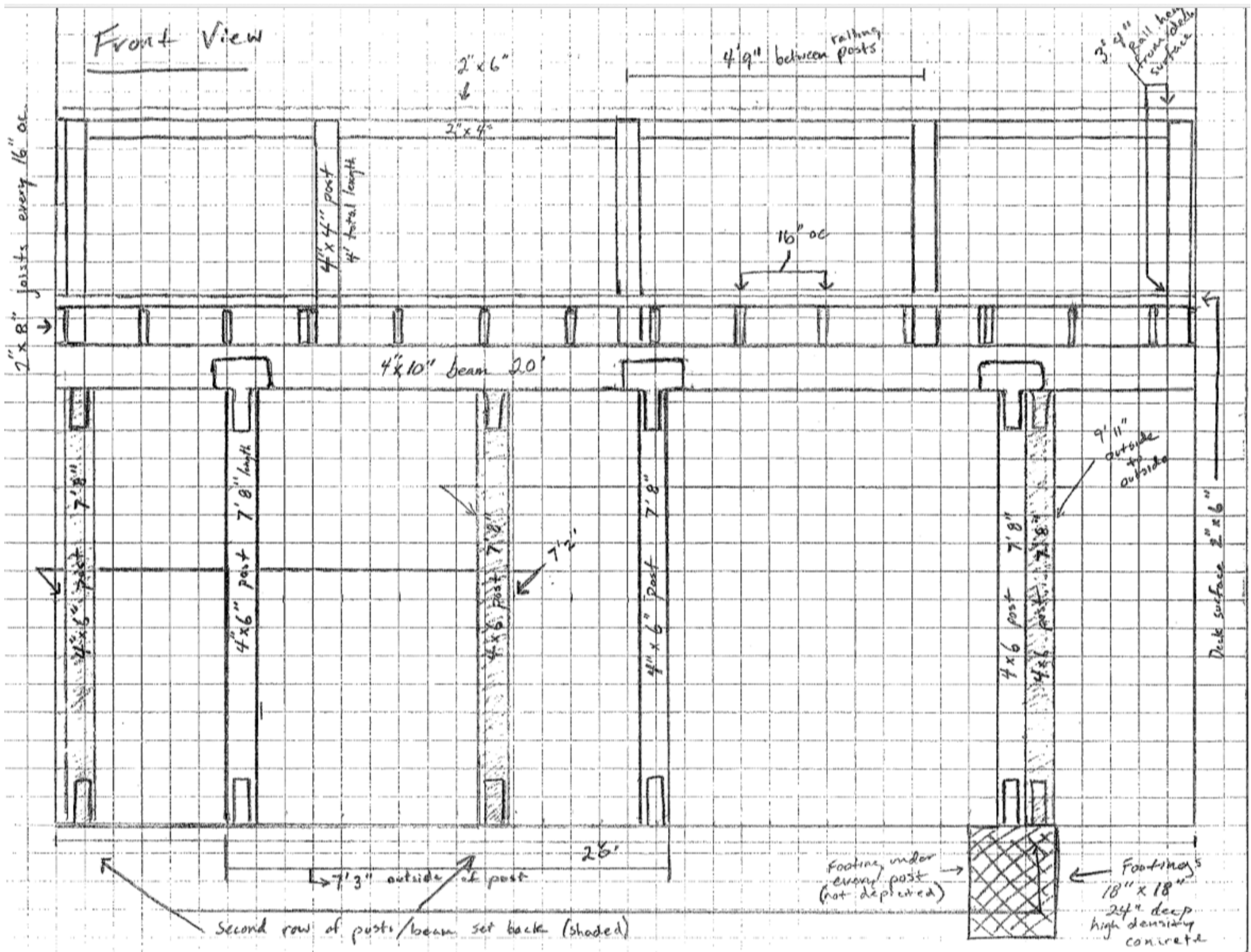
Applicant's Signature

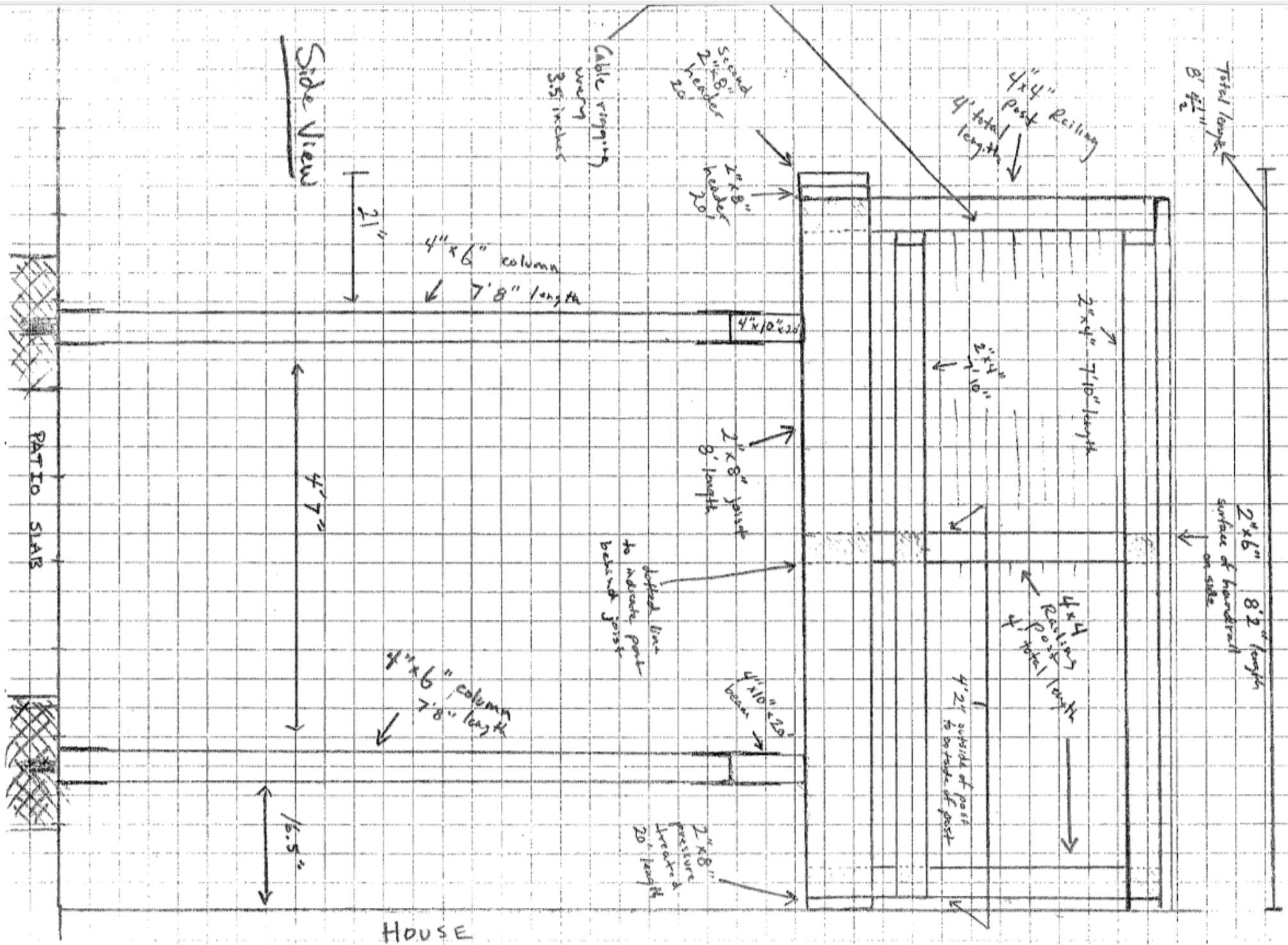
Date

Property Owner's Signature

Date







Hand railing 3' 4" above deck surface

2" x 6" laid flat

2" x 4 20'

3/16" Synthetic dynema STS w/ turnbuckle
every 35 inches

4" x 4" post

4" x 4" post

2 x 4 20'

2 x 6" surface material laid flat (Redwood)

2" x 8" header board 20'

4' 9" between posts

Roof

Door

Window

pressure treated
2" x 8" length
8' length
pressure treated
2" x 4" to
support
railing 4" x 4"

8'6" height

pressure treated
2" x 8" 20' length

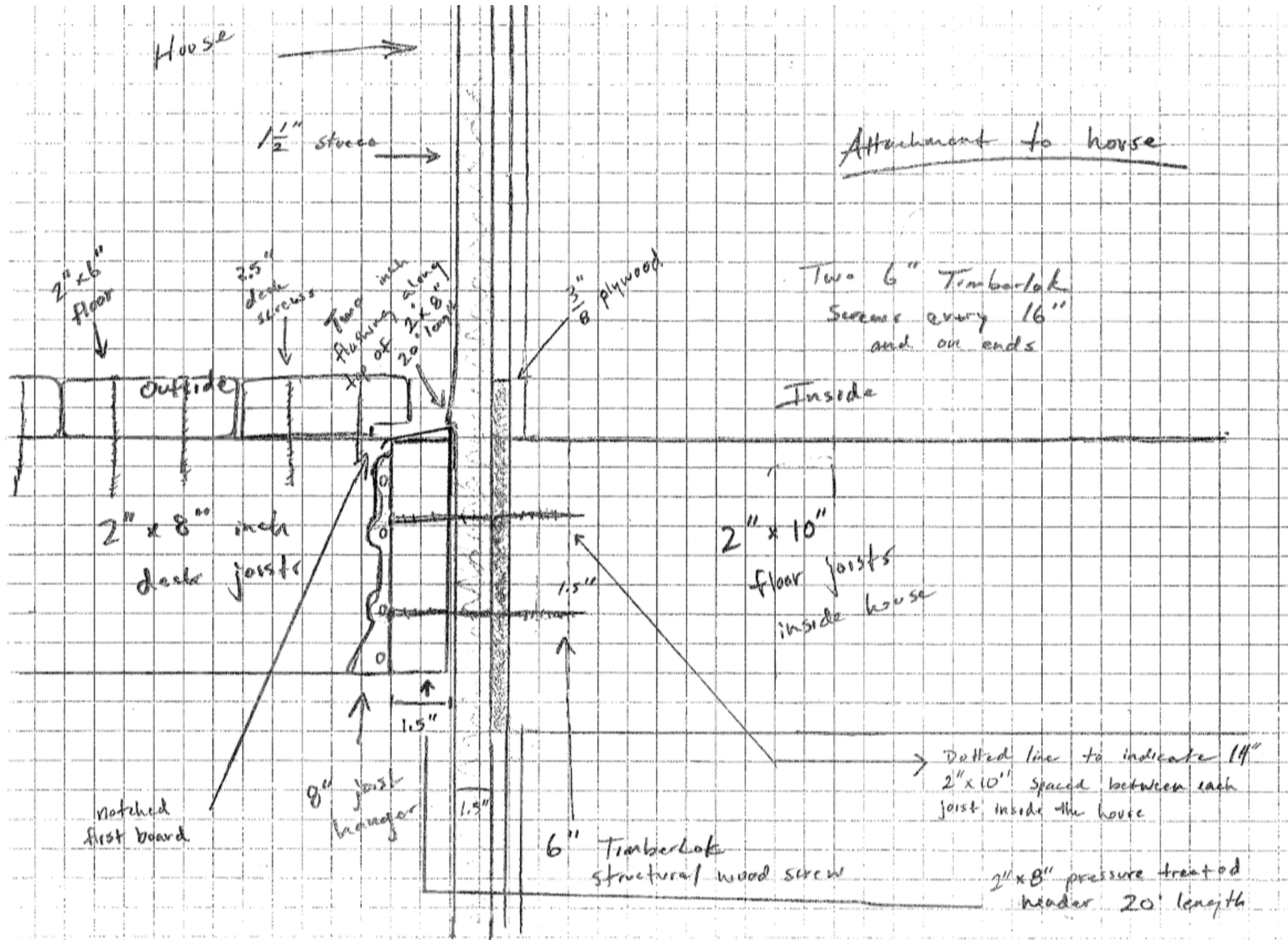
Window

Door

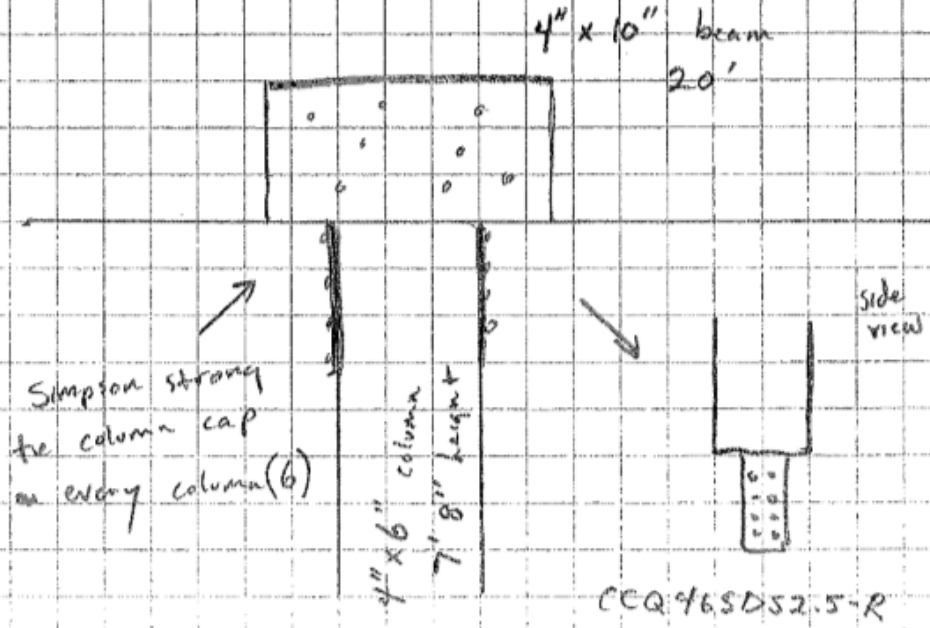
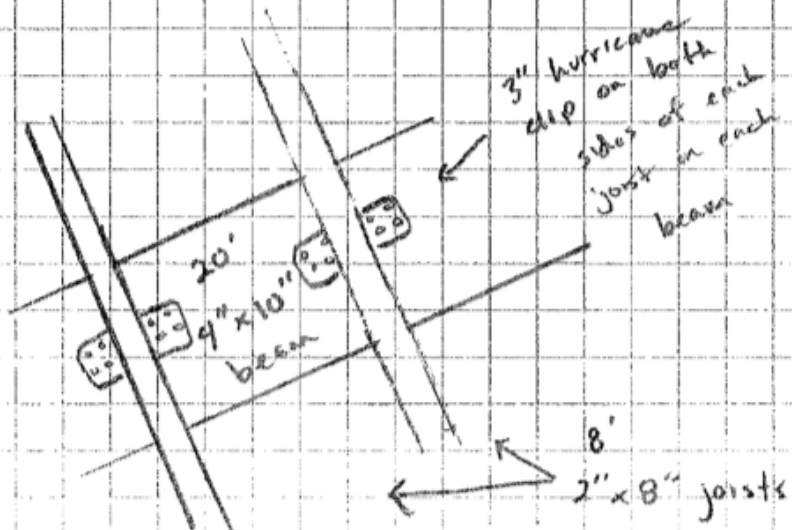
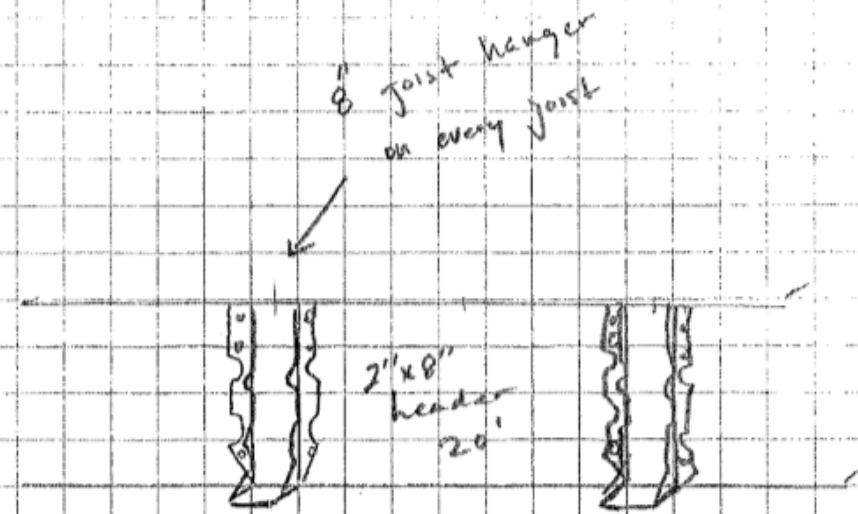
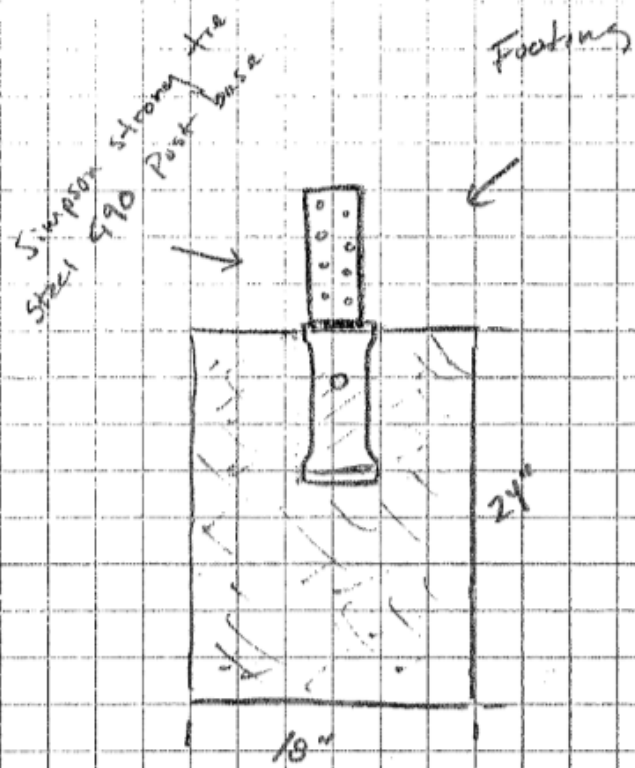
Door

- 2" x 8" mounted to house w/ 6" Timber Lok structural wood screws
- Every 16" on center into floor joist ends
- Two screws on each joist

Attachment to House - stainless flashing over top of 2" x 8"



Anchors



11/16/2020

Seaside Planning and Development,

I appreciate your review of the plans and details of the attached deck enhancement project at 1955 Grandview Street. I apologize sincerely for not acquiring the permit prior to construction. The project unfolded in an unforeseeable course. I purchased 1955 Grandview 3 years ago and have had issues with the existing deck throughout that time.

In the summer of 2019 I did some extensive repair work to fix a water intrusion issue on the existing joists of the deck. During the winter of 2020 I came to learn the repair was not 100% effective. In mid-October of 2020 I began work for the second time on attempting to repair the water intrusion problem on the deck joists. I additionally had planned to strengthen the handrail, which was unsecure and wobbly. During this process, due to rot, I came to decide the entire deck needed to be dismantled and a new deck would be necessary.

I began work on a new deck, which was not cantilevered from the house, but supported by two systems of columns and beams. The beams would be anchored in concrete footings. The deck would be anchored to the house, eliminating water intrusion points. Through this work, I also decided to use this as an opportunity to widen the deck by four feet. After nearly completing the project, I was asked to stop work on the deck and apply for a permit. I immediately contacted Alfred Soto, and began the process of properly drawing the plans of the deck and submitting for approval.

In this packet you will find the plans drafted by myself, enlarged onto 11"x17" paper. I have also included a project description, setbacks, and photographs of the old and new deck. I greatly appreciate your consideration of approving the new deck.

Sincerely,



Zachary Grover

Home Owner

1955 Grandview Street

Seaside, CA 93955

Project description:

The old deck was removed completely and all protruding floor joists were removed. All openings were covered with 3/8" plywood, waterproofing membrane, chicken wire, and filled with stucco.

The new deck is no longer cantilevered through the house, but supported by a system of columns and beams. Rather than supporting the deck by a single beam on the outside end and by the attachment to the house on the inside end, two systems of columns and beams support the deck. The deck is then attached to the house by 6" structural screws that run through the pressure treated header board into the floor joists, every 16". The pressure treated end joist on the North side of the deck is secured to the house in the same way. A two inch piece of flashing runs along the pressure treated header, which is attached to the house.

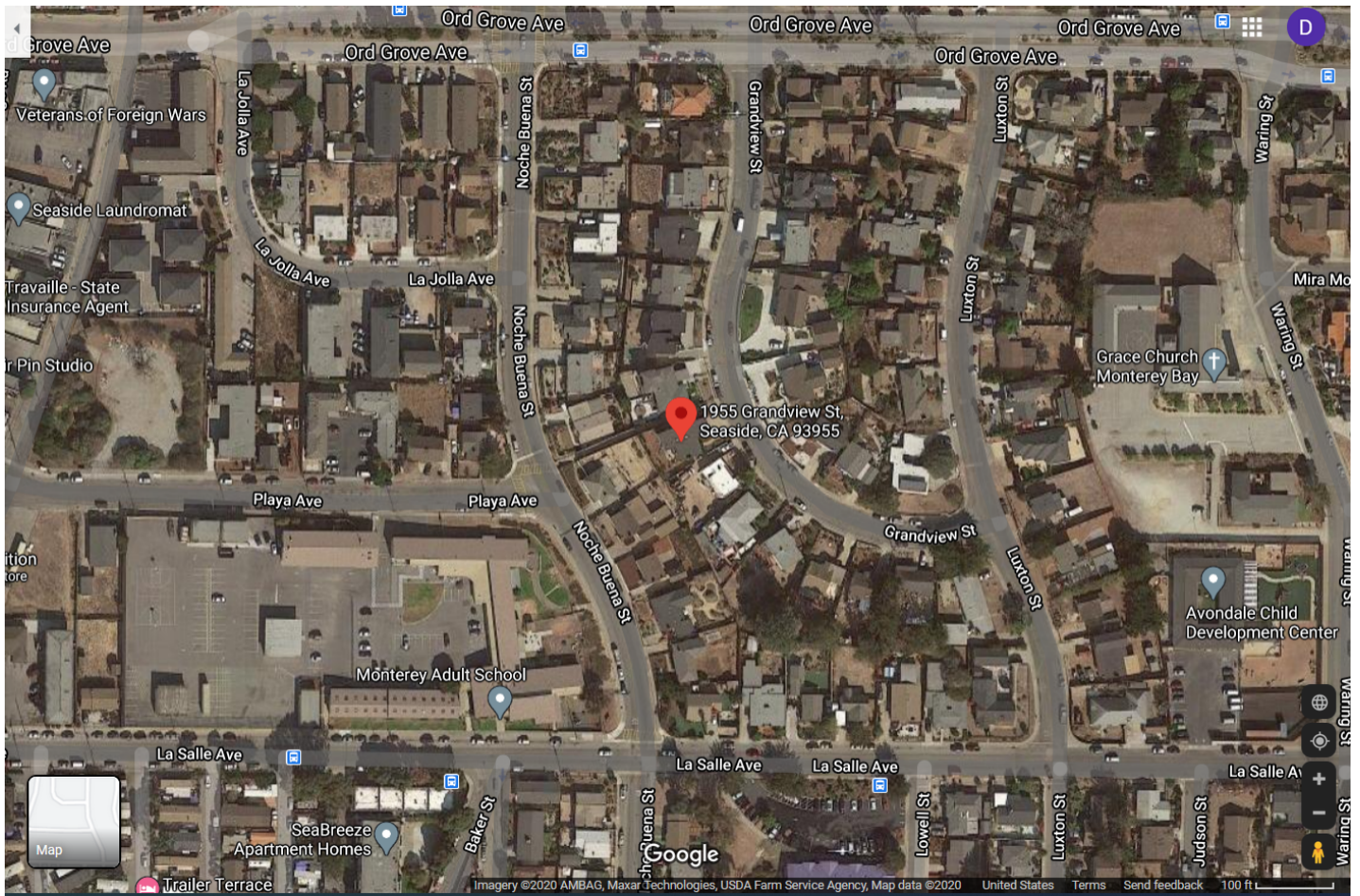
Each 4"x 10" beam is supported by three 4"x 6" columns. The beams are 20' long. The first row of columns is spaced to avoid covering the entryway door and window. The longer distance measures 9'11" from the outside of each column. The second row is spaced on center with 7' between each post. Each column is anchored to its footing, which measures 18"x 18" and 24" deep. The footings are solid high density concrete. Each column is anchored to its footing using Simpson strong tie steel G90 post bases. At the top of each column is a Simpson strong tie column cap, which secures the 4"x10" beams to the tops of the columns.

The 8" floor joists of the deck are secured to the pressure treated header board with 8" joist hangers, every 16" on center. They are 8' long. The outside header board is secured using 8" joist hangers as well. A secondary header board of 20' is fastened to the outside of the outer header, facing west. An 8' header runs along the final joist as a secondary on the south facing side of the deck. The deck joists are secured to both horizontal beams with Simpson strong tie hurricane clips. Both sides of each joist are secured to both beams in this way.

The floor boards of the deck are 2"x 6" redwood. The hand railing of the deck is made of 4"x4" posts that are secured to the inner header board and the joists and are roughly 4' 9" apart, totaling 7 posts. These are secured with 6" structural screws. A 2"x6" runs along the top of the posts as the hand railing. The total height of the hand railing from the deck surface is 3' 4". A 2"x4" runs just below the handrail and another one runs 3.5" up from the deck surface. Between the 2"x 4"s are 7 runs of STS Dyneema cable rigging every 3.5". These are tightened with stainless steel turnbuckles.

All wood was painted with two coats of weatherproof stain before assembly. The first floor board, closest to the house, is notched on its underside to ensure water flows over the flashing and under the deck.

Location Map



Site Photos



Photo of the old 80 sf deck which was demolished.



Photo of new 160 sf redwood deck.



View from the east of new 160 sf redwood deck.



Google Earth Image Capture of 1955 Grandview from corner of Playa Ave and Noche Buena St.



View of 1955 Grandview and new deck coming from the north on Noche Buena (view from north).

