



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
MEETING
Wednesday, February 24, 2021
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. APPROVAL OF DECEMBER 16, 2020 MINUTES

B. APPROVAL OF JANUARY 13, 2021 MINUTES

7. **BUSINESS ITEMS**

- A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-12. ENRIQUE ECKHAUS, APPLICANT, AND ROBERT MORALES, OWNER, ARE REQUESTING APPROVAL FOR A RESIDENTIAL REMODEL AND ADDITION TO AN EXISTING SINGLE-STORY SINGLE FAMILY RESIDENCE LOCATED AT 1180 PLACER STREET IN THE SINGLE-FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. THE PROJECT IS SEEKING TO ADD A 401 SF LIVING ROOM TO THE FIRST FLOOR AND ADD A 665 SECOND STORY, CONSISTING OF 3 BEDROOMS, ONE BATHROOM, AND WHICH WILL INCLUDE 118 SF (73 + 45) OF BALCONIES. 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 17.62.030.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-20-12 for the proposed first and second story additions, subject to Attachment 1: Draft Resolution and Attachment 2: Project Plans.

B. APPROVE THE PLANNING COMMISSION ANNUAL 2021 WORK PLAN FOR ADOPTION BY THE CITY COUNCIL.

RECOMMENDATION: In accordance with the City Boards and Handbook, the Planning Commission must create an annual work plan for the Commission that will be reviewed and approved by the City Council.

8. REPORTS FROM COMMISSIONERS

9. REPORTS FROM STAFF

10. ADJOURNMENT

Next Regularly Scheduled Meeting:

Seaside City Hall

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.



MINUTES
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
REGULAR MEETING
Wednesday, December 16, 2020
7:00 PM

1. CALL TO ORDER

The meeting was called to order at 7:00 PM.

A. VIRTUAL MEETING INFORMATION

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. PLANNING COMMISSION

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

4. REVIEW OF AGENDA

No Changes.

5. PUBLIC COMMENT

None.

6. APPROVAL OF MINUTES

On motion by Commissioner Dodson and Seconded by Commissioner La Mica and approved by the following vote the Planning Commission approved the minutes as amended with corrections to the voting record and attendance.

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

A. OCTOBER 28, 2020 SPECIAL MEETING

ACTION: Approved

B. NOVEMBER 18, 2020 REGULAR MEETING

ACTION: Approved

7. BUSINESS ITEMS

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

ACTION: Continued

Staff presented the item, an application for a second story deck at 1955 Grandview. She

provided the background of the property, with existing deck. She detailed the proposed materials and dimensions of the revised deck, set backs, neighborhood compatibility siting it would not be out of scale or uncharacteristic for this neighborhood. She detailed consistency with Zoning ordinance findings and consistent with quality, scale and architectural relationship with other site structures. Ms. Morrison answered questions from the Commission.

Chair Owens requested an architectural/engineering stamp on the drawing prior to BAR review, citing water damage and expressing concerns regarding safety. Staff responded that the purview of the BAR is architectural design, and building safety is not required at the conceptual permitting phase. The Building Department is responsible for the review of structural plans, safety and liability issues.

PUBLIC COMMENTS: None

On motion by Commissioner Dodson and Seconded by Commissioner La Mica and approved by the following vote the Planning Commission continued the item until the next meeting for information and review by the Building Department for safety.

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

NOES: None

ABSENT: Spalletta

8. REPORTS FROM COMMISSIONERS

Commissioner Evans requested a status update on the approved Verizon tower.

Commissioner Silva requested an update on COVID-19 shelter in place orders and impacts to small businesses. The Commission also requested the process to report homeless encampments.

9. REPORTS FROM STAFF

Staff reported on the City's COVID-19 response and regulations imposed by the County and the State and outdoor dining regulations.

10. ADJOURNMENT

Having no further business, the meeting was adjourned at 7:42 pm.

Respectfully submitted,

Lesley Milton, City Clerk

John Owens, Chair



MINUTES
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
SPECIAL MEETING
Wednesday, January 13, 2021
7:00 PM

1. CALL TO ORDER

Commissioner Silva Chaired the meeting and called it to order at 7:00 PM.

A. VIRTUAL MEETING INFORMATION

2. ROLL CALL - ESTABLISHMENT OF QUORUM

3. PLANNING COMMISSION

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

ABSENT: Spalletta, Owens

4. REVIEW OF AGENDA

No changes

5. PUBLIC COMMENT

None

6. APPROVAL OF MINUTES

None.

7. BUSINESS ITEMS

**A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-11:
CONTINUATION OF 2ND-STORY DECK REVIEW AT 1955 GRANDVIEW STREET
LOCATED IN THE RS-8 ZONING DISTRICT.**

ACTION: Approved

Staff presented the proposed project to the Commission at the December 16, 2020 Public Hearing, however the item was continued after the Commission requested additional comments from the Building Department. The Building Department has since reviewed and commented on the project. Based on the Building Department comments, and the analysis provided in the previous staff report, it is recommended that the Commission approve BAR-20-011 subject to the Conditions of Approval, Project Plans, and Project Description and Material Specifications. Staff answered questions from the Commission.

The Commission discussed the materials, attachment to the building, and construction elements to help with waterproofing.

PUBLIC COMMENTS: Zachary Grover

On motion by Commissioner La Mica and Seconded by Commissioner Dodson and

approved by the following vote the Planning Commission approved the application approving the second story deck review at 1955 Grandview Street. .

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

B. USE PERMIT APPLICATION NO. UP-20-08. VINCE LUCIDO, APPLICANT, AND MARTHA PRICE, PROPERTY OWNER, ARE REQUESTING USE PERMIT APPROVAL FOR A 189 SQUARE FOOT DECK THAT WOULD BE CONSTRUCTED 3'-9" ABOVE GRADE AND PROJECT 5'-6" INTO THE REQUIRED 15' REAR YARD SETBACK OF 1785 YOSEMITE STREET, LOCATED IN THE RS-12, SINGLE FAMILY RESIDENTIAL ZONE. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

ACTION: Approved

Associate Planner Rocha presented the details for a use permit application for a deck at 1785 Yosemite street. She detailed the location, site plan, property line projections, materials and other elements of the project. Ms. Rocha acknowledged that the application is consistent with the allowed architectural projections into setbacks. Staff recommended approval of UP-20-08 for the proposed 5'-6" projection and associated access steps subject to the conditions of approval listed in the permit.

On question by the Commission, staff responded that there were no concerns expressed from neighbors for this meeting.

PUBLIC COMMENT: None.

On motion by Commissioner Huynh and Seconded by Commissioner La Mica and approved by the following vote the Planning Commission approved the application approving the second story deck review at 1955 Grandview Street. .

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

8. REPORTS FROM COMMISSIONERS

The Commission the discussed the issue of homeless encampments.

9. REPORTS FROM STAFF

Staff reported on near future road improvements, announced openings on boards and commissions, and new state requirements prohibiting the general disposal of treated lumber but that it must be disposed of as hazardous waste.

10. ADJOURNMENT

Having no further business, the meeting was adjourned at 7:40 pm.

Respectfully submitted,

Lesley Milton, City Clerk

John Owens, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 7.A.

TO: Planning Commission

BY: Dana Morrison

DATE: February 24, 2021

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-12. ENRIQUE ECKHAUS, APPLICANT, AND ROBERT MORALES, OWNER, ARE REQUESTING APPROVAL FOR A RESIDENTIAL REMODEL AND ADDITION TO AN EXISTING SINGLE-STORY SINGLE FAMILY RESIDENCE LOCATED AT 1180 PLACER STREET IN THE SINGLE-FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. THE PROJECT IS SEEKING TO ADD A 401 SF LIVING ROOM TO THE FIRST FLOOR AND ADD A 665 SECOND STORY, CONSISTING OF 3 BEDROOMS, ONE BATHROOM, AND WHICH WILL INCLUDE 118 SF (73 + 45) OF BALCONIES. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E), FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE & RECOMMENDATION

In accordance with Seaside Municipal Code (SMC) section 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-20-12 for the proposed first and second story additions, subject to Attachment 1: Draft Resolution and Attachment 2: Project Plans.

BACKGROUND

Robert Morales purchased the property at 1180 Placer Street in 2014.

The subject property is developed with a 1,407 square foot (sf) one-story single-family residence, including a 614 sf garage (see Attachment 2: Project Plans). The lot is 5,500 sf and the existing conditions comply with both lot coverage and floor area ratio regulations.

SITE LOCATION AND DESCRIPTION

The 5,500 sf site is located on the east side of Placer Street and west of Theresa Street between Lopez Avenue to the north and Hilby Avenue to the south. The project site is surrounded by residential uses to the north, south, east and west. A Location Map is provided in Attachment 4, while Site + Area Photos are provided as Attachment 5.

PROJECT DESCRIPTION

BAR-20-12: The project will involve the expansion of the existing living room by adding 401 sf to the first floor, the new living room will also house the stairwell used to access the new second story. The maximum height of the current home is 13'-8", with the second story addition the house will be 23'-10" at the highest point. The new 665 sf second floor addition will be built above the newly constructed living room addition. The project will also add a 665 sf second story which will consist of three bedrooms and one full bathroom. The project proposes to demolish the existing downstairs master bathroom to allow for the 2nd bathroom to be relocated on the second story; the demolished master bath will be converted to a master closet. The project also includes the construction of two balconies off the two west facing bedrooms (facing Placer Street). The largest balcony would be 73 sf and the smaller would be 45 sf for a total of 118 sf of balconies on the 2nd story. The project complies with all applicable requirements of the Seaside Municipal Code and is consistent with lot coverage, FAR, height and setbacks.

The proposed materials and colors are as follows, they have been designed to match the paint and materials of the existing single story residence, see Attachment 3: Colors and Materials :

- Siding:
 1. Body: Kelly-Moore, Bungalow Brown
 2. Carmel Stone Veneer
- Front door and garage door: Mahogany Wood Veneer
- Window Trim: Kelly-Moore, Victoria Red
- Blacony, roof + siding accents: Kelly-Moore, Frank Lloyd Whie and Whitest White
- Roof top: Asphalt compo. shingles
- Windows and Sliding Doors: Milgard Windows and Sliding Doors, Tuscany Series (white)

STAFF ANALYSIS

BAR-20-12: Section 17.62.030.E.1&4 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.

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. Maintains less than 65% lot coverage, less than 0.45 FAR, height less than 24', side setbacks of 5', rear setback of 37'-1", front setback of 28'-1".*

B. 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 additions 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 appropriate setbacks from all property lines to the existing and proposed structures. Furthermore the placement of windows and the proposed 2nd story balconies have been considered to reduce any impacts to site neighbors resulting from the new addition.*

Single-Family Residential Design Guidelines

The proposed second story addition is only being added above the newly expanded living room, with the massing occurring on one side of the house. The garage and remaining portions of the house will maintain their existing 13'-8" height. 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. While there are no 2nd story houses on Placer Street yet, there are 2-story houses in the immediate area along Hilby Ave, Lopez Avenue, Sutter Street and Theresa Street.

Evidence: *Due to the fact that this a fairly level area with little change in grade between the subject property and those to the east, staff finds that the proposed second story addition with balconies, will 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, and there is some existing vegetation in place which creates an added buffer between the subject property and the neighbor to the north which is located on the side where the second story addition is proposed. A Condition of Approval has been added to require Tree Protection and safe pruning for the trees located to the north of the proposed development to ensure they are protected during construction.*

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 addition of a second story with 118 sf of balconies to an existing 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.*

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 1407 sf one story single-family residence and 614 sf garage. The proposed projects consists of a 401 sf addition to the existing 1st story, demolition of the master bathroom which will be replaced by a master closet, the addition of a new 665 sf 2nd story with 118 sf of 2nd story balconies. The house will still serve as a single-family residence.*

RECOMMENDATION

Staff recommends approval of BAR-20-12 for the proposed first story and second story additions subject to Attachment 1: Draft Resolution, and Attachment 2: Project Plans.

ATTACHMENTS

1. Attachment 1_Draft Resolution
 2. Attachment 2_Project Plans
 3. Attachment 3_Colors + Materials
 4. Attachment 4_Location Map
 5. Attachment 5_Site + Area Photos
-

RESOLUTION NO. 20-XX

BAR-20-12

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

**APPROVING ARCHITECTURAL REVIEW APPLICATION BAR-20-12 TO
ALLOW FOR A 665 SF SECOND STORY ADDITION AND A 401 SF FIRST
FLOOR ADDITION AT 1180 PLACER STREET IN THE SINGLE-FAMILY
RESIDENTIAL (RS-12) ZONING DISTRICT;**

WHEREAS, Enrique Eckhaus, applicant, and Robert Morales, property owner, have applied for Board of Architectural Review of permit No. 20-12 requesting to:

Permit the construction a 665 sf second story addition with 118 sf of balconies on the western frontage, as well as 401 sf expansion to the first floor of an existing one-story single-family residence; and

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 Architectural Review application at a duly noticed public hearing held on February 24, 2021, 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-20-12 - The proposed addition 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.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission approves Board of Architectural Review application No. BAR-20-12 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 "Morales

Project” stamped received February 5, 2021 and the Colors + Materials, provided as Attachment 2 and Attachment 3, 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.
12. The existing trees located to the north on the adjacent property (1192 Placer Street), must be preserved and properly protected with fencing installed at the dripline, or maximum extent feasible, during construction.
13. Any pruning of the existing trees located to the north, on the adjacent property at 1192 Placer Street, shall be performed by an International Society of Arboriculture certified arborist. Arborists must adhere to the ANSI A300 pruning standard and shall not:
 - a. leave branch stubs
 - b. make unnecessary heading cuts
 - c. cut off the branch collar (not make a flush cut)
 - d. top or lion's tail trees (stripping a branch from the inside leaving foliage just at the ends)
 - e. remove more than 25 percent of the foliage of a single branch
 - f. remove more than 25 percent of the total tree foliage in a single year

Fire:

1. Fire Sprinklers Required – The residence shall be protected with an automatic fire sprinkler system in compliance with the National Fire Protection Association Standard 13D. Plans for the fire sprinkler system must be submitted and approved by the Seaside Fire Department prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection from the Building Department.
2. A fire alarm water flow switch is required on all residential fire sprinkler systems and shall be located so that it is audible to the occupants of the residence. The flow switch shall be wired to the kitchen refrigerator circuit.
3. It is the responsibility of the applicant to check with the local water service company (Cal Am) to insure the proper water meter size is provided for both the domestic and fire sprinkler flows. Generally, a 1 inch meter is required.

4. An indicating type valve shall be installed in a location where it shuts off both the fire sprinkler and the domestic system. The indicating valve shall be installed above grade and shall be a ball-type valve only. A separate valve just for the fire sprinkler system is not required.
5. All underground piping is to be flushed prior to the connection of any fire sprinkler piping.
6. Separate fire sprinkler plans need to be delivered to Seaside Fire Department,, located at 1635 Broadway Avenue. A minimum of (3) sets of plans are required. If the applicant requires (2) sets of approved plans, then (4) sets need to be delivered to the Fire Department. Applicant needs to submit to the Fire Department for prior approval.

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 24th day of February 2021, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

RESOLUTION No. 20-XX
ARCHITECTURAL REVIEW APPLICATION NO. BAR-20-12

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



Vicinity Map

SCOPE OF WORK:

PROPOSE.

* NEW LIVING ROOM,
<E> ENTRY TO BE
RELOCATED.
@ 1st.FLOOR.

* NEW 2 BEDROOMS AND
1 BATHROOM @
2nd FLOOR .

* REMOVE 1st. FLOOR BATHROOM
FOR A NEW WALK IN CLOSET

*NEW (2) BALCONY @
2nd FLOOR .

*NEW FRONT PORCH

PROJECT DATA

ZONING	RS-12
DESCRIPTION OF USE	RESIDENTIAL
OCCUPANCY	R-3 /U
NUMBER OF STORIES	2
TYPE OF CONSTRUCTION	V-B
SPRINKLER SYSTEMS	YES

<E> RESIDENCE	1,407 SF
<N> HOME ADDITION	
@ 1st. FLOOR	401 SF.
@ 2nd. FLOOR	665 SF.

<N> BALCONY _____ 45 SF.
<N> BALCONY _____ 73 SF.

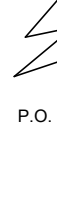
<N> FORNT PORCH_____195 SF

<E> 2 CAR GARAGE_____614 SF,

LOT AREA _____ 5,500 SQ.F

MAX HIGH _____
 OPEN SPACE _____ 1,300 SF.Q
 FAR _____ 45 % MAX
 =2,475 SF.

FAR PROPOSED _____ 2,473 SF.

 ENRIQUE ECKHAUS GIL. 	
P.O. BOX 783 • SALINAS CA 93902 PH. (831) 794 - 2461 FX. (831) 287 - 0121 eckhaus@padali.net eckhausg@gmail.com	
OWNER. MAYRA MORALES PROJECT.	
1180 PLACER ST. SEASIDE, CA 93955	
APN 011-357-030-000	
CODES. The 2019 CRC (Cal. Code Regs., Tit. 24) California administrative code Part 1 California building code Part 2 Volume 1 of part 2 Volume 2 of part 2 California residential code Part 2.5 California electrical code Part 3 California mechanical code Part 4 California plumbing code Part 5 CvWRSE Supplement effective August 17, 2019 California energy code Vacant - formerly california elevator Safety construction code (See cal. code regs., title 8) Part 7 California historical building code Part 8 California fire code Part 9 California existing building code Part 10 California green building standards Code also referred as calgreen CvWRSE Supplement effective August 17, 2019 California referenced standards code Part 12	
INDEX PLANS.	
A1 SITE PLAN	
A2 EXISTING/DEMOLITION PLAN	
A3 EXISTING ELEVATIONS	
A4 PROPOSED FLOOR PLANS	
A5 COLORS SCHEDULE	
A6 PROPOSED ELEVATIONS	

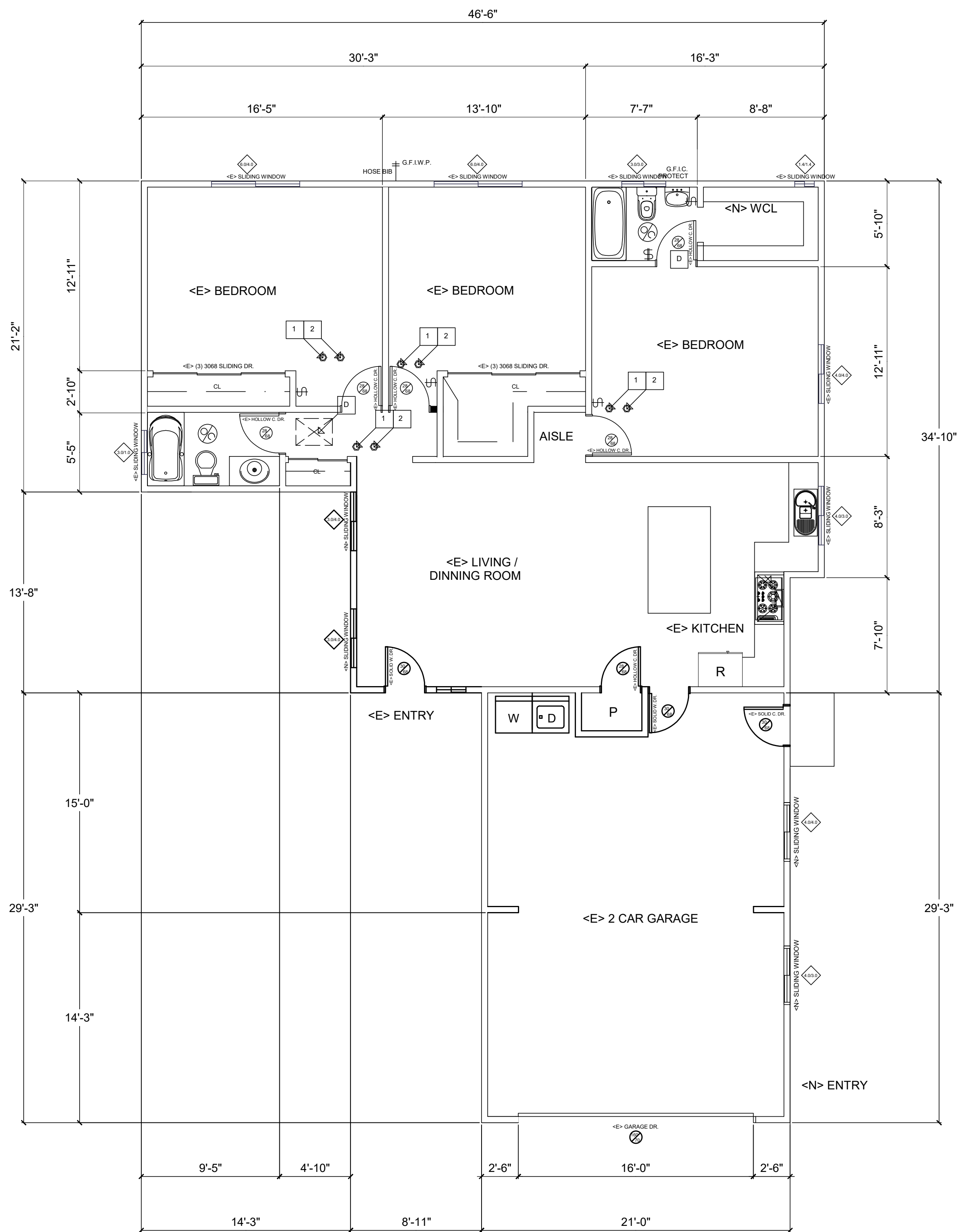
[illegible]

REVISIONS	
1	02-02-21

DATE
DECEMBER-18-20
DRAWN
E.ECKHAUS/F.BALDERAS/A.ALONSO
JOB
2020-099

SHEET.

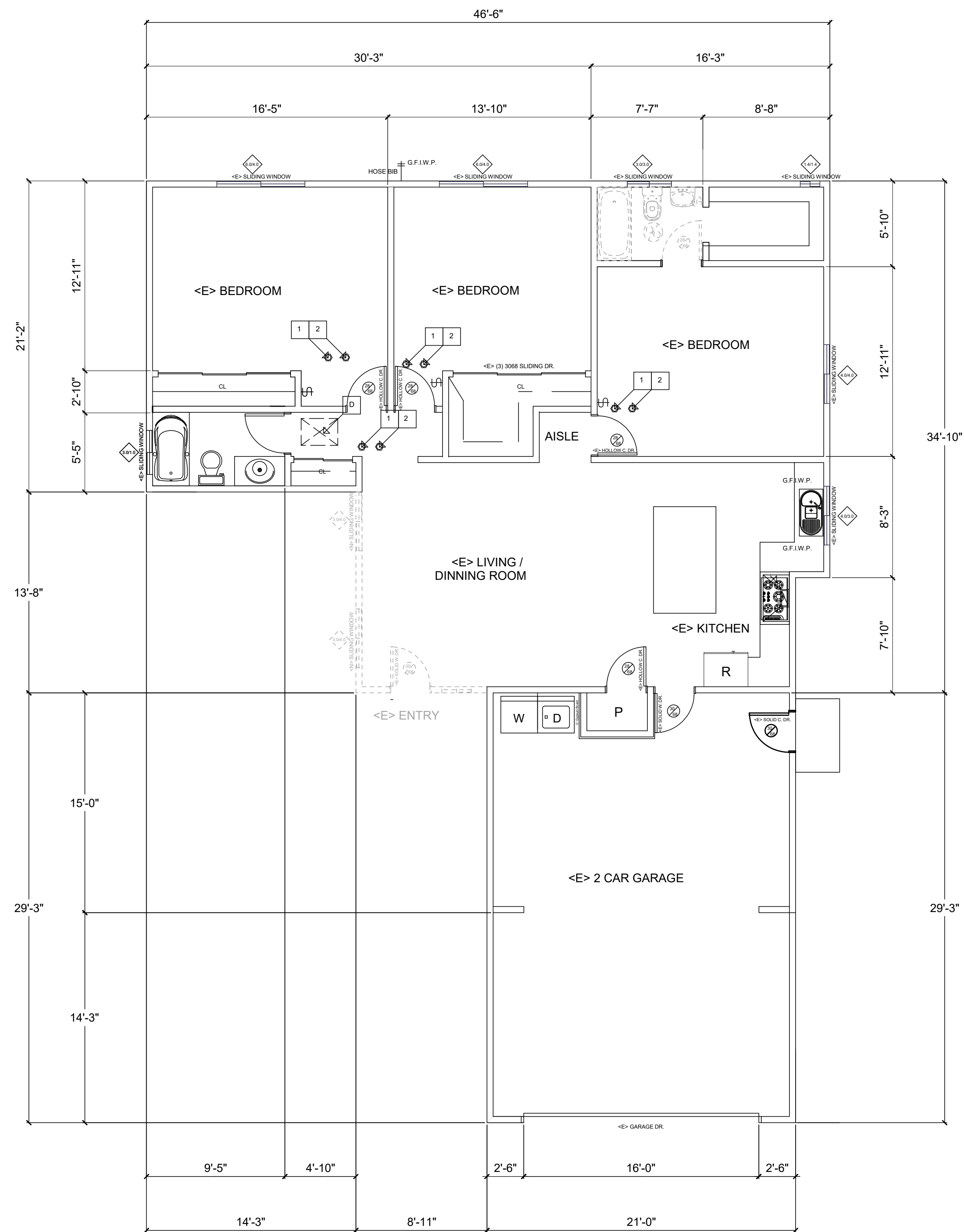
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FLOOR PLAN

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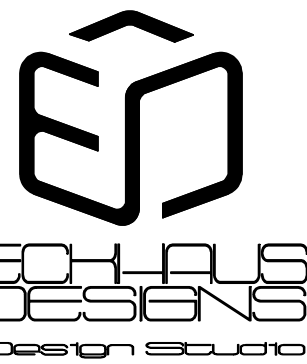
SCALE: 1/4" = 1'-0"



DEMOLITION PLAN

EXISTING

SCALE: 1/4" = 1'-0"



ENRIQUE ECKHAUS GIL

Signature
P.O. BOX 783 • SALINAS CA 93902
PH (831) 784-2461
FX (831) 287-0121
eckhaus@pacbell.net
eeckhaus@gmail.com

OWNER:
**MAYRA
MORALES**
PROJECT.

**1180 PLACER ST.
SEASIDE,
CA 93955**

**APN
011-357-030-000**

CODES.
The 2019
CRC
(Cal. Code Regs., Tit. 24)
California administrative code
Part 1
California building code
Part 2
Volume 1 of part 2
Volume 2 of part 2
California residential code
Part 2.5
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INDEX PLANS:

A1 SITE PLAN
A2 EXISTING/DEMOLITION PLAN
A3 EXISTING ELEVATIONS
A4 PROPOSED FLOOR PLANS
A4 COLORS SCHEDULE
A5 PROPOSED ELEVATIONS

REVISIONS

02-02-21
DATE
DRAWN
E.ECKHAUS/F.BALDERAS/A.ALONSO

DATE

DECEMBER-18-20

DRAWN

E.ECKHAUS/F.BALDERAS/A.ALONSO

JOB

2020-099

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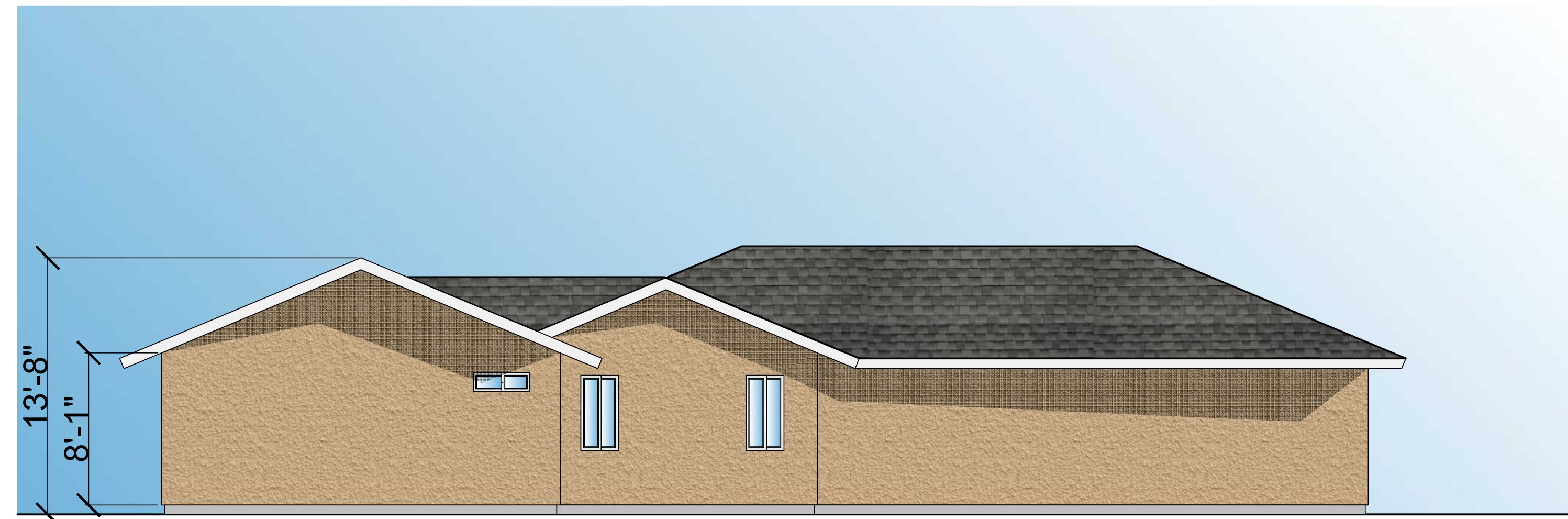
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FRONT ELEVATION

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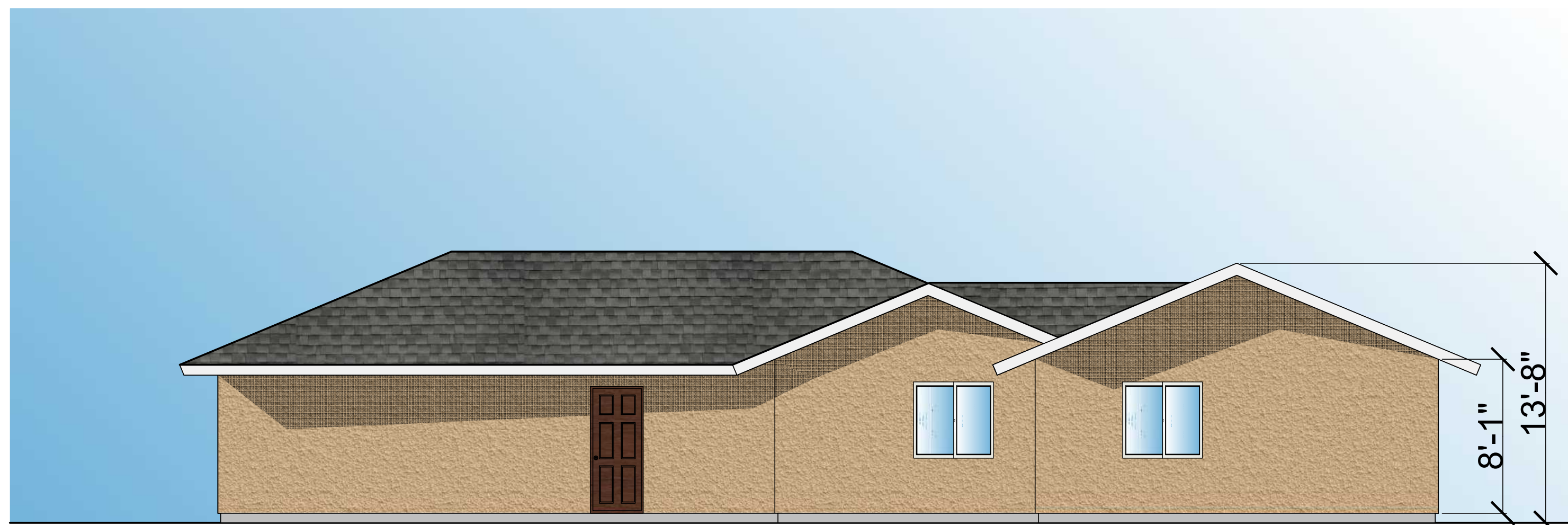
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LEFT ELEVATION

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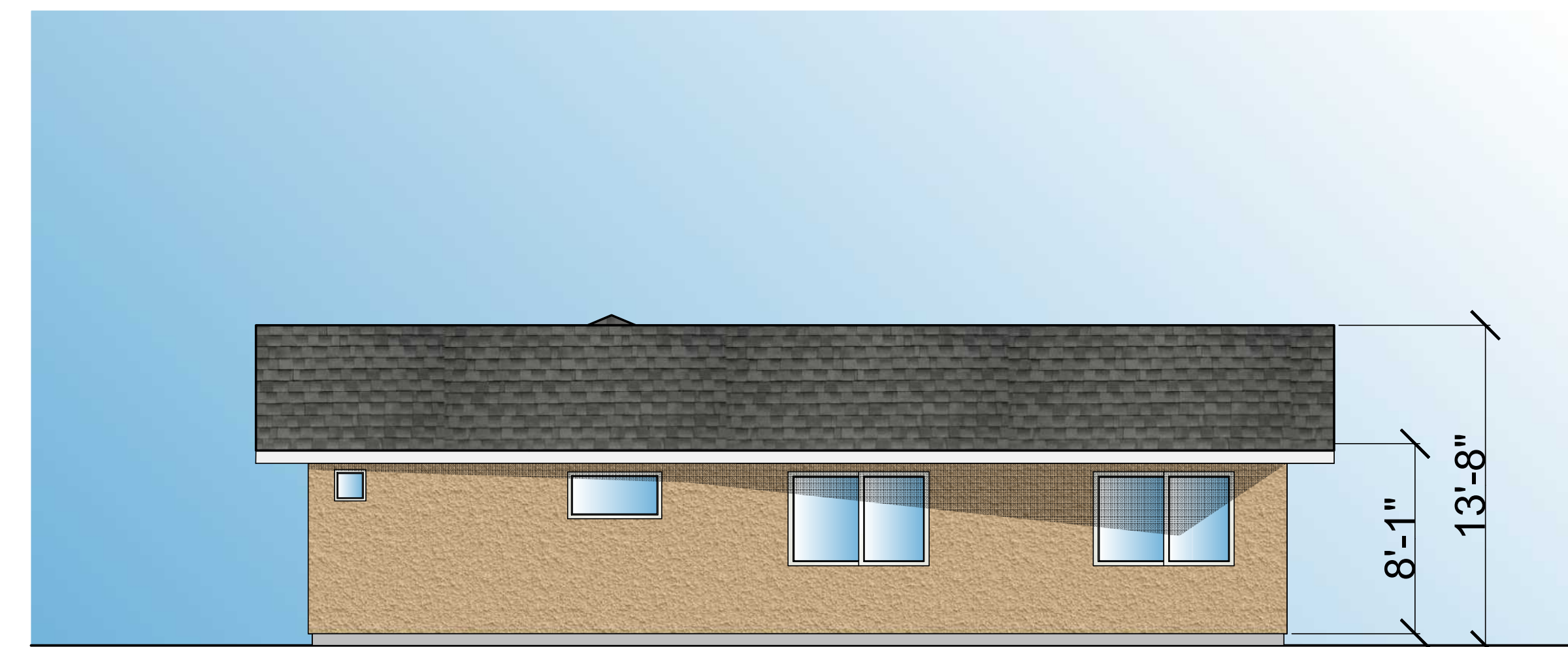
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RIGHT ELEVATION

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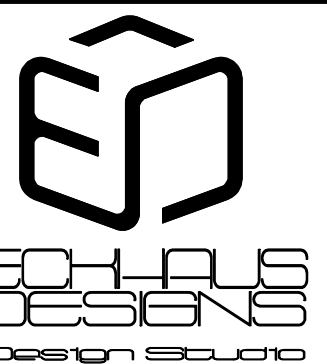
SCALE: 3/16"=1'-0"



REAR ELEVATION

EXISTING

SCALE: 3/16"=1'-0"



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INDEX PLANS.

SITE PLAN
EXISTING/DEMOLITION PLAN
EXISTING ELEVATIONS
PROPOSED FLOOR PLANS
COLORS SCHEDULE
PROPOSED ELEVATIONS

REVISIONS

03-03-21

DATE _____

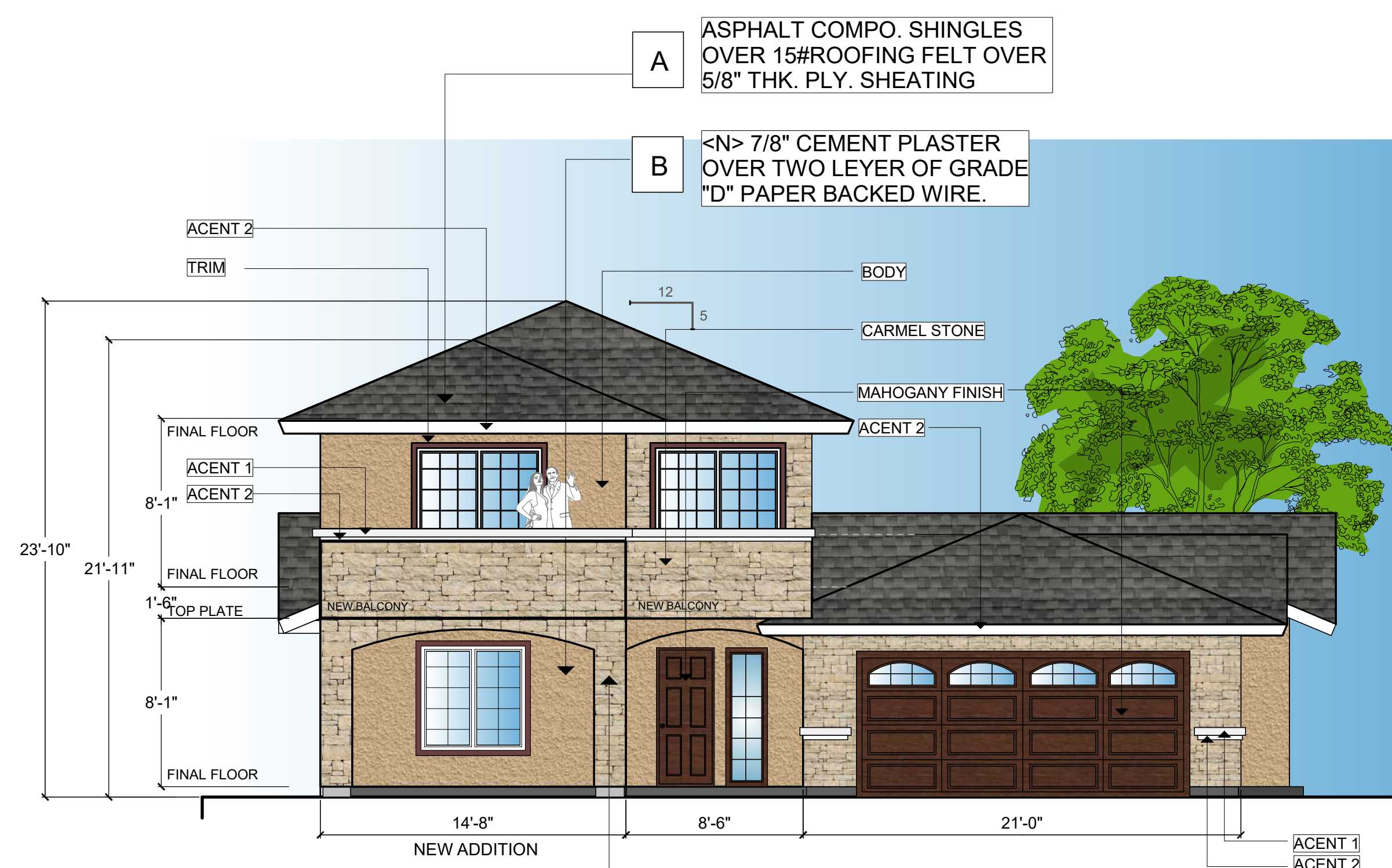
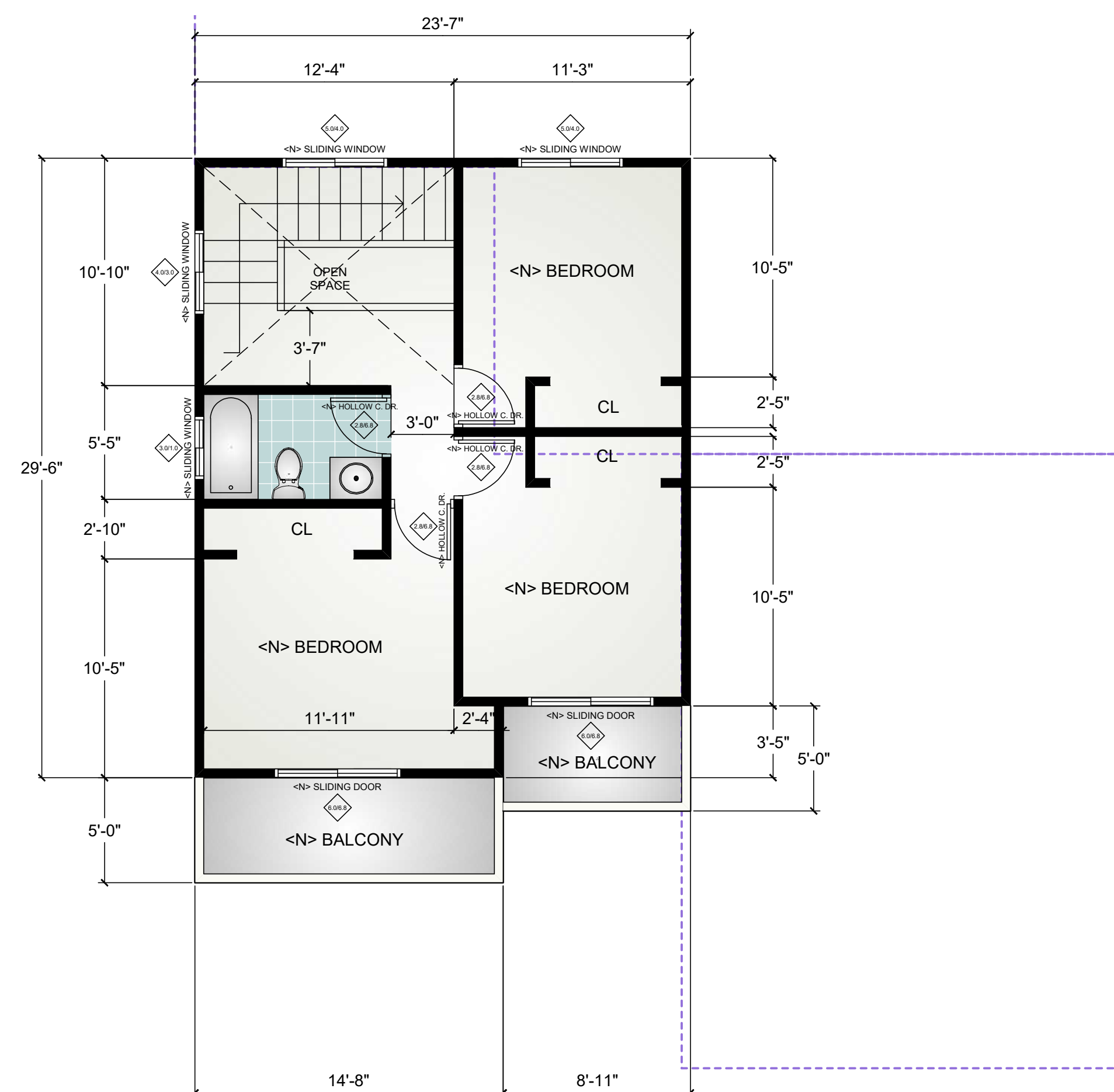
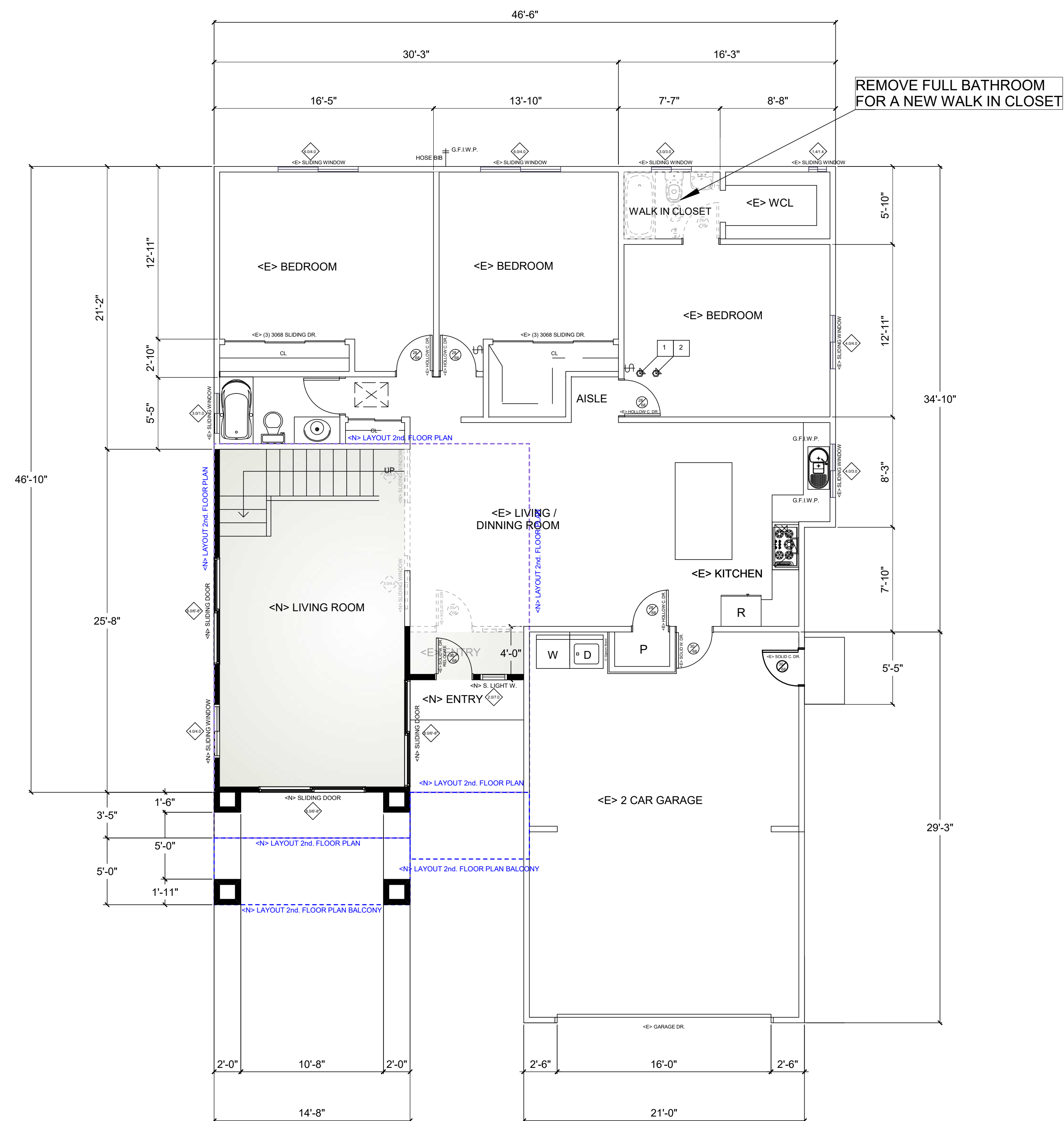
DECEMBER-18-20

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JOB

2020-099

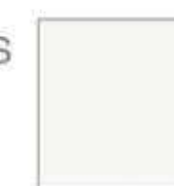
SHEET.



SLIDING DOORS \$ WINDOWS



Standard Colors
Same interior and exterior



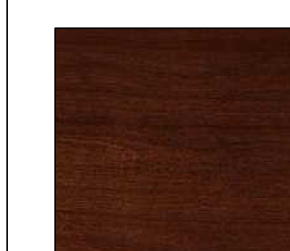
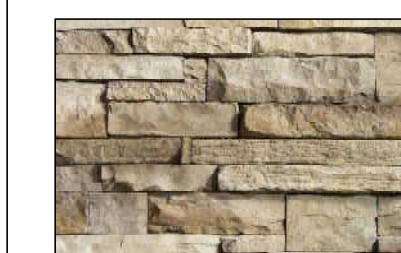
Tuscany® Series

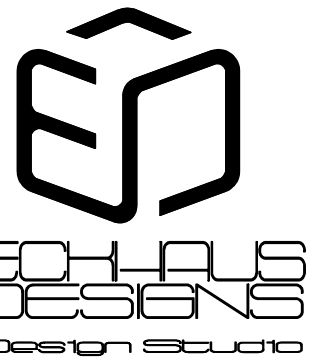
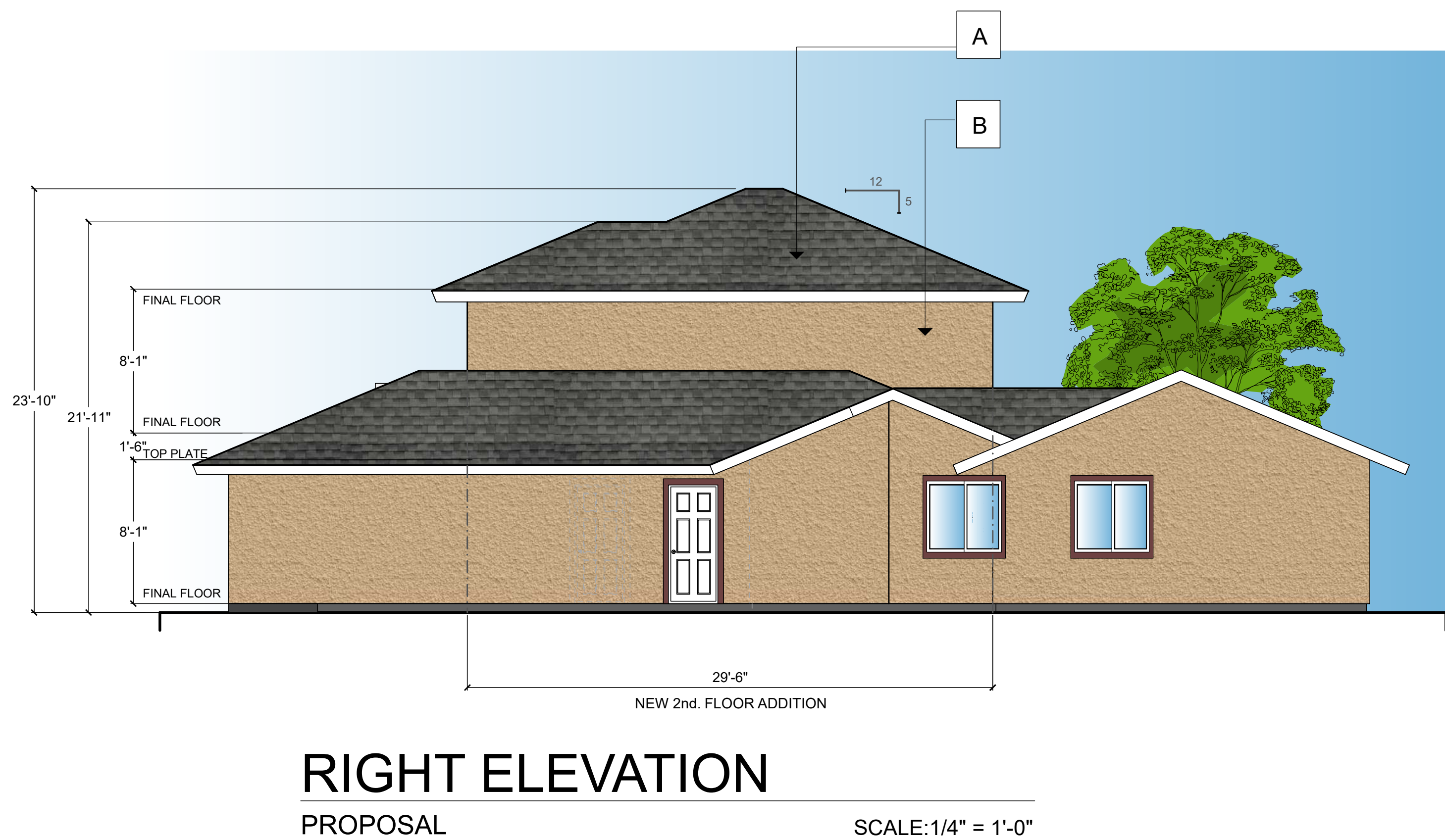
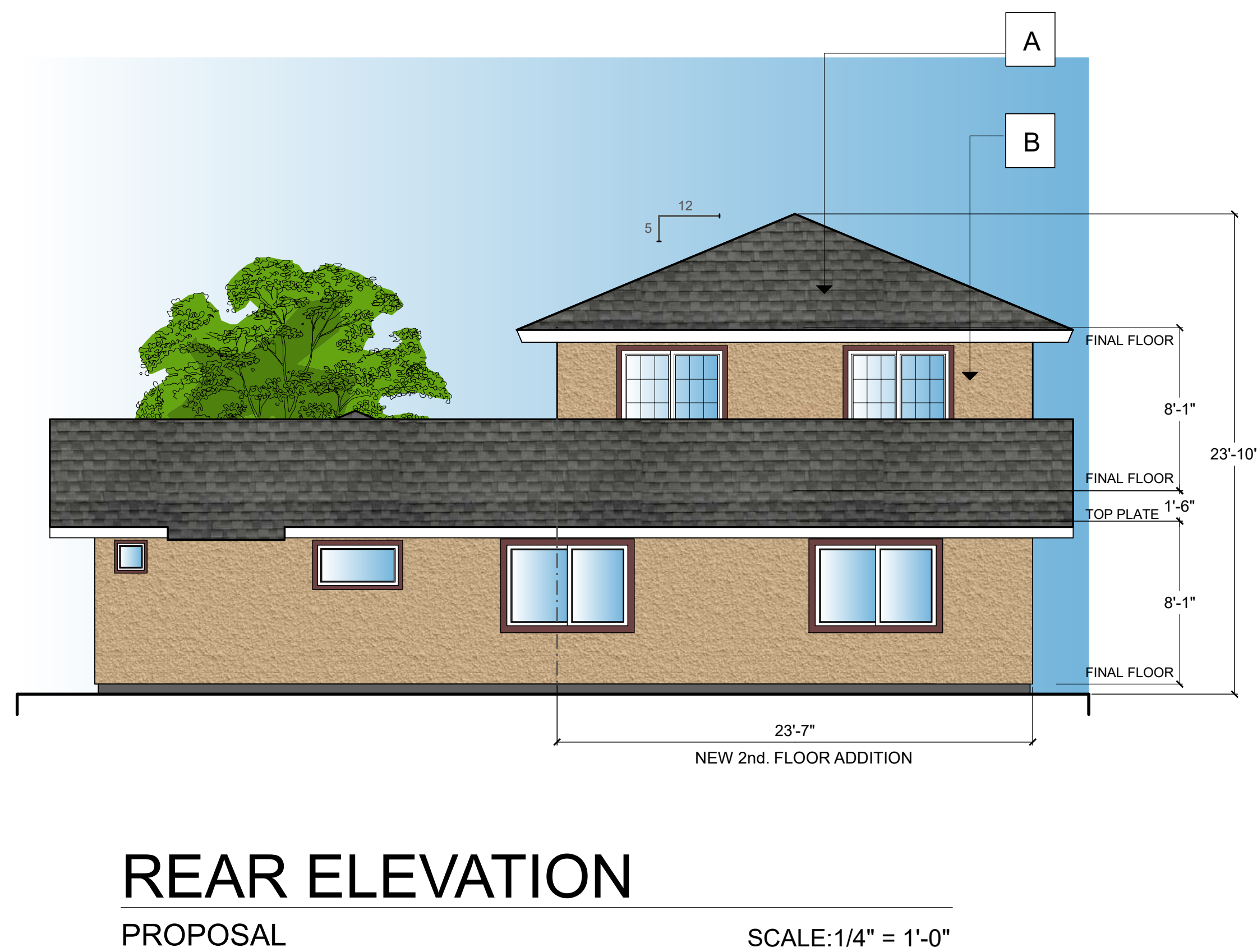
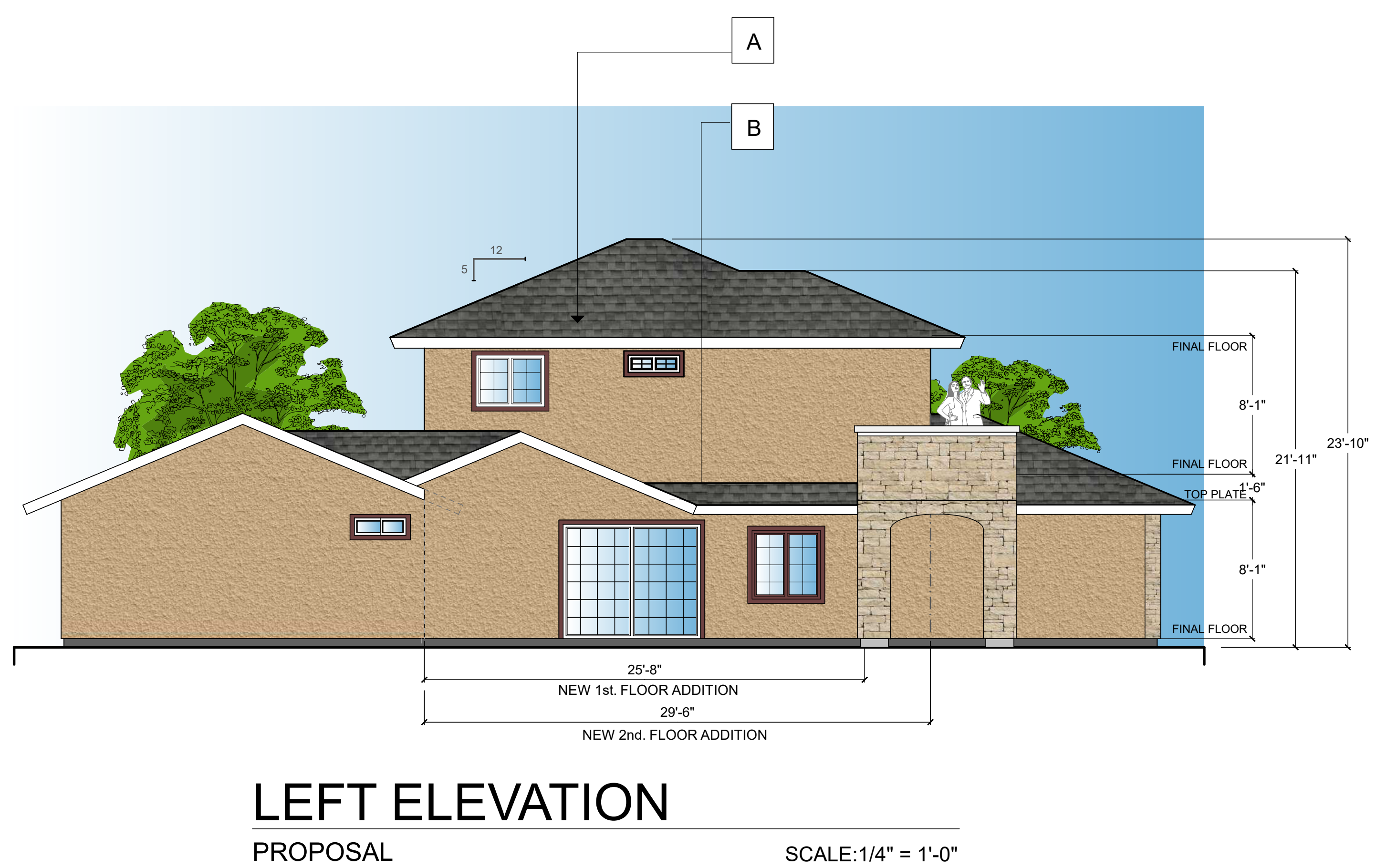
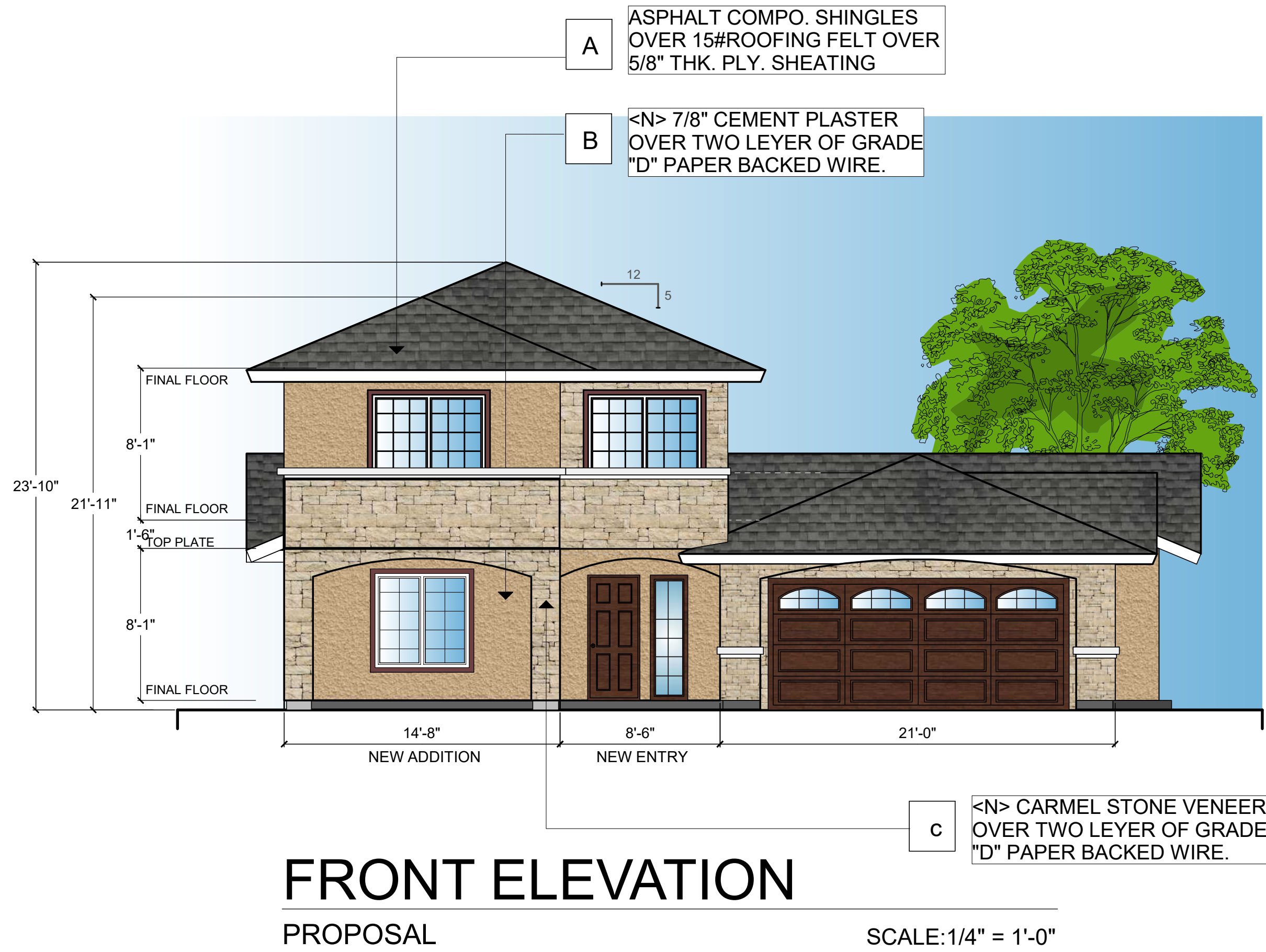
COLORS SHEDULE

KELLY-MOORE®
PAINTS
The Painter's Paint Store

Victoria Red HLS4234	TRIM
Bungalow Brown HLS4213	BODY
Frank Lloyd White HLS4202	ACENT 1
Whitest White KMW43	ACENT 2

COLORS AND MATERIALS
TO MATCH EXISTING





ENRIQUE ECKHAUS GIL.

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Part 3
California mechanical code
Part 4
California plumbing code
Part 5
CWoRE Supplement effective
August 17, 2019
California energy code
Part 6
Vacant - formerly California elevator
Safety construction code
(See cal. code regs., title 8)
Part 7
California historical building code
Part 8
California fire code
Part 9
California existing building code
Part 10
California green building standards
Code also referred as calgreen
Part 11
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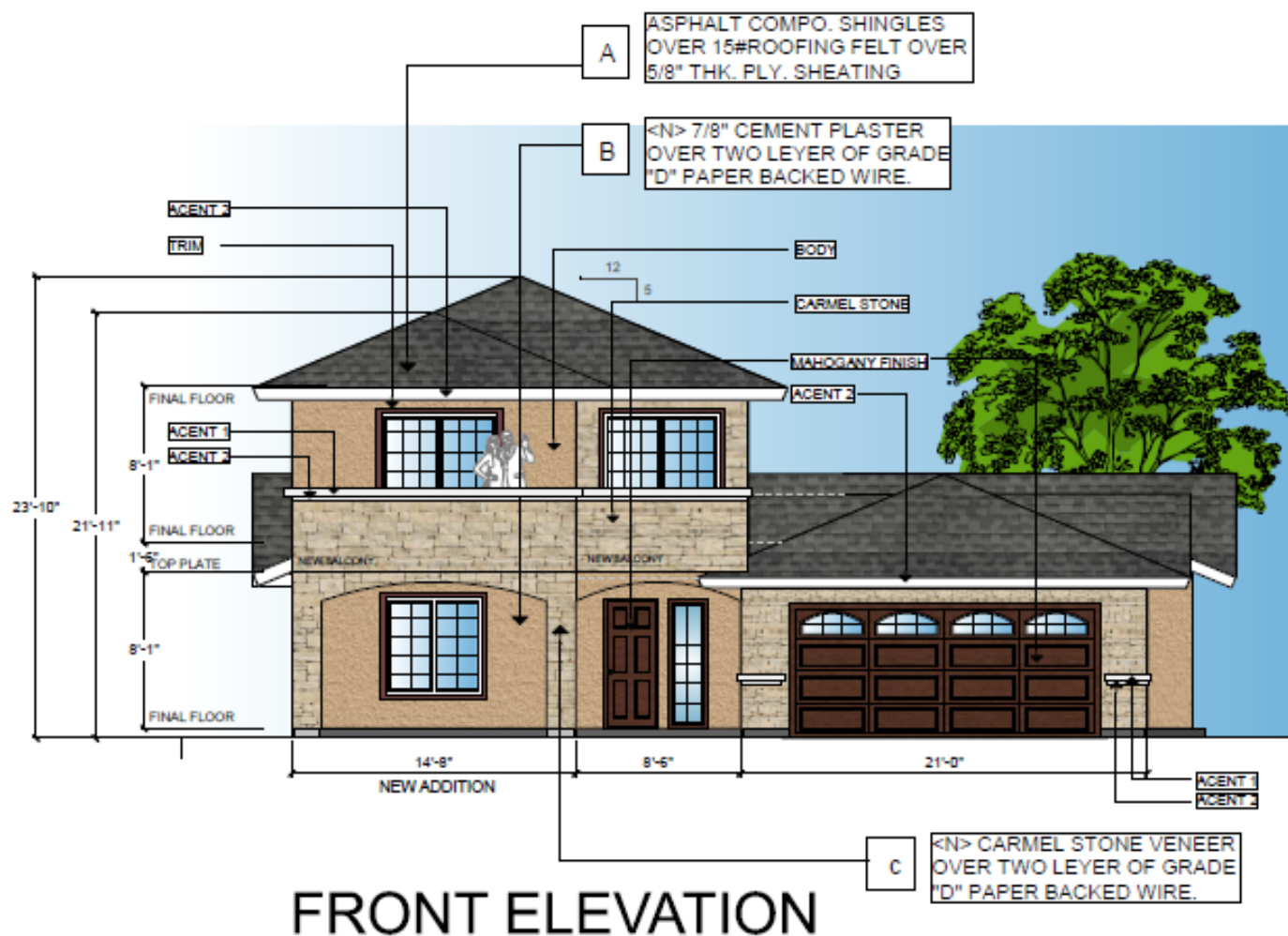
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REVISIONS	
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DECEMBER-18-20
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E.ECKHAUS/F.BALDERAS/A.ALONSO
JOB
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SHEET.

A5



SCALE: 1/4" = 1'-0"

SLIDING DOORS & WINDOWS



Standard Colors
Same interior and exterior



White

Tuscany® Series

COLORS SHEDULE

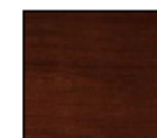
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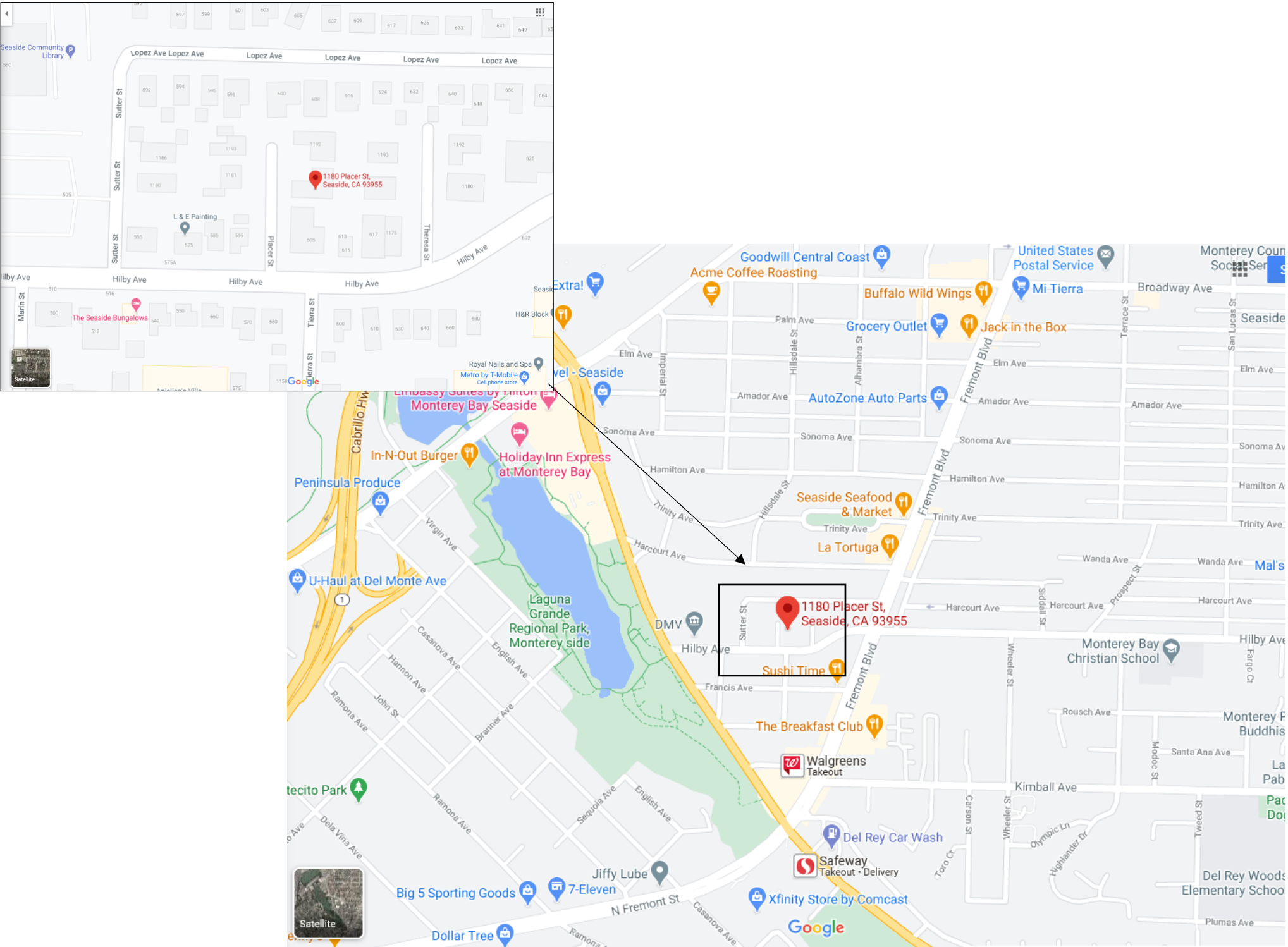


CARMEL
STONE
VENEER



MAHOGANY
WOOD
VENEER

Attachment 4: Location Map



Site Photos



View from Placer looking east.



View from Placer Street looking east.



View from Placer Street looking east.



View from end of Placer Street looking south east.



View from Placer looking north east, shows property to the north most impacted by proposed development.

Area Photos:



View from corner of Hilby and Placer looking north, addition "highlighted" in yellow box.



View from along Hilby looking north, addition "highlighted" in yellow box.



View from Theresa Street looking northwest, addition "highlighted" in yellow box.



View from Theresa Street looking west, proposed 2nd story not visible.



View from Lopez Avenue looking south (2nd story blocky by trees and existing development).



View from Sutter Street looking east, addition "highlighted" in yellow box. Primarily blocked by existing development.

Other residences on Placer Street:



Residence at end of Placer Street.



Residence directly across from 1180.



Start of Placer (west side), residence across street and to South.



Start of Placer (east side), residence to south 1180.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.B.

TO: Planning Commission

BY: Beth Rocha, Associate Planner

DATE: February 24, 2021

**SUBJECT: APPROVE THE PLANNING COMMISSION ANNUAL 2021 WORK
PLAN FOR ADOPTION BY THE CITY COUNCIL.**

PURPOSE & RECOMMENDATION

In accordance with the City Boards and Handbook, the Planning Commission must create an annual work plan for the Commission that will be reviewed and approved by the City Council.

BACKGROUND

Per the City Council adopted Boards, Commissions and Committees handbook, it is the requirement that all Boards, Commissions and Committees complete and present an annual work plan to the City Council. The Work Plan instructions are provided as Attachment 1. The prior work plan is provided as Attachment 2.

ATTACHMENTS

1. Attachment 1 - BCC Workplan Instructions
 2. Attachment 2 - Seaside Planning Commission work plan 2019
-

Reviewed for Submission to the City Council by:

A blue ink signature, appearing to be "Craig Malin", is written over a horizontal line.

Craig Malin, City Manager



ANNUAL WORK PLAN TEMPLATE AND INSTRUCTIONS

This is a standard template for use by Boards and Commissions in completing their annual Work Plans. Work Plans are based on a fiscal year rather than a calendar year. Work Plans are to be completed by each Board and Commission and approved at a regular Board or Commission meeting no later than April 1 of each year. The Office of the Clerk will then transmit the Work Plans to the City Council for approval in May.

Please use the following instructions when completing the Work Plan:

Cover Sheet (Page 1): This area should include the name of the Board or Commission, the timeframe covered by the Work Plan (i.e. Fiscal Year 2016, July 1, 2015 – June 30, 2016), members' names, Chairperson's name, and vacancies as of April 1. Do not list Commissioner addresses or phone numbers on the Work Plan. This page will need to be updated each year.

Mission Statement (Page 2): This area of the Work Plan should clearly state the mission of the Board or Commission. The mission may be extracted from the enabling legislation (i.e. Ordinance, Board action, Resolution) that formed the Board or Commission or may be a purpose statement approved by the Board or Commission and derived from the enabling legislation. This section may also contain the roles and responsibilities of the Board or Commission. This page may not need to be updated each year.

Historical Background (Page 2): This area should provide the reader with some historical information about the Board or Commission (i.e. when it was formed, issues of focus in years' past, significant outcomes of work by the Board or Commission). NOTE: Accomplishments from the previous year should not be discussed here – there is another area on the Work Plan where this is done. This page may not need to be updated each year.

Fiscal Year Work Plan (Page 3): This area should provide the goals/objectives (no more than five) of the Work Plan, the activities planned to accomplish the goals, the priority ranking of each goal and the timeline anticipated to accomplish the goal. This page will need to be updated each year.

Prior Year Accomplishments (Page 4): This area should address the prior year Work Plan accomplishments including each goal/objective, activities that supported the successful completion of the goal and the status of the goal. The status column should inform the reader whether the goal was a) completed, b) not started and why, c) in process and expected completion date, or d) eliminated and why. This page will need to be updated each year.

Ongoing Projects: (Page 5) This area provides the Board or Commission with an opportunity to inform the reader of ongoing projects that the Board or Commission is continuing to work on. This page may not need to be updated each year.

Seaside Planning Commission

Fiscal Work Plan

July 1, 2019 – June 30, 2020

John Owens, Chair

Michael Spaletta, Vice-Chair

Denise Ross

Keith Dodson

Arly Lamica

Dave Evans

Mission Statement

The Planning Commission is a seven-member body of community representatives appointed by the by the City Council. The appointed members shall hold office for four years. The Planning Commission is the primary decision-making authority for certain development applications, and it advises the City Council on various land-use policy matters.

Historical Background

State law and local ordinance prescribe the roles and responsibilities of the Planning Commission. In general, state law defines a planning commission as a committee appointed by the elected legislative body (City Council) to review matters related to planning and development and a general advisory body on land use planning.

Powers and Duties of the Planning Commission include:

- The planning commission shall have all the powers and perform duties as provided in Government Code Section 65103 (See Link to Government Code)
http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV§ionNum=65103
- It shall be the function and duty of the planning commission to prepare, periodically review and revise, as necessary, the general plan of the city and to implement the general plan through actions including, but not limited to, the administration of specific plans and zoning and subdivision ordinances. (Ord. 773 § 1 (Exh. A), 1990)

Fiscal Year Work Plan

- Amend Fence regulations - to provide flexibility to work with all residents.
- Adopt Accessory Dwelling Unit regulations
- Amend tree ordinance - health, type as we have new development, and address successful landscaping
- Conduct Sign code business surveys
- Zoning code clean up, done as part of the general plan process
- Conclude the General plan update
- Pursue education opportunities - continue to coordinate educational opportunities to see what strategies are happening in other cities and communities.
- Collaboration with other Boards/Commissions and Committees