



AGENDA
CITY OF SEASIDE
ZONING ADMINISTRATION

SPECIAL MEETING
VIRTUAL ONLY
440 Harcourt Avenue
Monday, August 2, 2021
9:30 AM

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 4:00 p.m. on the day before the meeting. All submitted comments will be provided to the Committee for consideration and compiled as part of 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 Clerk will call speaker names and unmute speaker microphones (on the phone, press *6). You may have up to 3 minutes to provide your comments, with time set by the discretion of the Chair.

VIRTUAL MEETING ACCESS

This meeting can be watched via the City of Seaside You Tube channel:

https://www.youtube.com/channel/UC1Cu7854Ohtjpr_XV1tDvRg

Or by joining the Zoom webinar link: <https://us02web.zoom.us/j/88022526792>

Or call in phone number: 669-900-9128

Webinar ID: 880 2252 6792

1. CALL TO ORDER

2. ROLL CALL

Amanda Rotella

Zoning Administrator

3. PUBLIC COMMENT

4. BUSINESS ITEMS

A. MINOR USE PERMIT APPLICATION NO. MUP-21-01. CHARLES MANDURRAGO, APPLICANT, AND MITSUGU MORI, PROPERTY OWNER, ARE REQUESTING A MINOR USE PERMIT TO ALLOW FOR THE CONVERSION OF EXISTING COMMERCIAL STORAGE SPACE TO AN ACCESSORY DWELLING CARETAKER UNIT AT THE EXISTING GARDEN CENTER LOCATED AT 1177 SAN PABLO AVE (HANA GARDEN CENTER), IN THE CMX (COMMERCIAL MIXED USE) ZONING DISTRICT (APN: 012-051-011). IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEAQ) GUIDELINES, THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(A).

RECOMMENDATION: In accordance with Section 17.14.030.B, Table 2-4 (Allowed Land Uses and Permit Requirements for Commercial Zones) approval of a Minor Use Permit is required to permit an accessory dwelling Caretaker Unit in the Commercial Mixed Use (CMX) Zoning District. The applicant proposes to convert existing storage space, located on the 2nd-story, to an on-site Caretaker Unit at 1177 San Pablo Avenue (APN# 012-051-011); Hana Garden Center. The existing commercial business has had issues in the past with thefts from the property; the proposed Caretaker Unit is intended to help prevent such behavior and provide additional security against future vandalism.

Overall, the proposed Caretaker Unit is an accessory use to the existing commercial facility. The proposed project will provide (much needed) additional housing in the City, as well as provide additional security for the site. Based on the analysis provided below, staff recommends approval of Minor Use Permit Application No. MUP-21-01 subject to Attachment 1: Draft Resolution and Attachment 2: Project Plans.

5. ADJOURNMENT

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. 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.: 4.A.

TO: Zoning Administration

BY: Associate Planner, Dana Morrison

DATE: August 2, 2021

SUBJECT: MINOR USE PERMIT APPLICATION NO. MUP-21-01. CHARLES MANDURRAGO, APPLICANT, AND MITSUGU MORI, PROPERTY OWNER, ARE REQUESTING A MINOR USE PERMIT TO ALLOW FOR THE CONVERSION OF EXISTING COMMERCIAL STORAGE SPACE TO AN ACCESSORY DWELLING CARETAKER UNIT AT THE EXISTING GARDEN CENTER LOCATED AT 1177 SAN PABLO AVE (HANA GARDEN CENTER), IN THE CMX (COMMERCIAL MIXED USE) ZONING DISTRICT (APN: 012-051-011). IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEAQ) GUIDELINES, THE PROJECT IS CATEGORICALLY EXPEMPT CLASS 1, SECTION 15301(A).

PURPOSE & RECOMMENDATION

In accordance with Section 17.14.030.B, Table 2-4 (Allowed Land Uses and Permit Requirements for Commercial Zones) approval of a Minor Use Permit is required to permit an accessory dwelling Caretaker Unit in the Commercial Mixed Use (CMX) Zoning District. The applicant proposes to convert existing storage space, located on the 2nd-story, to an on-site Caretaker Unit at 1177 San Pablo Avenue (APN# 012-051-011); Hana Garden Center. The existing commercial business has had issues in the past with thefts from the property; the proposed Caretaker Unit is intended to help prevent such behavior and provide additional security against future vandalism.

Overall, the proposed Caretaker Unit is an accessory use to the existing commercial facility. The proposed project will provide (much needed) additional housing in the City, as well as provide additional security for the site. Based on the analysis provided below, staff recommends approval of Minor Use Permit Application No. MUP-21-01 subject to Attachment 1: Draft Resolution and Attachment 2: Project Plans.

BACKGROUND

The property owner purchased the property in 2005.

According to the applicant, there have been a number of break-ins over the past 13 years resulting in the theft of thousands of dollars' worth of goods and materials from the existing commercial business. The Seaside Police Department confirmed that at least one break-in had been reported in 2021, with additional break-in and thefts going back as far as 2008.

The Planning Commission reviewed and approved a Fence Exception application (FE-21-02) to increase the fence height by 3'-0" along the western property line. The Caretaker Unit is being proposed to help prevent the continued theft of goods from the existing business, with the added bonus of providing housing for an employee of the garden center.

SITE LOCATION AND DESCRIPTION

The project site is approximately 43,561 square feet in area and is developed with 2,854 square foot of commercial structures, as well as a garden display area and material storage area (Hana Garden Center). The property at 1177 San Pablo Avenues is located in CMX, Commercial Mixed Use District. Adjacent land uses consist of a high-density residential development to the east (San Pablo Court), a mix of commercial and multi-family to the south, and commercial to the north and west. A Location Map, as well as Site + Area Photos have been provided as Attachment 3.

PROJECT DESCRIPTION

In an attempt to provide additional security for the existing commercial business, the owner of 1177 San Pablo Avenue is proposing to convert an existing 2nd-story storage space into a 3-bedroom, 1-bathroom accessory dwelling Caretaker Unit.

Per SMC 17.98: Glossary, a Caretaker Unit is defined as: a permanent residence, secondary and accessory to an existing main dwelling for persons employed principally on-site for purposes of care and protection of persons, property, plants, animals, equipment or other circumstances on site or on contiguous lots under the same ownership.

In addition to the 3-bedrooms and one full bath, the unit will contain a kitchen and living/dining room. The project also includes the addition of a 280.5 sf deck on the western frontage (facing the interior garden display area), as well as a new stairwell to access the unit from the north frontage (rear portion of the commercial building). Per the Building Department comments, an occupancy separation is required for the existing internal connection, via the stairwell, between the Caretaker Unit and the

downstairs portion of the existing Garden Center and offices.

The materials and colors for the project have been selected to match the existing commercial building façade, specifics below (Materials and Colors have been provided as Attachment 4):

- Stair and Deck: Composite Decking – Trex Deck. Color - grey
- Doors and Window: Milgard A250 doors and windows, Color – black
- Railing: ½” steel pickets, Color – powder coated black
- Roof and siding: no changes proposed, will remain as existing.

STAFF ANALYSIS AND FINDINGS

ENVIRONMENTAL REVIEW

In accordance with Section 15301(e)(2) (Existing Facilities) of the California Environmental Quality Act (CEQA), additions to existing structures are categorically exempt from CEQA review provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition and less than 2,500 square feet.

Evidence: The proposed project involves the conversion of existing 2nd-story floor area from one land use to another (commercial to residential) within an existing structure located in an existing commercial mixed-use neighborhood where all public services and facilities are available. The project is located on an existing developed property that is not environmentally sensitive.

Design Analysis

The existing building presents an appearance that is typical of a commercial design. The proposed Caretaker Unit will be converted from existing commercial storage space. The new deck, stair, landing, and windows/doors have been selected to match the existing design of the commercial structure, to blend in with the current façade.

Neighborhood Character + Compatibility

The proposed project is located in a unique area which straddles a point where commercial and residential abut each other; the existing parcel is zoned as Commercial Mixed-Use. The proposed project would be a minor renovation of approximately 31.5% of the floor area of the existing commercial garden center’s square footage. Staff finds that even though the proposed project involves the addition of an accessory residential Caretaker Unit, the building will still maintain its commercial characteristics and the primary use will continue to be that of a commercial garden center. Furthermore, given the materials which are proposed and the location of the unit at the rear portion of the existing commercial space the Caretaker Unit will not easily visible from the public right-

of-way. The proposed project will help to provide adequate land use transition between the existing commercial uses to the west and residential uses to the east by creating a property which has both residential and commercial elements. The residential character of the development east of the project site would not be negatively impacted by the proposed residential addition to the existing commercial garden center due to it being converted from existing storage space and only 1 new window will be proposed to be on the eastern frontage.

Parking

The proposed project site already provides a total of 19 parking spaces; the project proposes to make one of these spaces a dedicated parking spot for the Caretaker Unit. Per SMC 17.34.040 Table 3-8, the project requires 15 parking spaces for the commercial garden business and 1 parking space (covered or uncovered) for the residential unit. As such, the proposed project contains adequate parking to accommodate the new Caretaker Unit. During the site visit it was noted that 5 of the parking spaces are currently being used to store gardening supplies and materials. A Condition of Approval has been included to require that the business maintain a total of 16 free and clear parking spaces. Additionally, a Condition of Approval has been included to require that the dedicated Caretaker Unit parking space be marked with signage to ensure its sole use by the site’s caretaker.

Public Comment

At the time of the creation of this Staff Report no public comments regarding this project have been submitted.

The application was routed to the following Departments: Building, Engineering, Fire, and Police. The Building Department had the following comments: an occupancy separation will be required between the business and the residential portion. The required fire separation is 1-Hour (if the existing building has sprinklers) and 2-Hours (if the building does not have sprinklers) per 2019 California Building Code Table 508.4. The Fire Department had the following comments: the existing building is fully protected by fire sprinklers and fire alarm. The applicant shall submit plans for all new fire sprinklers and alarm devices. A thorough review will be done once applicant submits larger and legible plans for the Building Permit application. These comments have been included as Condition of Approval in the project Resolution.

Section 17.62.070.F of the Zoning Ordinance requires that all of the following findings must be made in order to approve the subject Minor Use Permit.

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 project is located within the CMX (Commercial Mixed-

Use) Zoning District. Approval of a Minor Use Permit for the proposed project would allow for the addition of one accessory dwelling Caretaker Unit developed in compliance with the Zoning Ordinance and City Municipal Code; complying with all setbacks, height, lot coverage and other development standards.

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

Evidence: The proposed project would convert an existing commercial storage area into a 3-bedroom Caretaker Unit. The proposed project is not subject to a Specific Plan. The proposed Caretaker Unit is consistent with the following Goals and Policies of the Seaside General Plan:

- Land Use Element Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play.*
- Land Use Element Policy LU-1.4: Provide for a variety of housing that complements the employment opportunities in the community.*
- Housing Element Policy H-2.1: Maintain a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing.*
- Housing Element Policy H-2.2: Identify adequate sites with appropriate zoning and development standards to facilitate and encourage housing production commensurate with the projected housing needs of the City.*
- Housing Element Policy H-2.3: Encourage the construction of high-density, well designed housing and residential-commercial mixed-use projects.*

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: Existing land uses in the vicinity of the proposed project include commercial land uses to the north, west and south and a mix of high density residential dwelling units to the east. There are no significant planned future land uses different from that which currently exists. The existing structure would largely remain unchanged since the majority of the project would involve the conversion of existing 2nd-story commercial storage space to a residential use. Minor façade improvements to the 2nd-story will occur with the addition of stairwell, deck and doors; however, these improvements would not significantly alter the design of the existing structure, and all materials have been selected to match the existing commercial structures façade and fencing.

Evidence: The proposed land use consisting of an accessory dwelling Caretaker

Unit would not change the operating characteristics of the existing commercial building as a result of the conversion of second-floor storage space into a residential unit. The resident of the Caretaker Unit will be an employ of the Hana Garden Center, this has been included as a Condition of Approval.

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; and

Evidence: The proposed project would not significantly alter the existing developed structure on the project site and would provide adequate parking, vehicle access, utility access for the proposed project.

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: Under the proposed project, the owner would renovate existing commercial 2nd-story storage space into an accessory dwelling Caretaker Unit. The proposed project would not be detrimental to the public interest, health, safety, convenience, or welfare nor materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located since the existing structure on the project site would remain unchanged and would not result in any increased vehicular trips and daily deliveries from suppliers and customers than what would be generated by the use of the converted space to a residential unit.

Evidence: The proposed project would maintain desired mixed-use character of the neighborhood since the proposed land uses would be a mixed of uses (both residential and commercial). The project will help to provide adequate land use transition between the existing commercial uses to the west and residential uses to the east. The character of the high-density residential neighborhood located immediately east of the project site would not be negatively impacted by the proposed project.

RECOMMENDATION

Approval of the proposed project under this Minor Use Permit would allow the conversion of approximately 1425 square feet of 2nd-story commercial storage space into an accessory dwelling Caretaker Unit at 1177 San Pablo Ave located in the CMX Zoning District.

Based on the analysis provided in this staff report and the public hearing presentation, staff recommends approval of Minor Use Permit Application No. MUP-21-01 subject to Attachment 1: Draft Resolution and Attachment 2: Project Plans.

ATTACHMENTS

Attachment 1: Draft Resolution

Attachment 2: Project Plans

Attachment 3: Location Map, Site and Area Photos

Attachment 4: Colors and Materials

**ZONING ADMINISTRATOR
RESOLUTION NO. ZA-21-XX**

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MINOR USE PERMIT APPLICATION NO. MUP-21-01 IN ACCORDANCE WITH SEASIDE MUNICIPAL CODE SECTION 17.62.070.F TO CONVERT 1425 SQUARE FEET OF EXISTING COMMERCIAL STORAGE SPACE TO AN ACCESSORY RESIDENTIAL CARETAKER UNIT. THE PROPERTY IS LOCATED AT 1177 SAN PABLO AVE (APN: 012-051-011) IN THE COMMERCIAL MIXED-USE (CMX) ZONING DISTRICT. THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, 15301(e)(2).

WHEREAS, Mitsugu Mori, property owner and, Charles Mandurrago, applicant, have applied for a minor use permit; and

WHEREAS, the project requires the approval by the Zoning Administrator 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 Zoning Administrator considered oral comments and written information concerning the proposed revisions at a duly noticed public hearing of the Zoning Administrator held at a Special Meeting on August 2, 2021; and

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator adopts the following findings for the project:

WHEREAS, the project is exempt pursuant to Section 15301(e) of the California Environmental Quality Act, Class 1, additions to existing structures.

Section 17.62.070.F of the Zoning Ordinance requires that all of the following findings must be made in order to approve the subject Minor Use Permit.

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 project is located within the CMX (Commercial Mixed-Use) Zoning District. Approval of a Minor Use Permit for the proposed project would allow for the addition of one accessory dwelling Caretaker Unit developed in compliance with the Zoning Ordinance and

City Municipal Code; complying with all setbacks, height, lot coverage and other development standards.

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

Evidence: The proposed project would convert an existing commercial storage area into a 3-bedroom Caretaker Unit. The proposed project is not subject to a Specific Plan. The proposed Caretaker Unit is consistent with the following Goals and Policies of the Seaside General Plan:

- *Land Use Element Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play.*
- *Land Use Element Policy LU-1.4: Provide for a variety of housing that complements the employment opportunities in the community.*
- *Housing Element Policy H-2.1: Maintain a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing.*
- *Housing Element Policy H-2.2: Identify adequate sites with appropriate zoning and development standards to facilitate and encourage housing production commensurate with the projected housing needs of the City.*
- *Housing Element Policy H-2.3: Encourage the construction of high-density, well designed housing and residential-commercial mixed-use projects.*

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: Existing land uses in the vicinity of the proposed project include commercial land uses to the north, west and south and a mix of high density residential dwelling units to the east. There are no significant planned future land uses different from that which currently exists. The existing structure would largely remain unchanged since the majority of the project would involve the conversion of existing 2nd-story commercial storage space to a residential use. Minor façade improvements to the 2nd-story will occur with the addition of stairwell, deck and doors; however, these improvements would not significantly alter the design of the existing structure, and all materials have been selected to match the existing commercial structures façade and fencing.

Evidence: The proposed land use consisting of an accessory dwelling Caretaker Unit would not change the operating characteristics of the existing commercial building as a result of the conversion of second-floor storage space into a residential unit. The resident of the Caretaker Unit will be an employ of the Hana Garden Center, this has been included as a Condition of Approval.

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; and

Evidence: The proposed project would not significantly alter the existing developed structure on the project site and would provide adequate parking, vehicle access, utility access for the proposed project.

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: Under the proposed project, the owner would renovate existing commercial 2nd-story storage space into an accessory dwelling Caretaker Unit. The proposed project would not be detrimental to the public interest, health, safety, convenience, or welfare nor materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located since the existing structure on the project site would remain unchanged and would not result in any increased vehicular trips and daily deliveries from suppliers and customers than what would be generated by the use of the converted space to a residential unit.

Evidence: The proposed project would maintain desired mixed-use character of the neighborhood since the proposed land uses would be a mixed of uses (both residential and commercial). The project will help to provide adequate land use transition between the existing commercial uses to the west and residential uses to the east. The character of the high-density residential neighborhood located immediately east of the project site would not be negatively impacted by the proposed project.

BE IT FURTHER RESOLVED, the Zoning Administrator hereby grants Minor Use Permit MUP-21-01 subject to the following terms and agreements:

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a Building Permit shall substantially conform to the revised plans identified as "Seaside Garden Center Caretaker Unit Conversion" received on July 20, 2021. The minor use permit is approved to allow for the conversion of existing storage space to an accessory dwelling Caretaker Unit in accordance with the project plans provided as Attachment 1.
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. The owner shall clearly mark the dedicated Caretaker Unit parking space to ensure its sole use for the property's caretaker.
4. The owner shall maintain 16 free and clear parking spaces are required per SMC 17.34.040.
5. An employee of the Hana Garden Center shall occupy the Caretaker Unit.

Building:

1. An occupancy separation shall be required between the business and the residential portion.
2. The required fire separation is 1-Hr for a building which has sprinklers and 2-hours for a building which does not have sprinkler, per 2019 California Building Code Table 508.4.

Fire:

1. The existing building is fully protected by fire sprinklers and fire alarm. The applicant shall submit plans for all new fire sprinklers and alarm devices.

2. Applicant shall submit full size plans for the required Building Permit application.

Standard:

1. 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.
2. The approval of a planning permit (i.e., Use Permit, Minor Use Permit, Variance, Minor Variance, or Planned Development Permit) shall become effective on the seventh day after the date of approval by the review authority; provided, that no appeal has been filed in compliance with Chapter [17.76](#) (Appeals), (SMC 17.64.020.A).
3. 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 15 days from the date of its approval.
4. If a project is to be developed in approved phases, each subsequent phase shall be exercised within 12 months from the date that the previous phase was exercised, unless otherwise specified in the permit, or the permit shall expire and become void, except where an extension of time is approved (SMC 17.64.080.A.4).
5. An appeal in compliance with SMC 17.76 be filed by any aggrieved person; except that in the case of a decision on a Use Permit, Minor Use Permit, Variance, Minor Variance, or Planned Development Permit which followed a public hearing, an appeal may only be filed by a person who, in person or through a representative, appeared at the public hearing in connection with the decision being appealed, or who otherwise informed the City in writing of the nature of their concerns before the hearing (SMC 17.76.030.A.1).

PASSED AND ADOPTED by the Zoning Administrator of the City of Seaside,
State of California, on the 2nd day of August 2021.

Amanda Rotella
Acting Zoning Administrator

**ZONING ADMINISTRATOR RESOLUTION NO. 21-XX
MINOR USE PERMIT APPLICATION NO. MUP 21-01**

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 Zoning Administrator.

Applicant's Signature

Date

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

Date

SEASIDE GARDEN CENTER CARETAKER UNIT CONVERSION

1177 SAN PABLO AVENUE SEASIDE, CALIFORNIA 93955

PROJECT INFORMATION		SHEET INDEX	
PROJECT INFORMATION			
ADDRESS:	1177 SAN PABLO AVE	ARCHITECTURAL	
PROJECT DESCRIPTION:	BUILDING #1 2ND FLOOR CARETAKER UNIT CONVERSION	A0.0	TITLE SHEET
ZONING:	CMR	A1.0	SITE PLANS
A.P.N.:	013-051-011	A2.0	EXISTING BUILDING #1 1ST STORY RETAIL
OCCUPANCY GROUP:	M 4 (3)	A2.1	EXISTING BUILDING #1 2ND STORY UNCONDITIONED SPACE
TYPE OF CONSTRUCTION:	VI	A2.2	EXISTING BUILDING #2 1ST FLOOR STORAGE
TYPE OF CONSTRUCTION:	VI	A2.3	PROPOSED BUILDING #1 2ND FLOOR CARETAKER UNIT CONVERSION
LOT SIZE:	49,911.00 S.F.	A3.0	EXISTING BUILDING #2 ELEVATIONS
FLOOR AREA		A3.1	EXISTING BUILDING #1 ELEVATIONS
EXISTING		A3.2	EXISTING BUILDING #1 ELEVATIONS
BUILDING #1 1st FLOOR	2,640.00 S.F.	A3.3	PROPOSED BUILDING #1 ELEVATIONS
2nd FLOOR STORAGE UNCONDITIONED SPACE	1,425.00 S.F.	A3.4	PROPOSED BUILDING #1 ELEVATIONS
BUILDING #2	509.00 S.F.	A4.0	DETAILS
TOTAL:	3,149.00 S.F.		
NEW			
BUILDING #1 1st FLOOR	2,640.00 S.F.		
2nd FLOOR CARETAKER UNIT	1,425.00 S.F.		
BUILDING #2	509.00 S.F.		
TOTAL:	4,574.00 S.F.		
COVERAGE AREA			
EXISTING			
BUILDING #1 1st FLOOR	2,640.00 S.F.		
BUILDING #2	509.00 S.F.		
TOTAL:	3,149.00 S.F.		
PARKING			
EXISTING			
LANDSCAPE RETAIL	15 SPACES		
NEW			
CARETAKER	1 SPACE		
TOTAL REQUIRED:	16 SPACES		
TOTAL EXISTING SPACES:	19 SPACES		
OWNER: MITSUGU MORI 1394 ORD GROVE AVE SEASIDE, CA 93955		GENERAL NOTES:	
DESIGNER: CHARLES MANDURRAGO MANDURRAGO & ASSOCIATES P.O. BOX 1504 CARMEL, CA 93921		THE PROJECT WILL COMPLY WITH THE FOLLOWING BUILDING CODES AND ASSOCIATED CITY OF SEASIDE AMENDMENTS:	
		BUILDING CODES	
		2019 CALIFORNIA RESIDENTIAL CODE (CRC)	
		2019 CALIFORNIA FIRE CODE (CFC)	
		2019 CALIFORNIA MECHANICAL CODE (CMC)	
		2019 CALIFORNIA ELECTRICAL CODE (CEC)	
		2019 CALIFORNIA PLUMBING CODE (CPC)	
		2019 CALIFORNIA ENERGY CODE (CEC)	
		2019 CALGREEN BUILDING STANDARDS CODE (CGBCS)	
		1. THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED TO BE IN FULL COMPLIANCE WITH THE LATEST EDITION OF THE CRC, CFC, CMC, CEC, CPC, CEC, CGBCS.	
		2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND LABOR FOR A COMPLETE JOB, AND FOR ALL SAFETY MEASURES IN COMPLIANCE WITH APPLICABLE GOVERNING AGENCIES AND PROFESSIONAL PRACTICE.	
		3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE, NAMING THE OWNERS AS ADDITIONAL INSUREDS, AND PROVIDING PROOF OF INSURANCE TO THE OWNER.	
		4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ISSUANCE OF THE BUILDING PERMIT, POSTING THE PERMIT ON SITE, AND MAINTAINING THE APPROVAL DRAWINGS ON-SITE WITH THE JOB CARD. HE IS REQUIRED TO HAVE A CURRENT CITY OF SEASIDE BUSINESS LICENSE.	
		5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COMPLETING ALL INSPECTIONS REQUIRED BY THE CITY, AND STRUCTURAL ENGINEER OF RECORD.	
		6. THE GENERAL CONTRACTOR SHALL PROVIDE DESIGN FOR ALL TEMPORARY SHORING DEVICES FOR COMPLETION OF THE WORK.	
		7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL TRADES FOR COMPLETION OF THE PROJECT.	
		8. THE GENERAL CONTRACTOR SHALL PROVIDE A DUMPSTER ON SITE FOR CONTINUAL CONSTRUCTION DEBRIS REMOVAL ON A DAILY BASIS, AND MAINTAIN A CLEAN AND ORDERLY JOBSITE. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE, BRING ALL INCONSISTENCIES TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, WHICH ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS OTHERWISE NOTED.	
		9. THE GENERAL CONTRACTOR SHALL VERIFY PRECISE LOCATION OF PLUMBING AND PIPING WITH PLUMBING SUBCONTRACTOR PRIOR TO FRAMING. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT TUB TO ENSURE A PROPER FIT. FIXTURES FOR TUB, SHOWER AND SINKS ARE INTENDED TO ALL BE WALL MOUNTED. CONFIRMATION OF A SPECIFIED MANUFACTURER AND DELIVERY ON-SITE IS NEEDED AT ROUGH-IN UNLESS OTHERWISE DETERMINED BY THE OWNERS.	
		10. THE GENERAL CONTRACTOR SHALL PROVIDE 2X SOLID BLOCKING FOR ALL BATHROOM ACCESSORIES, CASEWORK, CLOSET SHELVES AND POLES, AND SHOWER ENCLOSURES. A SHOWER NICHE SIZE AND LOCATION NEEDS TO BE CONFIRMED AT FRAMING WITH THE OWNERS.	
		11. THE GENERAL CONTRACTOR SHALL ATTACH ALL PIPING TO STRUCTURE WITH VIBRATION ISOLATOR. PIPING SHALL NOT COME INTO DIRECT CONTACT WITH STRUCTURE AT ANY POINT.	
		12. PROVIDE AN ELECTRONIC COPY OF THE APPROVED PLANS AT TIME OF PERMIT ISSUANCE AND AN AS-BUILT PLANS SHALL BE PROVIDED AT TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY.	
PARCEL MAP			

BEST MANAGEMENT PRACTICES

- A. WET WEATHER MEASURES IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON - OCTOBER 15 THROUGH APRIL 15.
- B. EXISTING VEGETATION PROTECT EXISTING VEGETATION AND AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE, INSTALL APPROPRIATE PROTECTIVE FENCING/PERIMETER CONTROLS PRIOR TO WORK.
- C. SWEEPING ALL IMPERVIOUS SURFACES SHALL BE SWEEP (NOT WASHED OR HOSED DOWN), AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT.
- D. WASTE MANAGEMENT ALL CONSTRUCTION WASTE SHALL BE CONTAINED ON SITE AND COVERED, INCLUDING TRASH, PAINT, GROUT, CONCRETE, ETC. ANY WASH OUT FACILITY SHALL BE CONTAINED, MAINTAINED, AND ITS CONTENTS DISPOSED OF PROPERLY; NO MATERIAL SHALL BE WASHED INTO STREET.
- E. CATCH BASIN/LET PROTECTION CATCH BASINS AND/OR DROP INLETS THAT RECEIVE STORM WATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS, INCLUDING PRIOR GUTTER FILTRATION AS APPROPRIATE AND IN A MANNER NOT IMPEDING TRAFFIC SAFETY.
- F. PERIMETER CONTROL/EROSION AND SEDIMENT CONTROL: PROPERLY INSTALLED SILT FENCE OR EQUIVALENT CONTROL SHALL BE EVIDENT ALONG SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE, AS APPLICABLE. SOPE STABILIZATION BMPs SHALL BE IMPLEMENTED TO PREVENT SLOPE EROSION AND SEDIMENTATION ON-SITE AND OFF. NO SEDIMENT MAY LEAVE OR RUNOFF THE SITE.
- G. STOCKPILE MANAGEMENT ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS. NO MATERIALS SHALL LEAVE THE SITE OR MOVE INTO STREET.
- H. VEHICLES AND EQUIPMENT RESPONSIBLE PARTIES MUST ENSURE ALL CONSTRUCTION VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER, AND WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET.

VICINITY MAP:



MANDURRAGO & ASSOCIATES



P.O. BOX 1504 CARMEL, CA 93921
PHONE: 831-935-0709
EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO

DRAWING DATE: 7-12-24

REVISIONS:



PROJECT:
**SEASIDE GARDEN CENTER
CARETAKERS UNIT
CONVERSION**

1177 SAN PABLO AVE.
SEASIDE, CA 93955
APN: 012-051-011

OWNER:
**MORI MITSUGU
1394 ORD GROVE AVE.
SEASIDE, CA 93955**

SHEET NUMBER:

A0.0

Seaside™ 16.5" 1 Light Outdoor Wall Light Black

SPECIFICATIONS

Certification/Classifications: www.kichler.com/certs

Dimensions
 Base Diameter: 8.50 DIA
 Clearance: 13.50"
 Weight: 1.90 LBS
 Height from center of Wall opening (Spec Show): 16.25"
 Height: 18.80"
 Width: 12.00"

Light Source
 Lamp Included: Not Included
 Lamp Type: A19 Incandescent
 Light Source: Incandescent
 Max or Nominal Watt: 150W
 # of Bulb/LED Module: 1
 Socket Type: Medium
 Socket Wire: 120"

Mounting/Installation
 Mounting: Exterior
 Location: Fixing
 Mounting Style: Wall Mount
 Mounting Weight: 1.30 LBS

FINISHES & ATTRIBUTES

Mounting: ALUMINUM
 Product/Ordering Information: 81429K
 Finish: Black
 Style: Coastal
 UPC: 783027662026

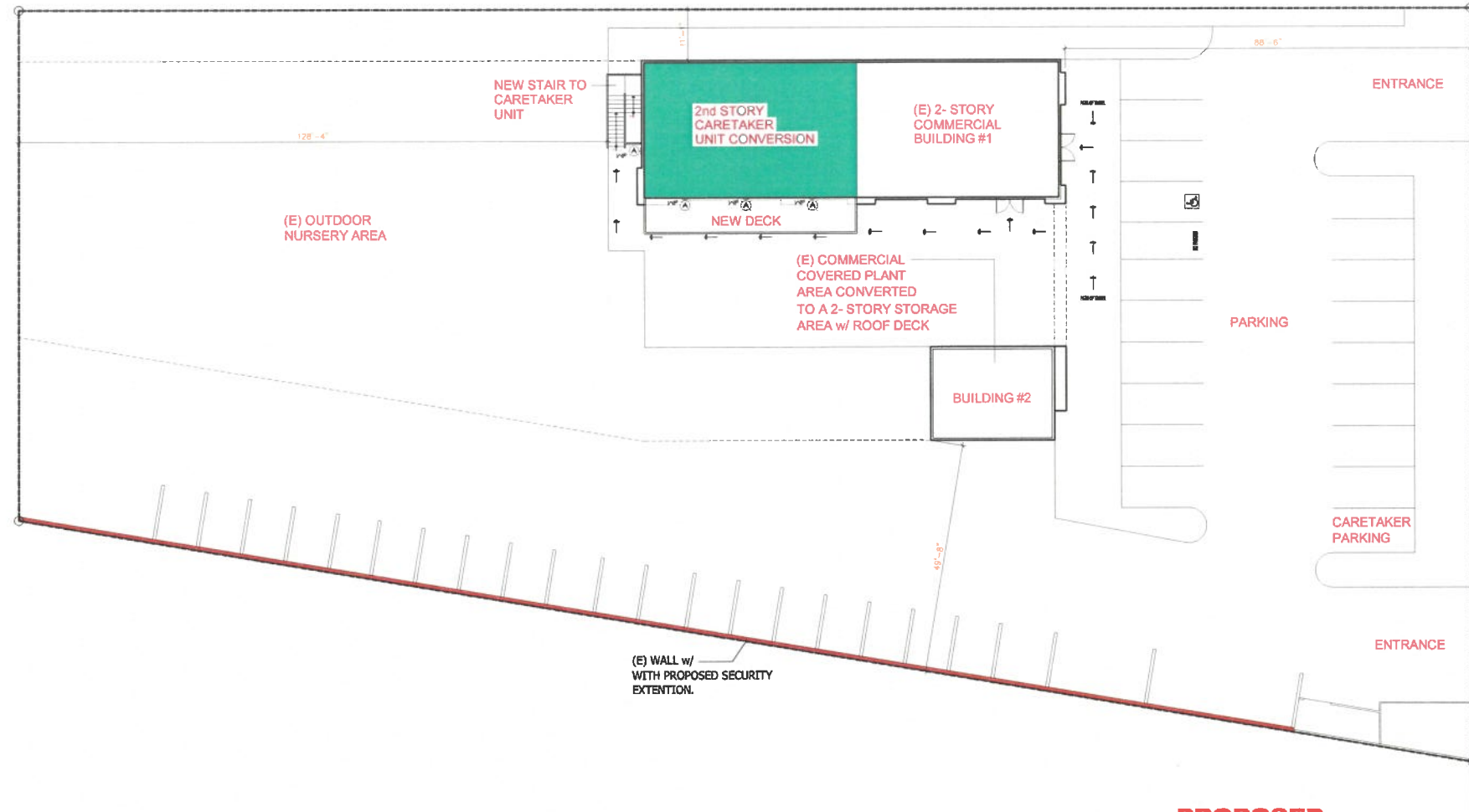
Finish Options:
 ● Black
 ● Brushed Nickel
 ● Olive Bronze

NEW IN THE FAMILY

81429K 81429L 81429M 81429N
 81429O 81429P 81429Q 81429R
 81429S 81429T 81429U 81429V
 81429W 81429X 81429Y 81429Z

LIGHT "A"

KICHLER



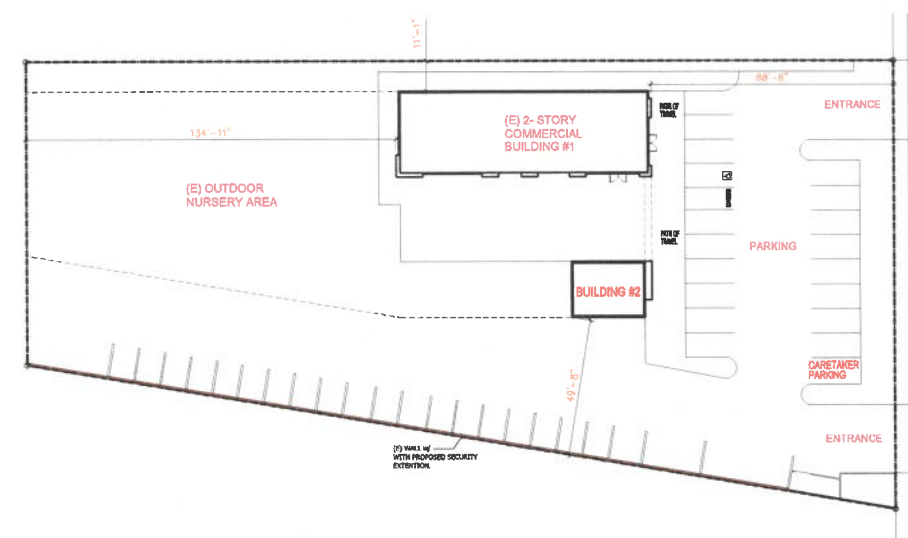
PROPOSED SITE PLAN
 SCALE: 1/16" = 1'-0"
 0.24" x 8.12"



MATCH (E) CORRUGATED METAL SIDING & PLASTER COLORING



MATCH (E) CORRUGATED METAL SIDING & PLASTER COLORING



EXISTING SITE PLAN
 SCALE: 1/32" = 1'-0"
 0.12" x 4.06"

SAN PABLO AVENUE

MANDURRAGO & ASSOCIATES



P.O. BOX 1524 CARMEL, CA 93921
 PHONE: 831.955-0709
 EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO
 DRAWING DATE: 7-12-21

- REVISIONS:
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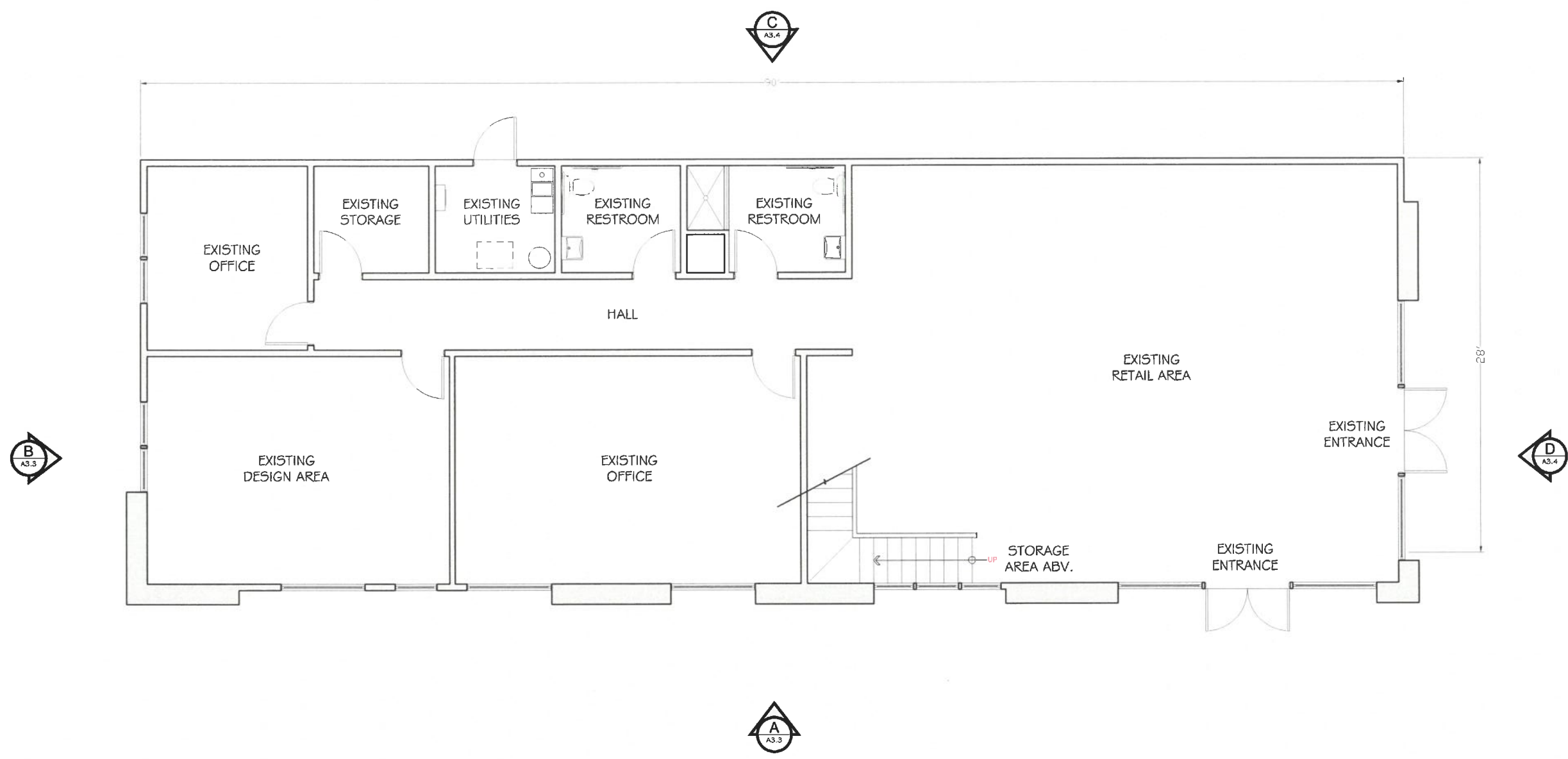
PROJECT:
**SEASIDE GARDEN CENTER
 CARETAKERS UNIT
 CONVERSION**

1177 SAN PABLO AVE.
 SEASIDE, CA 93955
 APN: 012-051-011

OWNER:
 MORI MITSUGU
 1394 ORD GROVE AVE.
 SEASIDE, CA 93955

SHEET NUMBER:

A1.0



EXISTING BUILDING #1
1st FLOOR PLAN
 SCALE: 1/4" = 1'-0"

WALL LEGEND

	EXISTING WALLS
	NEW 2x4 WALLS
	NEW 2x6 WALLS
	NEW 1/2 WALLS
	WALLS TO BE REMOVED

MANDURRAGO & ASSOCIATES



P.O. BOX 1504 CARMEL, CA 93921
 PHONE: 831.555-0709
 EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO
 DRAWING DATE: 7-12-21

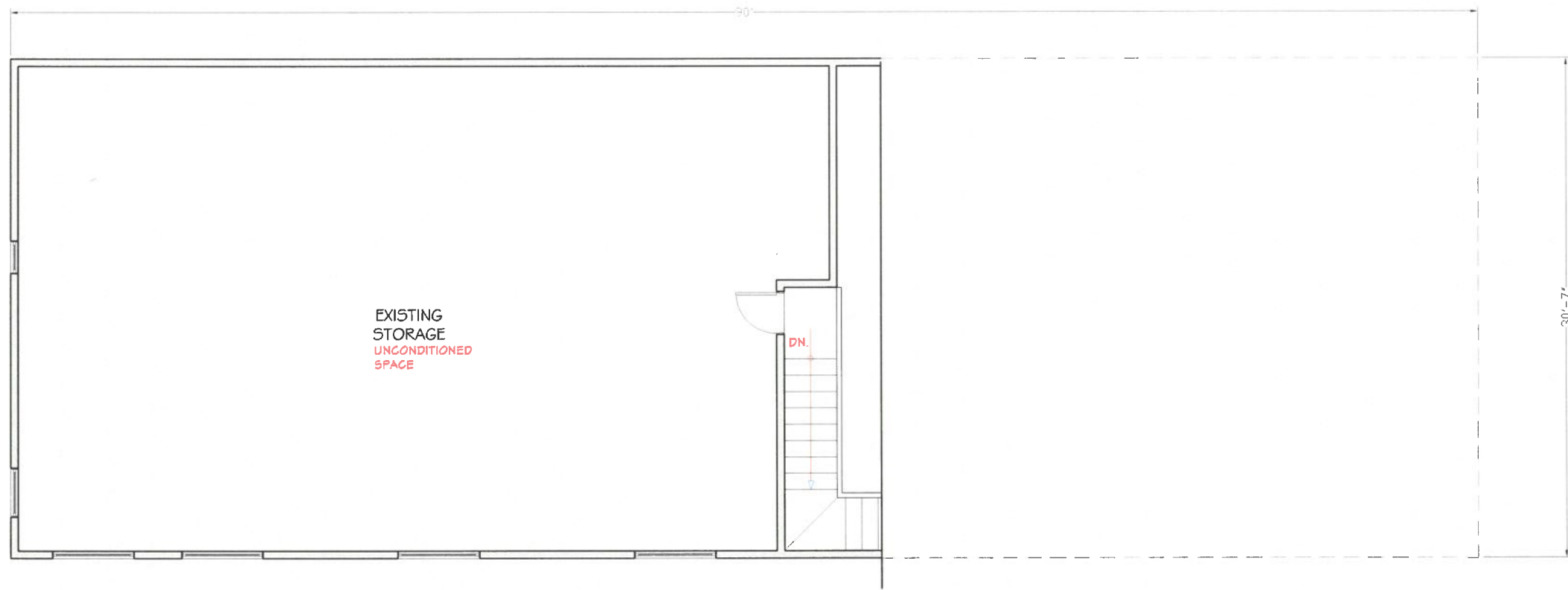
- REVISIONS:
- △
 - △
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 - △

PROJECT:
**SEASIDE GARDEN CENTER
 CARETAKERS UNIT
 CONVERSION**

1177 SAN PABLO AVE.
 SEASIDE, CA 93955
 APN: 012-051-011
 OWNER:
 MORI MITSUGU
 1384 ORD GROVE AVE.
 SEASIDE, CA 93955

SHEET NUMBER:

A2.0

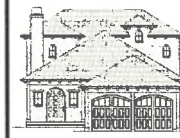


**EXISTING BUILDING #1
2nd FLOOR STORAGE**

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



**MANDURRAGO
&
ASSOCIATES**



P.O. BOX 1504 CARMEL, CA, 93921
PHONE: 831.935-0709
EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO

DRAWING DATE: 7-12-21

REVISIONS:

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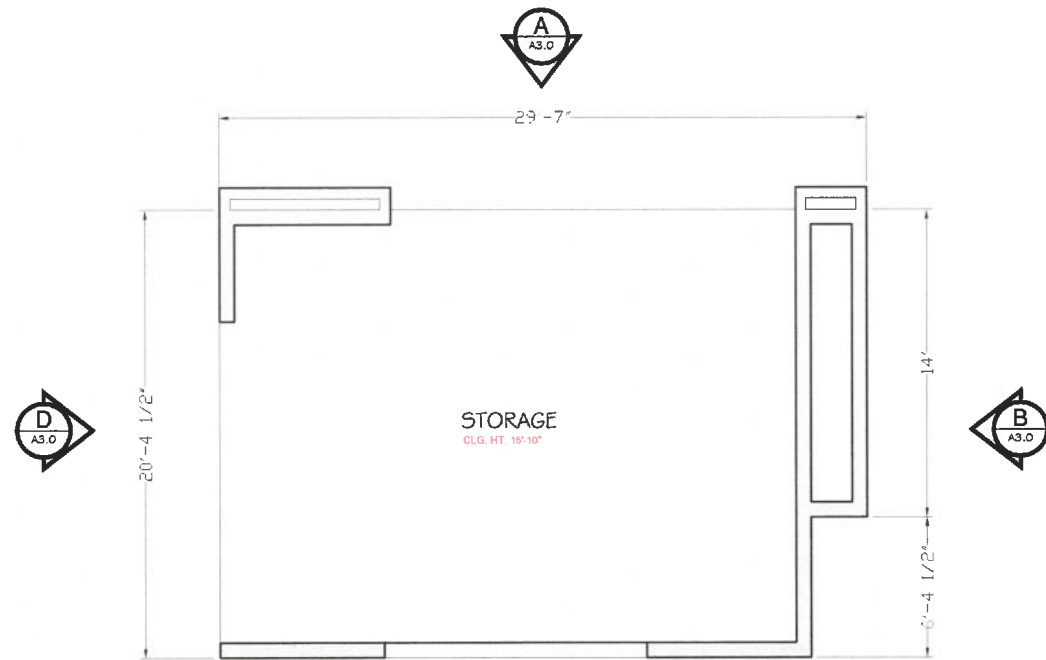
PROJECT:
**SEASIDE GARDEN CENTER
CARETAKERS UNIT
CONVERSION**

1177 SAN PABLO AVE.
SEASIDE, CA, 93955
APN: 012-051-011

OWNER:
MORI MITSUGU
1394 ORD GROVE AVE.
SEASIDE, CA, 93955

SHEET NUMBER:

A2.1



**EXISTING 1st FLOOR
BUILDING #2 STORAGE**

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



**MANDURRAGO
&
ASSOCIATES**



P.O. BOX 1524 CARMEL, CA 93921
PHONE: 831.935-0709
EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO

DRAWING DATE: 7-12-21

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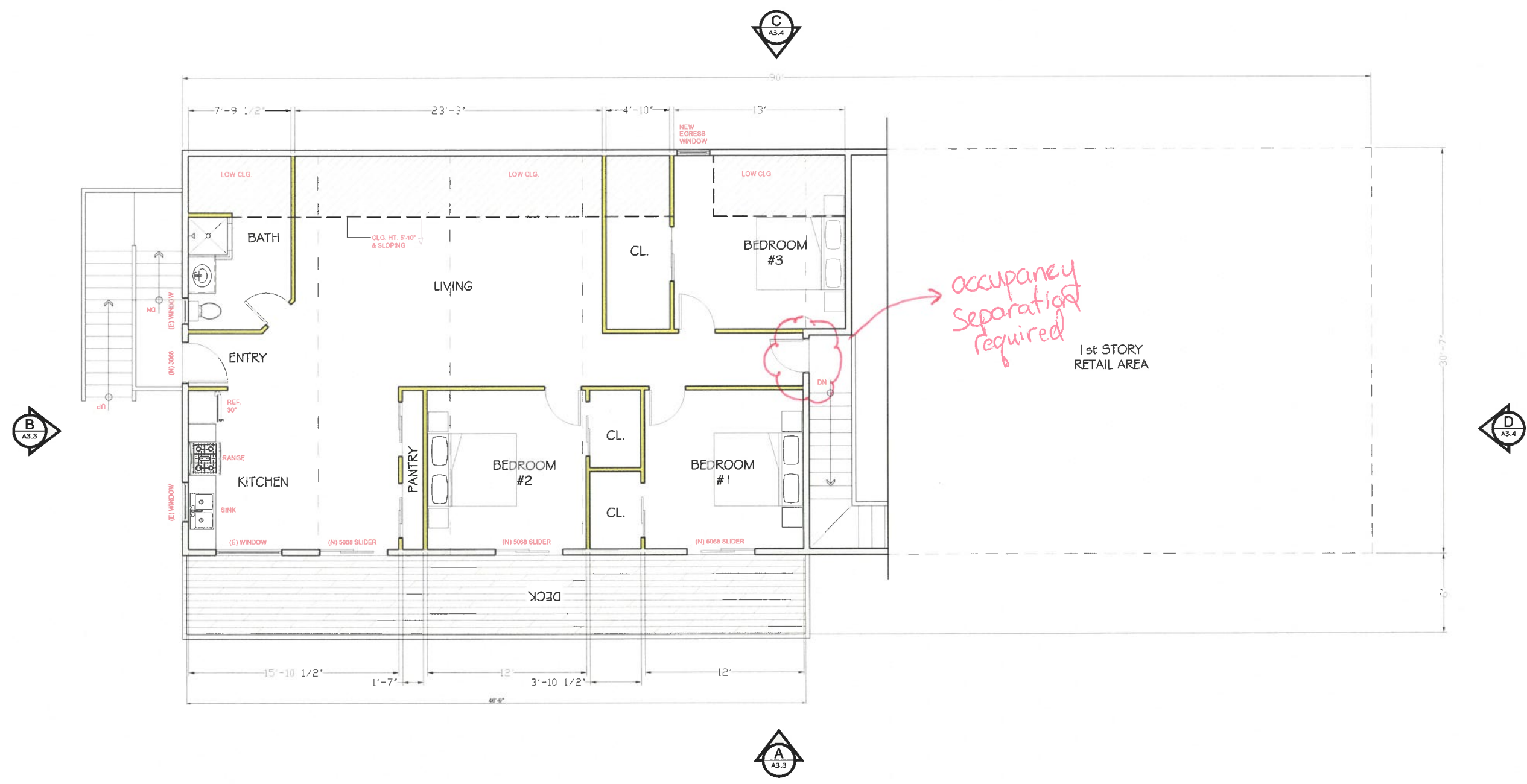
PROJECT:
**SEASIDE GARDEN CENTER
CARETAKERS UNIT
CONVERSION**

1177 SAN PABLO AVE.
SEASIDE, CA, 93955
APN: 012-051-011

OWNER:
**MORI MITSUGU
1394 ORD GROVE AVE.
SEASIDE, CA, 93955**

SHEET NUMBER:

A2.2



occupancy separation required

1st STORY RETAIL AREA

**PROPOSED BUILDING #1
2nd FLOOR CARETAKER UNIT**

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



WALL LEGEND

- EXISTING WALLS
- NEW 2x4 WALLS
- NEW 2x6 WALLS
- NEW 12" WALLS
- WALLS TO BE REMOVED

MANDURRAGO & ASSOCIATES



P.O. BOX 1504 CARMEL, CA 93921
PHONE: 831-925-0709
EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO
DRAWING DATE: 7-12-21

REVISIONS:

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- △
- △
- △

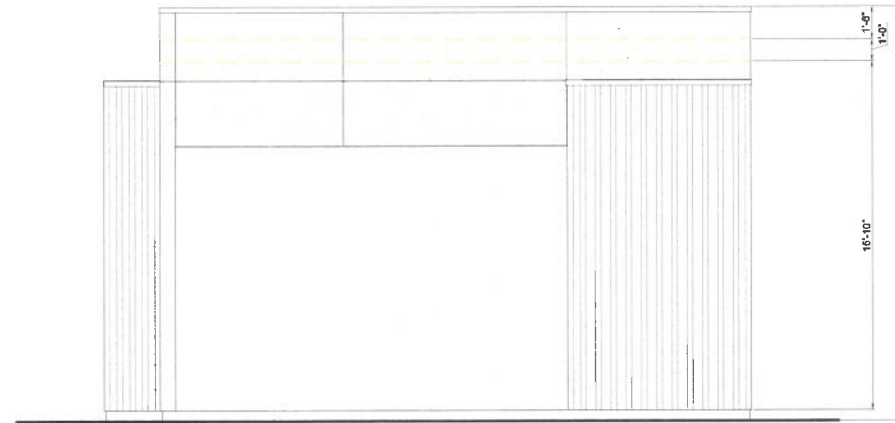
PROJECT:
**SEASIDE GARDEN CENTER
CARETAKERS UNIT
CONVERSION**

1177 SAN PABLO AVE.
SEASIDE, CA 93955
APN: 012-051-011

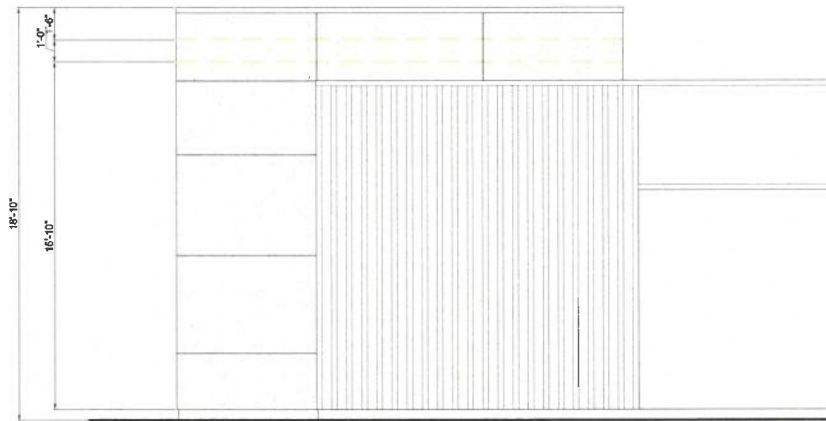
OWNER:
**MORI MITSUGU
1394 ORD GROVE AVE.
SEASIDE, CA 93955**

SHEET NUMBER:

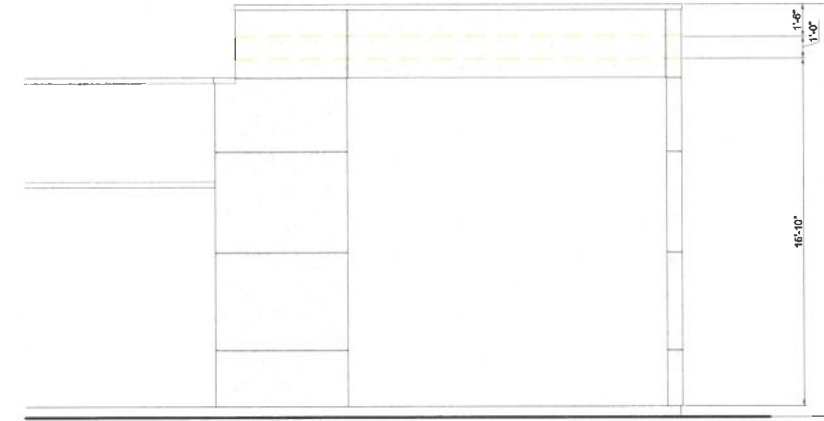
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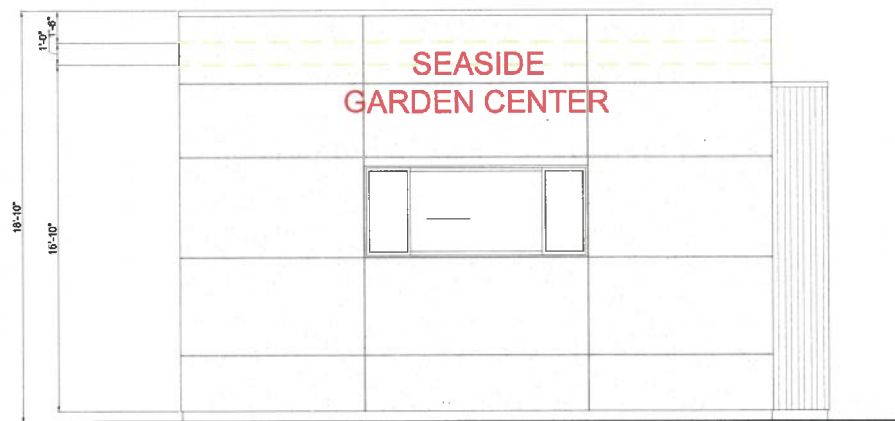
"A"
EAST ELEVATION
SCALE: 1/4" = 1'-0"



"B"
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



"D"
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



"C"
WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING BUILDING #2

**MANDURRAGO
&
ASSOCIATES**



P.O. BOX 1524 CARMEL, CA 93921
PHONE: 831.995-0709
EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO
DRAWING DATE: 7-22-21

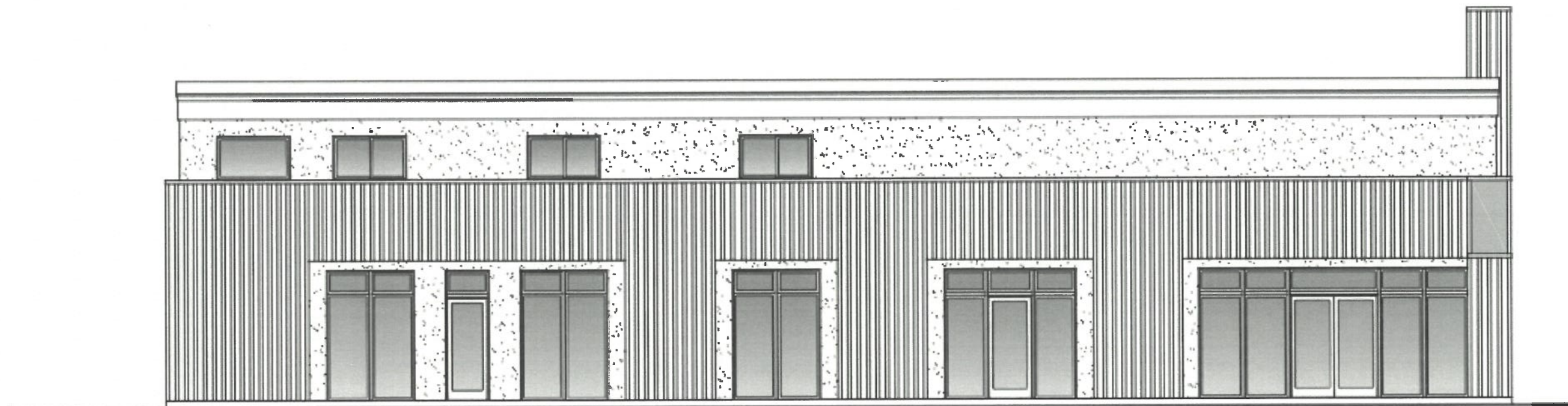
- REVISIONS:
- △
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PROJECT:
**SEASIDE GARDEN CENTER
CARETAKERS UNIT
CONVERSION**

1177 SAN PABLO AVE.
SEASIDE, CA 93955
APN: 012-051-011
OWNER:
MORI MITSUGU
1394 ORD GROVE AVE.
SEASIDE, CA 93955

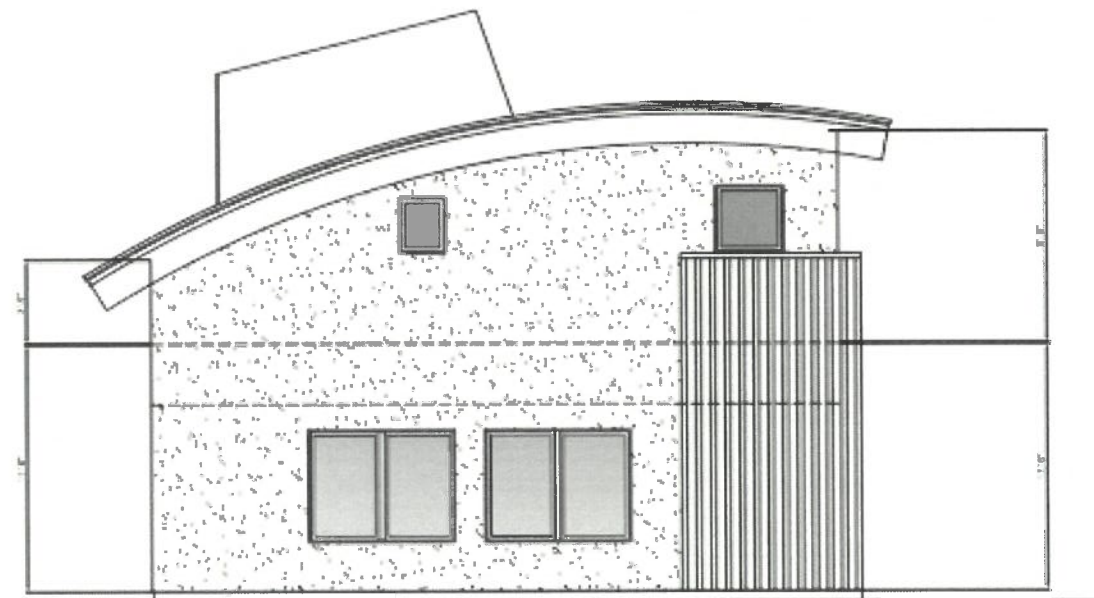
SHEET NUMBER:

A3.0



**"A"
WEST ELEVATION**

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



**"B"
SOUTH ELEVATION**

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



EXISTING BUILDING #1

**MANDORRAGO
&
ASSOCIATES**



MANDORRAGO & ASSOCIATES
ARCHITECTS
1177 SAN PABLO AVE.
SEARDE, CA 94989

MANDORRAGO

ARCHITECT

PROJECT



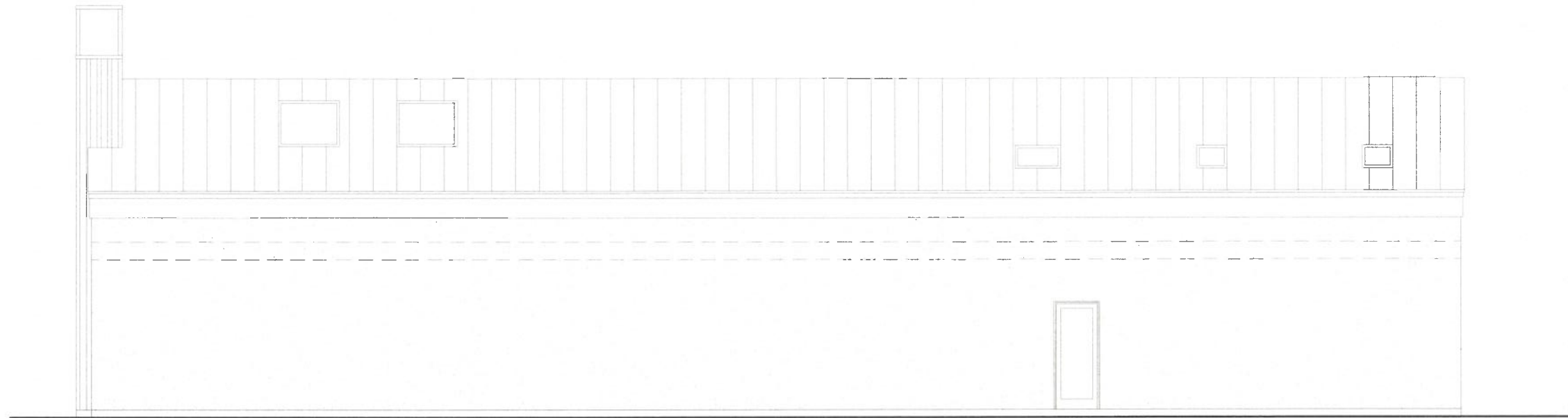
SEARDE GARDEN CENTER
CARETAKERS UNIT
CONVERSION

1177 SAN PABLO AVE.
SEARDE, CA 94989
APN: 012-051-011

1800 MITSUBISHI
1804 ORO GROVE AVE.
SEARDE, CA 94989

SHEET NUMBER

A3.1



"C"
EAST ELEVATION

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



"D"
NORTH ELEVATION

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



EXISTING BUILDING #1

**MANDURRAGO
&
ASSOCIATES**



P.O. BOX 1504 CARMEL, CA 95021
PHONE 831 555-0703
EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO

DRAWING DATE: 7-12-21

REVISIONS:

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- △
- △
- △

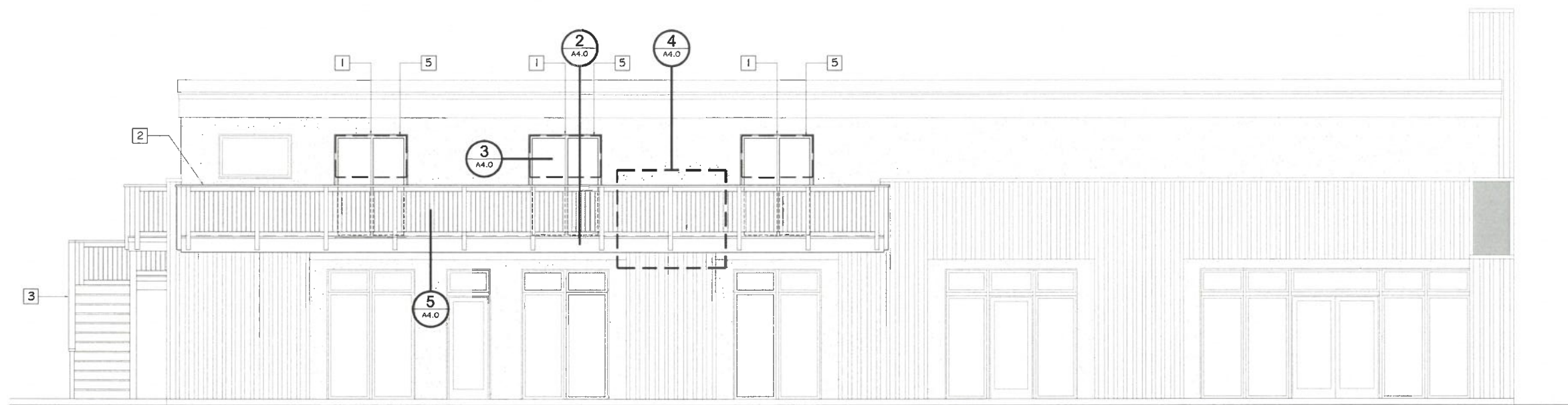
PROJECT:
**SEASIDE GARDEN CENTER
CARETAKERS UNIT
CONVERSION**

1177 SAN PABLO AVE.
SEASIDE, CA 93955
APN: 012-051-011

OWNER:
MORI MITSUGU
1384 ORD GROVE AVE.
SEASIDE, CA 93955

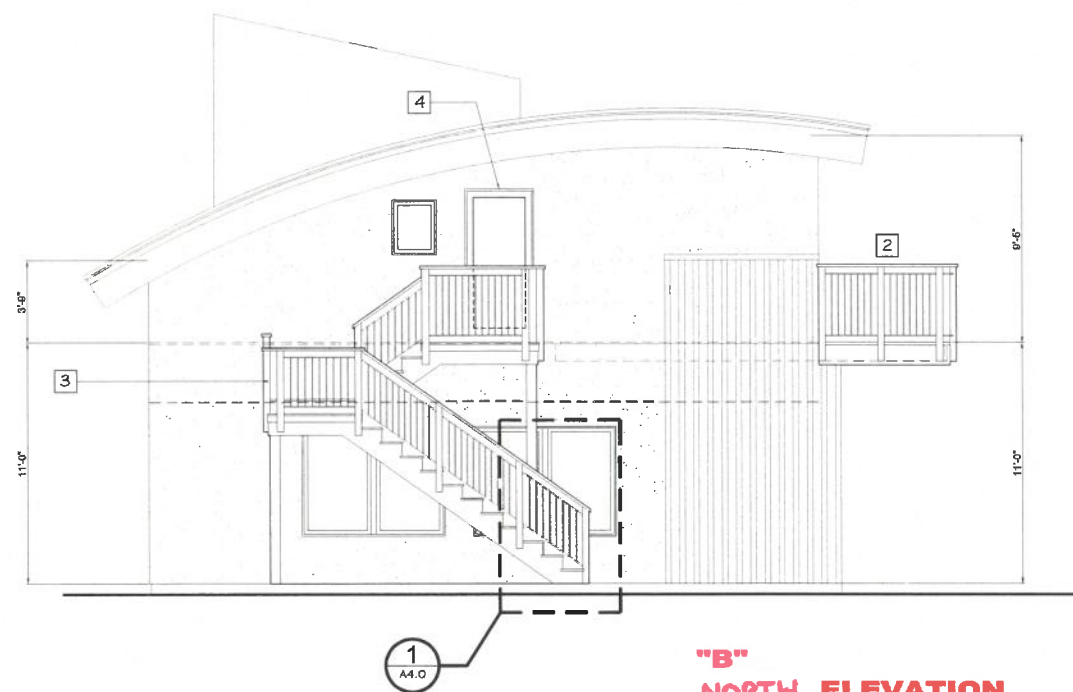
SHEET NUMBER:

A3.2



"A"
WEST ELEVATION

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



"B"
NORTH ELEVATION

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



KEY

- 1 NEW DUAL GLAZED TEMPERED SLIDING DOOR
- 2 NEW 2nd FLOOR DECK
- 3 NEW 2nd FLOOR STAIR
- 4 NEW CARETAKER UNIT ENTRY
- 5 EXISTING WINDOW OPENING

PROPOSED BUILDING #1

**MANDURRAGO
&
ASSOCIATES**



P.O. BOX 1524 CARMEL, CA 93921
PHONE: 831-595-0709
EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO

DRAWING DATE: 7-12-21

REVISIONS:



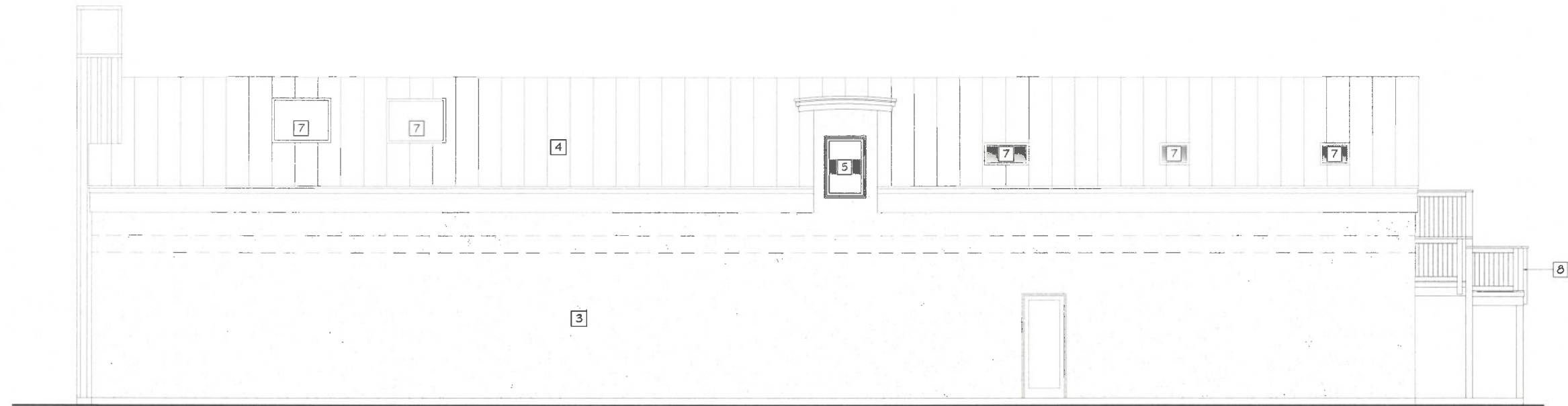
PROJECT:
**SEASIDE GARDEN CENTER
CARETAKERS UNIT
CONVERSION**

1177 SAN PABLO AVE.
SEASIDE, CA 93955
APN: 012-051-011

OWNER:
**MORI MITSUGU
1394 ORD GROVE AVE.
SEASIDE, CA 93955**

SHEET NUMBER:

A3.3



"C"
EAST ELEVATION

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



"D"
SOUTH ELEVATION

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



- KEY**
- 1 (E) DUAL GLAZED TEMPERED DOOR & SIDELITES
 - 2 (E) CORRUGATED SIDING
 - 3 (E) PLASTER BODY
 - 4 (E) METAL ROOF
 - 5 (N) EGRESS DORMER
 - 6 (E) DUAL GLAZED WINDOW
 - 7 (E) SKYLIGHT
 - 8 NEW 2nd FLOOR STAIR

PROPOSED BUILDING #1

MANDURRAGO & ASSOCIATES



P.O. BOX 1504 CARMEL, CA 93921
PHONE: 831-955-0709
EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO
DRAWING DATE: 7-12-21

REVISIONS:

- △
- △
- △
- △

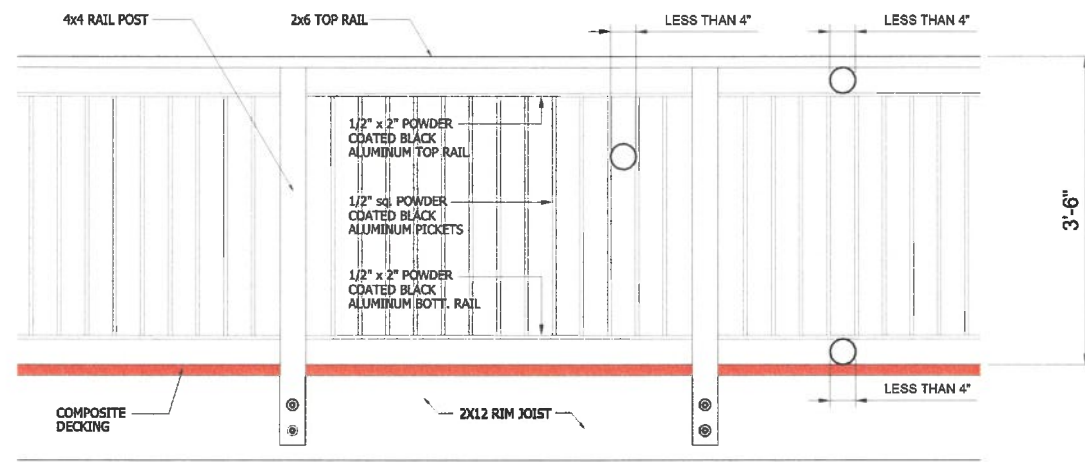
PROJECT:
**SEASIDE GARDEN CENTER
CARETAKERS UNIT
CONVERSION**

1177 SAN PABLO AVE.
SEASIDE, CA 93955
APN: 012-051-011

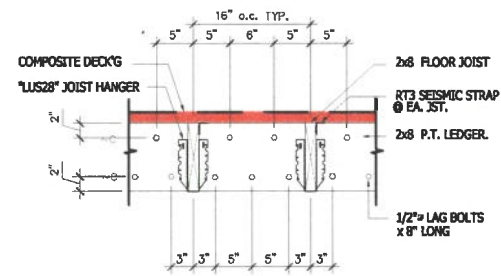
OWNER:
**MORI MITSUGU
1394 ORD GROVE AVE.
SEASIDE, CA 93955**

SHEET NUMBER:

A3.4



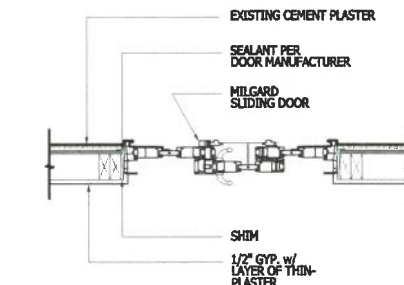
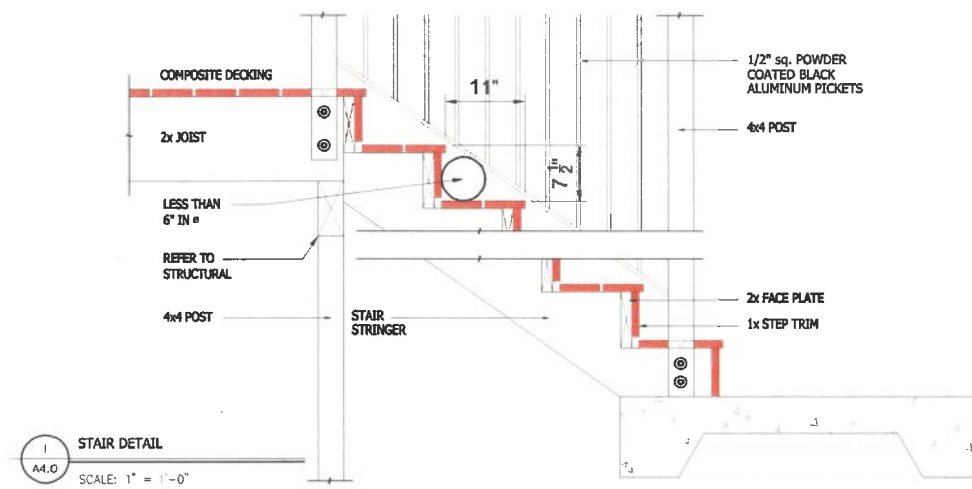
4 GUARD RAIL ELEVATION
A4.0 SCALE: 1" = 1'-0"



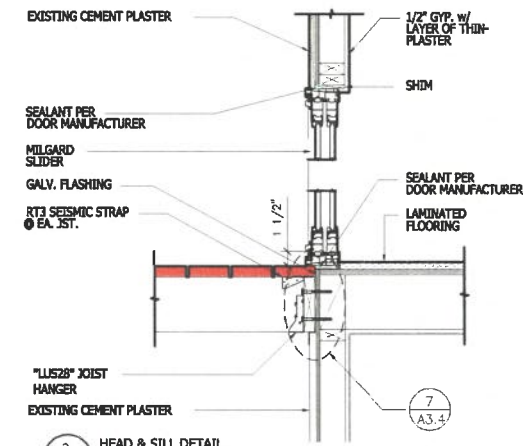
5 DECK LEDGER DETAIL
A4.0 SCALE: 1" = 1'-0"

NOTE: ALL NAILS AND BOLTS ARE HOT DIPPED GALVANIZED U.N.O.

1 STAIR DETAIL
A4.0 SCALE: 1" = 1'-0"



3 JAMB DETAIL
A4.0 SCALE: 1" = 1'-0"



2 HEAD & SILL DETAIL
A4.0 SCALE: 1" = 1'-0"

MANDURRAGO & ASSOCIATES



P.O. BOX 1504 CARMEL, CA. 93921
PHONE: 831.535-0709
EMAIL: CHARLES@MANDURRAGO.NET

DRAWN BY: MANDURRAGO

DRAWING DATE: 7-12-21

REVISIONS:

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- △
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- △

PROJECT:
**SEASIDE GARDEN CENTER
CARETAKERS UNIT
CONVERSION**

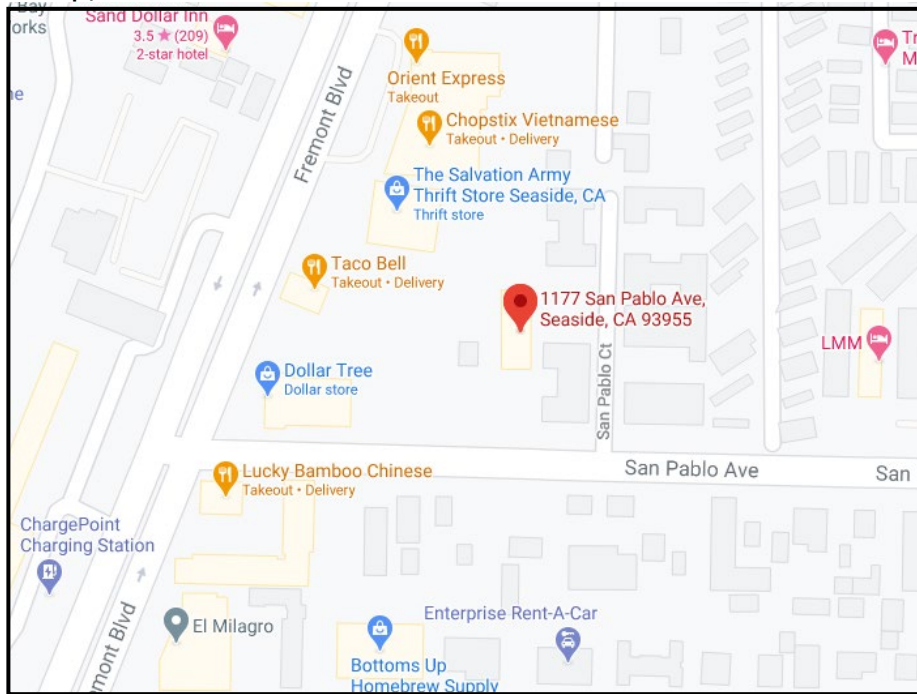
1177 SAN PABLO AVE.
SEASIDE, CA. 93955
APN: 012-051-011

OWNER:
**MORI MITSUGU
1394 ORD GROVE AVE.
SEASIDE, CA. 93955**

SHEET NUMBER:

A4.0

Attachment 3: Location Map, Site and Area Photos



Site Photos



View of existing storage area looking northwest.



View of existing storage area looking northeast.



View of existing storage area looking south.



View of main store area from internal stairwell to storage unit.



Entrance to Hana Garden Center. Building 1 on the right, Building 2 on the left.



Photo of Building 2, parking lot and materials storage bins (northwest).



Materials storage on west side of property (north).



Building 2, plant storage; no changes proposed (west)



View of Building 1 (left) and Building 2 (right) looking south.



Western frontage, 2nd story is where the proposed Caretaker Unit will be (east).



View of northern frontage, where stairwell to Caretaker Unit will be constructed (south).



View along eastern property line, no exterior changes proposed to this frontage except installation of 1 egress window for one of the three bedrooms (north).



View of southern side of parking lot (west)

Area Photos



Properties immediately south (across San Pablo). Commercial on right, multi-family residential on left.



Properties southeast of location along San Pablo. Multi-family residential.



Properties immediately east. Existing high-density residential development (San Pablo Court).



Properties southwest of location along San Pablo. Commercial on right, multi-family residential on left.



Properties immediately west of project site. Commercial businesses along Fremont Blvd, project site is the noted with the yellow box on the picture above.



Properties immediately north of project site. Commercial businesses to the right, multi-family residential to the left.

SEASIDE GARDEN CENTER

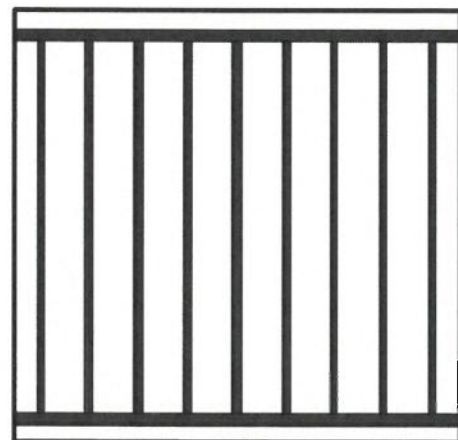
A.P.N. 012-052-011
1177 SAN PABLO AVE.
SEASIDE, CA.



DOORS & WINDOWS
MILGARD
(COLOR TO MATCH EXISTING)



COMPOSITE DECKING
TREX DECK
(COLOR-GREY)



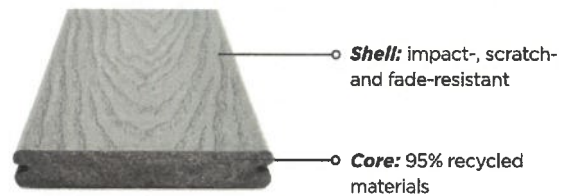
RAILING
1/2" STEEL PICKETS
(COLOR-POWDER COATED BLACK)

Mandurrigo & Associates
P.O. Box "1504" Carmel, California 93921 831-210-0514



MID-PRICED, HIGH-PERFORMANCE DECKING & FASCIA

Trex Select® decking and Trex® Fascia are wood thermoplastic composite lumber (WTCL) boards with an integrated shell that covers the boards on the top surface and sides. The integrated shell consists of a proprietary surface formulation that produces a natural, wood-like grain pattern finish. An alternative to naturally durable hardwood lumber, Select Decking and Fascia are ICC-ES ESR-1308-certified to be a minimum of 95.4% recycled content of wood fiber and polyethylene by weight.



DECKING

FASCIA



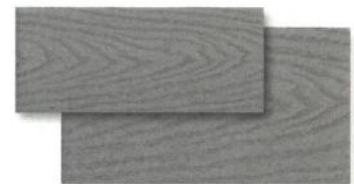
1" Grooved edge



1" Square edge



2" Square edge



8" or 12" Widths

FEATURES	DECKING BOARDS		FASCIA BOARDS	
	1" x 6"	2" x 6"	8"	12"
Actual Dimensions - Standard	.82" x 5.5"	1.3" x 5.5"	.56" x 7.25"	.56" x 11.375"
Actual Dimensions - Metric	20 mm x 140 mm	33 mm x 140 mm	14 mm x 184 mm	14 mm x 288 mm
Available Lengths - Standard	12', 16', 20'	12', 16', 20'	12'	12'
Available Lengths - Metric	365 cm, 487 cm, 609 cm	365 cm, 487 cm, 609 cm	365 cm	365 cm
Grooved Edge	X			
Square Edge	X	X	X	X
Weight per Lineal Foot	2.2 lbs	3.4 lbs	2.0 lbs	3.3 lbs

PHYSICAL & MECHANICAL PROPERTIES

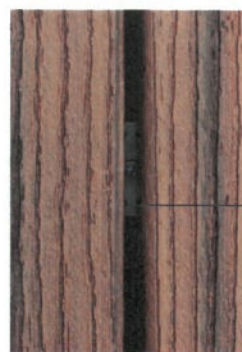
TEST	TEST METHOD	VALUE	
Flame Spread	ASTM E 84	70	
Thermal Expansion	ASTM D 1037	1.9 x 10 ⁻⁵ in/in/degreeF	
Moisture Absorption	ASTM D 1037	<1.2%	
Screw Withdrawal	ASTM D1761	388 lbs/in	
Fungus Resistance	ASTM D1413	Rating – no decay	
Termite Resistance	AWPAE1-72	Rating = 9.7	
		ULTIMATE (TYPICAL) VALUES*	DESIGN VALUES
Compression Parallel	ASTM D198	1588 psi	540 psi
Compression Perpendicular	ASTM D143	1437 psi	540 psi
Bending Strength	ASTM D198	3280 psi	500 psi
Shear Strength	ASTM D143	1761 psi	360 psi
Modulus of Elasticity	ASTM D4761	412,000 psi	200,000 psi
Modulus of Rupture	ASTM D4716	3280 psi	500 psi

*Ultimate strength values are not meant for design analysis. Design values are for temperatures up to 125°F (52°C).

COLORS



FASTENERS



**Trex Hideaway®
Hidden Fastening System**
Self-gapping, glass-filled nylon fastener with 304 grade stainless steel, sharp point screw for wood framing



- Other Approved Fasteners**
- Color-matched composite deck screw or matching composite plug
 - Color-coordinated fascia screw
 - Uncoated stainless steel fascia screw

For a full list of approved fasteners, download our Installation Guide at trex.com/literature