



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
REGULAR MEETING
Wednesday, September 22, 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 Chair.

VIRTUAL MEETING ACCESS

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

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

Or by joining the Zoom webinar link: <https://us02web.zoom.us/j/81555467580>

Or call in phone number: 669 900 9128

Webinar ID: 815 5546 7580

1. CALL TO ORDER

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
Danny Huynh

Commissioner
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 three (3) minutes. Public Comments on specific agenda items are heard under that item. For the public record, please state your name.

6. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-07: LEISSA NELSON, PROPERTY OWNER, AND JOEY SAMPALO, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A 207 SQUARE FOOT ELEVATED DECK ON AN EXISTING SINGLE FAMILY DWELLING LOCATED AT 1249 LUZERN STREET IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

RECOMMENDATION: In accordance with the Seaside Municipal Code (SMC), the following code sections are applicable:

SMC 17.62.030.B.2; Architectural Review approval is required for the construction of all second-story elements, including decks, for single-family residential projects.

Staff recommends approval of BAR-21-07 for the proposed 207 sf deck in the draft Resolution (Attachment 1), subject to Attachment 1 – Exhibit A, Project Plans.

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
October 13, 2021
Seaside City Hall
7:00 PM

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

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Planning Commission

BY: Rick Medina, Senior Planner

DATE: September 22, 2021

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-07: LEISSA NELSON, PROPERTY OWNER, AND JOEY SAMPALO, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A 207 SQUARE FOOT ELEVATED DECK ON AN EXISTING SINGLE FAMILY DWELLING LOCATED AT 1249 LUZERN STREET IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

PURPOSE & RECOMMENDATION

In accordance with the Seaside Municipal Code (SMC), the following code sections are applicable:

SMC 17.62.030.B.2; Architectural Review approval is required for the construction of all second-story elements, including decks, for single-family residential projects.

Staff recommends approval of BAR-21-07 for the proposed 207 sf deck in the draft Resolution (Attachment 1), subject to Attachment 1 – Exhibit A, Project Plans.

BACKGROUND

Leissa Nelson, property owner, purchased the subject property in 2020. At the beginning of escrow, an elevated deck had previously existed at the same location on the rear of the dwelling, however it was removed without Ms. Nielson's knowledge by the seller prior to close of escrow. Staff was informed that the seller had removed the deck based on a Real Property prepared by the City noting that no permits were on file for the elevated deck. It is unclear when the former deck was constructed but aerial photos show the deck existing in 1980's. Ms. Nelson is

now seeking to reestablish an elevated deck at the same location and same height/size as had previously existed. Site Photographs are provided as Attachment 3. Additional photos showing how the prior deck appeared can be seen from the Zillow real estate web link below when the property was listed for sale:

https://www.zillow.com/homedetails/1249-Luzern-St-Seaside-CA-93955/19338553_zpid/?

SITE LOCATION AND DESCRIPTION

The project site is located on the west side of Luzern Street between Wanda Avenue to the north and Hilby Avenue to the south (See Location Map Attachment 2). The subject property is developed with a split level 2,181 square-foot single-family residence. The lot is 5,227 sf and the existing conditions comply with both lot coverage and floor area ratio regulations. The property slopes from east to west. The project site is surrounded by residential uses.

PROJECT DESCRIPTION

BAR-21-07: Second-story deck

Old Deck Removal:

The previous 207 square-foot (since demolished) wood deck was removed and all protruding floor joists were removed as well. All openings have been covered with 3/8 inch plywood, waterproofing membrane, and chicken wire, then filled with stucco and painted to match the existing house color.

New Deck:

The new 207 sf deck will be supported by seven redwood columns measuring 7'-6" above the ground. Construction drawings include details for beams, deck flooring and footings. The floor of the deck will consist of Trex composite material. The railing consists of 7 (4x4) posts. The guard railing will consist of galvanized cable rigging between each of the posts. The deck framing will be pressure treated lumber.

The setbacks from the property lines for the proposed deck are as follows:

	Required Setback	Proposed Setback
Front	15 feet	N/A
Side	5 feet each side	18'-8" north side and 28 feet south side
Rear	12 feet	12 feet

PUBLIC COMMENTS

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

STAFF ANALYSIS

FINDINGS

In accordance with Section 17.62.030.E and F. of the SMC, the following Code sections are applicable to this project:

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

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

Evidence: *The property is located in the Single Family Residential (RS-8) zoning district, subject to Design Review approval (SMCS 17.30.100.E; Table 3-5).*

Evidence: The proposed deck will consist of pressured treated lumber and Trex decking materials that would be compatible with the predominant low density 1960's era stucco/plaster exterior development within the surrounding neighborhood.

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

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

Evidence: *In accordance with SMC 17.12.050, Table 2-3, Residential Zone Development Standards, the proposed project adheres to all setbacks and development regulations.*

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

Evidence: *The proposed 207 sf deck has been designed to be consistent in quality, scale, and architectural relationship with the site and there are no significant visual impacts on the adjacent properties. With a 2nd story deck*

element there are privacy impacts on the adjacent properties. The proposed deck would remain the same height and area as the previous deck. Thus, it would not introduce a higher capacity beyond what was already existing. An existing mature Eucalyptus tree remains between the site and the property to the east, which provides some privacy screen between the two properties. However, even with the proposed 207 sf deck, the proposed deck will comply with the required minimum 12-foot setback from the rear property line. Per Table 3-5, uncovered and unenclosed aboveground decks may encroach three feet into the required 15-foot rear yard setback required for the primary residential structure. The fact that the 2nd story deck had been in existence for a number of years, and that no comments have been received from neighboring properties, it is City staff's determination that the new proposed 207 sf deck would not result in significant increased privacy impacts and/or external effects (e.g noise, lighting).

Single-Family Residential Design Guidelines

The proposed deck is not viewable from Luzern Street and would have minimal viewing sight lines from portions of Harding Street downhill to the west. The proposed deck would maintain setbacks in compliance with the Zoning Code which allows for a three-foot encroachment into the 15 foot rear yard setback for an above-ground deck that receives design review approval. The following Single-Family Residential Design Guideline supports the 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 1960's architectural styles that also include existing second story deck elements on split level dwellings. The plans for the new 207 sf second story deck have been designed to respect the existing residential patterns and scale in the neighborhood and maintain significant setbacks from the side and rear property lines.*

Evidence: *Due to grade differential between the subject property and those to the west (downhill), staff found that the proposed 207 sf second story deck would not impact the view shed of the adjacent properties. Additionally, appropriate distance would be maintained on all sides of the project site to provide privacy to adjacent residences. The existing house shields the deck from the public right of way to the north and east. While the deck has limited sight lines from the public right of way to the west, the design of the deck will not disrupt the overall development pattern within the neighborhood.*

ENVIRONMENTAL REVIEW

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303(E). Class 3 consists of projects that involve negligible or no expansion of an existing use and specific to this project: additions to existing structures that will not result in an increase or more than 50% of the floor area of the structures before the addition.

Evidence: *The site is developed with a 2,181 sf split level single-family residence and the proposed project consists the approval of a new 207 sf second-story deck.*

ATTACHMENTS

1. Attachment 1 Draft Resolution
 2. Attachment 1 Exhibit A - Project Plans
 3. Attachment 2 Location Map
 4. Attachment 3 Site Photos
-

RESOLUTION NO. 21-xx

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING DESIGN REVIEW PERMIT BAR-21-07 TO ALLOW FOR AN ABOVE-GROUND DECK ON THE REAR ELEVATION OF A SPLIT LEVEL SINGLE FAMILY DWELLING AT 1249 LUZERN STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT.

WHEREAS, Leissa Nelson, property owner, and Joey Sampaolo, applicant, are requesting approval of a Design Review Application to allow for an above-ground deck to encroach three feet into the required 15-foot rear yard setback at 1249 Luzern Street in the RS-8 zoning district; and,

WHEREAS, a duly notice public hearing has been held on September 22, 2021; and,

WHEREAS, the Planning Commission reviewed the staff report, received and considered oral comments at the public hearing concerning the proposed use and acted to grant approval of Design Review Application No. BAR-21-07 in accordance with Section 17.62.030 of the Seaside Municipal Code; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings approving Design Review Application No. BAR- 21-07:

WHEREAS, The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303(E). Class 3 consists of projects that involve negligible or no expansion of an existing use and specific to this project: additions to existing structures that will not result in an increase or more than 50% of the floor area of the structures before the addition.

Evidence: *The site is developed with a 2,181 sf split level single-family residence and the proposed project consists the approval of a new 207 sf second-story deck.*

Design Review Findings:

In accordance with the requirements of SMCS 17.62.070.E and F, the Planning Commission is required to make all of the following findings in order to grant approval of the Design Review application.

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

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

***Evidence:** The property is located in the Single Family Residential (RS-8) zoning district, subject to Design Review approval (SMCS 17.30.100.E; Table 3-5).*

Evidence: The proposed deck will consist of Trex composite decking materials that would be compatible with the predominant low density 1960's era stucco/plaster exterior development in the surrounding neighborhood.

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

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

***Evidence:** In accordance with the SMC 17.12.050, Table 2-3, Residential Zone Development Standards, the proposed project adheres to all setbacks and development regulations.*

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

***Evidence:** The proposed 207 sf deck has been designed to be consistent in quality, scale, and architectural relationship with the site and there are no significant visual impacts to the adjacent properties. With any 2nd story deck element there are privacy impacts to the adjacent properties. The proposed deck would remain the same size as the previous deck thus it would not introduce a higher capacity beyond what was already existing. An existing mature Eucalyptus tree remains between the site and property to east which provides some privacy screen between the two properties. However, even with the proposed 207 sf deck the proposed deck will comply with the required minimum 12-foot setback from a rear property line. Per Table 3-5, uncovered and unenclosed aboveground decks may encroach three feet into the required 15-foot rear yard setback required for the structure. The fact that the 2nd story deck had been in existence for a number of years, and that no comments have been received from neighboring properties, it is City staff's determination that the new proposed 207 sf deck would not result in significant increased privacy impacts and/or external effects (e.g noise, lighting).*

Single-Family Residential Design Guidelines

The project proposes to approve the construction of a 207 sf elevated deck accessed from the upper floor of the split level dwelling. The deck location is not viewable from the Luzern Street. The deck can be viewed from portions of Harding Street which is downgrade and located west of the subject property. Many of the houses along Luzern Street have deck elements which face the Bay. The proposed deck would maintain setbacks in compliance with the Zoning Code which allows for a three-foot encroachment into the 15 foot rear yard setback for an above-ground deck receiving design review approval. 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 mid-century architectural styles and colors which includes many existing second story deck elements on split level dwellings. The plans for the new 207 sf second story deck have been designed to respect the existing residential patterns and scale in the neighborhood and maintain significant setbacks from the side and rear property lines.*

Evidence: *Due to grade differential between the subject property and those to the west (downhill), staff finds that the proposed 207 sf second story deck would not impact the view shed of the adjacent properties. Additionally, appropriate distance would be maintained on all sides of the project site to provide privacy to adjacent residences; the existing house shields the deck from public right of ways to the north and east. While the deck is viewable from the public right of way to the west; it is not out of place as there are a number of houses along Luzern Street which contain split level second stories and second story deck features. For further details pertaining to privacy impacts, see the Evidence description for Condition of Approval #2 (above).*

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

Evidence: *Subject to the recommended Conditions of Approval, the on-sale of alcoholic beverages in conjunction with a sit-down restaurant is compatible with the commercial character of the commercial thoroughfare on Fremont Boulevard and the surrounding residential neighborhood to the west.*

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

Evidence: The property is developed with an existing single-tenant commercial building. Infrastructure is available for the proposed use.

5. Subject to compliance with the Conditions of Approval, granting the Use Permit will 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: Subject to the recommended conditions of approval, the on-sale of alcoholic beverages in conjunction with a sit-down restaurant will not result in a detrimental impact on the property or in the vicinity of the property because the volume of alcohol being sold as part of the meals being served will ensure that the on-site sale of alcoholic beverages will remain as an ancillary sale to the restaurant.

BE IT FURTHER RESOLVED, the Planning Commission hereby grants Board of Architectural Review Application No. 21-07 subject to the following terms and conditions:

Project Specific:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans approved for discretionary permits for this project, Stamped Approved on September 22, 2021 shown on Exhibit A.

Standard:

2. 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.

3. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
4. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures.
5. 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.
6. Water conservation fixtures shall be provided in the proposed project.
7. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
8. Design Review approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.
9. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the special meeting of the Planning Commission of the City of Seaside, State of California, on the 22nd day of September, 2021, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

DESIGN REVIEW APPLICATION NO. BAR-21-07
PC RESOLUTION No. 21-XX

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 Water Allocation Committee.

Applicant's Signature

Date

Property Owner's Signature

Date

GENERAL NOTES 1. ALL DRAWINGS TO BE REVIEWED BY LICENSED ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION. 2. THIS WORK SHALL BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY. 3. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. 4. ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE / BUILDING CONDITIONS PRIOR TO BID SUBMITTAL. 5. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE. ALL REQUIRED CITY, COUNTY AND/OR STATE LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL SUBCONTRACTOR. 6. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDA AND CHANGE ORDERS. 7. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY SUCH DISCREPANCIES WITH THE ENGINEERS PRIOR TO COMMENCING WORK. 8. ALL DIMENSIONS TO BE SITE-VERIFIED. ALL EXISTING PLAN DIMENSIONS ARE TO FINISHED FACE OF WALL/MASONRY. ALL NEW INTERIOR DIMENSIONS ARE TO THE FINISHED FACE OF WALL/MASONRY UNLESS OTHERWISE NOTED. 9. STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS, DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. NOTIFY THE ENGINEERS OF ANY SUCH DISCREPANCIES PRIOR TO CONTINUING WITH WORK. 10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND TO PROTECT THEM FROM DAMAGE. 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL BUILDING IS OCCUPIED/PROJECT IS COMPLETED. 12. GENERAL CONTRACTOR TO REFER TO THESE DOCUMENTS AS WELL AS SPECIFICATIONS FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS. ALL ITEMS NOT MARKED AS 'OWNER SUPPLIED' ARE TO BE SUPPLIED BY GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE. ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR. 13. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS / DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. 14. ALL DEBRIS SHALL BE REMOVED FROM PREMISES AND ALL AREAS SHALL BE LEFT IN A CLEAN (BROOM) CONDITION AT ALL TIMES. 15. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, BLOCKING, PLATES, OPENINGS, SLEEVES, HANGERS, AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK. 16. MATERIALS LISTED IN DRAWINGS ARE BASED ON DESIGN INTENT. ALTERNATE SPECIFICATIONS MAY BE ACCEPTED PROVIDED THEY CLOSELY MATCH THE SPECIFIED MATERIAL. CONTRACTOR IS TO SUBMIT PROPOSED SAMPLES OF SUBSTITUTIONS, ALONG WITH SAMPLE OF THAT SPECIFIED IN DRAWINGS FOR REVIEW BY THE ENGINEERS. FIRE DEPARTMENT NOTES	GOVERNING CODE THIS PROJECT SHALL COMPLY WITH THE FOLLOWING, INCLUDING LOCAL AMENDMENTS: CALIFORNIA BUILDING CODE (CBC) CODE ANALYSIS	SCOPE OF WORK PROPOSAL TO ADD A DECK TO AN EXISTING HOME. DRAWING INDEX ARCHITECTURAL A00 COVER SHEET A02 FLOOR PLAN A03 SECTION DETAILS A03 FOUNDATION LAYOUT A04 RENDERS (WHERE APPLICABLE) STRUCTURAL UNDER SEPARATE PERMIT MECHANICAL UNDER SEPARATE PERMIT PLUMBING UNDER SEPARATE PERMIT ELECTRICAL UNDER SEPARATE PERMIT DEFERRED SUB.	SAMPAOLO ADDITION PROPOSED DECK ADDITION 1249 LUZEN ST. SEASIDE, CA. 93955 PROPOSED RENDER SITE SATELLITE VIEW PROPERTY INFO:	RFA RAMZI FAKHOURY ARCHITECTURE + 1 855 290 8242 ramzi.f9@gmail.com PROFESSIONAL SEAL SEASIDE Proposed Sunroom Addition 1249 LUZEN ST. SEASIDE, CA. 93955 COVER SHEET <table><thead><tr><th>NO.</th><th>DATE</th><th>REVISION / ISSUE</th></tr></thead><tbody><tr><td>1</td><td></td><td></td></tr><tr><td>2</td><td></td><td></td></tr><tr><td>3</td><td></td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr></tbody></table> DRAWN BY DATE SCALE SHEET SIZE SHEET NO. R.F. 29 JUNE 2021 11X17 A00	NO.	DATE	REVISION / ISSUE	1			2			3			4			5		
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RFA

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PROFESSIONAL SEAL

SEASIDE

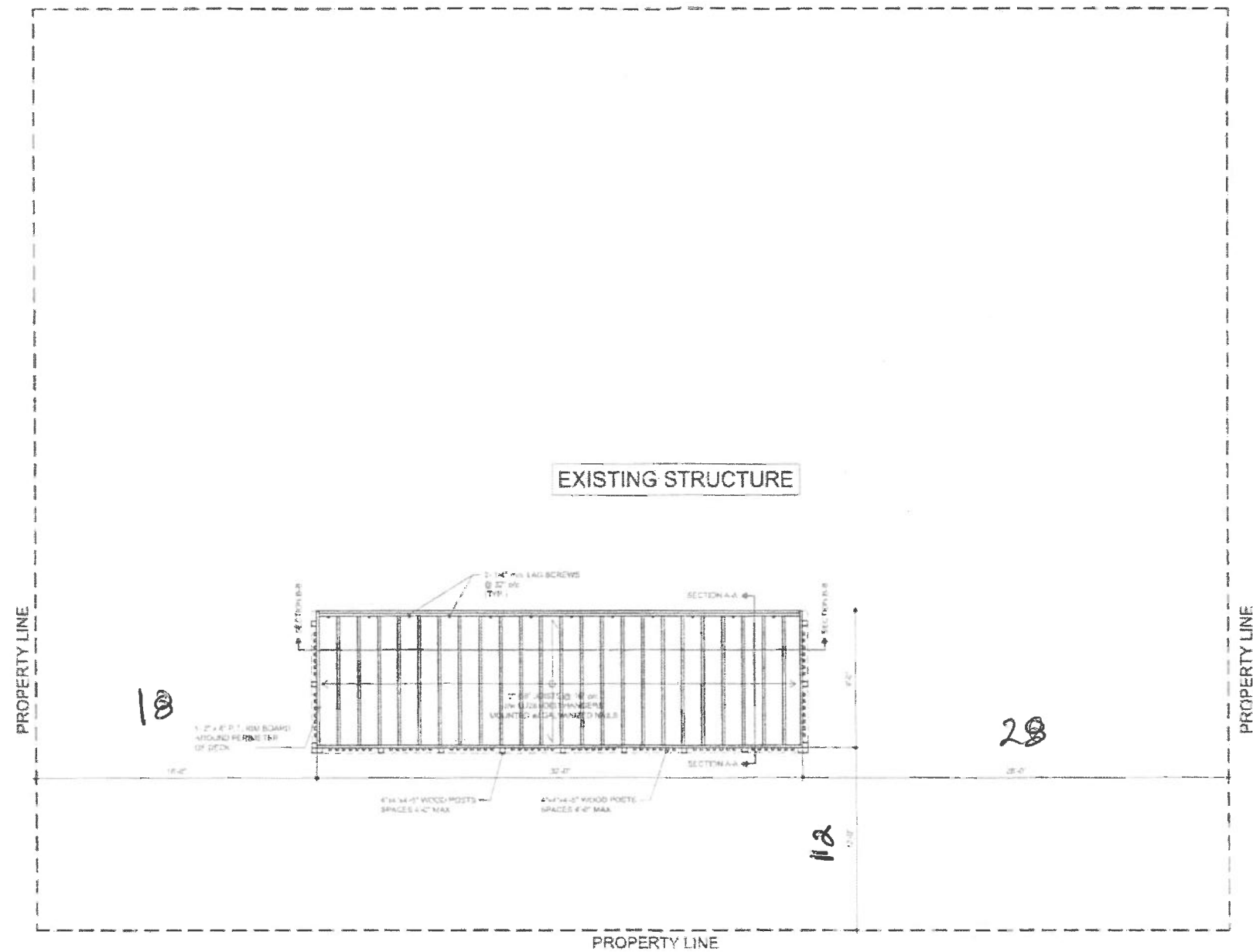
Proposed Sunroom Addition
1249 LUZEN ST. SEASIDE, CA. 93955

FLOOR PLAN

NO.	DATE	REVISION / ISSUE
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DRAWN BY _____ R.F.
DATE 29 JUNE 2021
SCALE AS NOTED
SHEET SIZE 11X17
SHEET NO.

A01



1
A01

FLOOR PLAN
SCALE: 1/8" = 1'-0"

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RFA

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PROFESSIONAL SEAL

SEASIDE

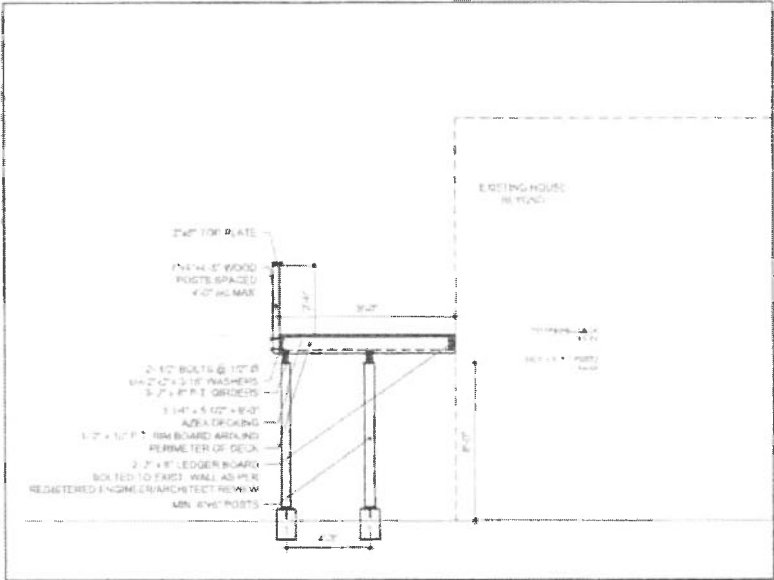
Proposed Sunroom Addition
1249 LUZEN ST. SEASIDE, CA. 93955

SECTION DETAILS

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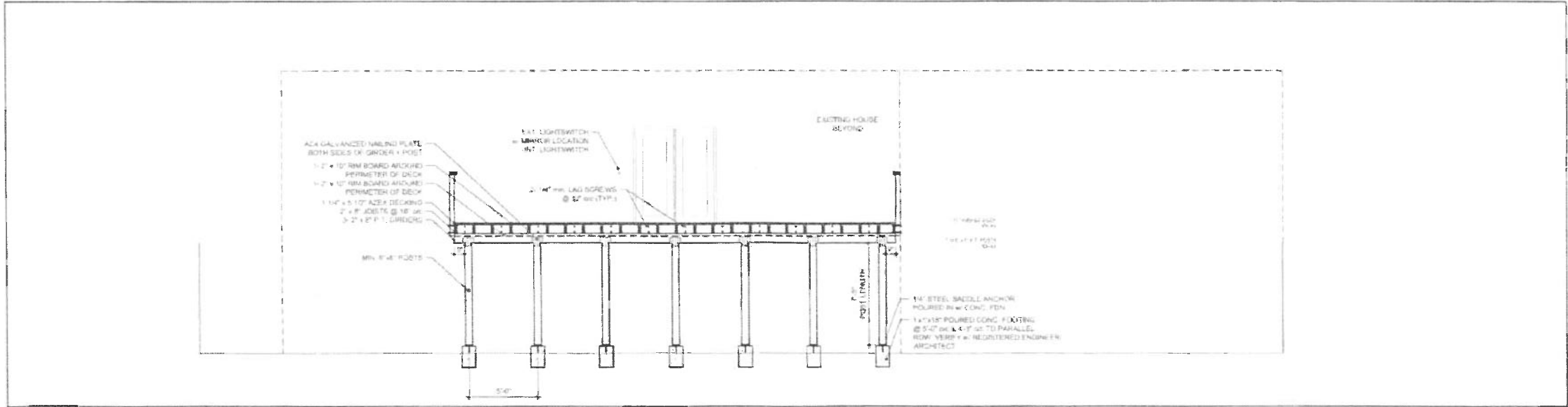
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DATE 29 JUNE 2021
SCALE AS NOTED
SHEET SIZE 11X17
SHEET NO.

A02



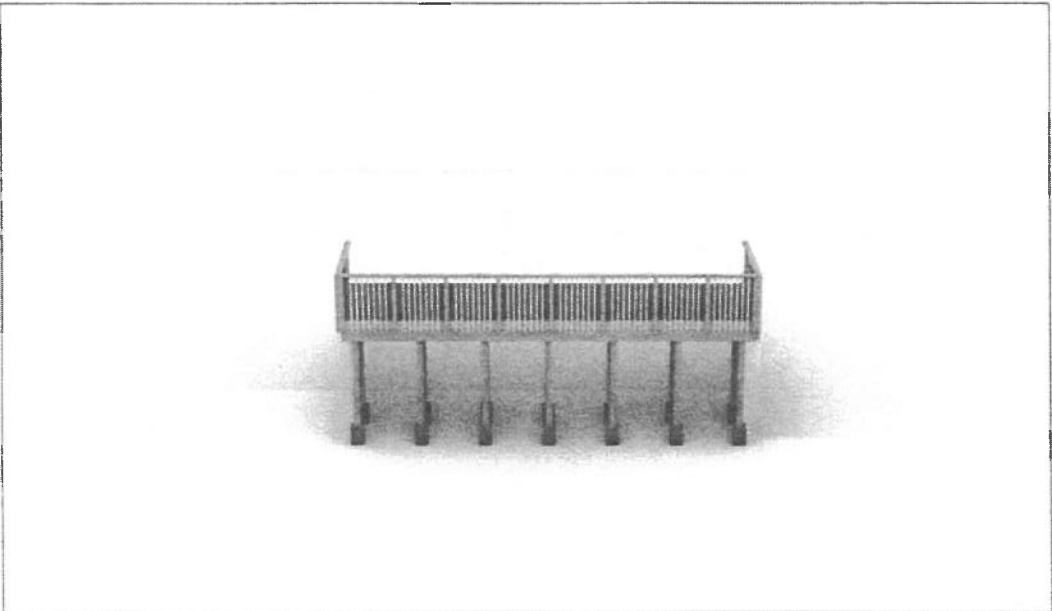
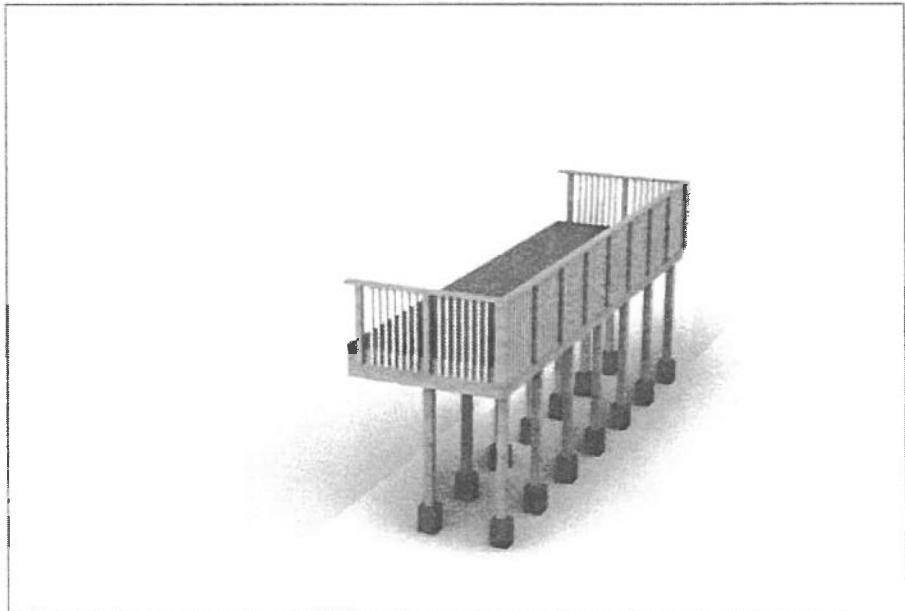
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A02

SECTION A-A
SCALE: 1/8" = 1'-0"



2
A02

SECTION B-B
SCALE: 1/8" = 1'-0"



RFA

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PROFESSIONAL SEAL

SEASIDE

Proposed Sunroom Addition
1249 LUZEN ST. SEASIDE, CA. 93955

RENDERS

NO.	DATE	REVISION / ISSUE
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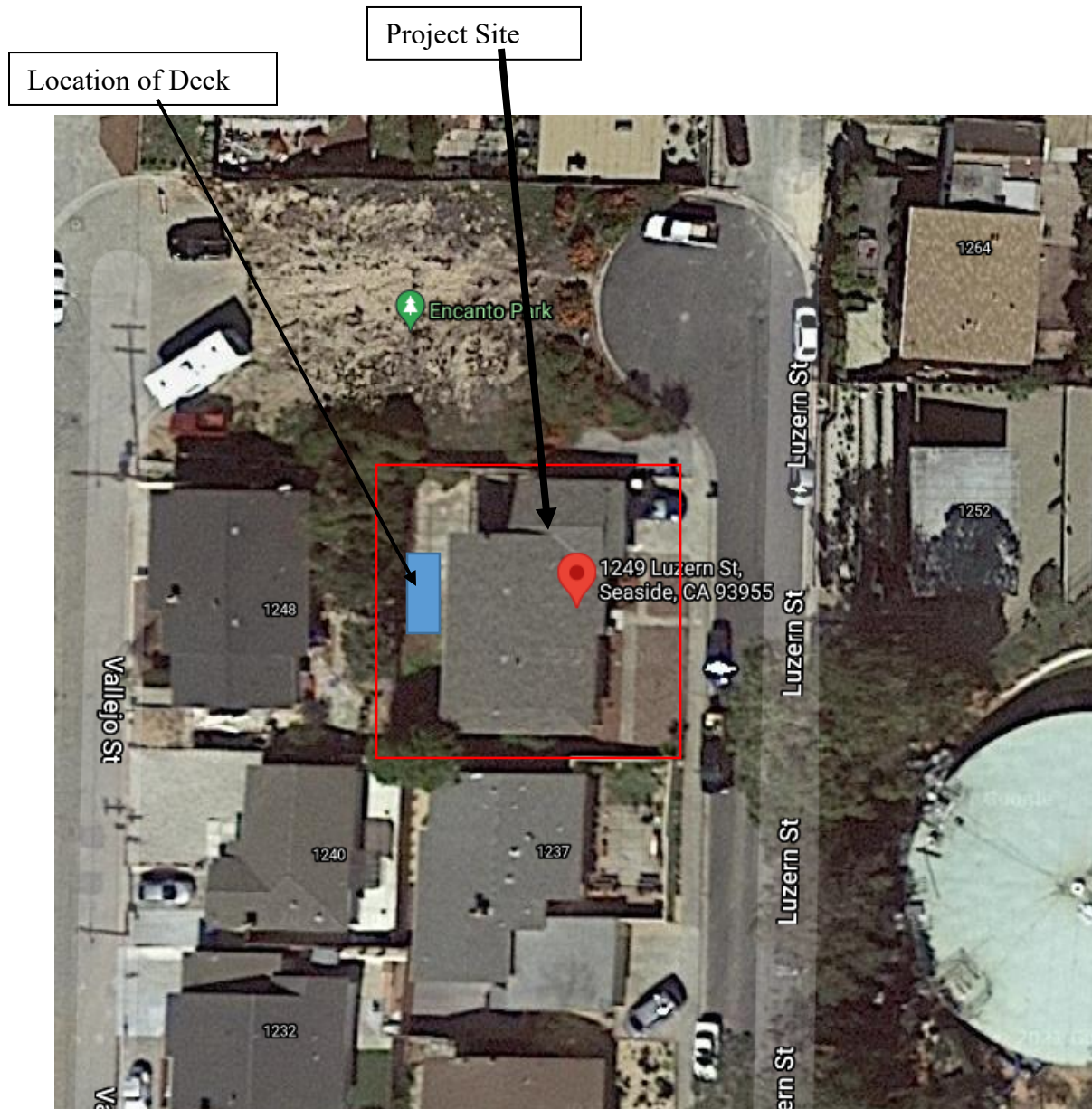
DRAWN BY _____ R.F.
DATE 29 JUNE 2021
SCALE AS NOTED
SHEET SIZE 11X17
SHEET NO.

A03

Attachment 2

Location Map

1249 Luzern Street



Attachment 3

Site Photos

View of previous deck from south side rear yard



View of previous deck from south side of rear yard



View of previous deck from north side of rear yard

