



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
SPECIAL MEETING
Wednesday, November 17, 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 City Council 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 for "Presentations" on this agenda are also taken at this time; comments on specific agenda items are heard under that item. For the public record, please state your name.

6. APPROVAL OF MINUTES

A. October 27, 2021 Planning Commission Minutes

7. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-10. WALTER GEORIS, PROPERTY OWNER, AND TERRY LATASSA, ARCHITECT, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A RAISED DECK ENCLOSURE AT THE REAR ELEVATION OF AN EXISTING CAFE. THE PROJECT SITE IS LOCATED AT 565 BROADWAY AVENUE (APN# 011-555-007) IN THE MIXED USE (MX) ZONING DISTRICT IN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15301.

RECOMMENDATION: In accordance with the Section 7.B of the West Broadway Urban Village Specific Plan (Specific Plan) Architectural Review approval is required for all new development and remodeled exteriors.

8. REPORTS FROM COMMISSIONERS

9. REPORTS FROM STAFF

10. ADJOURNMENT

Next Regularly Scheduled Meeting:
November 24, 2021
7:00 PM

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

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



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER

Wednesday, October 27, 2021
7:00 PM

1. CALL TO ORDER

7:00 pm

2. ROLL CALL - ESTABLISHMENT OF QUORUM

Chairperson Owens (Chair) – Present

Vice-Chair Spaletta - Absent

Commissioner Dodson – Present (Arrived at 7:50 pm)

Commissioner Evans – Present

Commissioner Lamica – Present

Commissioner Huynh – Present

Commissioner Silva – Present

3. PLANNING COMMISSION

4. REVIEW OF AGENDA

The Commission determined that no additional items or issues have arisen after the posting of the Agenda to require that anything be added to the Agenda after it was posted 72 hours prior to the meeting.

5. PUBLIC COMMENT

Chairperson Owens opened Public comment. With no comments received, public comment was closed.

6. APPROVAL OF MINUTES

A. APPROVAL OF MINUTES FROM OCTOBER 13, 2021

Motion: Commissioner Hunyh, **Second:** Commissioner Evans. **Unanimous Approval**

7. BUSINESS ITEMS

A. ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-09. LORRAINE MCGRIFF AND ALLEN JAMES, PROPERTY OWNERS, AND AUGUST

DESIGN & BUILD, APPLICANT, ARE REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR A 525 SQUARE FOOT SECOND STORY ADDITION AND A 120 SQUARE FOOT BALCONY LOCATED AT 1663 MESCAL STREET IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-663-002). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Beth Rocha, Senior Planner, presented staff report. Casandra August with August Design and Build represented the application.

Public comment opened.

Rodney Bartsch, property owner at 1618 Marietta Street, stated he was concerned with how the balcony on rear elevation would overlook his rear yard and would affect overall privacy.

Al James, property owner, commented on the distance of the balcony from the rear property line.

Public comment was closed.

Commissioner Silva stated that when you take into account the angle of the deck in line with the six-foot fence would minimize much of the view into the adjoining rear yard. He also stated he found the addition attractive and agreeable with the existing design of the single-story dwelling.

Motion: Commissioner Silva, **Second:** Commissioner Evans. **Unanimous Approval** of project as submitted per the plans included as Attachment 1, Exhibit A in the Agenda Packet for Item 7A.

B. VARIANCE APPLICATION NO. V-21-02: STAR MALLORY, APPLICANT AND PROPERTY OWNER, IS REQUESTING A VARIANCE TO ALLOW FOR AN AS-BUILT STAIRWAY THAT IS ATTACHED TO A DECK PROJECT INTO ENCROACH INTO THE REAR YARD SETBACK LOCATED AT 1889 HIGHLAND STREET IN THE RS-12 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 5, SECTION 153059(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Rick Medina, Senior Planner, presented the staff report. Star Mallory, property owner, represented the application.

Public comment was opened. With no comments received, public comment was closed.

Planning Commissioners indicated that the deck would not impact neighbors and would serve its purpose.

Motion: Commissioner Evans, **Second:** Commissioner Huynh. **Unanimous approval** of the project as submitted per the project plans included as Attachment 1, Exhibit A in the Agenda Packet for Item 7B.

C. USE PERMIT APPLICATION NO. UP-21-01/BOARD OF ARCHITRECTURAL REVIEW APPLICATION NO. BAR-21-06: HUGO PEREZ, APPLICANT, AND ROBERT BOOTH, PROPERTY OWNER, ARE REQUESTING THE APOVAL OF A PARKING EXCEPTION AND RESIDENTIAL DESIGN REVIEW FOR A TWO-STORY ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY DWELLING LOCATED AT 1644 LUXTON STREET IN THE RS-12 (SINGLE FAMILY RESIDENTISAL) ZONING DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS1, SECTION 15301 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

Rick Medina, Senior Planner, presented staff report. Robert Booth, property owner, represented the application.

Public comment was opened. With no comments received, public comment was closed.

Commissioner Evans commented on the location of the Cypress tree in relation to possibly expanding the garage. He also mentioned whether the preservation of the tree was needed based on how close it was the existing dwelling. Mr. Robert Booth was permitted to address the Commission whereby he indicated that he has completed improvements to maintain the tree and ensure it would impact the existing dwelling or the dwelling with the addition. He also stated that he is committed to preserving the existing Cypress tree. Commissioner Dodson stated he was in favor of using the tree preservation findings as a basis for granting the variance.

Motion: Commissioner Huynh, **Second:** Commissioner Silva, **Unanimous approval** of the project as submitted per the project plans included as Attachment 1, Exhibit A in the Agenda Packet for Item 7C.

D. DISCUSSION ON RETURNING TO IN-PERSON MEETINGS

The Commission discussed amongst itself whether the Commission should begin holding meetings in person at City Hall if Covid 19 regulations would permit this to occur. It was the consensus of the Commission to hold off discussions on in person meetings until January 2022 when more information

8. REPORTS FROM COMMISSIONERS

None

9. REPORTS FROM STAFF

None

10. ADJOURNMENT

8:20 PM

Respectfully submitted,

Dominique L. Davis, Planning Commission Secretary

John Owens, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 7.A.

TO: Planning Commission

BY: Rick Medina, Senior Planner

DATE: November 17, 2021

SUBJECT: BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-10. WALTER GEORIS, PROPERTY OWNER, AND TERRY LATASSA, ARCHITECT, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR THE CONSTRUCTION OF A RAISED DECK ENCLOSURE AT THE REAR ELEVATION OF AN EXISTING CAFE. THE PROJECT SITE IS LOCATED AT 565 BROADWAY AVENUE (APN# 011-555-007) IN THE MIXED USE (MX) ZONING DISTRICT IN THE WEST BROADWAY URBAN VILLAGE SPECIFIC PLAN. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15301.

PURPOSE & RECOMMENDATION

In accordance with the Section 7.B of the West Broadway Urban Village Specific Plan (Specific Plan) Architectural Review approval is required for all new development and remodeled exteriors.

BACKGROUND

The project site is developed with a 2,273 sq. ft. one-story building occupied with a cafe/recording studio. The café was established in October of 2019. The property is located on the south side of Broadway Avenue at 565 Broadway Avenue. A location map is provided as Attachment 2. The adjacent land uses consist of a two-story mixed use building at 555 Broadway Avenue to the west, a cannabis retail dispensary at 575 Broadway to the east, a generator shop and cannabis manufacturing facility at 1632 Del Monte Boulevard to the north and a single family dwelling and vacant lot to the south at 560 Broadway Avenue. Site Photos are provided as Attachment 3.

There is an existing 5'-6" depth x 25' wide concrete deck at the rear of the building. The existing deck was formerly used as a loading dock. The existing deck is elevated three feet above the grade with access provided to this area from the café via an overhead roll-up door. The deck area is enclosed with a six-foot tall wall consisting of corten steel panels. No changes will be made to the interior of the building with the addition of a new deck.

PROJECT DESCRIPTION

The property owner/co-business owner is proposing to construct a 22'x 25' raised deck platform level with the existing 5'-6" x 25' outdoor seating area at the rear of the café.

The expanded deck area will be enclosed with an 8" CMU wall with stucco/plaster finish. Customer ingress and egress to the outdoor seating area will continue to be provided from the interior of the cafe through a 10-foot wide overhead roll-up door opening. As is the case now, there will be no access to the rear alley from the outdoor seating area.

The project plans show a structural cross section illustrating how the new deck expansion will be placed on top of a raised pier foundation and will remain level with the existing concrete outdoor seating area. The 8" CMU walls will be nine feet in height from alley grade and six feet in height from the interior floor of the deck. The deck surface will consist of Trex material with 12" spacing. A lexan translucent roofing canopy over steel framing will extend seven feet over the outdoor seating area from the parapet wall above the full width of the deck area. The height of the lexan canopy will be 12 feet at the lowest point on the deck below. The structural plans also include cross section of roof overhang construction.

The building colors will consist of a black finish on the lower three foot level to match the lower black color on the building with the upper walls being painted grey to match plaster finish on the front elevation.

The Lighting Plan is noted on Sheet 4 of the project plans. The following fixtures are proposed:

1. Kichler Model K9044 Aluminum Wall sconce attached to the interior walls of the deck.
2. Southton Copper Dome 13-1/4" pendant light hanging from the steel framing of the translucent roof.

An aerial photo highlighting the outline of the exterior walls for the deck and the flooring area is provided as Attachment 4.

ENVIRONMENTAL REVIEW

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303(e) (Accessory Structures). Additions to existing structures are typically categorically exempt from CEQA review provided that the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

Evidence: The proposed project subject to design review involves the construction of an outdoor deck platform. The project is located in an existing commercial area where all public services and facilities are available and is located on an existing developed property that is not environmentally sensitive.

STAFF ANALYSIS

Per SMC 17.62.030 Architectural Review, the following review considerations apply:

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.

Evidence: *The proposed improvements will consist of a modern design that respects the characteristics of the original architecture with the use of masonry materials and plaster finish. The new siding and building colors will blend with the surrounding properties and improve the streetscape environment. The color palette is integrated into all architectural elements of the building and the building façade is articulated.*

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

Evidence: *The proposed lighting plan shall be consistent with the following requirements:*

- The outdoor lighting included as part of the proposed project will be consistent with Title 24, Building Energy Efficiency Standards
- Zoning Code Section 17.30.070.B: Energy Efficiency requires outdoor lighting utilize energy-efficient fixtures and lamps
- Zoning Code Section 17.30.070.C: Fixture Position requires all lighting fixtures be directed downward to reduce light bleed onto adjacent properties or public rights-of-way
- Zoning Code Section 17.30.070.E: Lighting Effects, which prohibits lights from blinking, flashing or having high intensity or brightness.

3. Zoning Code and General Plan considerations. The Proposed use is allowed within

the zone district and complies with all other applicable provisions of the Zoning Ordinance and General Plan.Land Use Element

Goal LU-2: Revitalize existing commercial areas.

Policy LU-2.1: Encourage consolidation of underperforming and under-utilized commercial properties:

Evidence: *The proposed project would provide for infill development within the boundaries of an underdeveloped site located along a major arterial roadway in an urbanized area of the city's commercial corridor. The proposed project would be consistent with the City's development standards, including obtaining the required Board of Architectural review to ensure compatibility with the land use characteristics of the local area and the adjacent existing development.*

Goal LU-4: Ensure that new development compliments existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

Evidence: *The proposed project would provide for infill development within the boundaries of an underdeveloped site located along a major arterial roadway in an urbanized area of the city's commercial corridor. The proposed project would be consistent with the City's development standards, including obtaining the required Board of Architectural review to ensure compatibility with the land use characteristics of the local area and the adjacent existing development.*

Goal LU8.1: Provide a level of flood control and protection that meets the needs of the community.

Policy LU-8.2: Ensure that developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, state, and federal standards.

Evidence: *The proposed development will be required to direct all on-site runoff to landscape swales or retention areas that can absorb storm water runoff.*

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

Evidence: The project site is physically suitable for the placement of a raised deck in terms of the site access and mass and scale compatibility with neighboring properties. The proposed two-story addition will not have any impact on accessibility and visibility of vehicles entering the site or exiting the site from the alley at rear property line. Clear

access will remain for waste management pick-ups..

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

Evidence: The proposed development is consistent with the General Plan and MX Zoning property development standards of the West Broadway Urban Village Specific Plan. The raised deck will not have an adverse impact that would be detrimental to the public interest, health, safety or welfare or materially injurious to persons, property or improvements in the vicinity or district zone.

ATTACHMENTS

1. Attachment 1 Draft Resolution
 2. Attachment 1 Exhibit A
 3. Attachment 2 Location Map
 4. Attachment 3 Site Photos
 5. Attachment 4 Aerial Photo
-

RESOLUTION NO. 21-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING DESIGN REVIEW PERMIT BAR-21-10 FOR CONSTRUCTION OF A RAISED DECK ADDITION ON THE REAR ELEVATION OF A CAFE AT 565 BROADWAY AVENUE IN THE MIXED USE (MX) ZONING DISTRICT.

WHEREAS, Walter Georis, property owner, and Terry Latassa Architect, applicant, are requesting approval of a Design Review Application to allow for the addition of a raised deck at the rear of an existing café to serve as an outdoor seating and entertaining area; and,

WHEREAS, a duly noticed public hearing has been held at a Special Meeting on November 17, 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- 10 in accordance with Section 17.62.030 of the Seaside Municipal Code; and

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303(E) (Accessory Structures). Class 3 exemptions consisting of accessory structures being attached to existing structures are typically categorically exempt from CEQA review provided that the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area in which the project is located is not environmentally sensitive.

Evidence: The proposed project subject to design review involves the construction of an outdoor deck platform. The project is located in an existing commercial area where all public services and facilities are available and is located on an existing developed property that is not environmentally sensitive.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings approving Design Review Application No. BAR- 21-10:

Design Review Findings:

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.

Evidence: The proposed improvements will consist of a modern design that respects the characteristics of the original architecture with the use of masonry materials and plaster finish. The new siding and building colors will blend with the surrounding properties and improve the streetscape environment. The color palette is integrated into all architectural elements of the building and the building façade is articulated.

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

Evidence: *The proposed lighting plan shall be consistent with the following requirements:*

- The outdoor lighting included as part of the proposed project will be consistent with Title 24, Building Energy Efficiency Standards
 - Zoning Code Section 17.30.070.B: Energy Efficiency requires outdoor lighting utilize energy-efficient fixtures and lamps
 - Zoning Code Section 17.30.070.C: Fixture Position requires all lighting fixtures be directed downward to reduce light bleed onto adjacent properties or public rights-of-way
 - Zoning Code Section 17.30.070.E: Lighting Effects, which prohibits lights from blinking, flashing or having high intensity or brightness.
3. The Proposed use is allowed within the zone district and complies with all other applicable provisions of the Zoning Ordinance and General Plan.
Land Use Element Goal LU-2: Revitalize existing commercial areas.

Policy LU-2.1: Encourage consolidation of underperforming and under-utilized commercial properties:

Evidence: The proposed project would provide for infill development within the boundaries of an underdeveloped site located along a major arterial roadway in an urbanized area of the city's commercial corridor. The proposed project would be consistent with the City's development standards, including obtaining the required Board of Architectural review to ensure compatibility with the land use characteristics of the local area and the adjacent existing development.

Goal LU-4: Ensure that new development compliments existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require that all new development is compatible with surrounding uses, the site, and available infrastructure.

Evidence: *The proposed project would provide for infill development within the boundaries of an underdeveloped site located along a major arterial roadway in*

an urbanized area of the city's commercial corridor. The proposed project would be consistent with the City's development standards, including obtaining the required Board of Architectural review to ensure compatibility with the land use characteristics of the local area and the adjacent existing development.

Goal LU8.1: Provide a level of flood control and protection that meets the needs of the community.

Policy LU-8.2: Ensure that developers provide stormwater retention/detention facilities and institute Best Management Practices that regulate runoff and siltation that meets local, state, and federal standards.

Evidence: *The proposed development will be required to direct all on-site runoff to landscape swales or retention areas that can absorb storm water runoff.*

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

Evidence: The project site is physically suitable for the placement of a raised deck in terms of the site access and mass and scale compatibility with neighboring properties. The proposed two-story addition will not have any impact on accessibility and visibility of vehicles entering or exiting onto the alley.

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

Evidence: The proposed development is consistent with the General Plan and MX Zoning property development standards of the West Broadway Urban Village Specific Plan. The raised deck will not have an adverse impact that would be detrimental to the public interest, health, safety or welfare or materially injurious to persons, property or improvements in the vicinity or district zone.

BE IT FURTHER RESOLVED, the Planning Commission hereby grants Board of Architectural Review Application No. 21-10 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 Design Review approval, Stamped Approved on November 17, 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 17th day of November, 2021, by the following vote:

AYES:

NOES:

ABSENT:
ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

DESIGN REVIEW APPLICATION No. BAR-21-10

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).

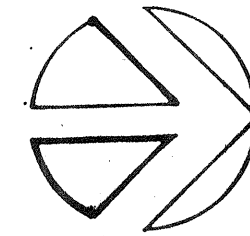
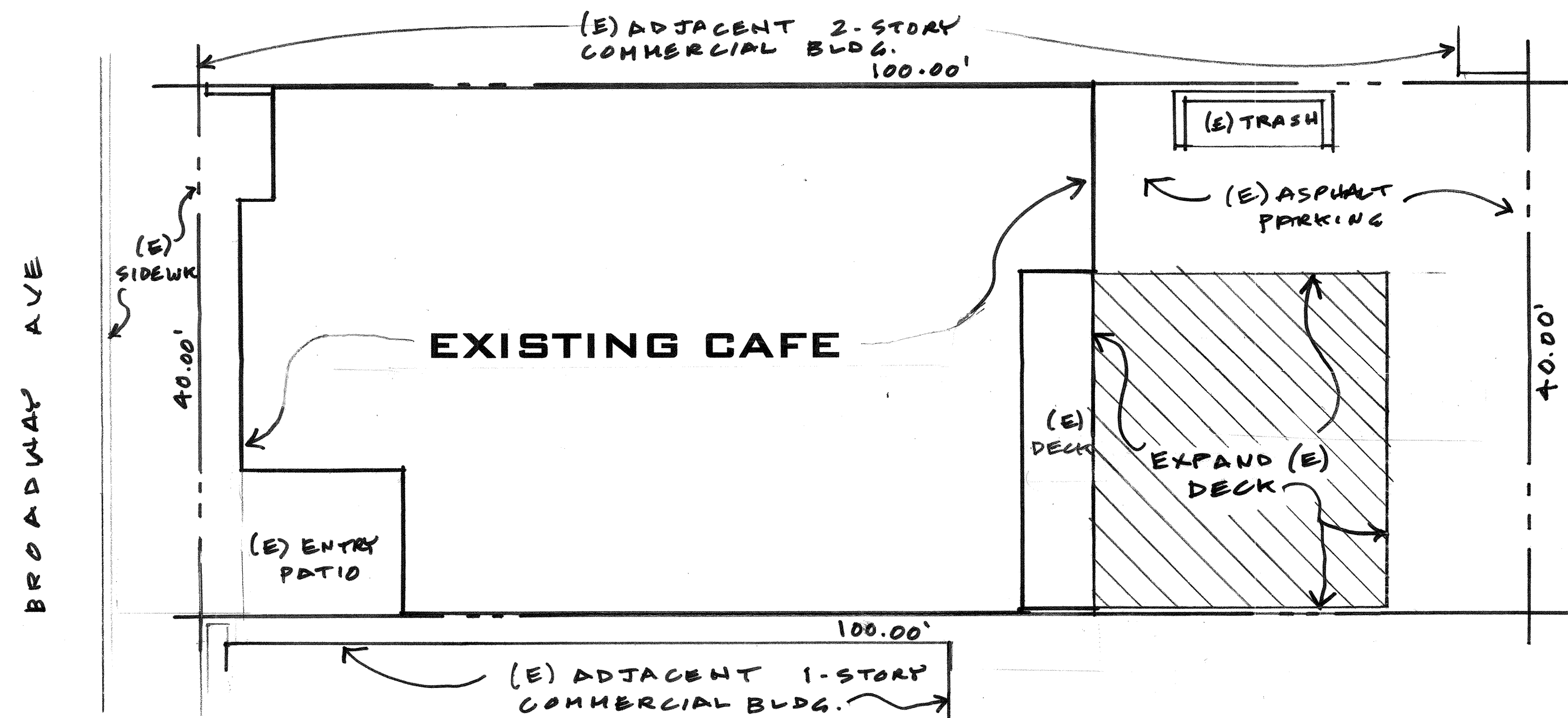
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Water Allocation Committee.

Applicant's Signature

Date

Property Owner's Signature

Date



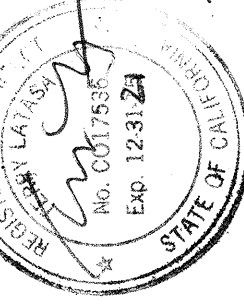
SITE PLAN

1/8" = 1'-0"

PLANNING INFORMATION

PROJECT DESCRIPTION:	EXPAND AN EXISTING DECK BEHIND AN EXISTING CAFE NEW CANOPY ROOF AT REAR OF BUILDING.
ZONING:	C
LOT SIZE:	4,000. SQ. FT.
PROJECT ADDRESS:	565 BROADWAY AVE. SEASIDE, CA
APN:	011-555-007
LEGAL DESCRIPTION:	VISTA DEL REY TRACT, BLOCK 10, LOT 14
OWNERS:	WALTER GEORIS 4 PILOT ROAD CARMEL VALLEY, CA 93924 (831) 915-6503
FLOOR AREA:	EXISTING COMMERCIAL SPACE: 2,273. SQ. FT.
	EXISTING REAR DECK: 137. SQ. FT.
	PROPOSED DECK EXPANSION: 550. SQ. FT.
GRADING:	NONE
CONSTRUCTION TYPE:	B
OCCUPANCY:	V
APPLICABLE CODES:	2019 CBC, CMC, CPC, CEC

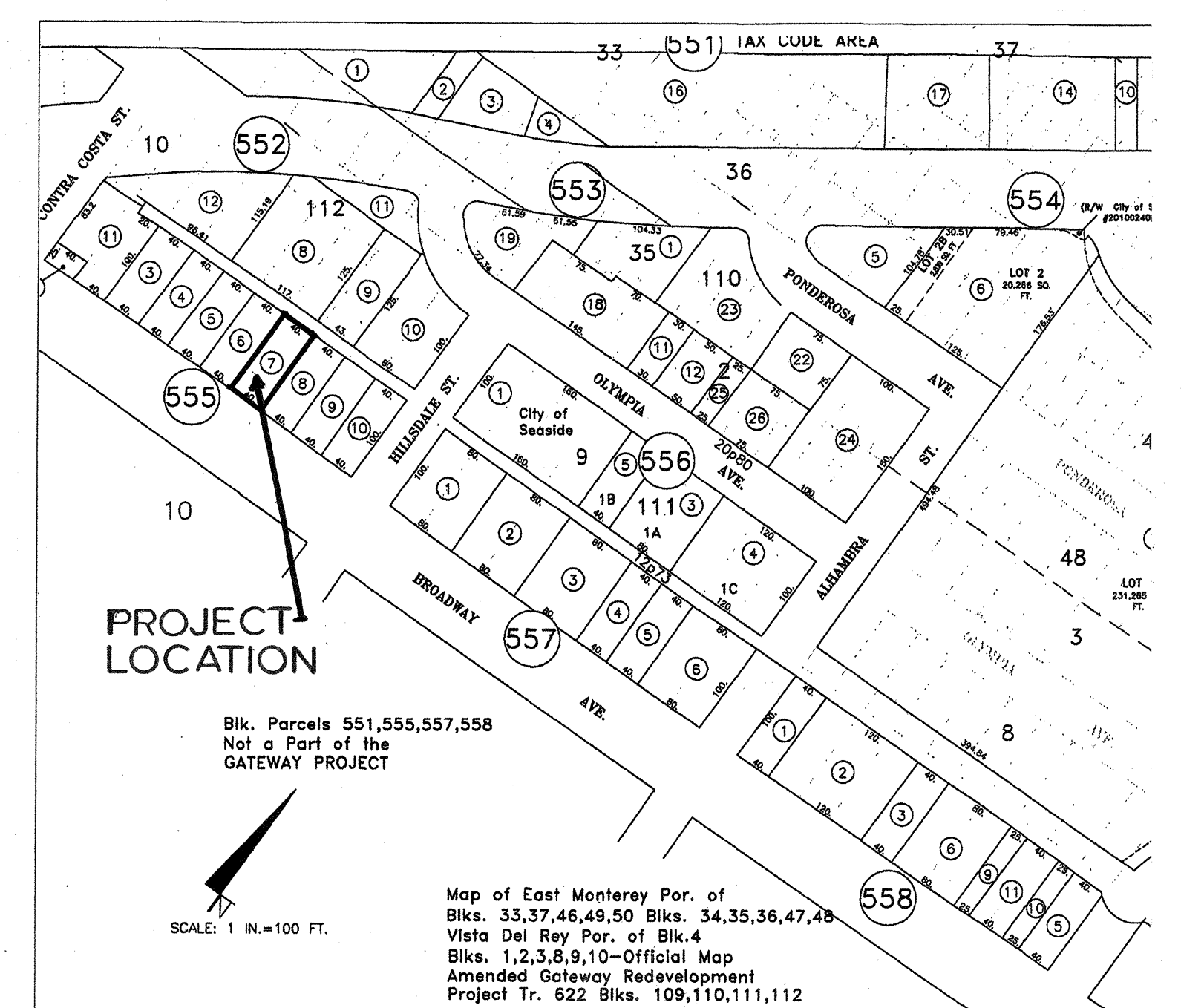
EXPAND EXISTING REAR DECK
COUNTERPOINT COFFEE
565 BROADWAY AVE, SEASIDE, CALIFORNIA



TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

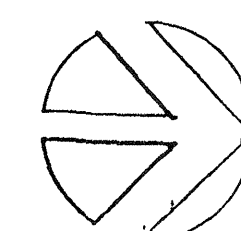
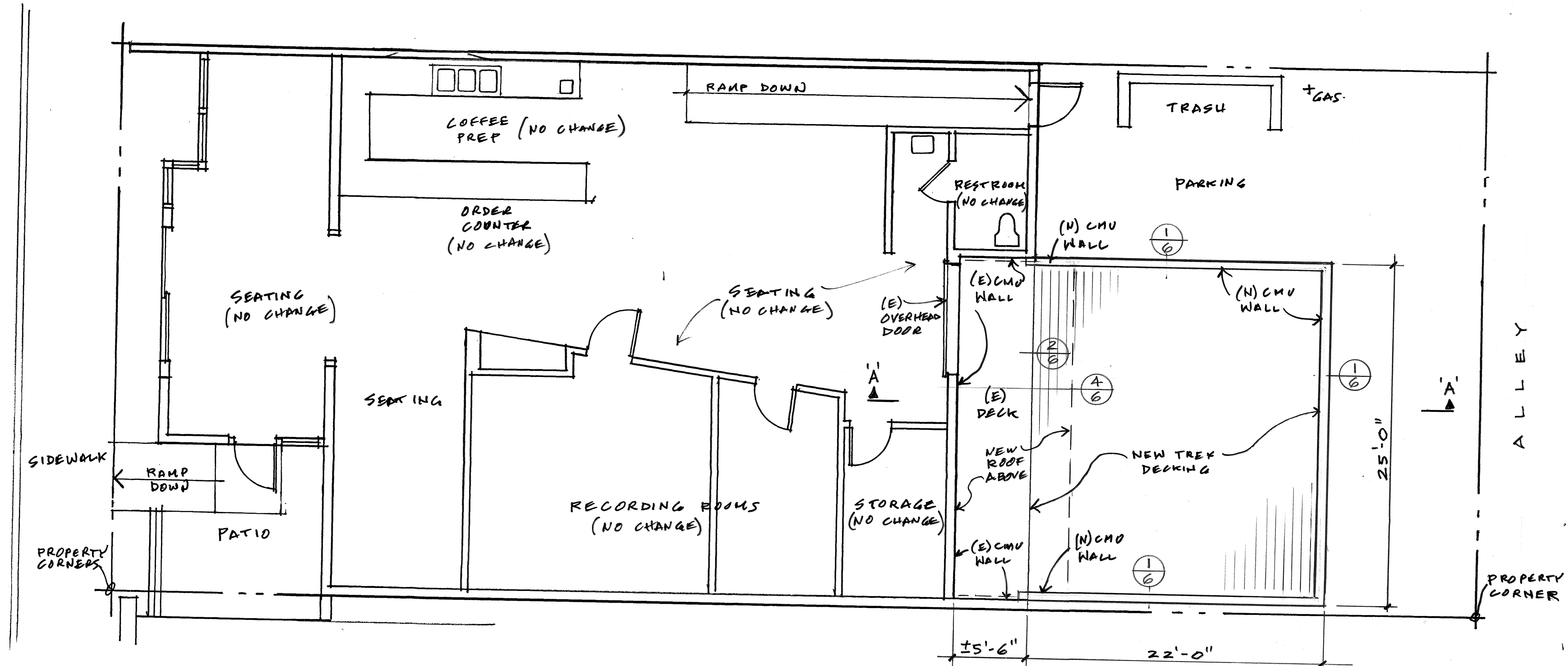
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1.



LOCATION PLAN

BROADWAY AVE

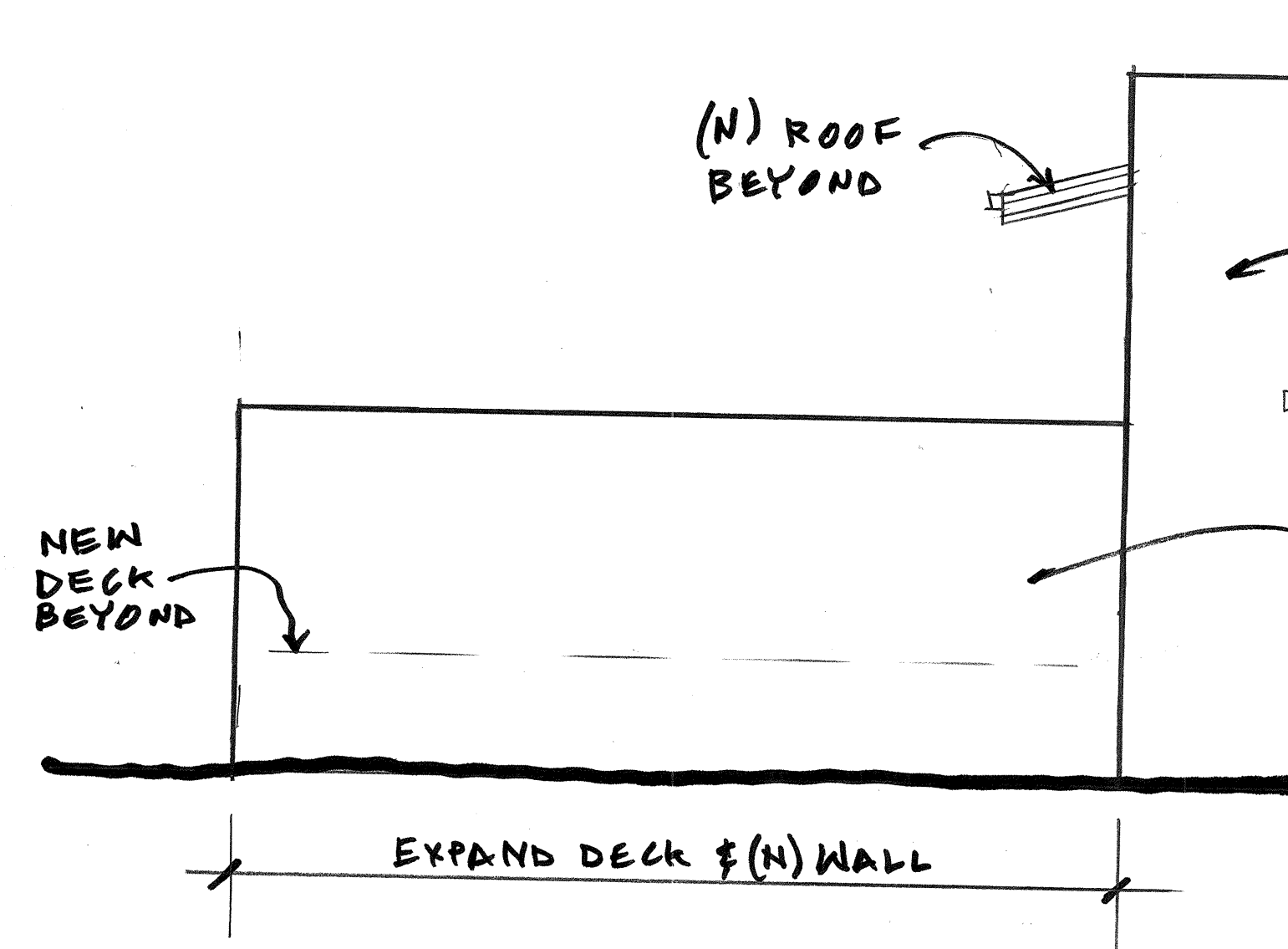


PROPOSED FLOOR PLAN

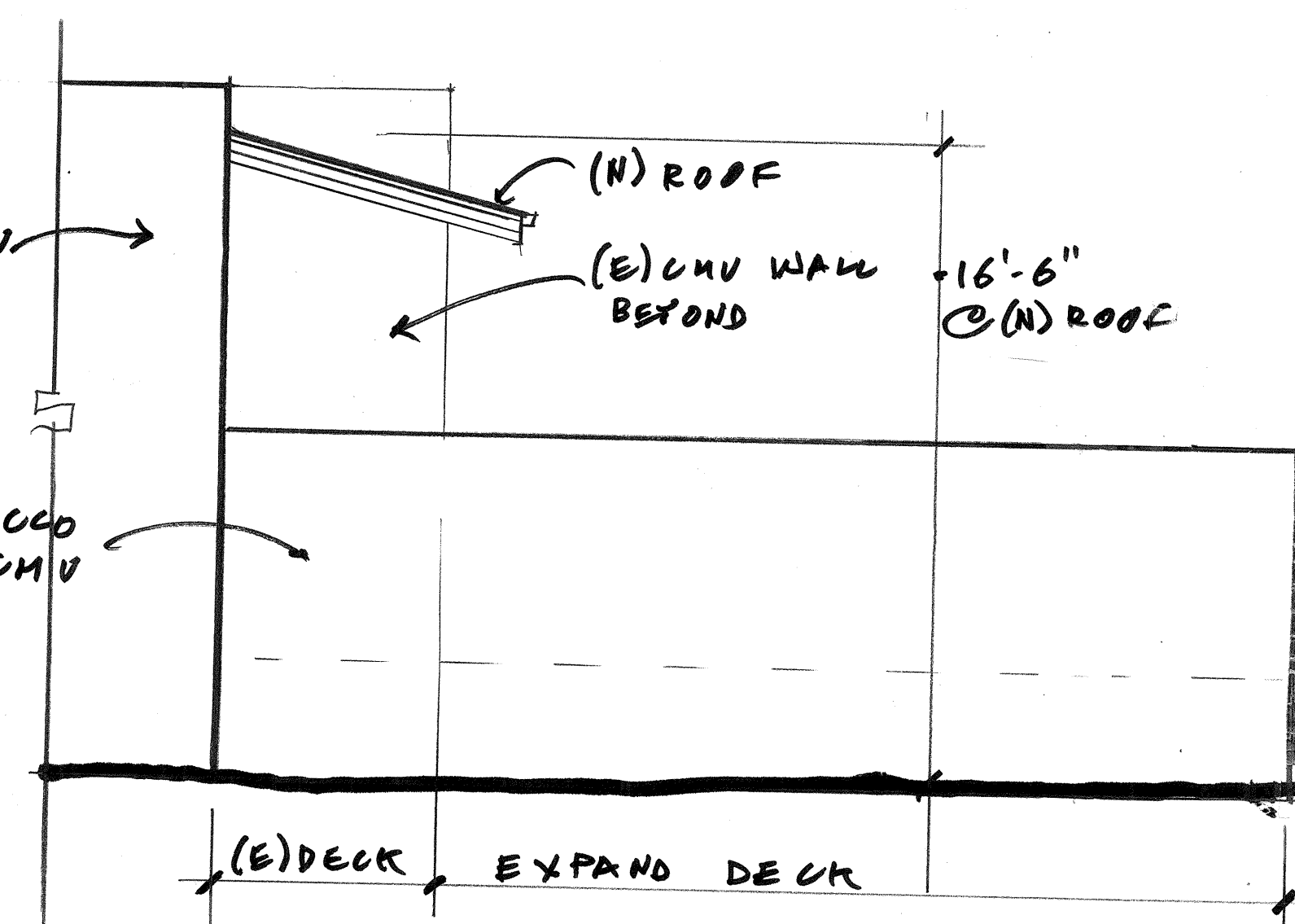
1/4" = 1'-0"

GENERAL NOTES

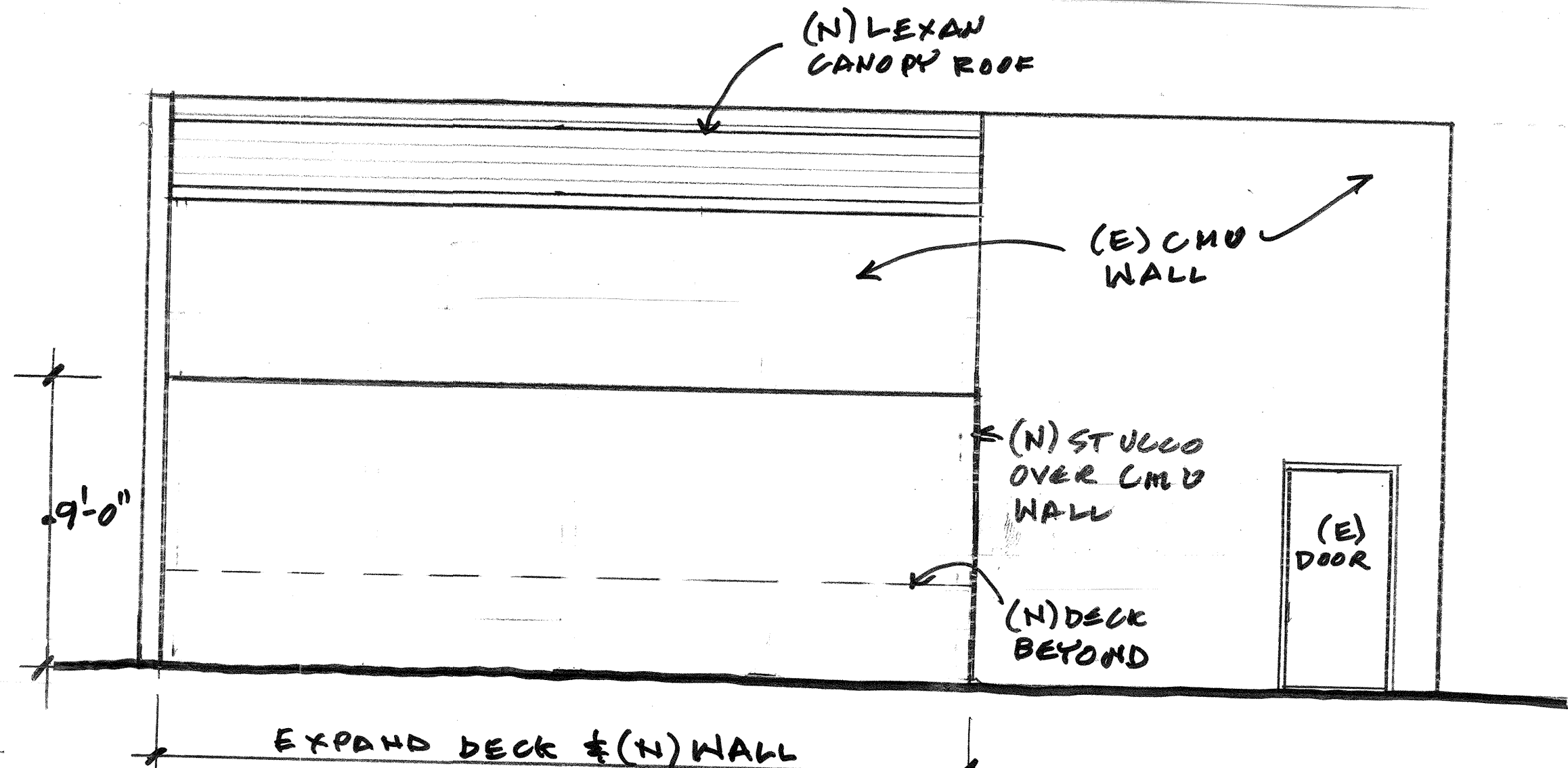
1. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY OWNERS OF ANY DISCREPANCIES BEFORE PROCEEDING.



WEST ELEVATION



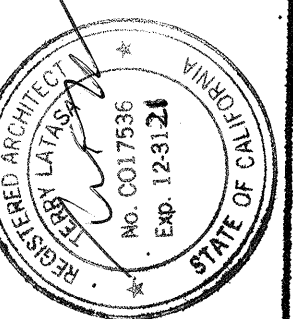
EAST ELEVATION



NORTH ELEVATION

1/4" = 1'-0"

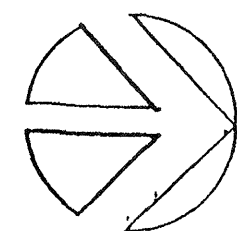
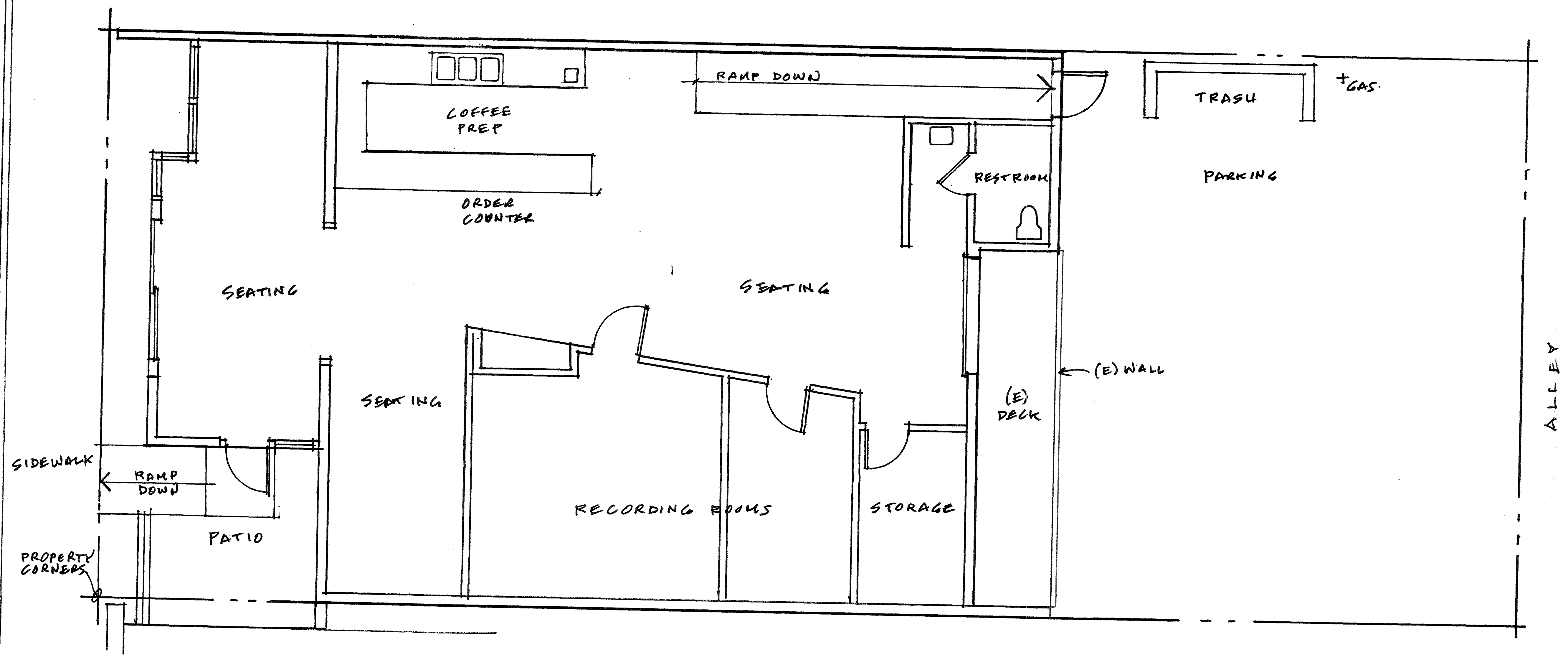
EXPAND EXISTING REAR DECK
COUNTERPOINT COFFEE
565 BROADWAY AVE, SEASIDE, CALIFORNIA



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930 HARRISON STREET, MONTEREY, CALIFORNIA
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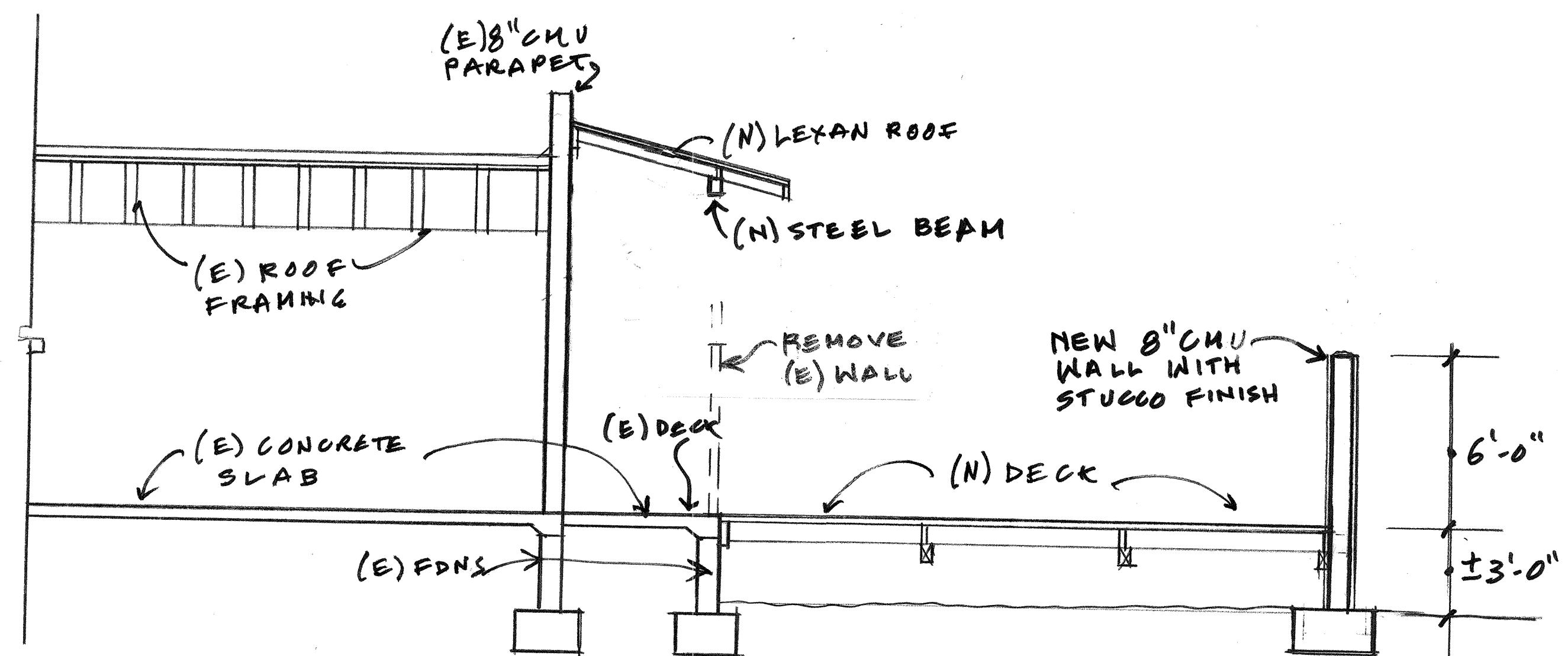
10-6-'21

BROADWAY AVE



EXISTING FLOOR PLAN

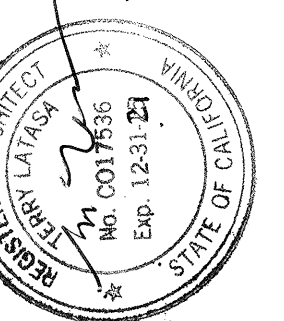
1/4" = 1'-0"



SECTION 'A-A'

1/4" = 1'-0"

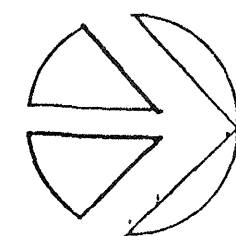
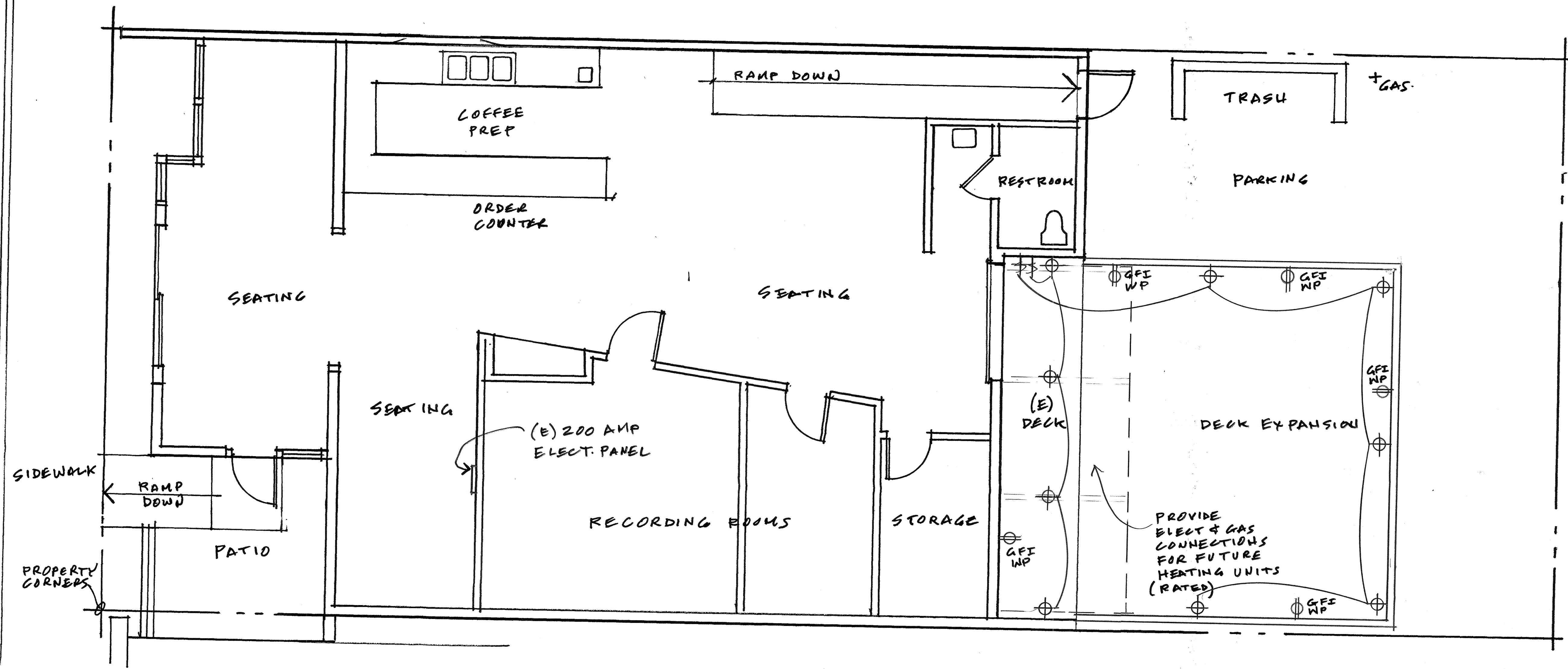
EXPAND EXISTING REAR DECK
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10-6--21

BROADWAY AVE



ELECTRICAL FLOOR PLAN

1/4" = 1'-0"

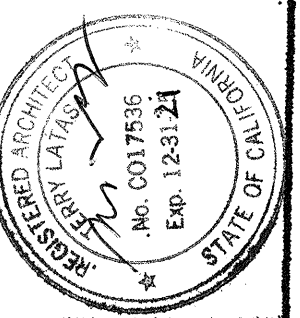
LEGEND

	Wall mount fixture
	Recessed can fixture
	Recessed wall wash can fixture
	Pendant-mounted suspended fixture
	Fluorescent fixture
	Exhaust fan
	1/2 switch
	Duplex outlet
	220 volt outlet
	Ground fault inter. outlet (W.P. exterior outlet)
	Single pole switch
	3-Way switch
	Switch on dimmer
	Cable T.Y. connect
	Telephone
	Thermostat
	Smoke Detector
	Floor-mounted F.A.U. supply vent
	Ceiling or baseboard mounted linear slot diffuser vent
	Wall-mounted vent
	Gas outlet

1. THE ELECTRICAL SUBCONTRACTOR SHALL PROVIDE A COMPLETE AND USABLE SYSTEM WITHIN THE INTENT AND SPIRIT OF THAT INDICATED BY THESE DRAWINGS. WORK OR MATERIALS NOT SHOWN BY THE DRAWINGS, BUT NECESSARY TO COMPLETE THE SYSTEM SHALL BE INCLUDED AT NO ADDITIONAL COST. THE ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL ELECTRICAL SYSTEM REQUIREMENTS INCLUDING FIRE ALARM DEVICES, SWITCHES, RACEWAY, DEVICES, CONDUCTOR, SPECIALTIES, CUTTING AND PATCHING, ETC.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, MAKE ADJUSTMENTS TO AVOID CONFLICT, NOTIFY THE ENGINEER IN WRITING OF SIGNIFICANT CONSTRUCTABILITY ISSUES.
3. TELEPHONE/DATA OUTLETS, UNLESS NOTED, SHALL BE CIRCUITED BY OTHERS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A CONDUIT TO AN ACCESSIBLE SPACE.
4. THE ELECTRICAL SUBCONTRACTOR SHALL VERIFY PLACEMENT OF ALL RECEPTACLES, WIRING DEVICES, SWITCHES, AND DISCONNECTS WITH ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS AND TRADES BEFORE ROUGHING IN.
5. WIRING MEANS AND METHODS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR. THE ELECTRICAL SUBCONTRACTOR SHALL VERIFY CEILING TYPE WITH FIXTURE SELECTION BEFORE ORDERING.
6. PANEL BOARDS SHALL BE SQUARE D NOOD OR EQUAL FROM CUTLER HAMMER, OR GE. BREAKERS SHALL BE BOLT-IN TYPE QOB OR EQUAL 10kva MINIMUM.
7. CONDUCTOR SHALL BE THW, THWN, OR THHN. CONDUIT SHALL BE GALV. EMT, IMC OR RIGID.
8. POWER RECEPS, WALL SWITCHES, COVER PLATES, ETC. SHALL BE COMMERCIAL GRADE 20 RATED MATCHING THE STYLE AND APPEARANCE OF THE EXISTING DEVICES.
9. EQUIPMENT SIZES ARE AS DESIGNED. CIRCUIT BREAKERS, CONDUIT, JUNCTION BOXES, DISC. SWITCHES, CONDUCTOR SIZES, DEVICE LOCATIONS, ETC., SHALL BE ADJUSTED TO THE EQUIPMENT SUBMITTED AND APPROVED FOR INSTALLATION ON THIS PROJECT.
10. THE ELECT SUBCONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN THE ELECTRICAL AND MECHANICAL TRADES TO PROVIDE CLEARANCES ABOVE CEILING BETWEEN RECESSED LIGHT FIXTURES AND THERMAL INSULATION OR COMBUSTIBLE MATERIALS IN ACCORD WITH N.E.C. PARAGRAPH 410-65 & 66.
11. ALL LIGHTS TO BE OF HIGH EFFICACY LIGHTS.

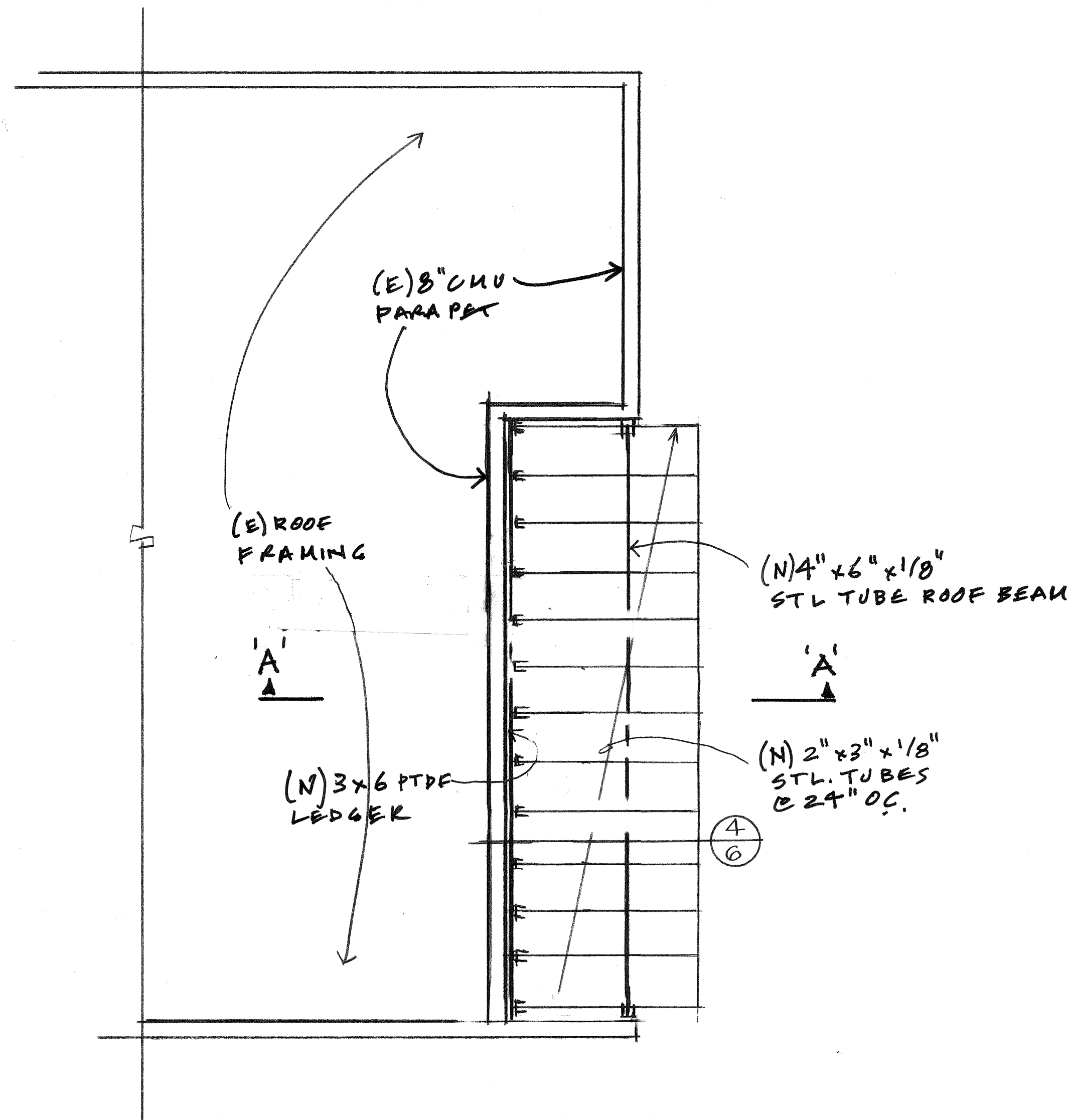
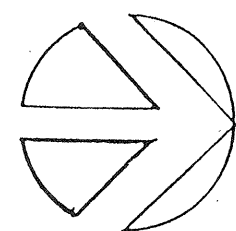
EXPAND EXISTING REAR DECK

COUNTERPOINT COFFEE
565 BROADWAY AVE, SEASIDE, CALIFORNIA



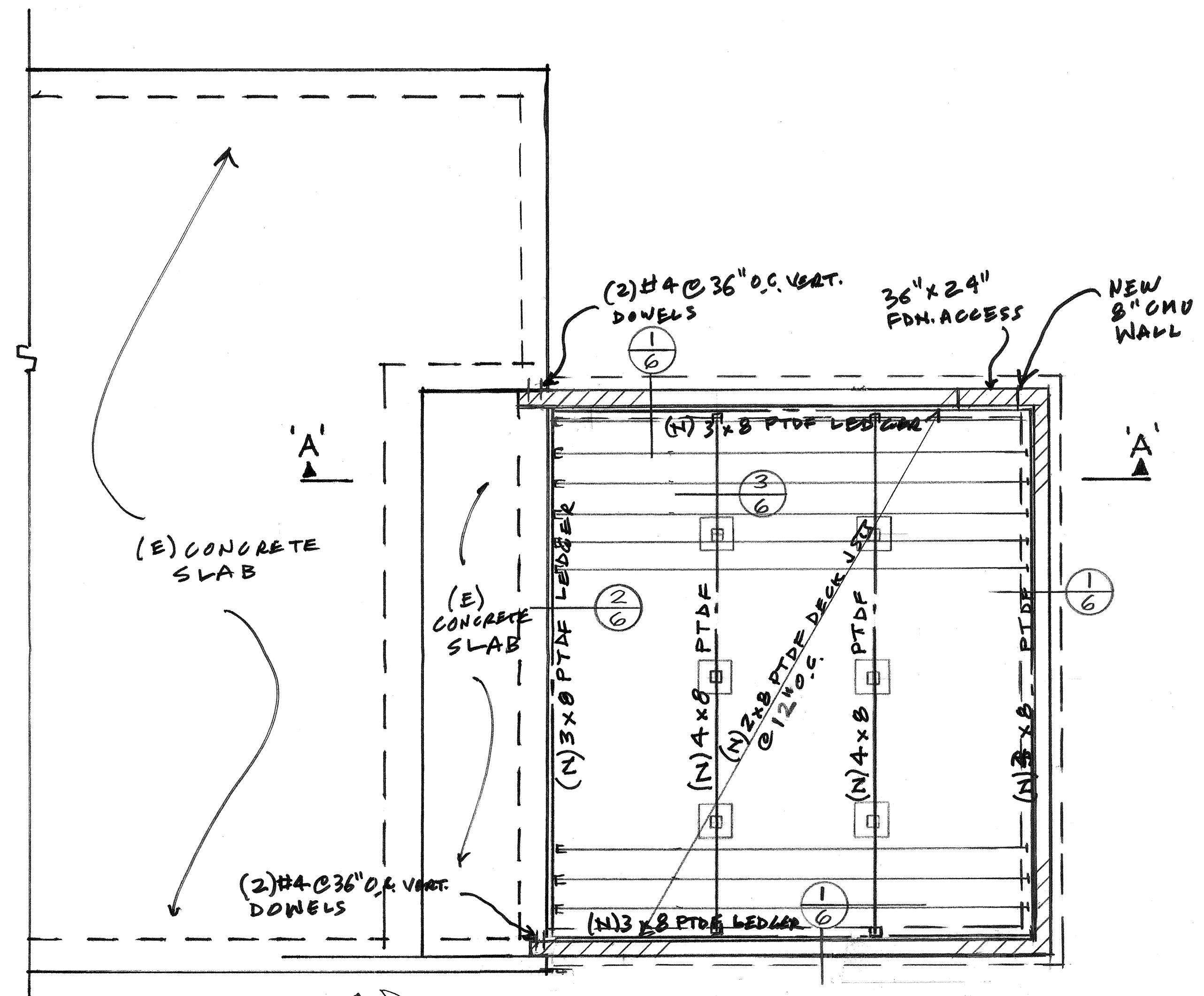
TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
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10-6-21



ROOF FRAMING PLAN

1/4" = 1'-0"



DECK FRAMING PLAN

1/4" = 1'-0"

FLOOR FRAMING NOTES:

- FLOOR FRAMING:** Floor framing shall be 2x8 PTDF @ 16" O.C. Joists shall be D.F. Larch No. 2 or better. Block all joists at all bearing and at midspan of all span greater than 10'.
- NAILING:** All nailing shall comply with Table 2304.9.1 of the C.B.C. All nails shall be common nails, 8d (0.131d), 10d (0.148d), 16d (0.162d), 16d sinkers (0.135d).
- LUMBER:** All lumber shall conform to the rules of a recognized grading agency and Tables 4D through 4F of the N.D.S. Joists shall be D.F. Larch No. 2 or better. Beams shall be D.F. Larch No. 1 or better. GLB's shall have a combination symbol of 24F-V4 DF/DF. Parallam beams shall be 2.0E Parallam PSL. Microlam beams shall be 1.9E Microlam LVL. Headers and posts shall be D.F. Larch No. 2 or better. For studs - See Note 3. All lumber in contact with concrete, within 6" of earth or exposed to the weather (Deck Framing) shall be pressure-treated (P.T.). All framing shall have a MAXIMUM MOISTURE CONTENT OF 19% at time of installation or incorporating the lumber into the structure.
- FOUNDATION:** Foundation design is based on assumed bearing capacity of 1500 psf. Soil Type 4, Table 1805.2 of the 2019 C.B.C. All footings shall bear on a firm native, undisturbed, sandy soil and adhere to the following table:

STORIES	WIDTH	THICKNESS	DEPTH BELOW GRADE
1	12"	10"	18"
2	15"	10"	18"
- EXISTING CONDITIONS:** CONTRACTOR shall verify that existing conditions and grades are as assumed. Notify ARCHITECT if existing soil condition are not assumed prior to laying any reinforcing or pouring any concrete.
- CONCRETE STRENGTH:** All concrete shall develop an ultimate compressive strength at age 28 days as follows:

FOOTINGS	2500 psi
SLAB ON GRADE	2500 psi
- REINFORCING:** All reinforcing shall conform to A.S.T.M. Grade 40.
- BOLTS:** All bolts shall conform to A.S.T.M. A307. The threaded portion of the bolt bearing on wood shall be kept to a minimum. Do not use All-Thread rods for bolts which bear on wood. All fasteners embedded in concrete shall be attached to or hooked around reinforcing steel.

Attachment 2

Location Map

565 Broadway Avenue



Attachment 3

Site Photos



Front Façade facing Broadway Avenue



View of rear roll up door entry from front entrance



View of entrance to rear deck



View of existing rear outside seating



Location of new deck in front of existing corten steel wall

Rear elevation from alley

Attachment 4 Deck Location

