



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
REGULAR MEETING
Wednesday, January 12, 2022
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

John Owens	Chair
Keith Dodson	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
William Silva	Commissioner
Danny Huynh	Commissioner

3. 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).

4. PUBLIC COMMENT

Members of the public wishing to address the Planning Commission 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. Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. APPROVAL OF MINUTES

6. BUSINESS ITEMS

A. ELECTION OF OFFICERS: NOMINATE AND VOTE FOR CHAIR AND VICE CHAIR

B. SEASIDE MUNICIPAL CODE AMENDMENT: THE CITY OF SEASIDE IS REQUESTING A RECOMMENDATION FROM THE PLANNING COMMISSION ON PROPOSED TEXT AMENDMENTS REPEALING AND AMENDING CHAPTER 17.52, SECTION 17.52.230 (RESIDENTIAL SECOND UNITS) OF THE SEASIDE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS. THIS PROJECT IS CATEGORICALLY EXEMPT SECTION 15061(B)(3) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

RECOMMENDATION: Due to changes in State law regarding Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), the City's ADU ordinance, Section 17.52.230 (Residential Second Units) of the Seaside Municipal Code (SMC), has been rendered invalid. The purpose of this item is for the Planning Commission to consider and provide a recommendation to the City Council on proposed text amendments repealing and amending Section 17.52.230 of the SMC to comply with State law.

C. ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-13. THE CITY OF SEASIDE, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN APPROVAL FOR CONSTRUCTION OF A PUMP TRACK, PARKING LOT, PLAYGROUND, BLEACHERS, LIGHTING, AND LANDSCAPING AT CUTINO PARK LOCATED IN THE OSR (OPEN SPACE RECREATION). THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301(D) EXISTING FACILITY.

RECOMMENDATION: In accordance with Section 17.62.030.B.5 of the Seaside Municipal Code, proposed improvements at an existing park are subject to review and approval by the Board of Architectural Review. Staff recommends approval of

the proposed improvements for Cutino Park.

D. ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-10 AND USE PERMIT-21-05. JONATHAN LEE, PROPERTY OWNER, AND VILLAZZO GROUP LLC., APPLICANT, ARE REQUESTING ARCHITECTURAL REVIEW AND USE PERMIT APPROVAL FOR A 2,163 SQUARE FOOT ADDITION, INCLUDING A PROPOSED 150 SQUARE FOOT EXTERIOR STAIRCASE TO ACCESS THE PROPOSED SECOND STORY. THE EXISTING 976 SQUARE FOOT SINGLE STORY DUPLEX WOULD BE MODIFIED, RESULTING IN A NEW TWO-STORY DUPLEX WITH 1,500 SQUARE FEET FOR EACH UNIT FOR A TOTAL OF 3,150 SQUARE FEET. THE PROJECT IS LOCATED AT 987 HARCOURT AVENUE IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT (APN 012-361-024). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(2) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
FEBRUARY 9, 2022
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.B.

TO: Planning Commission

BY: David Little, Building Official

DATE: January 12, 2022

SUBJECT: SEASIDE MUNICIPAL CODE AMENDMENT: THE CITY OF SEASIDE IS REQUESTING A RECOMMENDATION FROM THE PLANNING COMMISSION ON PROPOSED TEXT AMENDMENTS REPEALING AND AMENDING CHAPTER 17.52, SECTION 17.52.230 (RESIDENTIAL SECOND UNITS) OF THE SEASIDE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS. THIS PROJECT IS CATEGORICALLY EXEMPT SECTION 15061(B)(3) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

PURPOSE & RECOMMENDATION

Due to changes in State law regarding Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs), the City's ADU ordinance, Section 17.52.230 (Residential Second Units) of the Seaside Municipal Code (SMC), has been rendered invalid. The purpose of this item is for the Planning Commission to consider and provide a recommendation to the City Council on proposed text amendments repealing and amending Section 17.52.230 of the SMC to comply with State law.

BACKGROUND

Accessory Dwelling Units (ADUs) are smaller, independent residential dwelling units located on the same lot as a primary residential dwelling. Junior ADUs (JADUs) are even smaller living units (ranging in size from 150 to 500 square feet) and created through the conversion of space within, or attached to, an existing single family home. For many years, the California legislature has identified the production of ADUs and JADUs as an important strategy to increase housing production statewide.

The City of Seaside adopted an ADU ordinance in 1983, formerly known as the "Second Dwelling Units." However, as the State has made significant changes to increase ADU

production, the repealing and amending of Seaside's existing ordinance is required to align with state law.

ATTACHMENTS

1. Seaside ADU Draft Ordinance
 2. ADU DRAFT ORDINANCE AMENDMENTS 17.52.230
-

ORDINANCE NO. - - -

**ORDINANCE OF THE CITY OF SEASIDE, CALIFORNIA REPEALING AND
AMENDING SECTION 17.52.230 OF THE SEASIDE MUNICIPAL CODE
REGARDING ACCESSORY DWELLING UNITS**

WHEREAS, Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are a form of housing in the State of California and in the City of Seaside (City); and

WHEREAS, the City has regulated ADUs as “Residential Second units” since 1983 as set forth in Seaside Municipal Code (SMC) Chapter 17.52.230; and

WHEREAS, the California State Legislature has brought forth several bills relating to the planning and permitting of ADUs and JADUs; and

WHEREAS, In October 2019, Governor Newsom signed into law Assembly Bill (AB) 881, and Senate Bill (SB) 13 amending California Government Code section 65852.2, related to ADUs; and

WHEREAS, the new laws took effect on January 1, 2020, and contain a clause providing that a local government’s ordinance that does not comply with all provisions of the State law shall become null and void; and

WHEREAS, the new standards will facilitate the development of ADUs and JADUs within the City, and are necessary for maintaining orderly growth and development patterns; and

WHEREAS, the City has determined that it is appropriate to repeal and reenact SMC Section 17.52.230 to comply with State law and to provide a more streamlined process for the development of ADUs and JADUs in an effort to provide additional affordable housing opportunities; and

WHEREAS, this Ordinance repeals and reenacts SMC Section 17.52.230, entitled “Residential Second Units”; and

WHEREAS, in the enactment of this Ordinance, the City followed the guidelines adopted by the State of California and published in the California Code of Regulations, Title 14, Section 15000, et seq.; and

WHEREAS, repeal and amendment of SMC Section 17.52.230 pertaining to ADUs is statutorily exempt from review under the California Environmental Quality Act (CEQA) per Section 15282(h) of the CEQA Guidelines as it implements Government Code Sections 65852.1 and 65852.2 as set forth in Section 21080.17 of the Public Resources Code.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SEASIDE:

SECTION 1. The foregoing recitals are adopted as findings of the City Council as though set forth fully herein.

SECTION 2. Seaside Municipal Code Section 17.52.230 is hereby repealed, and amended to read as follows:

17.52.230 Accessory Dwelling Units-

Sections:

- A. Purpose and intent.
- B. Definitions.
- C. Locations permitted.
- D. Effect of nonconforming.
- E. ADU and JADU design standards.
- F. Legal use requirements.
- G. Off-street parking requirements.
- H. Processing.
- I. Contents of applications.

A. Purpose and intent. The purpose of this Chapter is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code sections 65852.2 and 65852.22, as may be amended.

B. Definitions. As used in this section, terms are defined as follows:

“Accessory dwelling unit” or “ADU” means an attached or a detached residential dwelling unit located on a parcel with a proposed or existing primary residence or existing multifamily dwelling that provides a complete independent living facility containing separate kitchen, bath, sleeping, or living facilities. The term “attached accessory dwelling unit” means an accessory dwelling unit that is structurally attached to the main residence but which has independent, direct access from the exterior. The term “detached accessory dwelling unit” means an accessory dwelling unit that is not structurally attached to the main residence. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code, as may be amended; and

2. A manufactured home, as defined by Section 18007 of the California Health and Safety Code, as may be amended.
3. "Accessory structure" means a building or structure that is incidental to that of the main building on the same parcel.

"Complete independent living facilities" means permanent provisions for cooking, eating, sleeping living, and sanitation on the same parcel as the single-family or multifamily dwelling is, or will be, situated.

"Efficiency kitchen" means a kitchen that includes each of the following:

1. A cooking facility with appliances. Appliances shall mean a range, or the combination of an oven and a cooktop with a minimum of two burners;
2. A sink that facilitates hot and cold water;
3. A food preparation counter or counters that are adequate for the size of the unit;
4. Food storage cabinets adequate for the size of the unit.

"Junior accessory dwelling unit" or "JADU" means a residential unit that:

1. Is no more than 500 square feet in size;
2. Is contained entirely within an existing or proposed single-family structure;
3. Includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure; and
4. Includes an efficiency kitchen, as defined in this Chapter.

"Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any other accessory structure, other than ADUs and JADUs.

"Multi-family ADU" means:

1. ADUs established within the portions of multifamily structures not previously used as livable space, not exceeding 25 percent of the existing multifamily structures.
2. Detached single family ADUs on a lot that has existing multifamily dwellings being subject to height limits of 16 feet and 4-foot rear and side yard setbacks.

"Nonconforming zoning condition" means a physical improvement on a property that does not conform to current zoning standards.

"Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one exterior entrance of the ADU or JADU.

"Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

"Public transit" means a location, including, but not limited to, any fixed-route bus stop or other transit stop with transportation that runs on fixed routes, and is available to the public.

"Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a parcel, lined up behind one another.

"Tract housing" is a type of housing development in which multiple similar houses are built on a tract (area) that is subdivided into smaller lots."

C. Locations Permitted. Accessory dwelling units are permitted on parcels of any size in conjunction with a proposed or existing residential use in any zone that allows residential uses.

D. Effect of Conforming. An ADU or JADU that conforms to the requirements in this section shall not be:

1. Deemed to be inconsistent with the General Plan and zoning designation for the parcel on which the ADU or JADU is located;
2. Deemed to exceed the allowable density for the parcel on which the ADU or JADU is located;
3. Considered in the application of any ordinance, policy, or program to limit residential growth; or
4. Required to correct a legally established nonconforming zoning condition. This does not prevent the City from enforcing compliance with applicable building standards in accordance with California Health and Safety Code Section 17980.12.

E. ADU and JADU design standards. ADUs and JADUs shall comply with the following standards:

1. Maximum Number. Only one ADU and one JADU shall be allowed on each lot or parcel with a zoning designation of single-family residential. Multifamily ADUs shall comply with Government Code Section 65852.2.

2. Height limit.

a. A detached ADU, accessory to a single-family dwelling, shall be limited to one story and shall not exceed a maximum overall height of sixteen feet (16') to the highest ridgeline.

b. An attached ADU, accessory to a single-family dwelling, shall have the same height limitations that apply to the main dwelling.

c. A detached ADU, accessory to a duplex or multifamily, shall be limited to one story and shall not exceed a maximum overall height of sixteen feet (16') to the highest ridgeline.

d. An attached ADU, accessory to a duplex or multifamily, shall be limited to a conversion of existing non-livable space and must maintain existing height.

e. An ADU located over a garage may be allowed to exceed the height limitations of sixteen feet (16') to a maximum height of twenty-two feet (22') with Minor Use Permit approval.

3. Setbacks. ADUs and JADUs shall comply with the following setback standards:

a. Site planning. A detached ADU shall be located behind the rear building line of the primary residence, and be clearly subordinate by location and size. This requirement shall not prevent the establishment of an ADU that would otherwise comply with all other provisions of this section.

b. Rear and/or side setbacks. A minimum of four feet (4') shall be required.

- c. Building separation. A minimum building separation of six feet (6') shall be maintained (wall to wall) between the primary residence and a detached ADU.
- d. Fire-resistance. Exterior walls shall comply with the minimum fire-resistance ratings in relation to proximity to property lines, and building separation distance, as required by the California Building Code, and/or California Residential Code, in effect when a completed permit application has been submitted the City.
- e. Existing Garage. No setback shall be required for an existing, legal, attached or detached garage and/or other existing structure that is converted to an ADU or JADU.

4. Maximum floor area.

- a. The floor area of a newly constructed detached ADU shall not exceed 800 square feet for a studio, or one-bedroom, and 1000 square feet for units with two bedrooms. No more than two bedrooms are allowed. In no case shall a detached ADU exceed 40 percent of the floor area of the living area of the primary dwelling, whichever is less.
- b. The floor area of a newly constructed attached ADU shall not exceed 800 square feet for a studio, or one-bedroom, and 1000 square feet for units with two bedrooms. No more than two bedrooms are allowed. In no case shall an attached ADU exceed 50% of the floor area of the proposed or existing single-family dwelling.
- c. The floor area of a JADU shall be a maximum of 500 square feet, and shall be contained within a proposed, existing single-family dwelling, or converted garage, carport or patio.
- d. The conversion of an existing detached accessory structure to an ADU shall not be subject to the floor area square footage requirements of this section, except that no such conversion shall exceed 1200 square feet.
- e. The floor area for multifamily ADUs shall comply with Government Code Section 65852.2.

5. Separate entrance required. An ADU and JADU shall provide a separate exterior access from the existing primary residence. Entry doors cannot be on the same facade as the entry door of the primary residence, unless this requirement prevents creation of the accessory dwelling unit.

6. Window placement. Windows facing an adjoining residential property shall be designed to protect the privacy of neighbors; alternatively, fencing or landscaping may be required to provide screening. This requirement shall not prevent the establishment of an ADU that would otherwise comply with all other provisions of this section.

7. Addressing. ADUs or JADUs constructed or established on the same parcel or lot as an existing or proposed single-family dwelling shall be distinguished by utilizing the same address numbers as the primary dwelling followed by the letter “B”, then “C”, and so forth. This requirement shall not prevent the establishment of an ADU that would otherwise comply with all other provisions of this section.

8. Exterior. ADUs or JADUs proposed in Master Planned Communities, areas regulated by Specific Plans, and any tract housing that obtained approval by the Board of Architectural Review shall substantially conform to the originally approved design elements, such as building materials, architectural style, roof pitch, height, scale, exterior colors and finishes. This requirement shall not prevent the establishment of an ADU that would otherwise comply with all other provisions of this section.

9. Vehicular Door. A garage converted to an accessory dwelling unit shall include removal of garage door(s), which shall be replaced with architectural features, including walls, doors, windows, trim, and accent details. This requirement shall not prevent the establishment of an ADU that would otherwise comply with all other provisions of this section.

10. Lighting Restrictions. Any lighting associated with an ADU or JADU shall be shielded or down-lit and shall not shine onto adjoining properties, while meeting the minimum building code. This requirement shall not prevent the establishment of an ADU that would otherwise comply with all other provisions of this section.

11. Landscaping. No less than 20 percent of the lot shall be landscaped. All areas of the site that are not utilized for buildings, patios, parking, pedestrian or vehicular access shall be landscaped and provided with a permanent irrigation system. The front yard shall be landscaped, exclusive of walkways and driveways. As site conditions allow, and concurrent with each newly established ADU or JADU, a minimum of one (1) tree of not less than (5) gallon size stock, shall be planted upon the same parcel or lot as the ADU or JADU. Upon request, the Zoning Administrator shall provide property owners with a pre-approved list of acceptable tree species. The removal or loss of any tree in conjunction with an ADU or JADU shall be replaced with three (3) or more trees of the same species using at least (5) gallon size stock, as determined by the Zoning Administrator, and comply with the requirements of Chapter 8.54.040. All required yards and setback areas shall be attractively landscaped primarily with drought tolerant and native plant materials. This requirement shall not prevent the establishment of an ADU that would otherwise comply with all other provisions of this section.

12. Private Open Space/Patios and Decks. Each ADU or JADU shall have a deck or a patio, directly adjoining individual units. The minimum private open space required for each unit shall be no less than 96 square feet with a minimum width of six feet (6') for a deck/patio and eight feet (8') for landscaped area. This requirement shall not prevent the establishment of an ADU that would otherwise comply with all other provisions of this section.

F. Use requirements. ADUs and JADUs shall comply with the following:

1. Short-term rental prohibited. Any rental term of an ADU or JADU that was legally created on or after January 1, 2017 shall be longer than 30 days.
2. Sale of units. The accessory dwelling unit may not be sold separately from the existing single-family home or multifamily dwelling.
3. Driveway. A new driveway approach or curb cut, if needed, for an ADU or JADU, may require a separate encroachment permit from the Engineering Dept.

G. Off-street parking requirements. At least one off-street paved parking space shall be provided for an accessory dwelling unit, and may be located within the required interior

side or rear property setback areas, or as tandem parking in compliance with Chapter 17.34 (Off-Street Parking), unless one or more of the following conditions apply:

1. ADU is located within one-half mile walking distance of public transit.
2. The accessory dwelling unit is located within an architecturally and historically significant historic district.
3. The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.
4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
5. When there is a car share vehicle located within one block of the accessory dwelling unit.
6. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU, or converted to an ADU, those off-street parking spaces are not required to be replaced.

H. Processing. The City shall provide an approval or denial of ADU and/or JADU applications within (60) sixty-days from the date such application is deemed complete. The City shall deem ADU applications complete that include all of the information and materials required in the application submittal checklist, comply with the provisions of this chapter, and include full payment of applicable review fees. Complete applications shall be considered ministerial, without discretionary review or a hearing, unless:

1. The applicant requests a processing delay, in which case the (60) sixty-day time period is tolled for the period of the requested delay; or
2. The permit application for an ADU or JADU is submitted along with a permit application to create a new primary dwelling on the same parcel or lot, the City may delay acting on the ADU or JADU application until the City permits the new primary dwelling.

I. Contents of Applications. An ADU and/or JADU application shall include the following:

1. Completed Residential Building Permit Application;
2. Completed Monterey Peninsula Water Management District (MPWMD) residential water release form and permit application.
3. Plan Set - Signed and Dated (If Required). A Single PDF file containing all plan sheets, 24"x 36" minimum size, to include:
 - a. **COVER SHEET:** Project address; assessor parcel number; legal property owner's name, address, phone Number; plan preparer's title and license number (If Applicable), address, phone number; scope of work identifying all work proposed, clearly showing existing and proposed work and descriptions; applicable CA codes and regulations, California Building or Residential Code, Electrical, Mechanical, Plumbing, Energy, Fire, Green Building Codes and City of Seaside Municipal Code; project data, property type, type of construction, occupancy classification, square footage of existing/remodeled/new proposed structure(s) and addition(s), overall building height, fire sprinkler (Yes / No), number of stories; sheet index; deferred submittal list – trusses, sprinklers, etc. (If Applicable); special inspections noted (If Required);
 - b. **SITE PLAN:** North arrow; scale; setbacks; lot dimensions; property boundaries; street names; new and existing structures; building footprint and roofline with all projections dimensioned to property lines; gates; walls; fences; driveways; walks; easements; utilities; meter locations; Cal Green Mandatory Measures Checklist legibly reproduced on the plans; site improvements, including grading, drainage, and landscape irrigation;
 - c. **DEMOLITION PLAN (if Applicable):** Showing any existing structure(s), or portion(s) of a structure to be removed with floor plan(s) and framing details;
 - d. **FLOOR PLAN (Existing/Proposed):** Drawn to scale, dimensioned, rooms labeled, doors and window types, sizes, schedules; framing details;
 - e. **EXTERIOR ELEVATIONS:** All sides of the exterior of the building; existing & proposed exterior wall finishes and special finishes; roof materials and roof pitches; door, window, skylight, and other openings, locations, materials, and configurations; vertical dimensions showing the height of structure(s) and heights of finished floors; locations and extent of shear walls, let-in bracing, or other methods of shear transfer;
 - f. **FOUNDATION PLAN:** Detailed and dimensioned, slabs and foundations for

garages, patios, breezeways, driveways, walks; footings, piers, slabs, grade beams, retaining walls (sizes and locations); hold-downs, connections of new foundations to existing foundations; any special construction required by structure, site conditions, or expansive soils; required compressive strength of concrete; crawl access openings and screened vents under raised wood floors; North arrow;

- g. **ROOF FRAMING PLAN:** Size and spacing of beams, rafters, headers, trusses, roof openings; layout of roof sheathing; nailing; North arrow;
- h. **STRUCTURAL CALCULATIONS:** Signed and dated; CRC Braced Walls or CBC Shear Walls; schedule (If Modified); Soils Report (If Applicable), signed and dated;
- i. **PLUMBING, MECHANICAL, ELECTRICAL PLANS:** Location of new or existing mechanical equipment serving the added or altered area; electrical plan with receptacles, lighting and panel schedule (If Modified); gas line diagram and calculations (If Modified); Energy Certificate of Compliance Forms reproduced on plan sheets; and
- j. **MPUSD (Monterey Peninsula Unified School District):** Release for any payment of school district fees.

SECTION 3.

The City Manager is directed to execute all documents and to perform all other necessary City acts to implement effect this Ordinance.

SECTION 4. SEVERABILITY.

- A. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable.
- B. The City Council hereby declares that it would have each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, paragraphs, sentences, clauses or phrases be held unconstitutional, invalid or unenforceable.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall become effective thirty (30) days after its final passage and adoption.

INTRODUCED at a regular meeting of the City Council of the City of Seaside duly held on the ____ day of ____ 2022 and passed to print.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the ____ day of ____ 2022 by the following roll call vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

APPROVED:

Ian N. Oglesby, Mayor

ATTEST:

Dominique L. Davis, City Clerk

APPROVED AS TO FORM:

Sheri L. Damon,
City Attorney

17.52.230 ~~Residential Second Units~~ Accessory Dwelling Units

Sections:

- A. Purpose and intent.
- B. Definitions.
- C. Locations permitted.
- D. Effect of nonconforming.
- E. ADU and JADU design standards.
- F. Legal use requirements.
- G. Off-street parking requirements.
- H. Processing.
- I. Contents of applications.

~~A. Applicability. Residential second units shall comply with the requirements of this section, where allowed by Article 2 (Zones, Permitted Land Uses, and Zoning Standards) and Government Code Section 65852.2. An application for a second unit that complies with the standards of this section shall be approved ministerially, without discretionary review or a public hearing.~~

A. Purpose and intent. The purpose of this Chapter is to allow and regulate accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in compliance with California Government Code sections 65852.2 and 65852.22, as may be amended.

~~B. Limitation on number of units. No more than one second unit shall be approved on a single parcel.~~

B. Definitions. As used in this section, terms are defined as follows:

“Accessory dwelling unit” or “ADU” means an attached or a detached residential dwelling unit located on a parcel with a proposed or existing primary residence or existing multifamily dwelling that provides a complete independent living facility containing separate kitchen, bath, sleeping, or living facilities. The term “attached accessory dwelling unit” means an accessory dwelling unit that is structurally attached to the main residence but which has independent, direct access from the exterior. The term “detached accessory dwelling unit” means an accessory dwelling unit that is not structurally attached to the main residence. An accessory dwelling unit also includes the following:

1. An efficiency unit, as defined by Section 17958.1 of the California Health and Safety Code, as may be amended; and
2. A manufactured home, as defined by Section 18007 of the California Health and Safety Code, as may be amended.
3. "Accessory structure" means a building or structure that is incidental to that of the main building on the same parcel.

"Complete independent living facilities" means permanent provisions for cooking, eating, sleeping living, and sanitation on the same parcel as the single-family or multifamily dwelling is, or will be, situated.

"Efficiency kitchen" means a kitchen that includes each of the following:

1. A cooking facility with appliances. Appliances shall mean a range, or the combination of an oven and a cooktop with a minimum of two burners;
2. A sink that facilitates hot and cold water;
3. A food preparation counter or counters that are adequate for the size of the unit;
4. Food storage cabinets adequate for the size of the unit.

"Junior accessory dwelling unit" or "JADU" means a residential unit that:

1. Is no more than 500 square feet in size;
2. Is contained entirely within an existing or proposed single-family structure;
3. Includes its own separate sanitation facilities or shares sanitation facilities with the existing or proposed single-family structure; and
4. Includes an efficiency kitchen, as defined in this Chapter.

"Living area" means the interior habitable area of a dwelling unit, including basements and attics, but does not include a garage or any other accessory structure, other than ADUs and JADUs.

~~"Multi-family residential ADU" means an ADU designed for one family and allowed under Government Code Section 65852.2(e)(1)(C), as referenced in this chapter.~~

"Multi-family ADU" means:

1. *ADUs established within the portions of multifamily structures not previously used as livable space, not exceeding 25 percent of the existing multifamily structures.*
2. *Detached single family ADUs on a lot that has existing multifamily dwellings being subject to height limits of 16 feet and 4-foot rear and side yard setbacks.*

"Nonconforming zoning condition" means a physical improvement on a property that does not conform to current zoning standards.

"Passageway" means a pathway that is unobstructed clear to the sky and extends from a street to one exterior entrance of the ADU or JADU.

"Proposed dwelling" means a dwelling that is the subject of a permit application and that meets the requirements for permitting.

"Public transit" means a location, including, but not limited to, any fixed-route bus stop or other transit stop with transportation that runs on fixed routes, and is available to the public.

"Tandem parking" means that two or more automobiles are parked on a driveway or in any other location on a parcel, lined up behind one another.

"Tract housing" is a type of housing development in which multiple similar houses are built on a tract (area) that is subdivided into smaller lots."

~~C. Minimum site area. A parcel proposed for a second unit shall be a minimum of 6,000 square feet.~~

C. Locations Permitted. Accessory dwelling units are permitted on parcels of any size in conjunction with a proposed or existing residential use in any zone that allows residential uses.

~~D. Relationship to primary use.~~

~~1. **Size, style.** A second unit shall be incidental and subordinate to the primary single-family residential use of the site in terms of size, location, and appearance, and shall not alter the character of the primary structure. The architectural style, exterior materials, and colors of the second unit shall be compatible with the primary dwelling unit.~~

~~2. **Timing of construction.** A second unit may be constructed simultaneously with or after the primary dwelling. In addition, an existing dwelling that complies with the design standards for second units in Subsection E of this section may be considered a second unit, and a new primary unit may be constructed which would then be considered the primary dwelling unit.~~

D. Effect of Conforming. An ADU or JADU that conforms to the requirements in this section shall not be:

1. Deemed to be inconsistent with the General Plan and zoning designation for the parcel on which the ADU or JADU is located;
2. Deemed to exceed the allowable density for the parcel on which the ADU or JADU is located;
3. Considered in the application of any ordinance, policy, or program to limit residential growth; or
4. Required to correct a legally established nonconforming zoning condition. This does not prevent the City from enforcing compliance with applicable building standards in accordance with California Health and Safety Code Section 17980.12.

E. ADU and JADU ~~Second unit~~ design standards. ~~A second unit~~ ADUs and JADUs shall comply with the following standards:

1. **Maximum Number.** Only one ADU and one JADU shall be allowed on each lot or parcel with a zoning designation of single-family residential. Multifamily ADUs shall comply with Government Code Section 65852.2.

2. ~~1.~~ **Height limit.** ~~A second unit shall be limited to 18 feet and one story. A second unit located over a garage may be allowed a maximum height of 22 feet with Minor Use Permit approval.~~

- a. A detached ADU, accessory to a single-family dwelling, shall be limited to one story and shall not exceed a maximum overall height of sixteen feet (16') to the highest ridgeline.
- b. An attached ADU, accessory to a single-family dwelling, shall have the same height limitations that apply to the main dwelling.
- c. A detached ADU, accessory to a duplex or multifamily, shall be limited to one story and shall not exceed a maximum overall height of sixteen feet (16') to the highest ridgeline.
- d. An attached ADU, accessory to a duplex or multifamily, shall be limited to a conversion of existing non-livable space and must maintain existing height.
- e. An ADU located over a garage may be allowed to exceed the height limitations of sixteen feet (16') to a maximum height of twenty-two feet (22') with Minor Use Permit approval.

3. ~~2~~ Setbacks. ADUs and JADUs ~~An attached second unit shall comply with the setback requirements of the primary dwelling for the applicable zone. A detached second unit shall comply with the setback requirements of detached accessory structures under Subsection 17.52.220.E (Setback requirements). No second unit may be permitted above a detached garage unless the unit complies~~ with the following setback standards:

- ~~a. The second unit shall maintain a minimum 10 foot setback from a side and rear property line.~~
- a. Site planning. A detached ADU shall be located behind the rear building line of the primary residence, and be clearly subordinate by location and size. ***This requirement shall not prevent the establishment of an ADU that would otherwise comply with all other provisions of this section.***
- b. Rear and/or side setbacks. A minimum of four feet (4') shall be required.

- c. Building separation. A minimum building separation of six feet (6') shall be maintained (wall to wall) between the primary residence and a detached ADU.
- d. Fire-resistance. Exterior walls shall comply with the minimum fire-resistance ratings in relation to proximity to property lines, and building separation distance, as required by the California Building Code, and/or California Residential Code, in effect when a completed permit application has been submitted the City.
- e. Existing Garage. No setback shall be required for an existing, legal, attached or detached garage and/or other existing structure that is converted to an ADU or JADU.

4. ~~3~~ Maximum floor area.

a. The floor area of a ~~second unit~~ newly constructed detached ADU shall not exceed 800 square feet for a studio, or one-bedroom, and 1000 square feet for units with two bedrooms. No more than two bedrooms are allowed. In no case shall a detached ADU exceed 40 percent of the floor area of the living area of the primary dwelling, whichever is less. ~~or less 40 percent of the floor area of the living area of the primary dwelling, whichever is less~~

~~b. For purposes of computing the floor area of a second unit that is detached from the primary unit, all enclosed areas accessed from within the second unit shall be included.~~

b. The floor area of a newly constructed attached ADU shall not exceed 800 square feet for a studio, or one-bedroom, and 1000 square feet for units with two bedrooms. No more than two bedrooms are allowed. In no case shall an attached ADU exceed 50% of the floor area of the proposed or existing single-family dwelling.

~~c. An on-site enclosed storage area, or garage of up to 400 square feet, shall not be included when calculating the floor area of the second unit; provided, that no internal doorway or passage connects the storage or garage and the second unit.~~

c. The floor area of a JADU shall be a maximum of 500 square feet, and shall be contained within a proposed, existing single-family dwelling, or converted garage, carport or patio.

d. The conversion of an existing detached accessory structure to an ADU shall not be subject to the floor area square footage requirements of this section, except that no such conversion shall exceed 1200 square feet.

e. The floor area for multifamily ADUs shall comply with Government Code Section 65852.2.

5. ~~4.~~ Separate entrance required. ~~An attached second unit shall have an entrance separate from the entrance to the primary dwelling.~~ An ADU and JADU shall provide a separate exterior access from the existing primary residence. Entry doors cannot be on the same facade as the entry door of the primary residence, unless this requirement prevents creation of the accessory dwelling unit.

6. ~~5.~~ Window placement. ~~A second unit that is placed 20 feet or less from a residential unit on the same parcel or an adjacent parcel shall not have windows that directly face windows in the other unit. A second unit that is two stories or located over a garage shall not have windows or balconies that directly face a neighboring yard. This limitation applies only to side yards, not to windows or balconies facing alleys.~~ Windows facing an adjoining residential property shall be designed to protect the privacy of neighbors; alternatively, fencing or landscaping may be required to provide screening.

~~**6. Site coverage.** Total site coverage by structures and impervious surfaces shall not exceed 50 percent of the net site area or the maximum coverage allowed by the applicable zone, whichever is less. This requirement shall not prevent the establishment of an ADU that would otherwise comply with all other provisions of this section.~~

7. Addressing. ADUs or JADUs constructed or established on the same parcel or lot as an existing or proposed single-family dwelling shall be distinguished by utilizing the same address numbers as the primary dwelling followed by the letter “B”, then “C”,

and so forth. ***This requirement shall not prevent the establishment of an ADU that would otherwise comply with all other provisions of this section.***

8. Exterior. ADUs or JADUs proposed in Master Planned Communities, areas regulated by Specific Plans, and any tract housing that obtained approval by the Board of Architectural Review shall substantially conform to the originally approved design elements, such as building materials, architectural style, roof pitch, height, scale, exterior colors and finishes. ***This requirement shall not prevent the establishment of an ADU that would otherwise comply with all other provisions of this section.***

9. Vehicular Door. A garage converted to an accessory dwelling unit shall include removal of garage door(s), which shall be replaced with architectural features, including walls, doors, windows, trim, and accent details. ***This requirement shall not prevent the establishment of an ADU that would otherwise comply with all other provisions of this section.***

10. Lighting Restrictions. Any lighting associated with an ADU or JADU shall be shielded or down-lit and shall not shine onto adjoining properties, while meeting the minimum building code. ***This requirement shall not prevent the establishment of an ADU that would otherwise comply with all other provisions of this section.***

11. Landscaping. No less than 20 percent of the lot shall be landscaped. All areas of the site that are not utilized for buildings, patios, parking, pedestrian or vehicular access shall be landscaped and provided with a permanent irrigation system. The front yard shall be landscaped, exclusive of walkways and driveways. As site conditions allow, and concurrent with each newly established ADU or JADU, a minimum of one (1) tree of not less than (5) gallon size stock, shall be planted upon the same parcel or lot as the ADU or JADU. Upon request, the Zoning Administrator shall provide property owners with a pre-approved list of acceptable tree species. The removal or loss of any tree in conjunction with an ADU or JADU shall be replaced with three (3) or more trees of the same species using at least (5) gallon size stock, as determined by the Zoning Administrator, and comply with the requirements of Chapter 8.54.040. ***All required yards and setback areas shall be attractively landscaped primarily with drought tolerant and native plant materials. This requirement shall not prevent the***

establishment of an ADU that would otherwise comply with all other provisions of this section.

12. Private Open Space/Patios and Decks. Each ADU or JADU shall have a deck or a patio, directly adjoining individual units. The minimum private open space required for each unit shall be no less than 96 square feet with a minimum width of six feet (6') for a deck/patio and eight feet (8') for landscaped area. *This requirement shall not prevent the establishment of an ADU that would otherwise comply with all other provisions of this section.*

F. Use requirements. ADUs and JADUs shall comply with the following:

1. Short-term rental prohibited. Any rental term of an ADU or JADU that was legally created on or after January 1, 2017 shall be longer than 30 days.
2. Sale of units. The accessory dwelling unit may not be sold separately from the existing single-family home or multifamily dwelling.
3. Driveway. A new driveway approach or curb cut, if needed, for an ADU or JADU, may require a separate encroachment permit from the Engineering Dept.

G. ~~F~~ Off-street parking requirements. At least one off-street paved parking space shall be provided for an accessory dwelling unit, *and may be located within the required interior side or rear property setback areas, or as tandem parking in compliance with Chapter 17.34 (Off-Street Parking),* unless one or more of the following conditions apply:

~~in addition to the parking required for the primary dwelling by Chapter 17.34 (Parking and Loading). The parking space shall comply with the location and design requirements of Chapter 17.34, except that off-street parking spaces designated for residential second units may be located within the required interior side or rear property setback areas or in a tandem parking configuration in compliance with Chapter 17.34 (Off-Street Parking).~~

1. ADU is located within one-half mile walking distance of public transit.

2. The accessory dwelling unit is located within an architecturally and historically significant historic district.
3. The accessory dwelling unit is part of the proposed or existing primary residence or an accessory structure.
4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.
5. When there is a car share vehicle located within one block of the accessory dwelling unit.
6. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU, or converted to an ADU, those off-street parking spaces are not required to be replaced.

H. Processing. The City shall provide an approval or denial of ADU and/or JADU applications within (60) sixty-days from the date such application is deemed complete. The City shall deem ADU applications complete that include all of the information and materials required in the application submittal checklist, comply with the provisions of this chapter, and include full payment of applicable review fees. Complete applications shall be considered ministerial, without discretionary review or a hearing, unless:

1. The applicant requests a processing delay, in which case the (60) sixty-day time period is tolled for the period of the requested delay; or
2. The permit application for an ADU or JADU is submitted along with a permit application to create a new primary dwelling on the same parcel or lot, the City may delay acting on the ADU or JADU application until the City permits the new primary dwelling.

I. Contents of Applications. An ADU and/or JADU application shall include the following:

1. Completed Residential Building Permit Application;
2. Completed Monterey Peninsula Water Management District (MPWMD) residential water release form and permit application.

3. Plan Set - Signed and Dated (If Required). A Single PDF file containing all plan sheets, 24"x 36" minimum size, to include:
- a. COVER SHEET: Project address; assessor parcel number; legal property owner's name, address, phone Number; plan preparer's title and license number (If Applicable), address, phone number; scope of work identifying all work proposed, clearly showing existing and proposed work and descriptions; applicable CA codes and regulations, California Building or Residential Code, Electrical, Mechanical, Plumbing, Energy, Fire, Green Building Codes and City of Seaside Municipal Code; project data, property type, type of construction, occupancy classification, square footage of existing/remodeled/new proposed structure(s) and addition(s), overall building height, fire sprinkler (Yes / No), number of stories; sheet index; deferred submittal list – trusses, sprinklers, etc. (If Applicable); special inspections noted (If Required);
 - b. SITE PLAN: North arrow; scale; setbacks; lot dimensions; property boundaries; street names; new and existing structures; building footprint and roofline with all projections dimensioned to property lines; gates; walls; fences; driveways; walks; easements; utilities; meter locations; Cal Green Mandatory Measures Checklist legibly reproduced on the plans; site improvements, including grading, drainage, and landscape irrigation;
 - c. DEMOLITION PLAN (if Applicable): Showing any existing structure(s), or portion(s) of a structure to be removed with floor plan(s) and framing details;
 - d. FLOOR PLAN (Existing/Proposed): Drawn to scale, dimensioned, rooms labeled, doors and window types, sizes, schedules; framing details;
 - e. EXTERIOR ELEVATIONS: All sides of the exterior of the building; existing & proposed exterior wall finishes and special finishes; roof materials and roof pitches; door, window, skylight, and other openings, locations, materials, and configurations; vertical dimensions showing the height of structure(s) and heights of finished floors; locations and extent of shear walls, let-in bracing, or other methods of shear transfer;
 - f. FOUNDATION PLAN: Detailed and dimensioned, slabs and foundations for garages, patios, breezeways, driveways, walks; footings, piers, slabs, grade beams, retaining walls (sizes and locations); hold-downs, connections of new foundations to existing foundations; any special construction required by structure, site conditions, or expansive soils; required compressive strength of

concrete; crawl access openings and screened vents under raised wood floors;
North arrow;

g. ROOF FRAMING PLAN: Size and spacing of beams, rafters, headers, trusses, roof openings; layout of roof sheathing; nailing; North arrow;

h. STRUCTURAL CALCULATIONS: Signed and dated; CRC Braced Walls or CBC Shear Walls; schedule (If Modified); Soils Report (If Applicable), signed and dated;

i. PLUMBING, MECHANICAL, ELECTRICAL PLANS: Location of new or existing mechanical equipment serving the added or altered area; electrical plan with receptacles, lighting and panel schedule (If Modified); gas line diagram and calculations (If Modified); Energy Certificate of Compliance Forms reproduced on plan sheets; and

j. MPUSD (*Monterey Peninsula Unified School District*): Release for any payment of school district fees.

SECTION 3.

The City Manager is directed to execute all documents and to perform all other necessary City acts to implement effect this Ordinance.

SECTION 4. SEVERABILITY.

A. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this ordinance are severable.

B. The City Council hereby declares that it would have each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, paragraphs, sentences, clauses or phrases be held unconstitutional, invalid or unenforceable.

SECTION 5. EFFECTIVE DATE.

This Ordinance shall become effective thirty (30) days after its final passage and adoption.

INTRODUCED at a regular meeting of the City Council of the City of Seaside duly held on the ____ day of ____ ~~2021~~ **2022** and passed to print.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Seaside duly held on the ____ day of ____ ~~2021~~ **2022** by the following roll call vote:

AYES:	COUNCIL MEMBERS:
NOES:	COUNCIL MEMBERS:
ABSENT:	COUNCIL MEMBERS:
ABSTAIN:	COUNCIL MEMBERS:

APPROVED:

Ian N. Oglesby, Mayor

ATTEST:

Dominique L. Davis, City Clerk

APPROVED AS TO FORM:

Sheri L. Damon,
City Attorney



CITY OF SEASIDE STAFF REPORT

Item No.: 6.C.

TO: Planning Commission

BY: Nisha Patel, Public Works Director/City Engineer
Leslie Llantero, Assistant Engineer

DATE: January 12, 2022

SUBJECT: ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-13. THE CITY OF SEASIDE, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN APPROVAL FOR CONSTRUCTION OF A PUMP TRACK, PARKING LOT, PLAYGROUND, BLEACHERS, LIGHTING, AND LANDSCAPING AT CUTINO PARK LOCATED IN THE OSR (OPEN SPACE RECREATION). THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO SECTION 15301(d) EXISTING FACILITY.

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.5 of the Seaside Municipal Code, proposed improvements at an existing park are subject to review and approval by the Board of Architectural Review. Staff recommends approval of the proposed improvements for Cutino Park.

BACKGROUND

In October 2017, a Cutino Park Master Conceptual Plan was approved at a joint meeting with the City Council, Board of Architectural Review, and Planning Commission. This plan identified many improvements that were desired at the park, but it was estimated at the time that all the improvements could not be made at once. The City Council approved moving forward with development of the following aspects of the conceptual plan: ADA upgrades to the restrooms, snack shack and walkway entrance from Noche Buena, multi-use synthetic turf field, and the skate park. These improvements are referred to as "David Cutino Park Phase 1 Improvements." Construction of the improvements started in late 2018 and was completed in August 2019. The improvements were funded with Bond and Community Development Block Grant (CDBG) funds.

The improvements identified in the Master Conceptual Plan that were not able to be constructed as part of the Phase I Improvements were a retaining/sound wall, parking lot, new playground and equipment, fitness equipment, new basketball half court, picnic area, and walking path outside the field. The cost of the remaining improvements was well above the remaining bond funds. Therefore, rearrangement of the location of certain elements and moving forward with some of the Park Master Plan concepts was pursued and, staff retained Monterey Bay Engineers to design a parking lot, landscaping, lighting, storm water retention, pump track, playground, and bleachers for the Park, which are being recommended for approval at this hearing.

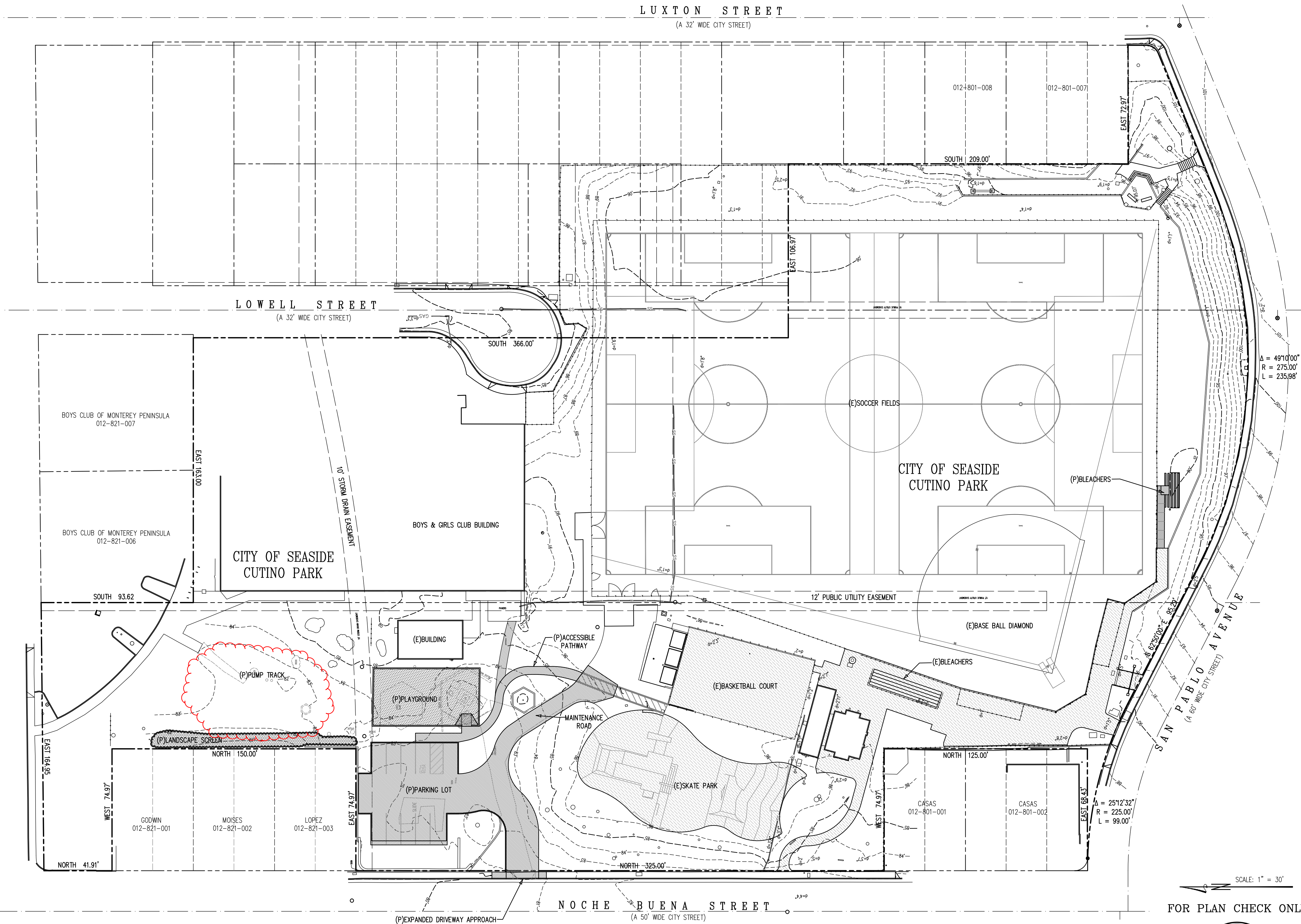
Due to the nature of the proposed project on a public park, the Board of Architectural Review (BAR) has purview to consider the proposed park improvements to ensure neighborhood compatibility and architectural consistency. City staff finds that the proposed improvements are compatible with the park and surrounding neighborhood and will provide ADA improvements such as a van accessible parking space, an accessible pathway from Noche Buena Street to the playground equipment, and additional accessible seating for field spectators.

ENVIRONMENTAL COMPLIANCE

Pursuant to preliminary review of the activities in accordance with Section 15061 of the California Environmental Quality Act (CEQA) Guidelines, this project is Categorically Exempt (Class 1, Existing Facilities) 15301 (d). The project repairs and performs minor upgrades to the existing park facilities and involves negligible or no expansion of use.

ATTACHMENTS

1. Site Plan
-

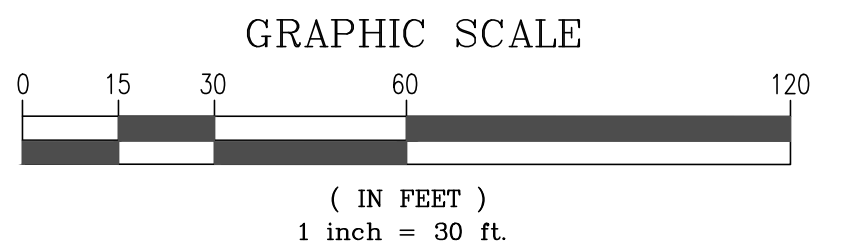


NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- THIS PROPERTY MAY BE AFFECTED BY EASEMENTS THAT ARE NOT SHOWN ON THIS MAP.
- CONTOUR INTERVAL = 1 FOOT.
- ELEVATIONS SHOWN ARE BASED ON NGVD-29 DATUM. THE BENCHMARK IS A CITY OF SEASIDE "DISC #87" AT THE SOUTH WEST CURB RETURN OF LUXTON AVE AND ORD GROVE. ELEVATION = 121.57'.
- +99.99 DENOTES GROUND ELEVATIONS AS SHOWN.

LEGEND:

- FENCE LINE
- AC ASPHALTIC CONCRETE
- BFP BACK FLOW PREVENTER
- C CYPRESS
- CB CATCH BASIN
- CONC CONCRETE
- DI DROP INLET
- EB ELECTRIC BOX
- EM ELECTRIC METER
- EP ELECTRIC PANEL
- EUC EUCALYPTUS
- EV ELECTRIC VAULT
- FFE FINISHED FLOOR ELEVATION
- FH FIRE HYDRANT
- GV GAS VALVE
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- LP LIGHT POST
- M MANZANITA
- MP METAL POST
- PG&E PG&E VAULT
- S STUMP
- SP SPRINKLER
- SDMH STORM DRAIN MANHOLE
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- T TREE, SPECIES NOT SPECIFIED
- TEL TELEPHONE VAULT
- UB UTILITY BOX
- UR UTILITY RISER
- UV UTILITY VAULT
- WM WATER METER
- WV WATER VALVE



SCALE: 1" = 30'

FOR PLAN CHECK ONLY

PDF IMAGE PROVIDED FOR CONVENIENCE ONLY. SIGNED HARD COPY IS FINAL WORK PRODUCT.



60% DWG'S

REVISIONS		CIVIL IMPROVEMENT PLANS			
DATE		BY		CUTINO PARK	
				PORTIONS OF	
				BLOCKS 43, 44 & 45	
				HANNON PROJECT, UNIT No. 3	
				VOLUME 10, CITIES & TOWNS, PAGE 50	
				CITY OF SEASIDE COUNTY OF MONTEREY STATE OF CALIFORNIA	
				PREPARED FOR	
				CITY OF SEASIDE	
				BY	
				MONTEREY BAY ENGINEERS, INC.	
				CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING	
				607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955	
SCALE		DATE		DRAWN BY	
1" = 30'		SEPT, 2021		BCW	
JOB No. 20-033				SHEET	
				C1	
				OF EIGHT	



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 7.C.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: January 12, 2022

SUBJECT: ARCHITECTURAL REVIEW APPLICATION NO. BAR-21-10 and USE PERMIT-21-05. JONATHAN LEE, PROPERTY OWNER, AND VILLAZZO GROUP LLC., APPLICANT, ARE REQUESTING ARCHITECTURAL REVIEW AND USE PERMIT APPROVAL FOR A 2,163 SQUARE FOOT ADDITION, INCLUDING A PROPOSED EXTERIOR STAIRCASE TO ACCESS THE PROPOSED SECOND STORY. THE EXISTING 976 SQUARE FOOT SINGLE STORY DUPLEX WOULD BE MODIFIED, RESULTING IN A NEW TWO-STORY DUPLEX WITH 1,500 SQUARE FEET FOR EACH UNIT, PER FLOOR, FOR A TOTAL OF 3,150 SQUARE FEET. THE PROJECT IS LOCATED AT 987 HARCOURT AVENUE IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONING DISTRICT (APN 012-361-024). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

In accordance with SMC section 17.62.030.B.2., architectural review is required *for all new construction, additions to existing structures that result in a height of greater than 18 feet, and all new second-story elements including decks, roofs, projections, etc.* Additionally, in accordance with SMC section 17.12.050, Table 3-2, footnote 6 exterior stairways that would lead to a second floor or roof deck are permitted with the issuance of a use permit.

Staff recommends approval of BAR-21-10 and UP-21-05 subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

BACKGROUND

The subject site consists of a 7,007 square-foot parcel developed with a 976 square foot,

one-story duplex with a detached 832 square foot, two car garage. The surrounding adjacent parcels consist of one-story and two-story multifamily-family dwellings on either side, two-story multifamily to the rear, and single-story single family across the street.

PROJECT DESCRIPTION

The project consists of a 2,163 square foot addition, including an architectural projection of a 150 square foot exterior staircase to access the proposed second story unit. The existing 976 square foot single story duplex would be expanded, resulting in a new two-story duplex with 1,500 square feet for each unit per floor, for a total of 3,150 square feet.

The existing two-car garage is proposed to be demolished and rebuilt as an Accessory Dwelling Unit, in compliance with state law, which does not require the parking to be replaced. This Use Permit, and associated building permit, is conditioned accordingly to require demolition of the garage and permit application for the ADU conversion to avoid any compliance issues with parking should the applicant not follow through on intended plans with the garage to ADU conversion.

Zoning Analysis

The proposed project complies with the following zoning standards of the RM zone:

- Density: 1du/ 2,904sf of site area.
With 7,007sqft of lot area, the existing two-unit duplex complies with the density of the zone and is not to be increased with the proposed addition the existing units.
- Site Coverage: 0.65 and Floor Area Ratio (FAR): 0.45.
The proposed site coverage is 1,650sqft, excluding the to-be demolished 832 square foot garage, for a compliant site coverage of 0.24.
The proposed FAR includes 3,150sqft of the duplex for a compliant FAR of 0.45.
- Setbacks: With the exception of the front setback-projecting access stairway, the project complies with all required setbacks: rear, side, and front.
In accordance with SMC 17.30.100.E, Table 3-5 – *Allowed Architectural Projection into Specified Setbacks*, the stairway is proposed to project 6ft into the required front setback and projections of greater than 3' require Use Permit approval.
- Parking: In accordance with SMC 17.34.040, Table 3-8: *Parking Requirements by Land Use*, a duplex unit requires one covered spaces for each unit, plus one space (uncovered or covered) for each two units for guest parking. The project is compliant with the parking requirement, with the proposed guest parking space located outside of the front setback in the existing driveway.

The proposed roof will match the existing with a 3:12 pitched roof to a maximum height

of 24'-0". The roof will be finished with Tuscan composition shingles, the exterior walls will be finished with cementitious siding and painted in Tuscan White, trim in Greybeard, and accents in Tranquil Taupe.

Project plans are provided as Exhibit A to Attachment 1 (Draft Resolution).

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(e)(1): Class 1 consists of additions to existing structures involving negligible or no expansion of use.

Evidence: CEQA section 15301(e)(2) lists an exemption for (e) Additions to existing structures provided that the addition will not result in an increase of more than:

(2) 10,000 square feet if:

(A) 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

(B) The area in which the project is located is not environmentally sensitive.

The proposed addition results in an increase of 2,163 square feet to the project site, which is located in an area where all public services and facilities are available to allow for the development and the project is not located in an environmentally sensitive area.

STAFF ANALYSIS

Board of Architectural Review:

SMC 17.62.030.E.1&4 outlines the following review considerations:

1. Architectural considerations. Architectural considerations, including the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials and colors.

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

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

Evidence: In accordance with the SMC 17.12.050, Table 2-3, Residential Zone Development Standards, the proposed project adheres to all setbacks and development regulations. The project maintains less than 65% lot coverage, is compliant at 0.45 FAR, has a maximum height of 24', side setbacks of 5', rear setback of 15'-0", front setback of 15'-0".

Evidence: The proposed addition has been designed to be consistent in quality, scale, and architectural relationship with the site and there are appropriate setbacks from all property lines to the existing and proposed structures.

Single-Family Residential Design Guidelines

The proposed design provides breaks in the facade plane and creates visual depth. The following Single-Family Residential Design Guidelines support the proposed addition:

“Architectural elements should be designed to eliminate the appearance of box-like buildings,” (II.A.iii.) and, “Avoid box-like appearance through variation in the roofline and building elevations” (III.C.iv.)

Evidence: The neighborhood has a variety of architectural styles and colors. The project plans for the residential reconstruction have been designed to respect the existing residential patterns and scale in the neighborhood. The proposed addition will result in an improvement to the overall aesthetics of the neighborhood.

Evidence: The physical size and massing of the project is proportional to the lot size and is compatible with the scale and mass of the neighboring residences. The proposed addition is set back towards the rear of the existing home and within the existing footprint. The proposed roof pitch, materials, and architectural finishes help to break up the massing of the structure and avoids the look of a box-like structure.

The project would be consistent with the following General Plan Goals and Policies:

- Land Use Element
 1. Goal LU-3: Revitalize existing residential areas
 - Policy LU-3.2: Improve physical appearance of residential neighborhoods
 2. Goal LU-4 – Ensure that new development compliments existing land uses and enhances the character of the community and its neighbors.
 - Policy LU-4.1 – Require that all new development uses quality design and material; and is compatible with surrounding uses, the site, and available infrastructure.
- Urban Design Element
 1. Goal UD-3: Provide and maintain a streetscape system that protects visual quality and continuity within the community.

Evidence: The project proposal is compatible with the overall design and scale of surrounding residential land uses. The proposed addition will not detract from the character of the neighborhood as it is surrounded by

existing single-family residences.

Use Permit Findings:

The proposed covered and unenclosed exterior stairway proposed to project six feet into the front setback, requires Use Permit approval for projecting more than three feet into the required front setback. The required findings are provided below, as required of SMC 17.62.070.F:

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, front setback projecting exterior stairway is an accessory structure to the permitted duplex and complies with all other applicable provisions of the Seaside Zoning Ordinance and the Municipal Code.

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

Evidence: The existing duplex and proposed expansion is consistent with the General Plan designation of the RM - Medium Density Residential Zone and is consistent with the General Plan.

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: The proposed two-story duplex structure is compatible with the existing multifamily and single family residential uses of the neighborhood, from design, to location, and size of the project. All project elements comply with the zoning regulations.

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 7,007 square foot lot is suitable for an expansion of an existing duplex and the applicant/property owner has adequate water credits to execute the project. There are not any issues with site access, utilities, or other physical constraints.

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 use is allowed in the zone and complies with all regulations of the zoning and municipal codes, as well as being consistent with the General Plan. The granting of 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.

ATTACHMENTS

Attachment 1: Resolution
Exhibit A to Attachment 1: Project Plans

RESOLUTION NO. 22-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING DESIGN REVIEW PERMIT BAR-21-10 AND USE PERMIT APPLICATION NO. 21-05 FOR A TWO-STORY ADDITION AND EXTERIOR STAIRWAY TO AN EXISTING DUPLEX AT 987 HARCOURT AVENUE IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT.

WHEREAS, Jonathan Lee, property owner, and Villazzo Group LLC., applicant, are requesting approval of a Use Permit application and Design Review Application to allow for a two-story addition and exterior stairway at 987 Harcourt Avenue in the RM zoning district; and,

WHEREAS, a duly noticed public hearing has been held on January 12, 2022; 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 Use Permit Application UP-21-05 and 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 1, Section 15301(E)(2). Subsection (E)(2) for a Class 1 exemption involves negligible expansion of an existing use of not more than 10,000 square feet if:

(A) 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

(B) The area in which the project is located is not environmentally sensitive.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings approving Use Permit Application No. UP-21-05 and Design Review Application No. BAR- 21-10:

Section 17.62.030.E.1&4 of the SMC outlines the following review considerations be evaluated by the Board of Architectural Review:

1. Architectural considerations. Architectural considerations, including the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials and colors.
2. 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.

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. The project maintains less than 65% lot coverage, is compliant at 0.45 FAR, has a maximum height of 24', side setbacks of 5', rear setback of 15'-0", front setback of 15'-0".

Evidence: The proposed addition has been designed to be consistent in quality, scale, and architectural relationship with the site and there are appropriate setbacks from all property lines to the existing and proposed structures.

Residential Design Guidelines

The proposed design provides breaks in the facade plane and creates visual depth. The following Single-Family Residential Design Guidelines support the proposed addition:

"Architectural elements should be designed to eliminate the appearance of box-like buildings," (II.A.iii.) and, "Avoid box-like appearance through variation in the roofline and building elevations" (III.C.iv.)

Evidence: The neighborhood has a variety of architectural styles and colors. The project plans for the residential reconstruction have been designed to respect the existing residential patterns and scale in the neighborhood. The proposed addition will result in an improvement to the overall aesthetics of the neighborhood.

Evidence: The physical size and massing of the project is proportional to the lot size and is compatible with the scale and mass of the neighboring residences. The proposed addition is set back towards the rear of the existing home and within the existing footprint. The proposed roof pitch, materials, and architectural finishes help to break up the massing of the structure and avoids the look of a box-like structure.

The project would be consistent with the following General Plan Goals and Policies:

- Land Use Element
 1. Goal LU-3: Revitalize existing residential areas
 - Policy LU-3.2: Improve physical appearance of residential neighborhoods
 2. Goal LU-4 – Ensure that new development compliments existing land uses and enhances the character of the community and its neighbors.
 - Policy LU-4.1 – Require that all new development uses quality design and material; and is compatible with surrounding uses, the site, and available infrastructure.
- Urban Design Element
 1. Goal UD-3: Provide and maintain a streetscape system that protects visual quality and continuity within the community.

Evidence: The project proposal is compatible with the overall design and scale of surrounding residential land uses. The proposed addition will not detract from the character of the neighborhood as it is surrounded by existing single-family residences.

Use Permit Findings:

The proposed covered and unenclosed exterior stairway proposed to project six feet into the front setback, requires Use Permit approval for projecting more than three feet into the required front setback. The required findings are provided below, as required of SMC 17.62.070.F:

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, front setback projecting exterior stairway is an accessory structure to the permitted duplex and complies with all other applicable provisions of the Seaside Zoning Ordinance and the Municipal Code.

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

Evidence: The existing duplex and proposed expansion is consistent with the General Plan designation of the RM - Medium Density Residential Zone and is consistent with the General Plan.

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: The proposed two-story duplex structure is compatible with the existing multifamily and single family residential uses of the neighborhood, from design, to location, and size of the project. All project elements comply with the zoning regulations.

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 7,007 square foot lot is suitable for an expansion of an existing duplex and the applicant/property owner has adequate water credits to execute the project. There are not any issues with site access, utilities, or other physical constraints.

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 use is allowed in the zone and complies with all regulations of the zoning and municipal codes, as well as being consistent with the General Plan. The granting of 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.

BE IT FURTHER RESOLVED, the Planning Commission hereby grants Board of Architectural Review Application No. 21-06 and Use Permit Application UP-21-01 subject to the following terms and conditions:

Project Specific:

Planning:

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 January 12, 2022 shown on Exhibit A.

2. Prior to building permit issuance for the project approved under this Use Permit and Board of Architectural Review application, the applicant/owner shall apply for a demolition permit for the existing two car garage, and/or shall submit plans for the garage-to-ADU conversion.
3. Prior to the building permit being finalized for the project scope approved under this Use Permit and Board of Architectural Review application, the applicant/owner shall be required to obtain a building permit for the garage-to-ADU conversion.
4. Should the owner/applicant choose not to move forward with the garage demolition and subsequent garage-to-ADU conversion, then the building permit submitted for the project approved under this Use Permit and Board of Architectural Review application shall include details for a renovation of the existing garage structure to accommodate two covered parking spaces as required for the duplex expansion. Additionally, the guest parking space will need to be relocated to a code compliant location that would not block access to the garage.
5. Under any other circumstance not outlined above in conditions 2-4, the applicant/owner shall be required to provide two covered parking spaces and one guest parking space, if the existing garage structure is not permitted to be converted to an ADU.

Engineering:

1. Proposed project must implement stormwater Best Management Practices (BMPs) during construction. (SMC 8.46)
 - a. Complete and submit the Stormwater Compliance Tracking Form, with signature to be submitted with the building permit application.
 - b. A project specific Erosion and Sediment Control Plan (ESCP) sheet is required of the applicant as part of building permit application. See template as an example.
2. As required by Attachment 1 to Resolution No. R3-2013-0032 of the Central Coast Regional Water Quality Control Board, if the project creates or replaces greater than 2,500 square feet of impervious surface, the applicant shall develop a Stormwater Control Plan demonstrating compliance with performance requirements #1, #2, #3, and #4 as applicable. (SMC 8.46.130)
 - a. If required, the Stormwater Control Plan shall be submitted prior to finalizing site plan or civil grading and drainage plans. Stormwater Control Plan shall be approved by the Public Works Engineering department prior

- to finalizing project civil grading and drainage plans and shall include hydrology and hydraulic calculations validating the design of conveyance, treatment and/or infiltration features as appropriate.
- b. If required, provide a soils engineering report describing the soil type and soil hydrologic soil group substantiating design of structural stormwater control measures described within the Stormwater Control Plan.
 - c. If necessary, conduct infiltration testing per the Riverside County-Low Impact Development BMP Design Handbook.
3. Applicant shall submit architectural and/or civil grading and drainage plans with building permit application.
- a. Site plan shall clearly identify and denote all areas of pervious and impervious surfaces, including driveways and patios, both existing and proposed.
 - b. Plans shall clearly denote, in table format, the existing impervious surface area, new (proposed) impervious surface area created, replaced impervious surface area, and total post-project impervious surface area. Impervious areas are to include patios and driveways as applicable.
 - c. Plans shall denote direction of stormwater runoff within the site.
4. Installation of sidewalk curb and gutter along the frontage of the parcel is not mandatory. Applicant may choose to install sidewalk curb and gutter within the City right of way by a licensed concrete contractor in conformance with the most current applicable engineering standards and upon the prior issuance of an Encroachment Permit from the Public Works Department.
5. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.

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. 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.
3. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of new water fixtures.
4. 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.
5. Water conservation fixtures shall be provided in the proposed project.
6. 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.
7. 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.
8. 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 12th day of January, 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____, Chairperson

ATTEST:

Planning Commission Secretary

USE PERMIT APPLICATION No. UP-21-05
AND
DESIGN REVIEW APPLICATION No. BAR-21-10
PC RESOLUTION No. 22-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

PROJECT DESCRIPTION AND MATERIALS

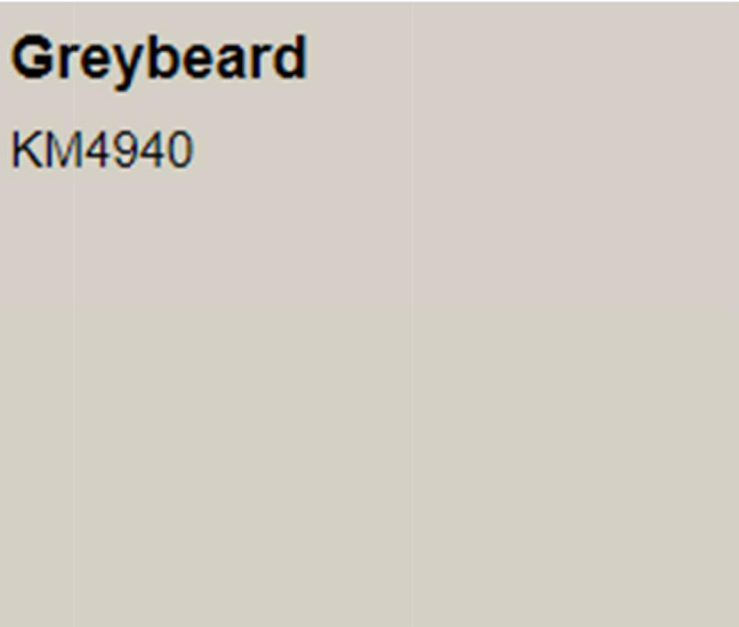
SHEET INDEX:

- A1.0 COVER SHEET, LOCATION MAP, PROJECT DESCRIPTION AND MATERIALS
- A1.1 EXISTING AND PROPOSED SITE PLANS - EXPANSION OF EXISTING DUPLEX A & B
- A1.2 PROPOSED FLOOR PLANS - EXPANSION OF EXISTING DUPLEX A & B
- A1.3 PROPOSED ELEVATIONS - EXPANSION OF EXISTING DUPLEX A & B

Roof Color and Material: Tuscan – Composite Roofing Singles



Trim: Greybeard



Accent: Tranquil Taupe



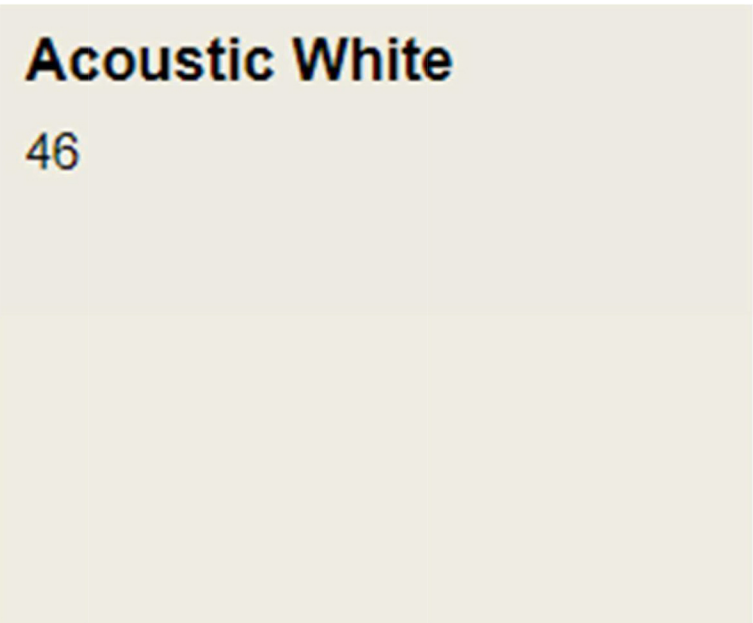
PROJECT DESCRIPTION

The Applicant is proposing to expand and improve the existing multi-family attached dwelling units and create a second story addition as permitted via the residential zone development standards. The project is an existing permitted multi-family duplex located on 987 Harcourt Avenue (APN: 012-361-024). The existing multi-family duplex consists of two (2) attached units, with a total size of approximately 976 SF on lot approximately 7,007 SF. The proposed project consists of expanding the current building footprint and creating a second story addition. The second story (Unit B) will be approximately 1,500 SF in size, for a three bedroom and two and a half bath living unit. The first story (Unit A) will be approximately 1,500 SF in size and match the second story's footprint, and provide a three bedroom and two bath living unit. The proposed project complies with the development regulations of the medium density residential zone, including site coverage, floor area ratio, and height.

COLORS AND MATERIAL LIST

Exterior Paint Color

Walls: Acoustic White



ARCHITECTURAL REVIEW APPLICATION
MULTI-FAMILY SECOND STORY ADDITION
FOR
987 HARCOURT AVENUE
SEASIDE, CA 93955

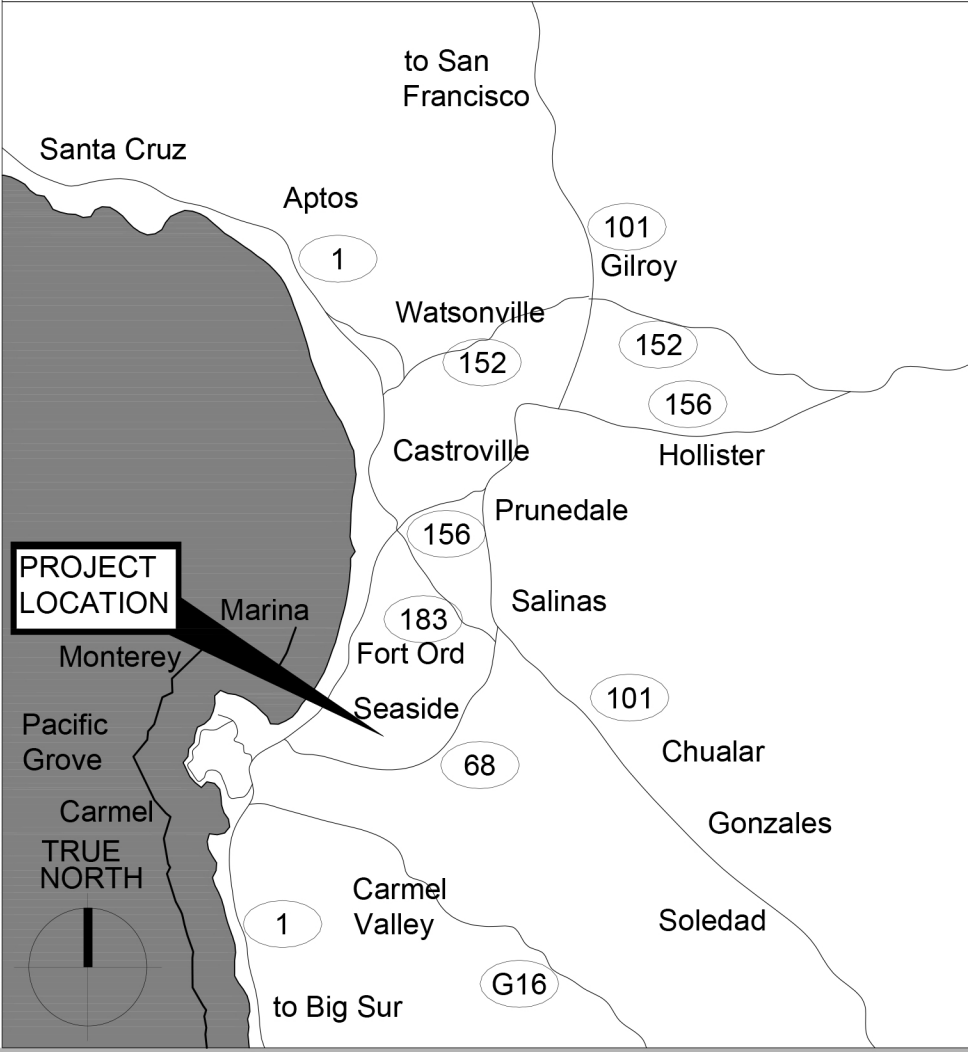


Prepared For:
City of Seaside
Resource Management Services – Planning Division
Beth Rocha – Senior Planner
440 Harcourt Avenue
Seaside, CA 93955
(P) 831-899-6728

Applicant:
Villazzo Group, LLC
(P) 831-275-5360

Date:
November 12, 2021

LOCATION MAP



The use of the plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with the Designer, and visual contact with them constitutes prima facie evidence of the acceptance of these restrictions.

REVISIONS/ ISSUES

DESING/ DRAWN BY:
MARLENE GARCIA DESIGN
RESIDENTIAL DESIGN
tel: 831.776.4584
email: marquitecture@yahoo.com

PROPERTY OWNER:
VILLAZZO GROUP, LLC
987 HARCOURT AVE
SEASIDE, CA 93955
tel: 831.275.5360
email: villazzogroup@gmail.com

PROJECT:
PROPOSED EXPANSION OF
EXISTING DUPLEX

SHEET TITLE:
PROJECT
DESCRIPTION
AND MATERIALS

SHEET NO.:

A1.0

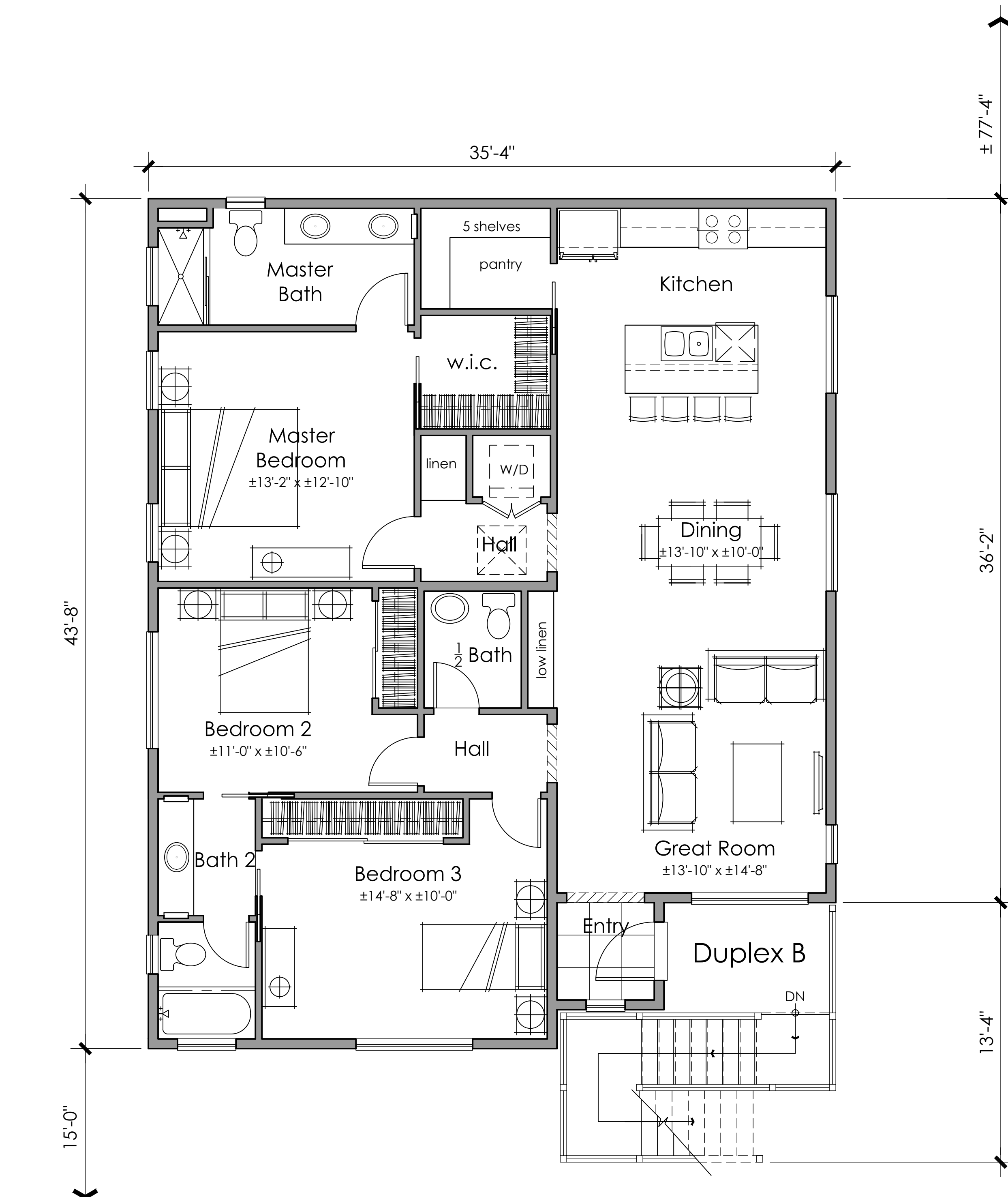
SCALE NOTE:
Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

SEASIDE, CALIFORNIA 93955

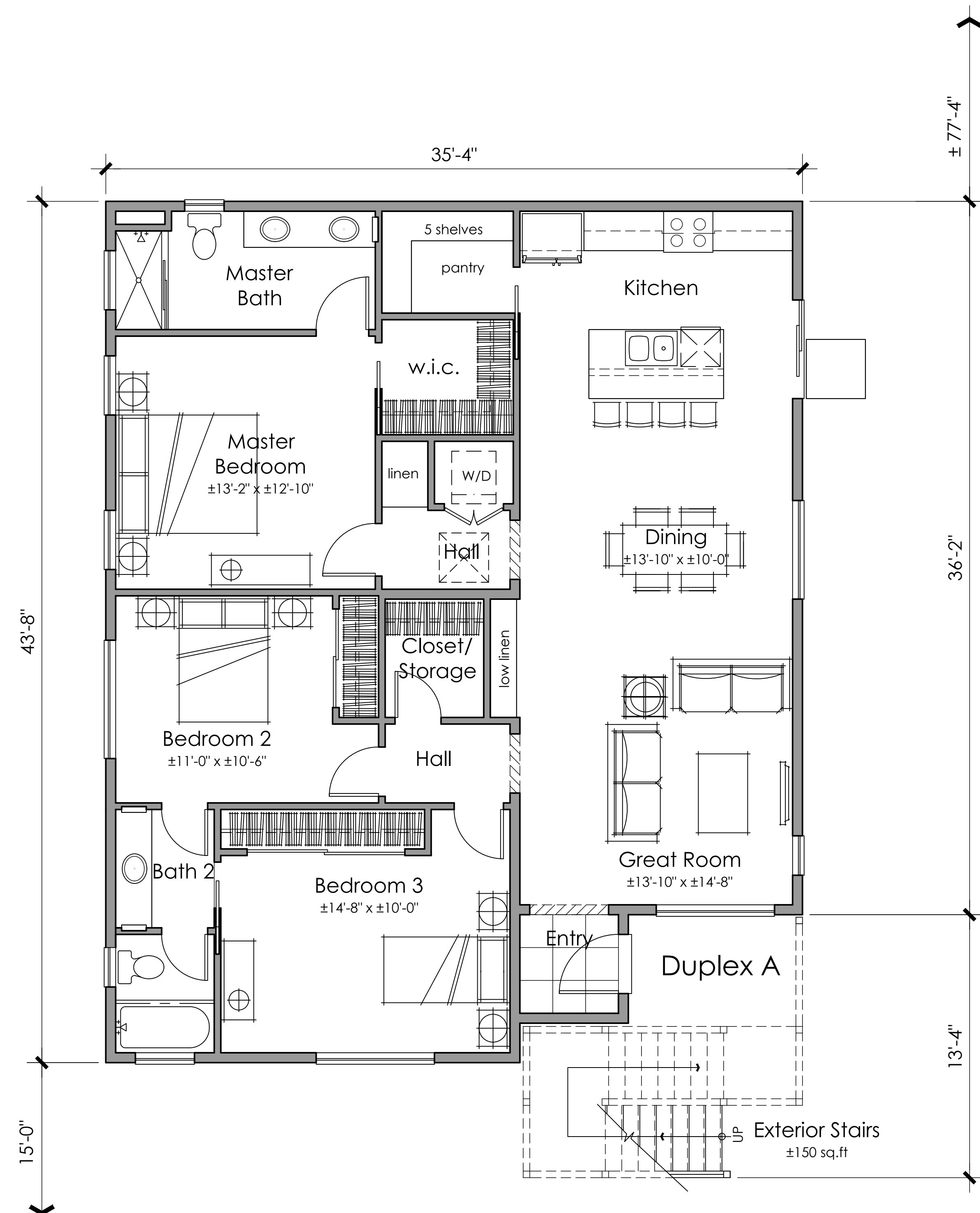
987 HARCOURT AVE

11.12.2021

PROPOSED FLOOR PLANS - EXPANSION OF EXISTING DUPLEX A & B



Second Floor
3 Bedrooms/ 2.5 Baths
1,500 S.F. Total Second Floor Living



First Floor
3 Bedrooms/ 2 Baths
1,500 S.F. Total First Floor Living

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

SEASIDE, CALIFORNIA 93955

987 HARCOURT AVE

11.12.2021

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tel: 831.776.4584
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tel: 831.275.5360
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PROJECT:

PROPOSED EXPANSION OF
EXISTING DUPLEX

SHEET TITLE:

PROPOSED
FLOOR PLANS -
EXPANSION OF
EXISTING
DUPLEX A & B

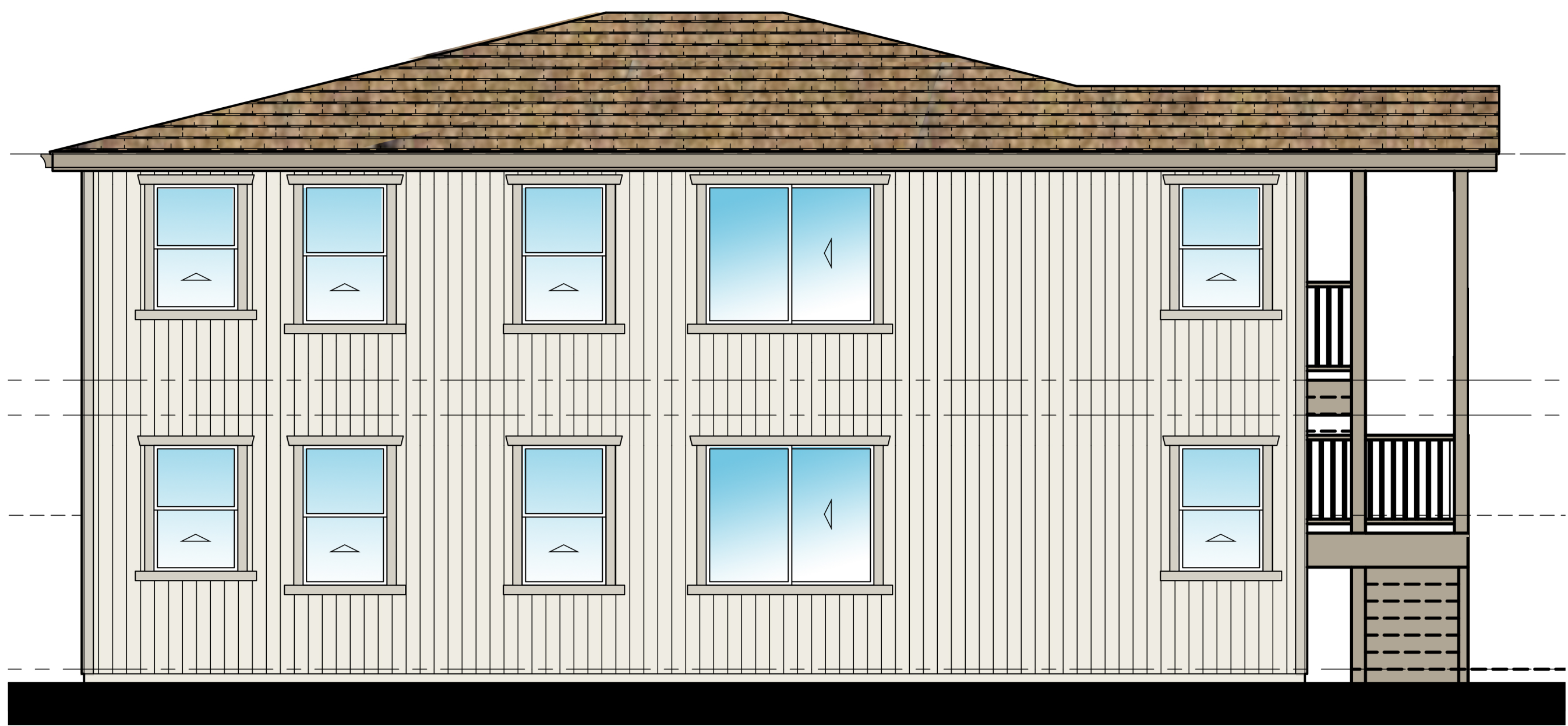
SHEET NO.:

A1.2

SCALE NOTE:

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PROPOSED EXPANSION OF EXISTING DUPLEX - ARCHITECTURAL REVIEW

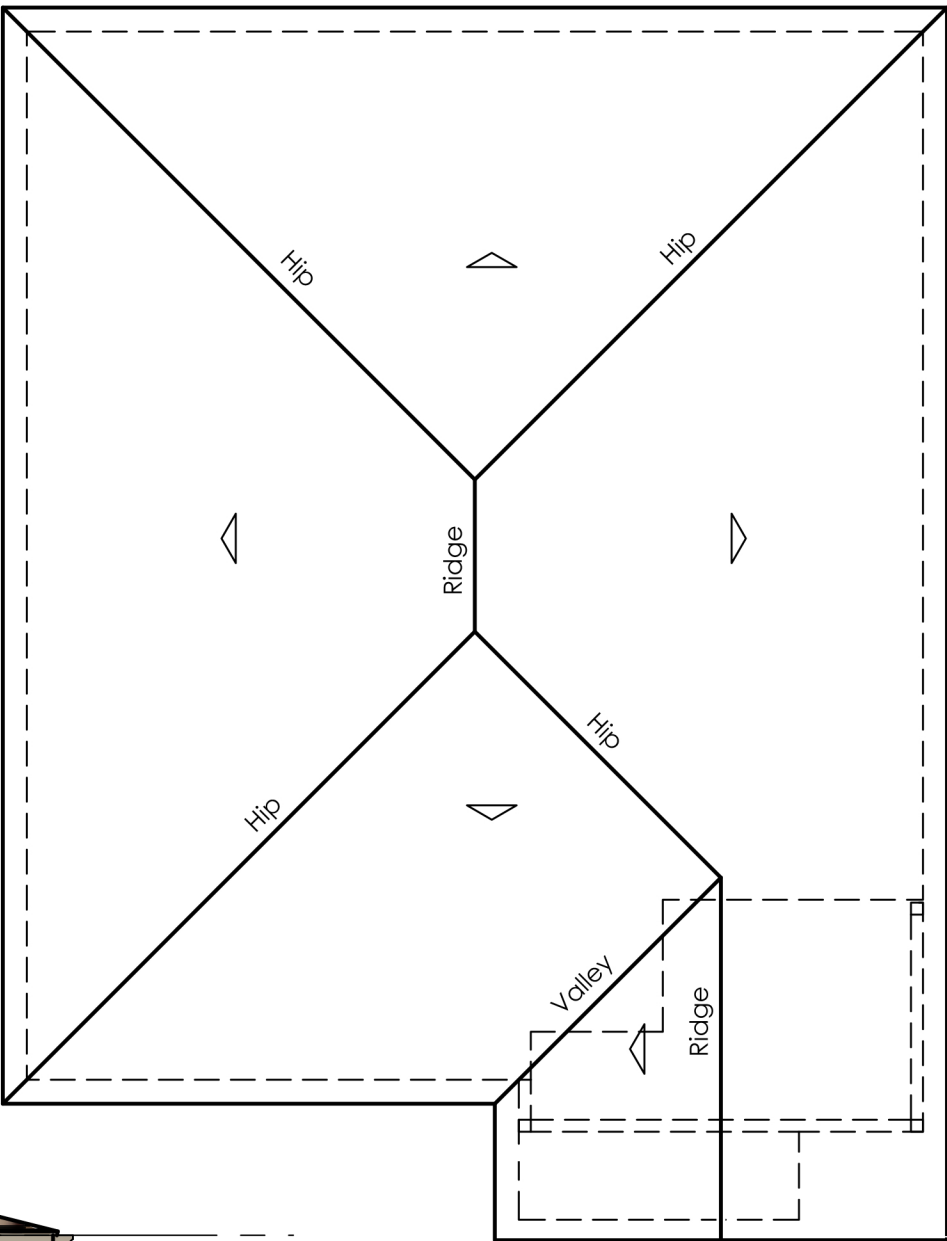


Left Elevation



Front Elevation

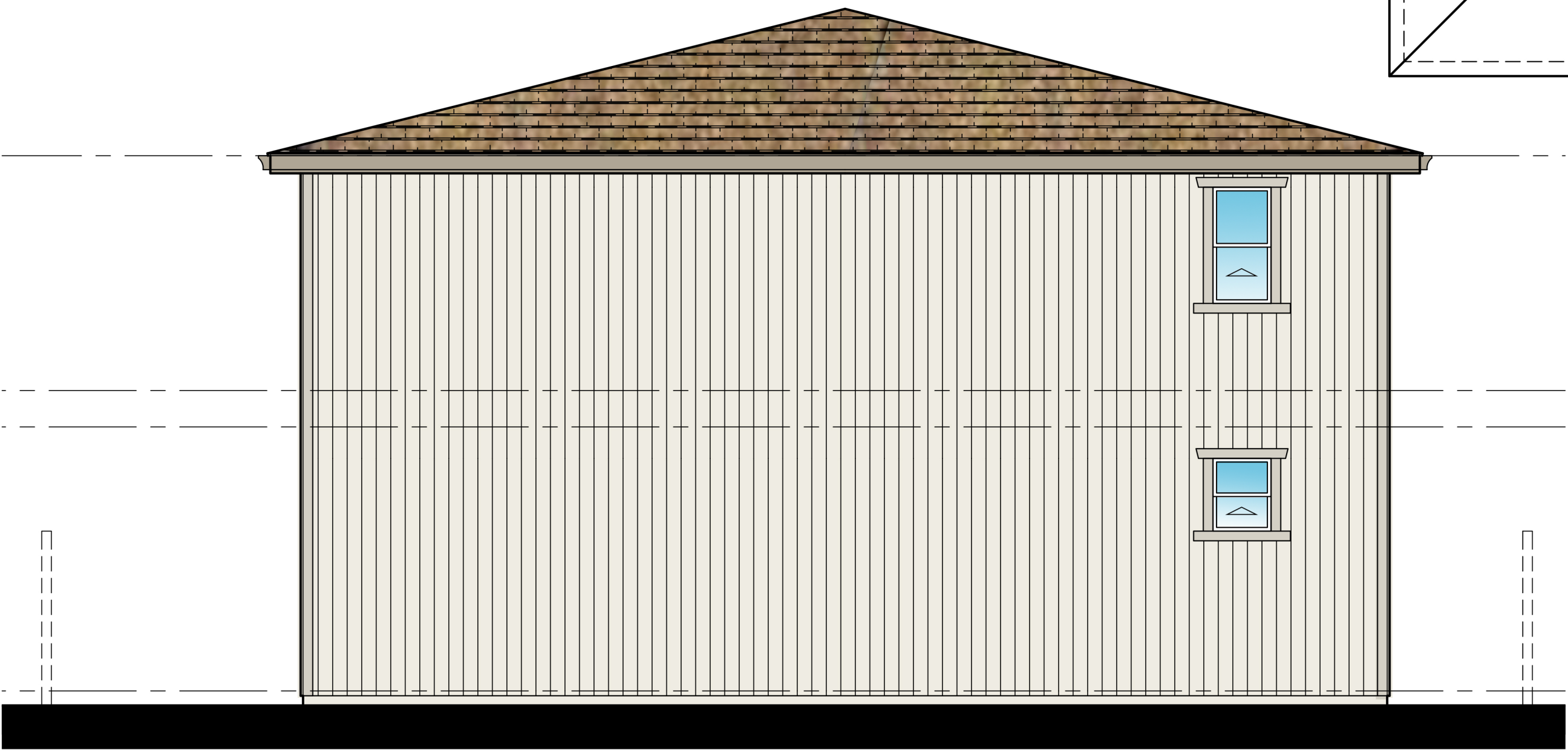
- Material List:
(see Sheet A1.0 for more info.)
- Roof: Composite Roofing Shingles
 - Walls: Cementitious Siding
 - Trims: 1x4
 - Accents: Gable End Detail w/ Outlooker



Roof Plan
3:12 Pitch Typ. U.N.O
SCALE: 1/8" = 1'-0"



Right Elevation



Rear Elevation

PROPOSED EXTERIOR ELEVATIONS AND ROOF PLAN - EXPANSION OF EXISTING DUPLEX A & B

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

SEASIDE, CALIFORNIA 93955
987 HARCOURT AVE 11.12.2021

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PROJECT:
PROPOSED EXPANSION OF
EXISTING DUPLEX

SHEET TITLE:
**PROPOSED
EXTERIOR
ELEVATIONS AND
ROOF PLAN -
EXPANSION OF
EXISTING
DUPLEX A & B**

SHEET NO.:
A1.3

SCALE NOTE:
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PROPOSED EXPANSION OF EXISTING DUPLEX - ARCHITECTURAL REVIEW

987 HARCOURT AVENUE – MULTI-FAMILY SECOND STORY ADDITION

EXISTING STRUCTURE

ELEVATIONS



Front Elevation
North



Left Elevation
East (North-East)



Right Elevation
West



Rear Elevation
South (South-West)