



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
REGULAR MEETING
Wednesday, January 26, 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

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

A. APPROVE MINUTES FROM JANUARY 12, 2022

6. BUSINESS ITEMS

A. USE PERMIT UP-22-01 AND ARCHITECTURAL REVIEW BAR-22-01: RICHARD AND SHARON GARNER, PROPERTY OWNERS AND APPLICANTS, ARE REQUESTING USE PERMIT AND ARCHITECTURAL REVIEW APPROVAL FOR THE CONSTRUCTION OF AN EXTERIOR STAIRWAY ONTO A 440 SQUARE-FOOT BALCONY ATTACHED TO THE REAR ELEVATION OF A TWO-STORY SINGLE FAMILY DWELLING LOCATED AT 1660 SIERRA AVENUE IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-414-006). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15303(E) 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
PLANNING COMMISSION
Meeting Minutes**

Regular Meeting
440 Harcourt Avenue
City Hall Council Chambers
Seaside, California

January 12, 2022 @ 7:00 PM

-
- 1. CALL TO ORDER – Acting** Chairperson Evans called the meeting to order at 7:02 pm.

2. ROLL CALL

Commissioners

☒ Dave Evans (Acting Chair)
☒ Keith Dodson
☒ Arly La Mica
☒ Will Silva

☐ John Owens (Excused)
☒ Danny Huynh (Arrived 7:05 pm)

Staff Present

☒ Beth Rocha, Senior Planner
☒ Rick Medina, Senior Planner
☒ David Little, Building Official
☒ Nisha Patel, City Engineer

3. REVIEW OF AGENDA

No items were introduced requiring placement on the Agenda after the publication and posting of the Agenda.

4. COMMENTS FROM THE PUBLIC

Public comment was opened. With no public comment received, Acting Chair Evans closed public comment.

5. APPROVAL OF MINUTES

- A. Regular Meeting of December 8, 2021:** On motion by La Mica-seconded by Silva, the Commission voted 4-0 to approve the minutes of the December 8, 2021 meeting.

Commissioner Huynh arrived after vote on the minutes.

6. BUSINESS ITEMS

A. ELECTION OF OFFICERS 2022 CALENDAR YEAR:NOMINATE AND VOTE FOR CHAIR AND VICE-CHAIR

The Commission nominated Commissioner Silva for Chair and Keith Dodson for Vice-Chair. No other nominations were received. The Commission voted 5-0 to certify Commissioner Silva as Chair and Commissioner Dodson as Vice-Chair for the 2022 calendar year.

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).

David Little provided the staff report.

The following discussion ensued amongst the Commission in review of the staff report and staff presentation:

Chair Silva expressed that a percentage limit on the maximum square footage of an ADU in relation to the main house would possibly result in the size of the ADU being so small that the City is effectively limiting the construction of ADU's. Chair Silva referred to Section 4 of the proposed Ordinance. Chair Silva presented example of a typical single family dwelling ranging between 800-1,000 square feet as an example. He stated using a percentage ratio versus the maximum square footage limits of 1,200 sq. ft. and 1,000 sq. ft. as presubscribed by State law can too constraining. He stated further that limiting an ADU to 16 feet in height versus the current 24 foot height limit would indirectly reduce the floor area of an ADU. Chair Silva offered the following recommendations for the City Council consideration:

- Set the maximum square footage for an ADU at 60%-65% of main dwelling or 1,000sq. ft./800 sq. ft.; and

- When considering using a maximum square footage and a percentage to the main dwelling, include statement to allow whichever ratio is greater to prevail. State law currently uses this statement and provides the greatest flexibility design and overall cost effectiveness of the project.

Public Comment opened:

Timothy Randazzo concerned with the sustainability of ADU's and how the City could reduce the carbon footprint of this type of construction to reduce environmental impact.

No additional speakers were present.
Public comment was closed.

Chair Silva addressed the public comment in that ADU's are a type of infill development that would avoid sprawl and increase density.

Senior Planner Beth Rocha conformed the comment from Chair Silva and stated that ADU's also encourage the efficiency and repurposing of existing space for needed housing alternatives, particularly in light of the moratorium on water meters for other forms of traditional new housing stock. Discussed the possibility of a smaller primary unit not allowing for the establishment of a decently sized ADU, limiting the possibility of reclassifying a larger ADU from being established and classified as the primary unit and the existing structure as the ADU due to it's limited square footage.

In making a Motion on this Item, Chair Silva advised the Commission that they should consider making recommended text change on the size of ADUs based on the Commission's discussion of this issue. Commissioner Dodson noted that the proposed Ordinance language indicating whichever is less between the square footage limitation and percentage is confusing and would support revising the text to state whichever is greater.

On **Motion by Commissioner Evans and Seconded by La Mica**, the Commission voted 5-0 to recommend that the City Council adopt the ADU Ordinance Amendment with the following change:

PC Recommends the city council Adopt Ordinance with the last clause in Section 4a that specifies, "whichever is less" be stricken and that the City Council evaluate the 40% in section 4a and 50% in section 4b to make sure those numbers are not problematic or

exclusive: what percentage and/or maximum square footage limitations are appropriate for neighborhood compatibility.

- C. 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.

Senior Planner Beth Rocha presented the item.

The commissioners asked a series of questions about the project, from design elements to parking and open space requirements. Staff explained the nonconforming status of the existing duplex structure "locking" in the project site to it's current condition, due to the density not being increased although the square footage was being increased, that would otherwise be required for a new duplex development proposed today.

Senior Planner Rocha provided the design alternative preferred by the applicant to the commission.

The commission had concerns with the design alternative. Additionally, there was a discussion around the parking/garage conditions of approval that staff drafted for the resolution. Once an understanding of the conditions was discussed most concerns were alleviated regarding the phasing of the permits and garage-to-ADU conversion that was the basis for the conditions.

Applicant comment: Jonathan Lee addressed the commission, specified his reasons for preferring the design alternative, and provided some information regarding his long term plans with the property.

Public Comment: None

On **Motion by Commissioner Evans and Seconded by Dodson**, the Commission voted 5-0 to approve BAR-21-10 and UP-21-05 for approval of the plans, as originally proposed, and a condition be added to prohibit parking within the front setback. Unanimous approval.

7. REPORTS FROM COMMISSIONERS

None.

8. REPORTS FROM STAFF

None.

9. ADJOURNMENT

There being no further business, the Chair adjourned the meeting at **8:57PM**



CITY OF SEASIDE STAFF REPORT

Item No.:6.A

TO: Planning Commission

BY: Rick Medina Senior Planner

DATE: January 12, 2022

SUBJECT: **USE PERMIT APPLICATION NO. UP-22-01 AND BOARD OF ARCHITECTURAL REVIEW NO. BAR-22-01.** RICHARD AND SHARON GARNER, PROPERTY OWNERS AND. APPLICANTS, ARE REQUESTING USE PERMIT AND ARCHITECTURAL REVIEW APPROVAL FOR THE CONSTRUCTION OF AN EXTERIOR STAIRWAY ONTO A 440 SQUARE-FOOT BALCONY ATTACHED TO THE REAR ELEVATION OF A TWO-STORY SINGLE-FAMILY DWELLING LOCATED AT 1660 SIERRA AVENUE IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT (APN 012-414-006). THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15303(E) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

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. Additionally, in accordance with SMC section 17.62.030.B.2., architectural review is required *for all new second-story elements including decks, roofs, projections, etc.*

Staff recommends approval of UP-22-01 and BAR-22-01 subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

BACKGROUND

The subject site consists of a 6,725 square-foot parcel developed with a 1,626 square foot, split-level single-family dwelling with an attached two car garage. The surrounding adjacent parcels consist of one-story and two-story single-family dwellings.

PROJECT DESCRIPTION

The project consists of reconstructing an elevated deck in the rear yard of the site. They will be accessed directly from dwelling via the second floor living area. With the reconstruction of the deck, owner will be expanding the deck area to wrap around on the east side of the dwelling and allow for access to the rear yard with a stairway on the south side. See Exhibit D for illustration showing the area of the former deck, the expanded deck is on the east side and new stairway on the south side.

The finished floor of the deck will measure 12'-9-1/2" above grade. As shown on the site photographs, the area of the rear yard that abuts to the property to the south is raised approximately four feet above the grade of the deck foundation piers with an existing retaining wall supporting the upper area. No changes or modifications will be made to the retaining wall. A cross section of the retaining wall is shown to the left of the South Elevation. The property to the rear of the site that abuts the rear yard is separated from the project site by a six-foot fence and with the dwelling siting approximately five higher than the grade of the existing rear fence. The height of the finished floor of the deck will be looking at the top of the fence without any potential for views into the rear yard of the southern property.

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 3, Section 15303(e)(1): Class 3 consists of additions of new small facilities and/or accessory structures to existing structures.

Evidence: CEQA section 15303(e) lists an exemption for (e) Additions of new small facilities and accessory structures to existing structures. The proposed addition results in an increase of a 440 square foot deck attached to the rear southern and eastern side elevation of the dwelling, 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

Use Permit Findings:

All exterior stairways for a residential dwelling require Use Permit approval. 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 deck and stairway that are projecting the maximum allowed six feet into a 15-foot rear setback consist of an allowed accessory

structure to the permitted single-family dwelling 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 single-family dwelling and proposed deck and exterior stairway is consistent with the General Plan designation of the RS-8 - Low Density Single Family 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 deck and exterior stairway structures are compatible with the existing 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 6,725 square foot lot is suitable for the construction of an elevated deck with an exterior stairway. 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

Attachment 2: Location Map

Attachment 3: Site Photos

Attachment 4: Site Map Delineation of Existing and Expanded Improvements

RESOLUTION NO. 22-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING DESIGN REVIEW PERMIT BAR-22-01 AND USE PERMIT APPLICATION NO. 22-01 FOR A SECOND STORY DECK ADDITION AND EXTERIOR STAIRWAY TO AN EXISTING SINGLE FAMILY DWELLING AT 1660 SIERRA AVENUE IN SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT.

WHEREAS, Richard and Sharon Garner, property owners, are requesting approval of a Use Permit application and Design Review Application to allow for a second story deck addition and exterior stairway at 1660 Sierra Avenue in the RS-8 zoning district; and,

WHEREAS, a duly noticed public hearing has been held on January 26, 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-22-01 and Design Review Application No. BAR-22-01 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). Subsection (E) for a Class 3 exemption consists of additions of new small facilities and/or accessory structures to existing structures.

Evidence: CEQA section 15303(e) lists an exemption for (e) Additions of new small facilities and accessory structures to existing structures. The proposed addition results in an increase of a 440 square foot deck attached to the rear southern and eastern side elevation of the dwelling, 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings approving Use Permit Application No. UP-22-01 and Design Review Application No. BAR- 22-01:
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 deck projection into a rear yard 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 17.30.100.E, Table 3-5, Allowed Architectural Projections Into Setbacks, the proposed project adheres to all setbacks and development regulations. The proposed deck and stairway will maintain a Five-foot setback from the western side yard (Five feet required), a Nine-foot setback from southern side yard (Nine feet required), and a 25-foot setback from the eastern side yard (Five feet required).

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 following Single-Family Residential Design Guidelines support the proposed addition:

"The exterior treatment and overall design of additions to existing homes should respect the features and materials of the original structure, as appropriate," (III.A.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 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:

All exterior stairways for a residential dwelling require Use Permit approval. 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 deck and stairway that are projecting the maximum allowed six feet into a 15-foot rear setback consist of an allowed accessory structure to the permitted single family dwelling 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 single family dwelling and proposed deck and exterior stairway is consistent with the General Plan designation of the RS-8 - Low Density Single Family 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 deck and exterior stairway structures are compatible with the existing 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 6,725 square foot lot is suitable for the construction of an elevated deck with an exterior stairway. 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. 22-01 and Use Permit Application UP-22-01 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 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 deck addition and exterior stairway.

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 26th day of January, 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva

ATTEST:

Dominique L. Davis, City Clerk
Planning Commission Secretary

USE PERMIT APPLICATION No. UP-22-01
AND
DESIGN REVIEW APPLICATION No. BAR-22-01
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

TABLE R602.3(1) FASTENING SCHEDULE

Item	Description of Building Elements	Number & Type of Fastener (a, b, c) & Spacing
ROOF		
1	Blocking between joists or rafters to top plate, toe nail	3-8d (2 1/2" x 0.131)
2	Ceiling joists to plate, toe nail	3-8d (2 1/2" x 0.131)
3	Ceiling joists not attached to parallel rafter, laps over partitions, face nail	4-10d box nails (3/20.128); or 3-16d common nails (3 1/2" x 0.162) or 4-3" x 0.316 nails
4	Collar tie rafter, face nail or 1 1/4" x 20 gauge ridge strap	3-10d (3" x 0.128)
5	Rafter to plate, toe nail	3-16d box nails (3 1/2" x 0.135) or 3-10d common nails (3" x 0.148) (2 toe nails on 1 side and 1 toe nail on opposite side of e.a. rafter or rurs. ll)
6	Roof rafters to ridge, valley or hip rafters:	4-16d (3 1/2" x 0.135) toe nail 3-16d (3 1/2" x 0.135) face nail
WALL		
7	Full-up studs-face nail	10d (3" x 0.128) @ 24" O.C.
8	Abutting studs of intersecting wall corner, face nail	10d (3 1/2" x 0.135) @ 12" O.C.
9	Full-up header, two pieces with 1/2" spacer	16d (3 1/2" x 0.135) @ 16" O.C. along e.a. edge
10	Continued header, two pieces	16d (3 1/2" x 0.135) @ 16" O.C. along e.a. edge
11	Continuous header to stud, toe nail	4-8d (2 1/2" x 0.131)
12	Double studs, face nail	10d (3" x 0.128) @ 24" O.C.
13	Double top plates, face nail	10d (3" x 0.128) @ 24" O.C.
14	Double top plates, min. 24" offset of end joints, face nail in approved area	8-16d (3 1/2" x 0.135)
15	Sole plate to joist or blocking, face nail	16d (3 1/2" x 0.135) @ 16" O.C.
16	Sole plate to joist or blocking of braced wall panels	3-8d (2 1/2" x 0.135) or 2-16d (3 1/2" x 1/35)
17	Sole plate to sole plate, toe nail	2-16d (3 1/2" x 0.135)
18	Top plates, laps of corner and intersections, face nail	3-10d (3" x 0.128)
19	Top plates, laps of corner and intersections, face nail	2-8d (2 1/2" x 0.115) - 2 staples 1 3/4"
20	1" brace to each stud and plate, face nail	2-8d (2 1/2" x 0.115) - 2 staples 1 3/4"
21	1" x 6" sheathing to each bearing, face nail	2-8d (2 1/2" x 0.115) - 3 staples 1 3/4"
22	1" x 8" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.131) - 4 staples 1 3/4"
23	Wider than 1" x 8" sheathing to each bearing, face nail	3-8d (2 1/2" x 0.131) - 4 staples 1 3/4"
FLOOR		
24	Joist to sill or girder, toe nail	3-8d (2 1/2" x 0.131)
25	Trim joist to top plate, toe nail (roof applications also)	8d (2 1/2" x 0.131) @ 6" O.C.
26	Trim joist or blocking to sill plate, toe nail	8d (2 1/2" x 0.131) @ 6" O.C.
27	1" x 6" subfloor or less to each joist, face nail	2-8d (2 1/2" x 0.131) - 2 staples 1 3/4"
28	2" subfloor to joist or girder, blind and face nail	2-16d (3 1/2" x 0.135)
29	2" planks (plank & beam - floor & roof)	2-16d (3 1/2" x 0.135) at each bearing
30	Full-up girders and beams, 2" lumber layers	10d (3" x 0.128) - Nail each layer as follows: 32" O.C. at top and bottom and staggered. 2 nails at end and each splice.
31	Ledges ship supporting joists or rafters	3-16d (3 1/2" x 0.135) at each joist or rafter

Item	Description of Building Materials	Description of Fastener (b, c, e)	Spacing of Fasteners (inches) (e)
Wood structural panels, subfloor, roof and interior wall sheathing to framing and particle board wall sheathing to framing			
32	3/8" - 1/2"	6d common (2" x 0.131) nail (subfloor, wall) 8d common (2 1/2" x 0.131) nail (roof)	6 12 g
33	19/32" - 1"	8d common (2 1/2" x 0.131)	6
34	1 1/8" - 1 1/4"	10d common (3" x 0.148) nail or 8d (2 1/2" x 0.131) deformed nail	6
Other wall sheathing (in)			
35	1/2" structural cellulose fiberboard sheathing	1 1/2" galvanized roofing nail, 7/16" crown or 1" crown staple 16ga., 1 1/4" long	3
36	25/32" structural cellulose fiberboard sheathing	1 3/4" galvanized roofing nail, 7/16" crown or 1" crown staple 16ga., 1 1/2" long	3
37	1/2" gypsum sheathing (d)	1 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S	7
38	5/8" gypsum sheathing (d)	1 3/4" galvanized roofing nail; staple galvanized, 1 5/8" long; 1 5/8" screws, Type W or S	7
Wood structural panels, combination subfloor underlayment to framing			
39	3/4" and less	6d deformed (2" x 0.127) nail or 8d deformed (2 1/2" x 0.131) nail	6
40	7/8" - 1"	8d deformed (2 1/2" x 0.131) nail or 8d deformed (2 1/2" x 0.127) nail	6
41	1 1/8" - 1 1/4"	10d common (3" x 0.148) nail or 8d deformed (2 1/2" x 0.127) nail	6

For 3/8" - 1 inch = 25.4 mm, 1 lb = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 ksi = 6.895 MPa.
(a) All nails are smooth common, box or deformed shank except where otherwise noted. Nails used for framing and sheathing connections shall have a minimum average bending yield strength as shown: 80 ksi for shank diameter of 0.192" (20d common nail), 90 ksi for shank diameters larger than 0.142" but not larger than 0.177", and 100 ksi for shank diameters of 0.142" or less.
(b) Staples are 16 gauge wire and have a minimum 7/16" on diameter crown width.
(c) Nails shall be spaced at not more than 6" on center at all supports where spans are 48" or greater.
(d) 4 ft by 8 ft or 4 ft by 9 ft panels shall be applied vertically.
(e) Spacing of fasteners not included in this table shall be based on Table R602.3(2).
(f) For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2" x 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48" distance from gable end walls. If mean roof height is more than 25 ft, up to 35 ft maximum.
(g) For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6" on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6" on center for minimum 48" distance from ridges, eaves and gable end walls and 4" on center to gable end wall framing.
(h) Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.
(i) Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.
(j) Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule, provide two toe nails on one side of the rafter and toe nails from the ceiling joist to top plate in accordance with this schedule. The toe nail on the opposite side of the rafter shall not be required.

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COMMUNITY
DEVELOPMENT

SPECIFICATIONS

A. GENERAL

- The contractor shall examine the drawings and verify all dimensions and conditions at the site and shall notify the Designer of any discrepancies he may find between the actual conditions and information shown on the drawings before proceeding with the work.
- The contractor shall immediately notify the Designer of any condition in which, in his opinion, might endanger the stability of the structure or cause distress to the structure.
- Plans shall not be scaled to determine dimensions due to various physical factors of paper media.
- All work shall conform to the minimum standards of the latest approved editions of the California Building Code & such other regulating agencies exercising authority over any portion of the work including the State of California, Division of Industrial Safety.
- All work shall conform to the best practices prevailing in the various trades comprising the work.
- All ASTM designations shall be as amended to date.
- The contractor shall provide temporary erection bracing & shoring for all structural members or as required for structural stability of the structure during all phases of construction.
- The contractor shall take all steps necessary to ensure the proper alignment of the structure after the installation of all structural and finish materials.

B. GRADING/ SITE PREPARATION - (Balanced Site)

- Building Inspector if required shall inspect footing excavations to verify depths prior to placement of forms and/or reinforcing steel.
- Backfill shall be re-compacted to 90% of maximum density.
- All footings shall bear a minimum of 12 inches into compacted fill or acceptable native soil.

C. REINFORCING STEEL

- A. All reinforcing steel shall be new, stock deformed bars conforming to ASTM A 615 and grade 40.
- B. Welded wire fabric shall be made of cold drawn wire & shall conform to ASTM A 185.
- All bars shall be free of rust, grease, mill scale or any other material, which might affect its bond to concrete.
- All bar bends shall be made cold.
- Bar laps shall be made away from points of maximum stress. The minimum amount of any lap shall be 2 ft.

D. CONCRETE

- Concrete used in the work shall have the following ultimate compressive strength at 28 days:
Location in structure Ultimate strength
A. Slab on grade 2,500 PSI
B. Continuous footings 2,500 PSI
- All concrete shall be stone concrete utilizing aggregate conforming to ASTM C 33. Cement shall be type I conforming to ASTM C 150.
- Concrete cover over reinforcing steel shall be as follows, U.N.O.:
A. Concrete against earth (unformed) 3"
B. Concrete against earth (formed) 2"
C. Concrete beams and columns (structural) 2"
D. Concrete slabs (structural) 1"
E. Concrete walls, interior face 1"
F. Exterior face 1 1/2"
- Before concrete is placed the contractor shall coordinate & check with all trades to ensure the proper placement of all openings, sleeves, inserts, cuts, depressions, etc. relating to the work. Any discrepancy shall be approved the local building agency prior to placing of concrete.

E. WOOD FRAMING

- All lumber shall be #2 grade Douglas Fir unless otherwise noted.
A. 2x & 3x studs
B. Roof joists and 2x6 studs D.F. No. 2 Fb = 900 PSI
C. All beams less than 3" thick D.F. No. 1 Fb = 1,350 PSI
- All wood in direct contact with the ground, masonry or concrete shall be treated with a preservative or shall be decay resistant wood as prescribed in the California Building Code.
- All walls shall be bolted to foundation w/ 1/2" anchor bolts within 12" of the ends of each wall panel and not more than 4'-0" O.C. or 7/32" steel pins of 3/4" O.C. except as called out for shear walls. Shot pins shall be Hilti or Philips unless otherwise specified.
- All hardware used in the work shall be Simpson Strong-Tie unless otherwise specified.
- A double plate made of two members of the same width, as the studs shall be placed at the top of every bearing partition. Such double plates shall be lapped at least 6 ft. apart.
- Bracing partitions shall be framed of 2x4 studs at 16" O.C.
- All nailing shall be done in accordance with the minimum requirements of the local building code. And shall be done with common wire nails.
- Bolts shall be unfinished bolts conforming to ASTM A307.
- Plywood shall be interior type with exterior glue conforming to PS-1-74 of grade called for below. Laid with face grain perpendicular to supports. Use common nails only unless otherwise approved by the local building official.
- Roof sheathing shall be 15/32" or 7/16" plywood, OSB or better nailed with 8d nails at 6" O.C. at all diaphragm and all boundaries (except unblocked panel edges) and 8d nails at 12" O.C. to intermediate supports. Span rating 24/0 or better.
- Plywood roof sheathing shall be inspected and approved by building inspector prior to covering with roof material.
- Plywood for braced walls shall be structural. All plywood edges shall be blocked. Plywood shall extend from bottom of lower most plate to top of top-most plate or roof framing unless otherwise shown or as approved by local building official.

F. DOORS & HARDWARE

- Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort.
- All doors shall be operable by a single effort by lever type hardware, unless otherwise approved by the governing building code.

PROJECT NOTES:

A. Building Department:

- Provide construction site address prior to the first inspection. Approved numbers or address signs shall be provided at construction site. They shall be a minimum height of 4" w/ 1/2" min. stroke width and have contrasting or reflecting background and permanently painted on the curb face. After windows are installed, address numbers shall be placed on a window facing the street and shall remain legible until permanent address sign is installed.
- Temporary construction site address sign shall be posted at a height of between 48" and 72". Such temporary signs shall be weather resistant on approved material. All numbers and name signs shall be maintained to the satisfaction of the Fire Marshal and Building Official.
- JOB CARD REQUIRED TO BE AVAILABLE FOR SIGNATURE AT JOB SITE.
- LOCATE AND EXPOSE ALL PROPERTY CORNERS AND SETTING PROPERTY LINES PRIOR TO THE FOUNDATION INSPECTION.

B. Site:

- Lot shall be drained from rear to front to an approved drainage system. Do not block flow with obstructions, i.e., block fences, wood fences, rocks, landscaping, mounds, etc. Final grading of lot must take place prior to request for final inspection.
- Finish floor shall be minimum above the crown of the street.
- Not used.
- No drainage to adjacent property.
- Lot shall be graded to drain water away from all foundations at a slope of 5% within 10' of the building. Impervious surfaces within 10' of the building foundation shall slope a min. of 2% away from building. All site grading outside of the building envelope is required to be a min. of 0.5% directed toward the street.

C. Framing:

- Green vinyl sinkers do not meet the nailing requirements for most BOX AND COMMON NAIL connections.
- Foundation grade redwood or pressure-treated wood for sills shall be used on concrete in direct contact with the ground.
- 9/16" and 7/16" waterboard, oriented strand board, and particleboard require tongue-and-groove edges or must be supported with blocking or edge clips.
- Finger jointed studs are not be allowed to be used for this project.
- Provide fire blocking at the 10' intervals and at all of the floor and ceiling levels.
- 20. Not used.

D. General:

- Weather stripping on all exterior doors and windows.
- Exterior envelope of the building shall be caulked and sealed to limit air infiltration.
- Doors and windows shall be certified to meet CSC requirements.
- A Construction Waste Management Plan must be finalized prior to occupancy.
- These plans & related documents must be available at the job site during any inspection activity.
- Changes from the approved plans during the course of construction shall cause construction to be suspended until such time as the plans can be amended by the designer and submitted to the city/county for review and approval.

DRAINAGE NOTES:

- NO DRAINAGE TO ADJACENT PROPERTY.
- LOT SHALL BE GRADED TO DRAIN WATER AWAY FROM ALL FOUNDATIONS AT A SLOPE OF 5% WITHIN 10' OF THE BUILDING. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% AWAY FROM BUILDING. ALL SITE GRADING OUTSIDE THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5% DIRECTED TOWARD THE STREET.
- FINISH FLOOR ELEVATION SHALL BE ABOVE CROWN OF STREET.
- DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAX. SLOPE OF 12%. THE GRADE MAY BE INCREASED TO A MAX. 20% FOR PAVED SURFACES.

TYPICAL SWALE DETAIL
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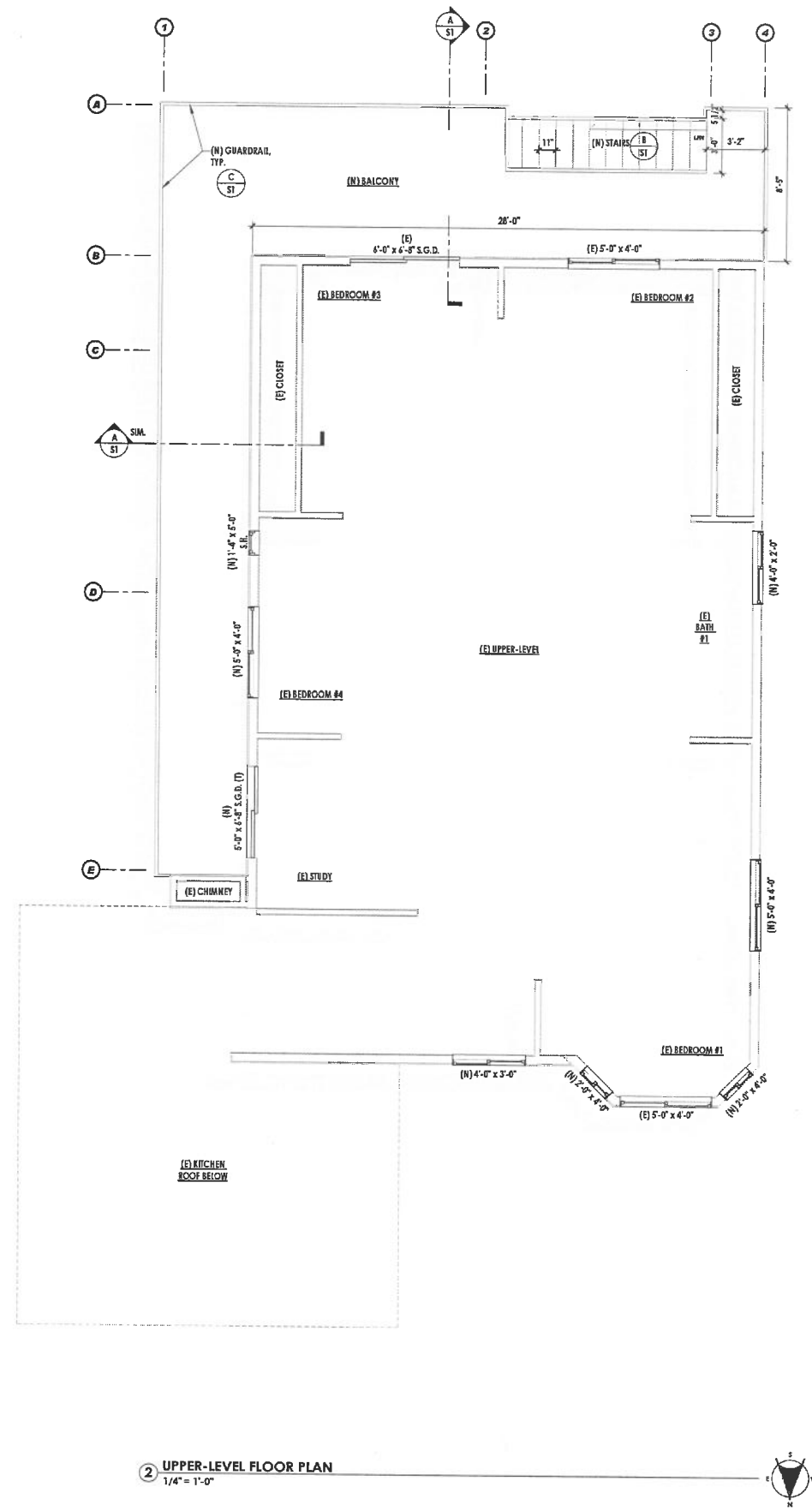
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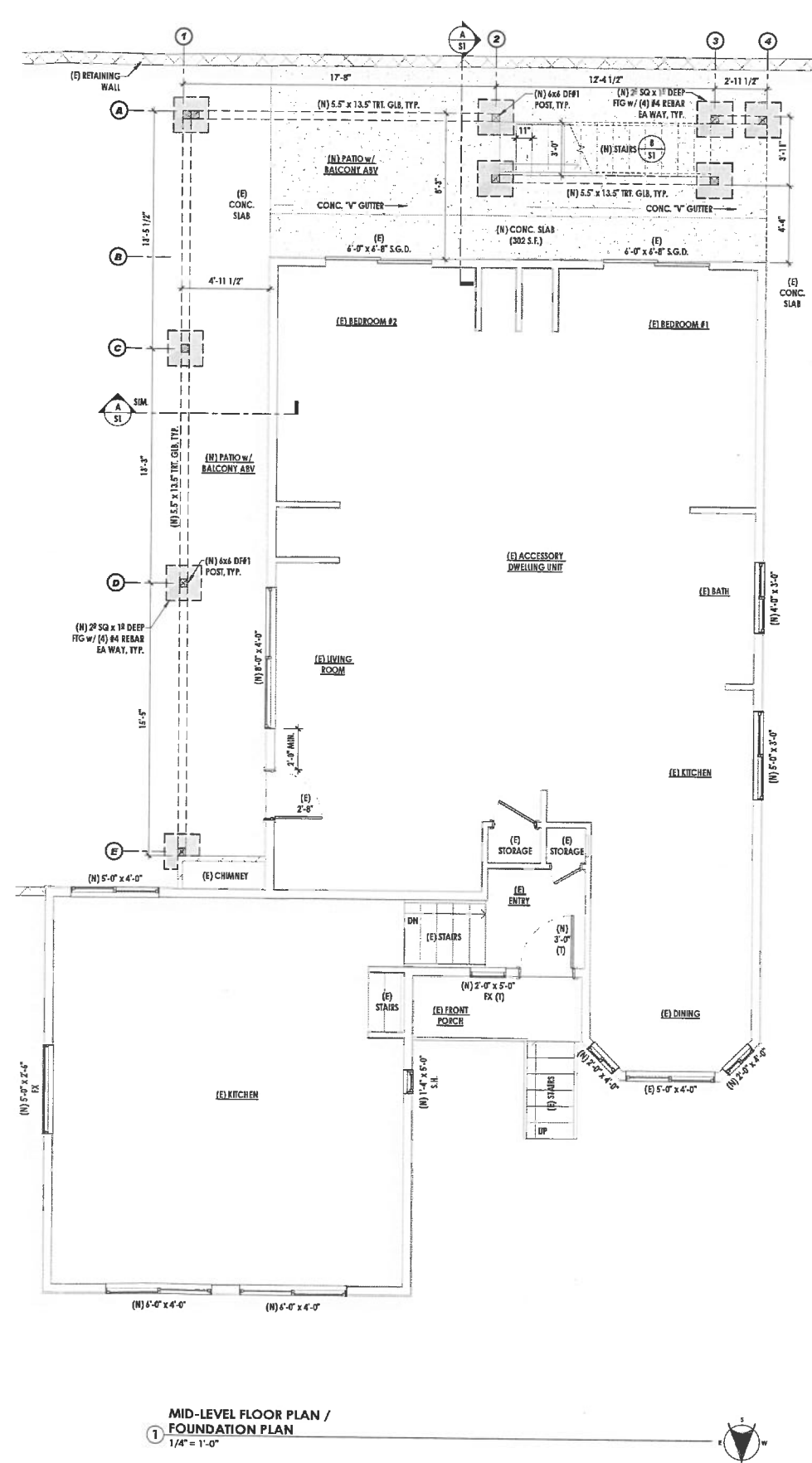
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2 UPPER-LEVEL FLOOR PLAN
1/4" = 1'-0"



1 MID-LEVEL FLOOR PLAN /
FOUNDATION PLAN
1/4" = 1'-0"



- GENERAL NOTES:**
1. Soil Bearing: 1,500 PSF.
 2. Concrete: 2,500 PSI in 28 days.
 3. Rebar: Grade 40
 4. Lumber: (unless otherwise noted)
 - Beams & Posts: Douglas Fir #1
 - Studs & Plates: Douglas Fir #2
 - Pressure treated plates in contact with soil, concrete, masonry
 5. Nailing per Table CRC 8602.3 "Fastening Schedule".
 6. Cutting, notching, & boring per CRC 8602.6
 7. Provide chemical toilet onsite during construction.

- KEY NOTES:**
- Circle with number refers to notes below:
- 1-2 NOT USED.
 - 3 EXTERIOR LATH MATERIALS: EAGLE ONE-COAT EXTERIOR STUCCO SYSTEM, ESK-2772 THE MAXIMUM COATING THICKNESS IS 1/2". PROVIDE 2 LAYERS OF GRADE 17 BUILDING PAPER OVER (E) 11-11 SHEATHING. APPLY WIRE LATH THAT COMPLIES WITH USC TABLE NO. 47-B USE M1, 20 GAUGE, 1 INCH GALVANIZED STEEL, WOVEN WIRE FABRIC. CAULKING: ACRYLIC LATEX CAULKING MATERIAL. COMPLIING WITH ASTM C 834. ALL TRIM, SCREDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC. WEEP SCREDS SHALL BE 25 GAUGE 17" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE SOIL AND 2" ABOVE ANY PAVED SURFACE.
 - 4 NOT USED.
 - 5 NOT USED.
 - 6 BEDROOM EXIT WINDOW: NET WIDTH 20", HEIGHT 24", OPENABLE AREA 57 SQ. FT. MINIMUM, BOTTOM EDGE OF OPENING WITHIN 4" OF FINISH FLOOR IN ROOM.

- GUARDRAIL NOTE:**
1. GUARDRAILS SHALL BE PROVIDED AT THE OPEN SIDE OF LANDINGS, DECKS AND BALCONIES OVER 30" ABOVE ADJACENT SURFACES.
 2. OPENINGS IN GUARDRAILS SHALL BE 3.99" MAX.

- STAIR NOTE:**
1. RISE & RUN THE RISE OF EVERY STEP IN STAIRWAY SHALL BE 7.75" MAX. AND 4" MIN. STAIR TREAD DEPTHS SHALL BE NO LESS THAN 10". THE LARGEST TREAD WIDTH OR RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
 2. MINIMUM 36" WIDE RISERS AND LANDINGS.
 3. GUARDRAILS SHALL BE PROVIDED AT THE OPEN SIDE OF LANDINGS, DECKS AND BALCONIES OVER 30" ABOVE ADJACENT SURFACES.

- DOOR LANDING NOTES:**
1. Landings shall have a minimum width equal to the width of the door or 36", whichever is greater & 36" deep.
 2. No more than 1.5" lower than the top of the threshold.
 3. Not more than 7.75" below the top of the threshold provided that the door does not swing over the landing or floor.
 4. Minimum net height of the required egress door to be not less than 78" (6'-6") measured from the top of the threshold to the bottom of the door stop.

AREA INFO:

(E) HOUSE & GARAGE FOOTPRINT:	1,626 S.F.
(E) FRONT PORCH:	35 S.F.
(N) BALCONY:	440 S.F.
TOTAL:	2,101 S.F.

DESIGNER:

ENTERPRISES
373 E. SHAW AVE. #156
FRESNO, CA 93710
(559) 289-4912
www.enterprises@outlook.com

Nik Kirby
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ENGINEER:

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Email: Jim@CFS2010.com
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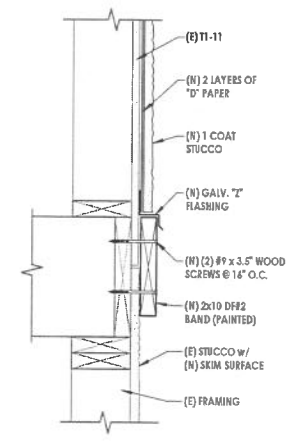
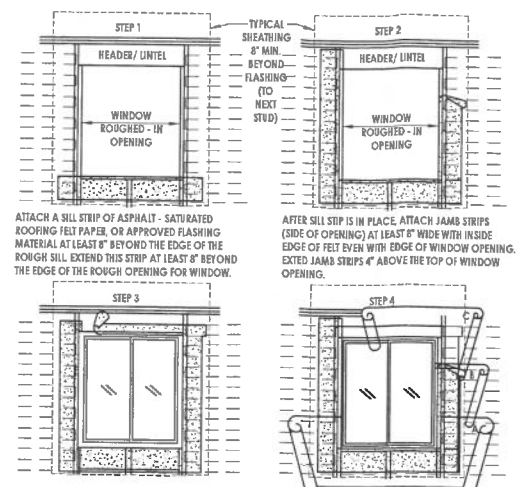
11-20-2021

DATE:

PROJECT:

New Balcony:
Gamer, Rick & Sharon
1660 Sierra Ave.
Seaside, CA 93955
(559) 760-5619
APN: 012-414-006

SHEET



A STUCCO TRANSITION DETAIL
1 1/2" = 1'-0"

- GUARDRAIL NOTES:**
- GUARDRAILS SHALL BE PROVIDED AT THE OPEN SIDE OF LANDINGS, DECKS AND BALCONIES OVER 30" ABOVE ADJACENT SURFACES.
 - OPENINGS IN GUARDRAILS SHALL BE 3.99" MAX.
- STAIR NOTES:**
- RISE & RUN: THE RISE OF EVERY STEP IN STAIRWAY SHALL BE 7.75" MAX. AND 4" MIN. STAIR TREAD DEPTHS SHALL BE NO LESS THAN 10". THE LARGEST TREAD WIDTH OR RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
 - MINIMUM 36" WIDE RISERS AND LANDINGS.
 - GUARDRAILS SHALL BE PROVIDED AT THE OPEN SIDE OF LANDINGS, DECKS AND BALCONIES OVER 30" ABOVE ADJACENT SURFACES.

- KEY NOTES:**
- CIRCLE WITH NUMBER REFERS TO NOTES BELOW:
 - 1-2 NOT USED.
 - EXTERIOR LATH MATERIALS: EAGLE ONE-COAT EXTERIOR STUCCO SYSTEM, ESR-2772 THE MAXIMUM COATING THICKNESS IS 1/2". PROVIDE 2 LAYERS OF GRADE "D" BUILDING PAPER OVER (E) TI-11 SHEATHING. APPLY WIRE LATH THAT COMPLES WITH USC TABLE NO. 47-8 USE NO. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE FABRIC. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C-834. ALL TRIM, SCREENS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC. WEEP SCREEN SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE SOIL AND 2" ABOVE ANY PAVED SURFACE.
 - NOT USED.
 - NOT USED.
 - BEDROOM EXIT WINDOW: NET WIDTH 20", HEIGHT 24", OPENABLE AREA 5.7 SQ. FT. MINIMUM, BOTTOM EDGE OF OPENING WITHIN 4" OF FINISH FLOOR IN ROOM.

DESIGNER:

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REGISTERED PROFESSIONAL ENGINEER
JIM L. CHATTERLEY
12/31/21
CIVIL
STATE OF CALIFORNIA

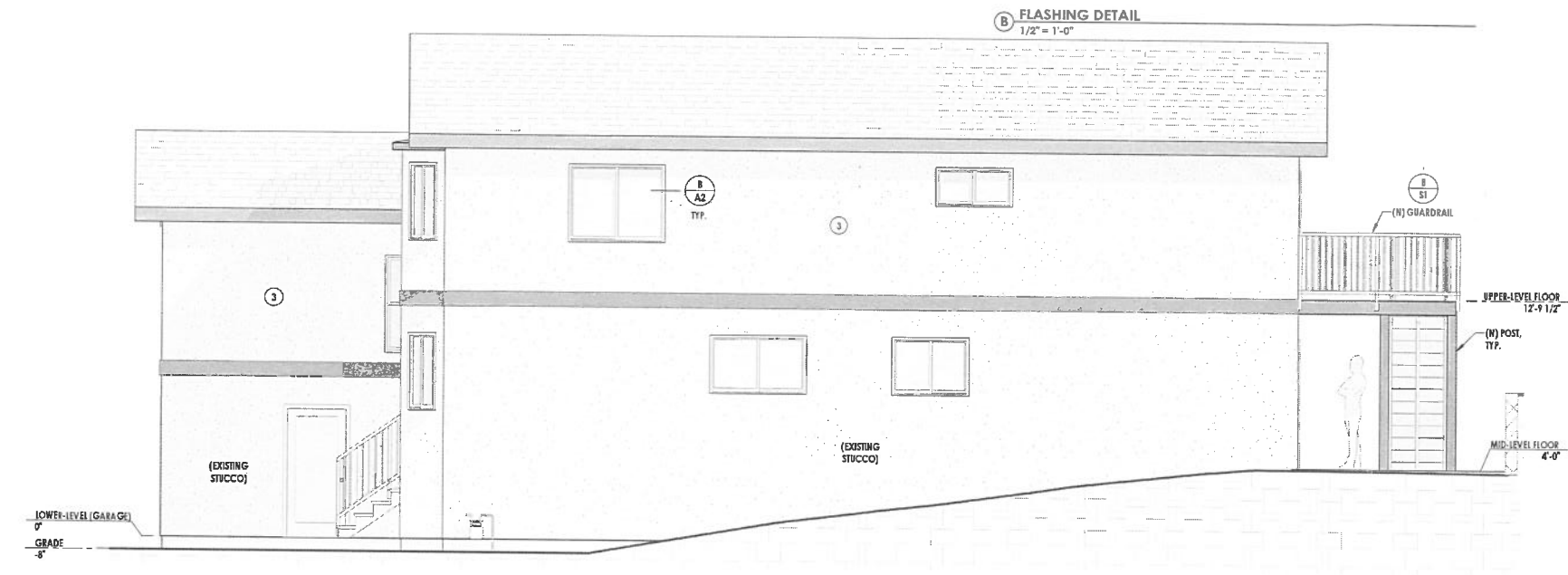
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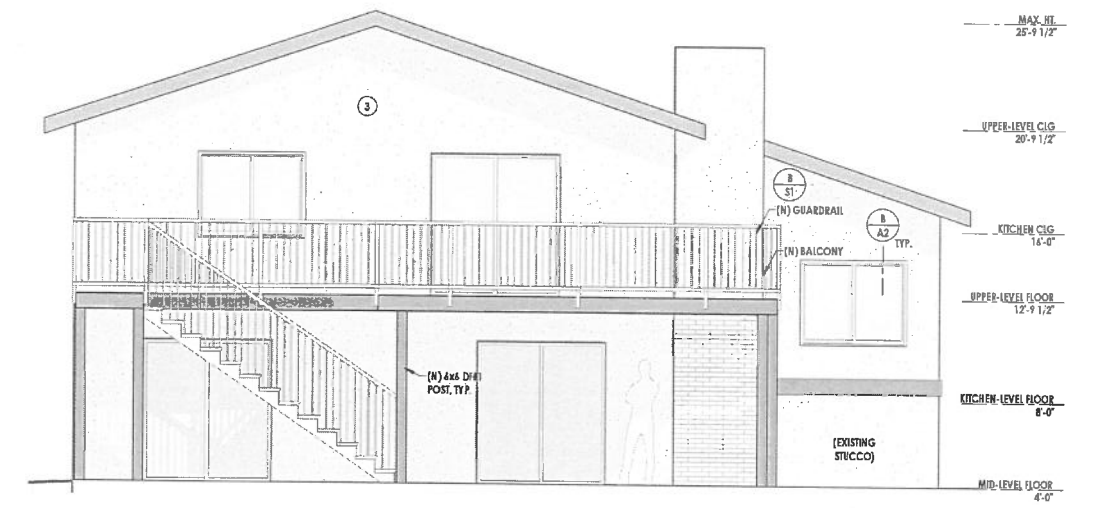
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SHEET



4 RIGHT / WEST ELEVATION
1/4" = 1'-0"



2 BACK / SOUTH ELEVATION
1/4" = 1'-0"



3 LEFT / EAST ELEVATION
1/4" = 1'-0"



1 FRONT / NORTH ELEVATION
1/4" = 1'-0"

A2

GENERAL NOTES:
1. Soil Bearing: 1,500 PSF.
2. Concrete: 2,500 PSI in 28 days.
3. Rebar: Grade 40
4. Lumber: (unless otherwise noted)
• Beams & Posts: Douglas Fir #1
• Studs & Plates: Douglas Fir #2
• Pressure treated plates in contact with soil, concrete, masonry
5. Nailing per Table CRC R402.3 Fastening Schedule.
6. Cutting, notching, & boring per CRC R402.6.
7. Provide chemical label on-site during construction.

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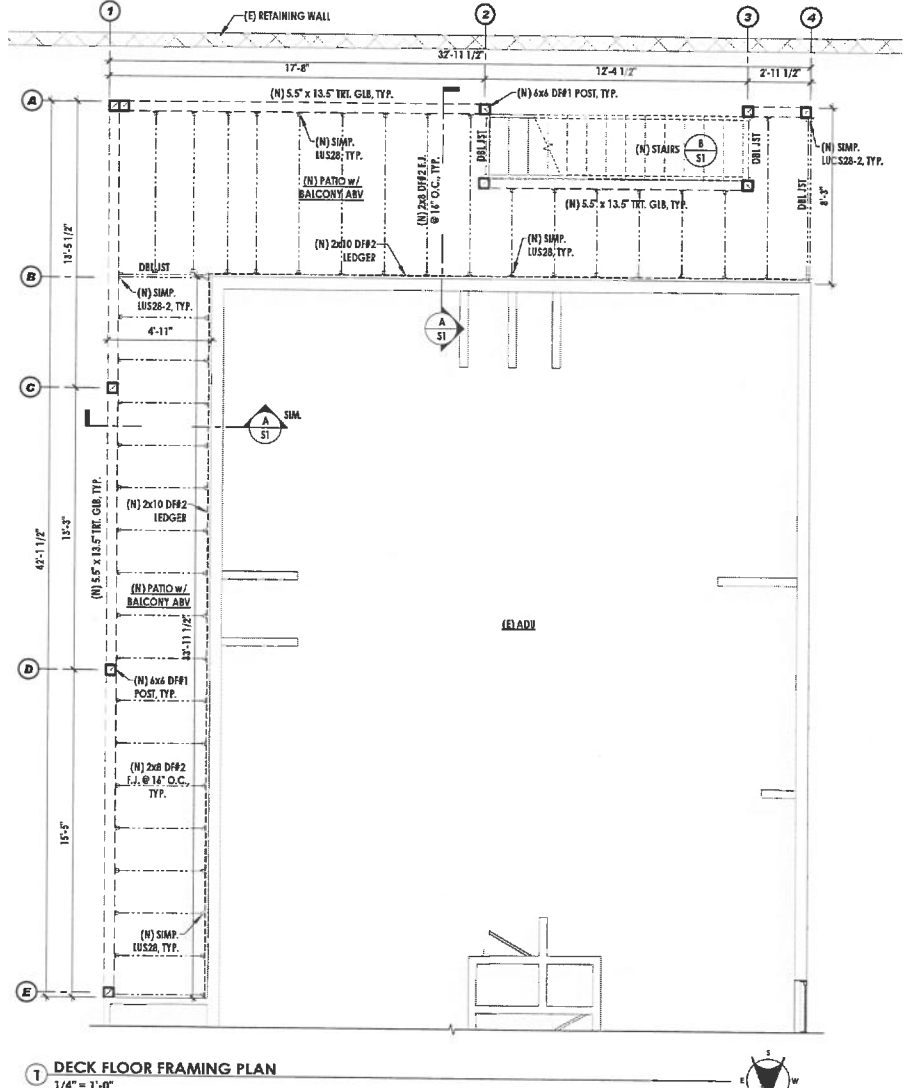
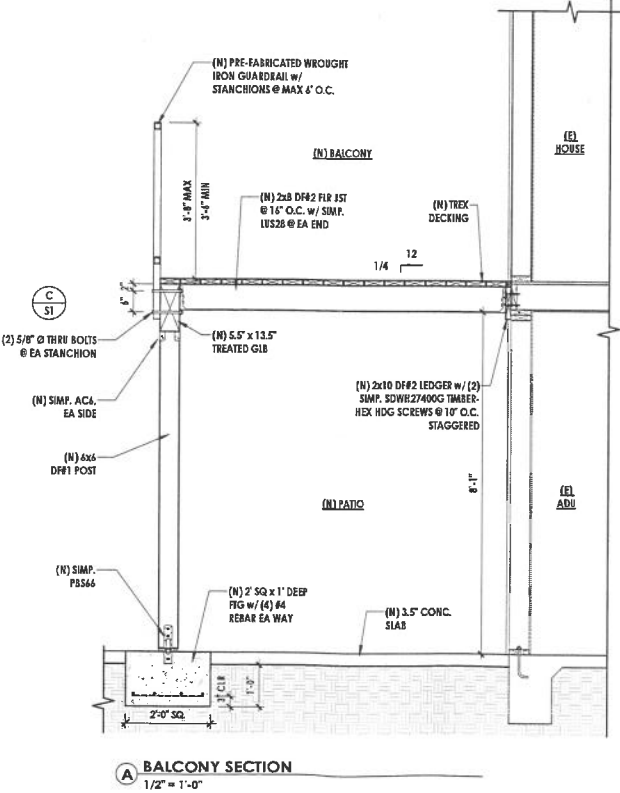
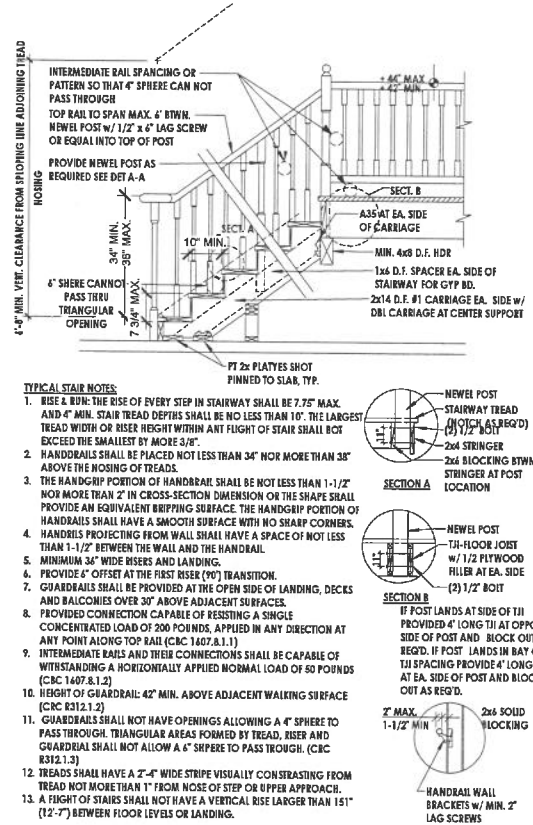
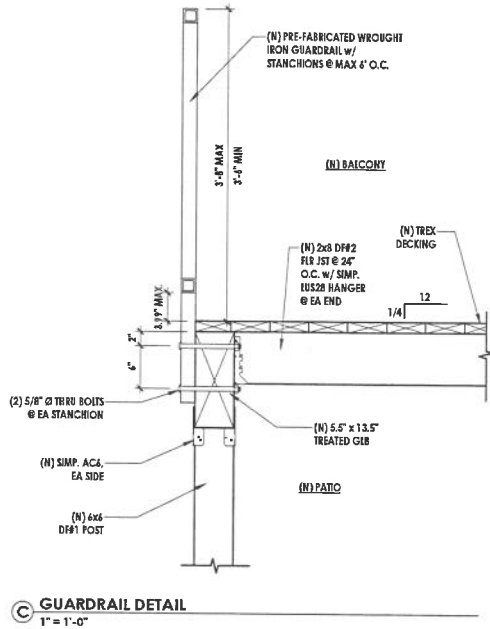
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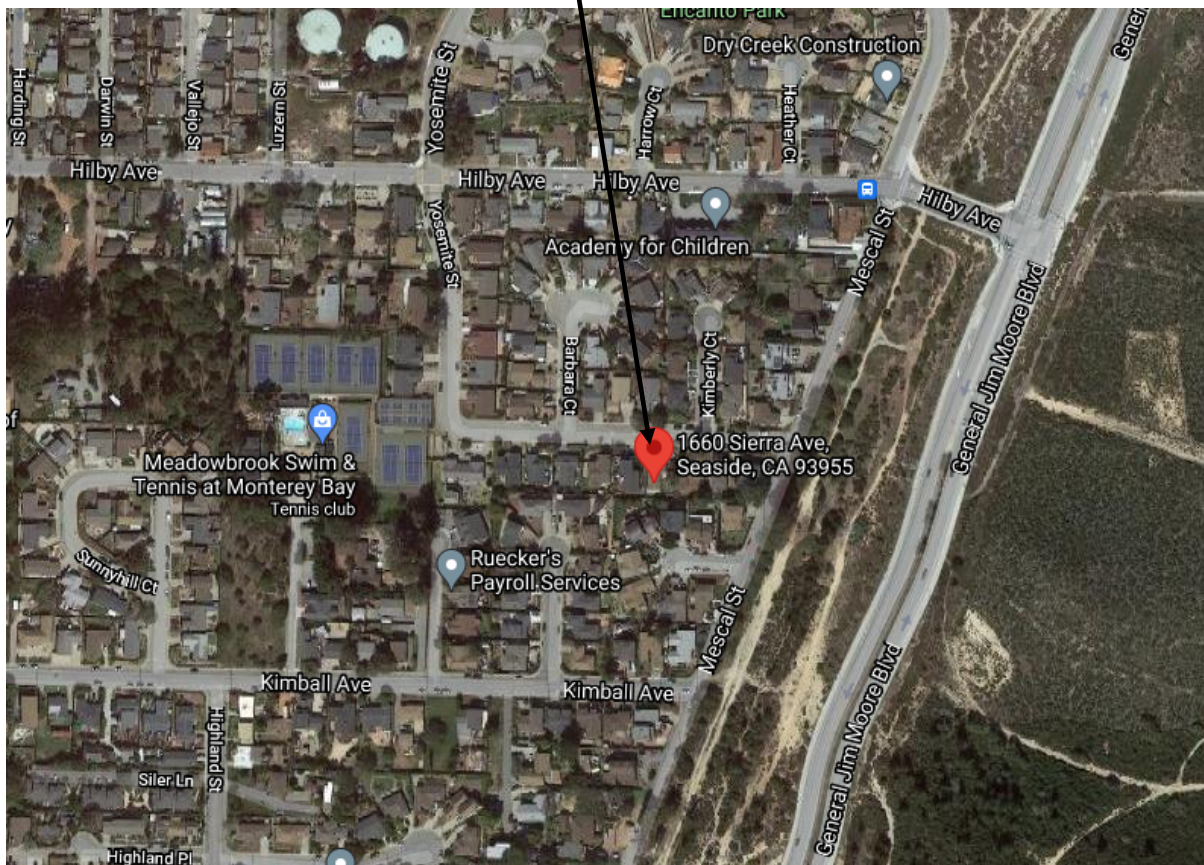
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Attachment 2

Location map

Project Site: 1660 Sierra Avenue



Attachment 3
Site Photos



View of front façade on Sierra Street



View of rear elevation and location of exterior stairway



View of rear elevation looking east



View of deck and stairway location looking west

Attachment 4

Site Improvements

