



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

VIRTUAL ONLY
REGULAR MEETING
Wednesday, February 23, 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

3. PLANNING COMMISSION

John Owens	Chair
Keith Dodson	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner

William Silva
Danny Huynh

Commissioner
Commissioner

4. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

5. PUBLIC COMMENT

Members of the public wishing to address the 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.

6. APPROVAL OF MINUTES

7. BUSINESS ITEMS

A. BOARD OF ARCHITECTURAL REVIEW NO. BAR-22-03. RICHARD MIRAMONTES, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN APPROVAL TO ATTACH A DECK ADDITION TO AN EXISTING SECOND STORY DECK ON THE NORTH ELEVATION OF AN EXISTING SPLIT LEVEL SINGLE FAMILY DWELLING LOCATED AT 18 WESTMINSTER COURT IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303E FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECOMMENDATION: Staff recommends approval of BAR-22-03 subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

B. ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-02: DONALD BUTTS, PROPERTY OWNER, AND ANDRESSEN ARCHITECTURE, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR AN EXTERIOR FAÇADE UPGRADE TO THE SHOWROOM BUILDING, THE CONSTRUCTION OF A VEHICLE CANOPY AND THE ENCLOSURE OF THE EXISTING SERVICE DRIVE FOR THE PREMIER HYUNDAI OF SEASIDE NEW CAR DEALERSHIP. THE PROJECT SITE IS LOCATED AT 4A HEITZINGER PLAZA IN THE CA (AUTOMOTIVE COMMERCIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(2) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

RECOMMENDATION: In accordance with seaside municipal Code section (SMC) 17.16.030 and 17.62.030.B.8., architectural review is required for changes to the exterior façade of an auto dealership facility and to a structure which has been previously approved by the Board of Architectural Review.

8. REPORTS FROM COMMISSIONERS

9. REPORTS FROM STAFF

10. ADJOURNMENT

Next Regularly Scheduled Meeting:
MARCH 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.7.A

TO: Planning Commission

BY: Rick Medina Senior Planner

DATE: February 23, 2022

SUBJECT: **BOARD OF ARCHITECTURAL REVIEW NO. BAR-22-03.** RICHARD MIRAMONTES, PROPERTY OWNER AND APPLICANT, IS REQUESTING DESIGN APPROVAL TO ATTACH A DECK ADDITION TO AN EXISTING SECOND STORY DECK ON THE NORTH ELEVATION OF AN EXISTING SPLIT LEVEL SINGLE FAMILY DWELLING LOCATED AT 18 WESTMINSTER COURT LOCATED IN THE RS-8 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303E FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

In accordance with Section 17.62.030.B.2 Architectural Review approval is required for all new second story elements.

Staff recommends approval of BAR-22-03 subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

BACKGROUND

The subject site consists of a 5,600 square-foot parcel developed with a 2,117 square foot single family dwelling with an attached 505 square foot two-car garage. Location map is provided as Attachment 2.

The property is sloping from east to west with a floor plan comprised of a main upper floor and a lower floor in a split-level format. Upper floor is at grade with the entry door with the lower floor at grade with driveway.

The surrounding adjacent parcels consist of one-story and two-story single-family dwellings. Site photos are provided as Attachment 3.

PROJECT DESCRIPTION

The owner will be expanding the existing deck on the west elevation that is elevated the driveway to wrap around on the north side of the dwelling. As the deck wraps around the north side it will connect with a ground level wooden boardwalk in the rear yard. The deck expansion will allow for access from the main living area to the rear yard. Access to the deck area from upper living area is provided by two sliding doors that enter into the living room and kitchen. The only access to the rear yard from dwelling currently is through sliding glass door in the master bedroom. The existing chimney on the north elevation will be removed to allow for a five-foot walkway between house and deck railing.

Attachment 4 provides illustrations and photos to depict the grade difference on the North side between the lower driveway grade and upper rear yard.

The materials will consist of vertical picket railings, 4x4 post and 2x4 cap to match existing deck. The project has been engineered with post and pier foundation. 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 154 square foot deck attached to front western 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 is projecting to the minimum allowed five foot side setback when attached to a 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 proposed deck expansion 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 expansion is 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 5,600 square foot lot is suitable for the construction of an elevated deck. 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: Topographic photos and illustrations of North side yard

RESOLUTION NO. 22-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING DESIGN REVIEW PERMIT BAR-22-03 FOR A SECOND STORY DECK ADDITION TO AN EXISTING SINGLE FAMILY DWELLING AT 18 WESTMINSTER COURT IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT.

WHEREAS, Richard Miramontes, property owner, is requesting approval of a Design Review Application to allow for a second story deck addition at 18 Westminster Court in the RS-8 zoning district; and,

WHEREAS, a Architectural Review hearing has been held on February 23, 2022; and,

WHEREAS, the Planning Commission reviewed the staff report, received and considered oral comments at the public hearing concerning the proposed second story deck addition and acted to grant approval of Design Review Application No. BAR-22-03 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 154 square foot deck attached to an existing deck on the western 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 Design Review Application No. BAR- 22-03:

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 complies with all other applicable provisions of the Zoning Ordinance and the Municipal Code.

Evidence: The proposed deck will maintain a Five-foot setback from the northern 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.

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 is 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 5,600 square foot lot is suitable for the construction of an elevated deck. There are no 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 deck addition 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. 22-03 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 February 23, 2022 shown on Exhibit A.
2. Prior to the building permit being finalized for the project scope approved under Board of Architectural Review application, the applicant/owner shall be required to obtain a building permit for the deck addition.

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 23rd day of February, 2022, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

DESIGN REVIEW APPLICATION No. BAR-22-03

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).

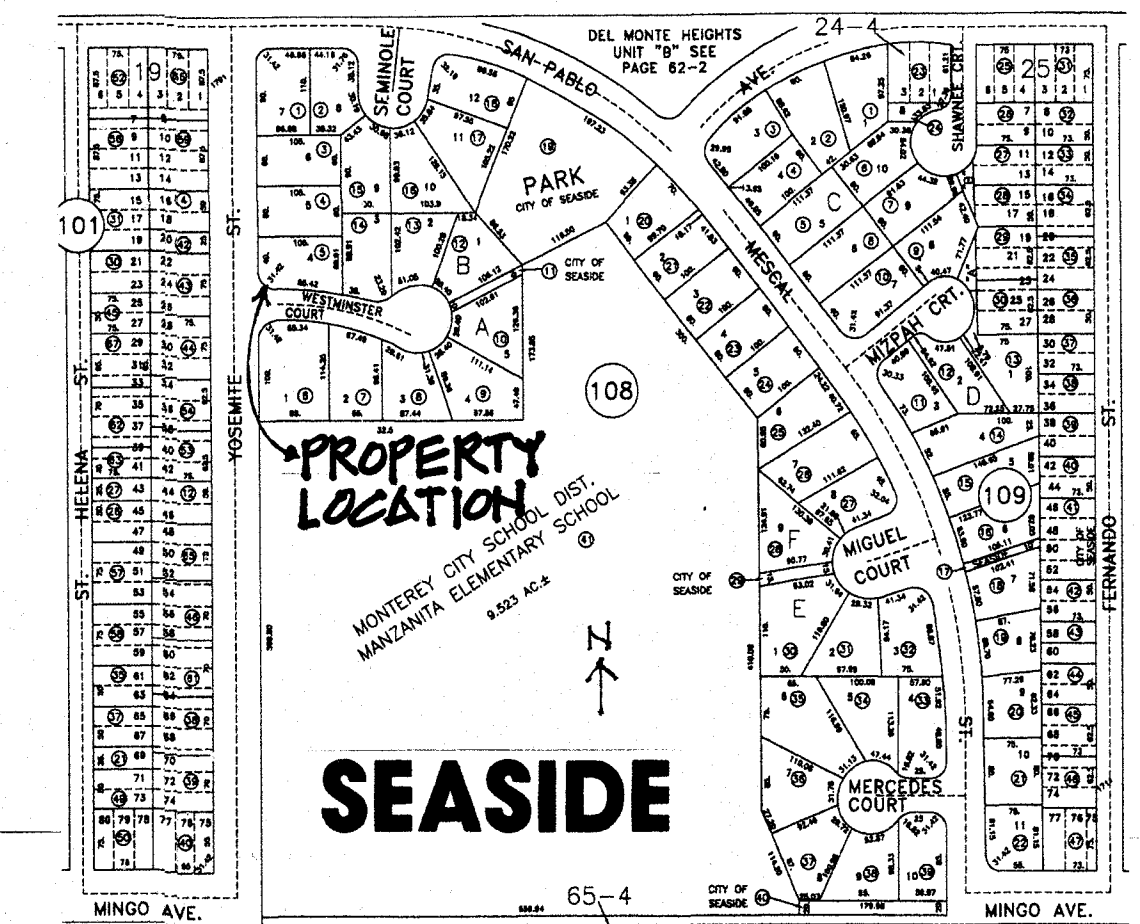
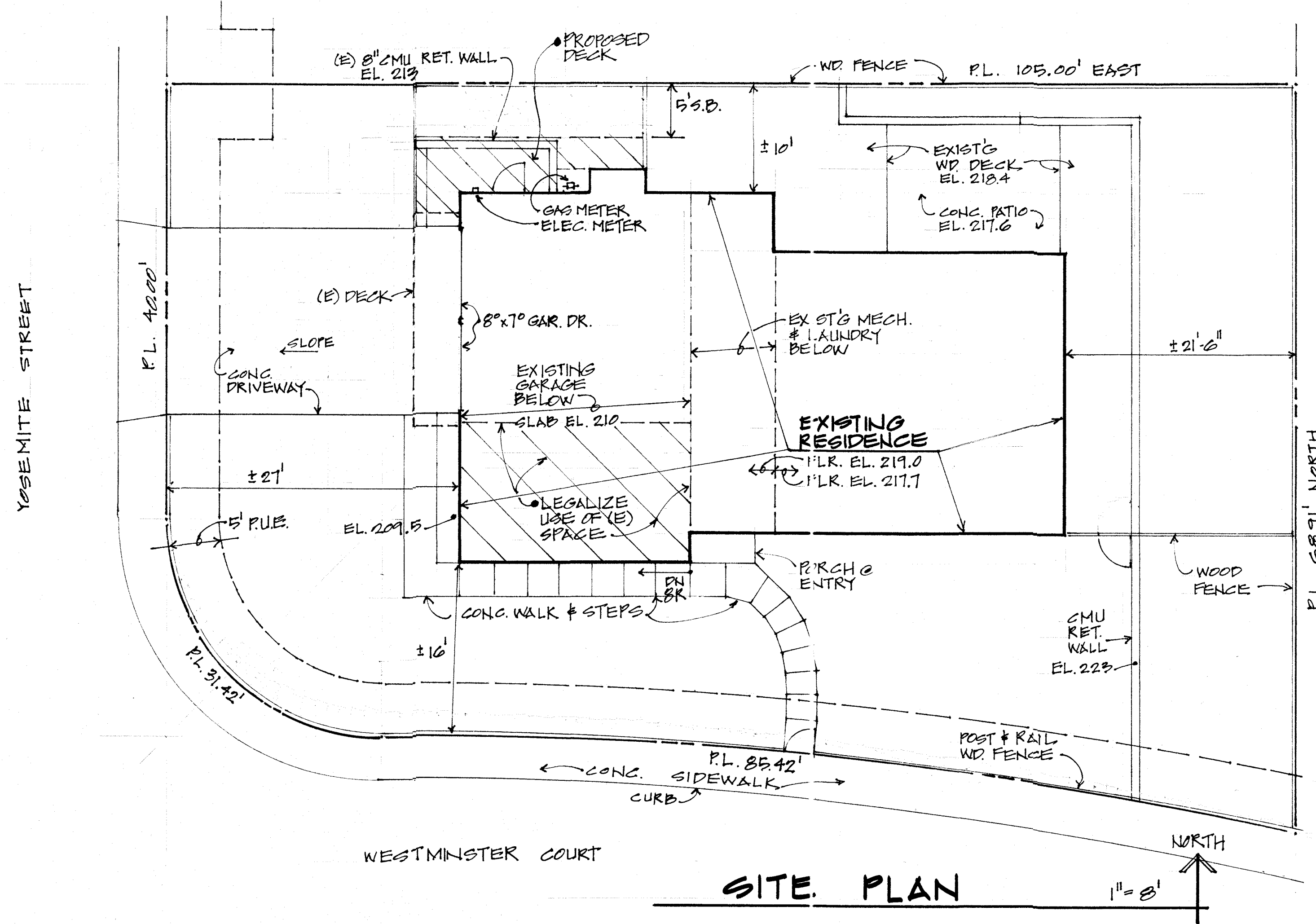
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

Date

Property Owner's Signature

Date



Legalize Existing Space & Add A Deck at 18 Westminister Court, Seaside, Ca

Owner: Richard Miramontes
18 Westminister Court
Seaside, Ca 93955
Ph. (831) 760-6052

Assessor's Parcel Number: 012-108-005

Address: 18 Westminister Court
Seaside, Ca 93955

Lot Size: 5600 s.f.

Zoning: R1

Scope of Work: Legalize the use of existing 239 s.f space at lower level & replace window with sliding glass door. Add a deck to provide access to existing rear patio without passing thru a bedroom.

Site Coverage:	Main Floor =	1648 s.f.
	Deck =	572 s.f.
	Sub-total =	2220 s.f. (39.6%)
	Proposed Deck =	154 s.f.
	Total =	2374 s.f. (42.4%)

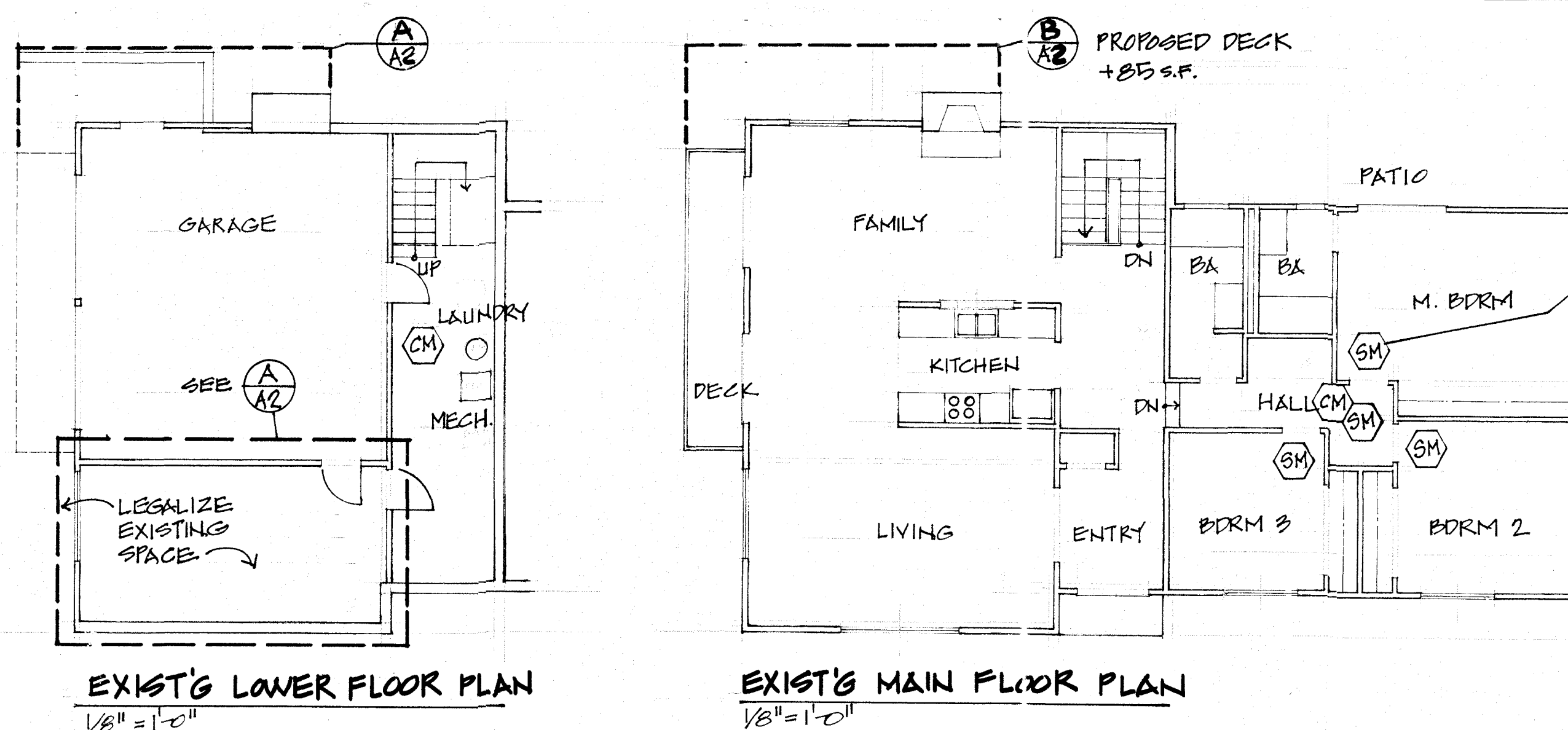
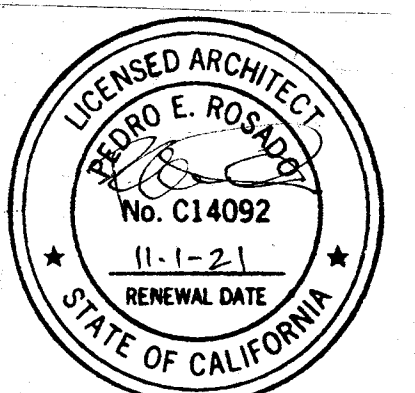
Floor Area Ratio:	Main Floor =	1648 s.f.
	Lower Floor =	469 s.f.
	Sub-total =	2117 s.f. (37.8%)
	Garage =	505 s.f.
	Total =	2622 s.f. (46.8%)

Drawings Prepared By:
PEDRO E. ROSADO, Architect
8755 Coker Road, Prunedale, Ca 93907
Ph. (831) 663-0966

Project Data:
Occupancy Group: (R-3, U)
Type V-B Construction, non-sprinklered
Two Story

Codes Applicable: The Project shall comply with Title 24 & the following:
2019 CBC (Cal Bldg Code)
2019 CEC (Cal Electric Code)
2019 CMC (Cal Mechanical Code)
2019 CFC (Cal Fire Code)
2019 California Energy Code
2019 California Residential Code

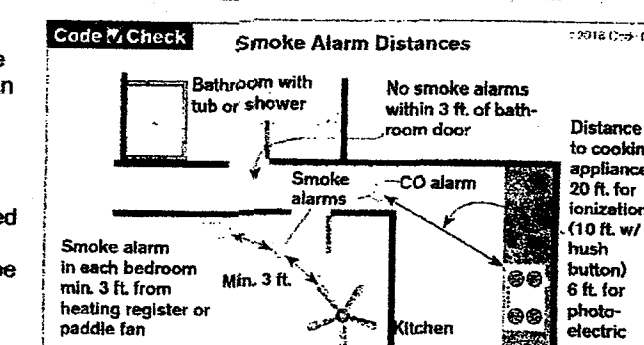
SHEET INDEX
A1.1 Title, Location Map, Site Plan, Existing Floor Plan
A2 Partial Floor Plan, Exterior Elevations

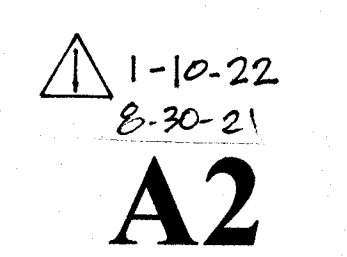
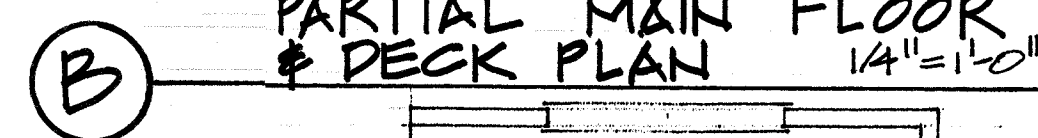


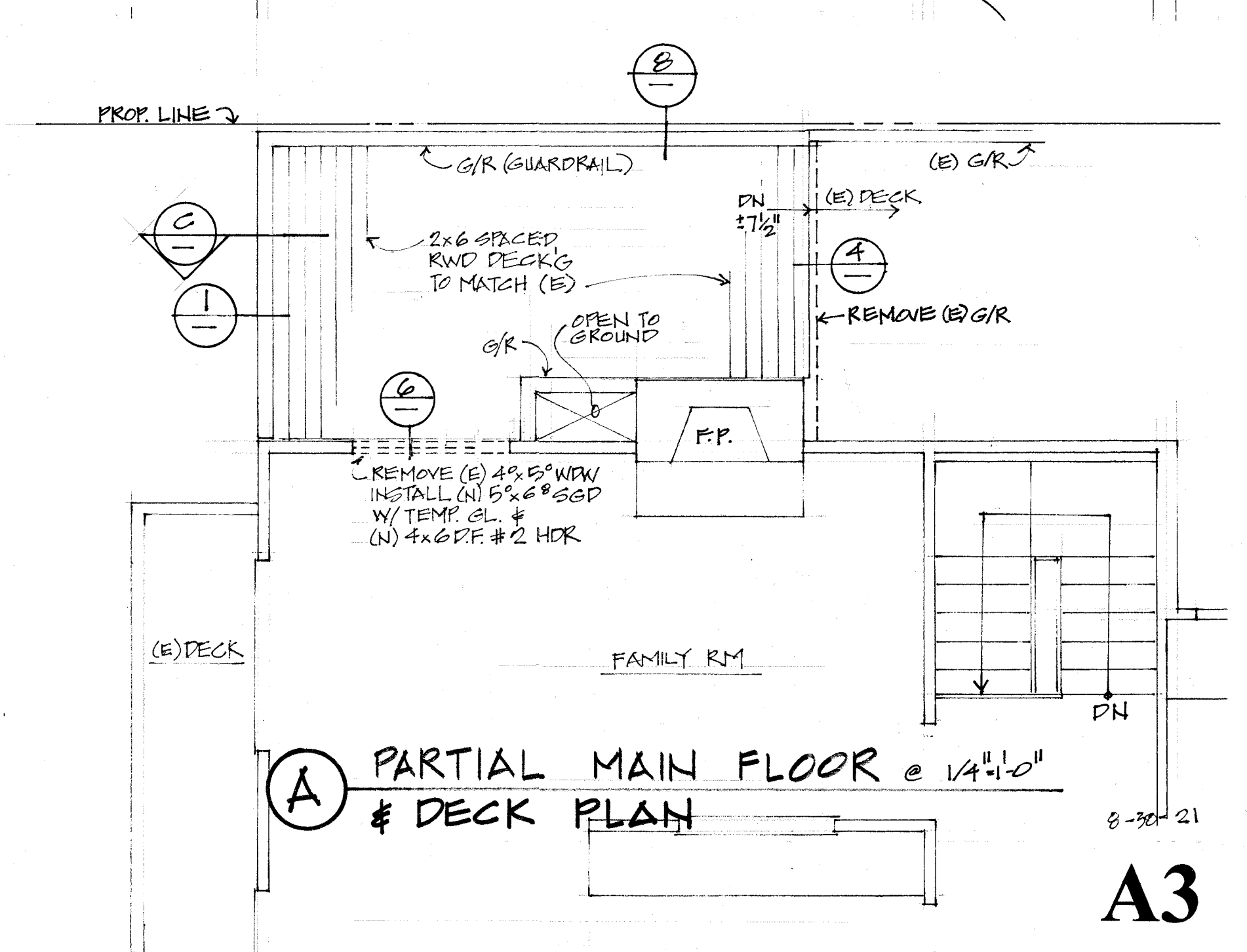
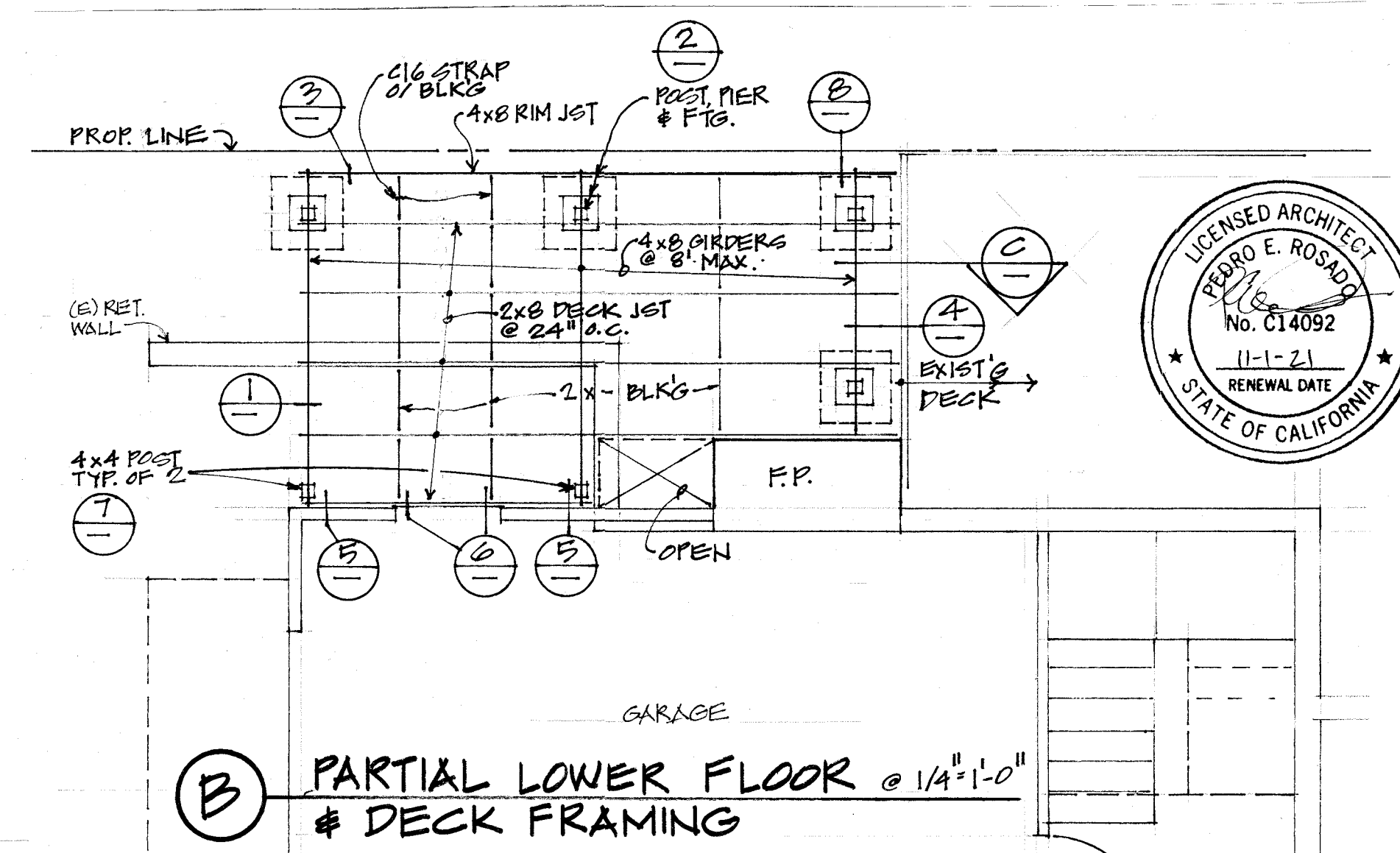
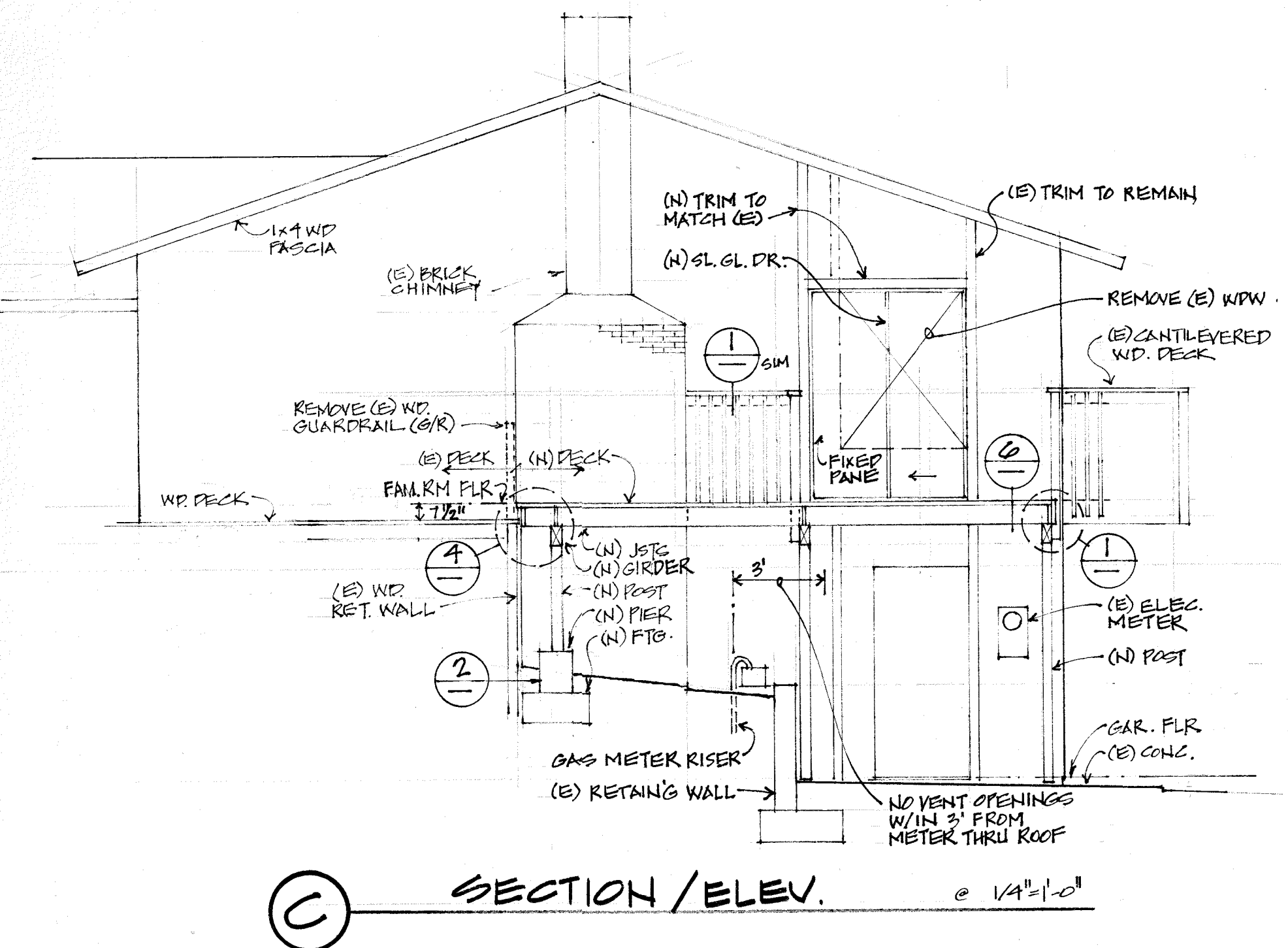
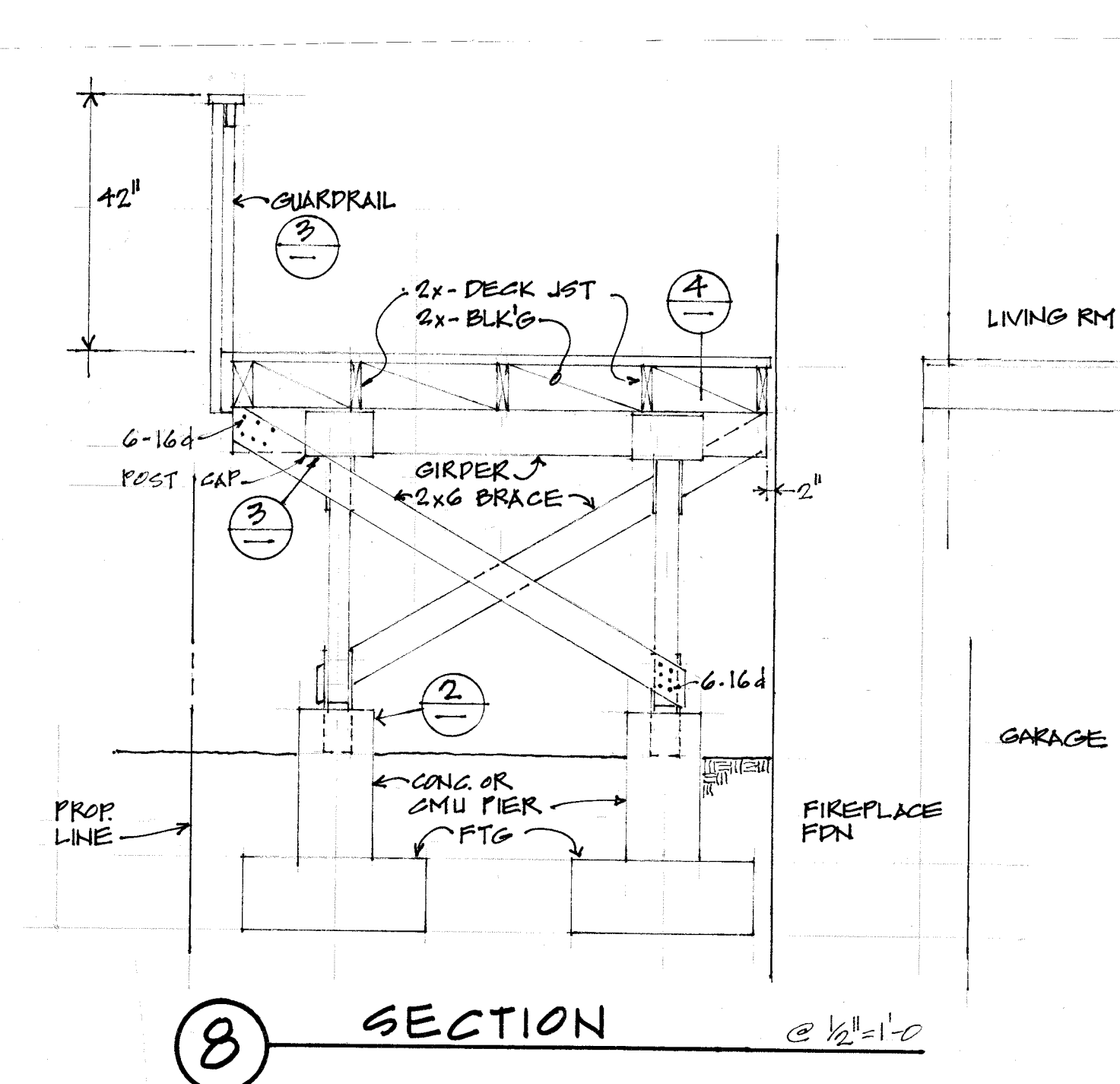
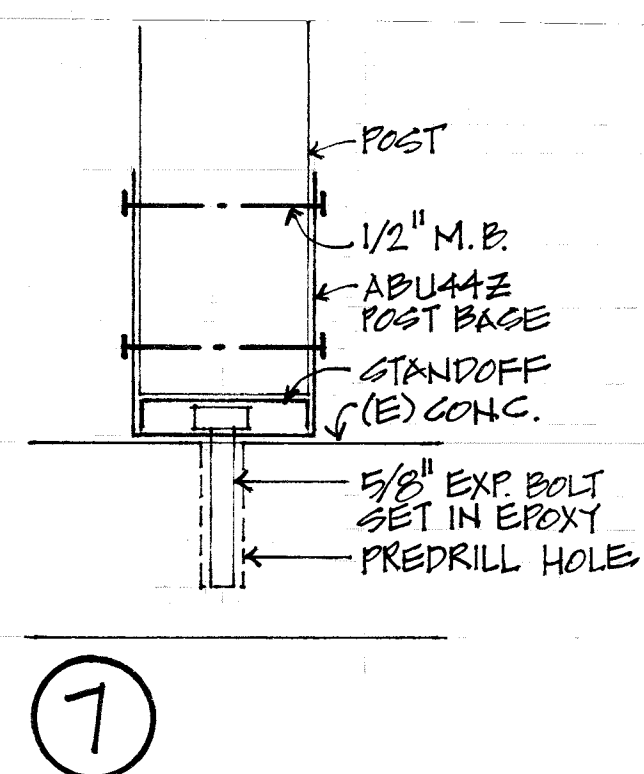
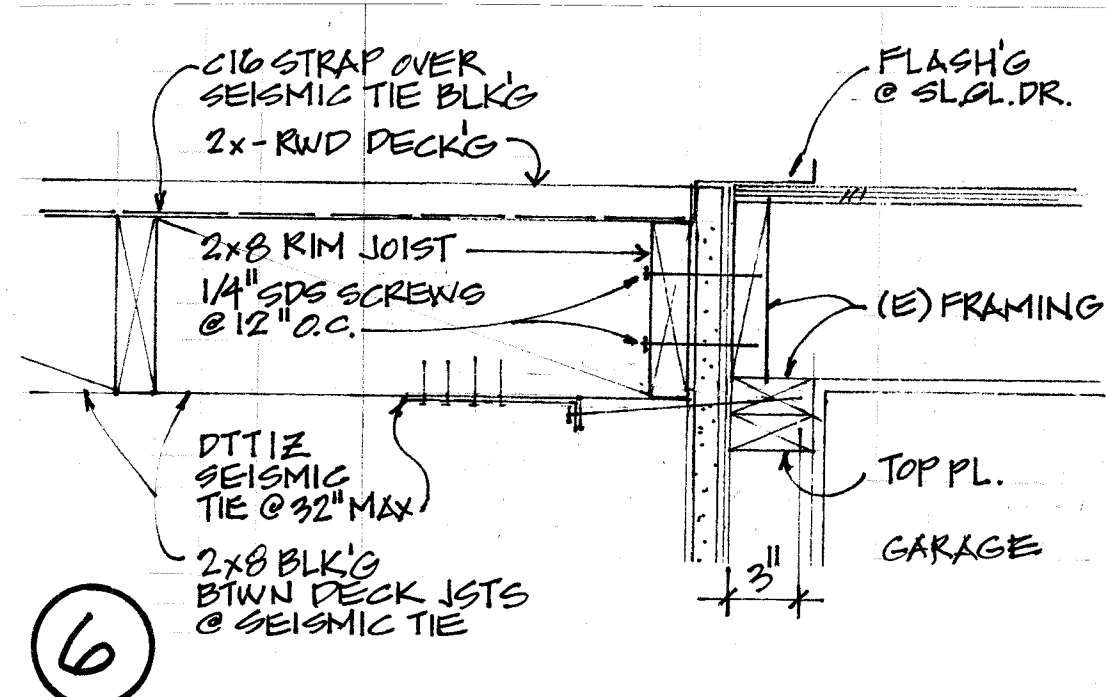
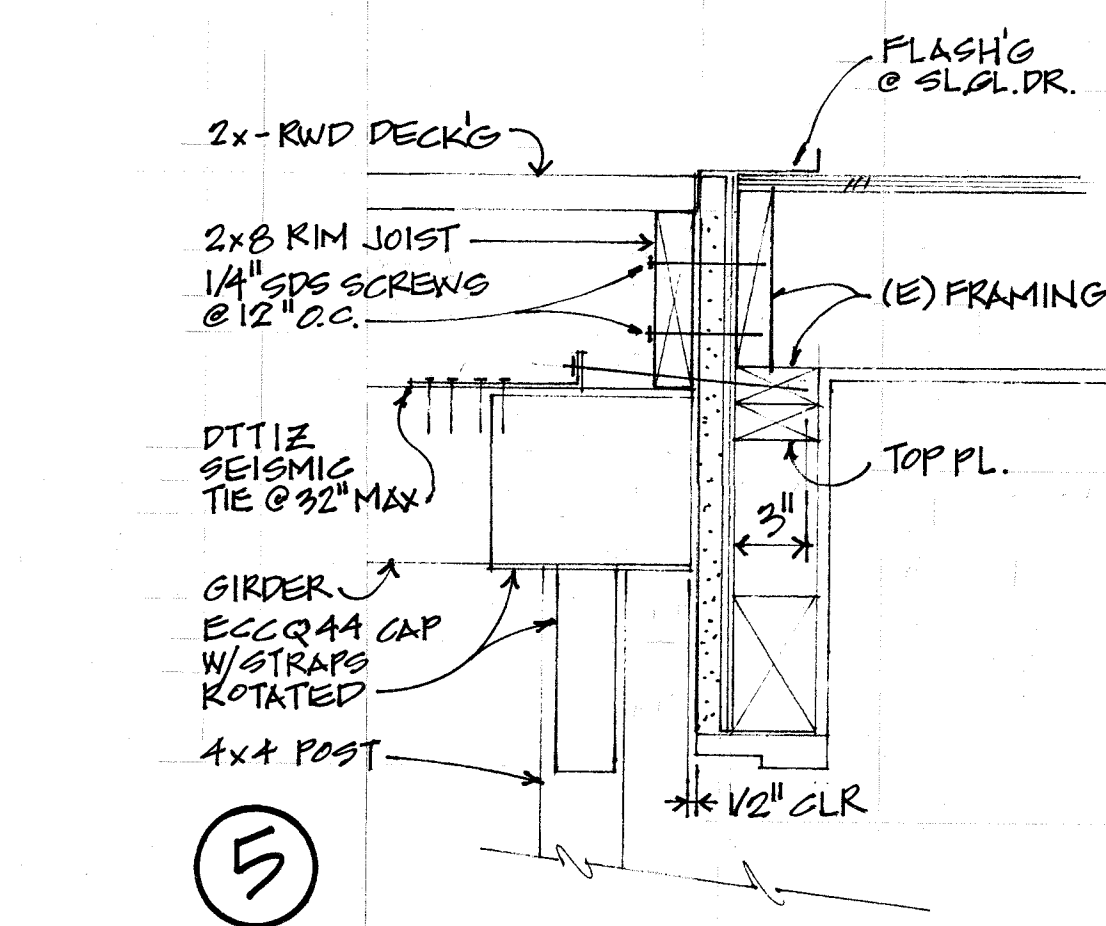
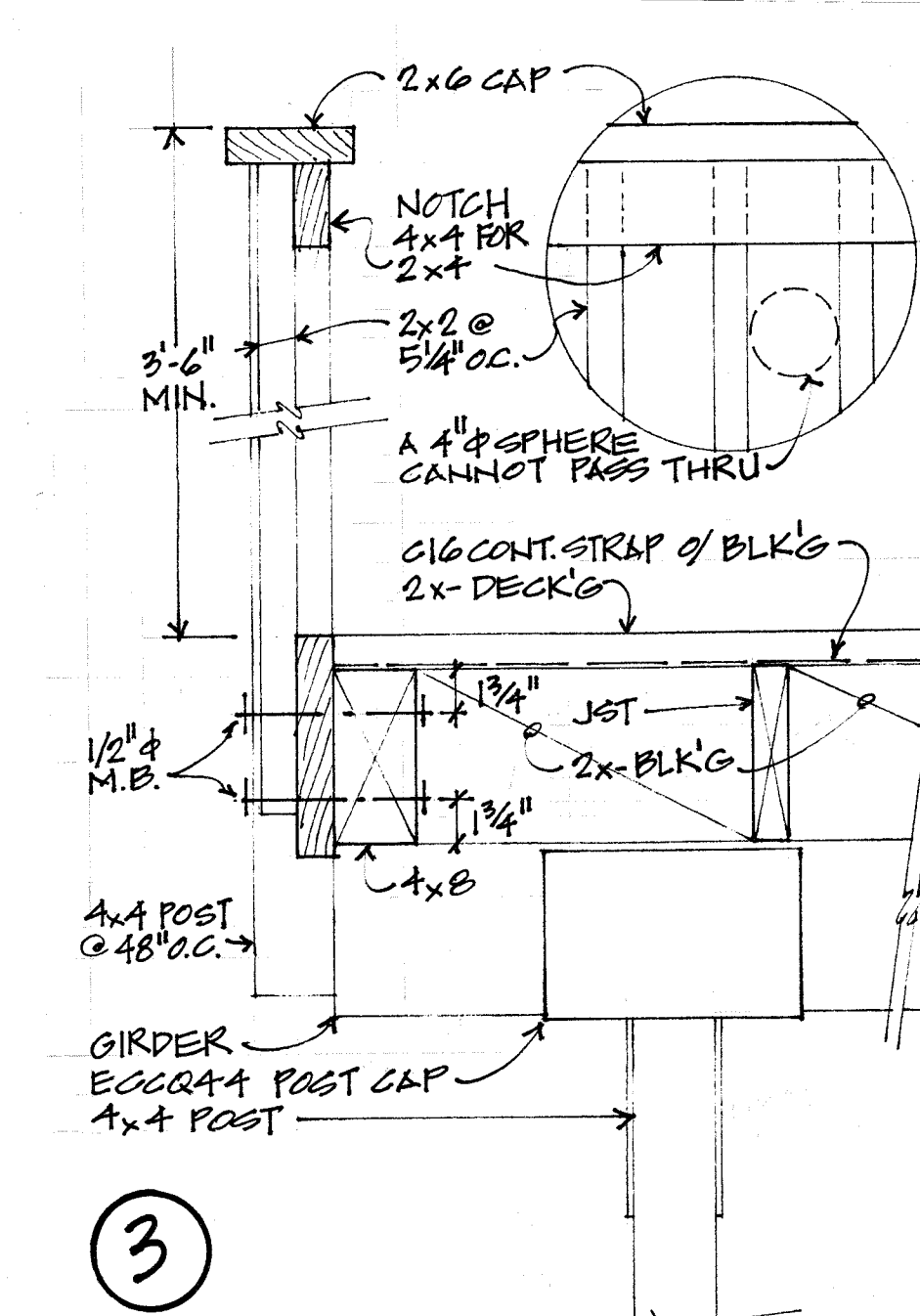
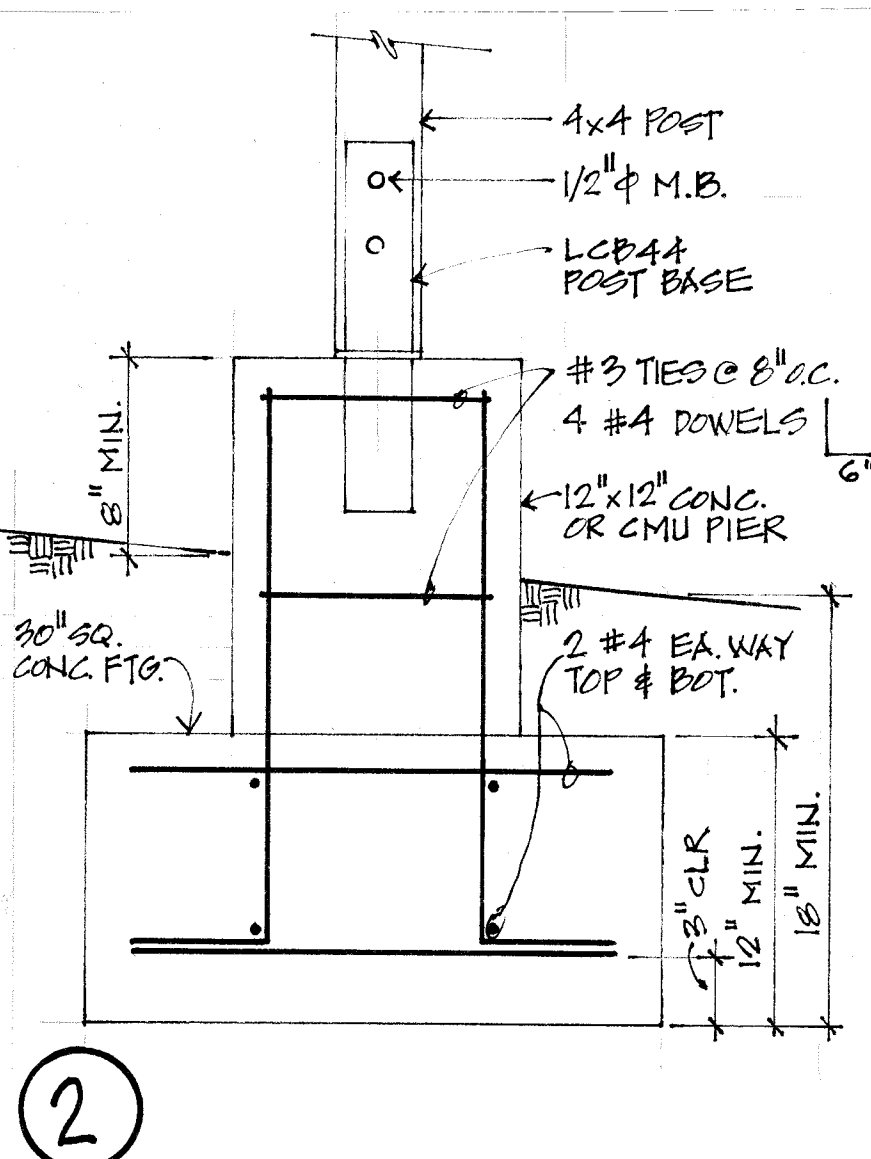
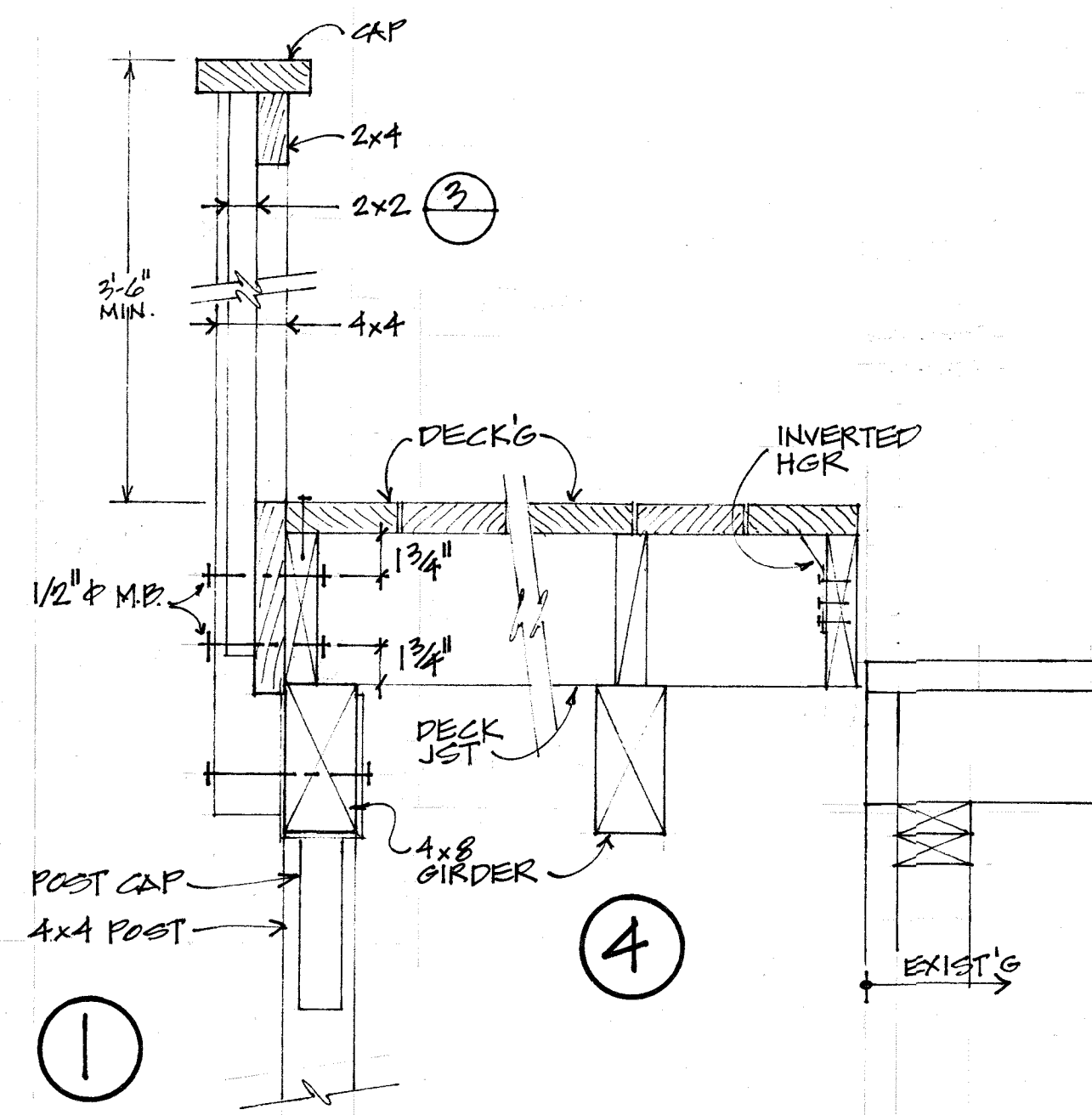
FIELD VERIFY EXISTING INSTALL WHERE MISSING

Smoke and Carbon Monoxide Alarms

Smoke alarms must be located in the same areas that are required for new dwellings - in each sleeping room, outside each sleeping area (e.g., hallways), and on each story [CRC 314.3]. In dwellings with split levels without an intervening door the upper level alarm shall suffice for the lower level provided the lower level is less than one full story below the upper level. Smoke alarms must be at least 3 feet from the door or opening of a bathroom that contains a tub or shower unless this would prevent placement of a required smoke alarm. Distances to cooking appliances shall be as in the figure above. Carbon Monoxide Alarms are required in dwellings equipped with gas appliances or a fireplace or an attached garage. They must be located outside each sleeping area (e.g., hallways) and on each floor level. If a fuel-burning appliance is installed in a bedroom, a carbon monoxide alarm must also be installed in that bedroom. [CRC 315.2.2 & 315.3] Alarms require a hardwired power source with battery backup and interconnection so that if one alarm activates all are activated. New hardwired alarms must be on a circuit protected by an AFCI circuit breaker. Hard-wiring and interconnection is required for remodeling, additions, or alterations that have an accessible attic space usable for alarm wiring or that include removal of existing wall or ceiling finishes that can be used for alarm wiring. Battery-only alarms are allowed for alterations solely on the exterior (re-roofing, decks, new windows) and for work limited to alteration or repair of plumbing, mechanical, or electrical systems (such as furnace replacement or panel upgrades). Battery-only alarms are allowed for projects where there is no removal of ceiling finishes and no accessible attic. [CRC 314.4.6, 315.5.6.4].





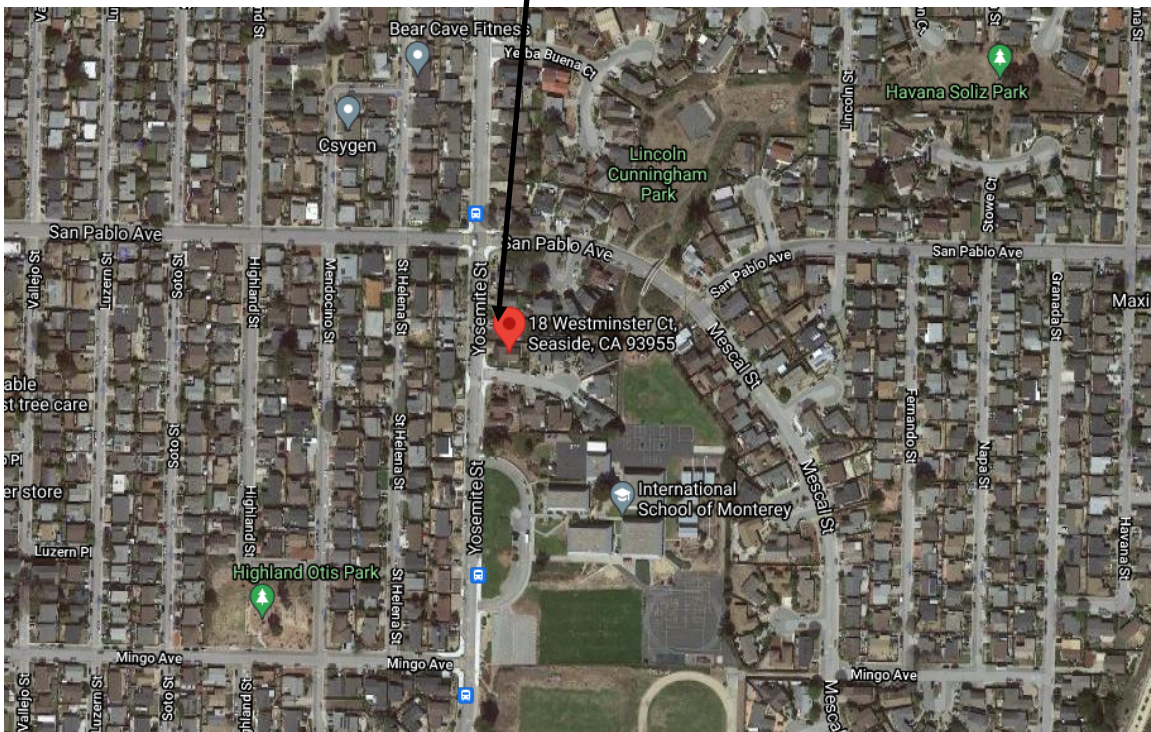


NOTES:

- SITE CONDITIONS:** Contractor shall field verify all existing conditions and framing. Notify ARCHITECT of any discrepancies prior to proceeding with work. All new work and finishes to match existing U.O.N. or specified.
- SHORING:** All required shoring shall be the sole responsibility of the CONTRACTOR. The CONTRACTOR shall provide all necessary bracing as required until all work is complete.
- CONCRETE:** All concrete shall be regular weight (145pcf) and develop a minimum compressive strength of 2500 psi at age 28 days.
- REINFORCING:** All reinforcing shall conform to A.S.T.M. Grade 40.
- FOUNDATION:** All new footings shall bear on firm, native undisturbed sandy soil and have a minimum bearing capacity of 1500 psf, Soil Type 4 of Table 1806.2 of the 2019 C.B.C. The CONTRACTOR shall verify that existing soil conditions are as assumed. Notify the ENGINEER if existing soil is different prior to laying any steel or pouring any concrete.
- LUMBER:** All lumber shall conform to the rules of a recognized grading agency and Tables 4D through 4F of the N.D.S. All beams shall be D.F. No. 1 or better. All joist shall be D.F. No. 2 or better. All posts shall be D.F. No. 2 or better. All studs shall be Construction Grade or better. All lumber within 8" of earth, exposed to the weather, in contact with earth, concrete or concrete block shall be pressure-treated [P.T.]. All framing lumber shall have a **MAXIMUM MOISTURE CONTENT** of 19% at the time of installation or incorporating the lumber into the structure.
- NAILING:** All nails shall be common wire nails and all nailing shall conform to Table 2304.10.1 of the C. B. C.
- EXISTING FRAMING:** CONTRACTOR shall inspect all existing accessible framing. Any damaged framing shall be replaced with an equal size and grade member.
- CORROSION PROTECTION:** ALL exposed metal, bolts and nails shall be galvanized or protected by an approved equal. All steel, such as A.B.'s, washers and nails and all framing hardware such as hangers, post caps and post bases, in contact with pressure-treated lumber shall be stainless steel or **HOT DIP GALVANIZED** with a minimum coating of 990, 0.90 oz. per sq. ft.

Attachment 2

Location Map: 18 Westminster Court



Attachment 3

Site Photos

Deck Expansion
with Orange netting



Western Elevation facing Yosemite Street



View of front entry door and southern side from Westminster Court



View of front entry access from Westminster Court

Hand-drawn architectural elevation of the north side of a deck. The drawing shows a two-story structure with a gabled roof. Key features and annotations include:

- Roof:** A gabled roof with a chimney and fireplace. A note indicates: "REMOVE (E) CHIMNEY & FIREPLACE AS SHOWN".
- Second Floor:** Features a window labeled "(B) WPW" and a deck area labeled "(N) DECK". A circular callout with "3" and "A2" is present.
- First Floor:** Includes a "GAR. FLR." (Garage Floor) and a "PROPOSED DECK" area.
- Foundation and Retaining:** A retaining wall is shown on the right, labeled "(E) CMU RET. WALL". A foot pier is labeled "FOOT PIER" and "FIG.". A note indicates: "PLASTER OVER (E) BRICK F.P. BASE TO REMAIN".
- Other Labels:** "(E) PLAS." (Plaster), "(B) HD DECK" (Hard Deck), and "(E) GR." (Gravel).
- Title:** "DECK ELEV. (NORTH)" with a scale of "1/4" = 1'-0"

[illegible]

Deck Location



View of deck Location



Retaining Wall below
fence

View from adjacent property to the north



CITY OF SEASIDE STAFF REPORT

Item No.: 7.B.

TO: Planning Commission

BY: Rick Medina, Senior Planner

DATE: February 23, 2022

SUBJECT: ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-02: DONALD BUTTS, PROPERTY OWNER, AND ANDRESSEN ARCHITECTURE, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR AN EXTERIOR FAÇADE UPGRADE TO THE SHOWROOM BUILDING, THE CONSTRUCTION OF A VEHICLE CANOPY AND THE ENCLOSURE OF THE EXISTING SERVICE DRIVE FOR THE PREMIER HYUNDAI OF SEASIDE NEW CAR DEALERSHIP. THE PROJECT SITE IS LOCATED AT 4A HEITZINGER PLAZA IN THE CA (AUTOMOTIVE COMMERCIAL) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(2) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

In accordance with seaside municipal Code section (SMC) 17.16.030 and 17.62.030.B.8., architectural review is required for changes to the exterior façade of an auto dealership facility and to a structure which has been previously approved by the Board of Architectural Review.

BACKGROUND

ATTACHMENTS

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

5. Attachment 4 - Building Materials
 6. Attachment 5 - Sectional Rol Up doorsl
 7. Attachment 6 - Wall Signs
-

RESOLUTION NO. 22-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING DESIGN REVIEW PERMIT BAR-22-02 FOR AN EXPANSION AND EXTERIOR FAÇADE UPGRADE TO AN EXISTING NEW CAR DEALERSHIP LOCATED AT 4A HEITZINGER PLAZA IN THE AUTOMOTICE COMMERCIAL (CA) ZONING DISTRICT.

WHEREAS, Donald Butts, property owner, and Andreesen Architects, are requesting approval of a Design Review Application to allow for an expansion and exterior façade upgrade to an existing new car dealership the CA zoning district; and,

WHEREAS, a Architectural Review hearing has been held on February 23, 2022; and,

WHEREAS, the Planning Commission reviewed the staff report, received and considered oral comments at the public hearing concerning the proposed expansion and façade upgrade and acted to grant approval of Design Review Application No. BAR-22-02 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). 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 2,758 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.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings approving Design Review Application No. BAR- 22-02:

1. The proposed project is consistent with the objectives of the General Plan, complies with applicable zoning regulations, and Design Guidelines for the Auto Center.

Evidence: The site plan and building elevations have been reviewed in accordance with the General Plan, Zoning Code, and Design Guidelines for the Auto Center, and it is concluded that the project's architecture and site planning meet all applicable design requirements. The design of the proposed buildings take into account the scale, style, and architectural character of the surrounding area, and meets high aesthetic and design integrity standards. The proposed elevations utilize a contemporary color scheme and building materials to achieve a modern design.

2. The proposed architecture and site design are suitable for the purposes of the building and site and will enhance the character of the Auto Center and neighboring commercial properties.

Evidence: The proposed site plan and building elevations provide all design elements required by the Design Guidelines for the Auto Center, including consistent detailing of the architectural style, providing sufficient pedestrian connectivity, and application of consistent color palette throughout the project.

3. The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence: The proposed auto dealership will provide all required design elements that would establish an attractive development, and will be compatible with adjoining and nearby properties.

BE IT FURTHER RESOLVED, the Planning Commission hereby grants Board of Architectural Review Application No. 22-02 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 February 23, 2022 shown on Exhibit A.

2. Prior to the building permit being finalized for the project scope approved under Board of Architectural Review application, the applicant/owner shall be required to obtain a building permit for the expansion of the new office onto the showroom, enclosure of the existing service drive, new carport, and façade upgrades.

Fire Department

3. The project shall be constructed in compliance with the 2021 California Fire Code

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 23rd day of February, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

DESIGN REVIEW APPLICATION No. BAR-22-02

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 Planning Commission.

Applicant's Signature

Date

Property Owner's Signature

Date

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Proposed Tenant Improvement For:
Premier Hyundai Seaside
4A Heitzinger Plaza, Seaside, CA 93955



ANDRESEN
ARCHITECTURE
INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Project Information.

OWNER:	PREMIER HYUNDAI SEASIDE
CONTACT:	TRACEY FIELDS (504) 940-1561 (OFFICE) tfields@premierautomotive.com
PROJECT ADDRESS:	4A HEITZINGER PLAZA SEASIDE, CA 93955
ARCHITECT:	ANDRESEN ARCHITECTURE, INC. 17087 ORANGE WAY FONTANA, CA 92335 (909) 355-6688
CONTACT:	DOUG ANDRESEN doug.andresen@aafirm.com
MEP ENGINEER:	RPM ENGINEERS, INC 102 DISCOVERY IRVINE, CA 92618 (909) 890-3700
MECHANICAL:	LUIS CHAVEZ (949) 880-2508 luisc@rpmpe.com
PLUMBING:	FABIAN VACA (949) 880-2521 fabianv@rpmpe.com
ELECTRICAL:	LAN NGUYEN (949) 880-2509 lann@rpmpe.com
CONTRACTOR:	SAUERS LOPEZ CONSTRUCTION INC. 26072 MERIT CIRCLE, SUITE 112 LAGUNA HILLS, CA 92653
CONTACT:	FRED LOPEZ (949) 362-0756. fred@slconst.com

Building Data

ZONING:	C - COMMERCIAL
OCCUPANCY:	B - SHOWROOM / OFFICES
CONSTRUCTION:	S-1 - REPAIR BAYS / PARTS / SERVICE
FIRE SPRINKLERS:	V-B (SPRINKLED)
PROJECT DESCRIPTION:	EXISTING FIRE SPRINKLERS TO BE MODIFIED AS NECESSARY TO ACCOMMODATE THE NEW CONSTRUCTION. FIRE SPRINKLER CONTRACTOR SHALL SUBMIT DETAILED PLANS AND CALCULATION TO THE FIRE AGENCY FOR APPROVAL PRIOR TO INSTALLATION.
	PROPOSED EXTERIOR FACADE UPGRADE, INTERIOR SHOWROOM / OFFICE REMODEL, OFFICE, AND CANOPY ADDITION, AND ENCLOSING SERVICE DRIVE AREA TO EXISTING HYUNDAI DEALERSHIP SHOWROOM AND SERVICE BUILDINGS

BUILDING FLOOR AREA (SINGLE STORY):	1,138 SF
EXISTING RESTROOM REMODELED ON PHASE I:	6,163 SF
EXISTING SHOWROOM BUILDING TO BE REMODELED:	1,851 SF
EXISTING SERVICE CANOPY TO BE ENCLOSURE:	807 SF
NEW SHOWROOM / OFFICE AREA:	1,190 SF
NEW VEHICLE DELIVERY CANOPY:	11,249 SF
SUB-TOTAL:	6,079 SF
SERVICE BUILDING TO REMAIN:	17,308 SF
TOTAL BUILDING AREA:	

LOT AREA COVERAGE	95,166 SF. (2.21 ACRES)
LOT AREA:	18%
LOT COVERAGE:	

PARKING ANALYSIS	
REQUIRED PARKING SPACES:	53 SPACES
SHOWROOM AND OFFICES:	20 SPACES
(8,208 SF/400 SF)	
VEHICLE REPAIR/SERVICE:	32 SPACES
(8 SERVICE BAYS/4 SPACES FOR EACH SERVICE	
OUTDOOR VEHICLE DISPLAY PARKING	3 SPACES
(6,079 SF/2,000 SF)	

PROPOSED PARKING SPACES:	161 SPACES
SERVICE PARKING	34 SPACES
EMPLOYEE PARKING	33 SPACES
INVENTORY PARKING	56 SPACES
GUEST PARKING	12 SPACES
VEHICLE DISPLAY PARKING	27 SPACES

Sequence of Drawings - DR	
Number	Description
PL1	Proposed Site Plan
PL2	Existing Site Plan
PL3	Existing Floor Plan
PL4	Proposed Floor Plan
PL5	Existing Elevations
PL6	Proposed Elevations
PL7	Proposed Ref. Clg Plan
PL8	Service Building Floor Plans
PL9	Service Building Elevations
PL10	Proposed Ref. Clg Plan

Proposed Tenant Improvement For:
Premier Hyundai Seaside
4A Heitzinger Plaza, Seaside, CA 93955

8 Nov. 2021

21-4182

Proposed Site
Plan



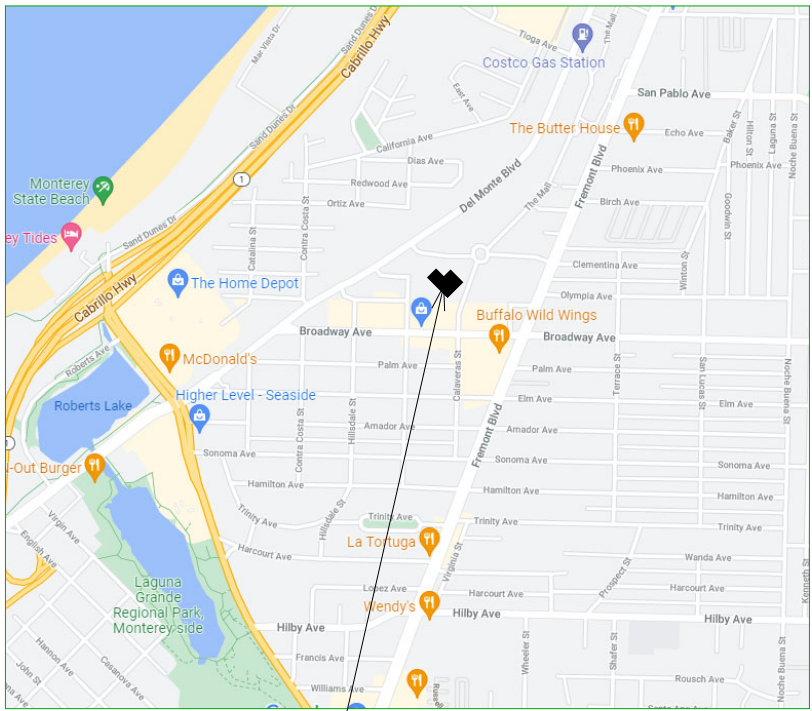
PL1

Proposed Site Plan
1" = 30'-0"

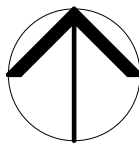


- GENERAL NOTES:**
- ALL FINISHES AND MATERIALS SHOULD BE IN ACCORDANCE WITH THE GDSI 2.0 DESIGN MANUAL
 - SITE LIGHTING POLES, FIXTURES AND FINISH (BRONZE COLOR) MUST MATCH SPECIFICATIONS IN GDSI 2.0 FACILITY BRAND STANDARDS.
 - VEHICLE DISPLAY LOTS MUST BE PAVED WITH ASPHALT OR CONCRETE. STANDARD 6" HIGH CONCRETE CURBING OR CURB & GUTTER IS REQUIRED ADJACENT TO BUILDINGS AND AT ALL WALKWAYS, ISLANDS AND EDGE OF PAVEMENT.
 - VEHICLE DISPLAY PAD. REFER TO SECTION 4.4 OF THE DESIGN MANUAL FOR MORE INFORMATION.
 - LANDSCAPING SHOULD INCLUDE LOCALLY SUITABLE, LOW EVERGREEN PLANTINGS UTILIZED AROUND THE SHOWROOM, IN THE VEHICLE DISPLAY AREA AND ADJACENT TO ALL CUSTOMER WALKWAYS. SELECT SPECIES THAT WILL NOT BLOCK VISIBILITY OF THE VEHICLES AND FACILITY OR BECOME A MAINTENANCE ISSUE.
 - SITE WALLS AND FENCES: IF INCORPORATED, ALL WALLS AND FENCING MUST BE IN GOOD REPAIR. FENCE SHOULD BE STANDARD GALVANIZED OR BLACK VINYL FINISH. WALLS SHOULD BE PAINTED "ANTLER VELVET" TO COORDINATE WITH THE BUILDING. BARBER WIRE IS PROHIBITED.
 - ELECTRIC VEHICLE CHARGERS: LOCATE AT LEAST ONE PEDESTAL OR WALL MOUNTED EV CHARGING STATION IN A LOCATION AT THE FRONT OF THE STORE, VISIBLE FROM THE PUBLIC RIGHT-OF-WAY AND EASILY ACCESSIBLE FOR CUSTOM WRAP TO CLEARLY IDENTIFY THE CHARGERS.

NOTE: OPTIONAL UNLESS REQUIRED BY STATE OR LOCAL GOVERNMENT (ZEV LEGISLATION). IF PUBLIC EV CHARGING STATIONS ARE NOT INSTALLED, DEALER MUST INSTALL TWO 3" CONDUITS FOR FUTURE USE.



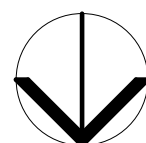
Vicinity Map



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Existing Site Plan
1" = 30'-0"



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BUILDING AREA SCHEDULE	
EXISTING SHOWROOM BUILDING AREA:	7,301 SQ. FT.
EXISTING SERVICE CANOPY:	1,851 SQ. FT.
EXISTING SERVICE BUILDING:	5,683 SQ. FT.
EXISTING SERVICE STORAGE:	101 SQ. FT.
TOTAL BUILDINGS FOOTPRINT	14,936 SQ. FT.

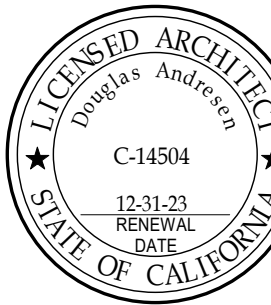
LOT AREA COVERAGE	
SITE AREA:	96,117 SQ. FT.
LOT COVERAGE:	15%

PARKING ANALYSIS	
EXISTING INVENTORY PARKING SPACES:	59 SPACES
EXISTING EMPLOYEE PARKING:	37 SPACES
EXISTING SERVICE PARKING SPACES:	29 SPACES
EXISTING GUEST PARKING SPACES:	8 SPACES
EXISTING OUTDOOR DISPLAY SPACES:	40 SPACES
EXISTING TOTAL PARKING SPACES:	173 SPACES

Proposed Tenant Improvement For:
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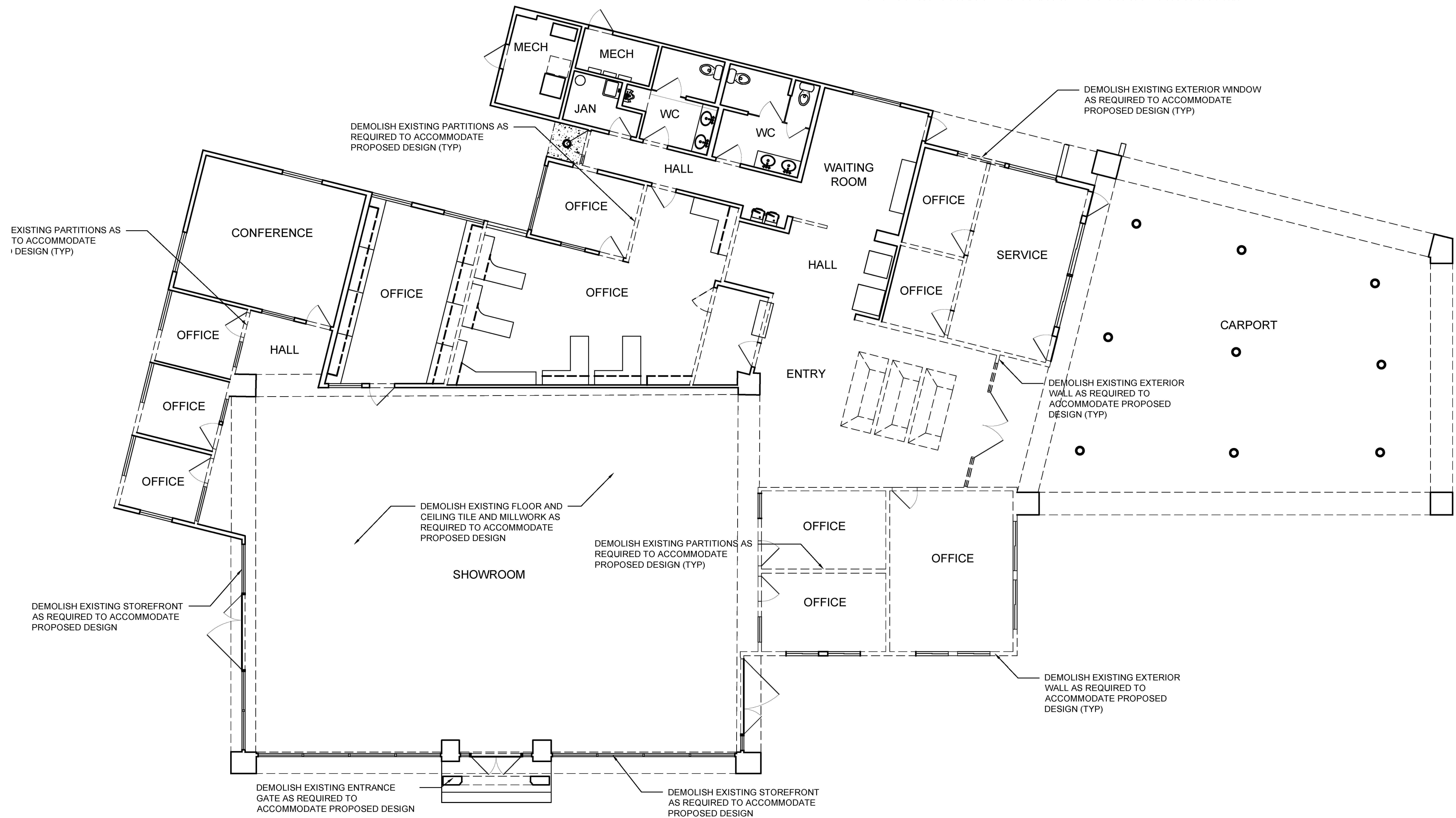
8 Nov. 2021

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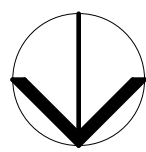


**Existing Site
Plan**

PL2



Existing Floor Plan
1/8" = 1'-0"



Proposed Tenant Improvement For: Premier Hyundai Seaside 4A Heitzinger Plaza, Seaside, CA 93955	
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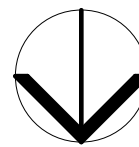


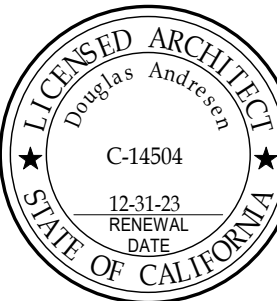
**Existing Floor
Plan**

PL3

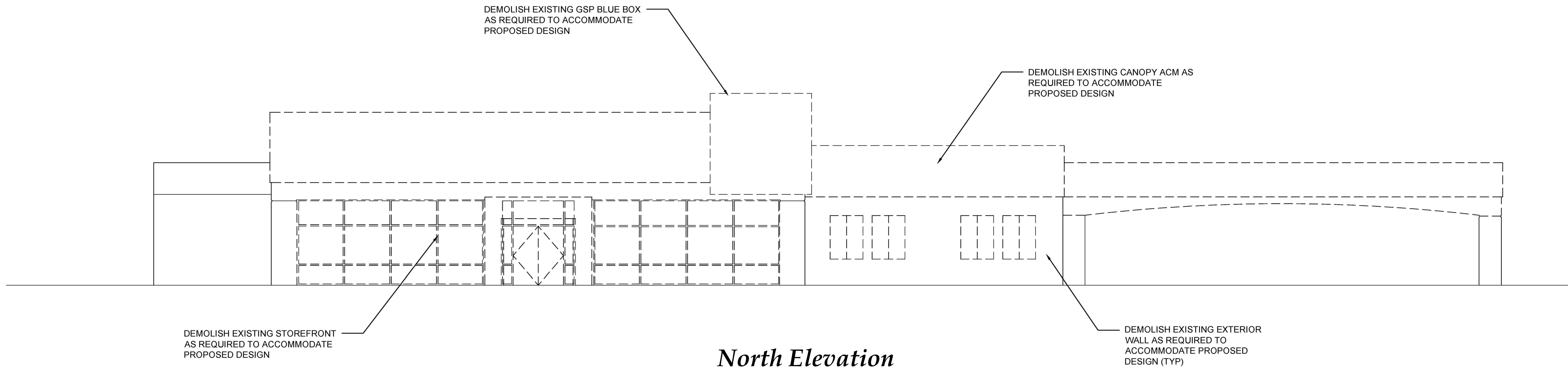


Proposed Floor Plan
1/8" = 1'-0"

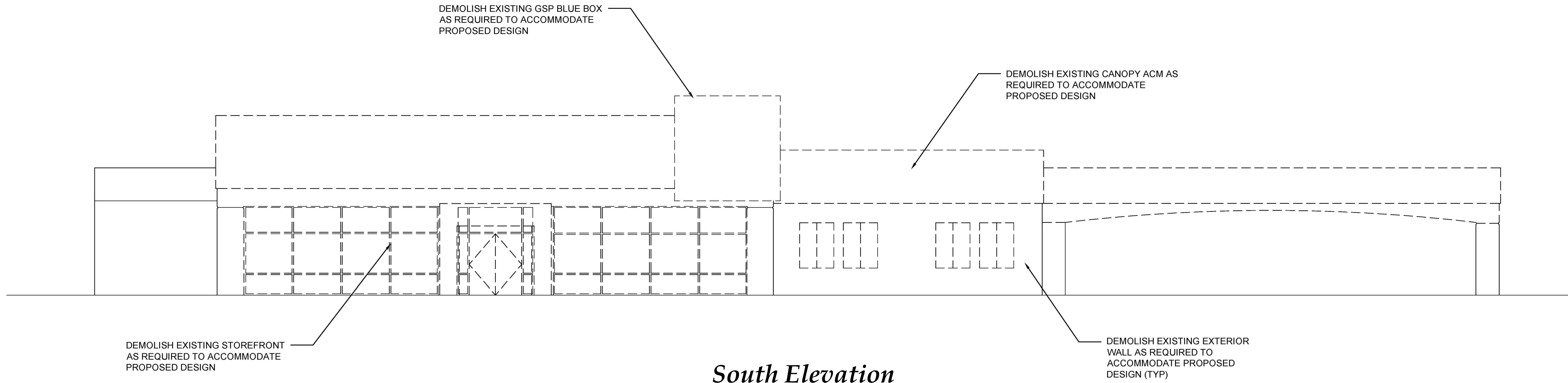


Proposed Tenant Improvement For: Premier Hyundai Seaside 4A Heitzinger Plaza, Seaside, CA 93955		
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Proposed Floor Plan		PL4

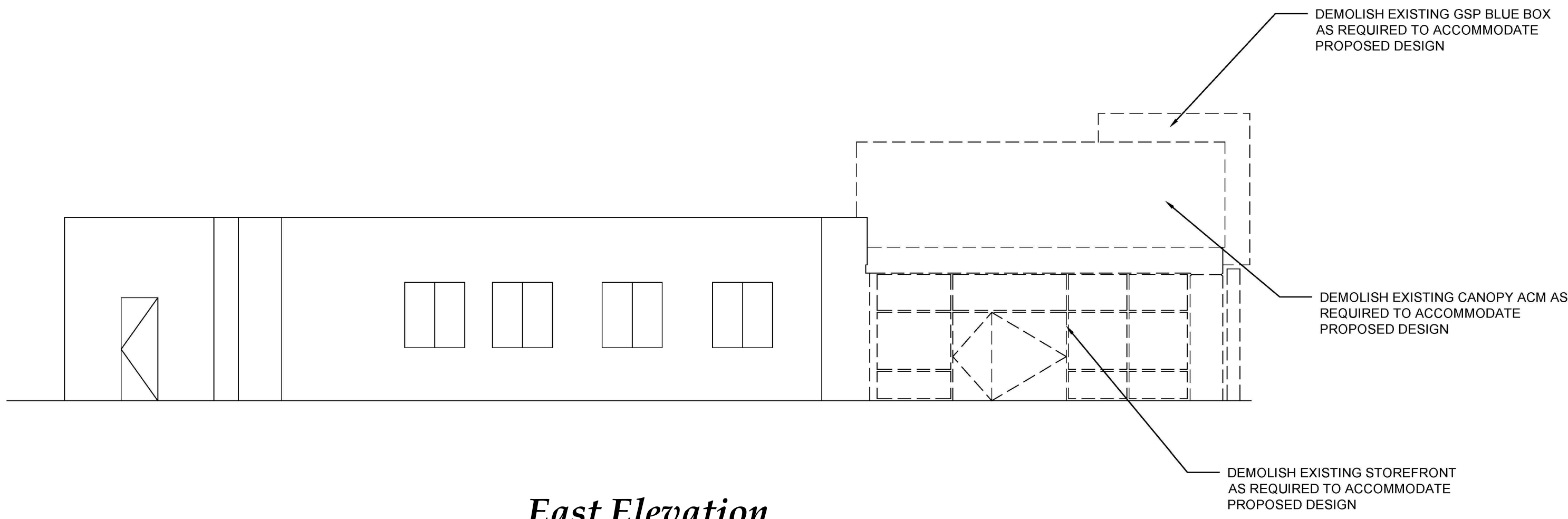
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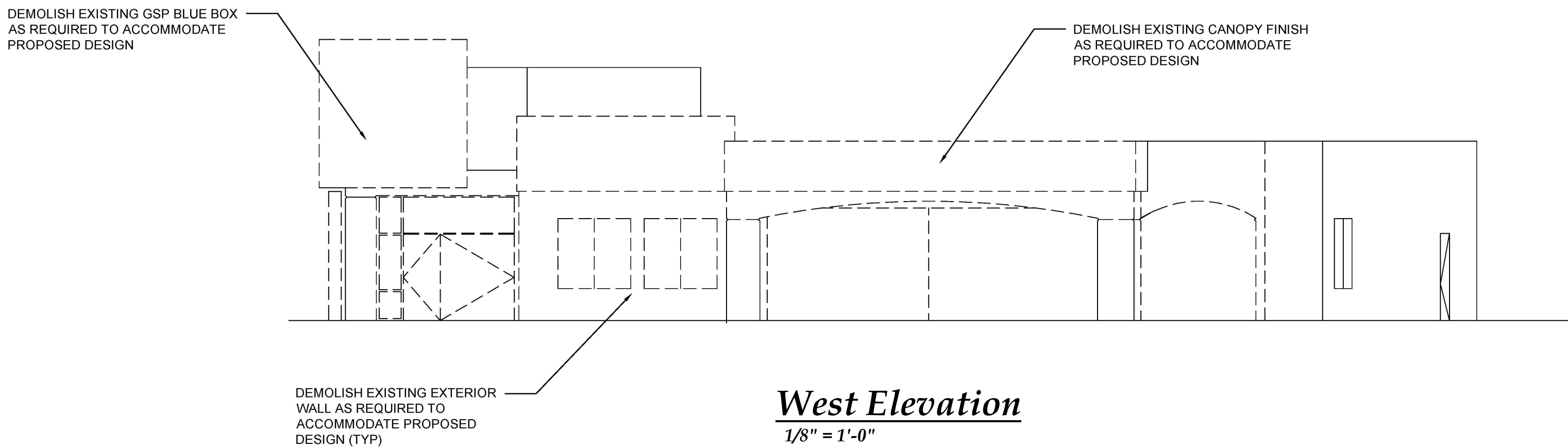
North Elevation
1/8" = 1'-0"



South Elevation
1/8" = 1'-0"



East Elevation
1/8" = 1'-0"



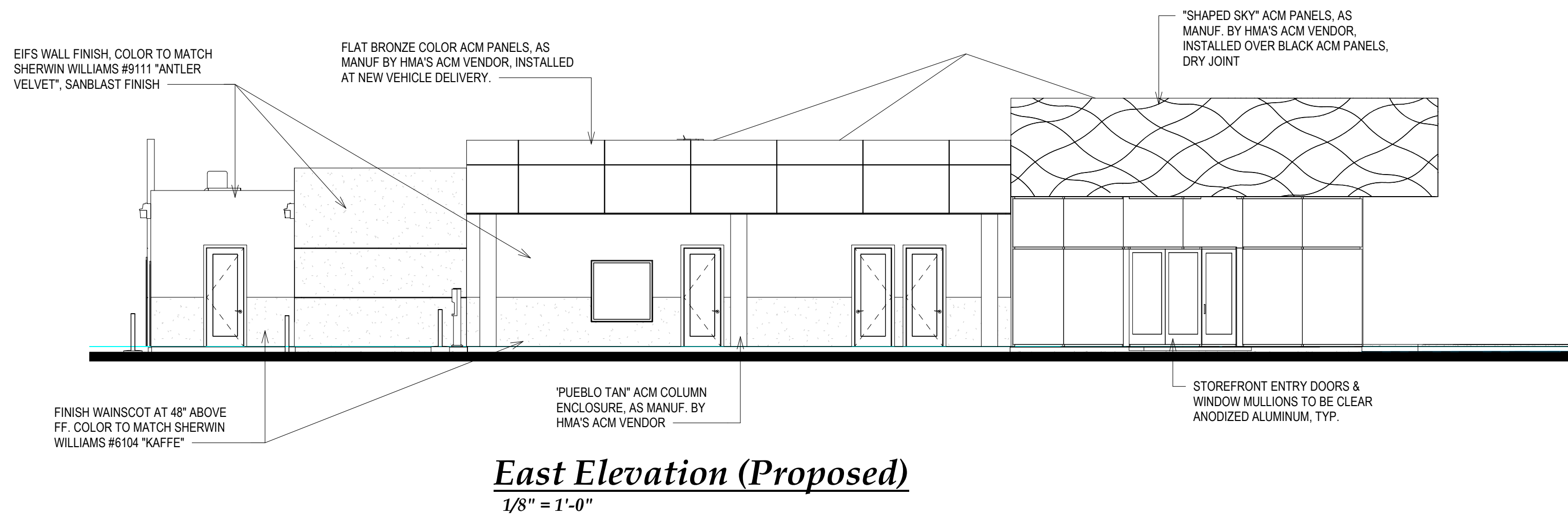
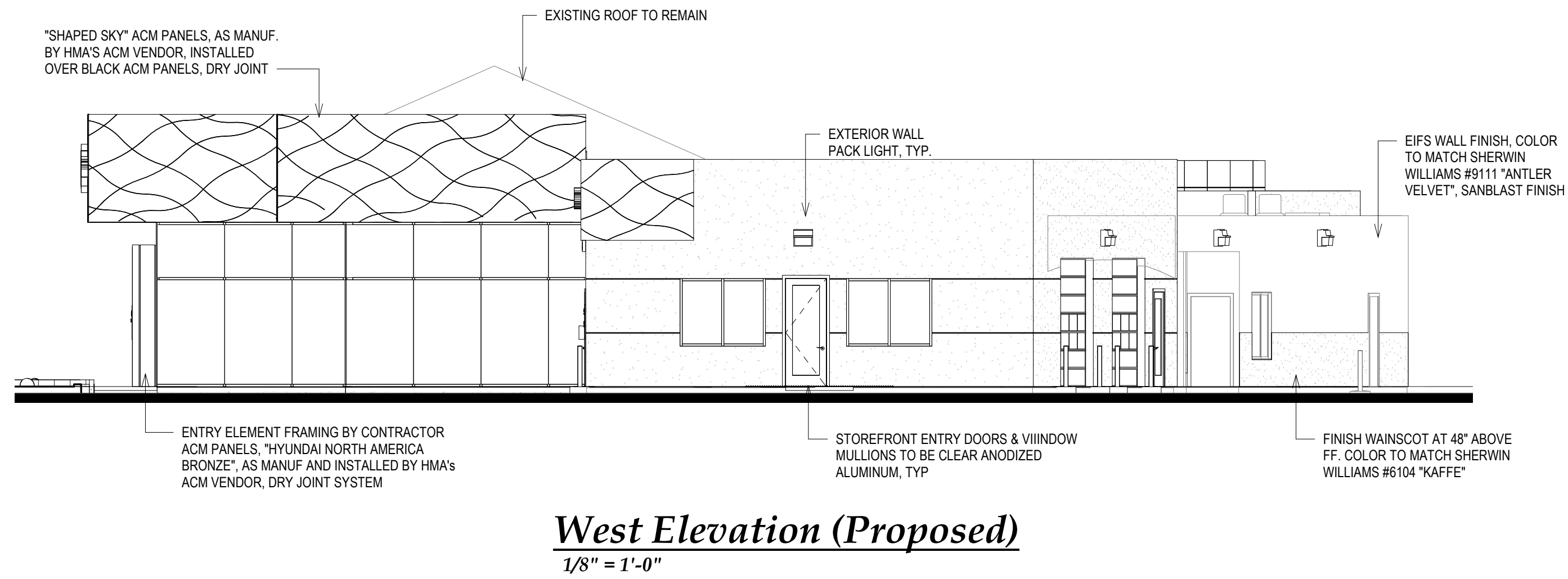
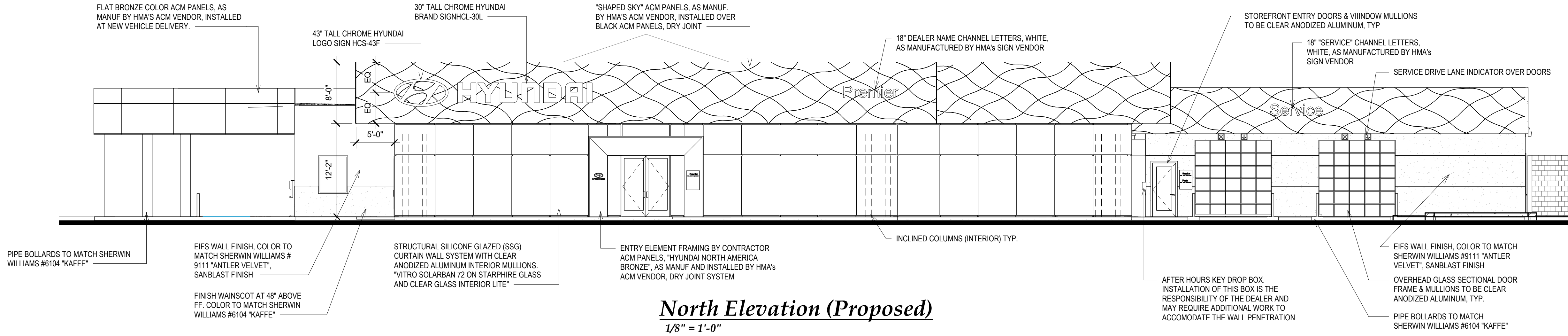
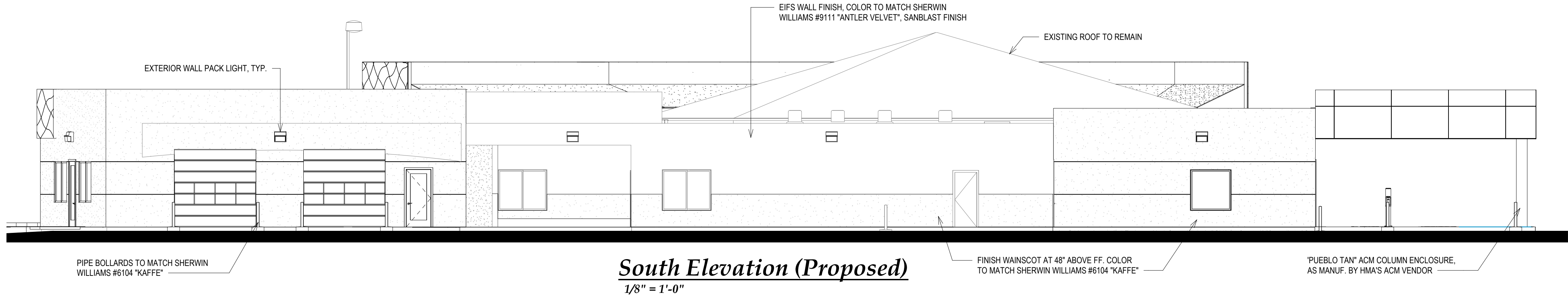
West Elevation
1/8" = 1'-0"

Proposed Tenant Improvement For: Premier Hyundai Seaside 4A Heitzinger Plaza, Seaside, CA 93955		
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Existing Elevations		PL5

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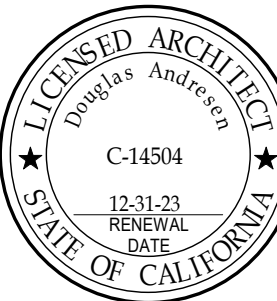
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Proposed Tenant Improvement For:
Premier Hyundai Seaside
4A Heitzinger Plaza, Seaside, CA 93955

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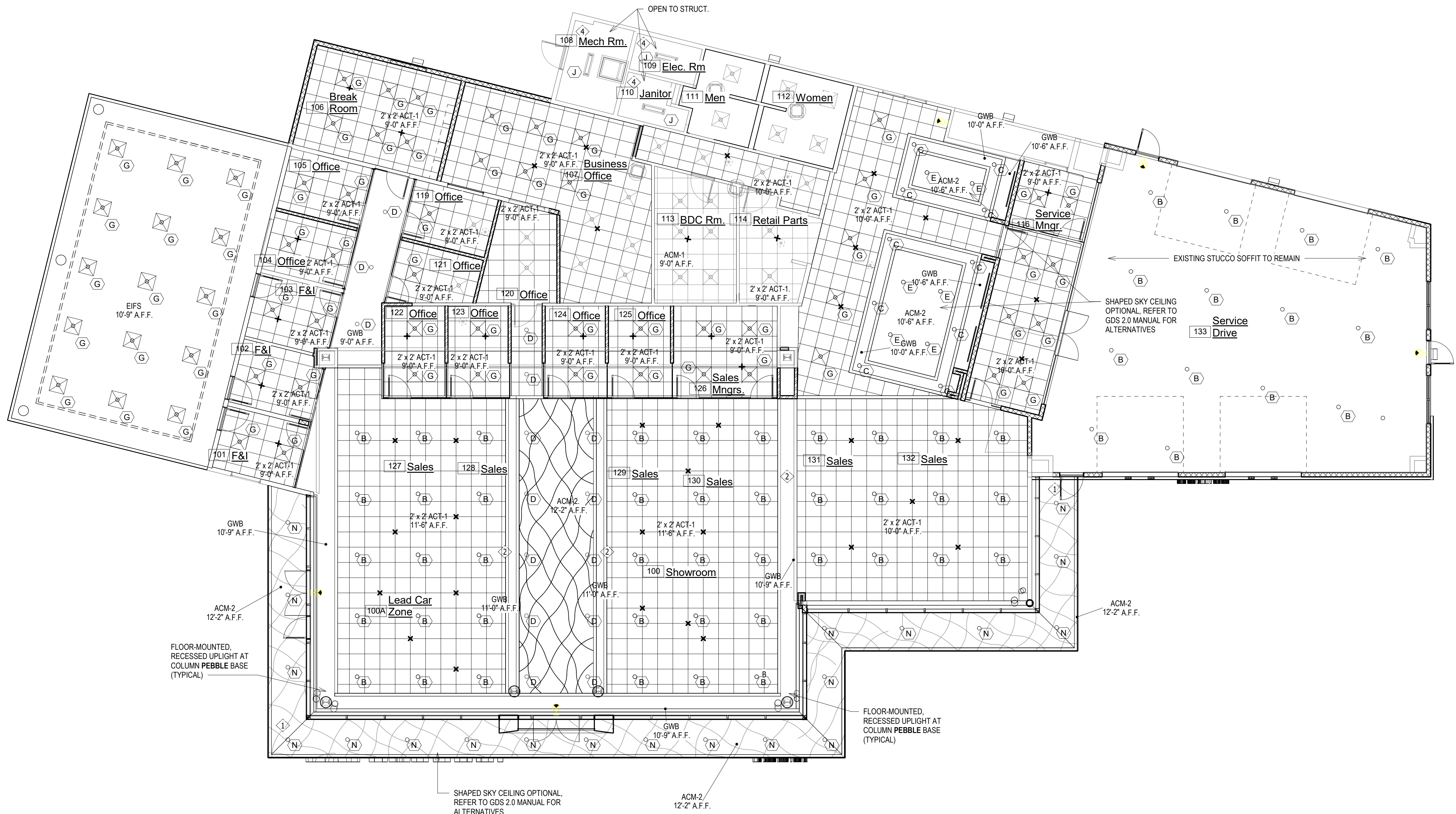
Proposed Elevations

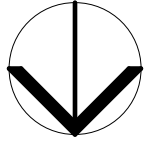


PL6

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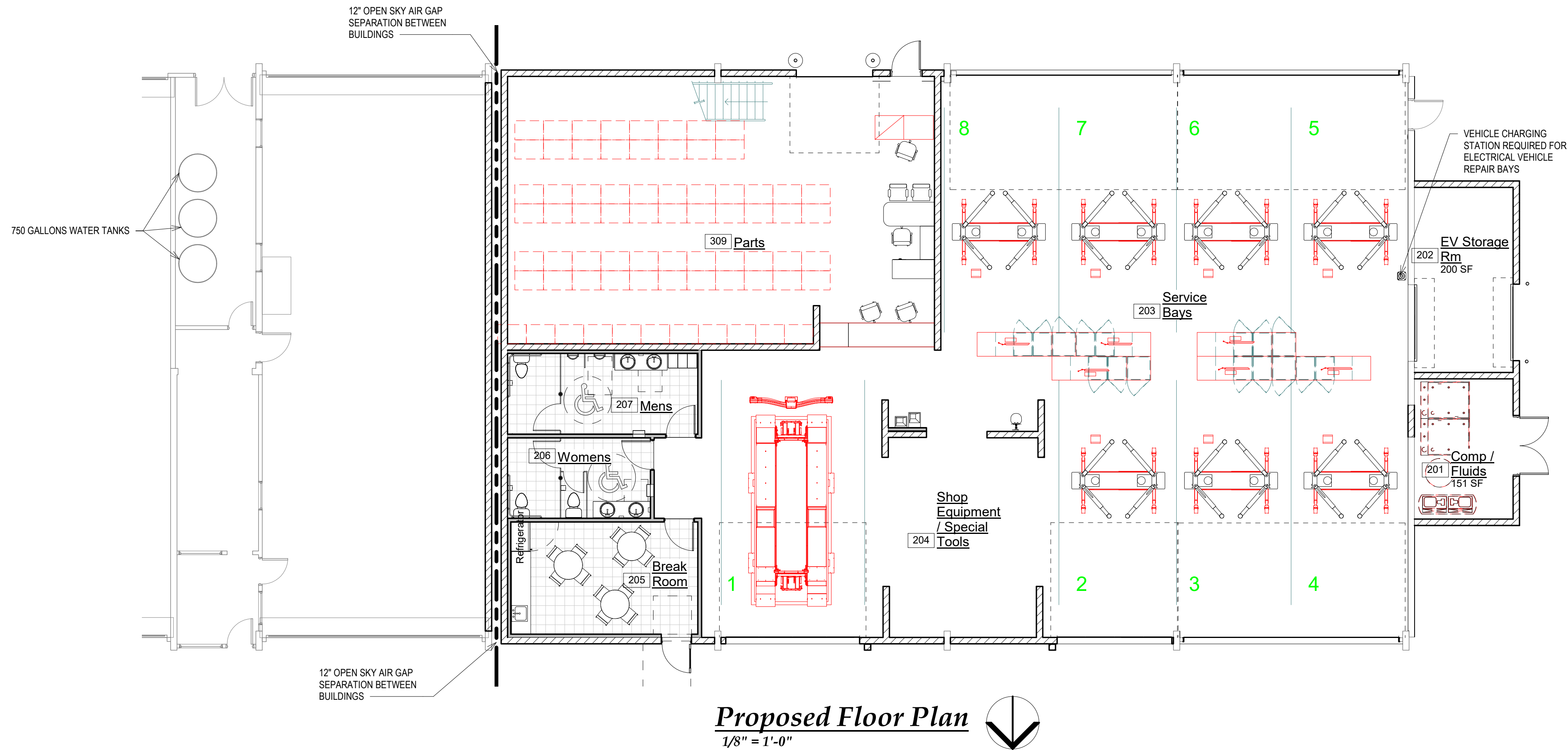
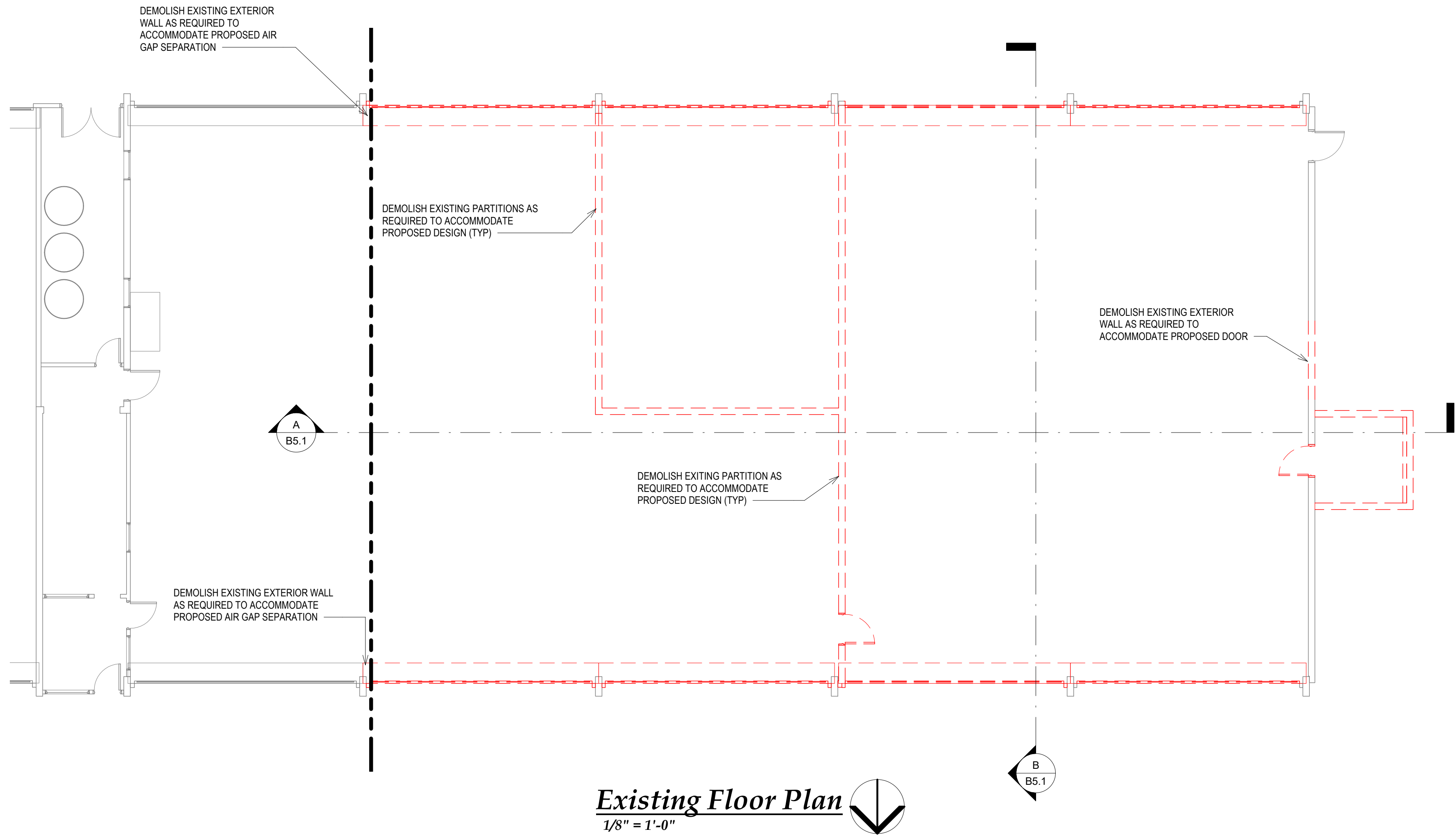
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Proposed Showroom Reflected Ceiling Plan
1/8" = 1'-0" 

Proposed Tenant Improvement For: Premier Hyundai Seaside 4A Heitzinger Plaza, Seaside, CA 93955		
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Proposed Ref. Clg Plan		PL7

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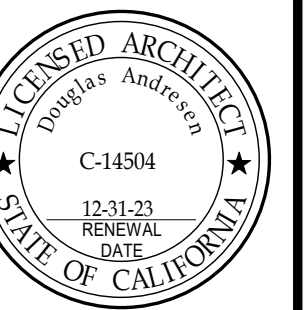
Proposed Tenant Improvement For:

Premier Hyundai Seaside

4A Heitzinger Plaza, Seaside, CA 93955

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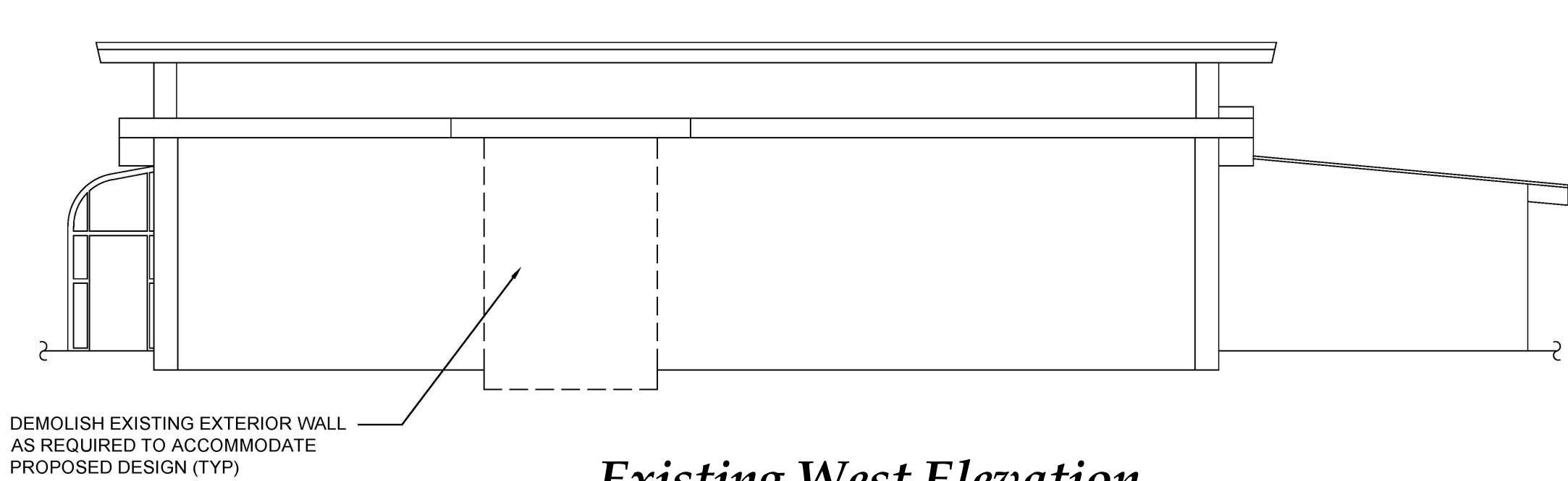
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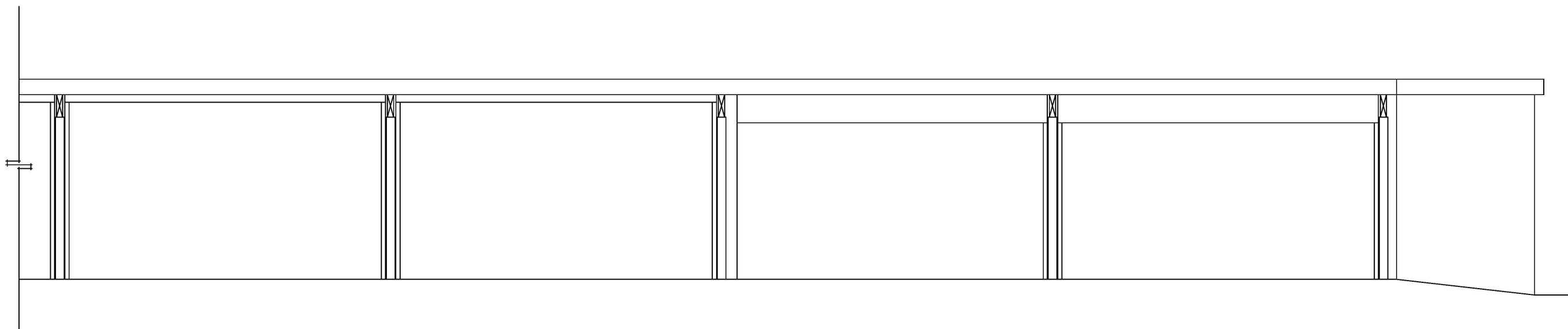
**Service Building
Floor Plans**

PL8

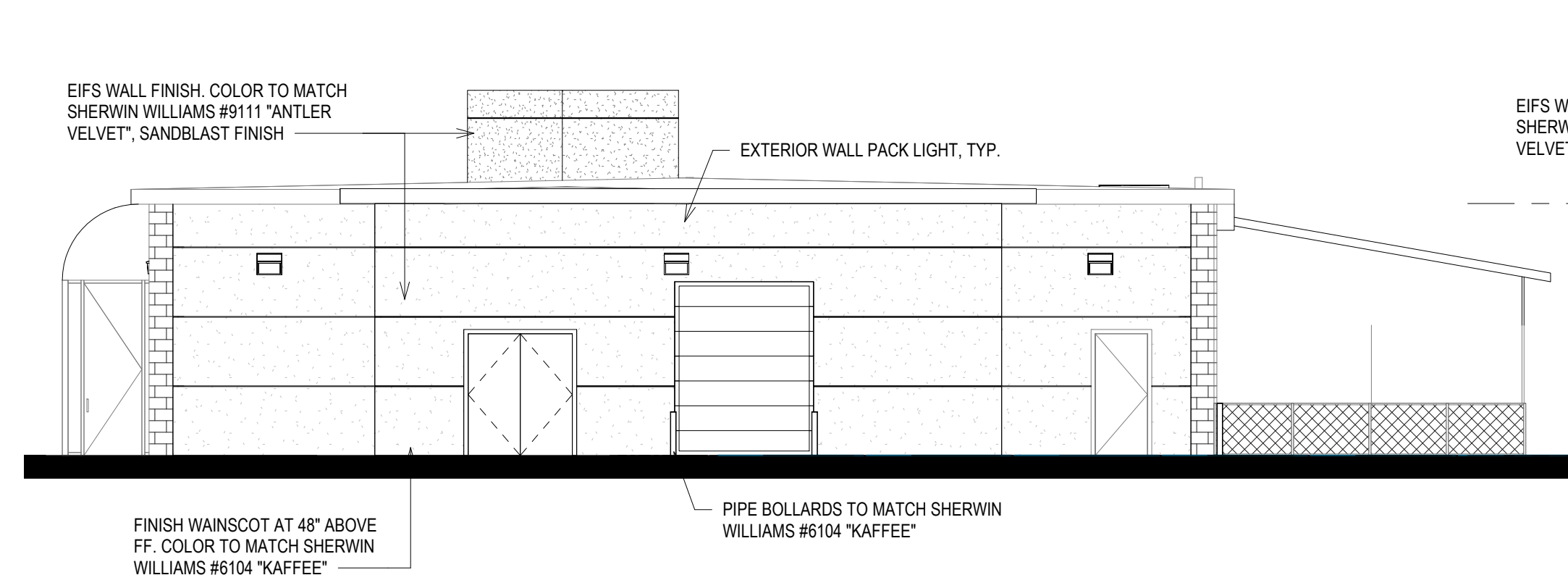
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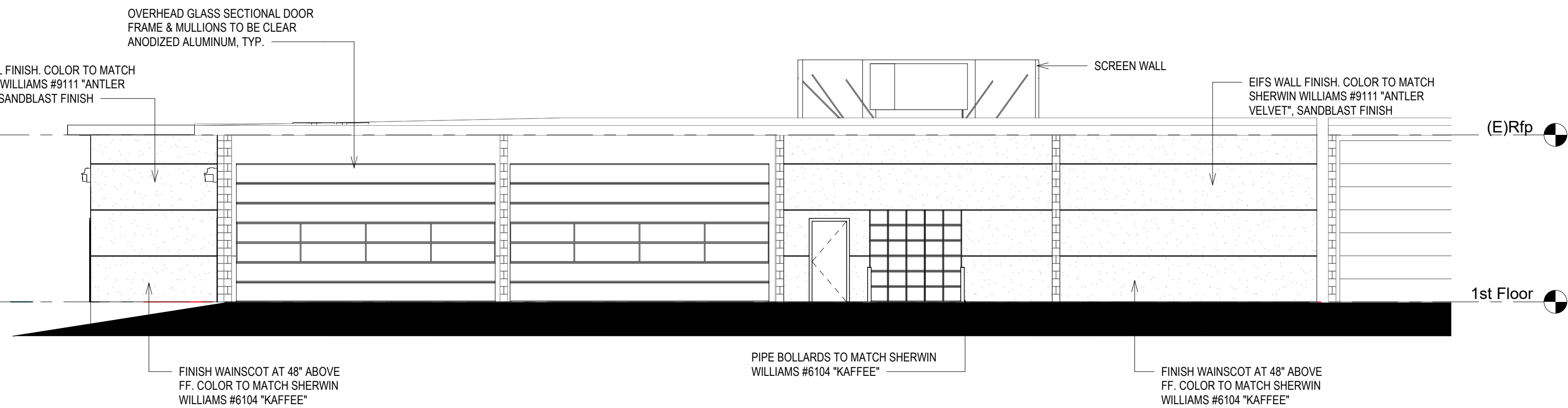
Existing West Elevation
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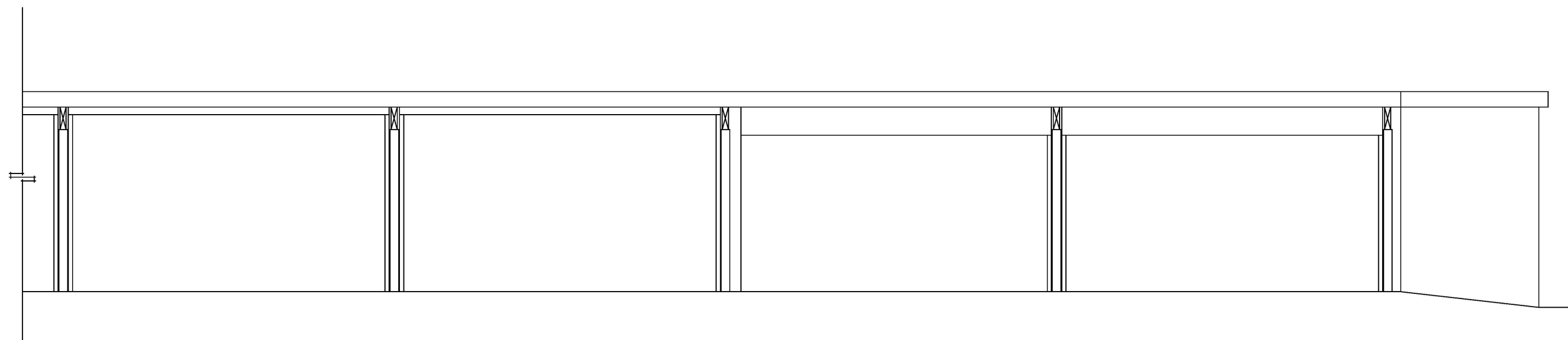
Existing South Elevation
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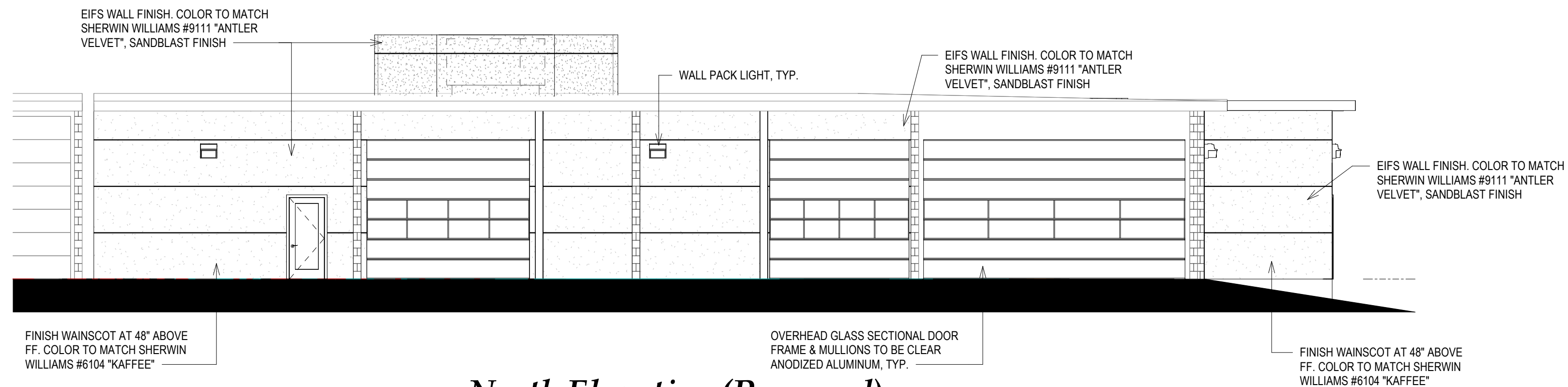
West Elevation (Proposed)
1/8" = 1'-0"



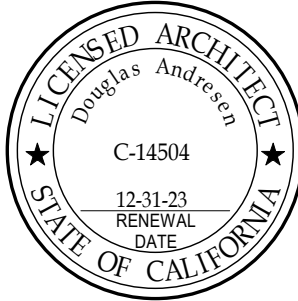
South Elevation (Proposed)
1/8" = 1'-0"



Existing North Elevation
1/8" = 1'-0"



North Elevation (Proposed)
1/8" = 1'-0"

Proposed Tenant Improvement For: Premier Hyundai Seaside 4A Heitzinger Plaza, Seaside, CA 93955		
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Service Building Elevations		PL9

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Light Fixture Schedule

- B

6" LED RECESSED DOWNLIGHT WILLIAM #6DR-TL-L40/840-DIM1-UNV-OW-OF-CS-MWT-NF1 36.5 WATTS, 4135 LUMENS, 4000K
- C

6" LED ARCITECHTURAL DOWNLIGHT LSI #LAD6-LED-14L-UNV-DIM1-40-WF-TR6R-SF-HAZ-WH-C27 14 WATTS, 1337 LUMENS, 4000K
- D

6" LED ARCITECHTURAL DOWNLIGHT LSI #LAD6-LED-14L-UNV-DIM1-40-WF-TR6R-HAZ-WH-C27 42 WATTS, 3849 LUMENS, 4000K
- E

6" LED ARCHITECTURL DOWNLIGHT LSI #LAD6-LED-14L-UNV-DIM1-40-WF-TR6R-SF-HAZ-BL-C27 14 WATTS, 1337 LUMENS, 4000K
- G

LSI SIDE LIGHT RECESSED TROFFER #SLI22-LED-HO-NW-UE 36 WATTS, 3083 LUMENS, 4000K
- J

LSI LED DOME WRAP PENDANT MOUNT #DW-LED-SS-NW-UE 44 WATTS, 5220 LUMENS
- K

LSI EG3 4FT. WET LOCATION LED #EG3-4'-LED-6L-DA-S-UNV-DIM-40-80C 49 WATTS, 6695 LUMENS, 4000K
- L

LSI ALLIANCE LED LINEAR HIGH BAY #ALI2-2LEDSE-24L-CA-W-UNV-S-40 22,631 LUMENS, 166 WATTS, 4000K CHAIN HUNG AT +16'-0"
- N

4" LED RECESSED DOWNLIGHT WILLIAMS #4DR-TL-L30/840-DIM-UNV-LW-OF-WH-WETCC 27.8 WATTS, 2024 LUMENS, 4000K

Ceiling Finishes

- 1

SHAPED SKY CEILING MATERIAL SUPPLIED BY AGI AT INTERIOR, CONTRACTOR TO PROVIDE 2'X2' CEILING GRID PAINTED BLACK (HEAVY DUTY)
- 2

5/8"(X) GYP. BD.
- 3

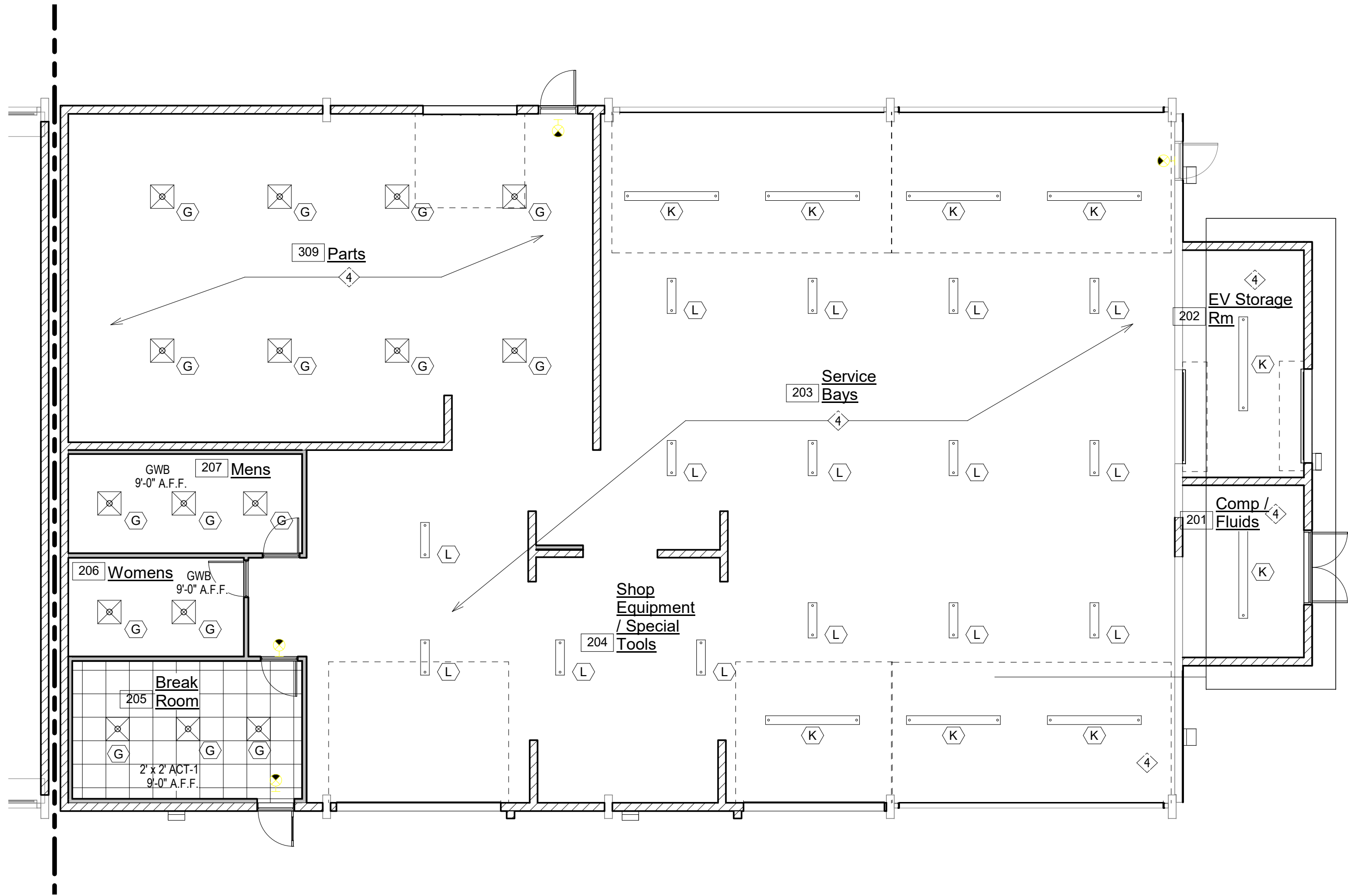
7/8" CEM. PLASTER
- 4

OPEN TO STRUCTURE
- 5

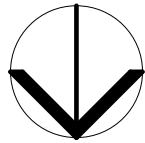
ARMSTRONG 2'X2'X9/16" #1734 FINE FISSURED BEVELED TEGULAR, 9/16" ARMSTRONG GRID COLOR: SILVER SATIN OR PLATINUM (HEAVY DUTY)
- 6

2'X4' T-BAR CEILING
- 7

ENTRY ELEMENT ACM PANELS
HYUNDAI NORTH AMERICA BRONZE BY AGI DRY JOINT



Reflected Ceiling Plan
1/8" = 1'-0"



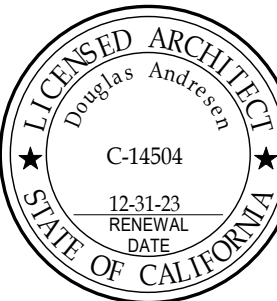
Proposed Tenant Improvement For:
Premier Hyundai Seaside
4A Heitzinger Plaza, Seaside, CA 93955

8 Nov. 2021

21-4182

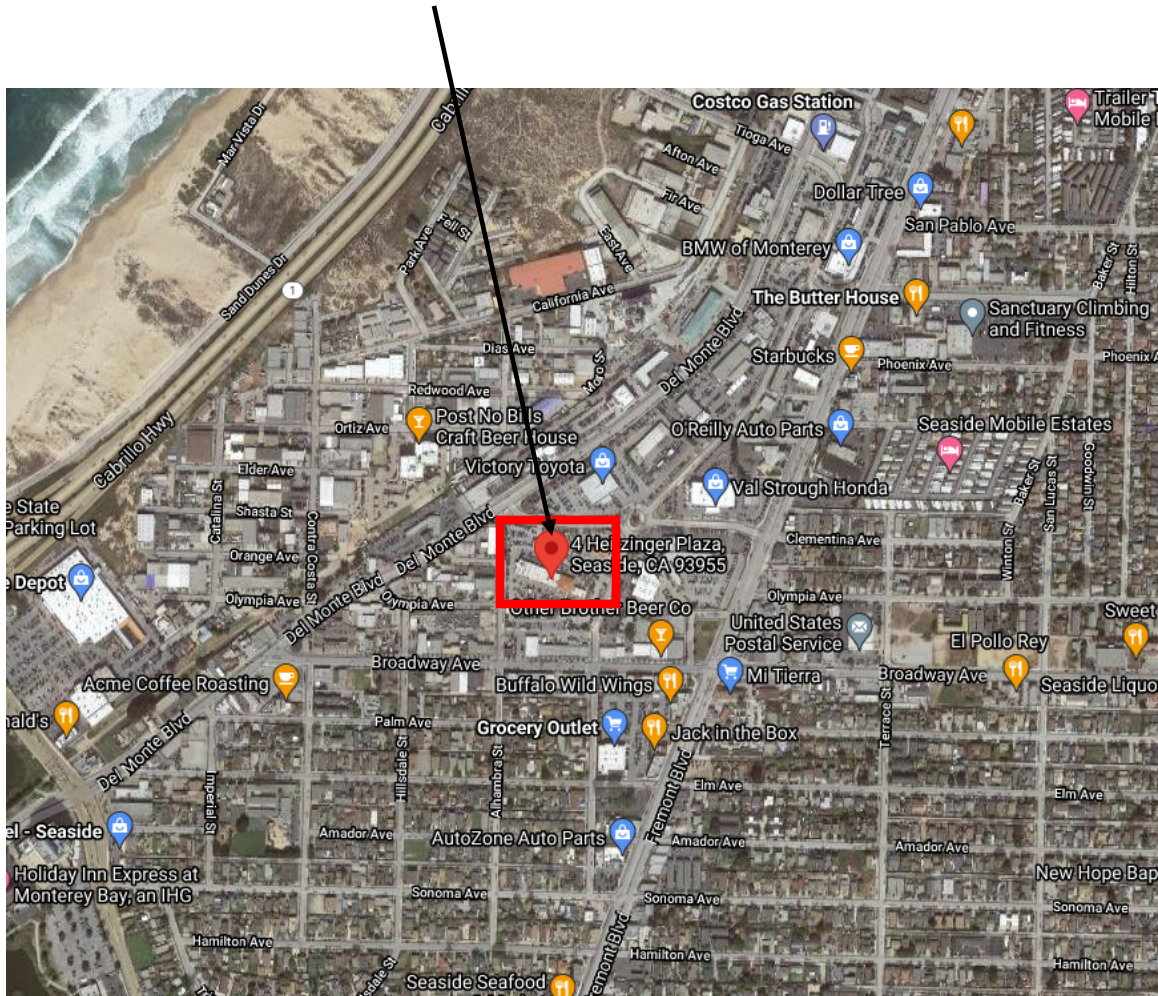
Proposed Ref. Clg
Plan

PL10



Attachment 2

Project Location: 4 Heitzinger Plaza



Attachment 3

Site Photos



Pano View of Showroom



View of Showroom on west side



Aerial View of the Site

Attachment 4

Building Materials



Image of Showroom



Image of Carport

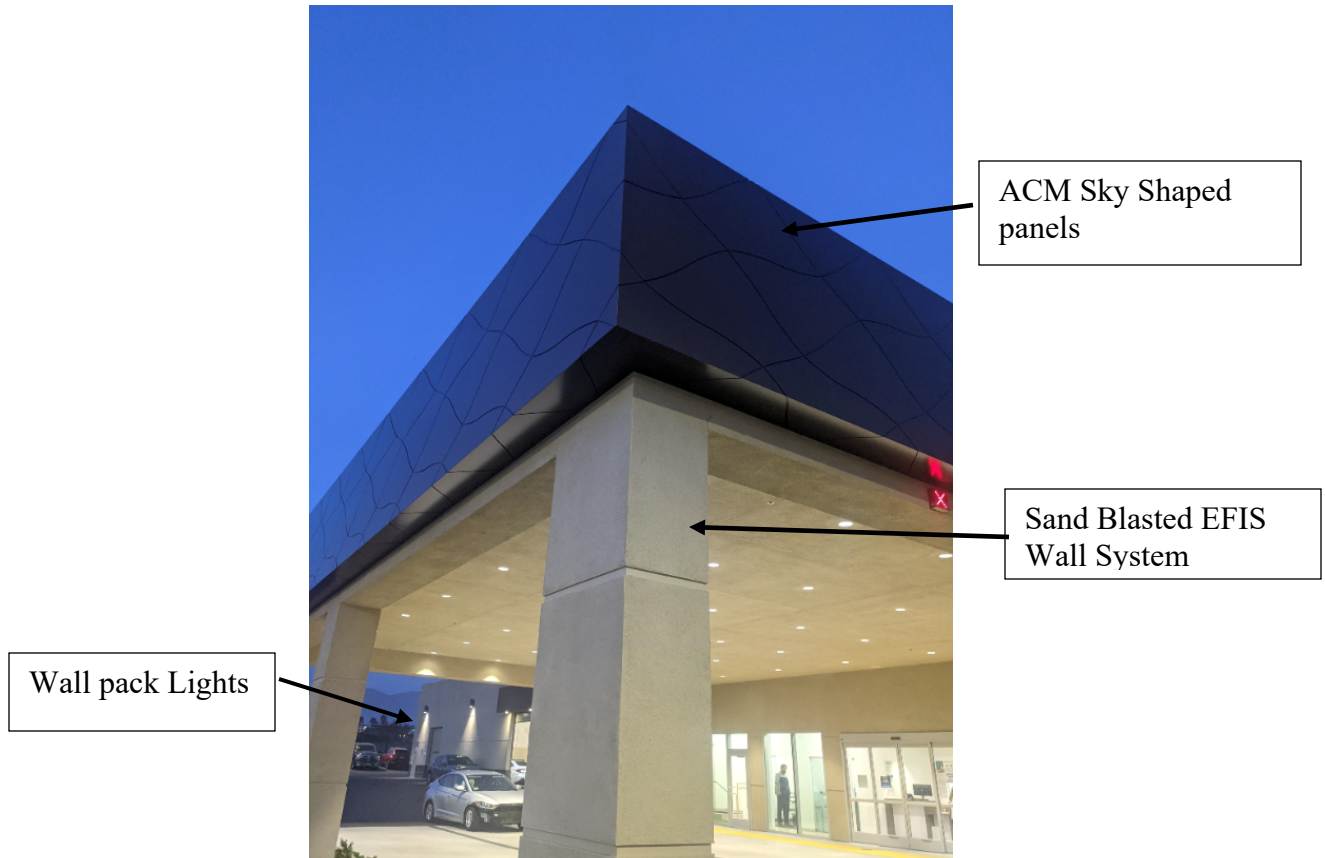


Image of Carport, Wall Lights, EFIS Wall System



Image of Door Entry and Clear anodized mullions



Showroom Image with soffit lights

Attachment 5

Sectional Roll-Up Doors

Service building

Sectional Steel Doors 418



When your project requires a solid sectional steel door system that will hold up to heavy use, rough handling and extreme conditions look to Overhead Door™ 418 to pack an extra measure of toughness. Fabricated of 16-gauge, flush galvanized steel exterior and 26-gauge steel back cover, these 2" (51 mm) thick doors offer an R-value of 7.35 (1.29 W/m²). A wide array of options allow these doors to meet the most stringent project requirements that call for a degree of thermal efficiency.

[Sectional Steel Doors](#)

[Where to Buy](#)

Showroom Building

Aluminum Glass Doors 521



Aluminum Glass Door model 521 is a sectional aluminum door appropriate for environments where maximum light infiltration and/or visual access is required. Designed to fit openings up to 26'2" (7976 mm) wide and 20'1" (6121 mm) high, the Model 521 features a wide, 2-11/16" (68 mm) center stile, 3-3/4" (95 mm) or 4-1/2" (114 mm) bottom rail, based on door size.

[Aluminum Glass Doors](#)

[Where to Buy](#)

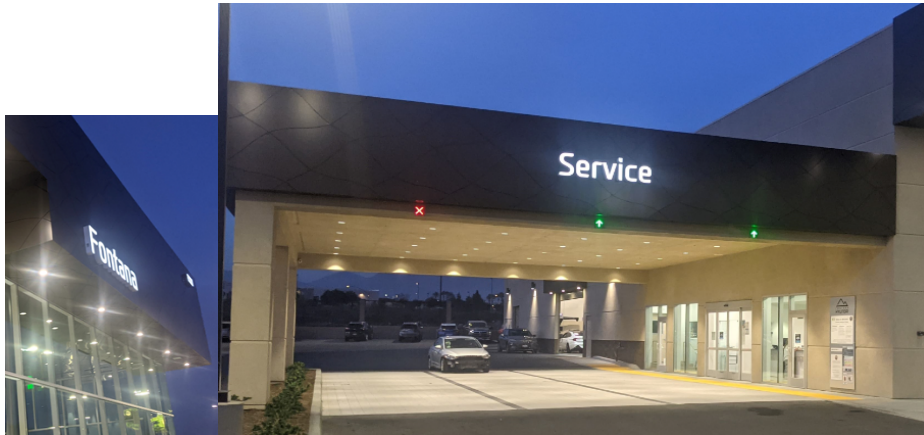
SHARE >

Door Options

- ☒ Electric operator or chain hoist
- Bottom sensing edge
- 3" track
- Bracket mounting (not available on full vertical door tracks)

Attachment 6 Signs

Primary Business
Identification and Logo –
Silver Graphics



Secondary Signs – Internally
Illuminated White Graphics