



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, July 12, 2023
6:00 PM

NOTICE: *The City Council and the City's Boards, Commissions and Committees, will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Seaside utilizes Zoom tele-conferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of public through this means is at their own risk.*

VIRTUAL PUBLIC PARTICIPATION INSTRUCTIONS

1. To view this meeting: Please click on the following link to the City of Seaside YouTube Channel: <https://www.youtube.com/c/CityofSeasideCalifornia>
2. To participate in this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: <https://us02web.zoom.us/j/81555467580>
WEBINAR ID: 815 5546 7580
3. To participate by phone: Please call (669) 900-9128
Enter the meeting ID 815 5546 7580 when prompted. There is no participate code – press the pound sign # after the recording prompts you.
4. To make 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 at least two (2) hours prior to the meeting time on the day of the meeting.
 - 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.

IN PERSON PARTICIPATION INSTRUCTIONS

Members of the public participating in person and wishing to address the Commission may approach the podium when the Chair calls for public comment.

1. CALL TO ORDER

2. ROLL CALL - CITY COUNCIL

William Silva	Chair
Keith Dodson	Commissioner
John Owens	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
Danny Huynh	Commissioner
Elizabeth Madrigal	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 FOR COMMISSIONS

Members of the public wishing to address the 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. BUSINESS ITEMS

A. VARIANCE APPLICATION NO. 23-01 AND ARCHITECTURAL REVIEW APPLICATION NO. AR-23-10. STEVE MICKEL, APPLICANT, AND MARK RAMIREZ, PROPERTY OWNER, ARE REQUESTING APPROVAL OF TWO DISCRETIONARY PERMITS: A VARIANCE FOR REQUESTED MODIFICATIONS TO REQUIRED SETBACKS, FLOOR AREA RATIO, AND PARKING; AND ARCHITECTURAL REVIEW FOR A PROPOSED 1,560 SQUARE FOOT (SF), TWO-STORY SINGLE FAMILY RESIDENCE, INCLUDING A 313 SF GARAGE, ON A 1,875 SF PARCEL. THE PROJECT SITE IS A VACANT PARCEL AT 1784 LAGUNA STREET (APN: 012-811-016) IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. THE VARIANCE IS CATEGORICALLY EXEMPT, CLASS 5, SECTION 15305 AND ARCHITECTURAL REVIEW IS CATEGORICALLY EXEMPT, CLASS 3, SECTION 15303(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

B. ARCHITECTURAL REVIEW APPLICATION NO. AR-23-11. JBL INVESTMENTS 7, LLC, APPLICANT AND PROPERTY OWNER, IS REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED REBUILD OF A FIRE DAMAGED RESIDENCE, INCLUDING A NEW SECOND STORY ADDITION. THE PROPOSED RESIDENCE IS 4,433 SF WITH AN

ATTACHED 506 SF GARAGE. THE PROJECT SITE IS LOCATED ON A 14,586 SF PARCEL AT 7 HARROW COURT (APN: 012-682-037) IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

C. ARCHITECTURAL REVIEW APPLICATION NO. AR-23-06. FOOTHILL PARTNERS, INC., APPLICANT, AND DIAMOND CEDERWALL TRUST (SANDRALINE CEDERWALL, TRUSTEE), OWNER, ARE REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED FIVE-STORY MIXED USE PROJECT WITH 9,900 SF OF LEASABLE COMMERCIAL AREA ON THE GROUND FLOOR FOR UP TO 12 COMMERCIAL TENANTS; A TOTAL OF 32 RESIDENTIAL UNITS TOTALING 17,100 SF; A LANDSCAPED PARKING AREA; AND THE FOLLOWING ROOFTOP AMENITIES: A TASTING ROOM FEATURING A 1,575 SF ROOFTOP DECK AND 1,450 SF MODULAR UNIT, A PUBLIC ROOFTOP DECK OF 3,150 SF, AND A 1,180 SF INDOOR RESIDENT LOUNGE. THE STRUCTURE HEIGHT RANGES FROM 15-22 FT ON THE SINGLE-STORY PORTION TO 48-64 FT ON THE FIVE STORY PORTION. THE PROJECT SITE IS LOCATED AT 1540 AND 1546 DEL MONTE BOULEVARD ON FOUR PARCELS IN THE WEST BROADWAY URBAN VILLAGE ZONE SPECIFIC PLAN, ZONED BOTH MIXED USE (APNS: 011-306-006, -008) AND HIGH DENSITY RESIDENTIAL/MIXED USE (APNS: 011-306-003, -004). THE PROJECT MEETS ALL CRITERIA FOR A CLASS 32 CATEGORICAL EXEMPTION PURSUANT TO SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND DOES NOT MEET ANY OF THE EXCEPTIONS TO THE EXEMPTIONS.

6. REPORTS FROM COMMISSIONERS

7. REPORTS FROM STAFF

This is a time specifically set aside for the Staff Liaison to provide updates on non-agendized requests from the Commission, and to provide brief information on topics under the purview of the Commission.

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
July 26, 2023
6:00 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.: 5.A.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: July 12, 2023

SUBJECT: VARIANCE APPLICATION NO. 23-01 AND ARCHITECTURAL REVIEW APPLICATION NO. AR-23-10. STEVE MICKEL, APPLICANT, AND MARK RAMIREZ, PROPERTY OWNER, ARE REQUESTING APPROVAL OF TWO DISCRETIONARY PERMITS: A VARIANCE FOR REQUESTED MODIFICATIONS TO REQUIRED SETBACKS, FLOOR AREA RATIO, AND PARKING; AND ARCHITECTURAL REVIEW FOR A PROPOSED 1,560 SQUARE FOOT (SF), TWO-STORY SINGLE FAMILY RESIDENCE, INCLUDING A 313 SF GARAGE, ON A 1,875 SF PARCEL. THE PROJECT SITE IS A VACANT PARCEL AT 1784 LAGUNA STREET (APN: 012-811-016) IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. THE VARIANCE IS CATEGORICALLY EXEMPT, CLASS 5, SECTION 15305 AND ARCHITECTURAL REVIEW IS CATEGORICALLY EXEMPT, CLASS 3, SECTION 15303(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

A Variance provides a process for City consideration of requests to waive or modify certain standards of the Zoning Ordinance when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical features, the strict application of the development standards otherwise applicable to the property denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zone. Variances shall be approved or denied by the Commission (Seaside Municipal Code (SMC) 17.62.080.A and C.1).

Staff recommends the Commission approve Variance VAR-23-01, subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

Architectural Review provides a process for City review of architectural considerations,

landscape considerations, and lighting considerations, including the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, trash enclosure and walkway improvements, exterior lighting and signs, and the screening of exterior appurtenances. Lighting considerations include proposed outdoor lighting, including the proposed placement of fixtures, type of fixtures, and illumination levels. Landscape plans are not required for single family residences (SMC 17.62.030.E).

Staff recommends the Commission approve Architectural Review AR-23-10, subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

BACKGROUND

The parcel APN 012-811-016, 1784 Laguna Street, is located on the east side of Laguna Street between San Pablo Avenue and Phoenix Avenue. Directly adjacent uses are single-story single-family residences. Surrounding uses are single-story single-family residences with some single-story multifamily residences and a sprinkling of two-story single-family homes. One block to the east is the Food Corner Market, David Cutino Park, Cutino Soccer Field, and Seaside Skate Park. Two blocks west of 1784 Laguna are multiple two-story multi-family residences.

The subject site consists of a parcel that is 25 feet (ft.) by 75 ft. or 1875 square feet (sf.). Located in the RS-12 Single Family Residential zone, this parcel is substandard because the minimum parcel width is 40 ft. and the minimum parcel area is 3,750 ft. (SMC 17.12.040 Table 2-2). The parcel is currently vacant, with water credit for a house demolition from August 25, 2013 (Attachment 2 Water Letter).

Project description

The proposed project creates a two-story two-bedroom 1560 sf single family dwelling. Two bathrooms are proposed. Parking is provided by a 313 sf. garage. The second story offers a deck off of the living room and above the garage, while a variety of trees line the driveway and front door walkway.

Approvals Requested

Variance VAR-23-01 would allow:

1. Reduced side yard setbacks from 5 ft. to 3.5 ft. and reduced rear yard setbacks from 15 ft. to 9 ft. (SMC 17.12.050, Table 2-3 Residential Zone Development Standards).
2. Increased Floor Area Ratio (FAR) from 45% (843.75 sf.) to 66.5% (1247 sf.) (SMC 17.12.050, Table 2-3 Residential Zone Development Standards). Note: The 313 sf garage is exempted from FAR per SMC 17.12.050 Footnote (3).
3. Reduced parking requirements from 2 spaces, at least one within a garage (SMC 17.34.010 Table 3-8 Parking Requirements by Land Use), to 1 parking space within a garage.

Architectural Review AR-23-10 would allow:

1. Construction of a new single-family residence including all second-story elements (SMC 17.62.030 A and B).

Per SMC 17.62.030.D, at least 14 days prior to the date of consideration, staking and flagging shall be erected for all residential new construction to demonstrate the dimensions and heights of the ridge lines at the highest peak of each roof line and perimeter. Staking and flagging was completed Monday, June 26th, as shown in Attachment 3 Staking and Flagging.

STAFF ANALYSIS

Variance VAR-23-01

A Variance is allowed when, because of special circumstances including a property's size and other physical features, the strict application of the development standards otherwise applicable to the property denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zone (SMC 17.62.080.A).

Variances can modify or waive any requirement of the Zoning Ordinance other than allowed land uses, residential density, specific prohibitions, or procedural requirements (SMC 17.62.080.B.)

Nearby Parcels

Parcels in the surrounding area are typically larger with a minimum width of 50 ft (Attachment 4 Parcel Maps). However, in a 1 block radius there are 2 parcels to the east that are only 25 ft. wide and 3 parcels to the north that are only 25 ft. wide. Three of those parcels have single family homes constructed on them. Of those, one has a single car garage, one has one uncovered parking space, and one has no parking at all. Side setbacks do appear reduced, although without plans and measurements it is impossible to assign setback values and Floor Area Ratios. The two remaining 25 ft. wide parcels have been combined with neighboring parcels to construct larger single family homes.

Similar Approvals

Recent years have created two similar approvals, one at APN 012-274-019 on Hamilton Avenue and one APN 012-352-022 at 1268 Prospect Avenue. Table 1 compares those two variance approvals with the proposed project under discussion.

Table 1. Comparison of approved variances to the proposed project

	VAR-21-01 (APN 012-352-022)	VAR-22-01 1268 Prospect Street (APN 012-352-022)	Proposed VAR-23-01 1784 Laguna Street (APN 012-811-016)
Zoning	RM Medium Density Residential	RS-12 Single Family Residential	RS-12 Single Family Residential

Lot size	2,500 sf.	2,320 sf.	1,875 sf.
Side setback	Reduced from 5 ft. to 3 ft.	No change	Reduced from 5 ft. to 3.5 ft.
Rear setback	No change	No change	Reduced from 15 ft. to 9 ft.
Floor Area	Increased from 45% to 54%	No change	Increased from 45% to 67%
Parking	Reduced to one parking space within a garage	Reduced to one parking space within a garage	Reduced to one parking space within a garage

FINDINGS

SMC section 17.62.080.F outlines the following findings that are necessary for approval by the review authority regarding the variance:

1. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and within the same zone.

Evidence: *The special circumstance that applies to the site is the parcel size: 25 ft. wide by 75 ft. deep or 1875 sf. in area. The subject property's area is 1875 sf. smaller than the 3,750 sf. minimum for the zone. It is 25 ft. wide, 15 ft. (or 38%) less than the 40 ft. minimum width for the zone. The current requirements, on a lot at the minimum area of 3750 sf. and 40 ft. width would allow for up to a 30 ft. wide structure (5 ft. side setbacks) and a floor area of 1688 sf.*

Setback reduction: *Under the reduced lot width of the subject property, observance of the required side setbacks would greatly deprive the property of a livable structure, as it could only be 15 ft. wide, from exterior wall to exterior wall. The requested variance to the side yard setbacks from 5 ft. to 3 ft. 6 inches (in.) would allow for a structure width of just below 18 ft., which is nearly proportionally relative to the maximum structure width that would be permitted for a 40 ft. wide lot under the current development standards. Additionally, the rear yard setback is proposed at 10 ft. rather than the code required 15 ft.*

Floor Area Ratio Increase: *Under the reduced lot area of the subject property, observance of the required floor area ratio of 45% would only allow for a 843.75 sf. residence. The requested variance to the required floor area ratio allowance, from 45% (843.75 sf.) to 66.5% (1247 sf.), would allow for a modestly sized three-bedroom, two-bath home. The proposed first floor is 453 sf., excluding the 313 sf. single car garage (766 sf. combined), and the second floor is 794 sf. Two bedrooms, one bath, and the single-car garage are located on the first floor. The second floor is 794 sf. and includes*

the master bedroom, the other bath, the kitchen, the dining room, and the living room.

Parking Reduction: The narrow lot width and overall site area limits on-site amenities such as parking. The single-car garage space that is provided meets the intent of the code, in that it provides an off-street parking space that is not visible from the public right of way.

Creating a reasonable-sized home is a privilege enjoyed by other properties in the vicinity and in the same zone.

2. The approval of the Variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone.

***Evidence:** Project conditions of approval are incorporated in the Resolution, but the adherence to the project plans in the Architectural Review application would be the main tool to ensure that the variance adjustments do not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity. SMC 17.62.080.C.1-2 contains regulations for both Variance and Minor Variance applications. Minor Variances are considered by the Zoning Administrator and are capped at a 10% reduction to: Distance between structures, Parcel dimensions (not area), Setbacks, Structure height; and On-site parking, loading, and landscaping. Comparatively, the Variance regulations do not specify a limit to the degree of variance from development regulations. The Variance application is for three development regulations: setbacks, floor area ratio, and parking. All other aspects of the project comply with the development regulations of the zone. The Variance to the development standards does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone when considering the proportional variance requests relative to the property area.*

3. The Variance is consistent with the General Plan, and any applicable specific plan.

***Evidence:** The General Plan designation for the property is Medium Density Single Family Residential (RMS) and the proposed Variance is supported by a variety of General Plan goals and policies:*

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play.

Policy LU-1.2: Encourage development that helps the City achieve a jobs/housing ratio of 1.5:1.

Policy LU-1.4: Provide for a variety of housing that complements the employment opportunities in the community.

Goal LU-3: Revitalize existing residential areas.

Policy LU-3.2: Improve the physical appearance of residential neighborhoods.

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

The proposed Variance is consistent with the General Plan, as approval of the project would result in a new single-family housing unit in the Medium Density Single Family Residential (RMS) district. The proposed three-bed, two-bath home would provide a housing type that is well-suited for the 1875 sf. parcel in an area of the city where there are a mix of residential uses, revitalizing a vacant parcel and improving the appearance of the residential neighborhood.

Architectural Review AR-23-10

The proposed residence is a contemporary-modern design of two stories (1st floor: 766 sf.; 2nd floor: 794 sf.), with a 60 sf. deck off the living room on the second floor. The deck would have horizontal railings installed with spacing, which would reduce the massing and scale of the structure. The horizontal elements are repeated in the garage door panels and Hardie lap siding, which visually reduce the vertical lines and two-story height of the proposed residence. The structure is proposed to have offsetting planes on the front elevation, with the front door set back from the garage door on the first floor. The proposed second floor provides a partially covered entrance to the front door. The design and materials would result in a structure that is not box-like in design or appearance. The proposed materials would be of high quality and contribute to a clean and sleek appearance and are as follows:

1. Exterior finish: Stucco painted with Kelly Moore Bay Wharf
2. Accent siding: Hardie lap siding and related trim select cedar mill in night gray color
3. Fascia Board: painted with Kelly Moore Volcanic Rock
4. Roof - Owens Corning 30 year shingle in Forest Brown
5. Flat roof at entry: dark gray
6. Waterproof deck: in aluminum gray
7. 4' x 8' deck railing beams: painted with Kelly Moore Volcanic Rock
8. Windows - Milgard Vinyl Trinsic Windows and sliding glass doors in Black Capstock Color

Lighting considerations

The proposed exterior wall sconces will not cause uplighting beyond the façade and the design complements the contemporary architectural design aesthetic.

ATTACHMENTS

1. Attachment 1 Draft Resolution
 2. Exhibit A Project Plans
 3. Attachment 2 Water Letter
 4. Attachment 3 Staking and Flagging Pictures
 5. Attachment 4 Parcel Maps
-

RESOLUTION NO. 23-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING VARIANCE 23-01 AND ARCHITECTURAL REVIEW NO. AR-23-10 TO ALLOW FOR REQUESTED MODIFICATIONS TO REQUIRED SETBACKS, FLOOR AREA RATIO, AND PARKING IN THE CONSTRUCTION OF A PROPOSED 1,560 SQUARE FOOT (SF), TWO-STORY SINGLE FAMILY RESIDENCE, INCLUDING A 313 SF GARAGE, ON A 1,875 SF PARCEL. THE PROJECT SITE IS A VACANT PARCEL AT 1784 LAGUNA STREET (APN: 012-811-016) IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT.

WHEREAS, Steve Mickel, Applicant, and Mark Ramirez, Property Owner, request VAR-23-01 to allow for:

1. Reduced side yard setbacks from 5 ft. to 3.5 ft. and reduced rear yard setbacks from 15 ft. to 9 ft. (SMC 17.12.050, Table 2-3 Residential Zone Development Standards).
2. Increased Floor Area Ratio (FAR) from 45% (843.75 sf.) to 66.5% (1247 sf.) (SMC 17.12.050, Table 2-3 Residential Zone Development Standards).
3. Reduced parking requirements from 2 spaces, at least one within a garage (SMC 17.34.010 Table 3-8 Parking Requirements by Land Use), to 1 parking space within a garage; and

WHEREAS, the proposed project requires Architectural Review approval by the Planning Commission per Seaside Municipal Code 17.62.030; and

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code in relation to the proposed project; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings:

The Variance Project is categorically exempt from the California Environmental Quality Act Class 5, Section 15305 (Minor Alterations in Land Use Limitations)

Evidence: *Approval of the Variance application adjusts development standards. The granting of the Variance application would not change the land use or density or create any new parcel.*

BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings:

The Architectural Review Project is categorically exempt from the California Environmental Quality Act Class 3 Section 15303(A) (New Construction or Conversion of Small Structures)

Evidence: *Approval of the Architectural Review would result in the creation of a new single family dwelling.*

BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings for Variance application No. VAR-23-01:

Findings

1. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of this Zoning Ordinance deprives the property of privileges enjoyed by other property in the vicinity and within the same zone.

Evidence: *The special circumstance that applies to the site is the parcel size: 25 ft. wide by 75 ft. deep or 1875 sf. in area. The subject property's area is 1875 sf. smaller than the 3,750 sf. minimum for the zone. It is 25 ft. wide, 15 ft. (or 38%) less than the 40 ft. minimum width for the zone. The current requirements, on a lot at the minimum area of 3750 sf. and 40 ft. width would allow for up to a 30 ft. wide structure (5 ft. side setbacks) and a floor area of 1688 sf.*

Setback reduction: *Under the reduced lot width of the subject property, observance of the required side setbacks would greatly deprive the property of a livable structure, as it could only be 15 ft. wide, from exterior wall to exterior wall. The requested variance to the side yard setbacks from 5 ft. to 3 ft. 6 inches (in.) would allow for a structure width of just below 18 ft., which is nearly proportionally relative to the maximum structure width that would be permitted for a 40 ft. wide lot under the current development standards. Additionally, the rear yard setback is proposed at 10 ft. rather than the code required 15 ft.*

Floor Area Ratio Increase: *Under the reduced lot area of the subject property, observance of the required floor area ratio of 45% would only allow for a 843.75 sf. residence. The requested variance to the required floor area ratio allowance, from 45% (843.75 sf.) to 66.5% (1247 sf.), would allow for a modestly sized three-bedroom, two-bath home. The proposed first floor is 453 sf., excluding the 313 sf. single car garage (766 sf. combined), and the second floor is 794 sf. Two bedrooms, one bath, and the single-car garage are located on the first floor. The second floor is 794 sf. and includes the master bedroom, the other bath, the kitchen, the dining room, and the living room.*

Parking Reduction: The narrow lot width and overall site area limits on-site amenities such as parking. The single-car garage space that is provided meets the intent of the code, in that it provides an off-street parking space that is not visible from the public right of way.

Creating a reasonable-sized home is a privilege enjoyed by other properties in the vicinity and in the same zone.

2. The approval of the Variance includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone.

Evidence: *Project conditions of approval are incorporated in the Resolution, but the adherence to the project plans in the Architectural Review application would be the main tool to ensure that the variance adjustments do not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity. SMC 17.62.080.C.1-2 contains regulations for both Variance and Minor Variance applications. Minor Variances are considered by the Zoning Administrator and are capped at a 10% reduction to: Distance between structures, Parcel dimensions (not area), Setbacks, Structure height; and On-site parking, loading, and landscaping. Comparatively, the Variance regulations do not specify a limit to the degree of variance from development regulations. The Variance application is for three development regulations: setbacks, floor area ratio, and parking. All other aspects of the project comply with the development regulations of the zone. The Variance to the development standards does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone when considering the proportional variance requests relative to the property area.*

3. The Variance is consistent with the General Plan, and any applicable specific plan.

Evidence: *The General Plan designation for the property is Medium Density Single Family Residential (RMS) and the proposed Variance is supported by a variety of General Plan goals and policies:*

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people can live, work, shop, and play.

Policy LU-1.2: Encourage development that helps the City achieve a jobs/housing ratio of 1.5:1.

Policy LU-1.4: Provide for a variety of housing that complements the employment opportunities in the community.

Goal LU-3: Revitalize existing residential areas.

Policy LU-3.2: Improve the physical appearance of residential neighborhoods.

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

The proposed Variance is consistent with the General Plan, as approval of the project would result in a new single-family housing unit in the Medium Density Single Family Residential (RMS) district. The proposed three-bed, two-bath home would provide a housing type that is well-suited for the 1875 sf. parcel in an area of the city where there are a mix of residential uses, revitalizing a vacant parcel and improving the appearance of the residential neighborhood.

BE IT FURTHER RESOLVED, that the Planning Commission approves Variance Application VAR-23-01 and AR-23-10 subject to the following conditions:

Project Specific

Planning:

1. The plans submitted for the Building Permit shall substantially conform to the plans reviewed/approved under this Variance and Architectural Review application, included as Exhibit A to Attachment 1.

Building Department:

1. The project shall adhere to and be constructed in accordance with the current California Building Code

Fire Department:

1. The project shall adhere to and be constructed in accordance with the current 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 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.
4. 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 Regular Meeting of the Planning Commission of the City of Seaside, State of California, on the 12th day of July 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

RESOLUTION No. 23-XX
VARIANCE APPLICATION NO. VAR-23-01 and
ARCHITECTURAL REVIEW NO. AR-23-10

These permits are 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

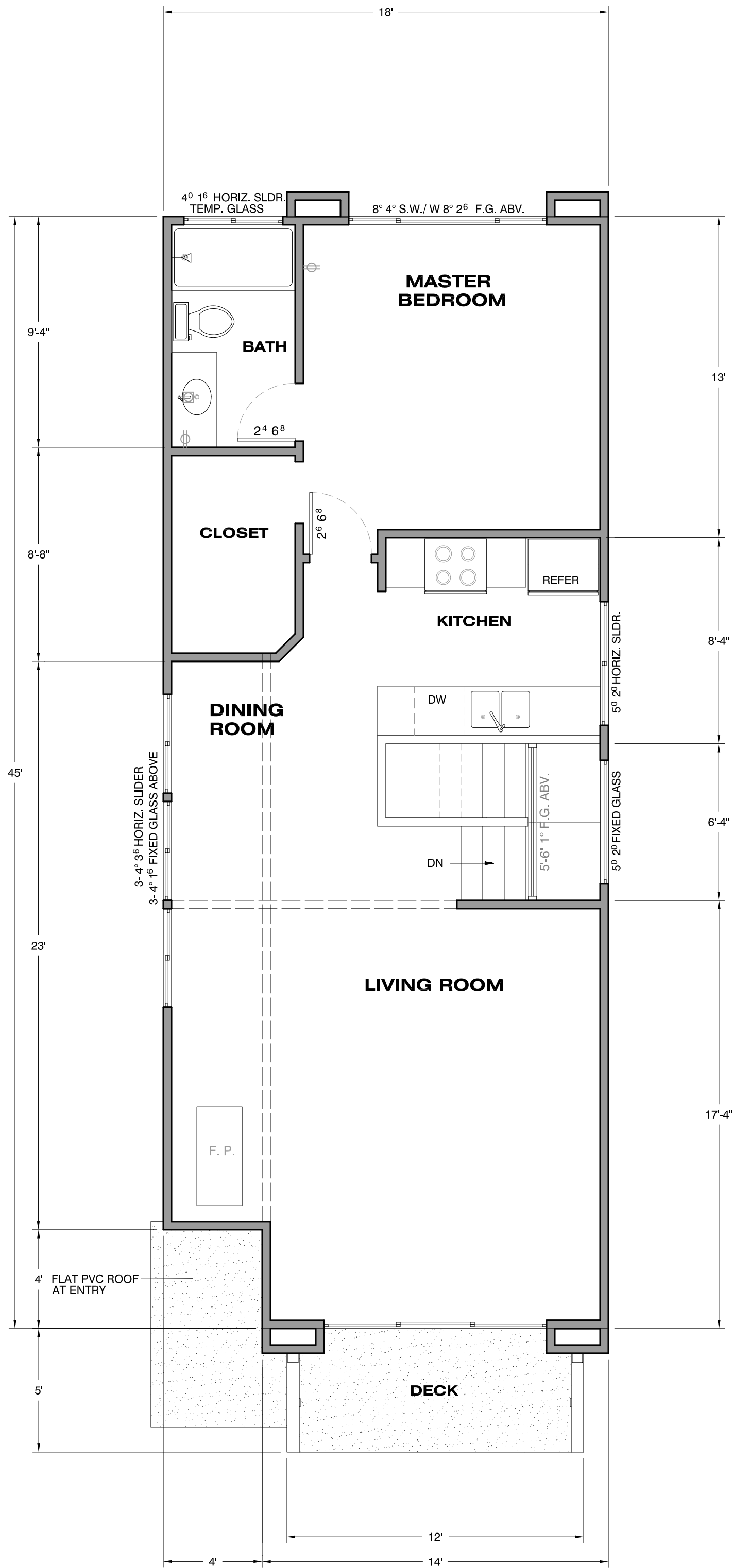
Property Owner's Signature *(if different from above)*

Date

ELECTRICAL LEGEND

NOT ALL ELECTRICAL SYMBOLS APPLY TO THIS PROJECT

- ELECTRICAL MAIN PANEL OR SUBPANEL
- ⦿ 110V DUPLEX OUTLET
- ⦿ 110V DUPLEX OUTLET, GROUND FAULT INTERRUPT
- ⦿ 110V DUPLEX OUTLET, GROUND FAULT INTERRUPT, EXTERIOR WATER PROOF.
- ⦿ 110V DUPLEX OUTLET, HALF SWITCHED
- ⦿ 110 VOLT DEDICATED 20 AMP CIRCUIT
- ⦿ 220 VOLT OUTLET
- ⦿ SINGLE POLE SWITCH ⦿ DIMMER SWITCH
- ⦿ 3 WAY SWITCH ⦿ DIMMER SWITCH
- ⦿ 4 WAY SWITCH ⦿ DIMMER SWITCH
- ⦿ WALL MOUNTED LIGHT FIXTURE ⦿ LIGHT ON DIMMER
- ⦿ CEILING MOUNTED LIGHT FIXTURE ⦿ LIGHT ON DIMMER
- ⦿ 4" RECESSED LED LIGHT FIXTURE (IC MODEL, INSULATION CONTACT)
- UNDER CABINET LED TAPE LIGHT
- ⦿ EXHAUST FAN, 100 CFM, VENT TO EXTERIOR
- ⦿ EXHAUST FAN, 100 CFM / LED LIGHT COMBINATION VENT TO EXTERIOR
- ⦿ TELEPHONE JACK
- ⦿ TELEVISION CABLE OUTLET
- ⦿ SMOKE / FIRE DETECTOR / ALARM
- ⦿ CARBON MONOXIDE DETECTOR / ALARM
- ⦿ CARBON MONOXIDE / SMOKE / FIRE ALARM
- ⦿ CARBON MONOXIDE & SMOKE ALARMS SHALL BE IONIZATION AND PHOTOELECTRIC
- ⦿ 220v ELECTRICAL VEHICLE CHARGER OUTLET
- ALL LIGHTS SHALL BE LED HIGH EFFICACY
- ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY A DIMMER SWITCH
- ELECTRICAL BOXES SHALL NOT EXCEED 100 SQUARE INCHES



UPPER LEVEL FLOOR PLAN

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

PLANT LIST

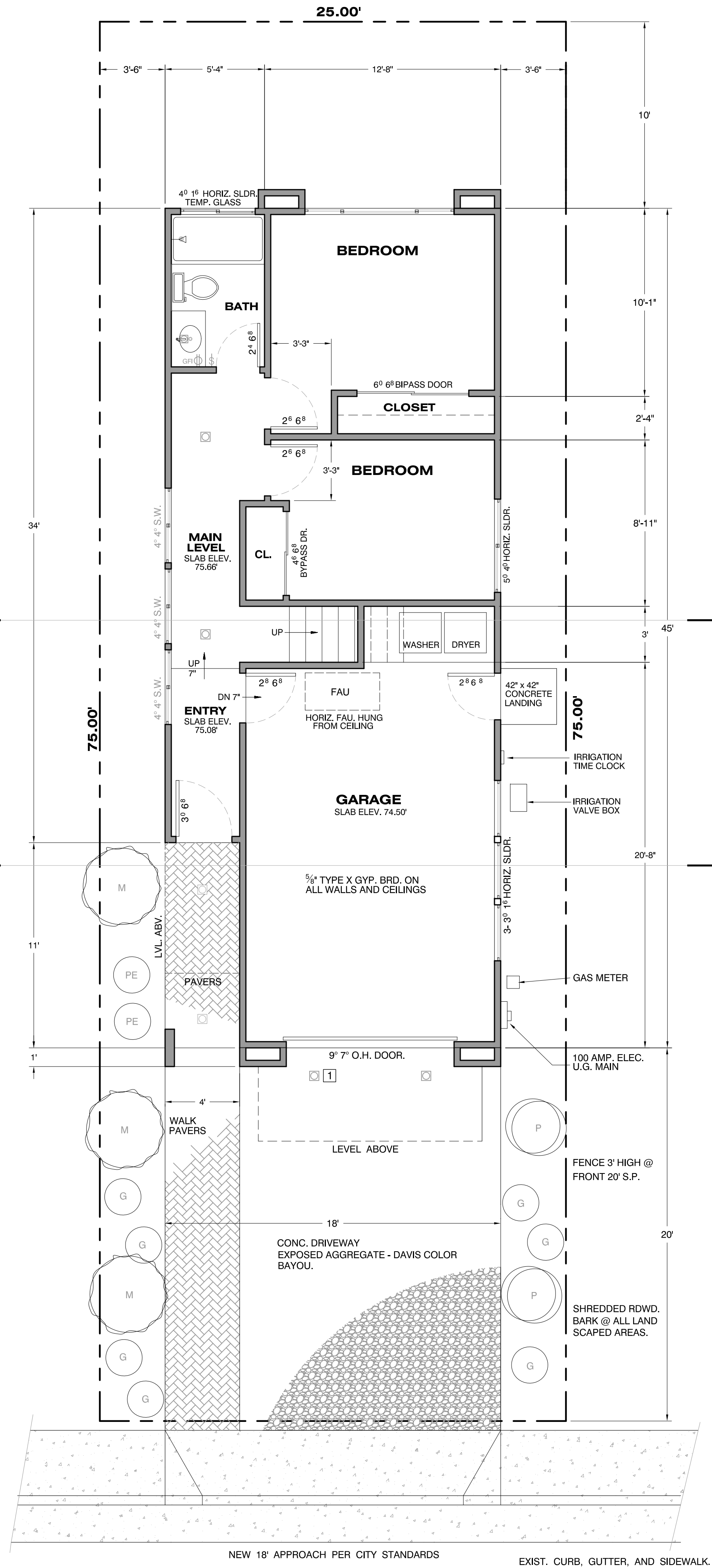
M	MAYTENS TREE	3	15	GAL.
P	PODOCARPUS GRACILIOR	2	15	GAL.
PE	PITT. EUGENIODES	2	5	GAL.
G	GREVILLEA NOELLI	7	1	GAL.

DWELLING AREA

LIVING AREA	1,247 SQ. FT.
UPPER FLOOR	794 SQ. FT.
LOWER FLOOR	453 SQ. FT.
GARAGE AREA	313 SQ. FT.
TOTAL DWELLING AREA	1,560 SQ. FT.
DECK AT SECOND LEVEL	60 SQ. FT.

SITE DATA

LOT AREA: 25' x 75' = 1,875	1,875 SQ. FT.
BUILDING COVERAGE	766 SQ. FT.
HARDSCAPE AREA	404 SQ. FT.
TOTAL COVERAGE	1,170 SQ. FT. 62.4%



SITE PLAN - LOWER LEVEL FLOOR PLAN

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

REVISIONS BY

Copyright Notice:

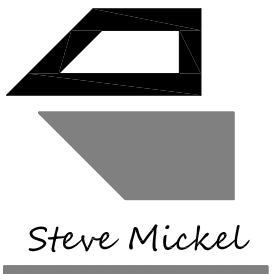
These plans and specifications are the sole property of the designer and are not to be copied or reproduced in any way in whole or part for any other purpose other than the use of this project.

STEVE MICKEL

building design + construction

19 YERBA BUENA CT. MONTEREY, CA. 93940

PH: (831) 649-5966 CELL: (831) 601-9599 LIC. N° 36816



ALEX OTT ENGINEERING

603 PALM AVENUE

SEASIDE, CA. 93955

PH: (831) 394-5936

apaulte@gmail.com

RAMIREZ RESIDENCE
SINGLE FAMILY DWELLING

1784 LAGUNA STREET

SEASIDE, CA. 93955 A.P.N. 012-811-016

Date: 04-22-2023

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

Drawn: S. MICKEL

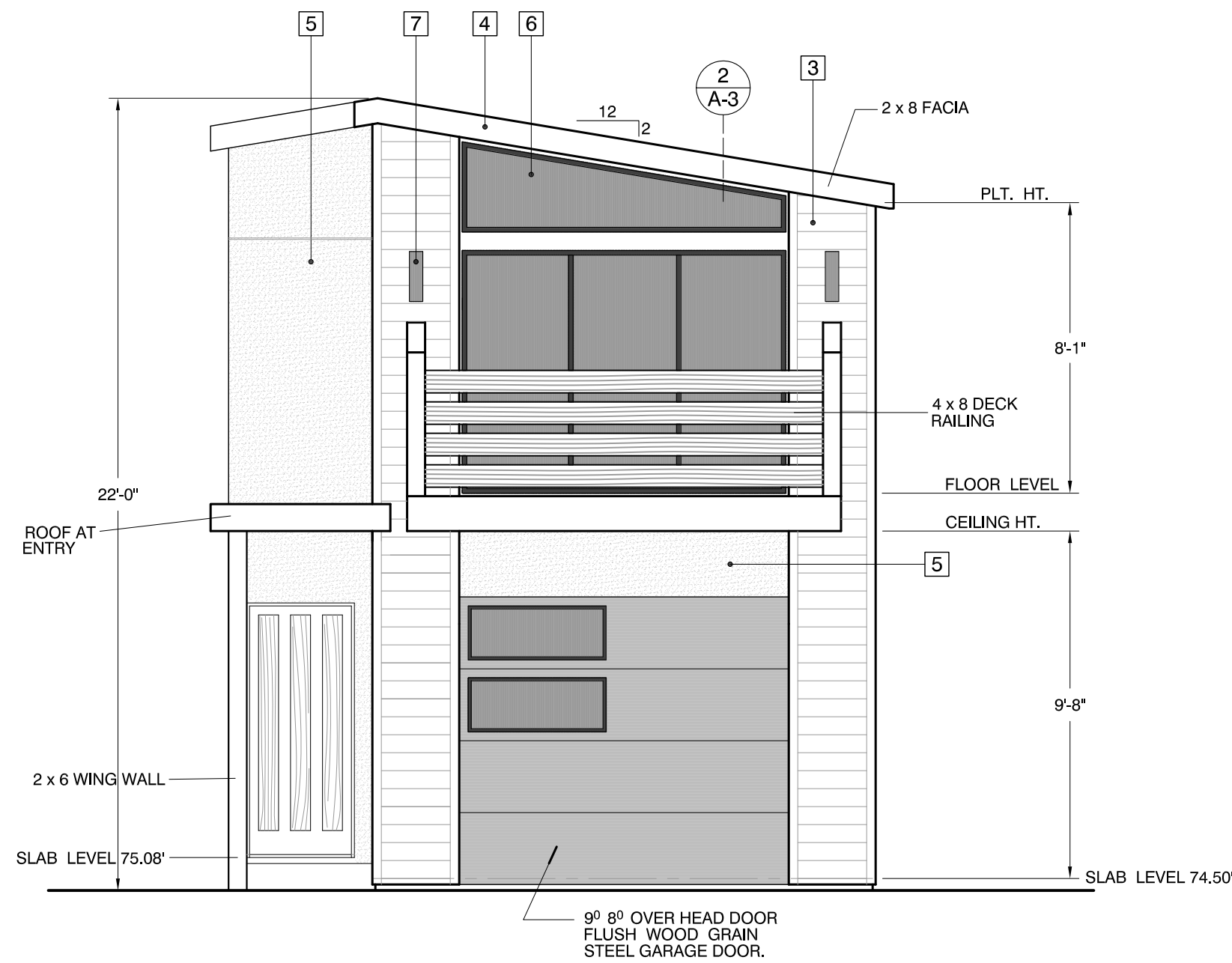
Job:

Date plotted: 05-22-2023

Sheet:

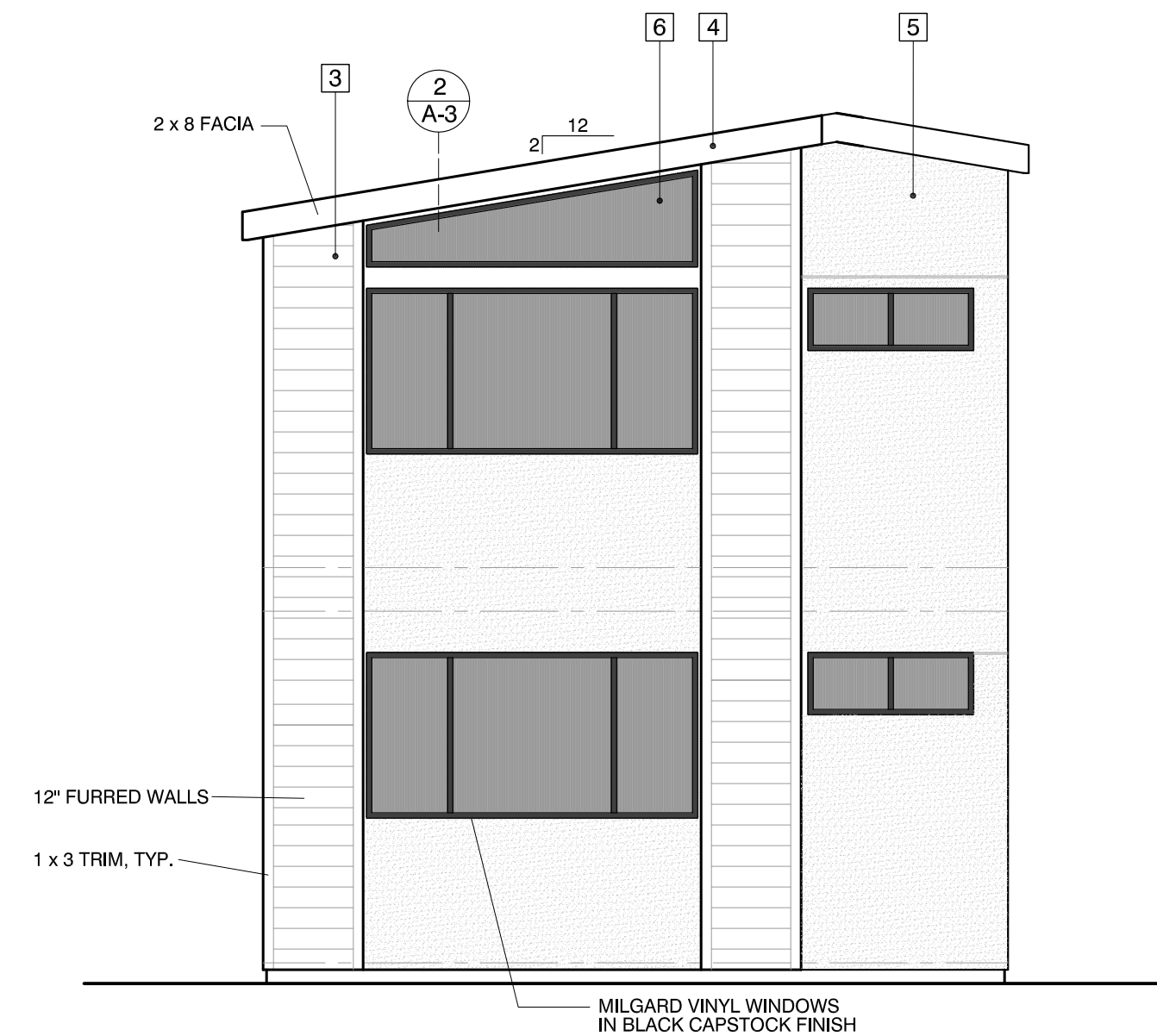
A-1

Of 3 Sheets



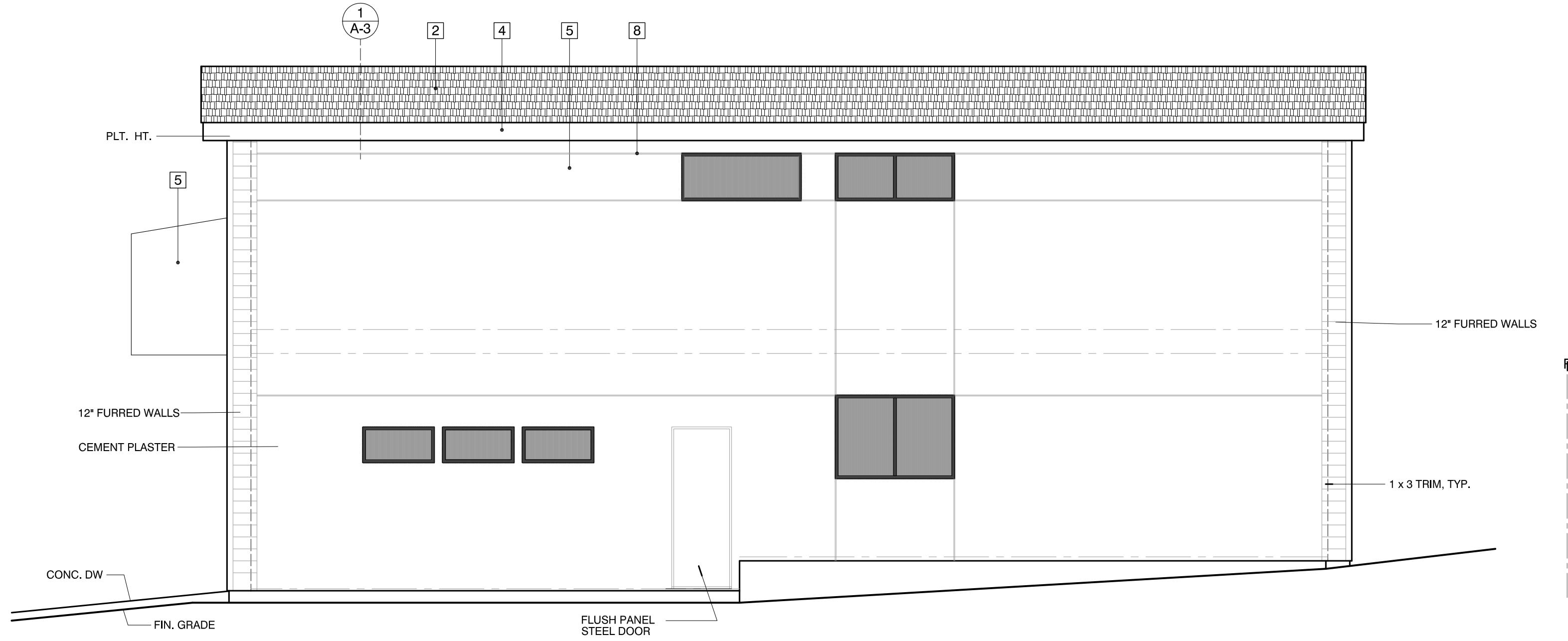
FRONT ELEVATION

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



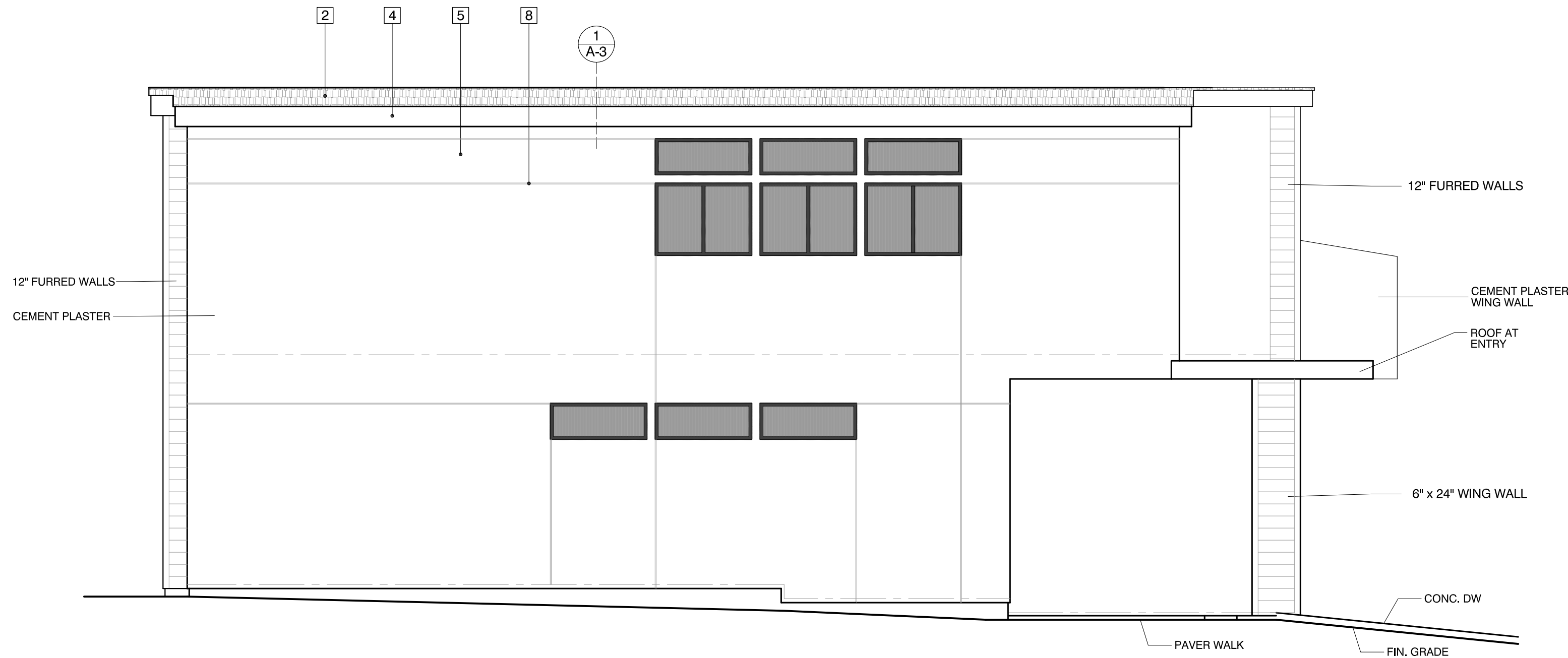
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



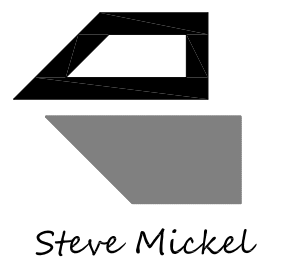
LEFT SIDE ELEVATION

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

REVISIONS	BY

Copyright Notice:
These plans and specifications are the sole property of the designer and are not to be copied or reproduced in any way in whole or part for any other purpose other than the use of this project.

STEVE MICKEL
building design + construction
19 YERBA BUENA CT. MONTEREY, CA 93940
PH: (831) 649-8068 CELL: (831) 601-9599 LIC. N° 36816



ALEX OTT ENGINEERING
603 PALM AVENUE
SEASIDE, CA 93955
PH: (831) 394-5936
aapotd@gmail.com

**RAMIREZ RESIDENCE
SINGLE FAMILY DWELLING**
1784 LAGUNA STREET
SEASIDE, CA 93955 A.P.N. 012-811-016

Date:	04-22-2023
Scale:	1/4" = 1' - 0"
Drawn:	S. MICKEL
Job:	
Date plotted:	05-22-2023
Sheet:	
Of	3 Sheets

A-2

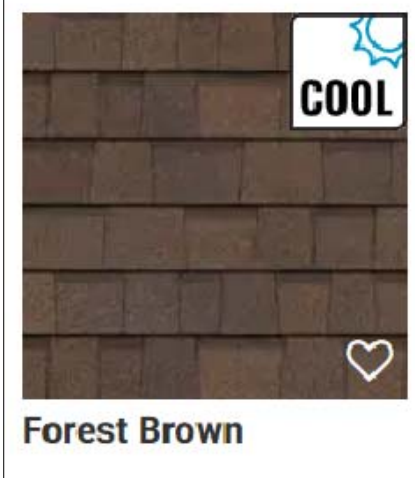
MATERIAL AND COLOR LEGEND



1 HALO 4" RECESSED LIGHT



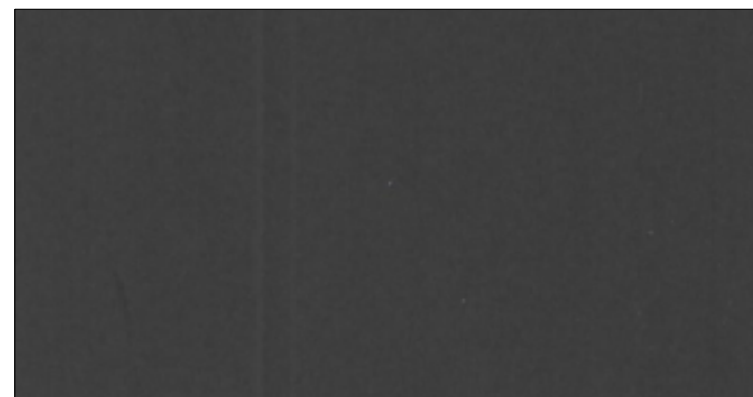
1 HALO 4" RECESSED TRIM WITH BLACK BAFFLE



2 OWENS CORNING 30 YEAR SHINGLE



3 HARDIE LAP SIDING AND RELATED TRIM SELECT CEDARMILL IN NIGHT GRAY COLOR



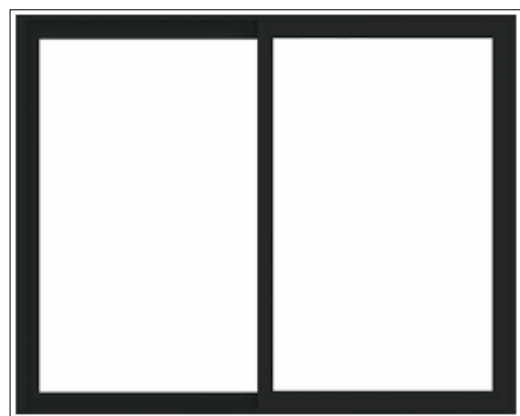
4 FACIA KELLY MOORE VOLCANIC ROCK AT FACIA BOARD AND 4 x 8 DECK RAILING BEAMS



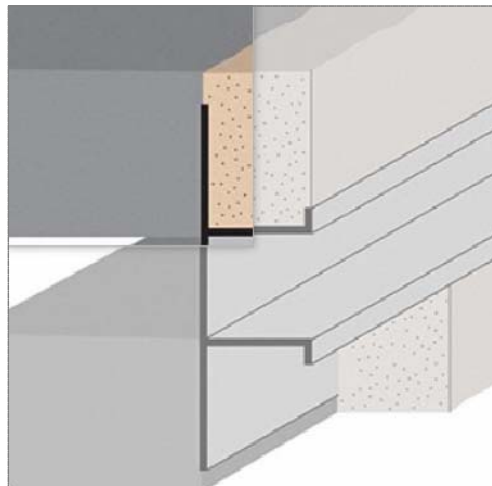
5 FACIA KELLY MOORE BAY WHARF AT STUCCO WATER PROOF DECK ALUMINUM GRAY FLAT ROOF AT ENTRY DARK GRAY



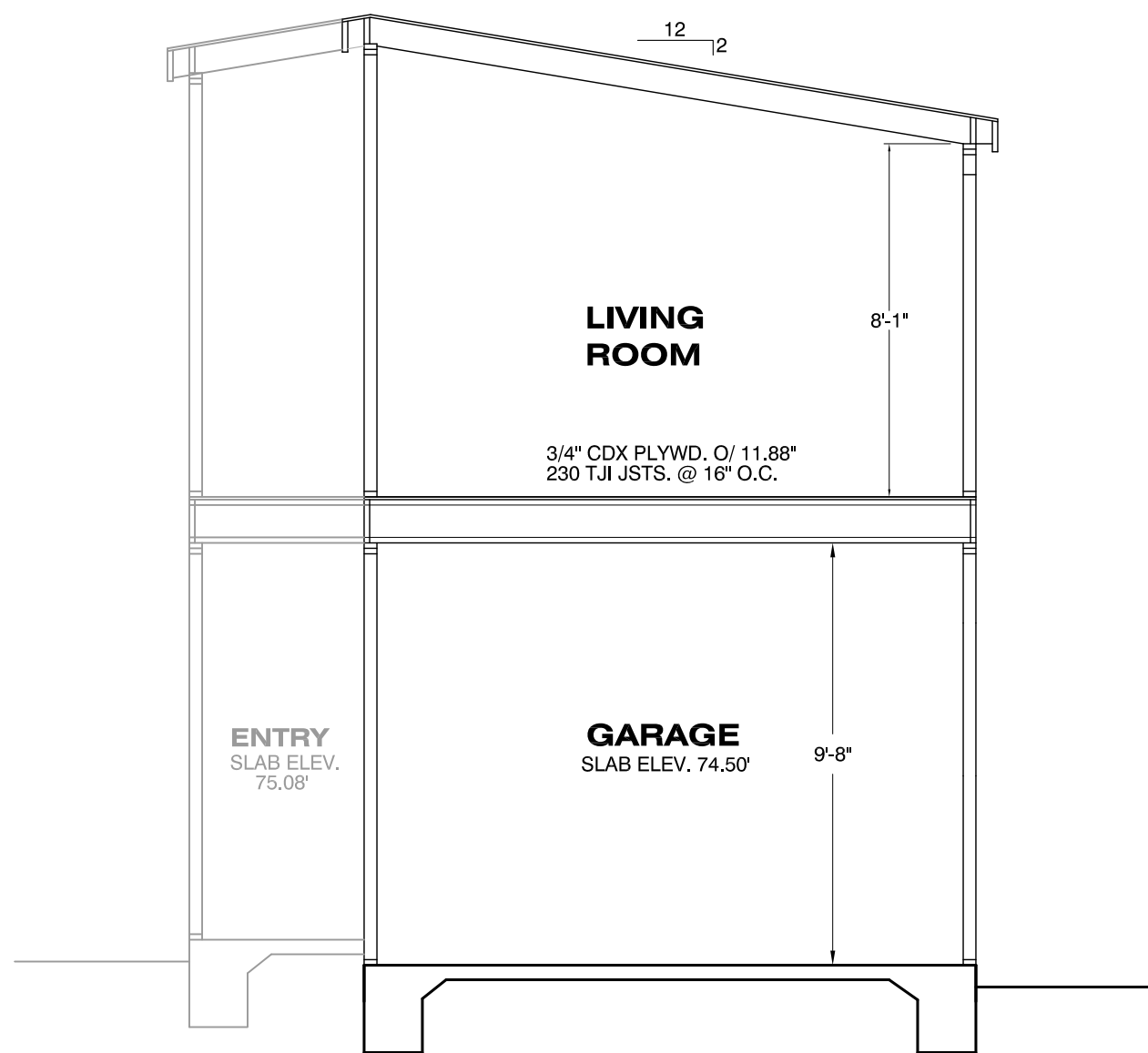
6 MILGARD VINYL TRINISIC WINDOWS AND SLIDING GLASS DOORS IN BLACK CAPSTOCK COLOR



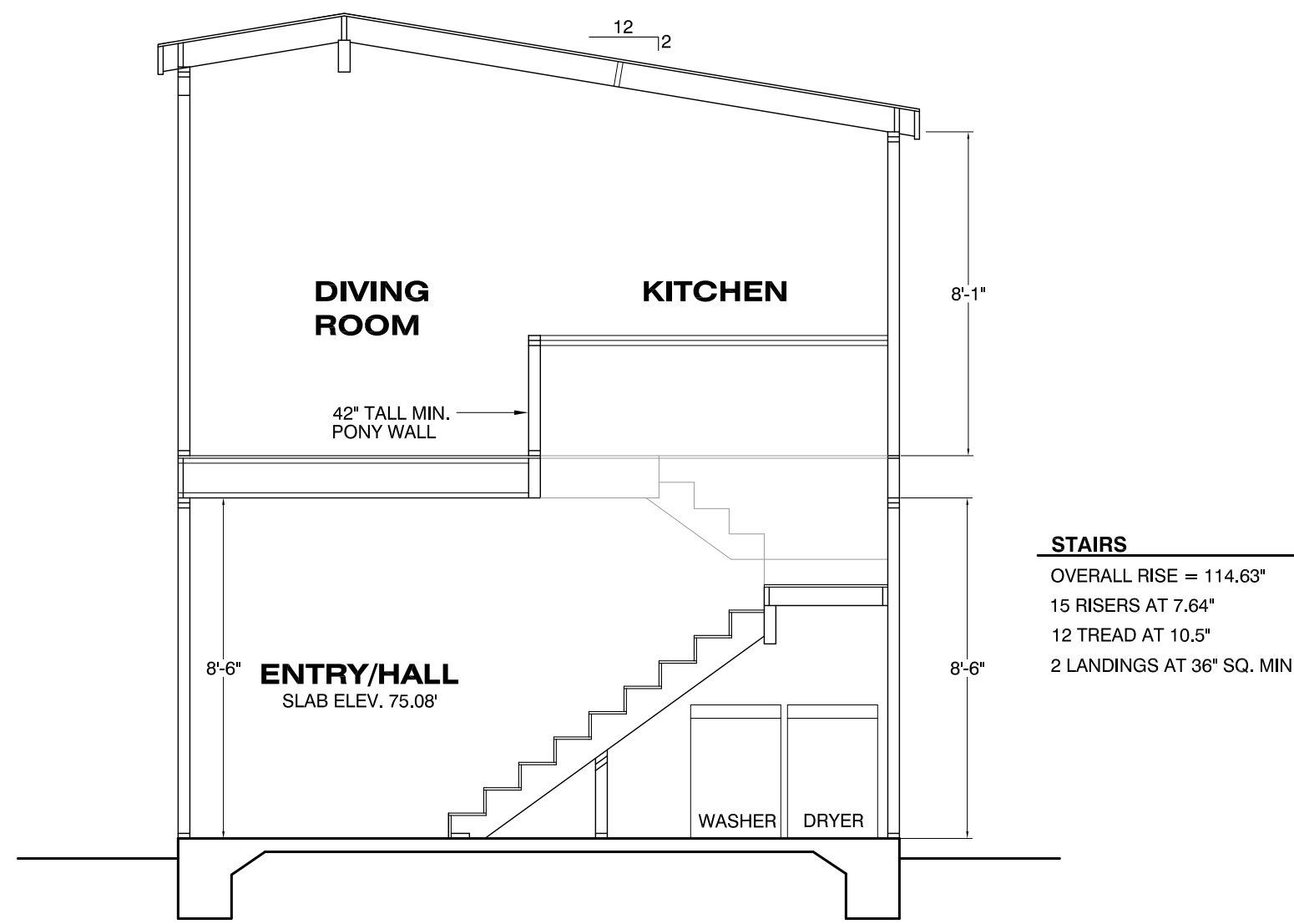
7 NATE 17" LED WALL SCONCE IN BRONZE FINISH



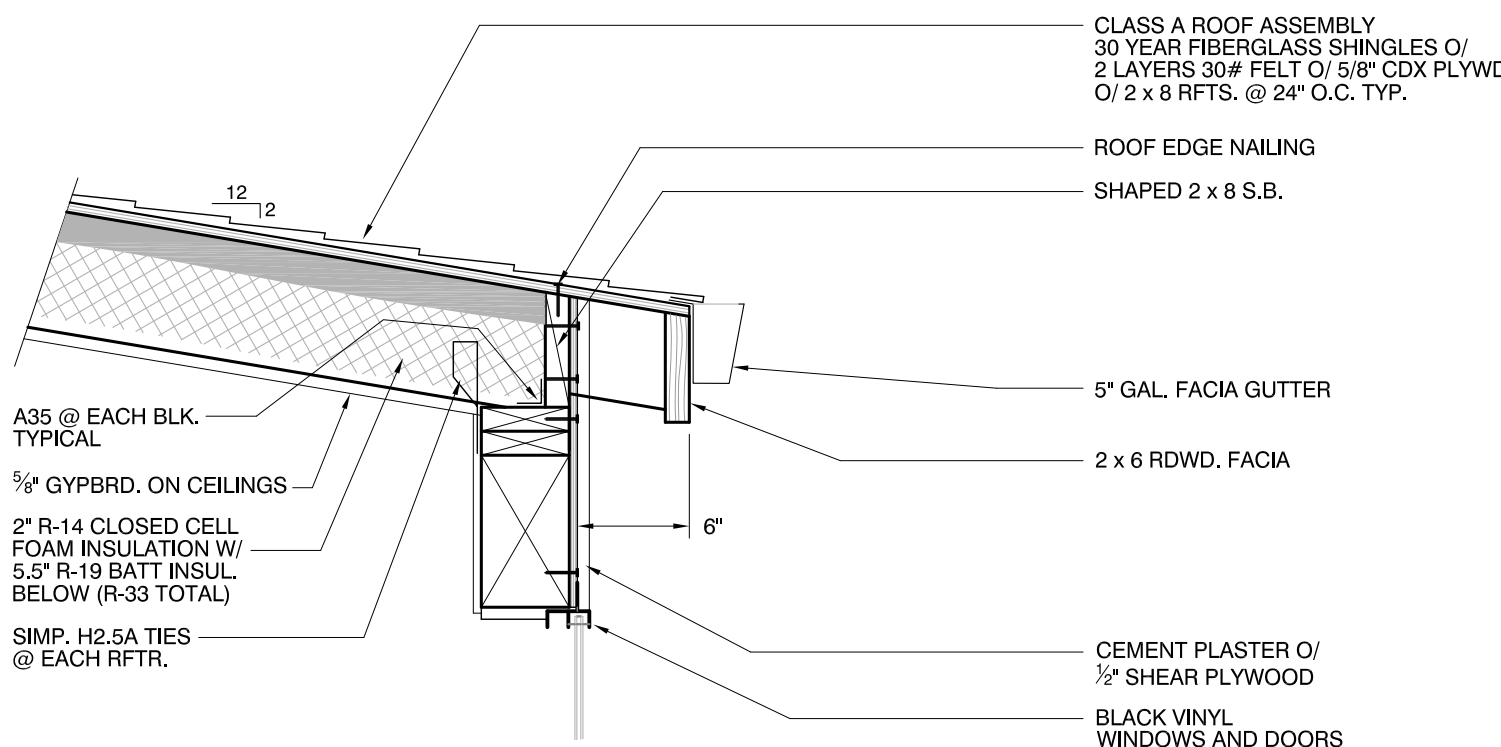
8 STOCKTON PRODUCTS 1/2" ALUM. PLASTER REVEAL



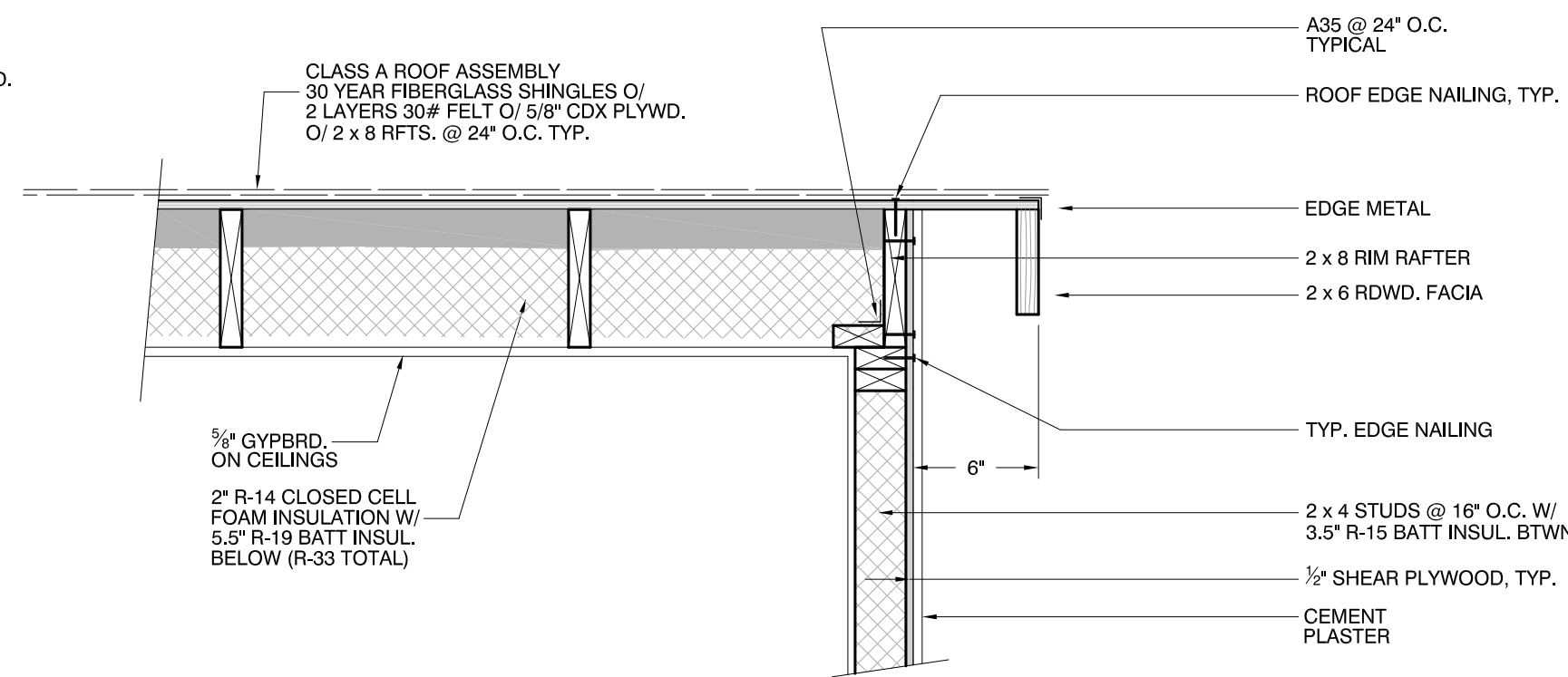
A BUILDING SECTION SCALE: 1/4" = 1'-0"



B BUILDING SECTION SCALE: 1/4" = 1'-0"



1 OVERHANG DETAIL SCALE: 1" = 1'-0"

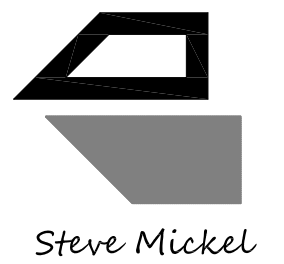


2 OVERHANG DETAIL SCALE: 1" = 1'-0"

REVISIONS	BY

Copyright Notice:
These plans and specifications are the sole property of the designer and are not to be copied or reproduced in any way in whole or part for any other purpose other than the use of this project.

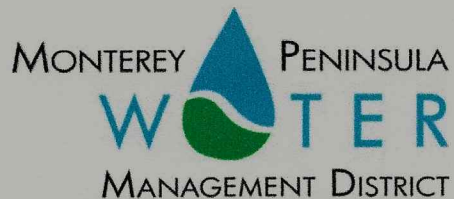
STEVE MICKEL
building design + construction
19 YERBA BUENA CT. MONTEREY, CA. 93940
PH: (831) 649-8068 CELL: (831) 601-9599 LIC. N° 36816



ALEX OTT ENGINEERING
603 PALM AVENUE
SEASIDE, CA. 93955
PH: (831) 394-5996
aalexott@gmail.com

**RAMIREZ RESIDENCE
SINGLE FAMILY DWELLING**
1784 LAGUNA STREET
SEASIDE, CA. 93955 A.P.N. 012-811-016

Date: 04-22-2023
Scale: 1/4" = 1' - 0"
Drawn: S. MICKEL
Job:
Date plotted: 05-22-2023
Sheet:
A-3
Of 3 Sheets



April 16, 2020

Isabelo and Evelyn Sadorra
134 Aaron Way
Marina, CA 93933

Subject: Documentation of Water Use Credit 1784 Laguna St, Seaside, CA 93955
APN: 012-811-016-000

Dear Mr. & Mrs. Sadorra:

In accordance with MPWMD Rule 25.5, the following Water Use Credit has been verified to be current as of this date at the Site referenced above:

- **Credit for the demolition of a Single-Family Dwelling with one Washbasin (lavatory sink), one Toilet, Ultra Low Flush (1.6 gallons-per-flush), One Standard Bathtub/Shower Stall and one Kitchen Sink with optional Dishwasher.**

This Water Use Credit may be applied to future water use on that Site at any time within a period of ten years from August 25, 2013¹.

This letter should be presented to the Water Management District to utilize the credit. At such time as this Water Use Credit is applied to a Water Permit, one or more deed restrictions may be required to ensure permanent savings from the Water Use Credit.

It is important to note that the information provided in this letter is based on the District's current Rules and Regulations. The District's Rules and Regulations are subject to change by action of the Board of Directors. Water Permit Applications are subject to the rules in effect at the time a complete application is received.

The Water Use Credit shown in this letter is a final determination of the Water District's General Manager. Final determinations of the General Manager may be appealed to the District Board within twenty-one (21) days after any such determination pursuant to District Rule 70. For information about the appeal process, contact the District office.

Sincerely,

Chris Timmer

Chris Timmer

Conservation Representative

¹ Following completion of a water supply project or projects that legalize California American Water's water supply, a Water Use Credit affected by State Water Resources Control Board Order WR 2009-0060 (Cease and Desist Order or CDO) shall be reinstated. A reinstated Water Use Credit shall have the same value and term as existed on the date of the CDO. A Water Use Credit documented after the CDO will be reinstated with an initial term of 60 months or as allowed by Rule 25.5. In the event that any portion of a Water Use Credit has been used prior to the reinstatement date, the amount of the Water Use Credit will be reduced to reflect the remaining amount.

Water Use Credit Application (District Rule 25.5)

Applicant must provide sufficient information for District staff to quantify the Water Use Credit, including: 1) Evidence of permanent removal of the previous use, such as MPWMD inspection report identifying the fixtures/use, building permits or demolition permits from the Jurisdiction, and in some cases, video tapes or dated photographs of the abandoned use; and, 2) five years of consumption records from the water purveyor (Non-Residential Uses). District staff may request additional information as needed, and additional fees may apply if an independent review of the proposed retrofit is necessary as occurs when retrofits involve new or unproven technology.

PLEASE RETURN COMPLETED APPLICATION WITH RECEIPTS

SITE INSPECTION FOR REMOVAL OF FIXTURES OR CHANGE IN USE - \$110.00 FEE; \$90.00 FEE FOR EXTENSION.
(District Rule 60 - Fees and Charges)

(Please check one) ☐ Apply for 60 month Water Use Credit | ☐ Request 60 month Extension-Include \$90.00 Fee

For more information see MPWMD Rule 24 Table 1: Residential Fixture Unit Count and Table 2: Non-Residential Water Use Factors.

Property Information: (Circle One) Residential or Non-Residential

Address 1784 LAGUNA STREET City SEASIDE

Property Owner's Name ISABELLO M. SADORRA

Assessor's Parcel Number (APN) 012-811-016 Cal-Am Account Number _____

Date previous Water Use Capacity will be (was) abandoned: 8/25/2013

Applicant Information

Name DAVID HOW Telephone No. (415)-730-3917

Mailing Address 1108 ARROYO City PEBBLE BEACH State CA Zip 93953

Explain how Water Use Capacity is being permanently abandoned on this Site by identifying High Efficiency Appliances, removed water fixtures or Change of Use (Receipts for purchase and/or installation are required before application can be processed):

☐ Dishwasher Model and Type: _____ ☐ HET (High Efficiency Toilet) Model and Type: _____

☐ Clothes Washer Model and Type: _____ ☐ UHET (High Efficiency Toilet) Model and Type: _____

☐ Instant-Access Hot Water System: _____

☐ Other water saving retrofit: (Explanation) _____

☐ Permanent removal of water fixture (Type of Fixture): _____

MPWMD Inspection Date: _____ / _____ / _____ Removal Date: _____ / _____ / _____

☒ Demolition of Existing Structure (Type of Use): _____

MPWMD Inspection Date: 9 / 25 / 2001 Removal Date: 8 / 25 / 2013

☐ Permanent Change of Use (Non-Residential use only) _____

MPWMD Inspection Date: _____ / _____ / _____ Date of change: _____ / _____ / _____

Laguna St

1784 Laguna St



Laguna St

1784 Laguna St





Image 1. View from Laguna Street looking south showing the visible staking and flagging of 1784 Laguna Street.



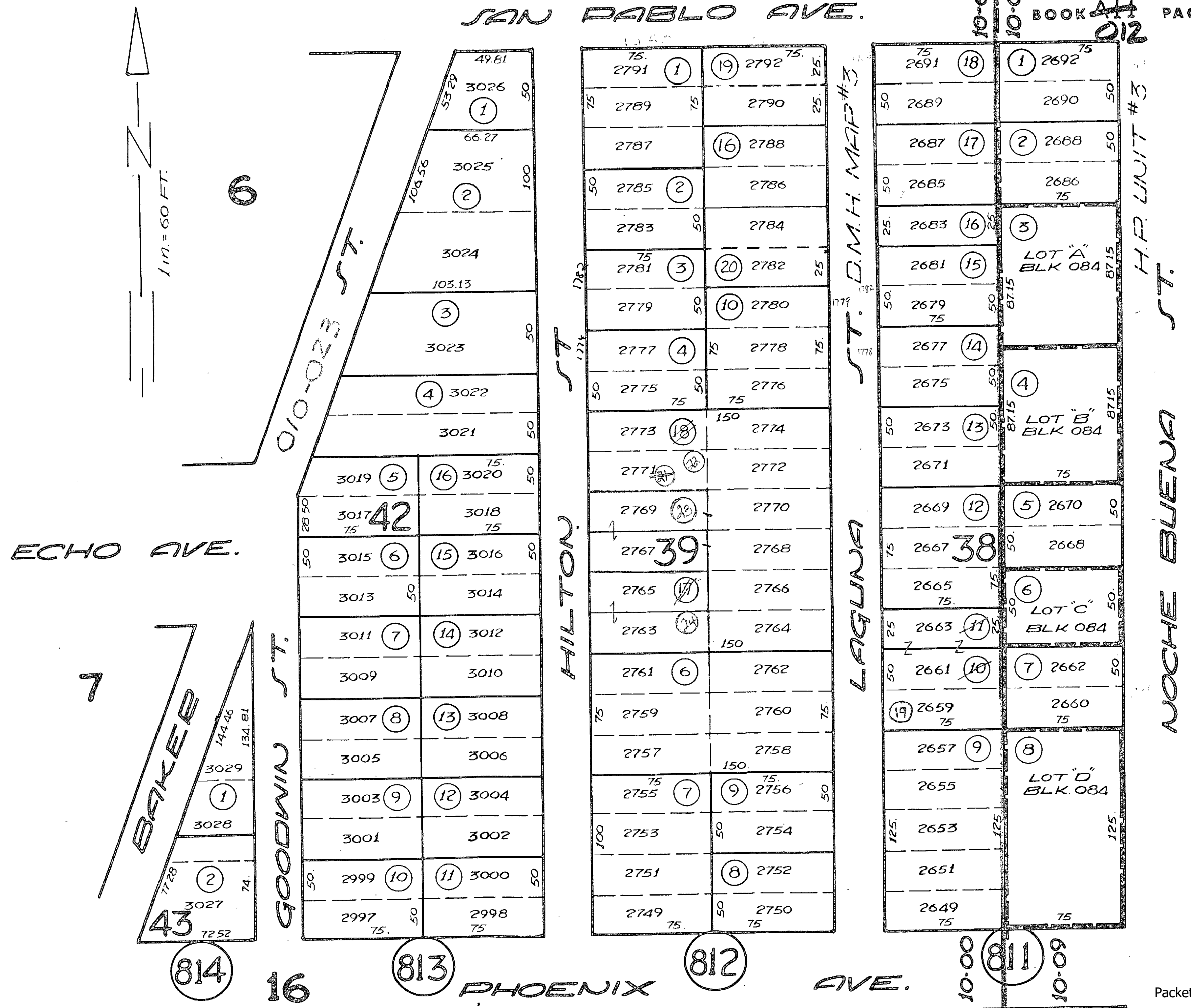
Image 2. View from Laguna Avenue looking east directly at the flagging of 1784 Laguna Street. The flagging is taller than nearby buildings.



Image 3. View from Laguna Avenue looking north at the flagging of 1784 Laguna Street. The flagging is taller than nearby buildings, the ground slopes gently upwards.



Image 4. View from the subject property looking west across Laguna Street at a two-story home on the corner of Laguna Street and San Pablo Avenue. At the back left of the photo, another two-story home can be seen, this one fronting on Hilton Street.



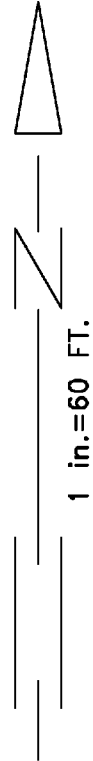


82-3

TAX CODE AREA

SAN PABLO AVE.

COUNTY OF MONTEREY
ASSESSOR'S MAP
BOOK '012 PAGE 81-4



06-1

010-023 ST.

ECHO AVE.

07-2

BAKER

GOODWIN ST.

HILTON ST.

ST. D.M.H. MAP #3

LAGUNA

H.P. UNIT #3
ST.
NOCHE BUENA

80-5

THIS MAP IS INTENDED TO BE USED FOR
PROPERTY TAX ASSESSMENT PURPOSES ONLY.

814

16-5

813

PHOENIX

812

AVE.

10-00

811

10-09

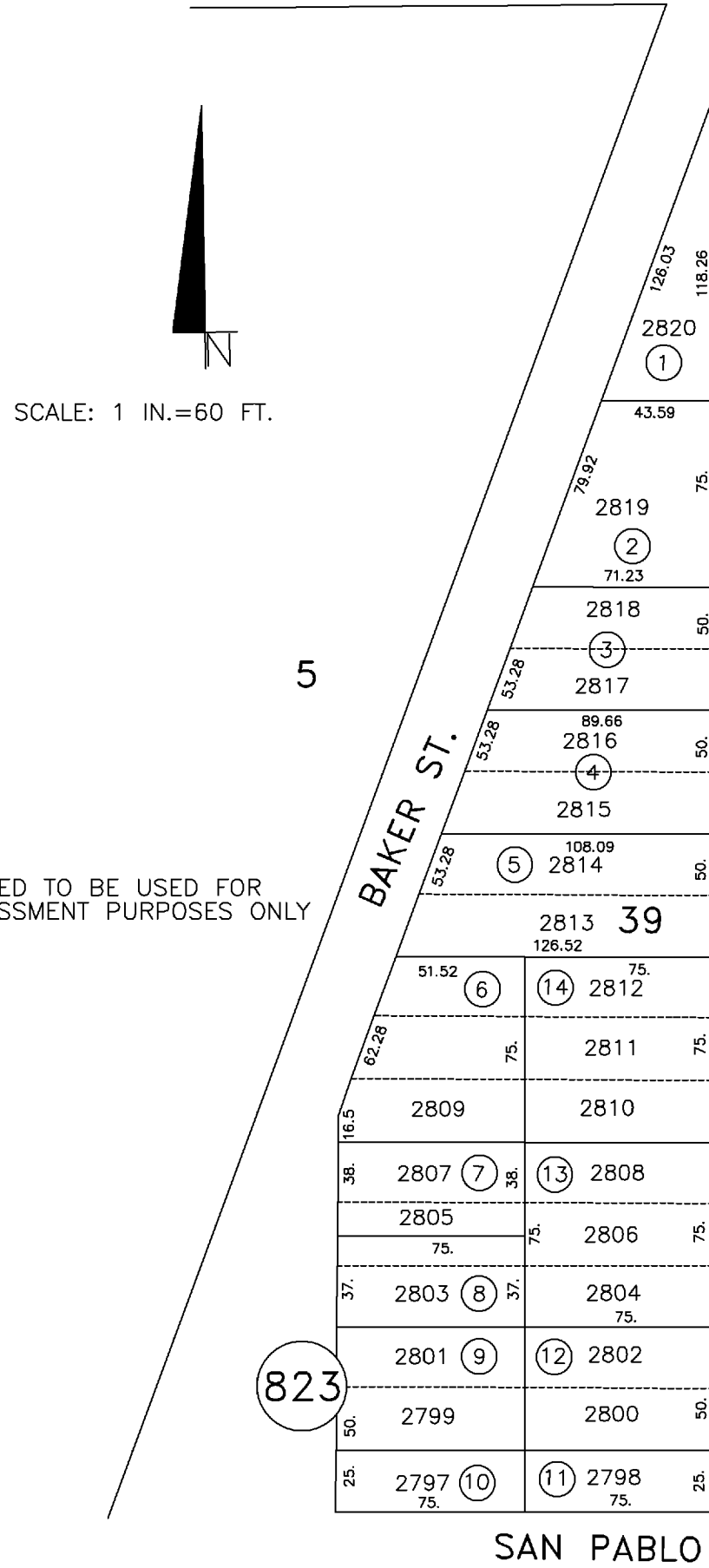
49.81	3026	50
53.29	(1)	50
66.27	3025	100
106.56	(2)	100
103.13	3024	50
(3)	3023	50
(4)	3022	50
3021		50
3019	(5)	75
3017	(6)	75
3015	(15)	50
3013		50
3011	(7)	50
3009		50
3007	(8)	50
3005		50
3003	(9)	50
3001		50
2999	(10)	50
2997	(11)	50
2998		50

75	2791	(1)	75	2792	25
75	2789	75	2790	25	
2787	(16)	2788			
2785	(2)	2786			
2783		2784			
75	2781	(3)	20	2782	25
2779	(10)	2780			
2777	(4)	2778	75		
2775		2776	75		
2773		2774			
2771	(22)	2772			
2769	(23)	2770			
2767	39	2768			
2765	(24)	2766			
2763		2764			
2761	(6)	2762			
2759		2760	75		
2757		2758			
75	2755	(7)	75	2756	50
2753		2754			
2751	(8)	2752			
2749		2750			

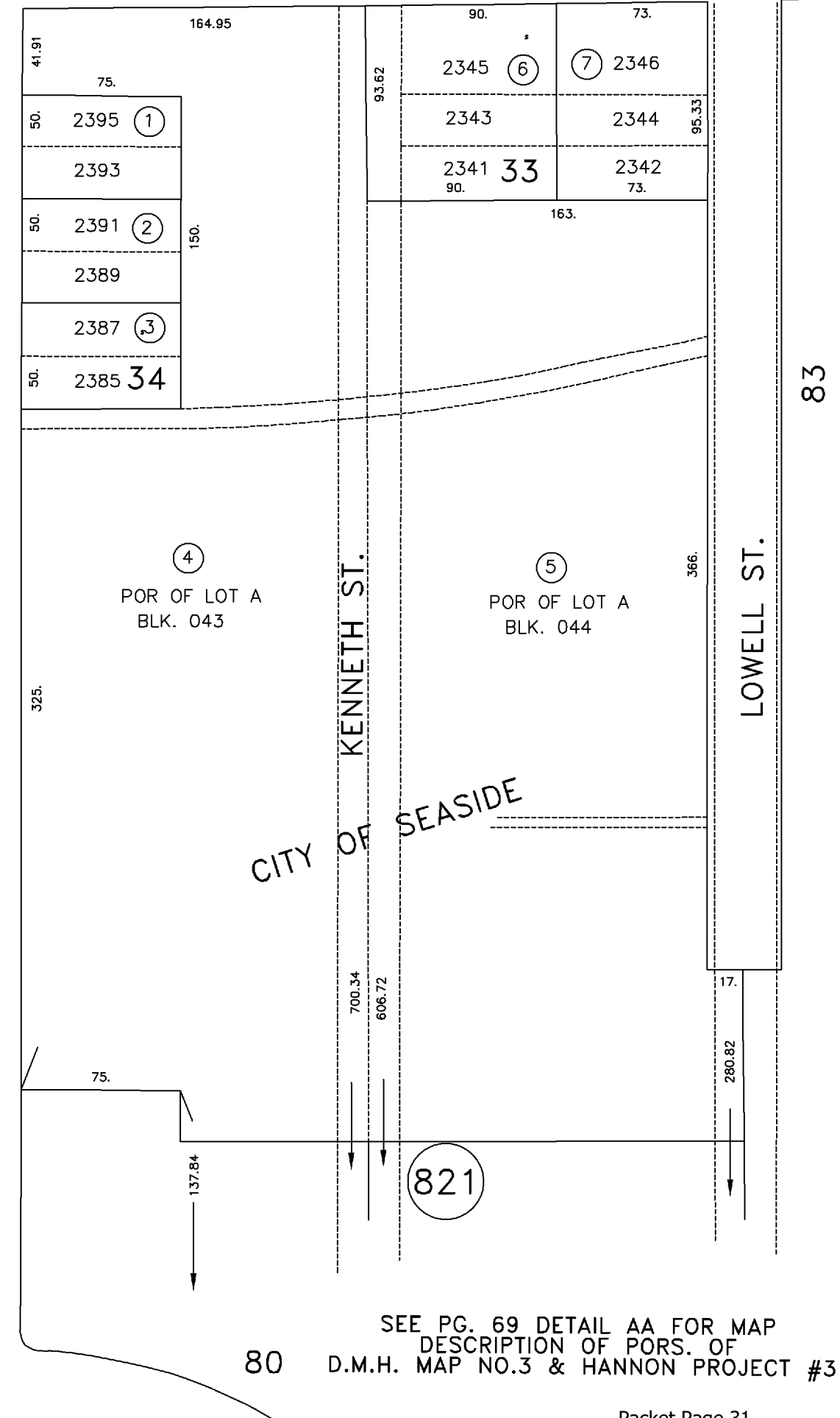
75	2691	(18)	75	2692	50
2689		2690			
2687	(17)	2688			
2685		2686	75		
2683	(16)	2684	25		
2681	(15)	LOT "A" BLK 084	87.15		
2679					
2677	(14)				
2675		LOT "B" BLK 084	87.15		
2673	(13)				
2671					
2669	(12)	2670	75		
2667	38	2668			
2665		LOT "C" BLK 084	50		
2663	(19)				
2661		2662			
2659		2660	75		
2657	(9)	2658			
2655					
2653		LOT "D" BLK 084	125		
2651					
2649					

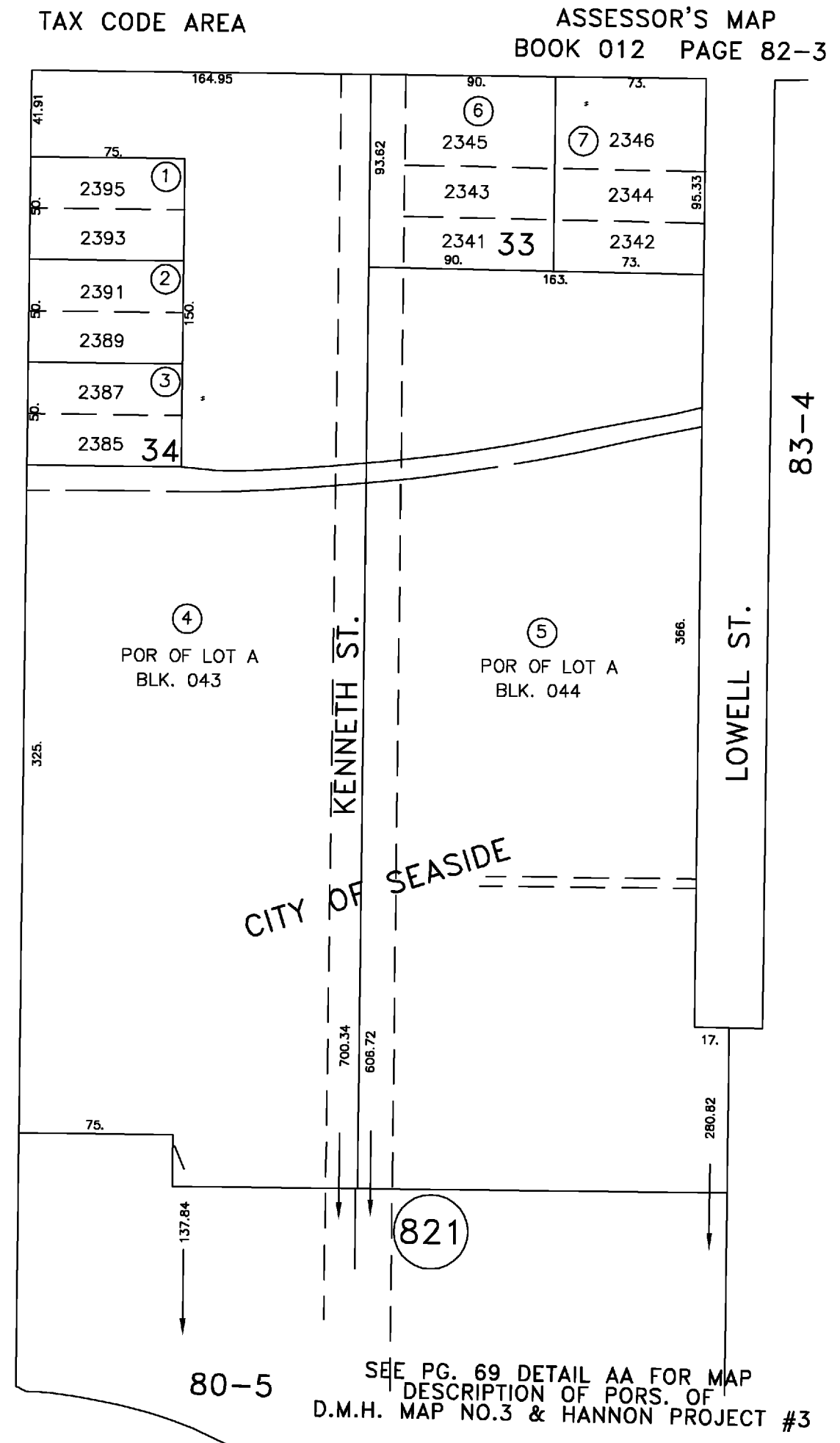
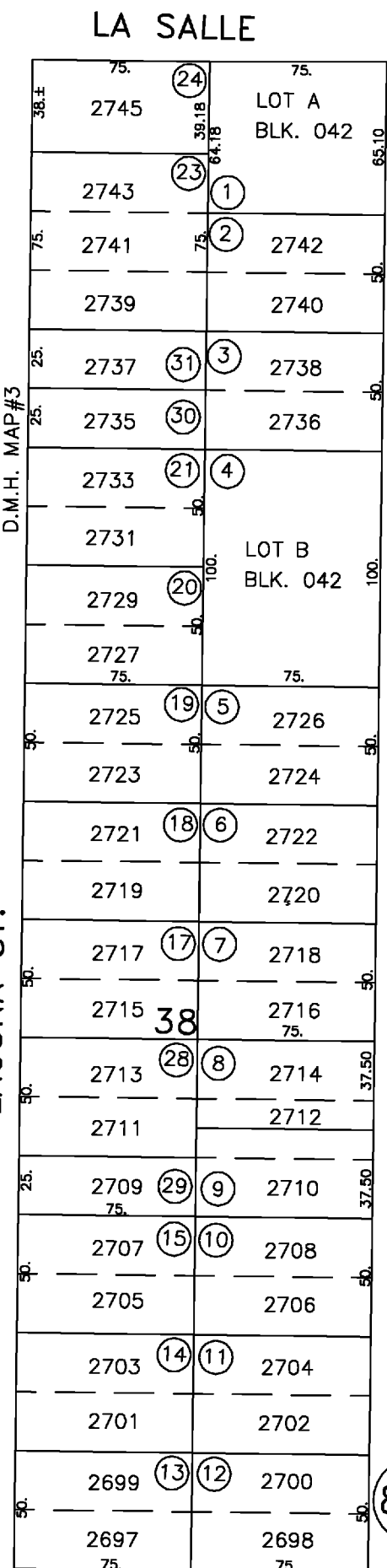
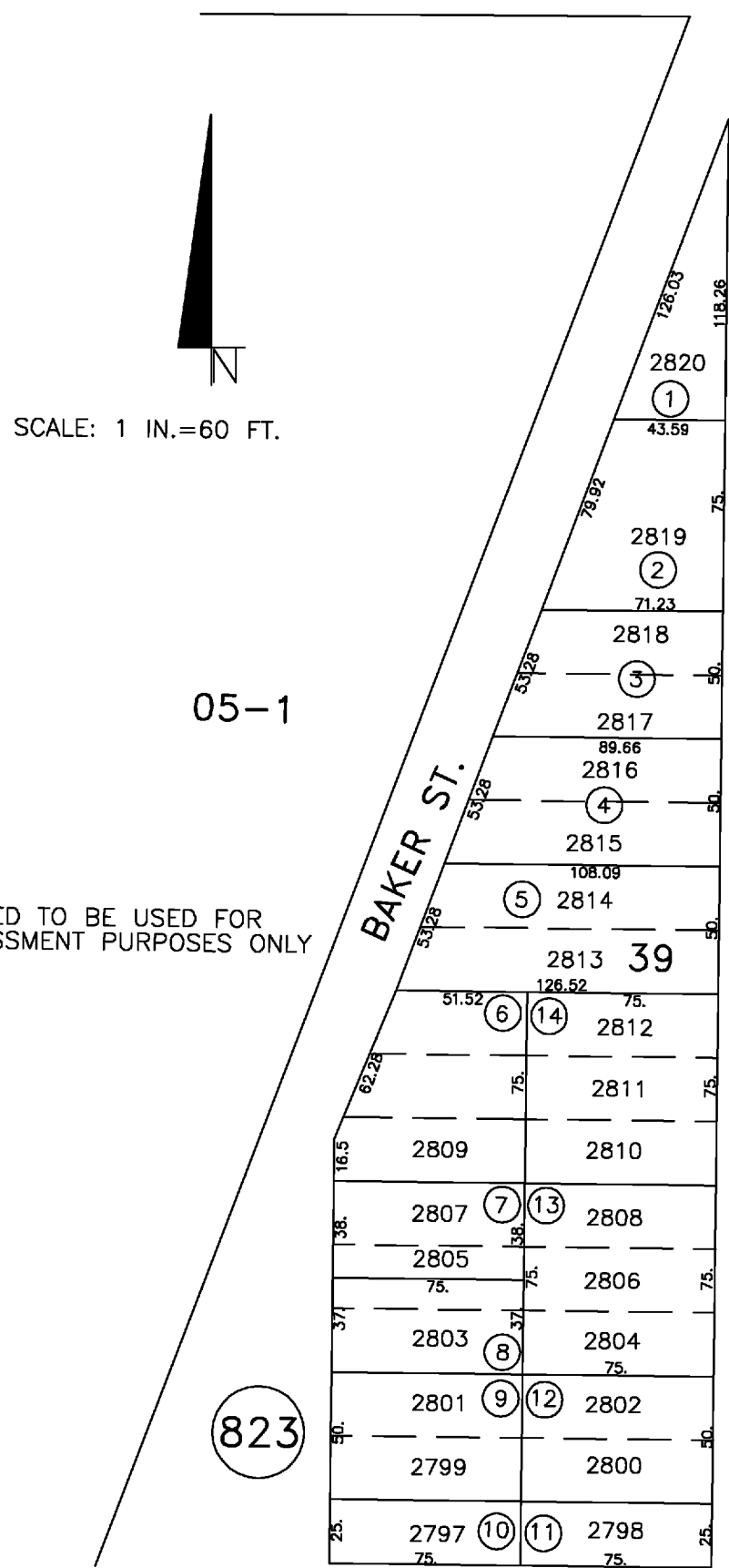
LA SALLE

TAX CODE AREA



D.M.H. MAP #3		H.P. UNIT #3	
38.±	75. 2745 (24)	64.18	75. LOT A BLK. 042 65.10
	2743 (23)		(1)
75.	2741 75.	(2)	2742 50.
	2739		2740
25.	2737 (31)	(3)	2738 50.
25.	2735 (30)		2736
	2733 (21)	(4)	LOT B BLK. 042
	2731 50.		100.
	2729 (20)		100.
	2727 75.		75.
50.	2725 (19)	(5)	2726 50.
	2723 50.		2724
	2721 (18)	(6)	2722
	2719		2720
	2717 (17)	(7)	2718
50.	2715 38		2716 50.
	2713 (28)	(8)	2714 37.50
50.	2711		2712
25.	2709 75. (29)	(9)	2710 37.50
50.	2707 (15)	(10)	2708 50.
	2705		2706
	2703 (14)	(11)	2704
	2701		2702
50.	2699 (13)	(12)	2700 50.
	2697 75.		2698 50.







CITY OF SEASIDE STAFF REPORT

Item No.: 5.B.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: July 12, 2023

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION NO. AR-23-11. JBL INVESTMENTS 7, LLC, APPLICANT AND PROPERTY OWNER, IS REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED REBUILD OF A FIRE DAMAGED RESIDENCE, INCLUDING A NEW SECOND STORY ADDITION. THE PROPOSED RESIDENCE IS 4,433 SF WITH AN ATTACHED 506 SF GARAGE. THE PROJECT SITE IS LOCATED ON A 14,586 SF PARCEL AT 7 HARROW COURT (APN: 012-682-037) IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 3, SECTION 15303(A) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

PURPOSE & RECOMMENDATION

The purpose of this item is to review the Architectural Review application to allow for the proposed construction of a second-story addition in accordance with Seaside Municipal Code Section (SMC) 17.62.030.

BACKGROUND

The subject site consists of a 14,586 sf parcel located at 7 Harrow Court. In December 2019 the existing three bed, two bath 2,383 sf single-story residence and an attached two-car garage was extensively damaged by a fire. The home had a clerestory roof that peaked at approximately 18 ft (see Attachment 2). The subject parcel shares property lines with five properties on three streets: 1630 and 1640 Wanda to the rear, 8 and 10 Valencia Court to the interior side, and 5 Harrow Court to the interior side. Additionally, 9 Harrow Court is on the east side, but separated from the subject site by a pedestrian walkway that connects Harrow Ct. to Wanda Ave. (see Attachment 3). The homes on the abutting parcels are a combination of one-story and two-story homes with the

ground floor occupied primarily by garage space.

PROJECT DESCRIPTION

The project consists of a rebuild of the 2,383 sf fire damaged residence, including a new 2,050 sf second story addition, and rebuild of the 506 sf attached garage. Project plans are provided as Exhibit A to Attachment 1.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 3, Section 15303(a): One single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

Evidence: The proposed new construction will result in one new single-family dwelling.

STAFF ANALYSIS

Per SMC 17.62.030.B.2 the project requires Architectural Review for consideration of a new second-story addition.

Zoning Compliance:

The proposed project complies with the RS-8 development standards, as outlined in SMC 17.12.050, Table 2-3: Residential Zone Development Standards, summarized below:

Development Standard	Regulation	Proposed
Maximum floor area ratio (FAR)	0.45, 6,564sf	0.31, 4,499sf (excluding 440sf of garage area per SMC 17.12.050, footnote 3)
Maximum coverage	65%, 9,480sf	43%, 6,250sf
Height	24'	24'
Parking	2 covered spaces	2 covered spaces
Setbacks	Front: 15 Side: 5' Rear: 15'	Front: 50'+ Side: 22' and 9'-8" Rear: 34'-0"

Architectural Review:

In accordance with SMC 17.62.030.D Staking and flagging is required to be erected for new residential construction and addition(s) to existing structure(s) over 18 feet in

height, to demonstrate the dimensions and heights of the ridge lines at the highest peak of each roof line and perimeter. Staking and flagging was installed on June 26, 2023 and is documented with the photographs in Attachment 4.

In accordance with SMC 17.62.030.E. Architectural Review approval requires the following to be evaluated:

1. Architectural considerations including the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, trash enclosure and walkway improvements, exterior lighting and signs, and the screening of exterior appurtenances; and
2. Lighting considerations including proposed outdoor lighting, including the proposed placement of fixtures, type of fixtures, and illumination levels.

Architectural considerations:

The proposed residence would be contemporary, Mediterranean-influenced design of two stories (1st: 2383sf, 2nd: 2050sf), with a 506 sf attached garage. The primary residence would be constructed to the maximum permitted height of 24'. The home is sited on a sloping parcel, with a nine-foot difference between the low-and-high-grade, from the garage footprint to the rear of the proposed residence.

Character, Quality and Scale

A combination of the site topography and the siting of the residence, attached garage and design elements such as the raised planters and front entry porch that create visual interest and contribute to an overall visual reduction of the mass of the residence. Additionally, the residence is proposed to have offsetting planes on all elevations, further contributing to the visual balance of the overall design. The proposed materials would be of high quality and are as follows:

1. Standing seam metal roof in Taupe
2. Exterior stucco walls in Acoustic White
3. Trim in Tranquil Taupe
4. Windows - Milgard black vinyl windows or equivalent
5. Cedar garage door

The proposed remodel and second story addition would be a transformation of the existing residence. There are proposed façade modulations on all elevations that served to reduce the appearance of bulk. The quality of the project is largely dictated by the colors and materials that would create a clean, sleek appearance with the combination of wood doors, black metal window frames, a standing seam metal roof, black metal light fixtures, and near-white paint on the walls. The scale of the proposed residence is appropriate to the zone at the maximum permitted height of 24 ft, which is moderated

by the 10 ft grade change in the hillside at the rear of the parcel. Additionally, the height is increased approximately six feet from the maximum height of the former clerestory roof and the footprint remains the same. The large parcel size of 14586 sf is not being developed to the maximum FAR of 45% and lot coverage of 65%, but a rather modest proposal of 31% FAR and 43% coverage.

The project plans include references to an Accessory Dwelling Unit (ADU), proposed to be located above the garage. California Government Code 65852.2 regulates the development of ADUs, and precludes local governments from requiring any discretionary action. As such, the ADU shown on the plans is exempt from the City's Architectural Review process and is not considered a part of this review. Pursuant to State Law, if the applicant chooses to move forward with the ADU, that application must be submitted through the Building Permit process and is subject to the availability of water. No application for an ADU has been submitted to the City as of the drafting of this Staff Report.

Lighting considerations: The proposed black wall lantern exterior wall sconces will not cause up-lighting beyond the façade.

PUBLIC COMMENT

Public comment(s) are in Attachment 5.

RECOMMENDATION

Staff recommends approval of the application, subject to the Resolution (Attachment 1) and Project Plans (Exhibit A to Attachment 1).

ATTACHMENTS

1. Attachment 1 Draft Resolution
 2. Exhibit A Project Plans
 3. Attachment 2 Existing Site Conditions
 4. Attachment 3 Location Map
 5. Attachment 4 Staking and Flagging
 6. Attachment 5 Public Comment
-

RESOLUTION NO. 23-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING ARCHITECTURAL REVIEW NO. AR-23-11 TO ALLOW FOR A PROPOSED REBUILD OF A FIRE DAMAGED RESIDENCE, INCLUDING A NEW SECOND STORY ADDITION LOCATED AT 7 HARROW COURT (APN: 012-682-037) IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT.

WHEREAS, JBL Investments 7, LLC, applicant and property owner, request Architectural Review approval to allow for a two-story single family residence with a 506 sf attached two-car garage; and

WHEREAS, the proposed project requires Architectural Review approval by the Planning Commission per Seaside Municipal Code 17.62.030; and

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code in relation to the proposed project; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following, approving Architectural Review Application AR-23-11:

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303(A).

Evidence: The proposed new construction will result in one new single-family dwelling.

BE IT FURTHER RESOLVED, in accordance with the approved exhibits, the Planning Commission hereby grants Architectural Review No. AR-23-11 subject to the following terms and conditions:

Planning:

1. The project will be reviewed for compliance with the regulations on Monterey Peninsula Water Management District at the time of building permit submittal. The residential water form is required to be submitted at time of building permit submittal. If it is determined that there is not adequate water for the project, as proposed, the floor plan will need to be revised to reduce the number of water fixtures. This modification will not require a hearing of the commission.
2. This approval does not include the conceptual Accessory Dwelling Unit shown on the attached plans.

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 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.
4. This approval shall become null and void unless the use is established within twelve (12) months of July 20, 2023. Time extensions may be granted if a written request and associated fee are received by the Community Development Department within 30 days prior to the expiration.
5. 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 regular meeting of the Planning Commission of the City of Seaside, State of California, on the 12th day of July, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibit A - Project Plans

ARCHITECTURAL REVIEW APPLICATION No. AR-23-11

PC RESOLUTION No. 23-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.

Applicant's Signature

Date

Property Owner's Signature

Date

OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: V-B FIRE SPRINKLERS REQUIRED
STORIES: 2 HEIGHT: 24' Maximum
CODES: 2022 CALIFORNIA CODES
SCOPE OF WORK: Rebuild existing 2383 s.f. fire damaged house and 506 s.f. garage, add 2050 s.f. and stairs and 89 s.f. detached front porch, and 72 s.f. covered back porch.
ADU: Add 936 s.f. attached two bedroom ADU above existing attached garage, and 41 s.f. ADU storage room adjacent to existing garage, add 113 s.f. redwood porch and stairs at ADU.
GROUND DISTURBANCE: 466 s.f.

ADDITION OF ADU	936 S.F.
ADD ADU STORAGE ROOM	<u>41 S.F.</u>
TOTAL FLOOR AREA	5911 S.F.

1. Roof drain downspouts shall be installed on all roof overhangs, and shall discharge onto concrete splash blocks or pavement, and drain away from structure as noted below.
2. All finish grades including patios, and driveways shall be contoured to slope away from proposed structures:

Site Grading (CRC 401.3): Surface Drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. **Exception:** Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surface (concrete, etc.) within 10 feet of the building foundation shall slope a minimum of 2 percent away from the building.

All drainage facilities should be checked and maintained periodically to remove obstructions and assure proper function.
3. See sheet #C1 for erosion control and BMP's.



F.A.R.

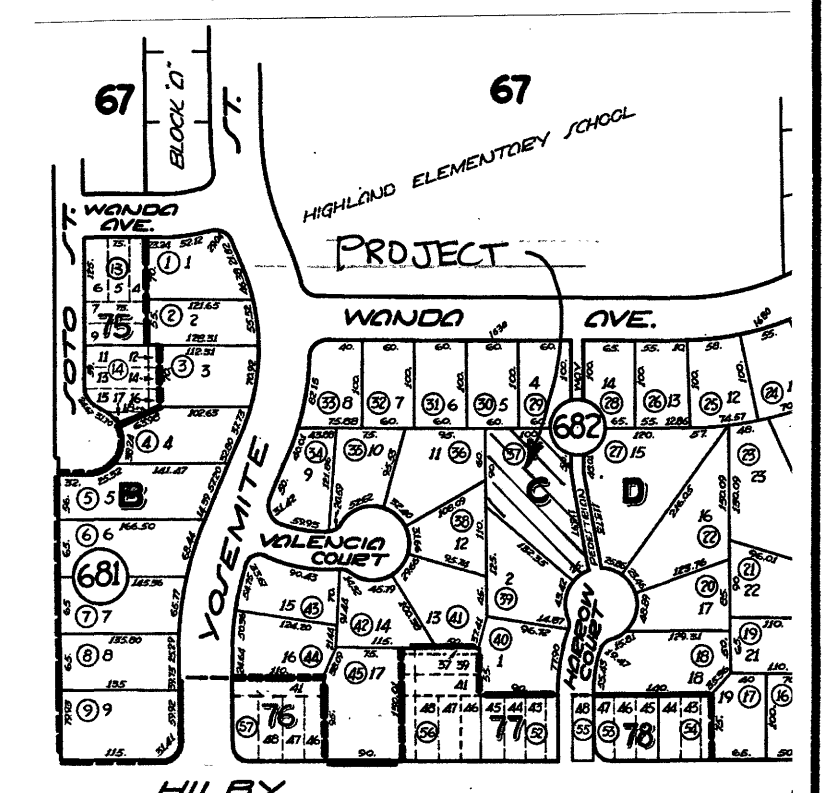
GROSS FLOOR AREA	5916 SF	
Deduct GARAGE OF 440 SF	- 440	
TOTAL FR	5476	↓ = 38% SF
LOT AREA	14580	

PERMEABLE COVERAGE		
NEW SAND SET PAVING WALK	126	SF
NEW SAND SET PAVING ADJ PATIO	96	
NEW SAND SET PAVING PORCH	150	
NEW REDWOOD STEPS & PORCH (NOT ABOVE (E) PATIO)	44	
TOTAL	316	SF

INCREASE IN IMPROVED COVERAGE	
PROPOSED COVERAGE	6255 SF
EXIST. COVERAGE	- 6131 SF
INCREASE	124 SF

- 1) NO EXCAVATION, NO FILL
- 2) Φ DENOTES DARK SKY EXT. LIGHTS
- 3) $\square$ DENOTES (E) CONTOURS
- 4) $\square$ DENOTES NEW CONTOURS
- 5) $\square$ DENOTES SPOT ELEVATIONS
 $\begin{matrix} \square & \text{ELEV.} \\ \text{FG, 204.0} \end{matrix}$
- 6) AVAILABLE LANDSCAPE AREAS 7855 SF $\pm$ 53%

A1 SITE PLAN & ROOF PLAN
A2 FIRST STORY FLOOR PLAN
A3 SECOND STORY FLOOR PLAN
A4 ADU FLOOR PLAN
A5 SOUTH & EAST EXTERIOR ELEVATIONS
A6 NORTH & WEST EXTERIOR ELEVATIONS
LS SURVEY MAP BY MONTEREY BAY ENGINEERS



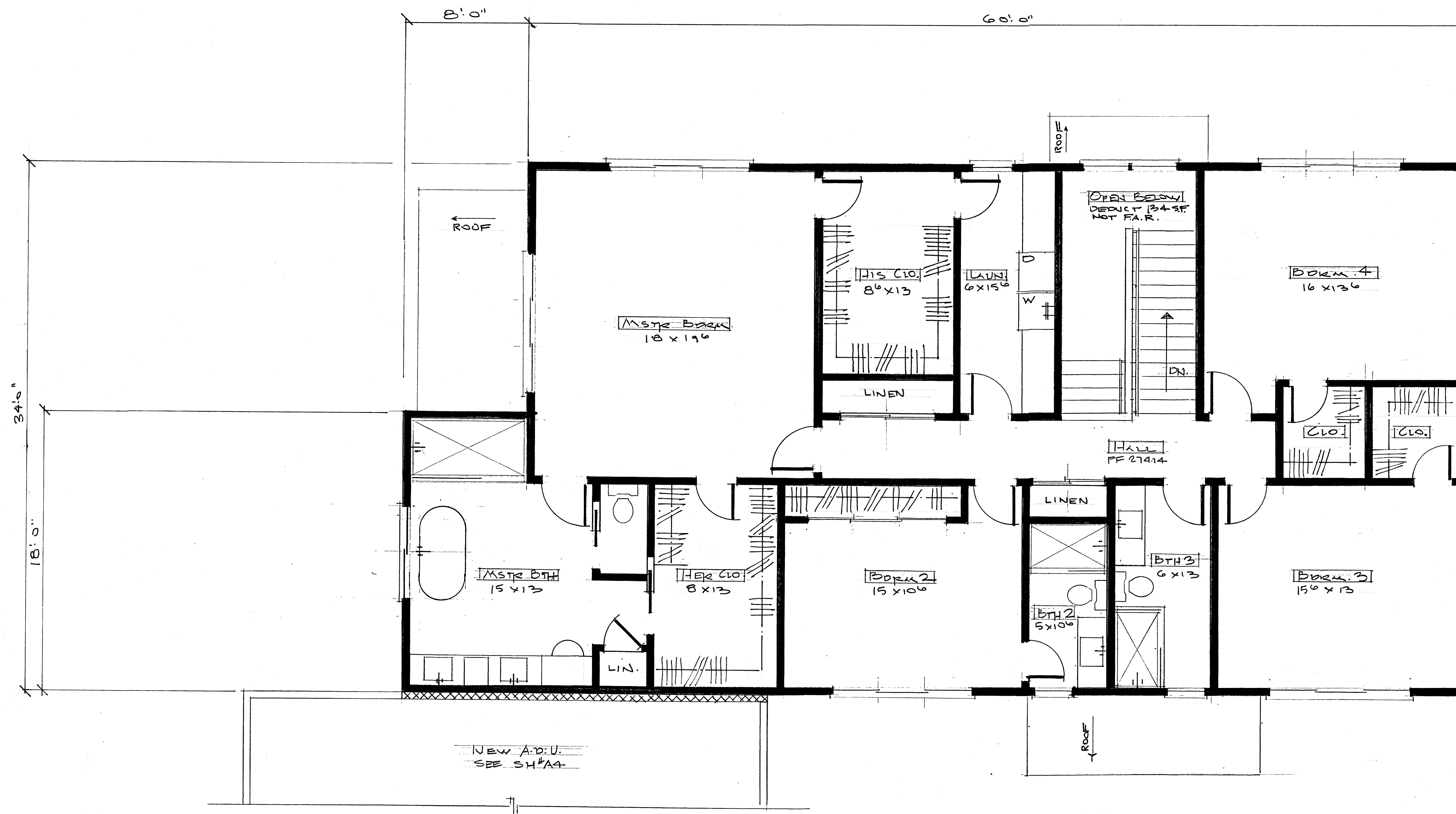
**BUILDING DESIGN
& CONSULTING**

draftact

2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940
(831) 646-5986 FAX 646-5988

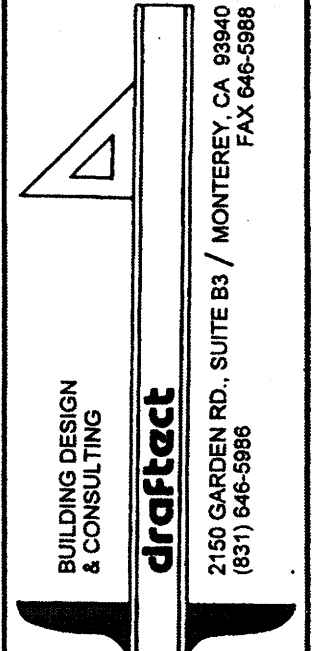
**JBL INVESTMENTS 7, LLC
7 HARROW COURT
SEASIDE, CALIFORNIA
APN: 012-682-037-000**

7 Sheets



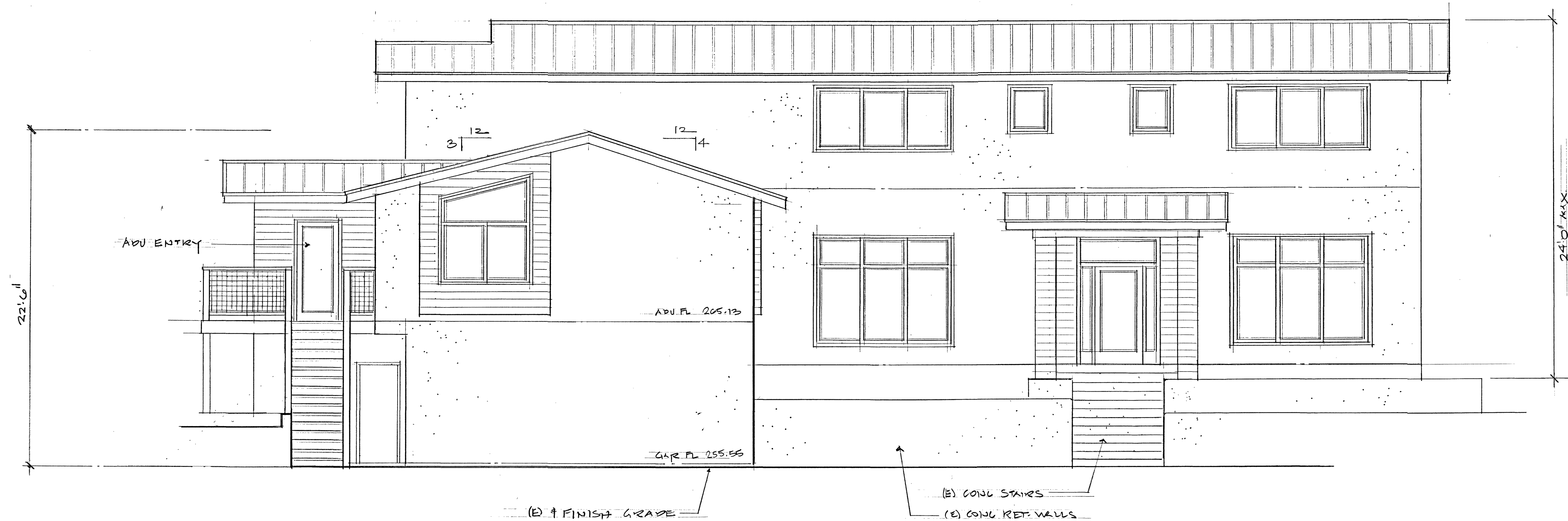
SECOND STORY

REVISIONS	BY
5-22-23	D
6-14-23	D



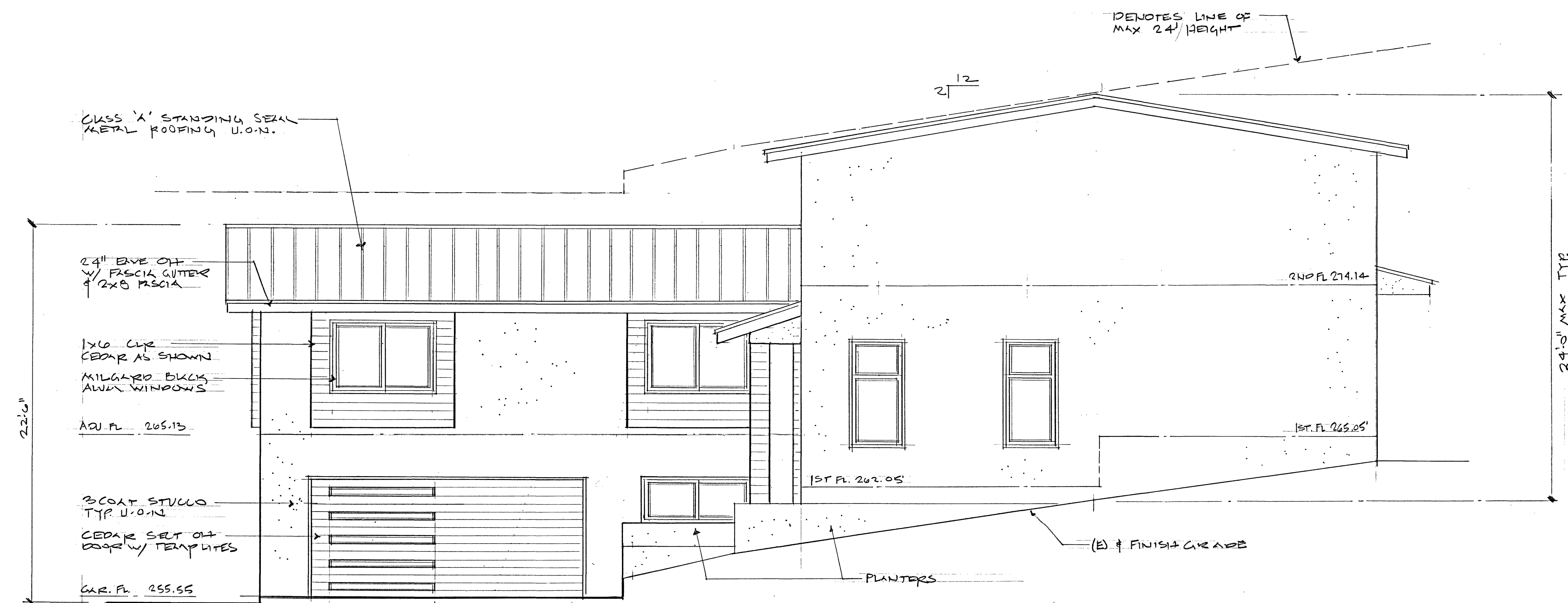
JBL INVESTMENTS 7, LLC
7 HARROW COURT
SEASIDE, CALIFORNIA
APN: 012-682-037-000

Date	5-17-23
Scale	
Drawn	
Job	032023
Sheet	A3
Of	Sheets



SOUTH ELEVATION

1/4"=1'-0"

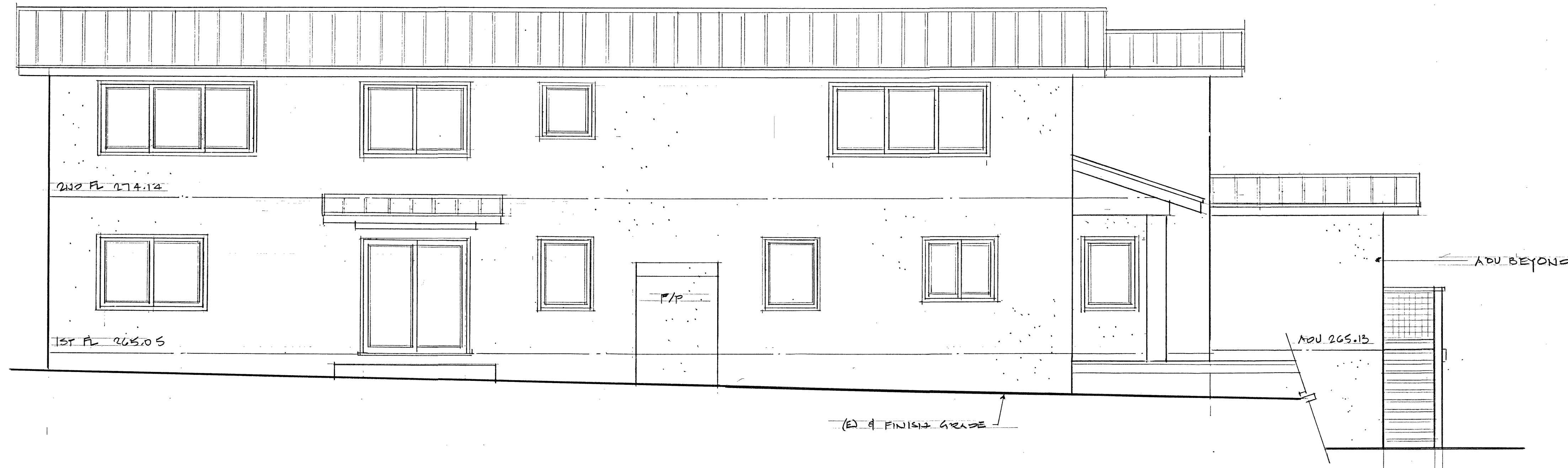


EAST ELEVATION

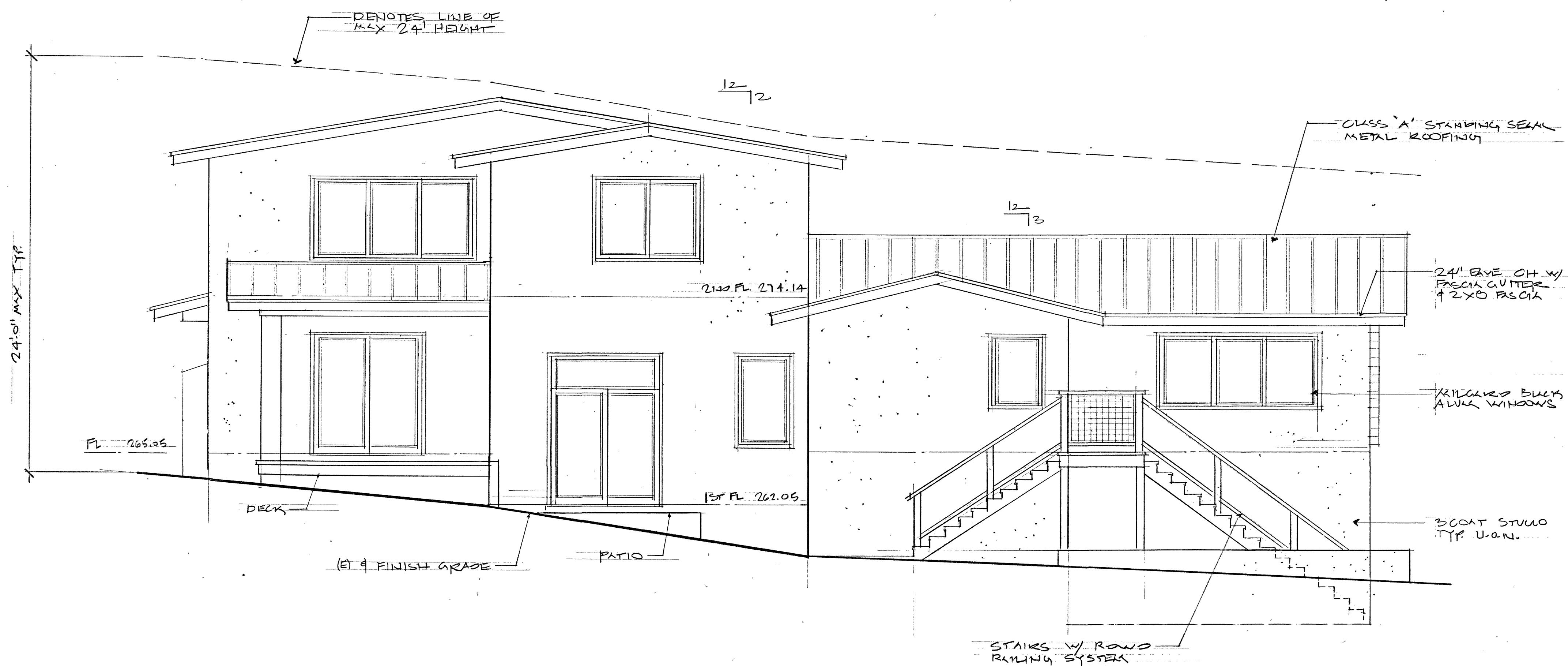
1/4"=1'-0"

Exterior Colors

Exterior walls:	Stucco	Acoustic White
Downspouts:	Cedar Siding	Acoustic White
Roof-Standing Seam Metal:		Natural Cedar
Gutters:		Taupe
Trim:		Tranquil Taupe
Windows & Sliding Doors:		Tranquil Taupe
		Milgard - Black Aluminum



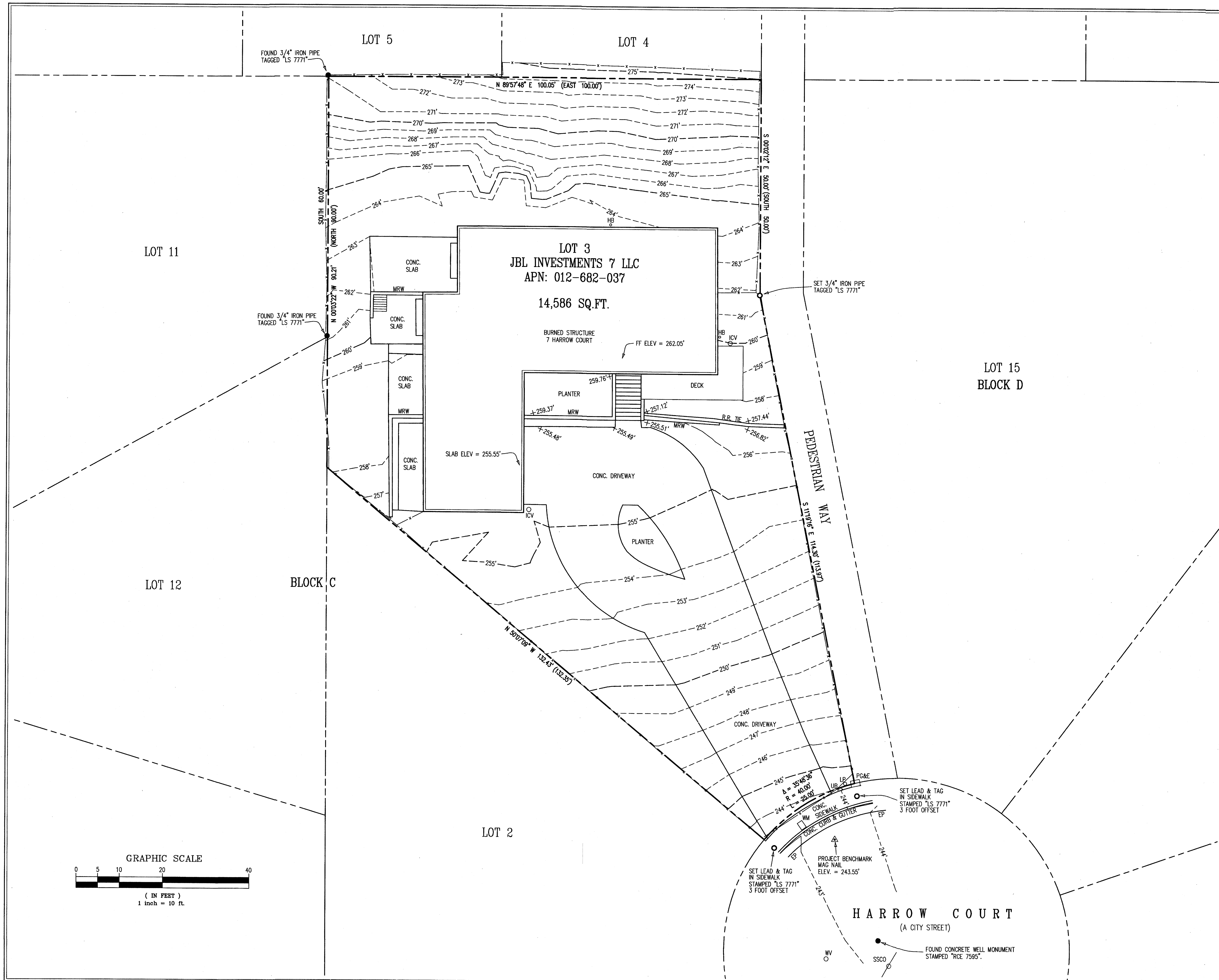
NORTH "REAR" ELEVATION



WEST ELEVATION

Exterior Colors

Exterior walls:	Stucco	Acoustic White
Downspouts:	Cedar Siding	Acoustic White
Roof-Standing Seam Metal:	Natural Cedar	Natural Cedar
Gutters:	Taupe	Taupe
Trim:	Tranquil Taupe	Tranquil Taupe
Windows & Sliding Doors:	Milgard - Black Aluminum	Milgard - Black Aluminum

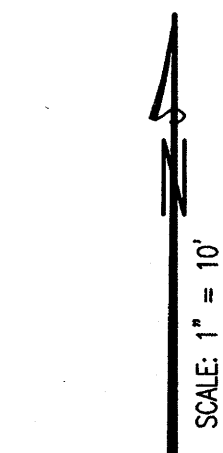


NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. THIS PROPERTY MAY BE AFFECTED BY EASEMENTS THAT ARE NOT SHOWN ON THIS MAP.
5. ELEVATIONS SHOWN ARE BASED ON NGVD-88 DATUM. A GPS SURVEY WAS CONDUCTED TO ESTABLISH THE SITE BENCHMARK USING REFERENCE STATION "CAMT" ON THE SMARTNET NORTH AMERICA NETWORK. THE PROJECT BENCHMARK IS A MAG NAIL WITH WASHER IN THE PAVEMENT, AS SHOWN ON THIS MAP. ELEVATION = 243.55'.
6. ● DENOTES A FOUND MONUMENT AS NOTED.
7. ○ DENOTES A SET MONUMENT AS NOTED.
8. +99.99' DENOTES GROUND ELEVATIONS AS SHOWN.
9. ANY SUBSEQUENT USE OF THIS SURVEYING DATA MUST INCLUDE THIS NOTE:
THE BOUNDARY AND SURVEYING DATA SHOWN WAS FURNISHED BY MONTEREY BAY ENGINEERS, INC., AND THAT FIRM IS NOT RESPONSIBLE FOR ANY REVISIONS. THE ORIGINAL WORK WAS SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR.
10. A CORNER RECORD WILL BE FILED WITH THE COUNTY OF MONTEREY SHOWING THE MONUMENTATION SET WITH THIS BOUNDARY SURVEY.

LEGEND:

---	FENCE LINE
---	CONCRETE
---	EDGE OF PAVEMENT
---	FINISH FLOOR ELEVATION
---	HOSE BIB
---	IRRIGATION CONTROL VALVE
---	LIGHT POST
---	MASONRY RETAINING WALL
---	PC&E VAULT
---	SANITARY SEWER CLEAN OUT
---	UTILITY BOX
---	WATER METER
---	WATER VALVE



TOPOGRAPHIC SURVEY

OF
LOT 3, BLOCK C
DEL MONTE HEIGHTS UNIT "F"
VOLUME 9, CITIES & TOWNS, PAGE 13

CITY OF SEASIDE COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
JBL INVESTMENTS 7 LLC

BY
MONTEREY BAY ENGINEERS, INC.

CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

SCALE: 1" = 10' JOB No. 22-127 JANUARY 2023

FIELD: END & MAL SHEET # LS DRAWN BY: END

ARCHITECTURAL REVIEW – MATERIALS/COLORS AND LIGHTING FIXTURE BOARD

7 HARROW COURT

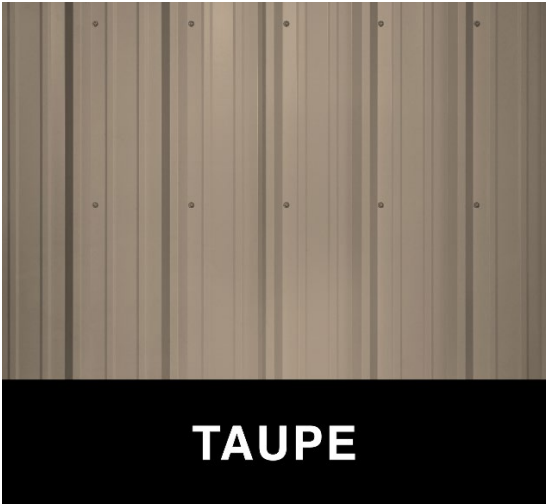
SEASIDE, CA 93955

APN: 012-682-037-000

EXTERIOR WALLS:



ROOF-STANDING SEAM METAL:



BLACK LED WALL LATERN SCONCE:



TRIM:



CEDAR SIDING:



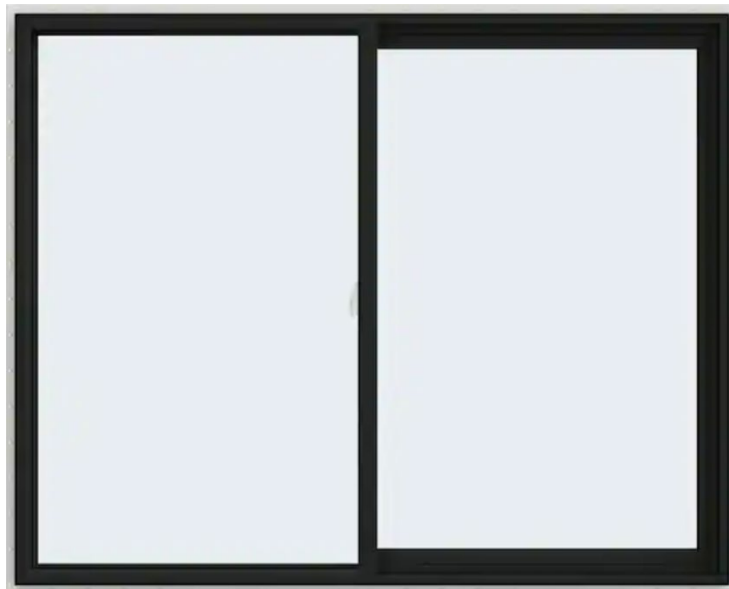
ARCHITECTURAL REVIEW – WINDOW AND GARAGE DOOR SPECS

7 HARROW COURT

SEASIDE, CA 93955

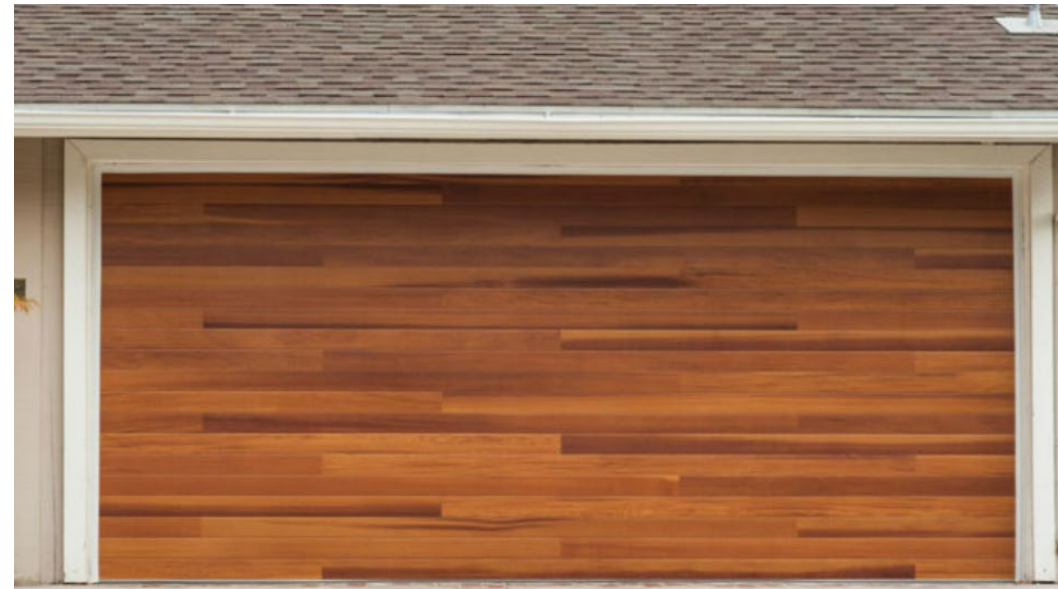
APN: 012-682-037-000

WINDOWS:



Black Milgard vinyl sliding windows or equivalent

GARAGE DOOR:



Cedar overhead garage door or equivalent

ARCHITECTURAL REVIEW – EXISTING STRUCTURE ELEVATIONS

7 HARROW COURT

SEASIDE, CA 93955

NORTH:



EAST:



SOUTHEAST:



SOUTHWEST:

















planning - Complaint about 7 Harrow Ct

From: planning
To: Beth Rocha
Date: 6/27/2023 1:39 PM
Subject: Complaint about 7 Harrow Ct

>>> Pam McCormick <pamelamccormick@yahoo.com> 6/26/2023 11:27 PM >>>

Good evening,

Please let me know the process for public comment on a home applying for a permit to rebuild.

The above mentioned property burned down a few years back and the new owner has shown the height and width of their plans with red fabric tape suspended on poles.

The height will greatly negatively affect

Our morning light, our privacy, and our property value. The design does not reflect respect of the surrounding homeowners. Our neighbors, Tom and Marilyn Mancini and I would like to know the process to object to this design.

I would like the planning committee to come out to our property here at 10 Valencia Ct to fully understand the impact of this plan.

It would make sense to keep the height the same as the previous owners, single level home.

Sincerely

Dr. Steve Crow and Pamela McCormick

Sent from my iPhone



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.C.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: July 12, 2023

SUBJECT: ARCHITECTURAL REVIEW APPLICATION NO. AR-23-06. FOOTHILL PARTNERS, INC., APPLICANT, AND DIAMOND CEDERWALL TRUST (SANDRALINE CEDERWALL, TRUSTEE), OWNER, ARE REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED FIVE-STORY MIXED USE PROJECT WITH 9,900 SF OF LEASABLE COMMERCIAL AREA ON THE GROUND FLOOR FOR UP TO 12 COMMERCIAL TENANTS; A TOTAL OF 32 RESIDENTIAL UNITS TOTALING 17,100 SF; A LANDSCAPED PARKING AREA; AND THE FOLLOWING ROOFTOP AMENITIES: A TASTING ROOM FEATURING A 1,575 SF ROOFTOP DECK AND 1,450 SF MODULAR UNIT, A PUBLIC ROOFTOP DECK OF 3,150 SF, AND A 1,180 SF INDOOR RESIDENT LOUNGE. THE STRUCTURE HEIGHT RANGES FROM 15-22 FT ON THE SINGLE-STORY PORTION TO 48-64 FT ON THE FIVE STORY PORTION. THE PROJECT SITE IS LOCATED AT 1540 AND 1546 DEL MONTE BOULEVARD ON FOUR PARCELS IN THE WEST BROADWAY URBAN VILLAGE ZONE SPECIFIC PLAN, ZONED BOTH MIXED USE (APNS: 011-306-006, -008) AND HIGH DENSITY RESIDENTIAL/MIXED USE (APNS: 011-306-003, -004). THE PROJECT MEETS ALL CRITERIA FOR A CLASS 32 CATEGORICAL EXEMPTION PURSUANT TO SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND DOES NOT MEET ANY OF THE EXCEPTIONS TO THE EXEMPTIONS.

PURPOSE & RECOMMENDATION

The purpose of this item is to consider Board of Architectural Review application No. AR-23-06 in accordance with Seaside Municipal Code 17.62.030. *Architectural Review*. Staff recommends the Planning Commission approve AR-23-06 by adopting the Resolution, which includes Exhibit A: Project Plans and project conditions of approval.

BACKGROUND

The project site is located at 1540 and 1546 Del Monte Boulevard on four parcels in the West Broadway Urban Village Specific Plan, zoned both Mixed Use (APNs: 011-306-006, -008) and High Density Residential/Mixed Use (APNs: 011-306-003, -004). The site is currently developed with the former Seaside Market grocery store, which has been nonoperational for a number of years.

PROJECT OVERVIEW

The proposed project is a five-story mixed use building with 9,900 sf of commercial tenant space on the ground floor for up to 12 commercial tenants; a total of 32 residential units totaling 17,100 sf; a landscaped parking area; and the following rooftop amenities: a tasting room featuring a 1,575 sf rooftop deck and 1,450 sf modular unit, a public rooftop deck of 3,150 sf, and a 1,180 sf indoor resident lounge. The structure height ranges from 15-22 ft on the single-story portion to 48-64 ft on the five-story portion. A condition of approval has been added to the project: Prior to issuance of a Building Permit, the applicant (or another interested party) shall obtain approval from the City of Seaside to consolidate the four existing parcels on the property, and shall submit a request for the consolidation of said parcels to the County of Monterey.

CEQA

The State CEQA Guidelines Section 15332 states that a Categorical Exemption is allowed when:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

Evidence: The proposed project meets each of the conditions set forth in CEQA Guidelines Section 15332, as outlined below:

The four parcels total .582 acres and the City has determined that, due to its location in the West Broadway Urban Village Specific Plan (WBSP) and the nature of surrounding urbanized development, there are no project effects on biological resources, traffic, noise, air quality, water quality, and utilities/public services, in accordance with items (c) through (e). The site meets the requirements of items (b) – (e) above. Therefore, the proposed development meets all criteria for a Class 32 Categorical Exemption pursuant to Section 15332 of the State CEQA Guidelines and does not meet any of the exceptions to the exemptions.

ARCHITECTURAL REVIEW

In accordance with SMC 17.62.030.E.1, the Commission is to review architectural considerations, including the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, trash enclosure and walkway improvements, exterior lighting and signs, and the screening of exterior appurtenances.

Character, Quality, Scale, Materials and Colors

The proposed materials and colors will be combined to create a contemporary design aesthetic (see Project Plans, sheet 11):

Mixed-use portion of building: Blue mural panels, with a Hokusai influenced wave graphic, will be incorporated into the tallest sections of the structure (see Project Plans, sheets 6-10). Vertically hung grey corrugated steel or composite siding will be juxtaposed to horizontal, off-white composite siding on the residential floors of the building. The ground floor of the residential portion of the building, as seen from Del Monte Blvd, will create visual interest with at least three different building materials being used on three sections: composite mural panels, Valspar Transparent Cedar vertical panels, and vertical corrugated steel. These materials will also be used on the interior parking lot facing portion, contributing to design cohesiveness. Smooth and board-formed concrete will be used at the base of the building.

A vertical-framed design with predominate the stair tower, with horizontal elements, and an open design that will be partially obscured with grey steel mesh screening, while the open space allows for visibility of the stair corridor and interior activity at the primary project corner.

The single-story commercial tenant portion of the building will use some of the same materials used in the mixed-use portion: Valspar Transparent Cedar vertical panels will frame the top of the structure and will serve as a backdrop for the "Seaside Market" centered sign (to be reviewed under Master Sign Program). Off-white, horizontal composite siding will be used on the spaces on the left, while Santa Barbara blue stucco panels will be used for the spaces on the right. Board-formed concrete will be used at the base of the building.

Concrete landscape planters will be placed around the perimeter of the entire site, which will also create visual interest and a softening of the materials with foliage. All doors will be dark-framed, with clear glass centers that will lend to increased visibility and pedestrian-storefront interactions.

A condition of approval has been added that requires amenities such as outdoor furniture, seating, walls, trash receptacles, bike racks, and other elements be reviewed by Planning staff, in collaboration with the applicant, to confirm compliance prior to Building permit issuance.

Landscaping

Landscape considerations, include the color, coverage, location, size, texture, and type of plant materials, provisions for irrigation, maintenance, and the protection of landscaped areas, and similar elements.

WBSP 7.D.6.5 contains the following Parking Area Landscaping Standards, with which the project complies:

1. D.6.5.1 All surface parking areas shall provide interior landscaping for shade and aesthetic enhancement and
2. D.6.5.2 Parking lots shall be landscaped with broad branching shade trees at a minimum ratio of 6 trees per 20 parking spaces for double-loaded stalls

Landscaping is provided throughout the parking lot at a rate of 11 trees per 21 spaces. Two deciduous species have been selected to be planted on the site:

1. Acer rubrum 'Autumn Red', is proposed for all 11 parking lot plantings, providing shade in the summer.

This deciduous species does not meet the shade tree standard listed above.

Additionally, maples are known for having low root systems and can be invasive when planted near paving. This species is not native to California, but to the eastern United States and thrives with moist soils. A Condition of Approval has been added that a more appropriate species be chosen, preferably a California native or a species known to not cause paving disturbance.

2. Three Ginkgo biloba trees, planted above lower growing shrub species in a raised planter, are proposed to be planted as a backdrop to the planned public art piece. Raised concrete planters are placed adjacent to each storefront around the perimeter of the building and the paseo entrances, contributing to the pedestrian experience and to soften the urban hardscape.

Lighting:

Lighting considerations include: Proposed outdoor lighting, placement of fixtures, type of fixtures, and illumination levels.

WBSP 7.D.8.1. Contains the following regulations, with which the lighting proposal complies:

1. D.8.1.1 Site plans and architectural plans shall include the location of fixtures, their design and the nature and level of the illumination they will provide.
2. D.8.1.2 Exterior lighting shall be designed as an integral part of the building and landscape design.
3. D.8.1.5 The height of luminaries shall be in scale with the building and site design and in no case shall they exceed 18 feet in height from grade.

Four different fixtures are proposed for the development: one single-head and one double-headed street light post that will be illuminate the parking lot, one gooseneck

fixture that will be used in tandem above every tenant sign, and an LED “Decostring” that will cover the expanse of the paseo (see Exhibit A).

The illumination levels and conditions of approval will be reviewed for compliance during building permit review. Conditions of approval have been added to enforce the standards of 7.D.8.1.6-9 to: prevent lights from shining directly on adjoining properties or cause glare or shine in the eyes of motorists or pedestrians; to prohibit lights shall be permitted that blink, flash or change intensity; to required outdoor lighting shall be down lit and fully shielded; and that area lighting be designed to minimize the negative effects of lighting the night sky and employ control features so as to avoid light being directed off-site.

AFFORDABLE HOUSING

Twenty percent of the units would be deed restricted as affordable, to include two units each of very low income and low income and three moderate income units. A condition of approval has been added regarding the required approval of an Affordable Housing Agreement.

STAFF ANALYSIS

This dual-zoned project is located in the West Broadway Urban Village and has been reviewed in accordance with the WBSP, Chapter 7: Development Standards and Design Guidelines.

Specific Plan Compliance:

The proposed project complies with the Mixed Use zone (APNs: 011-306-006, -008) and High Density Residential/Mixed Use zone (APNs: 011-306-003, -004) development standards for a Mixed-Use Development, as summarized below:

	WBSP Section	Regulation	Compliant Proposal
Ground floor level uses	7.B.1.1	Ground floor level retail sales and service uses or eating and drinking establishments are required for all parcels that front onto Broadway Avenue, Del Monte Boulevard, and Olympia Avenue.	The commercial tenant spaces are intended to be occupied/leased to retail and service uses.
Permitted Upper Floor Uses	7.B.1.4	Permitted upper floor uses on primary streets are intended to provide residential and small office uses above the ground floor including: B.1.4.1 Multi-family residential.	Multi-family residential and commercial rooftop, which is open to the public and has exclusive amenities for the residents.
Floor Area Ratio	7.B.4.1.1	For all commercial and mixed-use development with	Site area: 25,352 sf

		a residential component: 3.0 FAR.	Proposed development: 29,630 sf
Density	7.B.4.2.1	Mixed-use development: 30 to 60 du/acre	Proposed FAR: 1.17 Proposed units: 32 Site area: .582 acre 55 du/acre
Setbacks	7.B.6.1-.3	B.6.1 Setbacks on Del Monte Boulevard, Canyon Del Rey Boulevard and the First Block of Side Streets, B.6.1.1 Front Setbacks: 0 feet minimum, 10 feet maximum; and B.6.1.2 Side Setbacks: 0 feet minimum and 5 feet maximum	All setbacks proposed at 0 (zero) feet.
Open Space	7.B.7	B.6.2 Setbacks on All Other Streets, B.6.2.3 Rear Setbacks: no rear setback. Mixed-use developments are required to provide publicly-accessible open space in the form of plazas, paseos and other greenspace.	The enclosed paseo, plaza, and 3,150 sf rooftop deck are accessible to the public.
Connectivity	B.7.3.1	All public open spaces shall be accessible to the public during daylight hours and in the evening when businesses are open, and shall be designed to connect with public rights-of-way and adjacent public open spaces in the vicinity.	Condition of Approval: Access to the paseo feature from the site's interior and Del Monte Boulevard shall remain open to the public during commercial business hours.
Bicycle Parking	7.8.5.1-.3	B.8.5.1: Bicycle parking at 10 percent of vehicle requirements for all uses B.8.5.2 For mixed-use development, secure bicycle parking shall be provided at each entrance, and include a shelter, as feasible.	Three racks, accommodating 5 stalls each, for a total of 15 bicycle parking spaces distributed evenly throughout the project.

B.8.5.3 Bicycle parking shall be installed at highly visible locations that are close to the main entrance of a destination.

This project qualifies for Density Bonus Incentives pursuant to Zoning Ordinance Section 17.33.040.B.1, as over five percent of the total number of units (2 units out of 32 total) will be affordable to very-low income households. As a development incentive, the requirements of Chapter 7, B.5.1.2 and B.5.2.1, of the fourth and fifth stories required to be stepped back from the third-story street walls at 10 feet minimum and the minimum two story requirement of the single-story portion of the proposal shall not be applicable.

Compliance with the proposed Landscaping and Lighting regulations is illustrated in the Architectural Review section.

Parking

California government code Section 65863.2(a) states that: "A public agency shall not impose or enforce any minimum automobile parking requirement on a residential, commercial, or other development project if the project is located within one-half mile of public transit."

The developer is electing to provide 14 spaces within the site boundaries and 8 additional spaces that are subject to the following condition of approval:

The property owner shall obtain an encroachment permit, street vacation, or other permission from the City of Seaside to obtain the right to occupy and use in perpetuity an approximately five-foot strip of land abutting the project along Imperial Avenue to accommodate parking and building placement. Modifications along the right-of-way to allow for access to the on-site parking stalls shall be subject to approval by the City of Seaside.

The parking shown along the east side of Imperial Street is a conceptual plan and is presented for illustrative purposes only and is not a part of this approval. Modifications within the right-of-way shall be subject to approval by the City of Seaside.

ATTACHMENTS

1. Attachment 1 Draft Resolution
2. Exhibit A Project Plans

**PLANNING COMMISSION
RESOLUTION NO. 23-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING ARCHITECTURAL REVIEW APPLICATION NO. AR-23-06 FOR A PROPOSED FIVE-STORY MIXED USE PROJECT WITH 9,900 SF OF LEASABLE COMMERCIAL AREA ON THE GROUND FLOOR FOR UP TO 12 COMMERCIAL TENANTS; A TOTAL OF 32 RESIDENTIAL UNITS TOTALING 17,100 SF; A LANDSCAPED PARKING AREA; AND THE FOLLOWING ROOFTOP AMENITIES: A TASTING ROOM FEATURING A 1,575 SF ROOFTOP DECK AND 1,450 SF MODULAR UNIT, A PUBLIC ROOFTOP DECK OF 3,150 SF, AND A 1,180 SF INDOOR RESIDENT LOUNGE. THE STRUCTURE HEIGHT RANGES FROM 15-22 FT ON THE SINGLE-STORY PORTION TO 48-64 FT ON THE FIVE STORY PORTION. THE PROJECT SITE IS LOCATED AT 1540 AND 1546 DEL MONTE BOULEVARD ON FOUR PARCELS IN THE WEST BROADWAY URBAN VILLAGE ZONE SPECIFIC PLAN, ZONED BOTH MIXED USE (APNS: 011-306-006, -008) AND HIGH DENSITY RESIDENTIAL/MIXED USE (APNS: 011-306-003, -004). THE PROJECT MEETS ALL CRITERIA FOR A CLASS 32 CATEGORICAL EXEMPTION PURSUANT TO SECTION 15332 OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES AND DOES NOT MEET ANY OF THE EXCEPTIONS TO THE EXEMPTIONS.

WHEREAS, Foothill Partners, Inc., applicant, and Diamond Cederwall Trust (Sandra Line Cederwall, Trustee), owner, applied for Architectural Review No. AR-23-06; and

WHEREAS, the proposed project requires approval by the Planning Commission, and it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code; and

WHEREAS, the Planning Commission considered oral comments and written information concerning the Architectural Review application No. AR-23-06 at a duly noticed public hearing that the Planning Commission held on July 12, 2023; and

WHEREAS, the project is a Categorically Exempt, Class 32, under the California Environmental Quality Act (CEQA) Guidelines Sections 15332:

Evidence: The State CEQA Guidelines Section 15332 states that a Categorical Exemption is allowed when:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

The proposed project meets each of the conditions set forth in CEQA Guidelines Section 15332, as outlined below:

The four parcels total .582 acres and the City has determined that, due to its location in the West Broadway Urban Village Specific Plan (WBSP) and the nature of surrounding urbanized development, there are no project effects on biological resources, traffic, noise, air quality, water quality, and utilities/public services, in accordance with items (c) through (e). The site meets the requirements of items (b) – (e) above. Therefore, the proposed development meets all criteria for a Class 32 Categorical Exemption pursuant to Section 15332 of the State CEQA Guidelines and does not meet any of the exceptions to the exemptions.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following General Plan consistency findings in support of the project:

1. The proposed use is consistent with provisions of the General Plan and West Broadway Urban Village Specific Plan.

General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Community Commercial (CC) and Mixed Use (MX). The CC land use classification is intended to allow for retail and service oriented businesses that primarily served the local community. The maximum allowed FAR is 2.0:1. The MX classification allows for residential densities of up to 25 units per acre in many forms of multiple housing types, from duplexes and triplexes to condominiums. The proposed project would consist of multi-family apartment buildings and retail businesses in conformance with the following General Plan Goals and policies:

Land Use Element

Goal LU-1: Promote a mixture of land uses and a balance of jobs and housing to support a community in which people live, work, and play.

Policy H-1.1 Promote the repair, improvement and rehabilitation of housing in order to enhance the quality of life for Seaside residents.

Policy LU-4.3 Protect and preserve conforming and non-conforming multi-family residential in order to continue to provide low cost and alternative housing opportunities for Seaside residents.

Policy H-1.6 Ensure the units produced for extremely low, very low, low and moderate are maintained as affordable units through deed restrictions and other reasonable mechanisms.

Evidence: The project is consistent with the general plan designations and all applicable general plan policies as well as with applicable zoning designation and regulations in accordance with item (a) above. Specifically, given that 20 percent of the units would be deed restricted as affordable.

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

Policy LU-4.1: Require new development to fund its share of community services, uses quality design and materials, and is compatible with surrounding uses.

Evidence: The proposed development will consist of an infill development that is surrounded by available utilities and roadways. The developer will pay for the development of infrastructure improvements (e.g. underground utilities, driveways, sidewalks, curb returns, water) needed for the development. The overall height and scale of the development is compatible with the West Broadway Specific Plan.

Housing Element

Goal H-1: Maintain a range of housing opportunities to address the existing and projected needs of the community.

Policy H-1.1: Maintain a variety of housing types, sizes, and prices throughout the city to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable rental housing.

Evidence: Seaside General Plan Policy H-1.1 of the City's Housing Element states that the City shall maintain a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing. The provision of low income units under this project would support this Policy by establishing a range of housing sizes and prices within the development.

Policy H-1.2: Identify adequate sites and appropriate zoning and development standards to facilitate and encourage housing production commensurate with projected housing needs of the City.

Evidence: The project site consists of an infill development site that would provide new rental housing stock to meet the City's regional requirements for both affordable and rental housing opportunities.

Policy H-1.3: Encourage the construction of high-density, well designed housing.

Evidence: The proposed project would provide a high quality, affordable

multi-family residential project. The project would provide new residential and commercial development to enhance the neighborhood and maintain adequate infrastructure service levels.

Policy H-1.4: Maintain a geographic dispersal of units affordable to low- and moderate income households throughout the City.

Evidence: The proposed project would provide affordable units that would include deed restrictions to ensure their affordability for an occupancy term of 55 years.

Policy H-1.5: Reduce potential government constraints to the production, maintenance, and development of housing.

Evidence: The approval of the Architectural Review application will enable the developer to construct a project at an appropriate density with proper design amenities to ensure a quality living environment that 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.

2. The approved number of dwelling units can be accommodated by existing and planned infrastructure capacities.

Evidence: The project site consists of an in-fill development with access to all public utilities.

3. Adequate evidence exists to indicate that the project will provide affordable housing in a manner consistent with the purpose and intent of the affordable housing standards.

Evidence: The proposed design will include 32 units of slightly varied floor plans and sizes; and accessibility to each unit for both the designated affordable units and market rate units consistent with the affordable housing standards.

BE IT FURTHER RESOLVED, the Planning Commission approves AR-23-06 subject to the following Conditions of Approval:

Building:

1. Comply with all requirements of the current 2022 California Building Code, as amended by the City of Seaside.

Fire Department:

1. Construction must comply with all requirements of the 2022 California Fire Code, as amended by the City of Seaside.
2. The project shall install an automatic fire sprinkler system in compliance with Fire Code Section 903.2 (as amended by the City of Seaside). The automatic fire

sprinkler system must conform to NFPA Standard 13. Separate fire sprinkler plans must be submitted and approved to the fire department before the building framing inspection is completed. The building must also conform to Sections 903.4, 903.4.1, and 903.4.2 of the California Fire Code in regards to the automatic fire sprinkler system monitoring and alarms. The system shall have water-flow and water supply valve monitoring by a UL Central Station company and approved audible water flow alarms on the exterior of the building. In accordance with NFPA Standard 72, one pull station shall also be located at the main exit door(s) from the building. The applicant shall contact California American Water Company to file an application for a fire service connection.

3. Standpipe systems shall be provided in new buildings and structures in accordance with Sections 905.2 through 905.10. Per Section 15.04.220 of the Municipal Code, amending Section 507.5.1.1 of the California Fire Code by adding subsection 507.1.1.1, all buildings equipped with a standpipe system installed in accordance with Section 905 shall have a fire hydrant within fifty (50) feet of the fire department connections.
4. Fire department connections shall be installed in accordance with the NFPA standard applicable to the system design and shall comply with Sections 912.2 through 912.7.
5. The applicant shall provide a KNOX emergency access key box for emergency fire department building entrance. The key box is only for fire department operations after normal business operations have stopped, and prevents the need to damage doors or windows to gain entrance during an emergency.
6. A suitable number of 2A10BC fire extinguishers shall be placed throughout the building approximately 75 linear feet apart with the appropriate signage to make them visible. Per NFPA 17, a K-Class fire extinguisher shall be hung within at least 30 feet of any cooking appliance that uses grease, oil, animal fat, or to fry food.
7. All new commercial kitchen cooking equipment and hoods shall be UL 300 and shall comply with Section 609 of the California Fire Code in regards to installation, maintenance, and fire protection.
8. Because the building will have fire alarm notification for water flow, the automatic fire-extinguishing system in the kitchen is required to be monitored by that same system as per California Fire Code Section 904.3.5
9. Per Section 509.1 all fire protection equipment shall be identified in an approved manner. Rooms containing controls for air-conditioning systems, sprinkler risers, valves, and/or other fire detection, suppression, or control elements shall be identified for the use of the fire department. Approved signs required to identify fire

protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

10. Per Section 509.1.1 gas shutoff valves, electric meters, service switches, and other utility equipment shall be clearly and legibly marked to identify the unit or space that it serves where required by the fire code official. Identification shall be made in an approved manner, readily visible and shall be maintained.
11. Per Section 509.2 approved access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Storage, trash, and other materials or objects shall not be placed or kept in such a manner that would prevent such equipment from being readily accessible.
12. Per Section 503.3 curbs around the building (excluding designated parking stalls) shall be painted red and marked "Fire Lane – No Parking".

Planning:

1. The landscaping water shall be replaced by reclaimed water or a capture water system, if and when such water becomes available. Any unused water allocation is subject to recall or reallocation by the City.
2. All proposed landscaping and/or irrigation plans shall comply with the approved plans and with the Monterey Peninsula Water Management District (MPWMD) Water Model Efficiency Landscape Ordinance. Approval shall be obtained prior to building permit issuance.
3. The Acer rubrum 'Autumn Red' shall be replaced with a more appropriate species, preferably a California native tree or a species known to not cause paving disturbance. The species selection shall be reviewed by Planning staff, in collaboration with the applicant.
4. All landscaped areas shall have automatic irrigation systems installed to ensure that plant materials survive. Irrigation systems shall be designed so as not to overspray public walks, paved areas, buildings, and fences.
5. Landscaped areas, including trees and other plantings, as well as paving, walls, and fences, shall be regularly maintained.
6. A Landscape Installation Certificate of Completion, certifying that the landscaping was installed in accordance with the approved plans by a Landscape Contractor,

shall be submitted to the Community Development Department prior to issuance of a Certificate of Occupancy.

7. Area lighting shall be designed to minimize the negative effects of lighting the night sky and employ control features so as to avoid light being directed off-site. The light source for externally-illuminated signs must be positioned so that light does not shine directly on adjoining properties or cause glare or shine in the eyes of motorists of pedestrians. All outdoor lighting shall be downlit and fully shielded. No outdoor lights shall be permitted that blink, flash, or change intensity.
8. The Director has the authority to approve minor changes to the landscaping, lighting, and architectural finishes of this project, given changes are kept in the contemporary design style, the colors and materials are within the same design family (metal, wood, composite siding), and the juxtaposition of the materials and colors achieves a similar design balance and aesthetic.
9. The applicant shall obtain approval from the Monterey Bay Air Pollution Control District (MBAPCD) prior to the issuance of the building or grading permit. The applicant shall comply with all District regulations during construction.
10. Prior to issuance of a Building Permit, the applicant (or another interested party) shall obtain approval from the City of Seaside to consolidate the four existing parcels on the property, and shall submit a request for the consolidation of said parcels to the County of Monterey.
11. Prior to issuance of a Building Permit, the property owner shall obtain an encroachment permit, street vacation, or other permission from the City of Seaside to allow the residential balconies and other portions of the building to extend into the right-of-way.
12. Prior to issuance of a Building Permit, the property owner shall obtain an encroachment permit, street vacation, or other permission from the City of Seaside to obtain the right to occupy and use in perpetuity an approximately five-foot strip of land abutting the project along Imperial Street to accommodate parking and building placement. Modifications along the right-of-way to allow for access to the on-site parking stalls shall be subject to approval by the City of Seaside.
13. The parking shown along the east side of Imperial Street is for illustrative purposes only and is not a part of this approval. Modifications within the right-of-way shall be subject to approval by the City of Seaside.

14. Receptacles for trash, recycling, and other collectable waste shall be placed on the curb no earlier than 7am or 30 minutes prior the normal collection time, whichever is earlier. The waste receptacles shall be returned to their interior storage rooms within 30 minutes after collection. The property owner/operator shall take reasonable measures to ensure that no spillage of the receptacle contents occurs. The property owner shall be responsible for any damage or staining of public facilities such as streets or sidewalks resulting from the collection of these items and repair shall be the responsibility of the property owner.
15. Access to the paseo feature from the site's interior and Del Monte Boulevard shall remain open to the public during ground-floor tenant commercial business hours.
16. Compliance with the West Broadway Specific Plan, Section D.2.1.2. Pedestrian Orientation Standards shall be determined by Planning staff in collaboration with the applicant and approved prior to Building permit issuance.
17. Outdoor pedestrian spaces shall include appropriate outdoor furniture such as seating, walls, trash receptacles, bike racks, and other elements. These amenities shall be reviewed by Planning staff, in collaboration with the applicant, to confirm compliance prior to Building permit issuance.
18. Compliance with SMC 17.30.070 Outdoor Lighting is to be illustrated in the lighting plans of the building permit plan set.
19. The applicant shall designate a minimum of seven of the project's units as inclusionary units as defined in the Seaside Zoning Ordinance. These units shall consist of two units designated for very-low income households, two units designated for low-income households, and three units designated for moderate income households. These units shall be developed and operated in accordance with Chapter 17.32 of the Seaside Zoning Ordinance. An Affordable Housing Agreement shall be approved and executed prior to building permit issuance.
20. This project qualifies for Density Bonus Incentives pursuant to Zoning Ordinance Section 17.33.040.B.1, as over five percent of the total number of units (2 units out of 32 total) will be affordable to very-low and low-income households. As a development incentive, the requirements of Chapter 7, B.5.1.2 and B.5.2.1, of the fourth and fifth stories required to be stepped back from the third-story street walls at 10 feet minimum and the minimum two story requirement of the single-story portion of the proposal shall not be applicable.

21. A Master Sign Program is required to be approved prior to the installation of any signs.

Engineering and Public Works:

1. The project must comply with the Central Coast RWQCB Regional MS4 storm water permit requirements. The amount new/ improved impervious triggers the project to construct measures to treat stormwater prior to it leaving site (tier 2).
2. The project requires a water allocation. The project is in California American Water's service area. Cal-Am must issue a will-serve letter. Cal Am may require the water main in Imperial be upgraded at the developer's expense if needed to meet the project water demands.
3. The applicant shall provide the estimated sanitary sewer flows in gallons per day so that the City may verify that the sanitary sewer has sufficient capacity to accommodate the proposed development. If the City's existing system needs to be upgraded to provide sufficient capacity, the applicant may be responsible for costs associated with those upgrades.
4. The Building Permit application shall include civil plans showing where the project connects to water, sewer, and storm drain.
5. The project must implement storm water best management practices (BMPs) during construction. (SMC 8.46)
 - a. Complete and submit the Storm Water Compliance Tracking Form, with signature with building permit application.
 - b. A project specific Erosion and Sediment Control Plan (ESCP) is required of the applicant as part of building permit application.
6. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage way may be required by the City Engineer to handle the increase peak runoff and/or sediment generated by the project. (SMC 15.32.170)
 - a. As part of Building Permit application, develop civil grading and drainage plans to clearly show direction of storm water drainage from new or redeveloped impervious surfaces.
 - b. Drainage shall not be directed to adjacent properties.
7. As required by Attachment 1 to Resolution No. R3-2013-0032 of the Central Coast Regional Water Quality Control Board, the applicant shall develop a Storm Water

Control Plan demonstrating compliance with performance requirements #1, #2, #3, and #4 as applicable. (SMC 8.46.130).

- a. Applicant shall submit a Storm Water Control Plan. Storm Water Control Plan shall be approved by the City prior to finalizing project civil grading and drainage plans and shall include hydrology and hydraulic calculations validating the design of conveyance, treatment and/or infiltration features.
- b. Applicant shall submit architectural and civil grading and drainage plans with Building Permit application in substantial conformance to the approved Storm Water Control Plan.
 - i. Plans shall clearly denote, in table format, the pre-project impervious surface area, new impervious surface area created, replaced impervious surface area, and post-project impervious surface area.
- c. Prior to issuance of a Certificate of Occupancy, applicant shall execute and record as a deed restriction a Right of Entry and Maintenance Agreement. The Right of Entry and Maintenance Agreement shall:
 - i. Include indemnity, insurance and security requirements in conformance with the template provided by the City, and
 - ii. include an operation and maintenance (O&M) plan approved by the City stating that the property owner will conduct, and accepts responsibility for, maintenance of all storm water control measures (SCMs), and
 - iii. include a legal description of the property, and
 - iv. describe the methods and procedures for conducting periodic inspections and maintenances of all SCMs, and
 - v. require applicant to provide to the City each year during a period beginning on September 1 and ending no later than September 30 a statement certified by a licensed Civil Engineer or Qualified Storm Water Developer (QSD) registered in the State of California stating that the SCM maintenance is in accordance with the O&M plan, and
 - vi. include a statement that transfers responsibility for maintenance of SCMs to future owners of the property.
- 8. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Work Department.

Standard:

1. Except as modified by the conditions of approval, plans submitted for Architectural Review application must be in compliance Exhibit A: Project Plans.
2. The applicant agrees as a condition and in consideration of the approval of this permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
3. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
4. 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 15 days from the date of its approval.
5. This approval shall become null and void unless a building permit is approved within twelve (12) months of July 20, 2023. Time extensions may be granted if a written request and associated fee are received by the Community Development Department within 30 days prior to the expiration.
6. 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 a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 12th day of July 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

ARCHITECTURAL REVIEW APPLICATION No. AR-23-06
RESOLUTION No. 23-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).

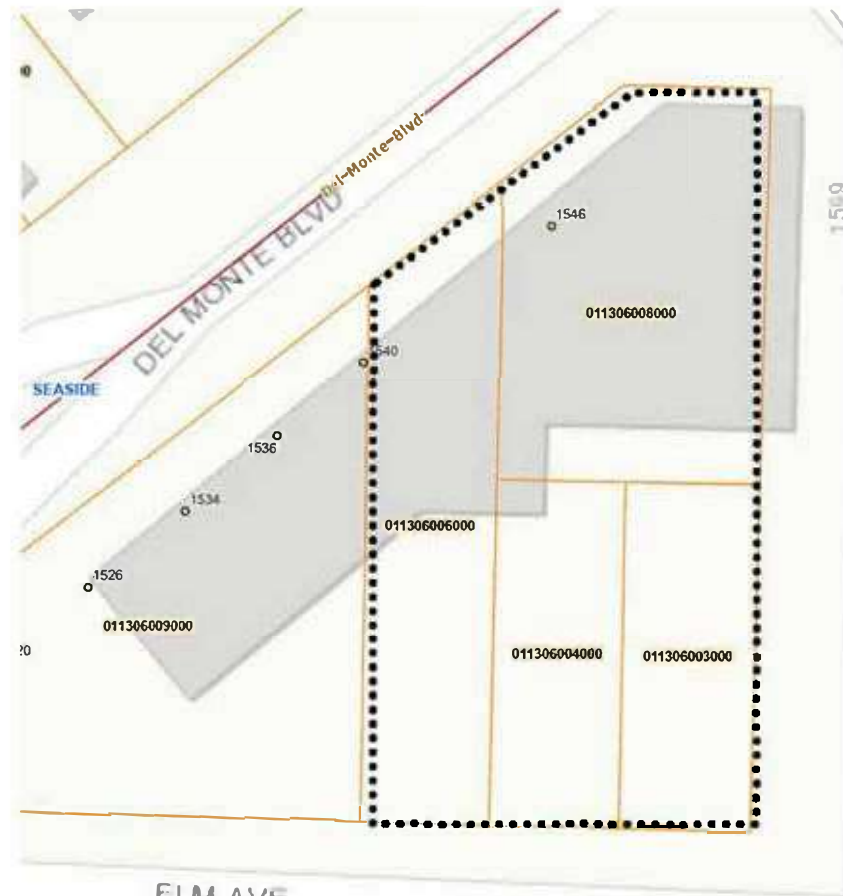
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

Date

Property Owner's Signature

Date



PARCEL MAP

APN # 011-306-008-000 = .216 AC
 011-306-003-000 = .100 AC
 011-306-004-000 = .098 AC
 011-306-006-000 = .168 AC
 TOTAL = .582 AC



Seaside Market
 Seaside, CA



VICINITY MAP

Seaside Market - Seaside, California

MIXED-USE PROJECT

FOOTHILL PARTNERS

(916) 939-9890

dwiele@foothillpartners.com

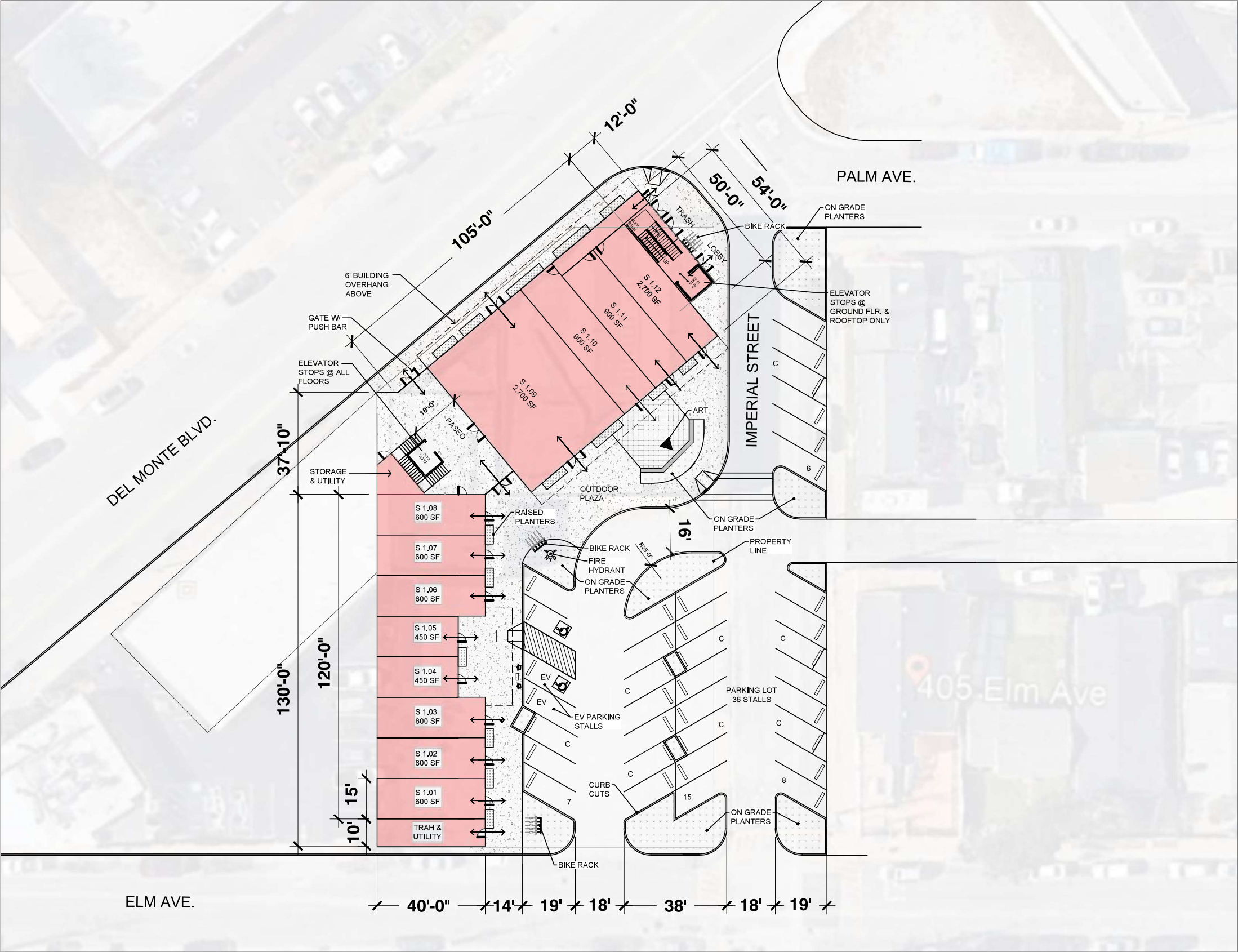
rcord@foothillpartners.com

www.foothillpartners.com

FOOTHILL PARTNERS
 REAL ESTATE AND URBAN ECONOMICS

MAY 25, 2023

0.0



GROUND FLOOR FFE 0'

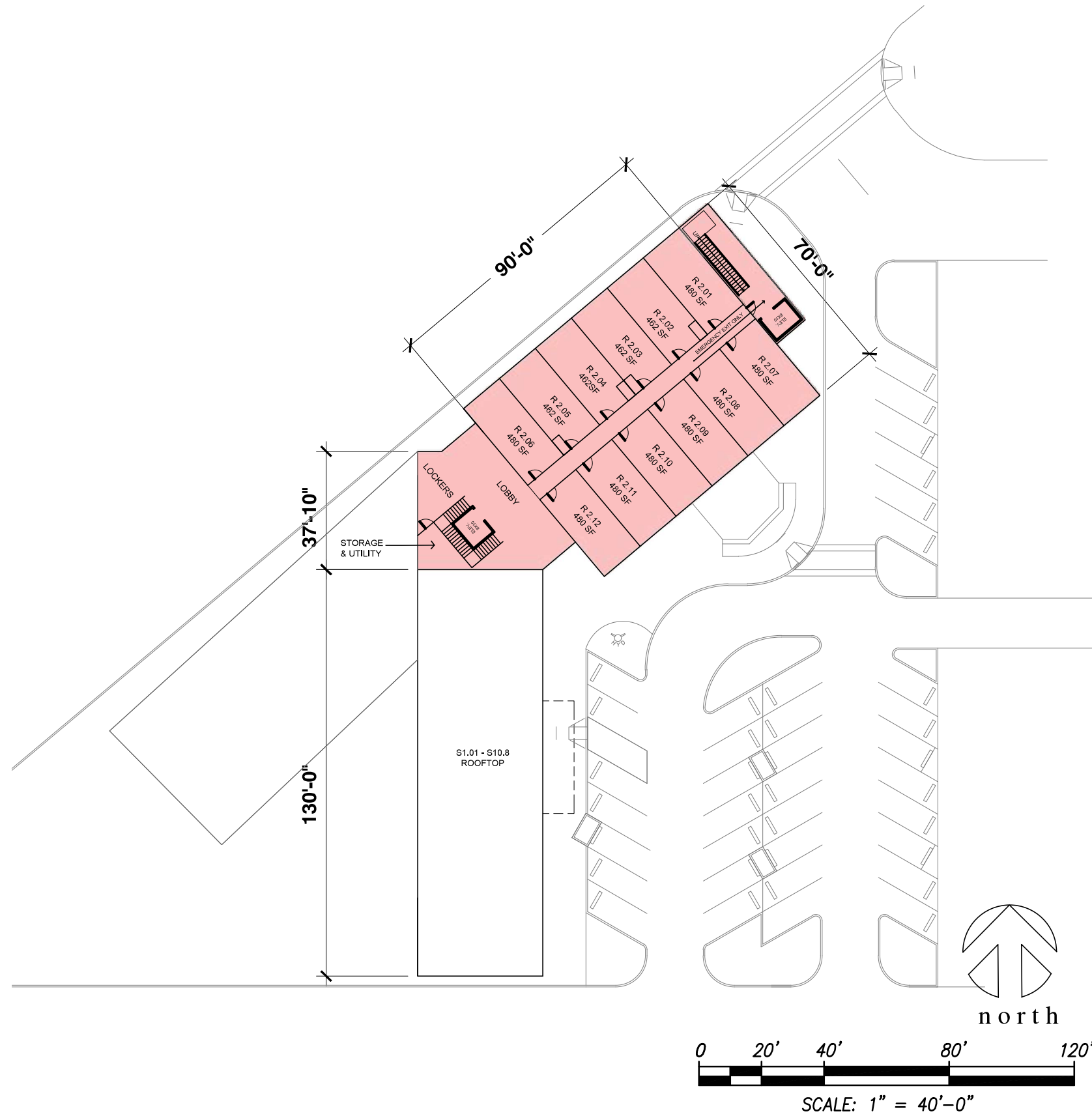
RETAIL - GROUND FLOOR SF

LEASE SPACE		COMMON SPACE	
S1.01	= 600 SF	EGRESS,	= 2,495 SF
S1.02	= 600 SF	ELEVATOR &	
S1.03	= 600 SF	STAIRS	
S1.04	= 450 SF		
S1.05	= 450 SF		
S1.06	= 600 SF		
S1.07	= 600 SF		
S1.08	= 600 SF		
S1.09	= 2,700 SF		
S1.10	= 900 SF		
S1.11	= 900 SF		
S1.12	= 900 SF		
TOTAL		9,900 SF	

PARKING CALCULATIONS

STANDARD STALLS	= 25
ADA STALLS	= 1
EV ADA STALL	= 1
EV STALLS	= 1
COMPACT STALLS	= 8
TOTAL STALLS	= 36
BIKE PARKING	= 15





2ND FLOOR FFE 15'
AND
3RD FLOOR FFE 26'

RESIDENTIAL - 2ND FLOOR SF

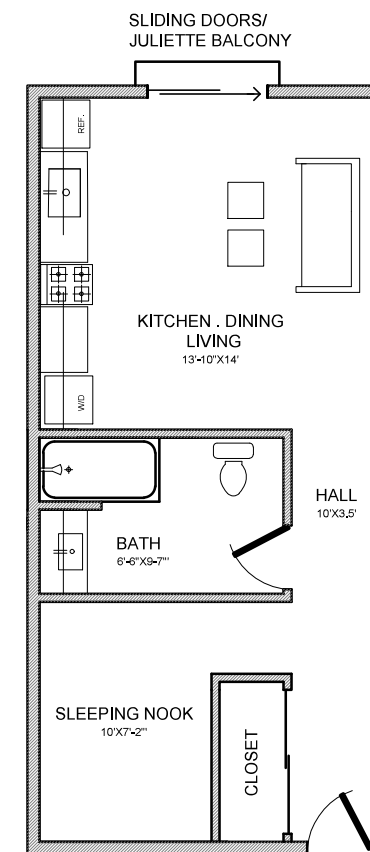
LEASE SPACE		COMMON SPACE	
R2.01	= 480 SF	EGRESS,	= 2,635 SF
R2.02	= 462 SF	ELEVATOR &	
R2.03	= 462 SF	STAIRS	
R2.04	= 462 SF		
R2.05	= 462 SF		
R2.06	= 480 SF		
R2.07	= 480 SF		
R2.08	= 480 SF		
R2.09	= 480 SF		
R2.10	= 480 SF		
R2.11	= 480 SF		
R2.12	= 480 SF		
TOTAL		= 5,688 SF/ FLR.	

RESIDENTIAL - 3ND FLOOR SF

LEASE SPACE		COMMON SPACE	
R3.01	= 480 SF	EGRESS,	= 2,635 SF
R3.02	= 462 SF	ELEVATOR &	
R3.03	= 462 SF	STAIRS	
R3.04	= 462 SF		
R3.05	= 462 SF		
R3.06	= 480 SF		
R3.07	= 480 SF		
R3.08	= 480 SF		
R3.09	= 480 SF		
R3.10	= 480 SF		
R3.11	= 480 SF		
R3.12	= 480 SF		
TOTAL		= 5,688 SF/ FLR.	

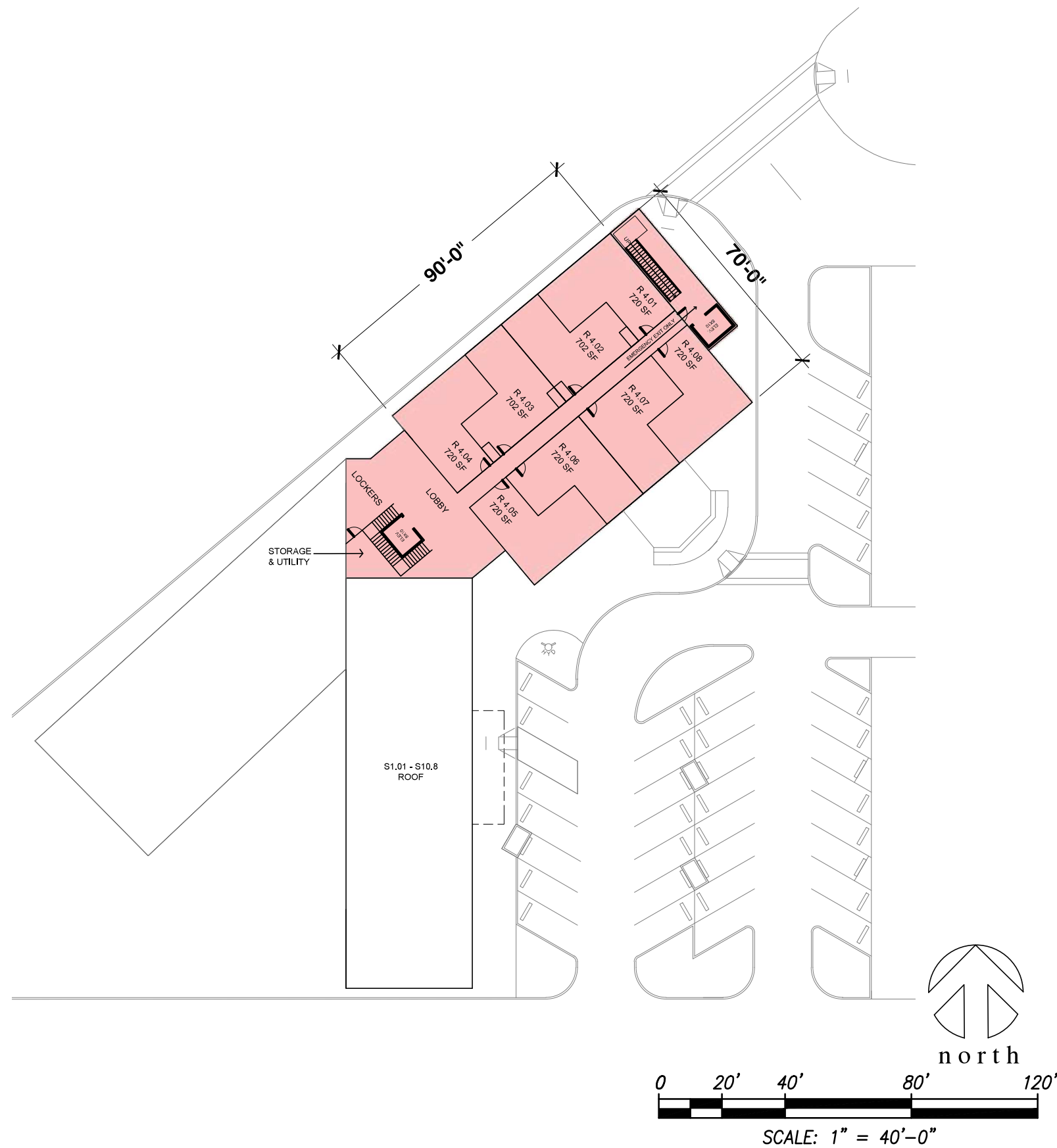
STUDIO LAYOUT, 480 SF

R2.01-R2.12 * LAYOUT CAN VARY TO
R3.01-R3.12 ACCOMMODATE BUILDING
MECHANICAL



STUDIO LAYOUT, 480 SF

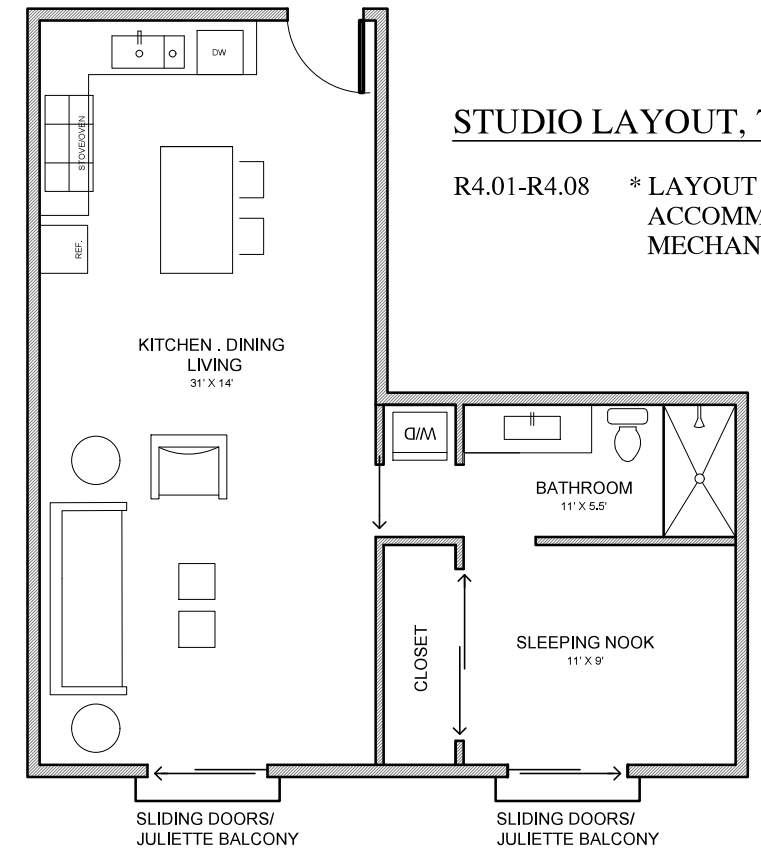
SCALE: 1/8" = 1'



4TH FLOOR FFE 37'

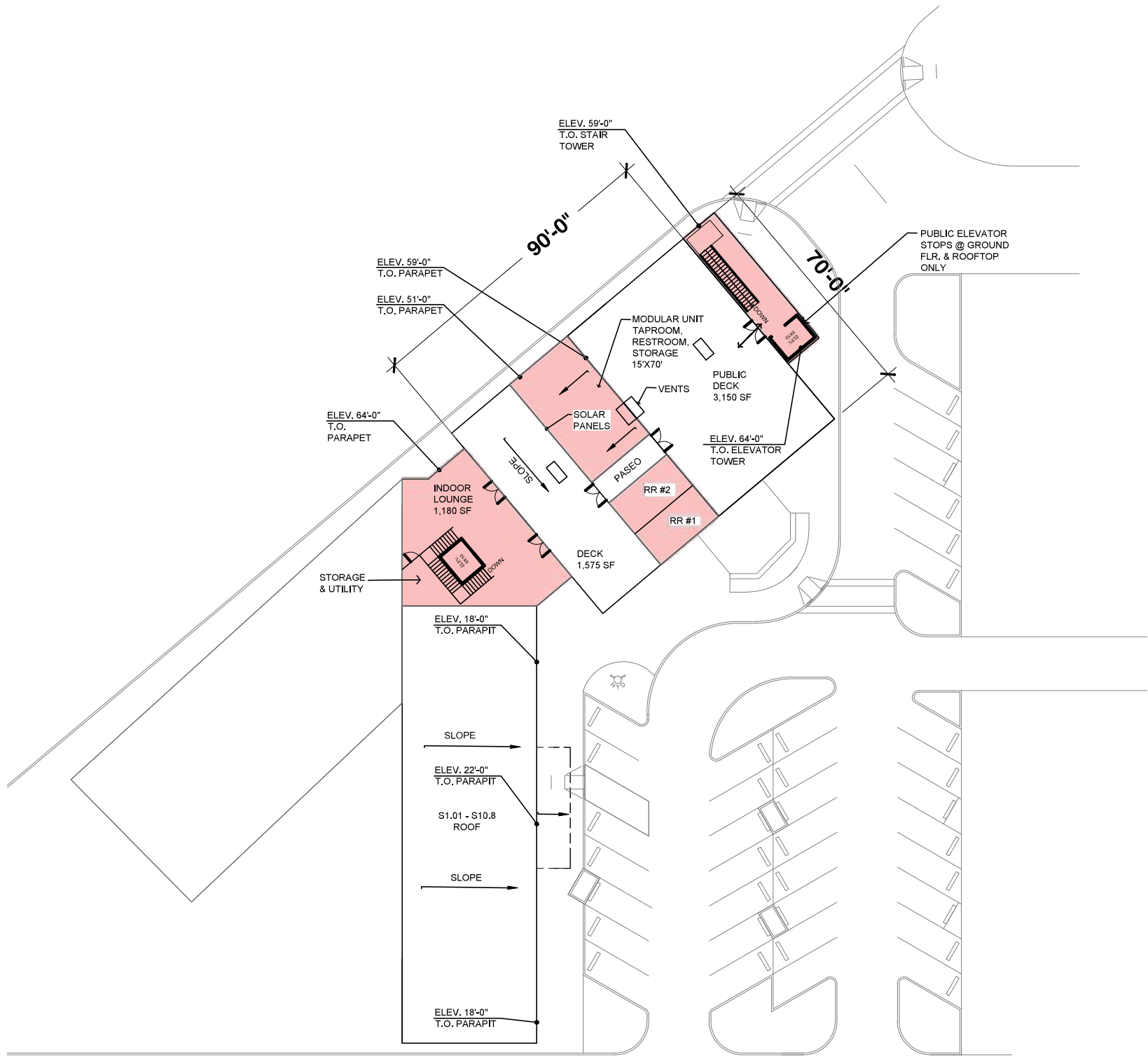
RESIDENTIAL - 4TH FLOOR SF

LEASE SPACE		COMMON SPACE	
R4.01	= 720 SF	EGRESS,	= 2,235 SF
R4.02	= 702 SF	ELEVATOR &	
R4.03	= 702 SF	STAIRS	
R4.04	= 720 SF		
R4.05	= 720 SF		
R4.06	= 720 SF		
R4.07	= 720 SF		
R4.08	= 720 SF		
TOTAL		5,724 SF	



STUDIO LAYOUT, 720 SF

SCALE: 1/8" = 1'



Rooftop Tasting Room

FFE 48'

LEASE SPACE		COMMON SPACE	
MODULAR UNIT	= 1,450 SF	EGRESS, ELEVATOR & STAIRS	= 1,000 SF
ROOFTOP DECK (PUBLIC)	= 3,150 SF		
ROOFTOP DECK	= 1,575 SF		
INDOOR LOUNGE (RESIDENTS)	= 1,180 SF		
TOTAL		7,355 SF	



SCALE: 1" = 40'-0"

LEGEND

MATERIAL	FINISH & COLOR
A Composite Siding	Horizontal, Off-White
B Corrugated Steel	Vertical, Charcoal
C Composite Mural Panels	Blue, Organic
D Stucco Panels	Santa Barbara, Blue
E Vertical Shiplap 6"W	Valspar Transparent Cedar
F Smooth Concrete	Washed Exposed, Natural
G Board Form Concrete	Washed Exposed, Natural
H Mesh Screen	Grey Steel
I Structural I-Beam/Awning	Weathered & Sealed
J Glass Swing Door	Black AB-8

EAST (2) EAST (1)



SCALE: NTS

EL. 59' - 0"
T.O. BAR
ROOF

EL. 51' - 0"
T.O.
PARAPET

EL. 48' - 0"
T.O. ROOF
PLATE



LEGEND

MATERIAL	FINISH & COLOR
A Composite Siding	Horizontal, Off-White
B Corrugated Steel	Vertical, Charcoal
C Composite Mural Panels	Blue, Organic
D Stucco Panels	Santa Barbara, Blue
E Vertical Shiplap 6"W	Valspar Transparent Cedar
F Smooth Concrete	Washed Exposed, Natural
G Board Form Concrete	Washed Exposed, Natural
H Mesh Screen	Grey Steel
I Structural I-Beam/Awning	Weathered & Sealed
J Glass Swing Door	Black AB-8

EAST (2)

EAST (1)



SCALE: NTS



LEGEND

MATERIAL	FINISH & COLOR	MATERIAL	FINISH & COLOR
A Composite Siding	Horizontal, Off-White	F Smooth Concrete	Washed Exposed, Natural
B Corrugated Steel	Vertical, Charcoal	G Board Form Concrete	Washed Exposed, Natural
C Composite Mural Panels	Blue, Organic	H Mesh Screen	Grey Steel
D Stucco Panels	Santa Barbara, Blue	I Structural I-Beam/Awning	Weathered & Sealed
E Vertical Shiplap 6"W	Valspar Transparent Cedar	J Glass Swing Door	Black AB-8
F Smooth Concrete	Washed Exposed, Natural		



LEGEND

MATERIAL	FINISH & COLOR	MATERIAL	FINISH & COLOR
A Composite Siding	Horizontal, Off-White	F Smooth Concrete	Washed Exposed, Natural
B Corrugated Steel	Vertical, Charcoal	G Board Form Concrete	Washed Exposed, Natural
C Composite Mural Panels	Blue, Organic	H Mesh Screen	Grey Steel
D Stucco Panels	Santa Barbara, Blue	I Structural I-Beam/Awining	Weathered & Sealed
E Vertical Shiplap 6"W	Valspar Transparent Cedar	J Glass Swing Door	Black AB-8
F Smooth Concrete	Washed Exposed, Natural		



LEGEND

MATERIAL
A Composite Siding
B Corrugated Steel
C Composite Mural Panels
D Stucco Panels
E Vertical Shiplap 6"W
F Smooth Concrete

FINISH & COLOR
Horizontal, Off-White
Vertical, Charcoal
Blue, Organic
Santa Barbara, Blue
Valspar Transparent Cedar
Washed Exposed, Natural

MATERIAL	FINISH & COLOR
F Smooth Concrete	Washed Exposed, Natural
G Board Form Concrete	Washed Exposed, Natural
H Mesh Screen	Grey Steel
I Structural I-Beam/Awning	Weathered & Sealed
J Glass Swing Door	Black AB-8



LEGEND

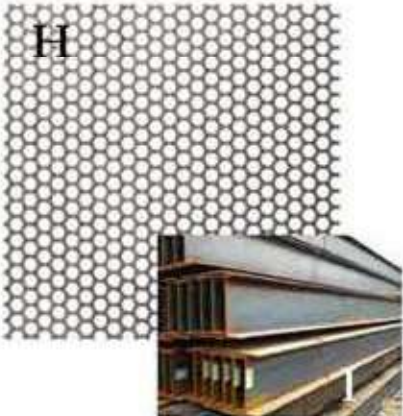
MATERIAL	FINISH & COLOR
A Composite Siding	Horizontal, Off-White
B Corrugated Steel or Composite Siding	Vertical, Charcoal
C Stucco or Steel Mural Panels	Blue, Organic
D Stucco Panels	Santa Barbara, Blue
E Vertical Shiplap 6"W or Composite Siding	Valspar Transparent Cedar/Lt Brown
F Smooth Concrete	Washed Exposed, Natural
G Board Form Concrete	Washed Exposed, Natural
H Mesh Screen	Grey Steel
I Structural I-Beam/Awning	Weathered & Sealed
J Glass Swing Door	Black AB-8



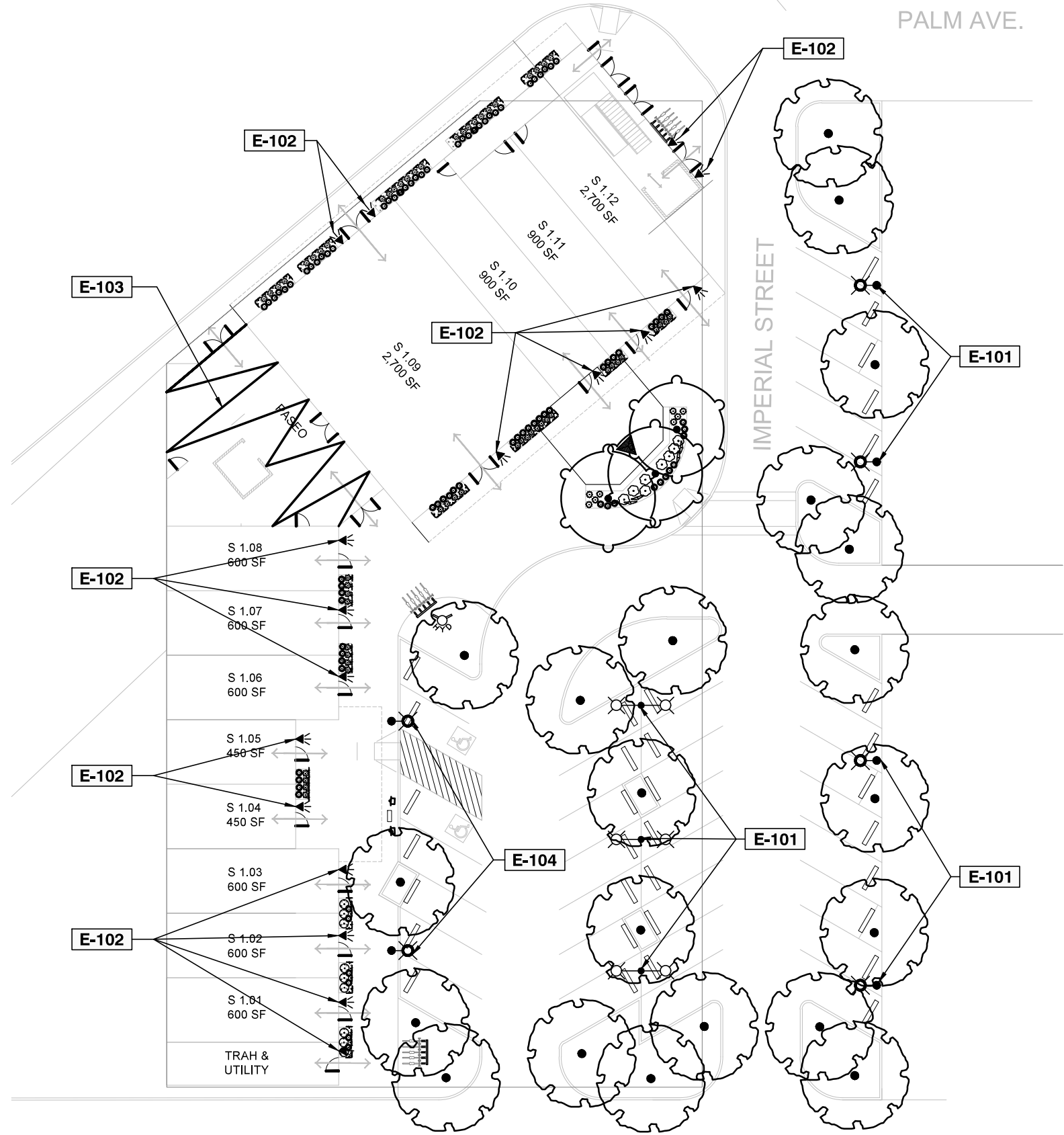
BUILDING PERSPECTIVES



ACCENT PLANTING



CONCRETE PLANTERS

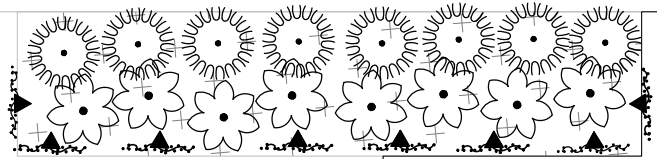


PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
	ACE DML	ACER RUBRUM 'AUTUMN RED'	AUTUMN RED MAPLE	24" BOX	MEDIUM	21
	GIN BIL	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	MEDIUM	3
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
	AB	ACHILLEA MILLEFOLIUM 'BALVINRED' TM	NEW VINTAGE RED COMMON YARROW	1 GAL.	LOW	58
	CT	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL.	LOW	89
	JB	JUNCUS INFLEXUS 'BLUE ARROWS'	BLUE ARROWS JUNCUS	1 GAL.	LOW	8
	LN	LYSIMACHIA NUMMULARIA	CREEPING JENNY	1 GAL.	LOW	86
	PA	PLUMBAGO AURICULATA	BLUE PLUMBAGO	1 GAL.	LOW	9
	ZC	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GAL.	LOW	8
GROUNDCOVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
	SA	SEDUM ANGLICUM	STONECROP	1 GAL.	LOW	8

LIGHTING SCHEDULE

SYMBOL	ELECTRICAL DESCRIPTION	QTY	DETAIL
	STREET LIGHT POST ARCHITECTURAL AREA LIGHTING FLEX2 - DOUBLE FH2-72L-300	3	
	WALLABY LED GOOSENECK LIGHT BARN LIGHT ELECTRIC COMPANY BLE-G-ULA14-996-L-3000K	17	
	LED CANARY LIGHTS DECOSTRING PRIMUS-DSW-18-120-PLD-G16.5F-27-325 FIXTURE SHADE TBD	200 LF	
	STREET LIGHT POST ARCHITECTURAL AREA LIGHTING FLEX2 - SINGLE FH2-72L-300	6	



RAISED PLANTER TYP.

SCALE: 1/4" = 1'

FEATURES

- Reliable, uniform, glare free illumination
- Type 1, 2, 3, 4W, 5Q, and 5W distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- 15 standard powder coat finishes
- Upgrade Kits



SPECIFICATIONS

CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish to match the luminaire housing

LED/OPTICS

- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate.
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives.
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features revolutionary individual LED optical control based on high performance TIR optical designs.
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens.

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- Dimming range from 10% to 100% through the use of standard 0-10V interface on the programmable drive
- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

FLEX®



RELATED PRODUCTS

[K5](#)

[K4](#)

[UCM](#)

[PROL2](#)

CONTROLS

- Photocell is factory installed on top of the arm casting, features a stem and swivel mounting for aiming, will provide dusk-to-dawn lighting control. For multiple fixture mountings, each fixture is supplied with an individual photocell

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations
- IDA approved, 3000K and warmer CCTs only
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. [See Buy American Solutions](#)

WARRANTY

- See [HLI Standard Warranty](#) for additional information

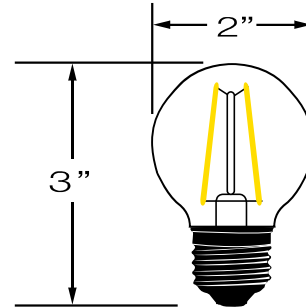
KEY DATA	
LUMEN RANGE	4,268–19,395
WATTAGE RANGE	66–156
EFFICACY RANGE (LPW)	58–138.3
INPUT CURRENT RANGE (mA)	300/385/495/ 600/700 mA
WEIGHT	lbs / kg
EPA	

WET RATED LED LAMPS FOR DECOSTRING & MARQUIS



PROJECT:

TYPE:



SPECIFICATIONS

SOURCE	Filament Style LED
BASE	Medium Base E26
LENS	Clear Glass
VOLTAGE	120V – No Driver Required
DIMMING	100–10% with ELV Type Dimmer (Reverse Phase Cut)
LAMP LIFE	25,000 Hours / 3 Year Limited Warranty
CERTIFICATION	CSA-C-US Wet Location

PERFORMANCE

LED COLOR	WATTS	LUMENS	INCANDESCENT EQUIVALENT
WHITE 2400K	3.5	330	40 WATT
WHITE 2700K	3.5	350	40 WATT
WHITE 2400K	2	200	20 WATT
WHITE 2700K	2	200	20 WATT

PART NUMBER

PLED-G16.5F-3.5W 24K	(3.5W, 2400K, 325 LUMENS)
PLED-G16.5F-3.5W-27K	(3.5W, 2700K, 325 LUMENS)
PLED-G16.5F-2W-24K	(2W, 2400K, 200 LUMENS)
PLED-G16.5F-2W-27K	(2W, 2700K, 200 LUMENS)



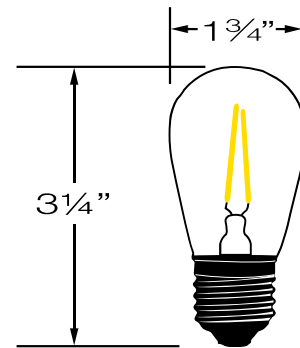
S14 FILAMENT LED LAMPS

WET RATED LED LAMPS FOR DECOSTRING & MARQUIS



PROJECT:

TYPE:



SPECIFICATIONS

SOURCE	Filament Style LED
BASE	Medium Base E26
LENS	Clear Glass
VOLTAGE	120V – No Driver Required
DIMMING	100–10% with ELV Type Dimmer (Reverse Phase Cut)
LAMP LIFE	25,000 Hours / 3 Year Limited Warranty
CERTIFICATION	C  Wet Location



ALSO AVAILABLE IN A VARIETY OF COLORS
*CONSULT FACTORY FOR AVAILABILITY

PERFORMANCE

LED COLOR	WATTS	LUMENS	INCANDESCENT EQUIVALENT
WHITE 2400K	1.5	150	20 WATT
WHITE 2700K	1.5	150	20 WATT
COLORS	1.0	N/A	11 WATT

PART NUMBER

PLED-S14F-24K-150	(2400K, 150 LUMENS)
PLED-S14F-27K-150	(2700K, 150 LUMENS)
PLED-S14F-B	(BLUE) [CONSULT FACTORY FOR AVAILABILITY]
PLED-S14F-G	(GREEN) [CONSULT FACTORY FOR AVAILABILITY]
PLED-S14F-R	(RED) [CONSULT FACTORY FOR AVAILABILITY]
PLED-S14F-Y	(YELLOW) [CONSULT FACTORY FOR AVAILABILITY]

SPECIFICATIONS ARE SUBJECT TO CHANGE
DUE TO CONTINUOUS ADVANCES IN TECHNOLOGY
©PRIMUS LIGHTING, INC. ALL RIGHTS RESERVED

LED FILAMENT STYLE LAMPS



S14

S14-24/150 – 24K, 1.5W, 150L, CLEAR
S14-27/150 – 27K, 1.5W, 150L, CLEAR

WHITE OR FROSTED – CONSULT FACTORY



G16.5

G16.5F-24/325 – 24K, 3.5W, 325L, CLEAR
G16.5F-27/325 – 27K, 3.5W, 325L, CLEAR

G16.5F-24/200 – 24K, 2W, 200L, CLEAR
G16.5F-27/200 – 27K, 2W, 200L, CLEAR

WHITE OR FROSTED – CONSULT FACTORY



VINTAGE LED LAMPS
CONSULT FACTORY



A15 & A19

CONSULT FACTORY



S14 VARIOUS COLORS
CONSULT FACTORY



G25

CONSULT FACTORY

* ADD "SC" SUFFIX FOR SILICONE COATING (FOOD SERVICE)

* SEE INDIVIDUAL DATA SHEETS FOR COMPLETE LAMP SPECIFICATIONS

* LED LAMPS SPECIFICALLY WET RATED AND DIM DOWN TO 10% WITH A TRAILING EDGE (ELV) DIMMER.

INCANDESCENT LAMPS (OPTIONAL)



LF

A15 CLEAR 120V 25W



LS

S14 CLEAR 120V 11W
COLORS AVAILABLE



LH-C

G16.5 CLEAR 120V 25W
LH-W
G16.5 WHITE 120V 25W



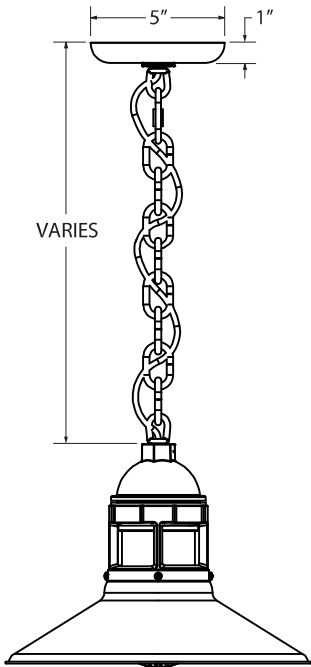
LG

S11 CLEAR 120V 7.5W
COLORS AVAILABLE

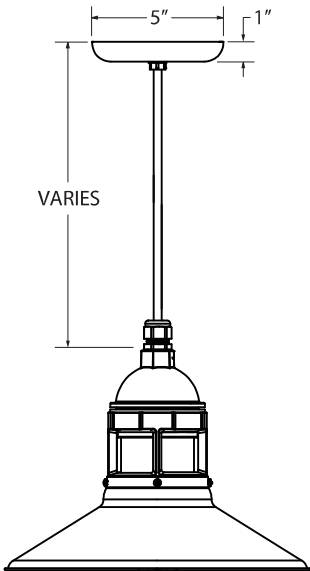
FULL SPECIFICATION SHEETS AVAILABLE AT PRIMUSLIGHTING.COM.

MOUNTING STYLE

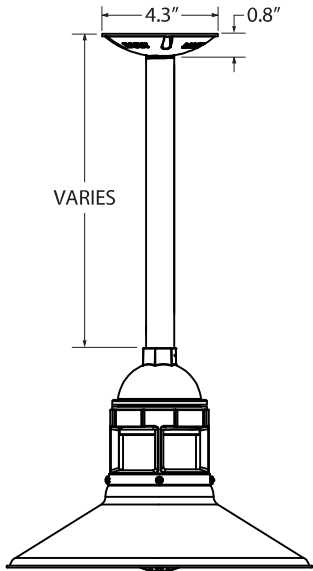
CHAIN HUNG PENDANT (CN)



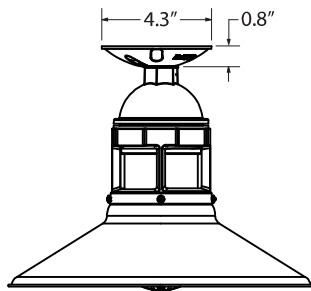
CORD HUNG PENDANT (C)



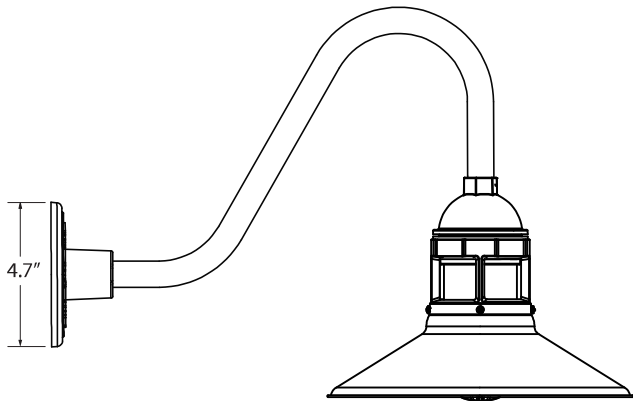
STEM MOUNT PENDANT (S)



FLUSH MOUNT (F)

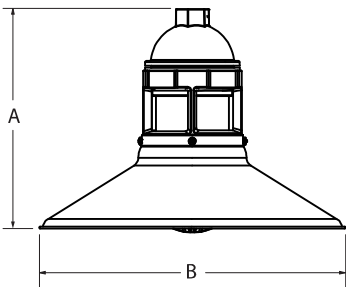


GOOSENECK (G)

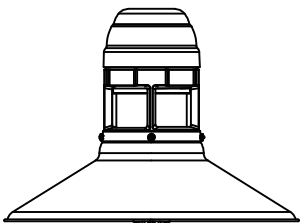


SHOWN WITH: G26 GOOSENECK ARM

LUMINAIRE DIMENSIONS



SHADE CODE	HEIGHT (A)	DIAMETER (B)
ULA12	9.3"	12"
ULA14	10"	14"
ULA16	10.8"	16"



SHOWN WITH OPTIONAL CAP
SECTION - G