



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, August 9, 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 - ESTABLISHMENT OF QUORUM

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

3. REVIEW OF AGENDA

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

4. PUBLIC COMMENT

Members of the public wishing to address the Commission on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM JULY 12, 2023

6. BUSINESS ITEMS

A. USE PERMIT APPLICATION NO. 23-02 AND ARCHITECTURAL REVIEW APPLICATION NO. AR-23-04. DUKE KELSO, APPLICANT, AND NICK AND ALEIA MELESE, PROPERTY OWNERS, ARE REQUESTING APPROVAL OF TWO DISCRETIONARY PERMITS: A USE PERMIT FOR REQUESTED MODIFICATIONS TO PARKING REQUIREMENTS AND FOR AN EXTERIOR STAIRWAY LEADING TO A SECOND STORY DECK; AND ARCHITECTURAL REVIEW FOR A PROPOSED 1,528 SQUARE FOOT (SF) TWO STORY ADDITION TO AN EXISTING 900 SF SINGLE-FAMILY RESIDENCE, ON A 5,508 SF LOT. THE PROJECT SITE IS LOCATED AT 1057 AMADOR AVENUE (APN 012-271-038) IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT.

RECOMMENDATION: The purpose of this item is to consider a Use Permit and Architectural Review. The Use Permit is required for two project elements as follows:

1. A Use Permit may allow exterior stairways that lead to a second floor per

Seaside Municipal Code (SMC) Section 17.12.050, Table 2-3 Residential Zone Development Standards, footnote (6).

2. A Use Permit may allow reduction in the number of parking spaces required when a structure with nonconforming parking is proposed for rehabilitation and the existing structure's location, underlying parcel size or topography, or public safety concerns render the applicable parking requirement unreasonable (SMC 17.34.100.B).

Staff recommends the Commission approve Use Permit UP-23-02, subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

The Architectural Review is required for the two-story addition to an existing house and all two-story elements. 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-23-04, subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

B. 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.

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.

C. 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.

RECOMMENDATION: 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. Staff recommends approval of AR-23-11 subject to the Resolution (Attachment 1) and Project Plans (Exhibit A to Attachment 1).

7. REPORTS FROM COMMISSIONERS

8. 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.

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
August 23, 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:

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



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER

Wednesday, July 12, 2023
6:00 PM

1. CALL TO ORDER

Chair Silva called the meeting to order at 6:00 p.m.

2. ROLL CALL - CITY COUNCIL

PRESENT: Silva, Dodson, Owens, La Mica, Evans

ABSENT: Huynh

3. REVIEW OF AGENDA

No changes.

4. PUBLIC COMMENT

Lynda Cunningham

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.

Eric Azriel, Associate Planner, provided a presentation to the Commission and responded to questions. The proposed project is to build a two-story single family residence on a substandard vacant parcel. The architectural review is required for all new single family residential, and the variance review application may be granted in accordance with Seaside Municipal Code 17.62.080.A. There were three variance

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.
 - 1,875 sf. smaller than minimum size 3,750 sf.
 - Livable structure needs more than 15 ft. width
 - Goal: modest three-bedroom home
 - Single car garage for parking
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.
 - Privileges not granted
 - Architectural Review required
3. The Variance is consistent with the General Plan, and any applicable specific plan.
 - Multiple goals to provide housing and variety of housing
 - Complementing existing land uses

PUBLIC COMMENT: None

On motion by Commissioner Evans and second by Commissioner Dodson and carried by the following vote, the Planning Commission moved to approve the variance VAR-23-01, and AR-23-10.

RESULT: 5-0-0-1

AYES: Silva, Dodson, Owens, La Mica, Evans

NOES: None

ABSTAIN: None

ABSENT: Huynh

ACTION: APPROVED & ADOPTED RESOLUTION #23-11

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.

Beth Rocha, Senior Planner, provided a presentation to the Commission and

responded to questions. The proposed project is a five bedroom, with an attached two-car garage that is being rebuilt after fire damaged residence and a new second story addition to 24 feet height maximum (previous maximum height of 18”).

PUBLIC COMMENT: Pam McCormick, Steven Crow, Greg Daniels, Eric Mora, Kathrine Bryant Daniels

On motion by Commissioner Evans and second by Commissioner Dodson and carried by the following vote, the Planning Commission moved to approve AR-23-11.

RESULT: 5-0-0-1

AYES: Silva, Dodson, Evans, La Mica, Owens

NOES: None

ABSTAIN: None

ABSENT: Huynh

ACTION: APPROVED AND ADOPTED RESOLUTION #23-12

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.

Beth Rocha, Senior Planner, provided a presentation to the Commission and responded to questions. 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.

PUBLIC COMMENT: Lynda Cunningham

On motion by Commissioner Evans and second by Commissioner Evans and carried by the following vote, the Planning Commission moved to approve AR-23-06.

RESULT: 5-0-0-1

AYES: Silva, Dodson, Evans, La Mica, Owens

NOES: None

ABSTAIN: None

ABSENT: Huynh

ACTION: APPROVED AND ADOPTED RESOLUTION #23-13

6. REPORTS FROM COMMISSIONERS

None

7. REPORTS FROM STAFF

Commission orientation and training – July 13 at 5:30 p.m.

8. ADJOURNMENT

With no further business, the meeting adjourned at 8:04 pm.

Respectfully submitted,

Dominique L. Davis, City Clerk

William Silva, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: August 9, 2023

SUBJECT: **USE PERMIT APPLICATION NO. 23-02 AND ARCHITECTURAL REVIEW APPLICATION NO. AR-23-04. DUKE KELSO, APPLICANT, AND NICK AND ALEIA MELESE, PROPERTY OWNERS, ARE REQUESTING APPROVAL OF TWO DISCRETIONARY PERMITS: A USE PERMIT FOR REQUESTED MODIFICATIONS TO PARKING REQUIREMENTS AND FOR AN EXTERIOR STAIRWAY LEADING TO A SECOND STORY DECK; AND ARCHITECTURAL REVIEW FOR A PROPOSED 1,528 SQUARE FOOT (SF) TWO STORY ADDITION TO AN EXISTING 900 SF SINGLE-FAMILY RESIDENCE, ON A 5,508 SF LOT. THE PROJECT SITE IS LOCATED AT 1057 AMADOR AVENUE (APN 012-271-038) IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT.**

PURPOSE & RECOMMENDATION

The purpose of this item is to consider a Use Permit and Architectural Review. The Use Permit is required for two project elements as follows:

1. A Use Permit may allow exterior stairways that lead to a second floor per Seaside Municipal Code (SMC) Section 17.12.050, Table 2-3 Residential Zone Development Standards, footnote (6).

2. A Use Permit may allow reduction in the number of parking spaces required when a structure with nonconforming parking is proposed for rehabilitation and the existing structure's location, underlying parcel size or topography, or public safety concerns render the applicable parking requirement unreasonable (SMC 17.34.100.B).

Staff recommends the Commission approve Use Permit UP-23-02, subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

The Architectural Review is required for the two-story addition to an existing house and

all two-story elements. 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-23-04, subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

BACKGROUND

The project site is located in the Medium Density Residential (RM) zoning district. The existing residence is 900 square feet (sf.) on a parcel 51 feet (ft.) wide and 108 ft. deep, or 5508 sf. in area. The City's documentation does not indicate when the home was constructed, but it was prior to 1979. Amador Avenue slopes relatively steeply, rising from west to east. The parcel also slopes, descending more than eight feet from south to north (front property line to rear property line). Surrounding uses are single-family residential with some multifamily residential. Both one and two-story dwellings exist nearby.

Project Description

This project proposes the creation of a two-story addition to the house with a second story deck. The project proposes continuing the existing single story rearward at a relatively similar height as the existing story; beneath this addition another story is created, taking advantage of the downward slope. The same-height addition would total 777 sf. while the downstairs portion would total 752 sf. The proposed total floor area would therefore be 2,428 sf., less than the 2479 sf. allowed by the Floor Area Ratio at 45%. The proposed coverage of 2,541 sf. is less than the maximum allowed coverage of 3580 sf. at 65%.

Approvals Requested

Use Permit UP-23-02 would allow:

1. Reduced parking requirements from 2 covered spaces (SMC 17.34.010 Table 3-8 Parking Requirements by Land Use) to the existing 1 uncovered parking space.
2. The creation of an exterior stairway accessing the second-story deck.

Architectural Review AR-23-04 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 by Monday, July 24th, as shown in Attachment 3 Staking and Flagging.

STAFF ANALYSIS

Use Permit UP-23-02 - Parking

The primary dwelling was constructed prior to 1979, but the City's documentation does not indicate when it was constructed. Neighboring houses vary in age, from the house directly adjacent, 1049 Amador Ave., built in 1949, to the house one parcel further away, 1035 Amador Ave., built in 1960. The house at 1057 Amador is similar to both in design; the other structures on the block are significantly different in design, size, placement, or use. The primary dwelling at 1057 Amador Ave. is assumed to have been built between 1949 and 1960, under the 1951 Monterey County zoning ordinance, the earliest zoning ordinance in the City's documentation. Seaside enacted its own zoning ordinance in 1965. Per the 1951 Monterey County zoning ordinance, no off-street parking is required in residential zones.

A single-family dwelling with additions at a floor area of 1,801 sf. or larger requires 2 covered parking spaces (SMC 17.34.040 Table 3-8 Parking Requirements by Land Use). The existing uncovered parking area, at 18 ft. wide by 20 ft. long, is larger than a single parking space, but too small for two parking spaces under the current code. The driveway appears to have been intended as a two-car parking area and, practically, two compact cars can park there.

Table 1 below shows the requirements for two uncovered parking stalls, two covered parking stalls, and the existing parking stalls. Additionally, the narrative below illustrates that neither the standard stall requirement nor covered parking requirements are feasible due to site restrictions and topography constraints.

Table 1. Comparison of required and existing parking stalls

	Uncovered Standard Stall Requirements	Covered Standard Stall Requirements	Existing/Proposed Uncovered Stall
Length	15+19 = 34 ft.	20+19 = 39 ft.	15+20 = 35 ft.
Width	3+9+9+1 = 22 ft.	5+1+9+9+1 = 25 ft.	18+1 = 19 ft.

Uncovered Standard Stalls

The standard stall size is 19 ft. long and 9 ft. wide. Required parking may not be placed in the 15 ft. front setback (SMC 17.30.100.D.2) ; therefore, the required length of an uncovered parking stall is 15 ft. setback plus the 19 ft. parking stall or 34 ft. total. The required width of the uncovered parking stall also has two modifiers:

- (1) *[w]hen the length of a parking space abuts a wall or other obstruction, the required width of the entire parking space shall be increased by at least 1 ft. (SMC 17.34.110.D.2); and*

(2) [r]equired residential parking spaces may be located within a required side or rear setback area, provided they are separated from the side or rear property line by a minimum three-foot-wide landscaped buffer other than the side used for vehicle access and are not located within any traffic safety visibility area (SMC 17.30.100.D.2.a).

Therefore, the required total width of these two parking stalls would be: 3 ft. for landscaped buffer plus 18 ft. for two stalls (9 ft. each) plus 1 ft. for abutting the wall of the house, yielding a total width of 22 ft.

Covered Standard Stalls

With covered stalls, the required length and width becomes larger because accessory structures such as carports and garages require their own setbacks. The required length of the parking stalls remains unchanged at 19 ft., however, SMC 17.34.120.D.1. requires a minimum driveway length of 20 ft. increasing the total required length from the front property line to 20 ft. of driveway plus 19 ft. of parking stall or 39 ft. total. Practically, the width of the columns or walls of the parking structure would increase this required length further. The physical constraints of the location would require attaching a covered parking structure to the primary dwelling. In turn, this requires the parking structure to maintain 5 ft. side setbacks (SMC 17.52.220.J.1). Then, because the length of each parking space would abut the columns or walls of the parking structure, each space would need to be widened by 1 ft. Therefore, the total width of two covered parking stalls would yield a total width of 25 ft. Practically, the width of the columns or walls would increase this required width as well.

The topography of the parcel makes it exceedingly difficult to create a conforming parking area. The area behind the existing driveway is terraced as it descends 8 ft. 8 inches (in.) to the rear yard, over approximately 29 ft. 4 in., for a grade of 29.5%. Although there is space to build two covered parking spaces in the rear of the property, accessing it would require removing the terraces and paving a length most of the distance of the property, potentially creating compliance issues with lot coverage regulations.

Existing Stalls

The proposed parking area maintains the existing uncovered parking. The driveway measures 18 ft. wide and 35 ft. long, making the available parking area 18 ft. wide and 20 ft. long once the front setback is excluded. One side of the parking area is separated from the property line by a 1 ft. buffer; the other side abuts the primary dwelling. This area is smaller than what is required for two uncovered parking stalls by 3 ft. in width. However, in practical terms, per the applicant and as shown in Attachment 4 Current Parking, two cars can be parked there.

SMC 17.34.100.B allows the Planning Commission to reduce the number of required parking spaces if the following findings are made:

FINDINGS

1. A structure with nonconforming parking is proposed for rehabilitation and the existing structure's location, underlying parcel size or topography, or public safety concerns render the applicable parking requirement unreasonable.

Evidence: The structure is being rehabilitated with the addition of floor area. The two-space parking area is nonconforming in size. The steep downward slope of the property renders unreasonable the creation of two required parking spaces at the required size.

2. An applicant is able to provide quantitative information that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency).

Evidence: This provision is not applicable to a single-family residential property.

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

Evidence: Single family residential use is permitted in the RM Zone. The proposed dwelling area, footprint, and height comply with all other applicable provisions of the Municipal Code.

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

Evidence: The General Plan designates this area as RM Medium Density Residential, for single family attached and detached dwelling units.

5. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: Nearby uses are residential, primarily single family with some multifamily. Future uses are anticipated to remain residential.

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

Evidence: The single family residence is permitted by the Floor Area Ratio and is served by utilities. The physical constraints act solely to restrict the available parking area of the parcel in question.

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

Evidence: The parking area currently exists in the same format as is proposed. Allowing nonconforming parking to continue at a single private residence would not be detrimental to the public safety, convenience or welfare. No material injury would be caused to persons, property, or improvements in the vicinity.

Proposed recommendation:

Reduce the parking requirements from 2 covered spaces to 1 uncovered space.

Creating a covered space would reduce the effective parking area because the structure

would require a 5 ft. setback from the side property line.

Use Permit UP-23-02 - Exterior Stairway

The project proposes an exterior stairway accessing the second-story deck. The second story of the proposed addition has access from the deck through the master bedroom. Per SMC 17.12.050 footnote (6), exterior stairways that would lead to a second floor or roof deck are permitted with the issuance of a use permit.

The stairway is located approximately 19 ft. from the nearest side property line , approximately 25 ft. from the rear property line, and approximately 27 ft. from the further side property line. The stairway rises to a height of 12 ft. 5 in. The distance from other properties and relatively low height reduce potential impacts on neighboring properties, despite the grade change between the proposed project and the property in the rear (to the north).

FINDINGS

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

Evidence: Single family residential use is permitted in the RM Zone. The proposed dwelling area, footprint, and height comply with all other applicable provisions of the Municipal Code.

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

Evidence: The General Plan designates this area as RM Medium Density Residential, for single family attached and detached dwelling units.

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: Nearby uses are residential, primarily single family with some multifamily. Future uses are anticipated to remain residential. The second story stairway accesses a deck that is 10 ft. from the side property line and 24 ft. 11 inches from the rear property line. The stairway does not create a new primary entrance to the primary structure, but grants access to the proposed deck which may be accessed from the proposed master bedroom.

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

Evidence: The single family residence is permitted by the Floor Area Ratio and is served by utilities. The second story stairway is far removed from any setbacks.

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

Evidence: The stairway would provide access to the proposed second story deck. The

stairway does not create any independent units. Allowing a stairway access to a second story deck creates a more usable outdoor space without affecting other residences. The project would not be detrimental to the public safety, convenience or welfare. No material injury would be caused to persons, property, or improvements in the vicinity.

Architectural Review AR-23-04

Per SMC 17.62.030.E, architectural review must evaluate the architectural, landscape, and lighting considerations. Architectural considerations include the character, quality, and scale of the design, the architectural relationship with the site and other structures, the building materials, colors, fencing, trash enclosure and walkway improvements, exterior lighting and signs, and the screening of exterior appurtenances (SMC 17.62.030.E.1).

The entire house will be completed with stucco, replacing the existing siding; the colors will match the existing colors of the house, which can be seen in Attachment 5 Pictures Supplied by Applicant. The lively blue contrasts pleasantly with the white trim and other details. The new deck creates visual relief on the west and south sides. A belly band, constructed from cedar and painted white to match the trim, assists in making the east elevation more visually interesting.

The tar and gravel roof over the proposed addition will match the existing roof. The three roof heights visible from Amador Ave. create the appearance of a cohesive design.

Landscape

The proposed project is single-family residential and therefore does not require landscape plans; thus, it does not require landscape review.

Lighting

17.62.030.E.3. Lighting considerations include proposed outdoor lighting, including the proposed placement of fixtures, type of fixtures, and illumination levels.

The project proposes eight exterior lights in a mix of locations: one by the main entrance, two by the master bedroom's exit to the second-story deck, one more light around the corner also on the second story, two underneath the deck by the lower floor's exit, one at the dining room's exit to the driveway, and a final light on the southwest corner, also by the driveway. The proposed fixtures are "Carriage 22" High Bronze LED Outdoor Wall Light" by Franklin Iron Works, shown in Attachment 6 Proposed Lighting. The proposed fixtures are not Dark Sky compliant.

Proposed Recommendation:

Require the three lights that are on the second story to be Dark Sky compliant.

ATTACHMENTS

1. Attachment 1 Draft Resolution
 2. Exhibit A Project Plans
 3. Attachment 2 Location Map
 4. Attachment 3 Staking and Flagging
 5. Attachment 4 Current Parking
 6. Attachment 5 Pictures Supplied by Applicant
 7. Attachment 6 Lighting
-

RESOLUTION NO. 23-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT NO. 23-02 AND ARCHITECTURAL REVIEW NO. AR-23-04 TO ALLOW FOR REQUESTED MODIFICATIONS TO REQUIRED PARKING IN THE CONSTRUCTION OF A PROPOSED 1,528 SQUARE FOOT (SF) TWO-STORY ADDITION WITH AN EXTERIOR STAIRWAY TO A 900 SF SINGLE FAMILY RESIDENCE, ON A 5,508 SF PARCEL. THE PROJECT SITE IS A SINGLE-FAMILY RESIDENCE AT 1057 AMADOR AVENUE (APN: 012-271-038) IN THE MEDIUM DENSITY RESIDENTIAL (RM) ZONING DISTRICT.

WHEREAS, Duke Kelso, Applicant, and Nick & Aleia Melese, Property Owners, request UP-23-02 to allow for:

1. Reduced parking requirements from 2 covered spaces (SMC 17.34.010 Table 3-8 Parking Requirements by Land Use), to 1 uncovered parking space; and
2. The construction of an exterior stairway accessing the second-story deck; and

WHEREAS, the proposed project requires Architectural Review approval by the Planning Commission per Seaside Municipal Code 17.62.030.B.2; 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 Use Permit Project is categorically exempt from the California Environmental Quality Act Class 5, Section 15305(A) (Minor Alterations in Land Use Limitations) for modifying parking requirements

Evidence: *Approval of the Use Permit application adjusts development standards. The granting of the Use Permit 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 Use Permit Project is categorically exempt from the California Environmental Quality Act Class 1, Section 15301(E) for the exterior stairway.

Evidence: *Approval of the Use Permit allows for the addition of an exterior stairway to an existing structure without increasing the floor area.*

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 Use Permit application No. UP-23-02 for the reduction in parking:

Findings

1. A structure with nonconforming parking is proposed for rehabilitation and the existing structure's location, underlying parcel size or topography, or public safety concerns render the applicable parking requirement unreasonable.

Evidence: *The structure is being rehabilitated with the addition of floor area. The two-space parking area is nonconforming in size. The steep downward slope of the property renders unreasonable the creation of two required parking spaces at the required size.*

2. An applicant is able to provide quantitative information that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency).

Evidence: *This provision is not applicable to a single-family residential property.*

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

Evidence: *Single family residential use is permitted in the RM Zone. The proposed dwelling area, footprint, and height comply with all other applicable provisions of the Municipal Code.*

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

Evidence: *The General Plan designates this area as RM Medium Density Residential, for single family attached and detached dwelling units.*

5. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: *Nearby uses are residential, primarily single family with some multifamily. Future uses are anticipated to remain residential.*

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

Evidence: *The single family residence is permitted by the Floor Area Ratio and is served by utilities. The physical constraints act solely to restrict the available parking area of the parcel in question.*

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

Evidence: *The parking area currently exists in the same format as is proposed. Allowing nonconforming parking to continue at a single private residence would not be detrimental to the public safety, convenience or welfare. No material injury would be caused to persons, property, or improvements in the vicinity.*

BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings for Use Permit application No. UP-23-02 for the exterior stairway:

FINDINGS

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

Evidence: *Single family residential use is permitted in the RM Zone. The proposed dwelling area, footprint, and height comply with all other applicable provisions of the Municipal Code.*

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

Evidence: *The General Plan designates this area as RM Medium Density Residential, for single family attached and detached dwelling units.*

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: *Nearby uses are residential, primarily single family with some multifamily. Future uses are anticipated to remain residential. The second story stairway accesses a deck that is 10 ft. from the side property line and 24 ft. 11 inches from the rear property line. The stairway does not create a new primary entrance to the primary structure, but grants access to the proposed deck which may be accessed from the proposed master bedroom.*

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

Evidence: *The single family residence is permitted by the Floor Area Ratio and is served by utilities. The second story stairway is far removed from any setbacks.*

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

Evidence: *The stairway would provide access to the proposed second story deck. The stairway does not create any independent units. Allowing a stairway access to a second story deck creates a more usable outdoor space without affecting other residences. The project would not be detrimental to the public safety, convenience or welfare. No material injury would be caused to persons, property, or improvements in the vicinity.*

BE IT FURTHER RESOLVED, that the Planning Commission approves Use Permit Application UP-23-02 and AR-23-04 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.
2. The three lights that are on the second story shall be Dark Sky compliant.

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 9th day of August 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

RESOLUTION No. 23-XX
USE PERMIT APPLICATION NO. UP-23-02 and
ARCHITECTURAL REVIEW NO. AR-23-04

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

GENERAL NOTES

1- ALL WORK SHALL CONFORM TO 2022 CALIFORNIA RESIDENTIAL CODE (CRC) AND LATEST EDITIONS OF THE CPC, CMC, CEC, CFC, CALIFORNIA ENERGY CODE AND CALIFORNIA GREEN BUILDING STANDARDS CODE.

2- GUARANTEE: ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR FROM COMPLETION DATE.

3-NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPT.

4- ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUTOFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUTOFF NOZZLE.

5- No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other sub-potable water approved by the Monterey County Health Department. And appropriate for such use.

6- ADEQUATE WATER SHALL BE APPLIED DURING CONSTRUCTION IN ORDER TO CONTROL DUST CAUSED BY GRADING AND CONSTRUCTION.

7- ANY DAMAGE TO (E) CURB AND GUTTERS, OR SIDEWALKS, OR DAMAGE CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED PRIOR TO OCCUPANCY AND/OR FINAL BUILDING INSPECTION.

8- CONTRACTOR TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES AND SERVICES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE TO SUCH.

9- EXCAVATION: EXCAVATE FOR UTILITY TRENCHES, SEWER, DRAIN LINES AND FOOTINGS. SLOPE UTILITY TRENCHES UNIFORMLY. BACK FILL OF FOOTING AND UTILITY TRENCHES SHALL BE COMPRISED OF CLEAN SAND, MECHANICALLY COMPACTED IN 6" LIFTS TO A MINIMUM OF 95 REST ON FIRM, UNDISTURBED SOIL OR COMPACTED FILL.

10- EXTERIOR FINISH: 3 LAYERS OF CEMENT PLASTER OVER PAPER BACKED WIRE, OVER 2 LAYERS OF TYPE D PAPER OVER 1/2" PLY. SHEATHING, PROVIDE WEEP SCREED @ BOTTOM OF WALL.

11- ROOFING: TAR & GRAVEL ROOF COMPOSED OF LAMINATED LAYERS OF ASPHALT BASED SHEETS, HOT TAR OVER 2 LAYERS OF 15# ROOFING FELT PAPER OVER 5/8" THK. PLY. SHEATHING.

12- FULL UNDERLAYMENT SHALL BE NO. 40X36" WIDE ASPHALT SATURATED FIBERGLASS ROOFING FELT, COMPLYING WITH ASTM D-4601, TYPE II, OR FIBERGLASS BASE MINERAL SURFACE CAP SHEET COMPLYING WITH ASTM D-3909 AND AN INTERLAYMENT OF NO. 30X18"

13- SHEET METAL: N/A

14. WINDOWS: VINYL SLIDING OR AS INDICATED ON PLANS. ALL EXTERIOR GLAZING SHALL BE DOUBLE PANE INSULATED GLASS W/ STANDARD .32 U VALUE, PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.

15. DOORS: EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE, INTERIOR DOORS SHALL BE 1-3/8" THICK HOLLOW CORE, U.O.N.

16. INSULATION: FIBERGLASS BATT INSULATION WITH TYPE II, CLASS A, FOIL-SCRIM-KRAFT VAPOR RETARDER MEMBRANE ON ONE FACE, RESPECTIVELY, OR BLANKET TYPE.

WALLS: R-15
CLGS: R-30 WITH RADIANT

17. ALL GYPSUM BOARD IN AREAS SUBJECT TO MOISTURE SHALL BE WATER-RESISTANT.

18. GYPSUM BOARD UTILIZED IN FIRE-SEPARATION WALLS SHALL BE MIN. 1/2" TYPE "X".

19. ALL FOUNDATION AND RELATED SITE WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 4 OF THE C.R.C.

20. FOUNDATION DESIGN IS BASED ON ASSUMED BEARING CAPACITY OF 1,500 PSF, TABLE R401.4.1. CLASS 5 MATERIAL OF THE 2021 C.R.C. ALL FOOTINGS SHALL BEAR ON A FIRM NATIVE, UNDISTURBED, SANDY SOIL.

21. ALL CONCRETE USED FOR THIS WORK SHALL COMPLY WITH ACI SPECIFICATIONS FOR STRUCTURAL CONCRETE @ (ACI 318-14). THE MATERIAL USED TO PREPARE THE CONCRETE SHALL MEET THE FOLLOWING STANDARDS:

WATER CLEAN, POTABLE
PORTLAND CEMENT ASTM C150
COARSE AGGREGATE (3/4" ROCK) ASTM C33
FINE AGGREGATE CLEAN SAND ASTM C33-77

22. ALL CONCRETE USED FOR THIS WORK SHALL BE PROPORTIONED TO MEET THE FOLLOWING 28 DAY ULTIMATE COMPRESSIVE STRENGTH REQUIREMENTS:

FOOTINGS 2500 PSI
SLAB ON GRADE 2500 PSI

23. All reinforcing bars, anchor, bolts, hold downs, and other in beds, shall be well secured in place prior to concrete placement.

24. Reinforcing bars shall conform to a STMA515. Four deformed bars, grade 40. #4. Bars and smaller, grade 64, number five bars and larger.

25. All bars, Shelby, clean of rust, Greece, or other materials likely to impair bond.

26. All reinforcing bar Ben's shall be made cold and conform to the ACI manual of standard practice.

27. Reinforcing bars, Shelby wire together at splices and lap 40 diameters

28. U.O.N., minimum concrete coverage for reinforcing bars shall be as follows:

Concrete in contact with earth, unformed 3"
Concrete in contact with earth, formed 2"
Slab on grade 1 1/2"

29. All structural woodwork shall be done in accordance with the provisions of the C.R.C.

30. All structural lumber shall be Douglas fir-Larch of the grade indicated below or better, unless otherwise noted on plans.

Horizontal Framing 2x or Smaller No.2
Horizontal Framing 4x or Larger No.1
2x4 Studs and Blocking Stud
2x6 and Larger Studs and Blocking No.2
4x4 Post No.2
5x5 Posts or Larger No.1
Wall Plates No.1
Wood Sill on Concrete P.T. No. 1
All Wood Exposed to the Elements P.T. or Redwood.

31. All plywood (or OSB) for structural uses shall be A.P.A. Rated Sheathing Exposure I or better with exterior glue, sized and nailed as noted on drawings and/or schedule.

32. Cutting, boring, or notching of girders, beams, Joyce, and other structural elements should not be permitted without the approval of the designer, or a specifically detailed on the drawings.

33. Holes for bolts and Wood. She'll be drilled 1/16 inch larger than bolt diameter. Metal washers shall be provided for head and nuts and bolts and lag screws that bear on wood.

34. Nailing: common wire nails, galvanized were exposed to the exterior. Size and spacing of nails shall conform to Fastener Schedule for Structural Members, Table R602.3(1) of the California Residential Code.

35. All framing clips, angles, post caps, bases, etc., shall be as manufactured by a Simpson Strong Tie Co@., or equal and galvanized where exposed to the exterior.

36. U.O.N., headers shall consist of a solid member the width of the studs and a nominal depth as given below:

Maximum span	National Depth
3'-0"	4"
4'-0"	6"
6'-0"	8"
8'-0"	10"
11'-0"	12"

Note: All exterior headers for doors and windows are to be 2 x 12", U.O.N.

37. All wood sills for structural walls shall be attached to concrete slabs or foundations with 5/8" diameter at 10" anchor bolts and with 3"x 3"x 0.229" thick washers at 72" O.C. maximum spacing or as noted on drawings.

38. Wood sills for interior, nonstructural, partitions may be attached with powder driven pins per local code requirements. (When walls sit on concrete slab)

39. Prefabricated wood trusses include planar structural units, consisting of metal plate connected members which are fabricated from dimensional lumber and which have been cut and assembled prior to delivery to the project site.

40. Trusses shall be fabricated with wood, cords and webs of adequate strength for the design loads.

41. All connector plates shall be a minimum of 0.036" in thickness and manufactured from steel meeting the requirements of ASTM A446 Grade A, and shall be hot dip galvanized per ASTM A525. Coating designation G60.

42. The truss design shall conform to all applicable provisions of the national Design Specifications for Wood Construction@ and the design specifications for metal plate connected trusses@ published by the Truss plate Institute.

43. The truss manufacture shall provide installation plans, showing the location and configuration of all trusses and bracing.

44. The manufacture shall provide four (4) set of drawings and structural calculations bearing the seal and signature of the responsible engineer for approval prior to fabrication.

45. Plans for any (N) gas:

46. Waste lines shall be A.B.S. Pipe, vent pipes shall be P.V.C. pipe, hot and cold water lines shall be copper pipe, type "L" underground and type "M" above ground, and hose bibs shall be 3/4" diameter brass.

47. Toilets shall have a maximum flush capacity of 1.28./flush.

48. Shower heads shall have a maximum flow capacity of 1.8 GPM @ 80 psi.

49. Lavatory faucets shall have a maximum flow capacity of 1.2 GPM @ 60 psi.

50. Provide access panel (12"x12" min.) or utility space for all plumbing fixtures, having concealed slip-joint connections.

51. Provide pressure valve or mixing valve to limit water temperature to 120°F at tubs and showers.

52. N/A

53. All hot water piping in unheated areas shall be insulated with minimum R-3 insulation. Insulate all supply piping not inside building insulation envelope.

54. Water heater: Existing Tankless on main house

55. Non-removable back flow prevention device at hose bibs

56. Exhaust fans shall be capable of providing five air changes per hour, minimum. Fans must be controlled by a humidity sensing control.

57. Heating: new gas wall furnace for Addition: 35,000 BTU/H.R.

58. Electrical: existing 100 amp electrical panel to be replaced for new 200 amp electrical panel. See sheet #4 for grounding.

59. All conductors to be copper in conduit.

60. Electrical system shall be grounded per code requirements (the use of plumbing pipe lines as an electrical ground is prohibited).

61. Provide separate GFCI circuits for bathroom and exterior receptacles.

Designer/applicant statement:

The designer/applicant hereby attests to the accuracy of existing conditions shown hereon or herewith, including type of improvement, location, size and function of existing utilities, underground improvements, surface improvements and all appurtenances thereto, grades, direction of flow and other existing conditions and acknowledges that the conditions shown hereon or herewith and relied upon by the City for review and approval of this project are solely the responsibility of the designer/applicant and are not subject to independent verification by the City. Should the existing conditions represented hereon, or herein, be different than those relied upon by the City for review and approval, the designer/applicant shall be responsible for payment of additional review and permit fees required for modification and/or revision of the project to bring it into compliance with City codes, ordinances, standards, and requirements, including building, planning, fire, and engineering department requirements, in addition to all other applicable federal, state and local standards. The designer/applicant also acknowledges that they are responsible for obtaining any additional permits, and paying any other fees due from the City, and/or other entities, whether specifically identified by the City or not. When more than two submittals are required by the designer/applicant to gain approval, due to the designer/applicant, being unresponsive to City comments and/or requirements, the designer/applicant shall be responsible for the City costs of any reviews over 2 total for the additional reviews including any processing/overhead costs.

ACKNOWLEDGED BY: (print)(sign)

DATE:

UTILITY LEGEND

- - - SS - - -	SANITARY SEWER
— W —	WATER
— G —	GAS
— E —	ELECTRICITY

(SEE SHEET #5 FOR TYPICAL TRENCH SECTION & UTILITY PLUMBING NOTES).

UTILITY PLUMBING NOTES

1. Water service should be at a minimum of 10" below ground level.

2. Underground gas line should be at a minimum of 18" below ground level.

3. Underground electrical line should be at a minimum of 24" below ground level.

The proposed new sanitary sewer lateral shall allow a minimum of 12" separation at crossings with water lines. Sanitary sewer lines shall always be placed beneath water lines including crossings. The contractor shall verify that the new lateral can maintain a 1% min. slope & still achieve the connection to existing lateral at the main unit.

APPLICABLE DESIGN CODES

2022 California Residential Code, 2022 California Fire Code, 2022 California Electrical Code, 2022 California Plumbing Code, 2022 California Mechanical Code, 2022 California Energy Code, 2022 California Green Building Standards Code.

PROJECT DATA

ZONING	RM
DESCRIPTION OF USE	RESIDENTIAL
OCCUPANCY	S.F.D.
NUMBER OF STORIES	2
TYPE OF CONSTRUCTION	V-B
AUTO.FIRE SPRINKLER SYSTEMS	YES
LOT SIZE	5,508 S.F.
FLOOR AREA	2,428' S.F.
LOT COVERAGE	3,062 S.F.
MAXIMUM HEIGHT	24'-0"

FLOOR AREAS

LOT AREA / APPRX.	5,508 S.F.
A. EXISTING HOUSE	900 S.F.
B. ADDITION TO HOUSE	776.8 S.F.
C. UTILITY/STORAGE UNDER ADDITION	751.5 S.F.
TOTAL FLOOR AREA	= 2,428' S.F.

SCOPE OF WORK

-PROPOSED TO ADD AN ADDITION TO THE EXISTING HOME WITH ONE MASTER BEDROOM, ONE FULL BATH, ONE LIVING ROOM, AND ONE UTILITY ROOM / STORAGE SPACE.

-DEMO EXISTING KITCHEN INTERIOR WINDOW, THUS OPENING THE SPACE FOR PASSAGE, THE CABINETS WILL BE REPLACED AND KITCHEN SINK MOVED TO WEST WALL IN KITCHEN BELOW EXISTING WINDOW.

-NEW REDWOOD EXTERIOR DECK - 584'-11" S.F.

BMP - GENERAL

Contractor/person responsible for implementing and maintaining the BMPs:

Property owner as "Owner Builder" or assigned "General Contractor" (T.B.D.)

SOURCE CONTROL PLAN NOTES :

Show locations of portable sanitation facilities (as applicable) for the duration of the construction project, and provide secondary containment.

Show location of and detail washout area/waste pit for disposal of "wet" construction materials, such as concrete, stucco, and paint.

Show all (on-site and off-site) storm drain inlets where runoff from site could enter the storm drain system, and detail how the inlets shall be protected from silt and debris from the site.

Access roads shall be cleaned daily (if necessary) and prior to any rain event. Remove dirt, debris and weeds from all storm drain inlets and public streets and sidewalk areas.

Contractor shall furnish and utilize suitable receptacles for waste and recycle bowls for construction personnel, and ensure that all garbage is removed from the site on regular basis, and at the end of each construction day.

Show location of Construction waste material dumpster and required dumpster be covered nightly and protected from rain. Provide its secondary containment.

Provide locations of storage areas (as applicable) for waist, vehicles, service, loading/unloading of materials, fueling, and water storage.

Require that construction materials that are not actively being used to be covered and bermed.

MATERIALS AND WASTE MANAGEMENT

Waste material dumpster shall be covered nightly and protected from rain

All construction materials that are not actively being used must be raised and covered.

Portable toilets will be provided and maintained on site for the duration of the project all portable toilets will be provided with secondary containment

EROSION AND SEDIMENT CONTROL

Natural features, including vegetation, terrain, watercourse and similar resources shall be preserved, where possible

During the Rainy Season (October 1 to April 30):

-Grading activities must be scheduled to minimize bare graded areas.
-Sufficient quantities of erosion control materials shall be kept on site at all times to be installed as soon as possible and prior to heavy precipitation events.

Effective soil cover shall be provided on all finished slopes, open space utility backfill and completed lots that are not scheduled to be re-disturbed for minimally 14 days.

BEST MANAGEMENT PRACTICES

CONSTRUCTION SITE PRIORITY DETERMINATION: "LOW PRIORITY PROJECT"

Concrete/stucco washout area per City standard plan 59B, see sht. #6

During construction the contractor shall maintain the City right-of-way (street/sidewalk) free from debris & dirt.

Remove dirt, debris and weeds from storm drain inlets & public sidewalk areas

Install sediment logs around construction area to keep debris on property, per City Standard Plan No. 59A, see sheet #6.

IMPERVIOUS AREAS - NEW + EXISTING

LOT AREA +	5,508 S.F.
(n) area for garage =	N/A
(e) house =	900 S.F.
(e) conc. areas =	720
(e) shed =	144 S.F.
(n) addition =	776.8 S.F.

Total impervious areas = 2,540.8 S.F.

PERVIOUS AREAS - NEW + EXISTING

(n) wood deck	584'-11" S.F.
---------------	---------------

Total pervious areas = 584'-11" S.F.

EARTHWORK QUANTITIES - NEW AREAS

(n) structures =	T.B.D. cubic feet
(n) util. trenching =	T.B.D. cubic feet
total earthwork =	T.B.D. cubic feet

DISTURBANCE AREAS - NEW AREAS

(n) area for addition =	776.8 s.f.
(n) util. trenching =	0 s.f.
	776.8 s.f.

SITE PLAN NOTES CONTINUES :

Surface water shall be drained to an approved point of collection that does not create a hazard. Indicate that grade shall fall a minimum of 6" within the first 10' (Exception: Where lot lines and/or physical barriers prohibit the fall, drains or swales shall be constructed to ensure drainage away from the structure). Impervious surfaces within 10' shall be sloped a minimum of 2% away from the building".

ADDRESS NUMBERS TO BE POSTED

Approved addresses must be clearly identified with reflective and/or illuminated numbers and/or letters. Each character shall not be less than 4 inches in height. City of Seaside Code Section 777

CONTRACTOR NOTE:

The Contractor shall notify The Designer & Client of any discrepancies in the design of measurements shown on any supplied drawings before conducting any works affected by those discrepancies.

The Contractor shall be responsible for checking the accuracy of all dimensions shown on any plans provided, and the correct setting out of all works on site.

ADDITIONAL NOTES :

All obstructions, improvements, and/or construction work in the public right-of-way require an Encroachment permit. Prior to any obstruction and/or work in the public way and/or in City-owned property, the contractor/developer shall apply for and obtain the issuance of a City of Seaside Encroachment Permit. Contact the City's Development Engineering division to process said encroachment permit at:

City of Seaside Public Works Department, 440 Harcourt Avenue
Seaside, CA 93955 or by clicking this link: <https://www.ci.seaside.ca.us/DocumentCenter/View/4276/Seaside-Encroachment-Permit?bid=6>

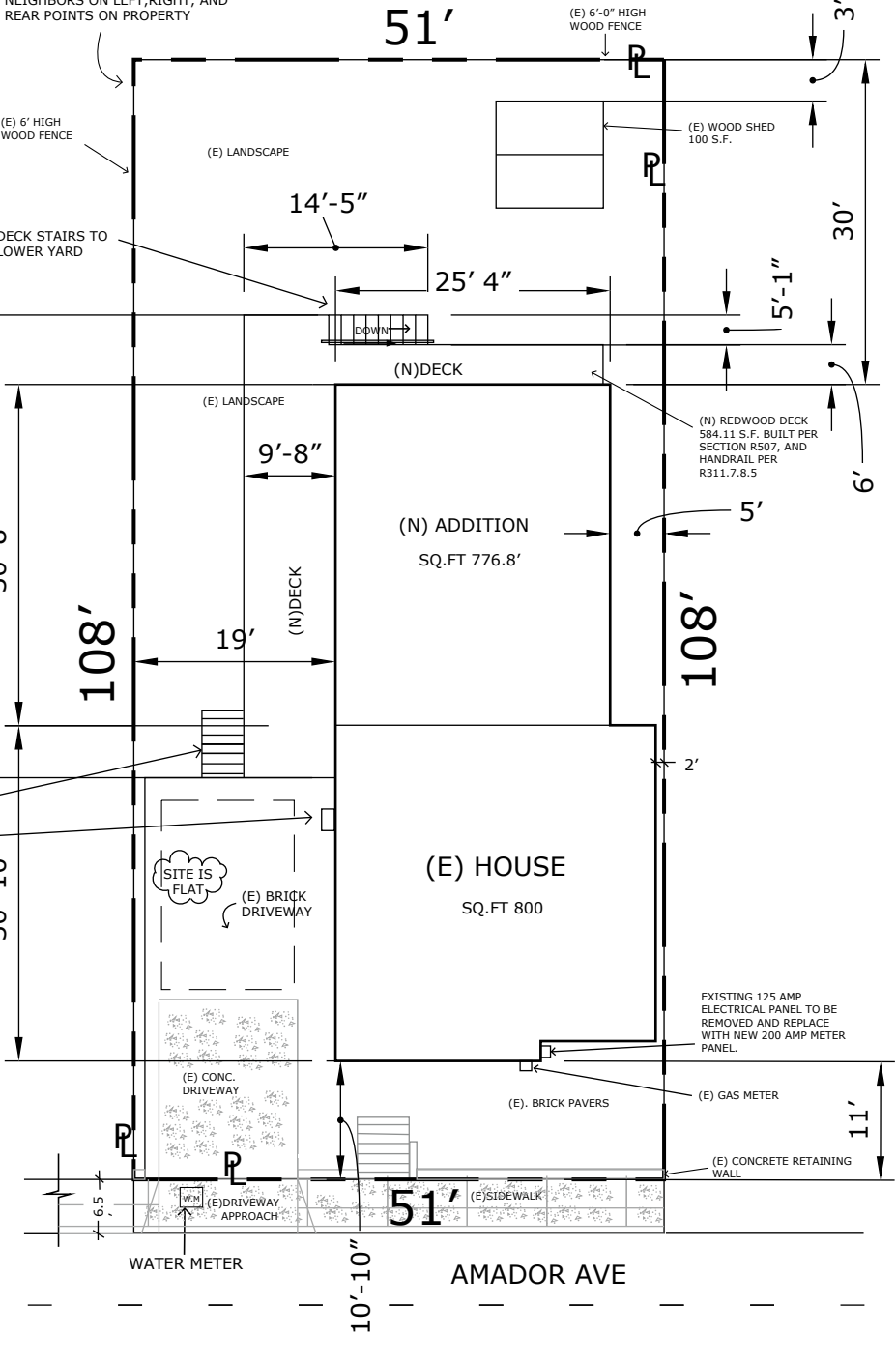
Encroachment Permits will only be issued to CA State Licensed Contractors. All off-site improvements shall be completed prior to final building permit

SITE INSPECTIONS

ALL SITE INSPECTIONS REQUIRE A MINIMUM 24 HOURS NOTICE. FIRE DEPARTMENT INSPECTIONS ARE TO BE REQUESTED THROUGH THE BUILDING DIVISION, PLEASE BE SPECIFIC AS TO THE TYPE OF INSPECTION.

PROPOSED

PROPERTY LINE IS SHARED WITH NEIGHBORS ON LEFT, RIGHT, AND REAR POINTS ON PROPERTY



SITE PLAN

1/8"=1'0"

PERMIT #

REVISION DATE

SCALE: AS NOTED

DATE: 02-27-2023

DUKE KELSO STUDIOS

15125 BRECKINRIDGE AVE
EAST GARRISON, CA 93933
(831)402-8861

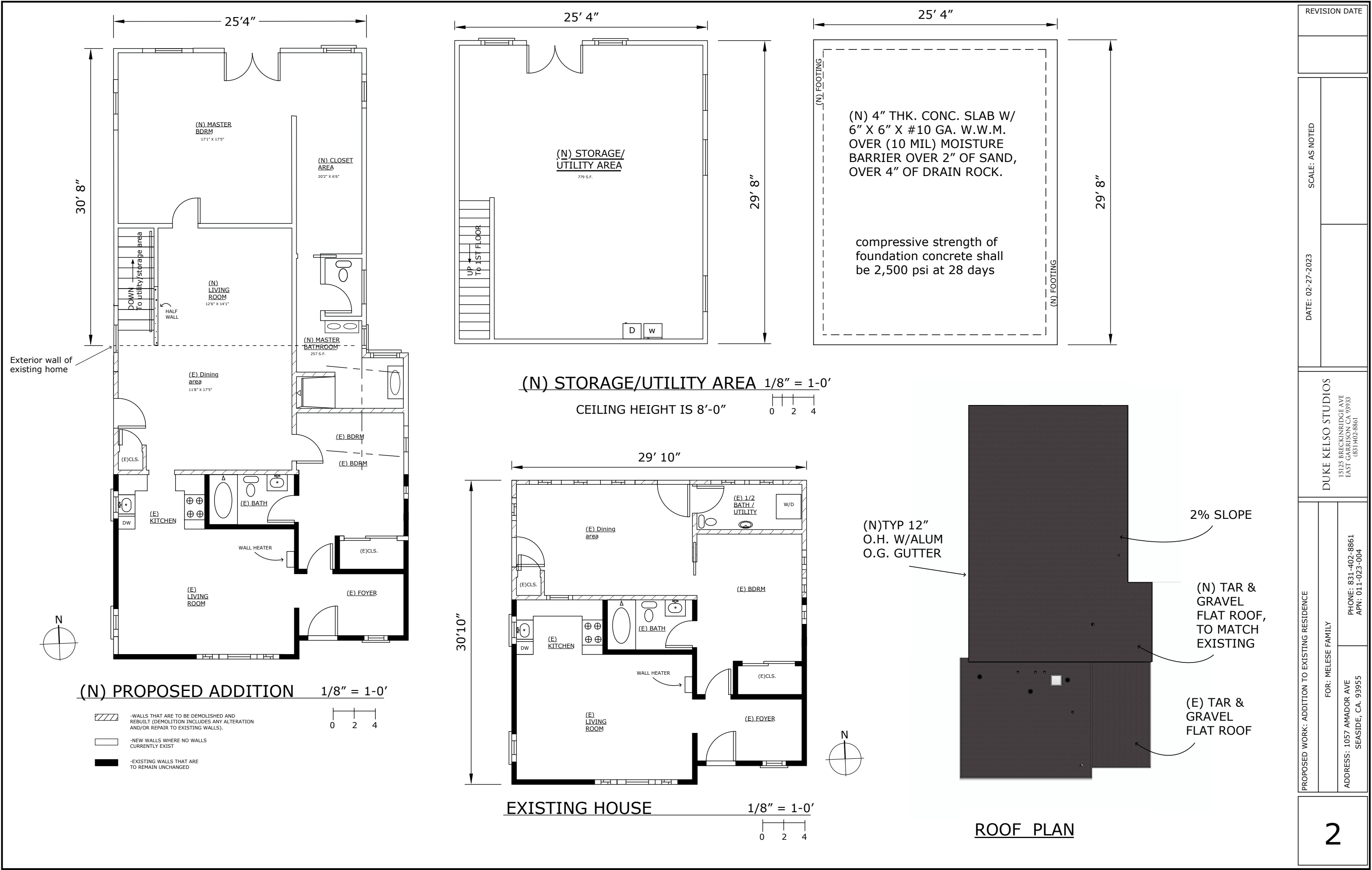
PROPOSED WORK: ADDITION TO EXISTING RESIDENCE

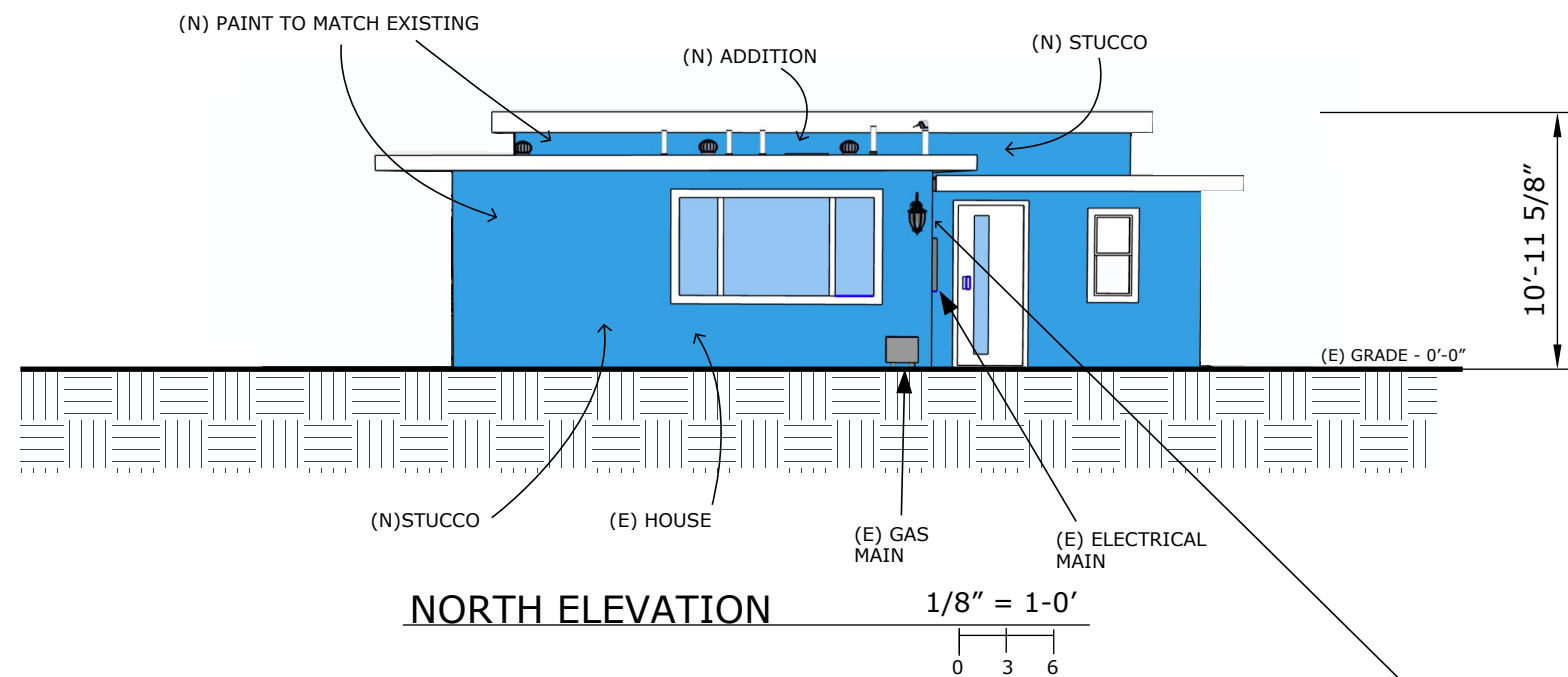
FOR: MELESE FAMILY

PHONE: 831-402-8861
APN: 011-023-004

ADDRESS: 1057 AMADOR AVE
SEASIDE, CA. 93955

1

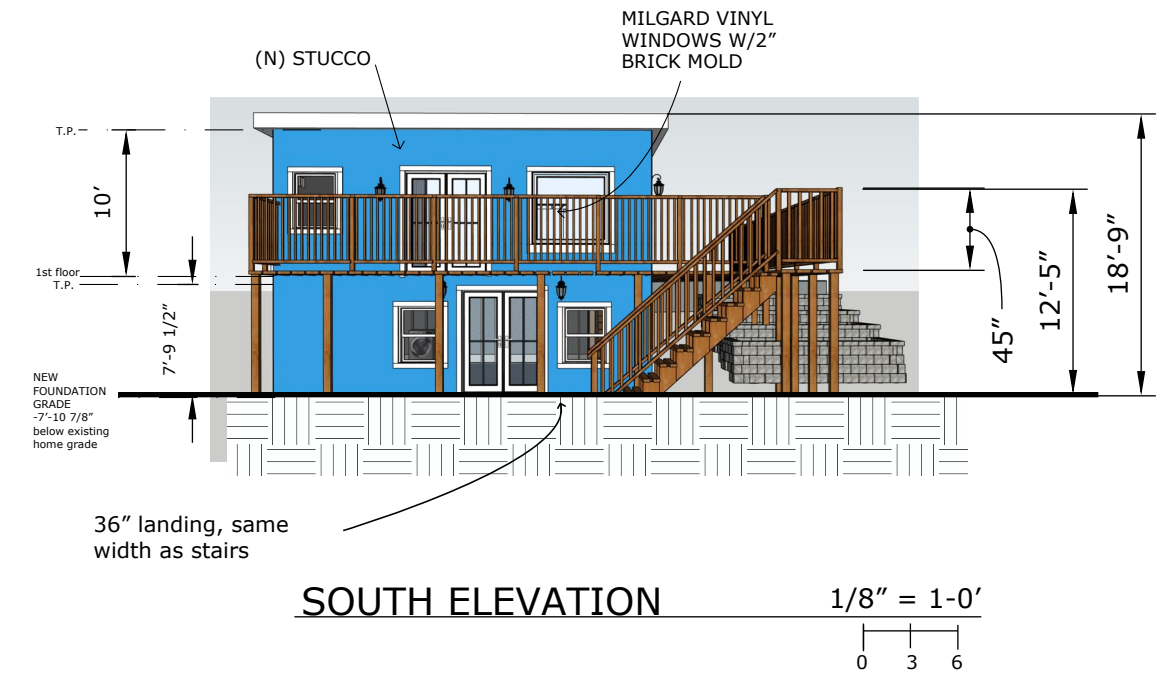




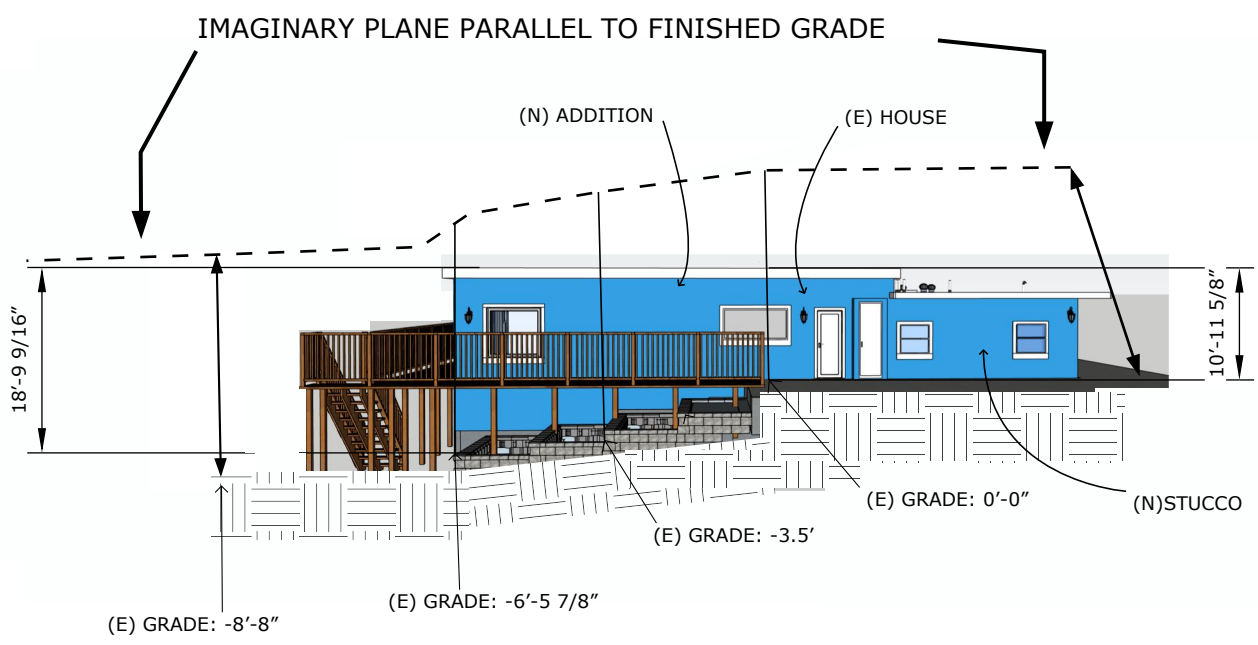
NORTH ELEVATION

EXTERIOR LIGHTS:
 CARRIAGE 22" HIGH BRONZE LED OUTDOOR WALL LIGHTS:
https://www.lampsplus.com/products/carriage-22-inch-high-bronze-led-outdoor-wall-light__36y56.html

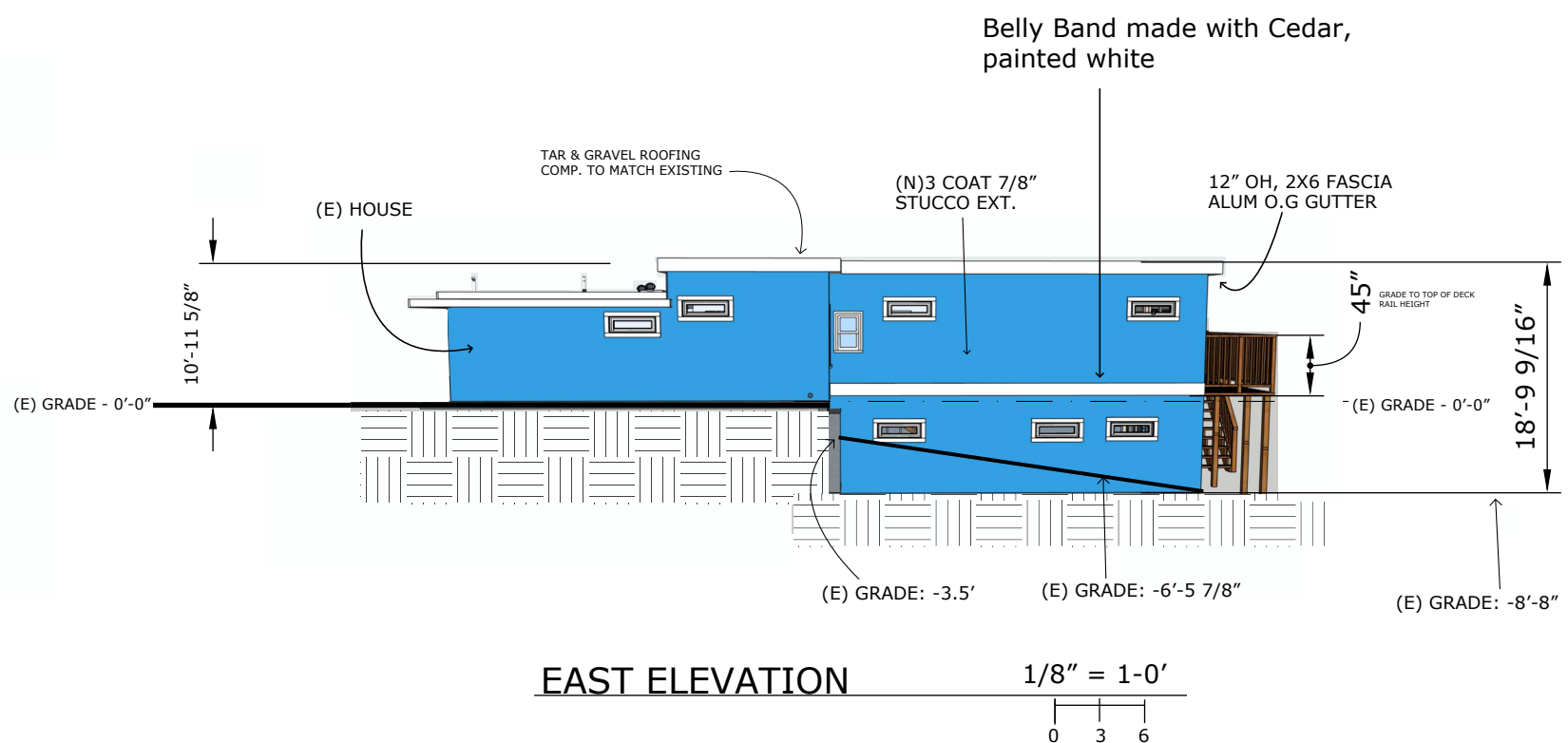
ALL OUTDOOR LIGHTING WILL CONFORM TO THE CMC SEC.18.120,
 EXTERIOR LIGHT FIXTURES NOTE : ALL FIXTURES INSTALLED IN WET LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS."
 ALL FIXTURES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET OR DAMP LOCATIONS."
 OUTDOOR LIGHTING ATTACHED TO BUILDINGS SHALL BE HIGH EFFICACY OR CONTROLLED BY A MOTION SENSOR & PHOTO CONTROL NOT HAVING AN OVERRIDE OR BYPASS SWITCH.



SOUTH ELEVATION



WEST ELEVATION
 S.A.N.



EAST ELEVATION

ELEVATIONS PLAN

PERMIT #

REVISION DATE	
SCALE: AS NOTED	4. VICINITY MAP 5. PROJECT DATA 6. SHEET INDEX
DATE: 02-27-2023	1. OVERALL SITE PLAN 2. GENERAL NOTES 3. FLOOR AREAS
DUKE KELSO STUDIOS 15125 BRECKINRIDGE AVE EAST GARRISON, CA 93933 (831)402-8861	
PROPOSED WORK: ADDITION TO EXISTING RESIDENCE	FOR: MELESE FAMILY
ADDRESS: 1057 AMADOR AVE SEASIDE, CA. 93955	PHONE: 831-402-8861 APN: 011-023-004
3	



Elm Ave

Terrace St

Amador Ave



Image 1: Staking and flagging viewed from Amador Ave., uphill of the property.



Image 2: Staking and flagging viewed from Amador Ave.



Image 3: Staking and flagging viewed from Elm Ave.



Image 4: Staking and flagging viewed from Elm Ave.



Image 5: Staking and flagging viewed from Elm Ave.





Image 1: View of existing western elevation with flagging.





Image 2: View of existing backyard with flagging.





Image 3: View of existing backyard showing neighbor's house.



Image 4: Looking up the slope towards the existing house.



LAMPS PLUS®

The Nation's Largest Lighting Retailer

Home / Outdoor Lighting / Energy Efficient / Style # 36Y56



MOST POPULAR

Carriage 22" High Bronze LED Outdoor Wall Light

9 Reviews

\$229.99

Comparable Value \$344.99

As low as \$21.09/mo with **PayPal**. [Learn more](#)

FREE SHIPPING & **FREE RETURNS***

Ships Today! (orders by 2 PM Pacific)

1

ADD TO CART

♡ SAVE

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 DESIGN CHAT

VIEW IN YOUR ROOM

Product Details



This bronze outdoor wall light comes with three energy-efficient LED light bulbs that offer greater power savings.

Additional Info:

The Carriage outdoor wall light features a handsome bronze finish that accentuate the traditional beauty of the design. The clear seedy glass shade adds a charming and unusual touch to this otherwise conventional look. This light comes with three energy-efficient LED bulbs that ensure a bright and bold presence.



[Shop all Franklin Iron Works](#)

- 22" high x 10 1/2" wide. Extends 9" from the wall. Backplate is 9" high x 4 3/4" wide. Weighs 7 lbs.
- Includes three 4 watt dimmable LED bulbs. 1800 total lumens, comparable to a 100 watt incandescent. 2700K color temperature.
- Can use three maximum 40 watt candelabra base bulbs.
- Carriage three-light outdoor wall light by Franklin Iron Works™.
- Bronze finish. Clear seedy glass.
- Distance from center of the mounting plate to the top of the fixture is 14".



Specifications

Product Attributes

Finish	Bronze
Style	Traditional
Brand	Franklin Iron Works
LED	Yes

Technical Specifications

Height	22.00 inches
Width	10.50 inches
Weight	7.00 pounds
Max Wattage	120 watts
#of Bulbs	3



CITY OF SEASIDE STAFF REPORT

Item No.: 6.B.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: August 9, 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 at 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 9th day of August 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

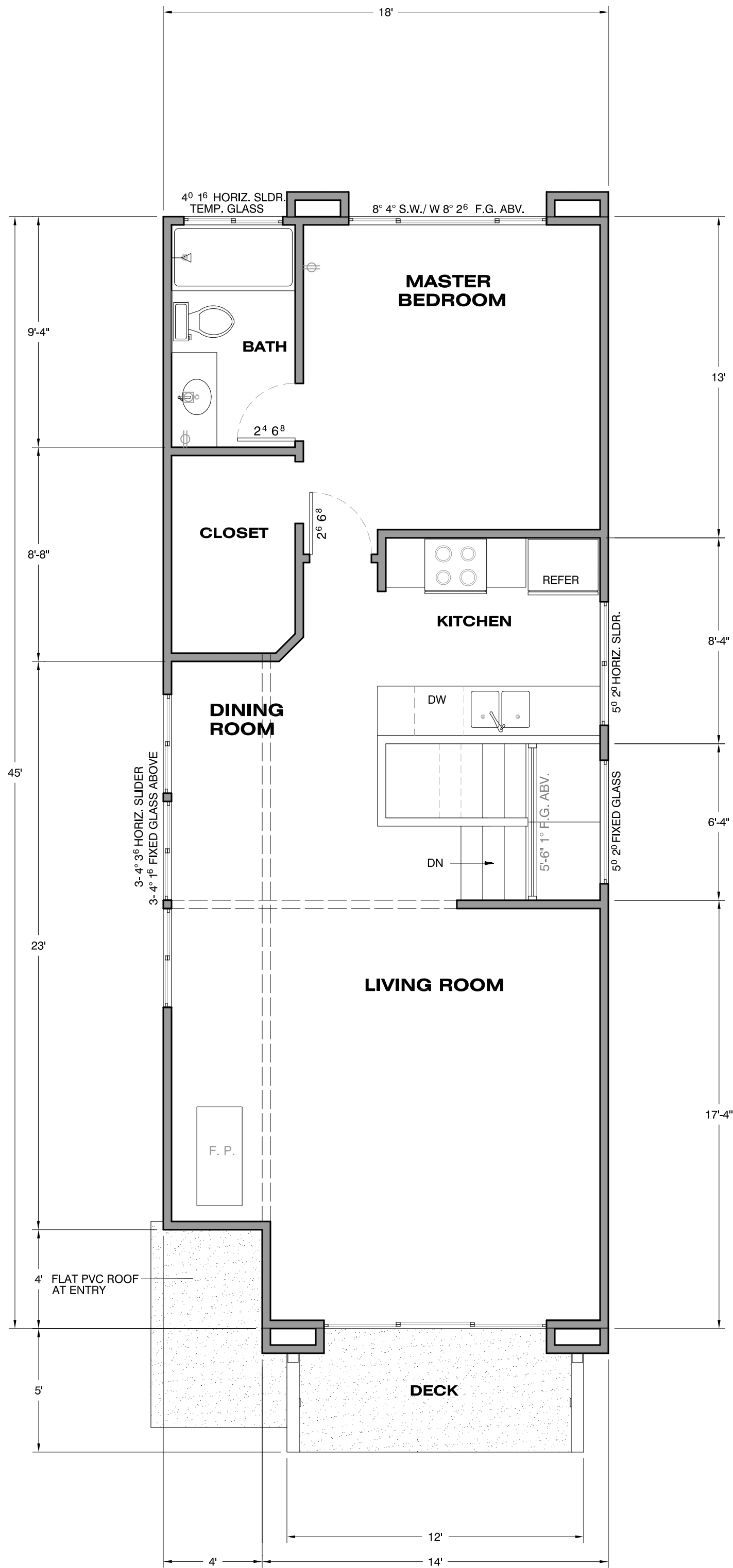
Property Owner's Signature *(if different from above)*

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
- 3 WAY SWITCH
- 4 WAY SWITCH
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- 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

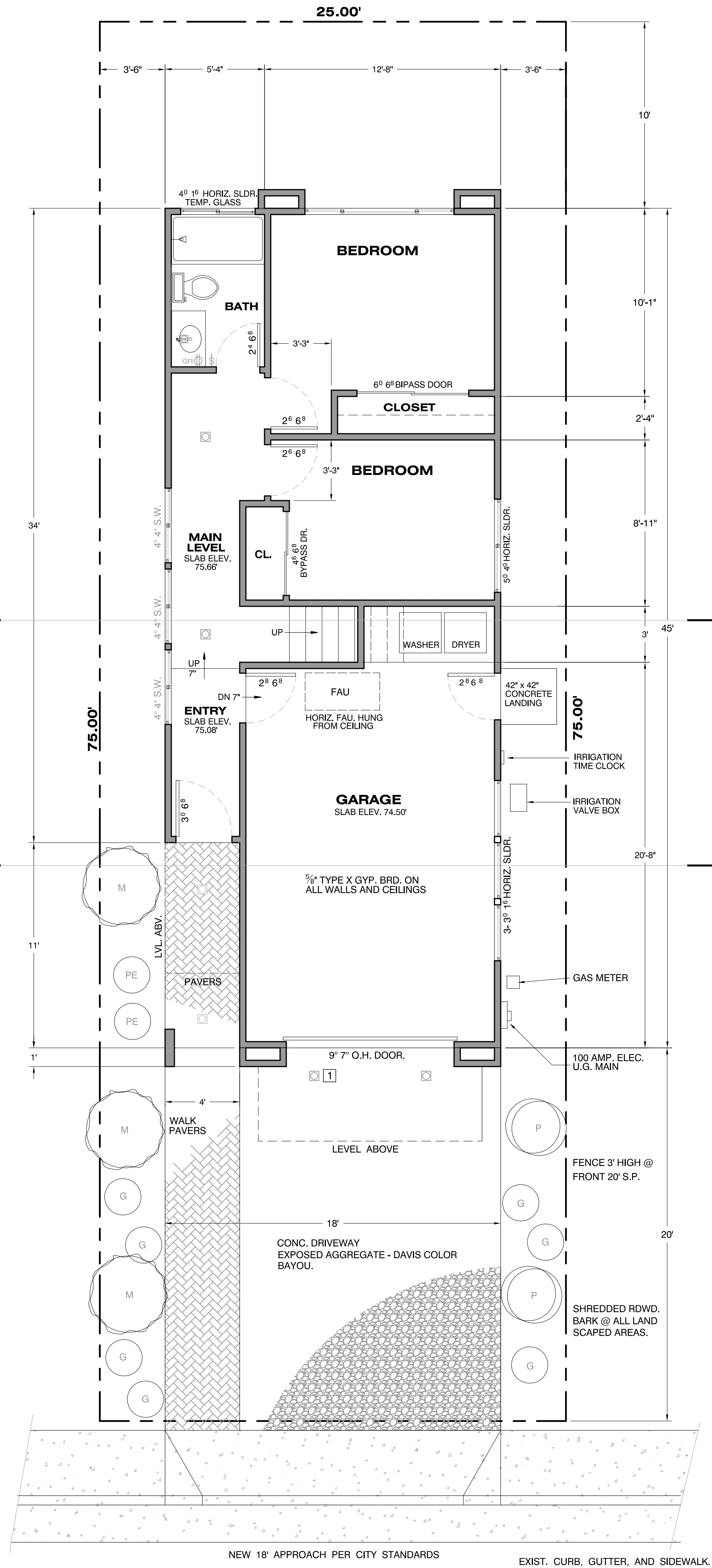
M	MAYTENS TREE	3	15	GAL.
P	PODOCARPUS GRACILIOR	2	15	GAL.
PE	PITT. EUGENIODES	2	5	GAL.
G	GREVILLEA NOELLI	7	1	GAL.

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"

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aotutt@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"

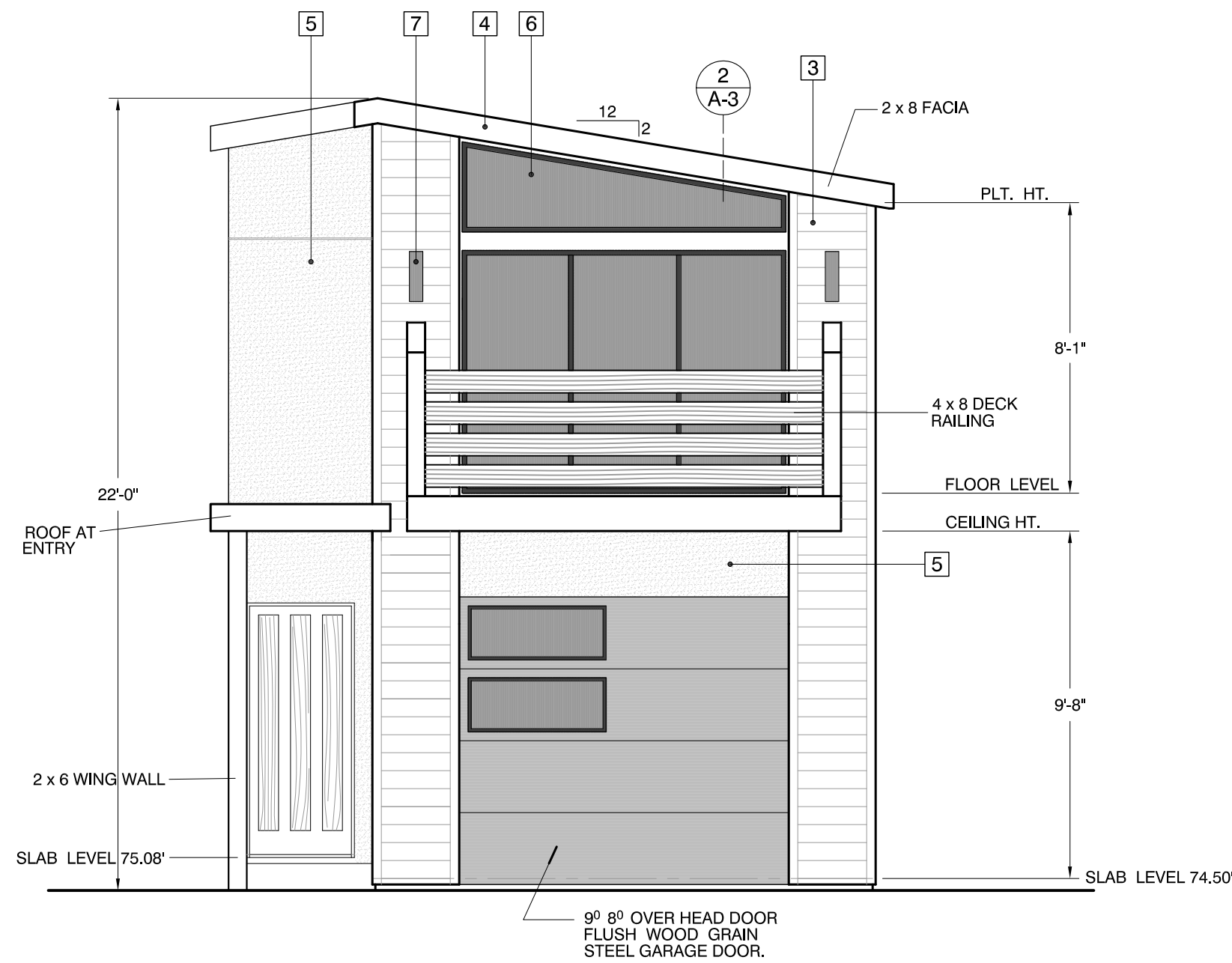
Drawn: S. MICKEL

Job:

Date plotted: 05-22-2023

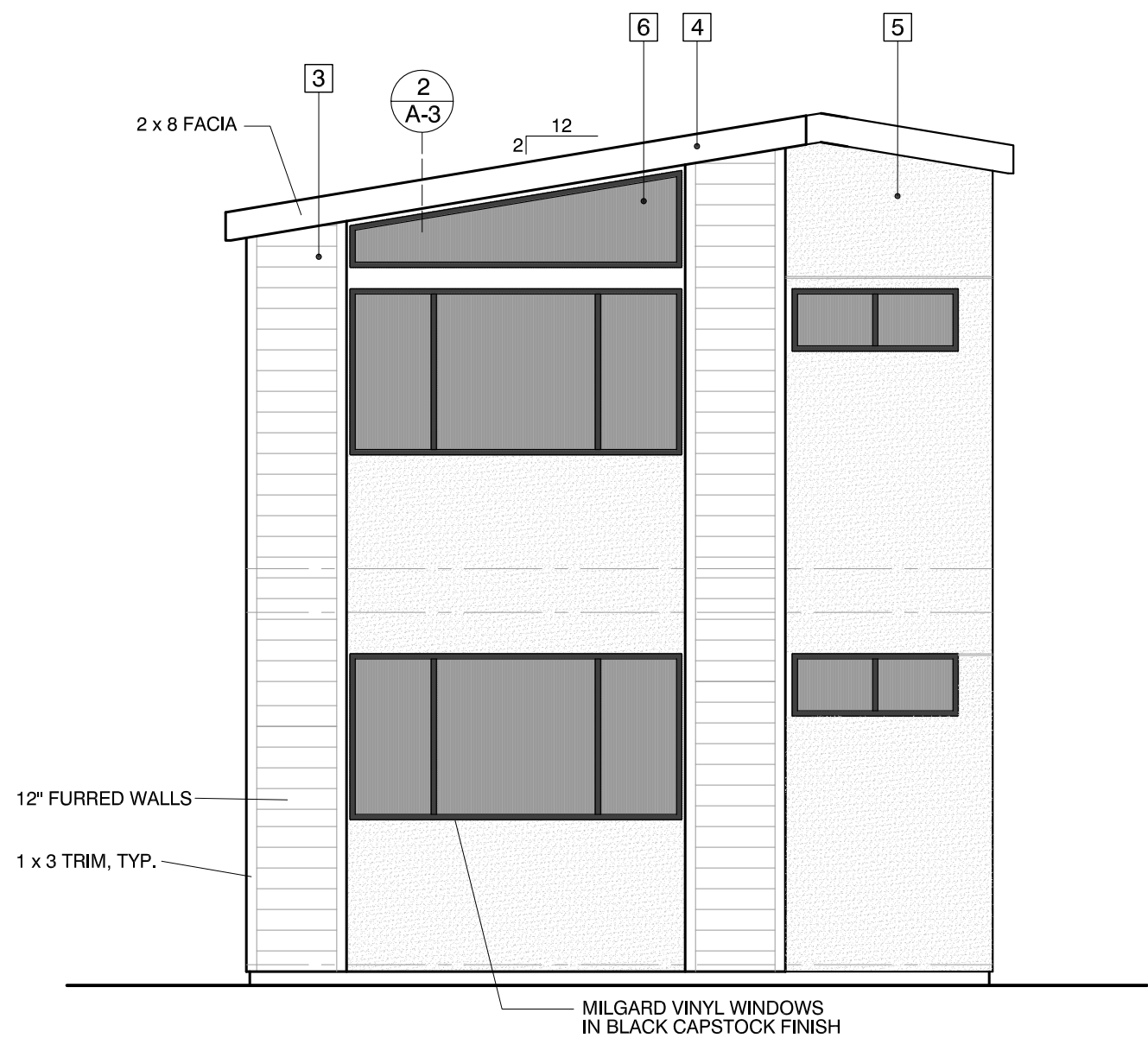
Sheet:

A-1
Of 3 Sheets



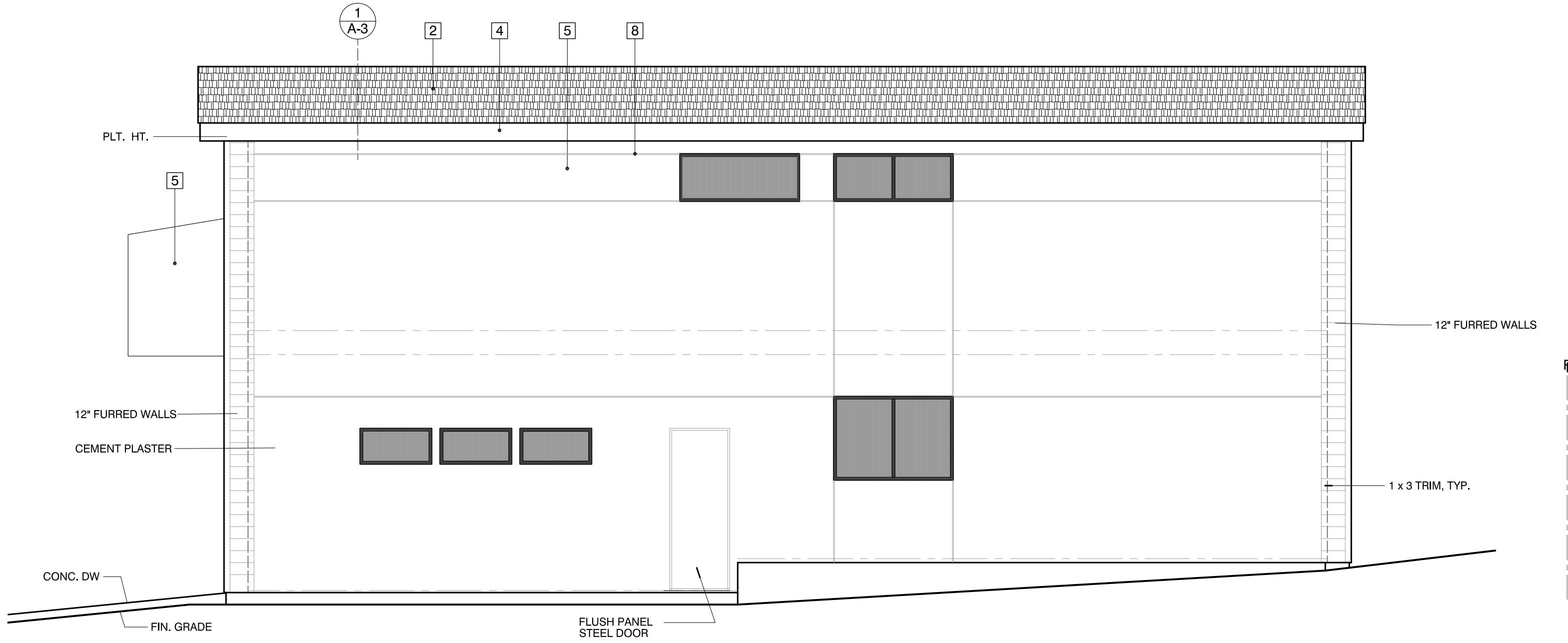
FRONT ELEVATION

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



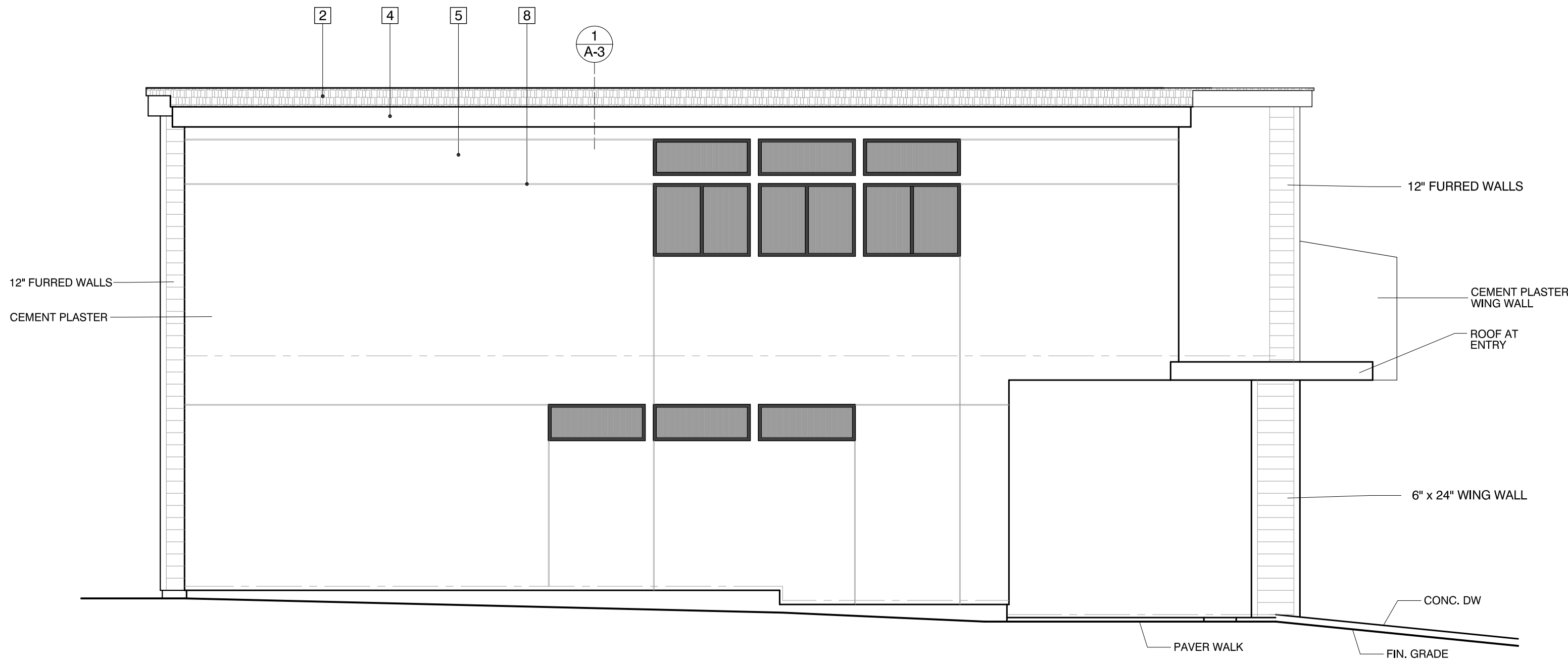
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



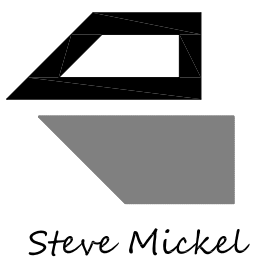
LEFT SIDE ELEVATION

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

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**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-2
Of 3 Sheets

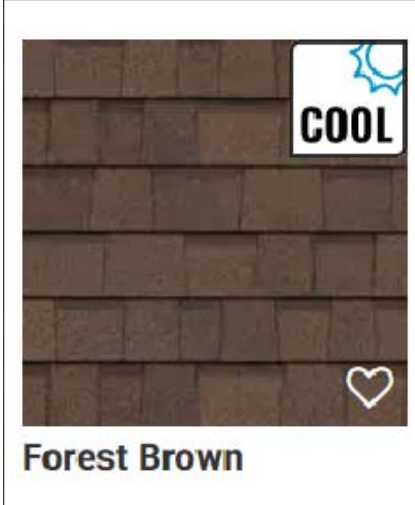
MATERIAL AND COLOR LEGEND



1 HALO 4" RECESSED LIGHT



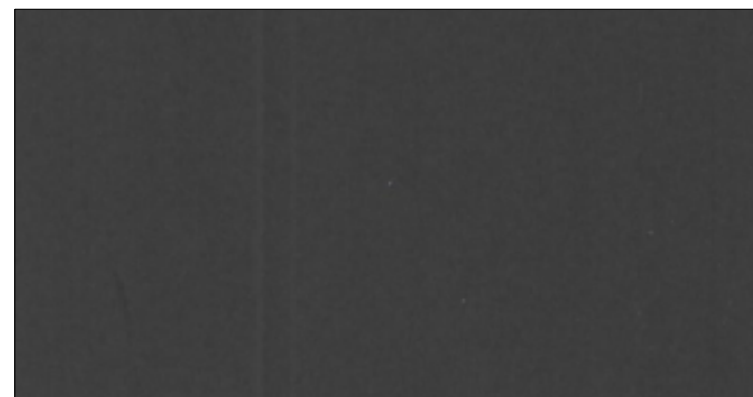
1 HALO 4" RECESSED TRIM WITH BLACK BAFFLE



2 OWENS CORNING 30 YEAR SHINGLE



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



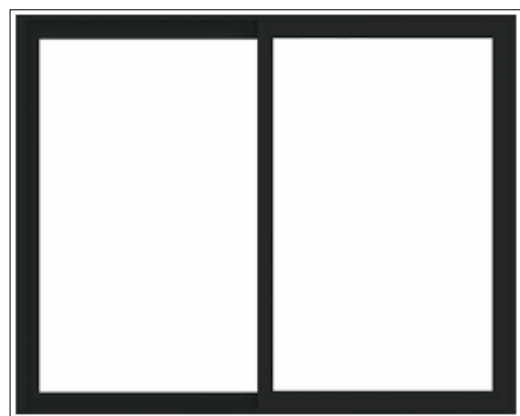
4 FACIA KELLY MOORE VOLCANIC ROCK AT FACIA BOARD AND 4 x 8 DECK RAILING BEAMS



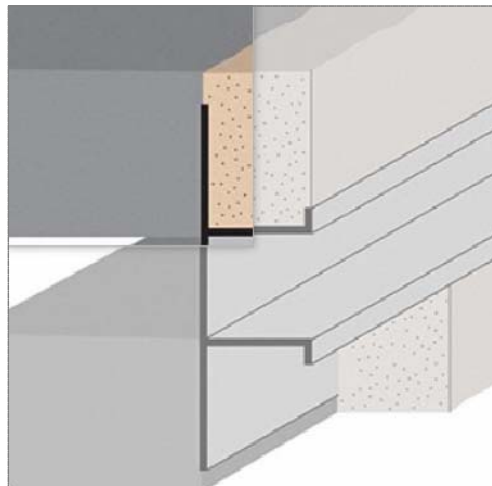
5 FACIA KELLY MOORE BAY WHARF AT STUCCO WATER PROOF DECK ALUMINUM GRAY FLAT ROOF AT ENTRY DARK GRAY



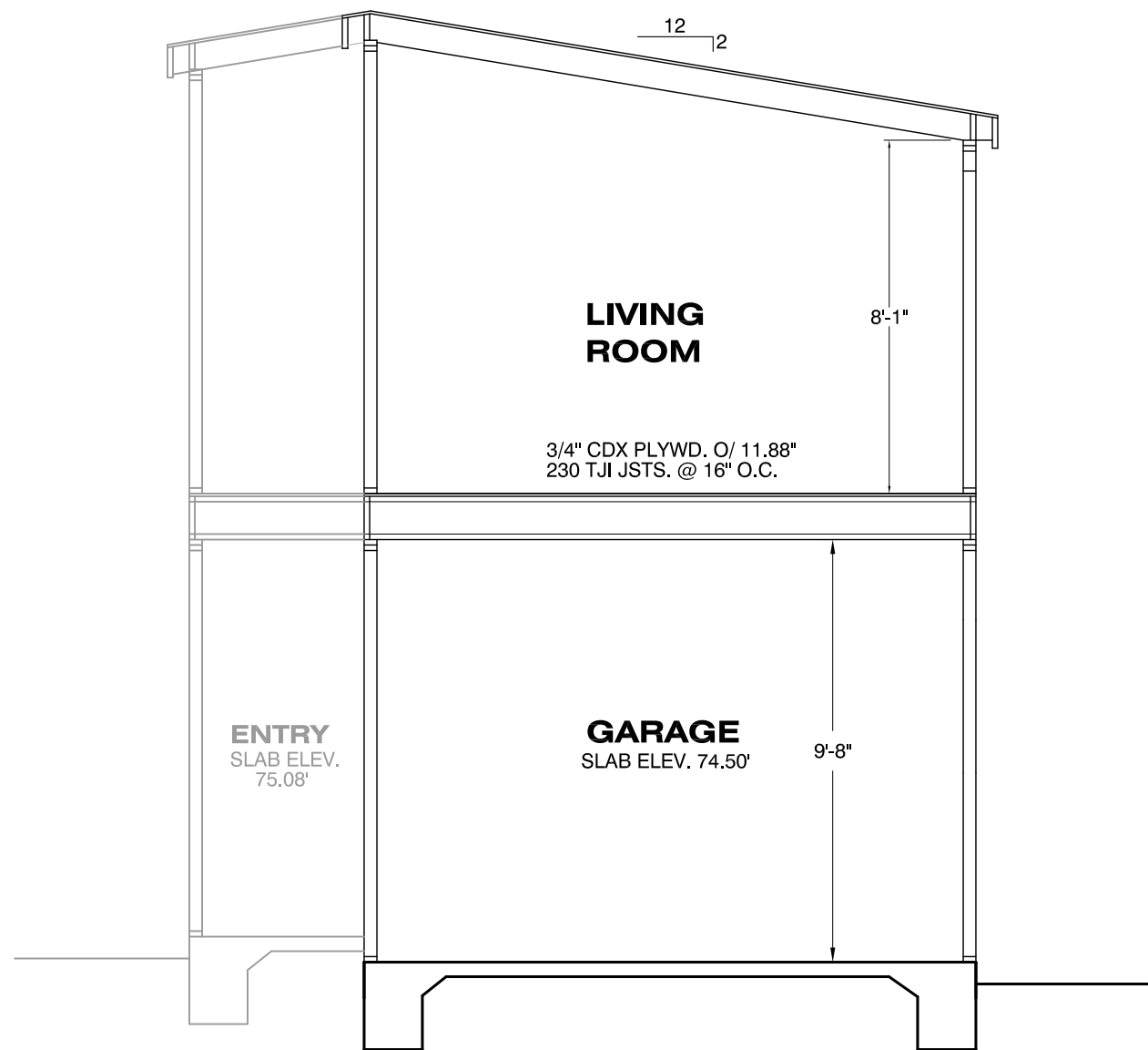
6 MILGARD VINYL TRINISIC WINDOWS AND SLIDING GLASS DOORS IN BLACK CAPSTOCK COLOR



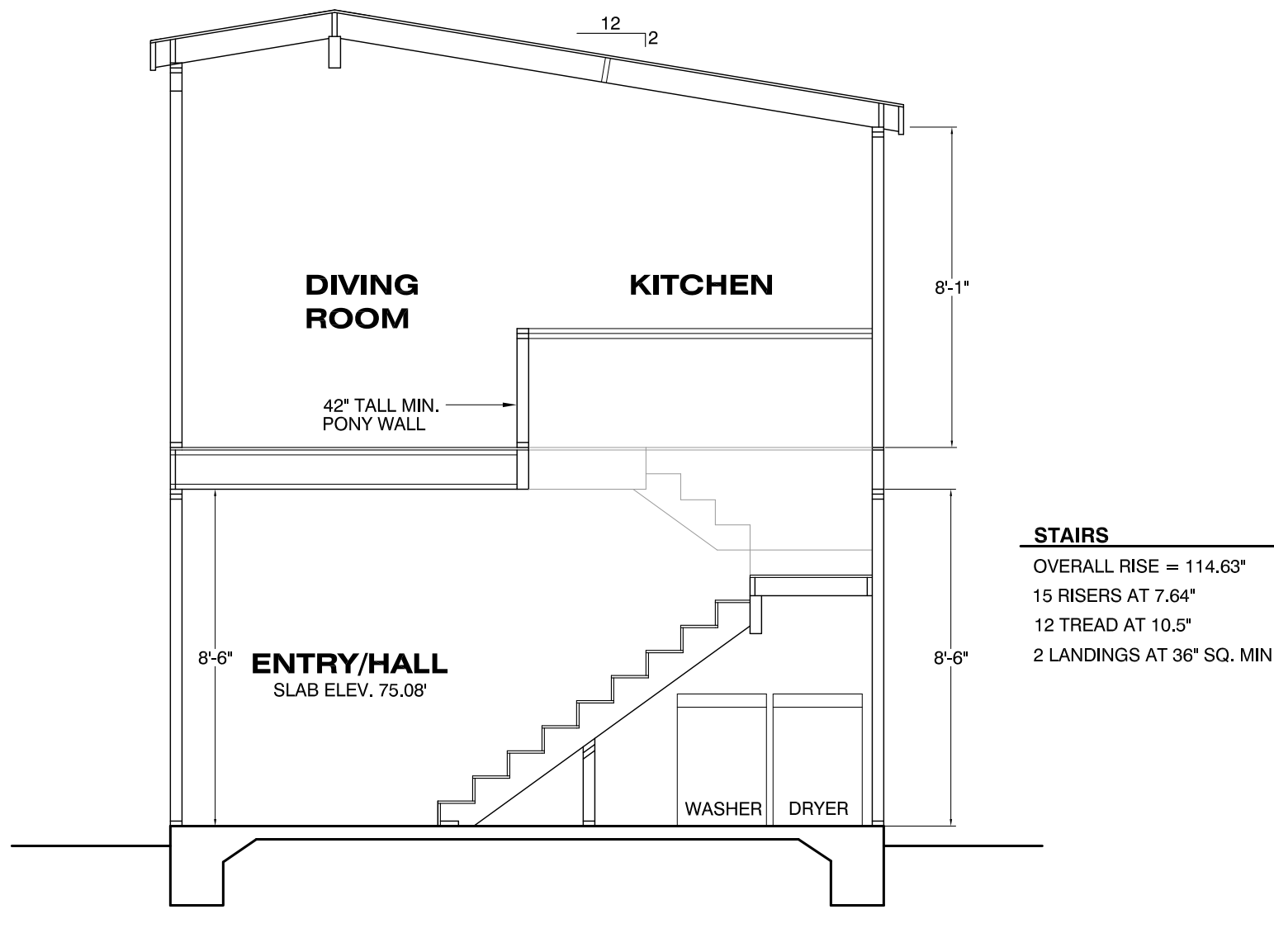
7 NATE 17" LED WALL SCONCE IN BRONZE FINISH



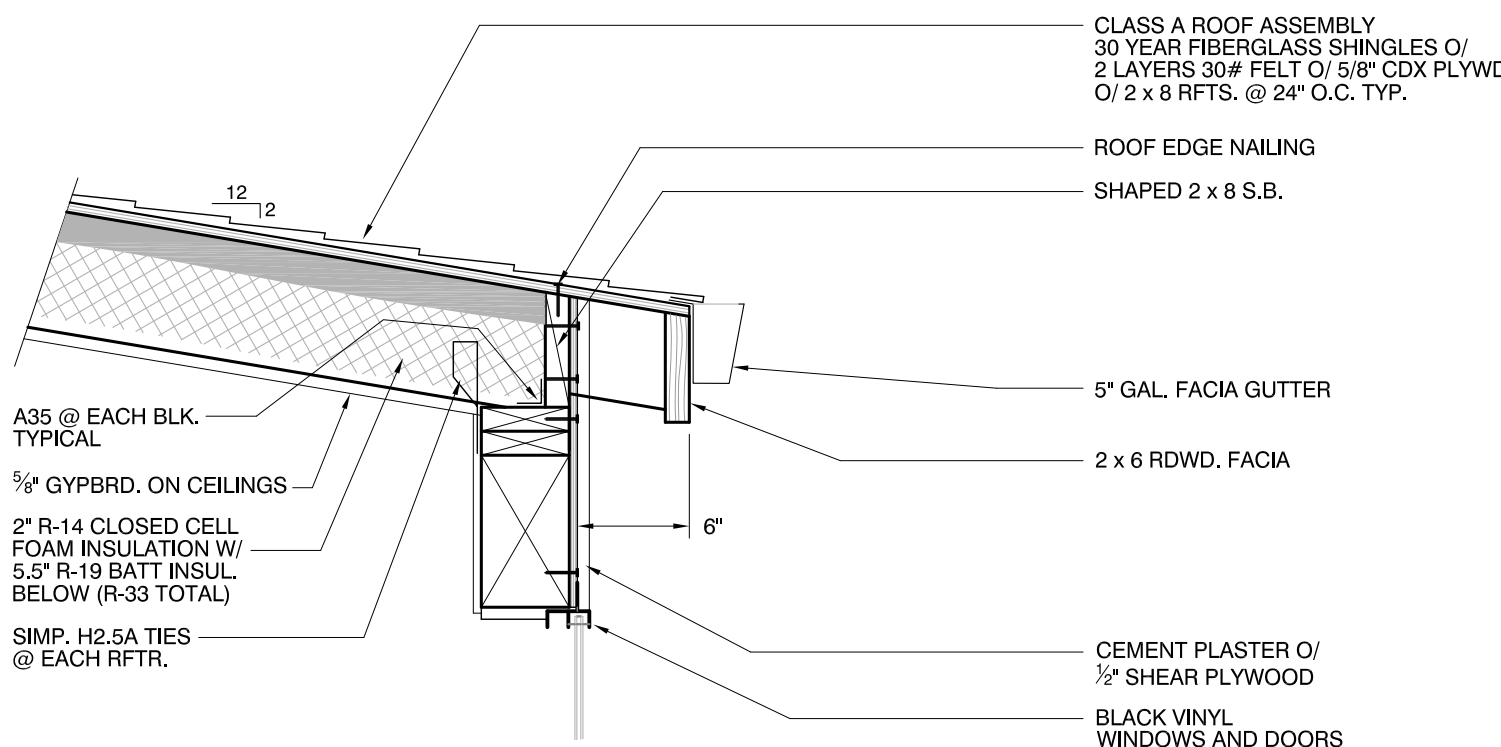
8 STOCKTON PRODUCTS 1/2" ALUM. PLASTER REVEAL



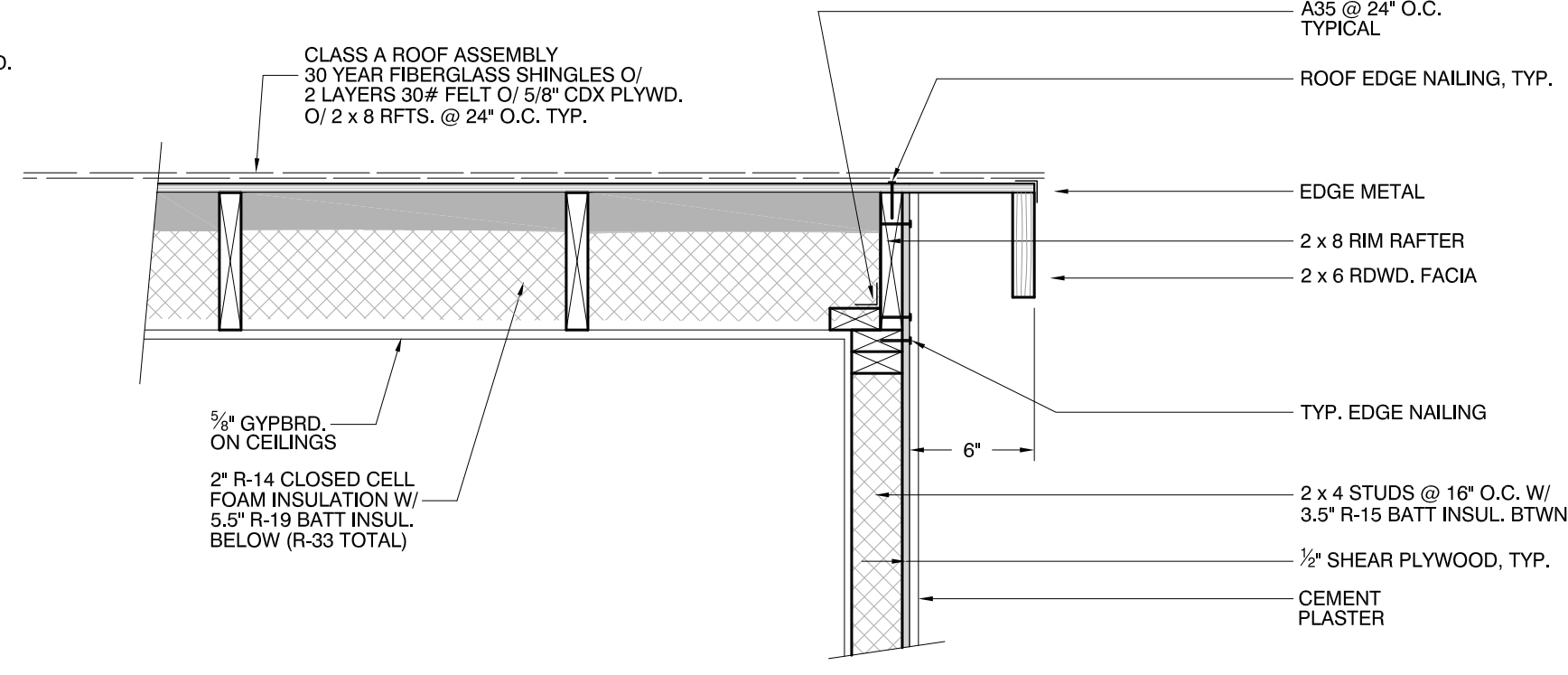
A BUILDING SECTION SCALE: 1/4" = 1'-0"



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



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

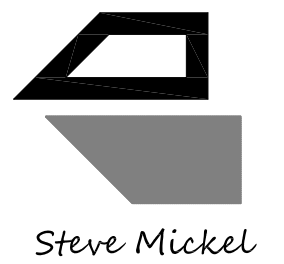


2 OVERHANG DETAIL SCALE: 1" = 1'-0"

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**RAMIREZ RESIDENCE
SINGLE FAMILY DWELLING**
1784 LAGUNA STREET
SEASIDE, CA. 93055 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.



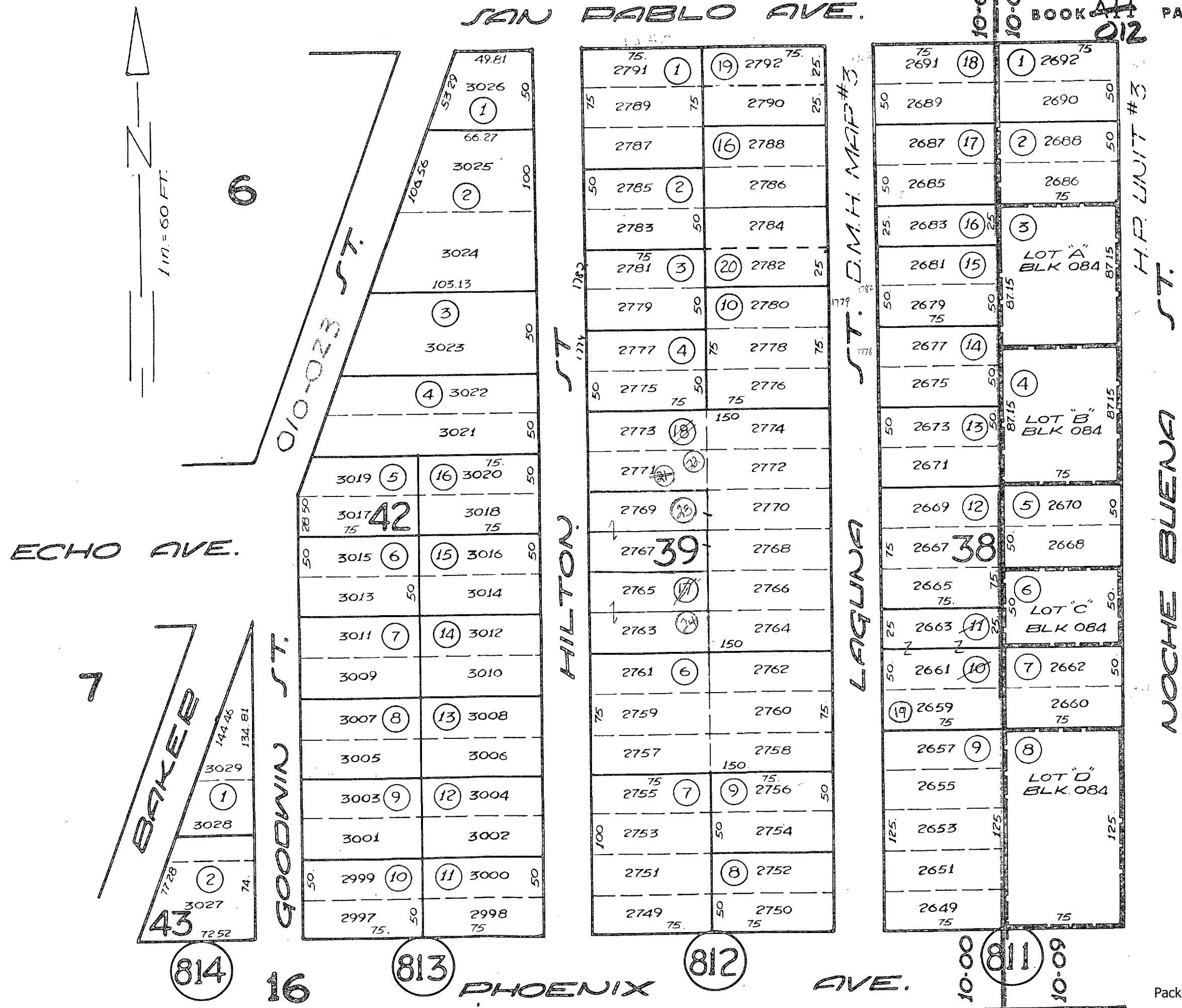
Image 2. View from Laguna Avenue looking east directly at the flagging of 1784 Laguna Street. The flagging is taller than nearby buildings.



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.



THIS MAP IS INTENDED TO BE USED FOR
ASSESSMENT PURPOSES ONLY

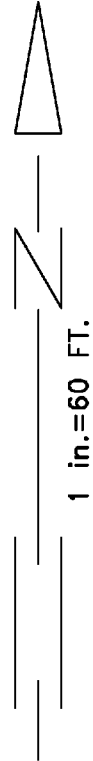


82-3

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

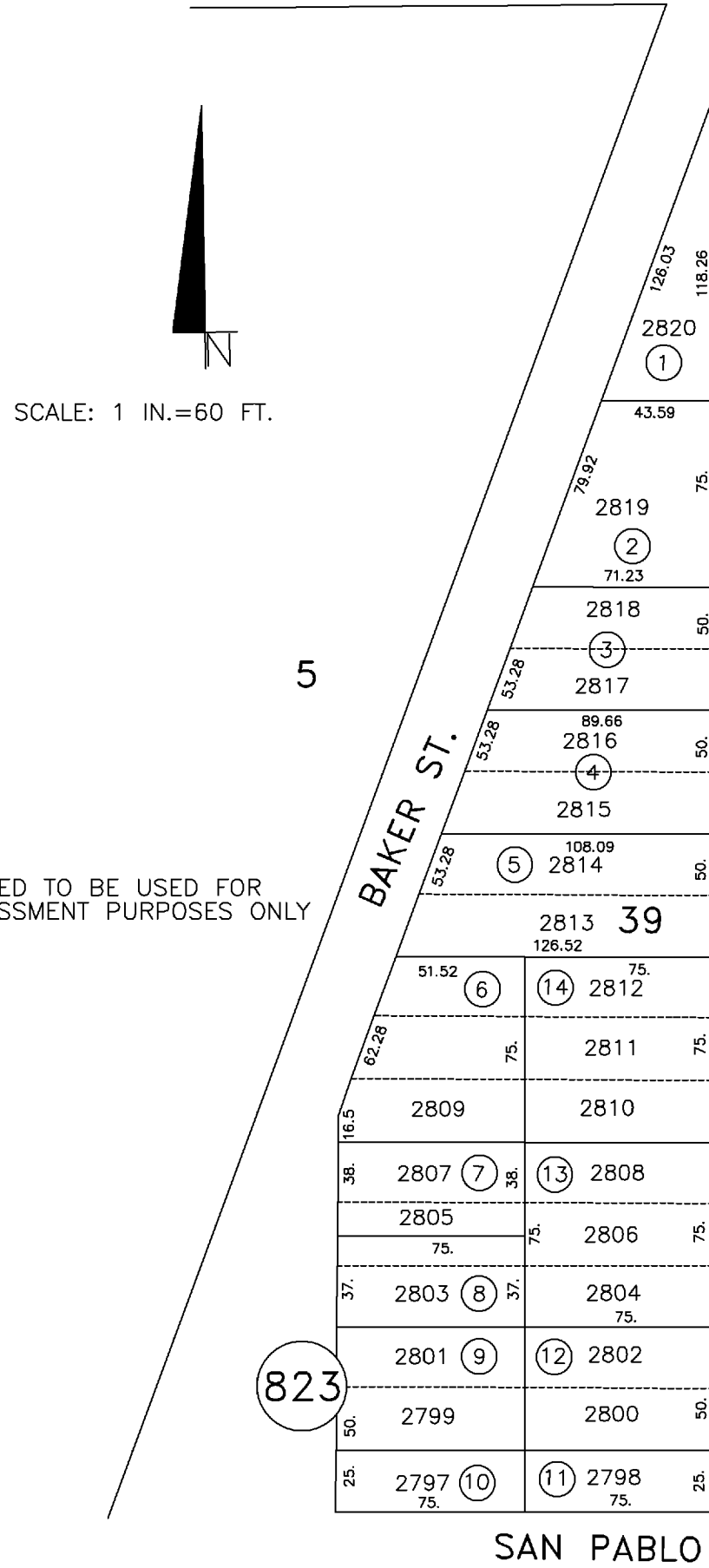
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53.29	(1)	50
66.27	3025	100
106.56	(2)	100
103.13	3024	50
(3)	3023	50
(4)	3022	50
3021		50
3019	(5) (16)	75
3017	42	75
3015	(6) (15)	50
3013	3014	50
3011	(7) (14)	3012
3009	3010	
3007	(8) (13)	3008
3005	3006	
3003	(9) (12)	3004
3001	3002	
2999	(10) (11)	3000
2997	2998	75

75	2791	(1)	19	2792	75
75	2789	75		2790	25
	2787		(16)	2788	
	2785	(2)		2786	
	2783			2784	
75	2781	(3)	(20)	2782	25
	2779		(10)	2780	
	2777	(4)	75	2778	75
	2775			2776	
75	2773	150		2774	
	2771	(22)		2772	
	2769	(23)		2770	
	2767	39		2768	
	2765	(24)		2766	
	2763			2764	
	2761		(6)	2762	
75	2759			2760	75
	2757			2758	
75	2755	(7)	(9)	2756	75
	2753			2754	50
100	2751		(8)	2752	
75	2749			2750	75

75	2691	(18)	(1)	2692	75
	2689			2690	50
	2687	(17)	(2)	2688	50
	2685			2686	75
25	2683	(16)	(3)		25
50	2681	(15)		LOT "A" BLK 084	87.15
	2679				
75	2677	(14)			
	2675		(4)	LOT "B" BLK 084	87.15
50	2673	(13)			
	2671				
	2669	(12)	(5)	2670	75
75	2667	38		2668	50
	2665		(6)	LOT "C" BLK 084	50
	2663	(19)			
75	2661		(7)	2662	50
	2659			2660	75
	2657	(9)	(8)		
	2655				
125	2653			LOT "D" BLK.084	125
	2651				
75	2649				75

LA SALLE

TAX CODE AREA

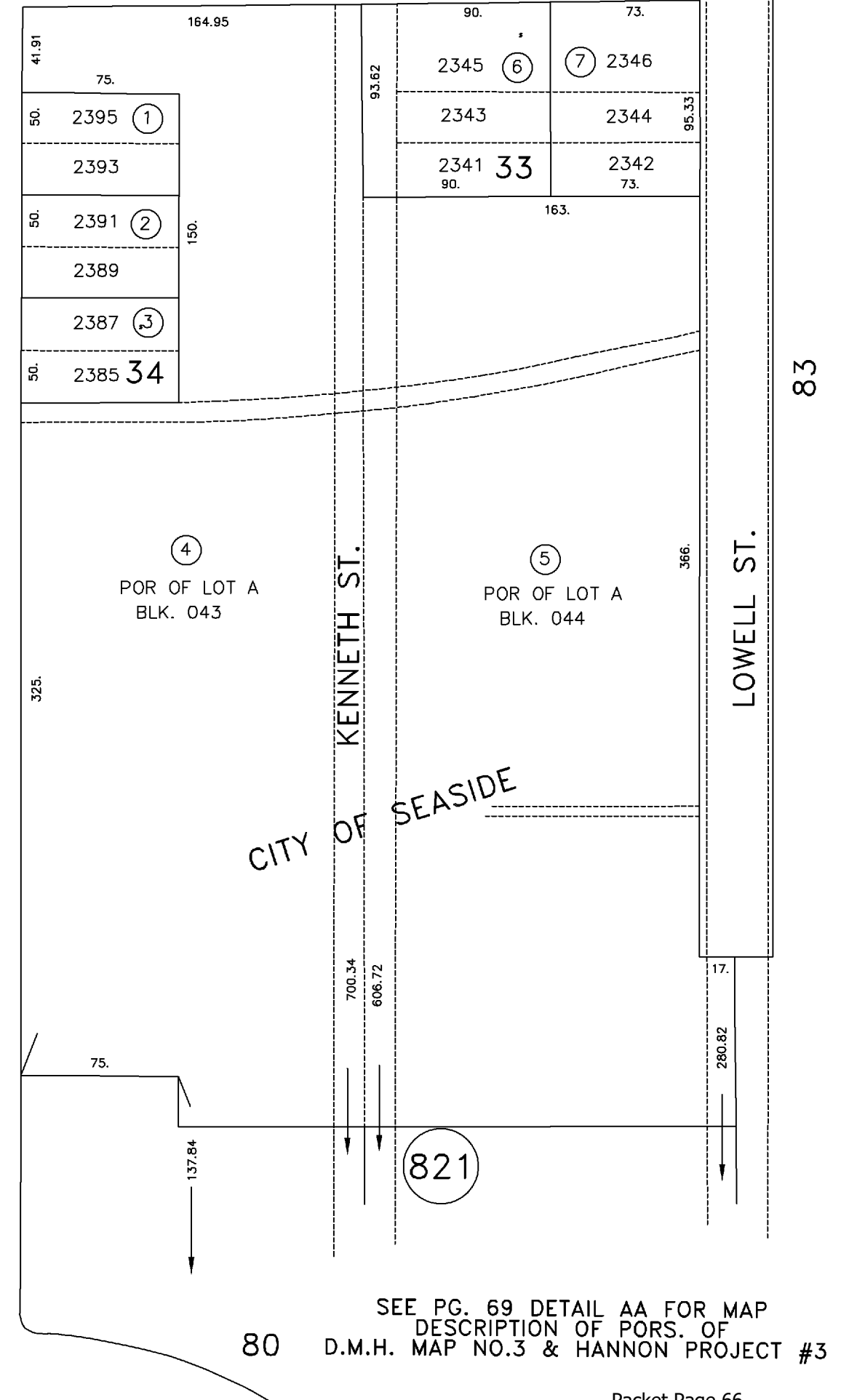


D.M.H. MAP #3

LAGUNA ST.

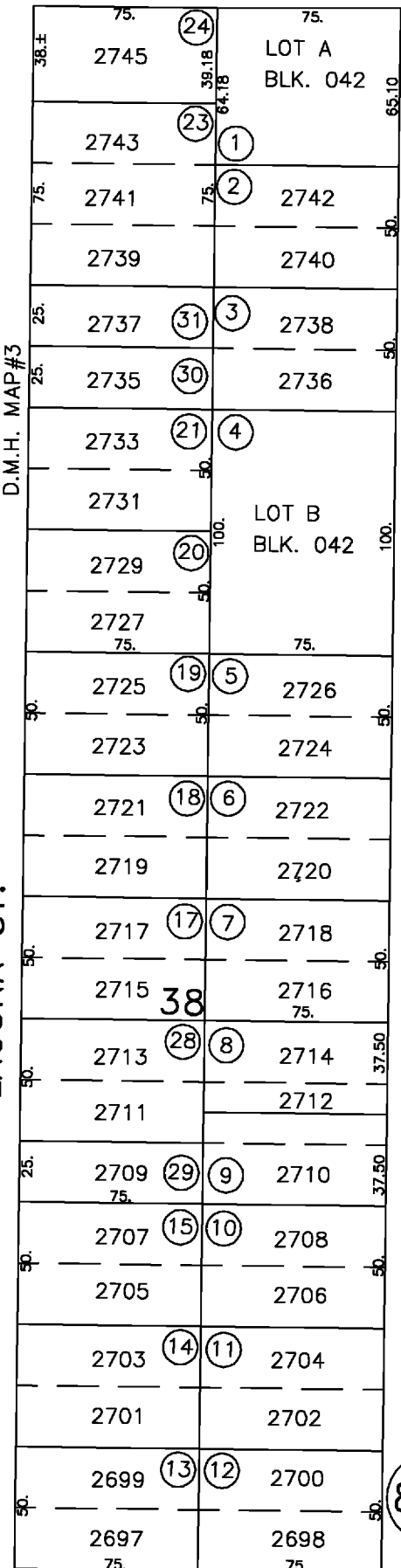
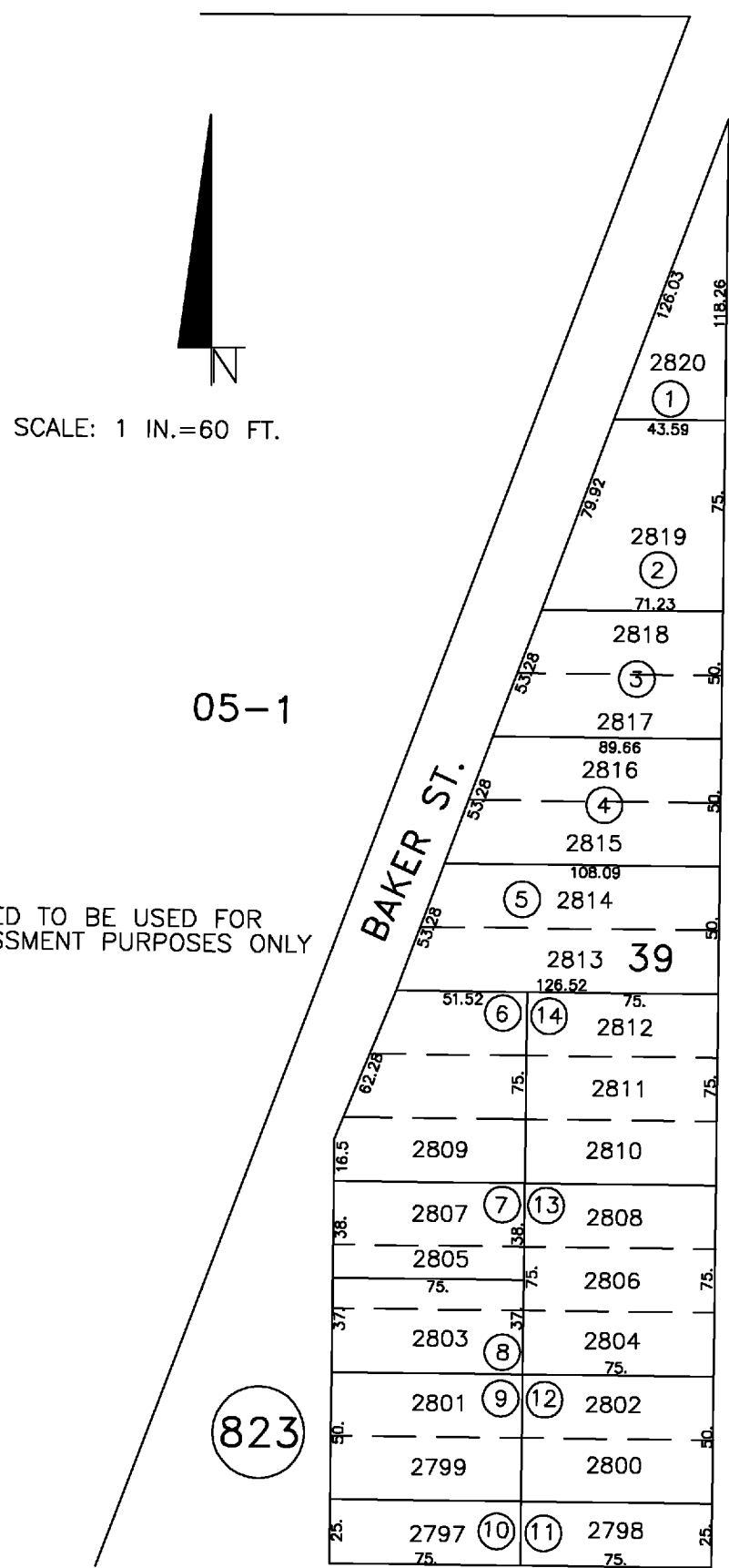
H.P. UNIT #3

NOCHE BUENA ST.



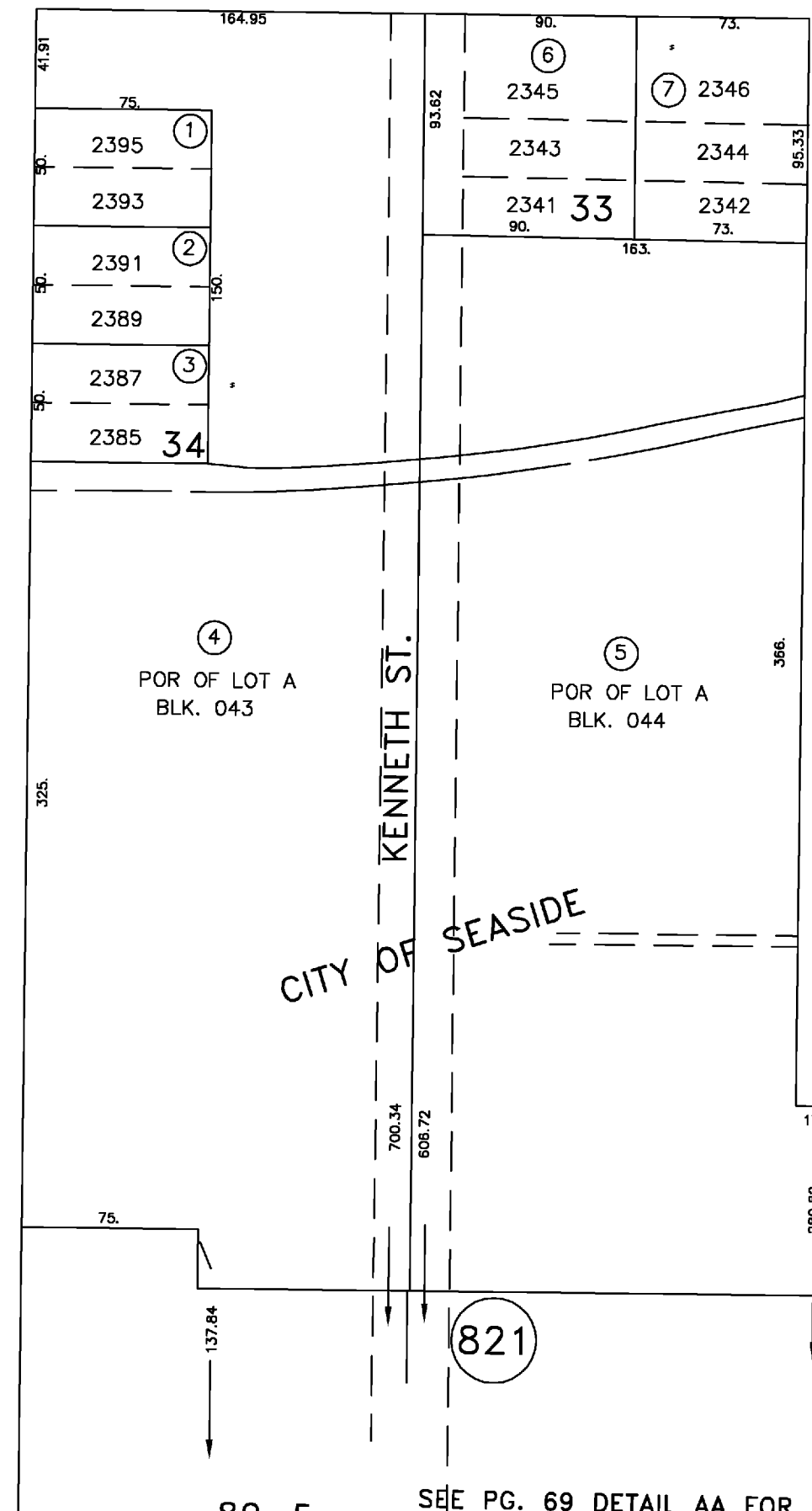
LA SALLE

TAX CODE AREA



H.P. UNIT #3

NOCHE BUENA ST.



SEE PG. 69 DETAIL AA FOR MAP
DESCRIPTION OF PORS. OF
D.M.H. MAP NO.3 & HANNON PROJECT #3



CITY OF SEASIDE STAFF REPORT

Item No.: 6.C.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: August 9, 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

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. Staff recommends approval of AR-23-11 subject to the Resolution (Attachment 1) and Project Plans (Exhibit A to Attachment 1).

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

In accordance with SMC 17.62.030.D, which requires staking and flagging be erected at least 14 days prior to the date of consideration for Architectural Review. Staking and flagging was erected on June 26th and remained in place until July 19, 2023.

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'	Front: 50'+ Side: 22' and 9'-8"

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 Reso
 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. 23-12

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 9th day of August, 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. 23-12

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 2095 s.f. second floor, covered front porch, add 72 s.f. covered back porch.
ADU add 936 s.f. attached two bedroom ADU above existing attached garage, add 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.

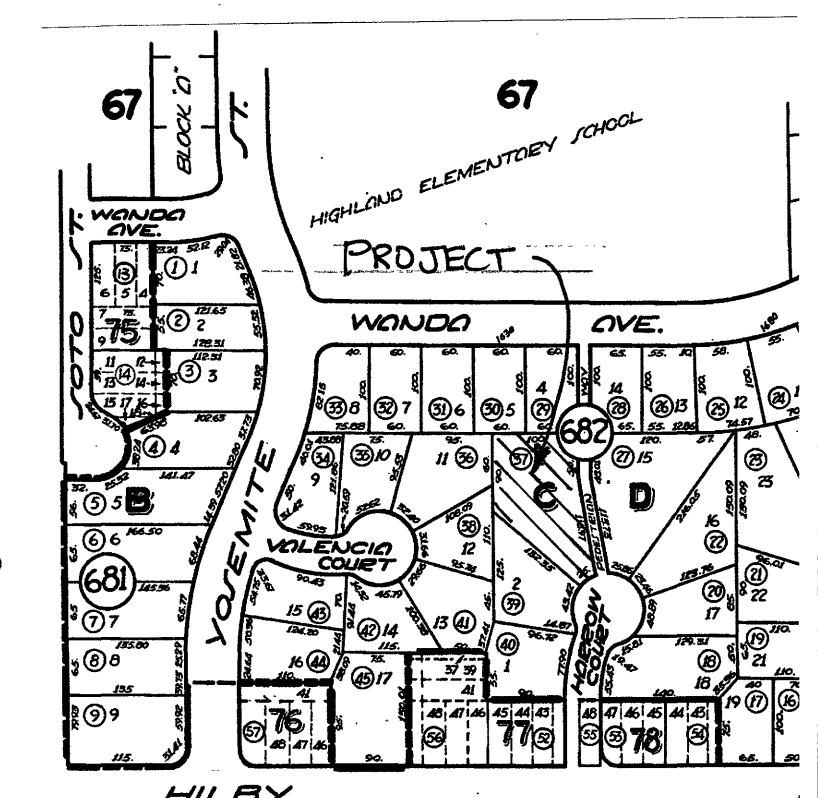
GROSS FLOOR AREA	5916 SF
DEDUCT GARAGE OF 440 SF	- 440
TOTAL FLP LOT AREA	5476 SF = 78%

PERMEABLE COVERAGE		
NEW SAND SET PAVED WALK	120	SF
NEW SAND SET PAVED ADJ PATIO	96	
NEW SAND SET PAVED PORCH	50	
NEW REDWOOD STEPS & PORCH (NOT ABOVE (E) PATIO)	44	
TOTAL	310	SF

<u>INCREASE IN IMPERVIOUS COVERAGE</u>	
PROPOSED COVERAGE	6255 SF
EXIST. COVERAGE	- 6131 SF
INCREASE	<u>124 SF</u>

- 1) NO EXCAVATION, NO FILL
- 2) Φ DENOTES DARK SKY EXT. LIGHTS
- 3) $\ominus$ DENOTES (E) CONTOURS
- 4) $\ominus$ DENOTES NEW CONTOURS
- 5) $\ominus$ $\frac{E}{FG}$ $\frac{264.0}{264.0}$ DENOTES SPOT ELEVATIONS
- 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**

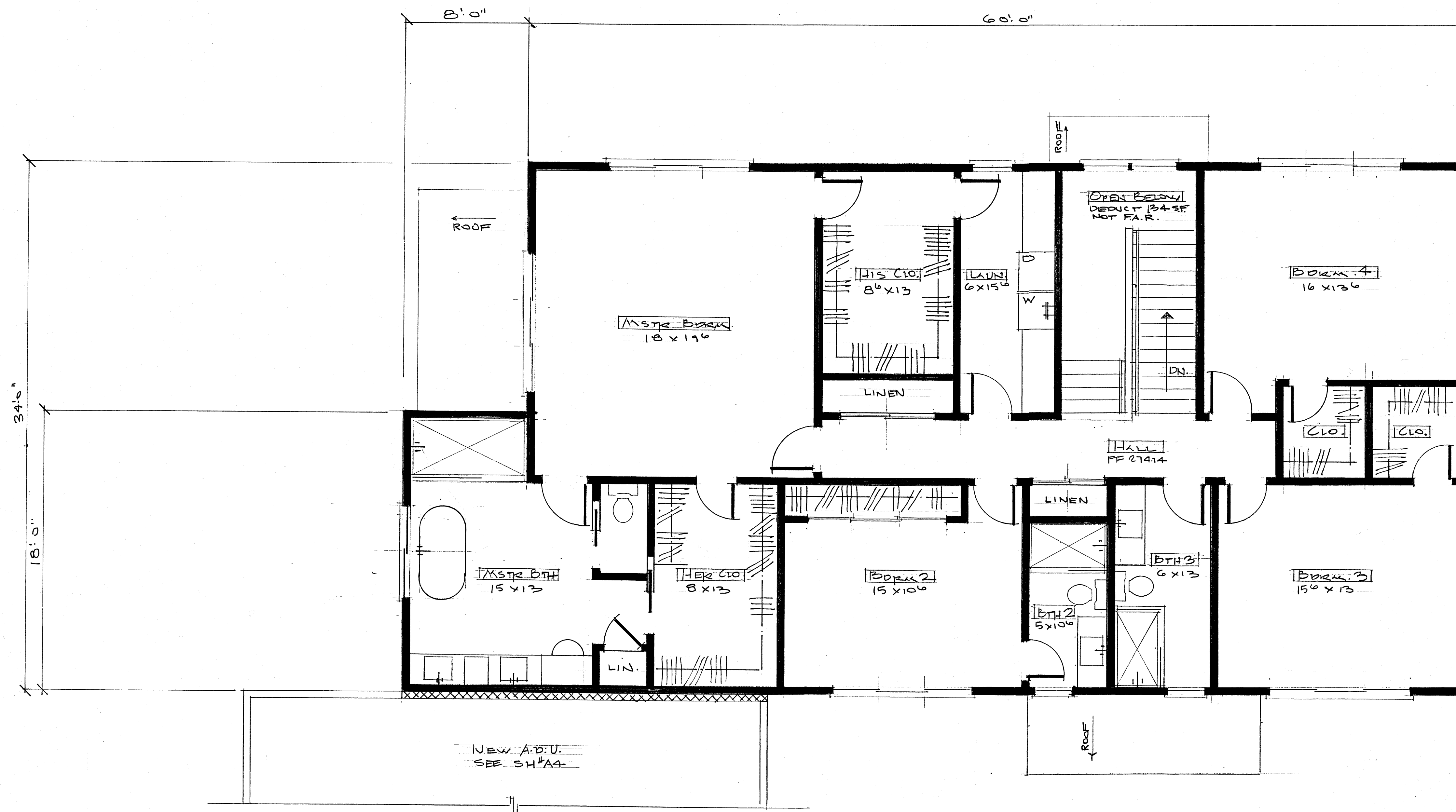
draftact

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**



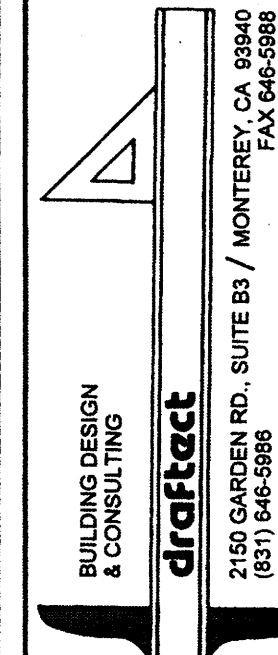
A1 Sheets



SECOND STORY

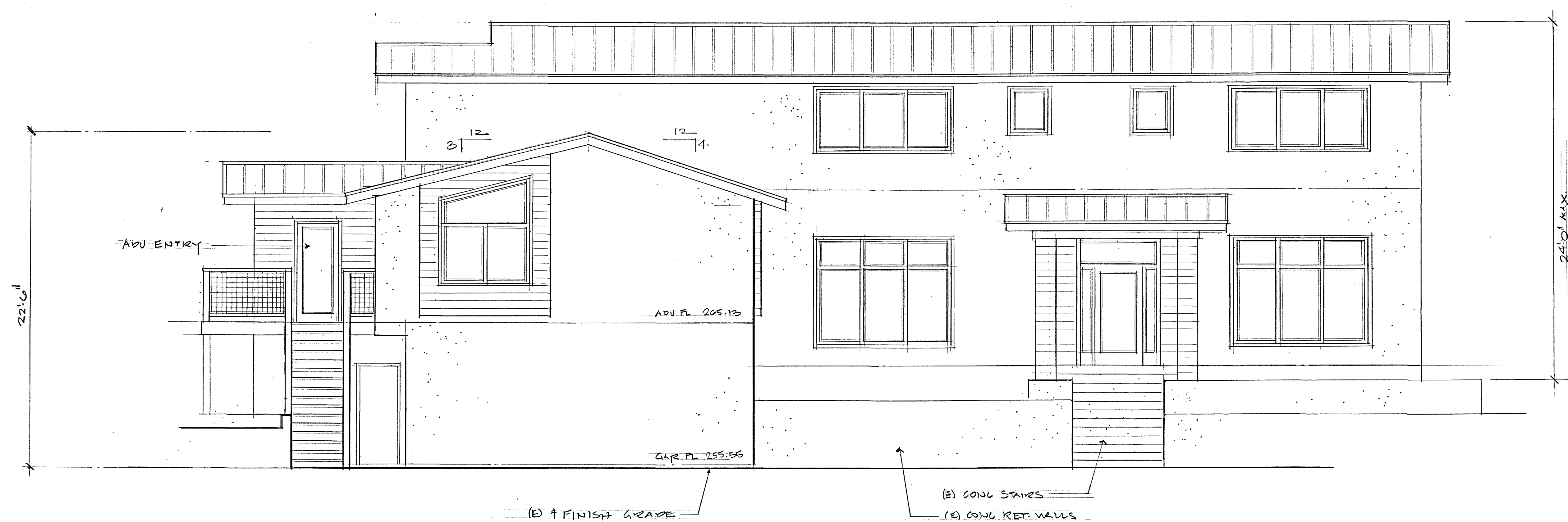
1/4" = 1'-0"

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

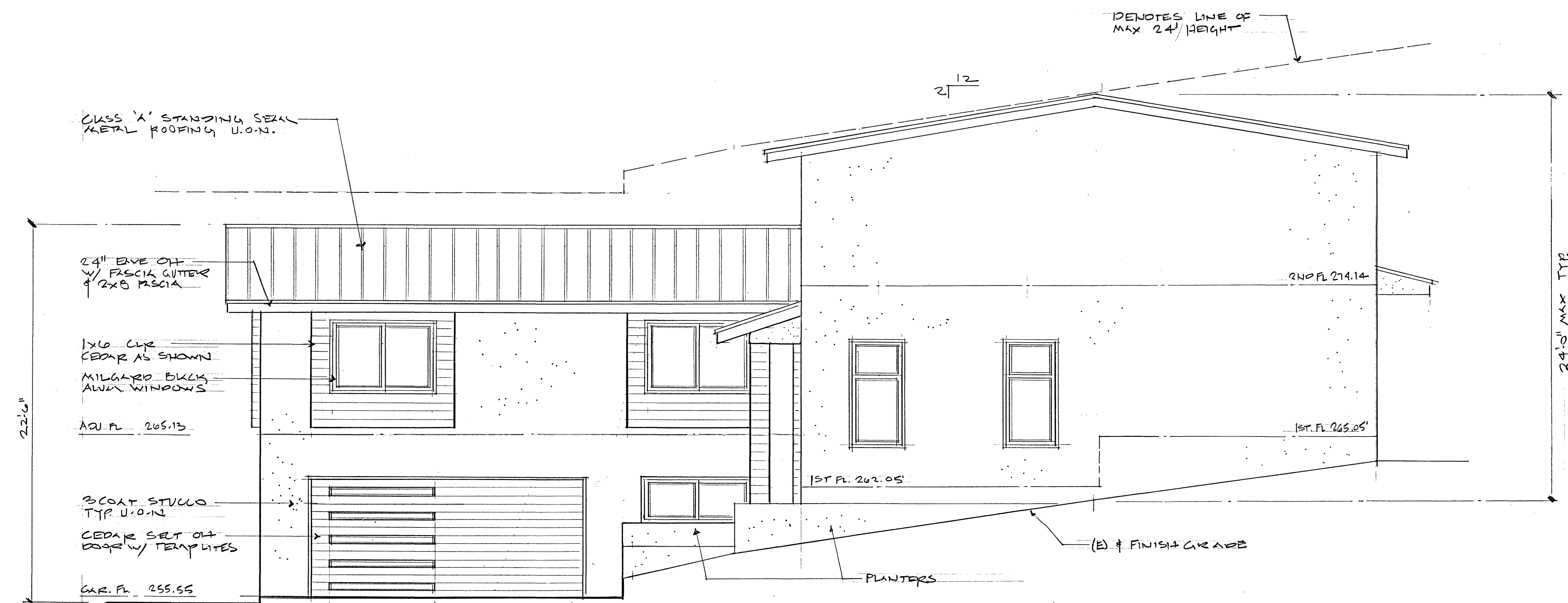


JBL INVESTMENTS 7, LLC
7 HARROW COURT
SEASIDE, CALIFORNIA
APN: 012-682-037-000

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



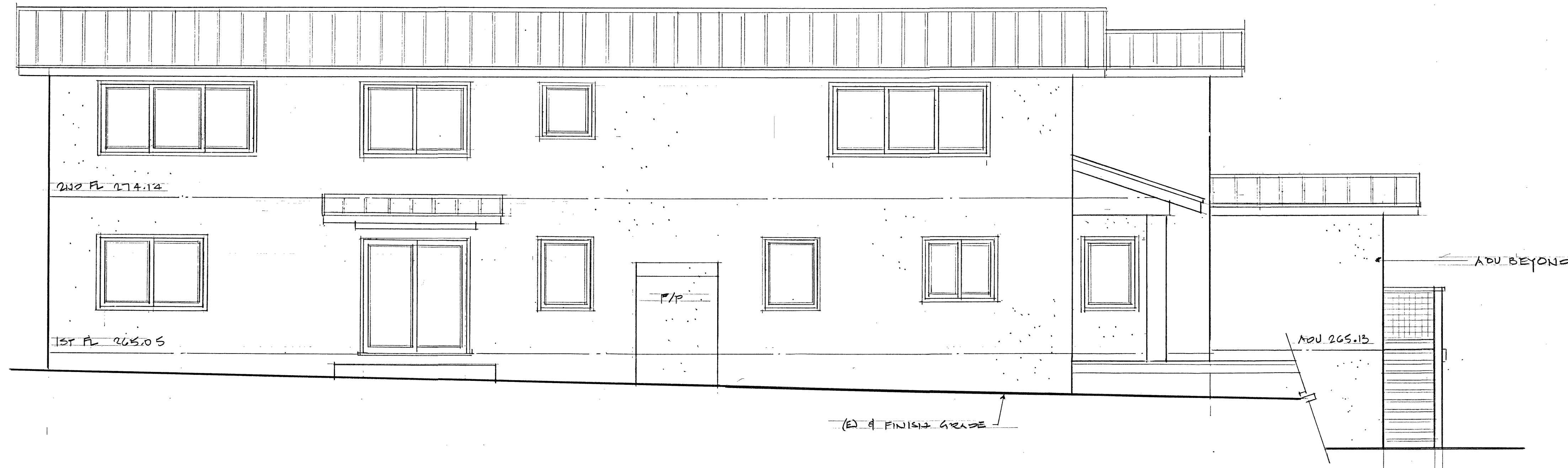
SOUTH ELEVATION



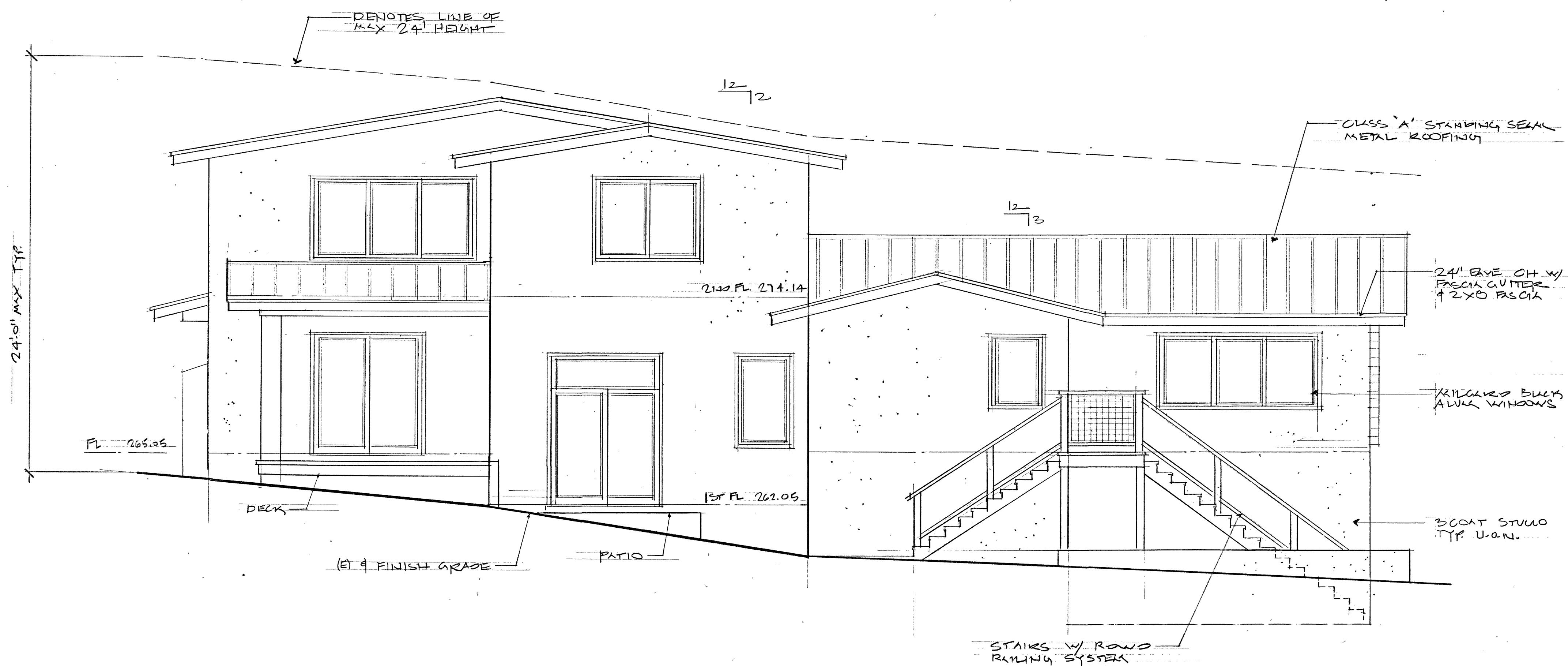
EAST ELEVATION

Exterior Colors

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



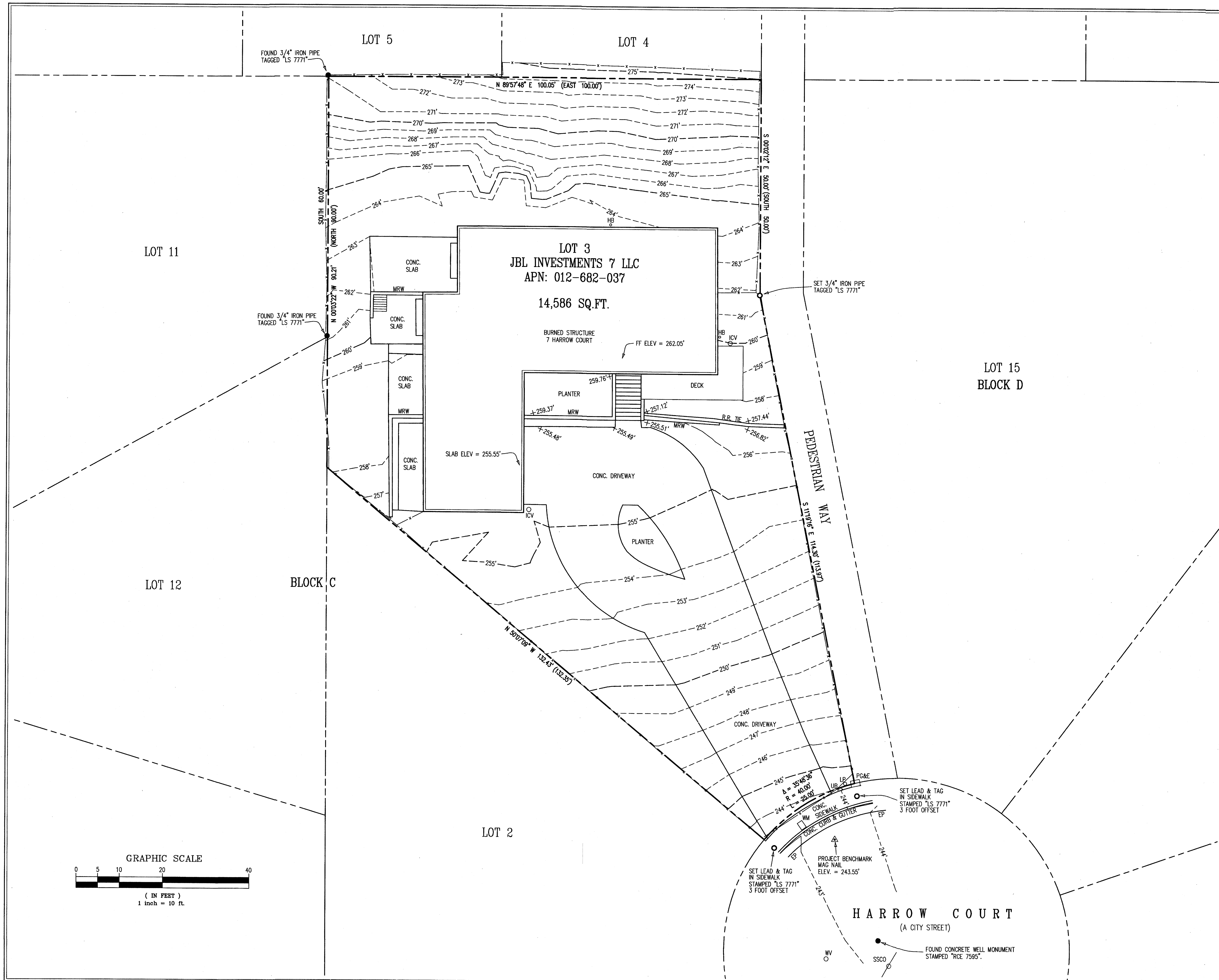
NORTH "REAR" ELEVATION



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

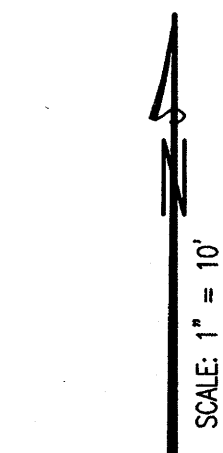


NOTES:

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

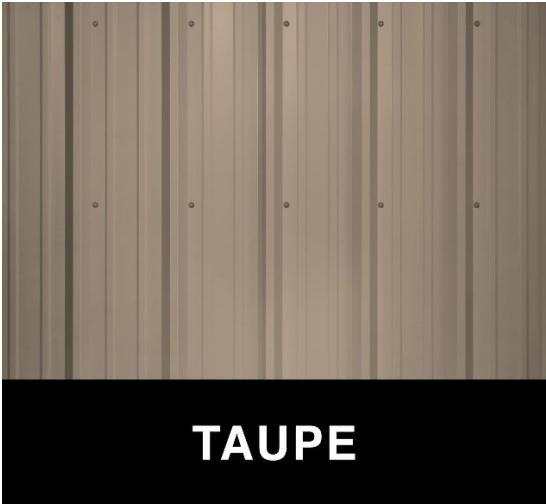
SEASIDE, CA 93955

APN: 012-682-037-000

EXTERIOR WALLS:



ROOF-STANDING SEAM METAL:



BLACK LED WALL LATERN SCONCE:



TRIM:



CEDAR SIDING:



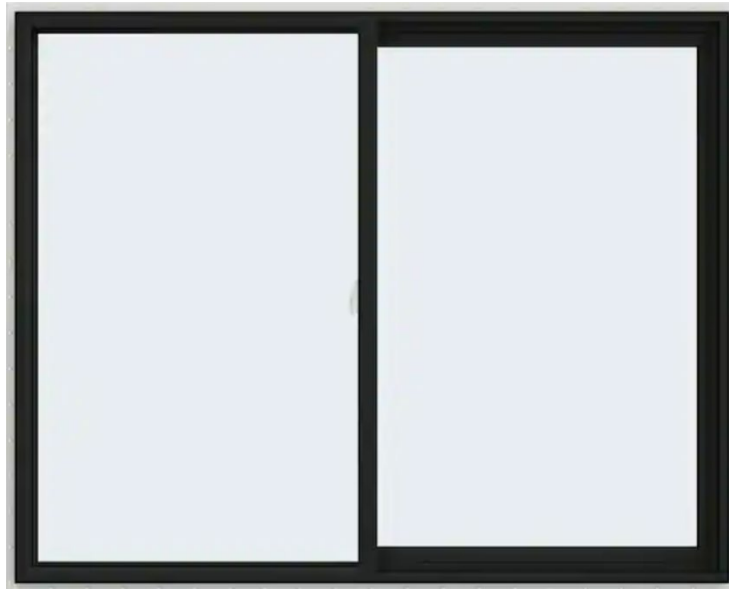
ARCHITECTURAL REVIEW – WINDOW AND GARAGE DOOR SPECS

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