



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, August 23, 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>
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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

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 FOR COMMISSIONS

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

5. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM AUGUST 9, 2023

6. BUSINESS ITEMS

A. 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.

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

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:
September 13, 2023
6:00 p.m.

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:
<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

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



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, August 9, 2023
6:00 PM

1. CALL TO ORDER

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

2. ROLL CALL - ESTABLISHMENT OF QUORUM

PRESENT: OWENS, SILVA, DODSON, EVANS, HUYNH
ABSENT: LA MICA

3. REVIEW OF AGENDA

No changes.

4. PUBLIC COMMENT

None.

5. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM JULY 12, 2023

On motion by Commissioner Owens and second by Commissioner Dodson and carried by the following vote, the Planning Commission moved to adopt the minutes from July 12, 2023.

RESULT: 4-0-1-1

AYES: Owens, Dodson, Evans, Silva

NOES: None

ABSTAIN: Huynh

ABSENT: La Mica

ACTION: APPROVED

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.

Eric Azriel, Associate Planner, presented the project that proposes to build a two-story addition to a single family residence which will reduce required parking to one uncovered space, build an exterior stairway to second level deck and requires architectural review. The reduced parking findings were:

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.
 - Adding substantial floor area
 - Two-car parking area nonconforming in size
 - Steep slope and lot coverage
2. An applicant is able to provide quantitative information that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency).
 - Inapplicable to single-family residential
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.
 - Single family residential use in RM zone
 - In compliance with FAR, lot coverage, height, and setbacks
4. The proposed use is consistent with the General Plan and any applicable specific plan.
 - Medium Density Residential
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.
 - Nearby uses: single family and multifamily
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.
 - FAR met
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.
 - Continuing nonconforming parking

Duke Kelso, contractor provided comments regarding the approach to the project and the efforts made to conform to the requirements.

Co-owners Nicholas & Aleia Melese responded to questions from the Commission regarding the purpose of the project and responded to inquiries about the color choice of the house.

No comments from the public.

On motion by Commissioner Huynh and second by Commissioner Evans and carried by the following vote, the Planning Commission moved to approve UP-23-02 for 1057 Amador Avenue.

RESULT: 5-0-0-1

AYES: Owens, Silva, Dodson, Evans, Huynh

NOES: None

ABSTAIN: None

ABSENT: La Mica

ACTION: APPROVED UP-23-02

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.

Eric Azriel, Associate Planner presented the project that proposed to build a two-story single family residence on a substandard vacant parcel. In accordance with Seaside Municipal Code 17.62.080.A, granting of a variance may waive or modify zoning ordinance standards when special circumstances exist, including shape and size. The architectural review is required for all new single family residential projects. The variance findings were outlined as follows:

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

Steve Mickle, project contractor, gave remarks to the Commission regarding the project and responded to questions.

No comments from the public.

On motion by Commissioner Huynh and second by Commissioner Owens and carried by the following vote, the Planning Commission moved to approve the Variance Application 23-01 at 1784 Laguna Street.

RESULT: 5-0-0-1

AYES: Owens, Silva, Dodson, Evans, Huynh

NOES: None

ABSTAIN: None

ABSENT: La Mica

ACTION: APPROVED & ADOPTED RESO #23-14

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.

Beth Rocha, Senior Planner, presented the project that is a single story residence that was extensively damage by a fire in 2019. The project consist of a rebuild of the 2,383 square feet fire damaged residence, including a new 2,050 square feet second story addition, and rebuild of the 506 square foot attached garage.

Jonathan Le, property owner, provided a presentation and reviewed the purpose of the project and the alternatives that were not chosen in lieu of the proposed project.

Public Comment: Steven Crow, Marilyn Manicini, Pam McCormick, Julie Trout, Greg Daniels, James Bogan, David & Rena Kempton, Ena Della, Catherine Bryant Daniels, Kimberly, Hannah, Caroline, Neighbor (caller -2655)

On motion by Commissioner Huynh and second by Commissioner Evans and carried by the following vote, the Planning Commission moved to approve AR-23-11 for 7 Harrow Court.

RESULT: 5-0-0-1

AYES: Owens, Silva, Dodson, Evans, Huynh

NOES: None

ABSTAIN: None

ABSENT: La Mica

ACTION: APPROVED AR-23-11

7. REPORTS FROM COMMISSIONERS

Owens - LaSalle/Ord Grove Avenue crossing guards in the afternoon as students are leaving school in the afternoon.

8. REPORTS FROM STAFF

Staff provided an update regarding Monterey Road improvements and that no decision has been made as to whether the pathway from Seaside High will be included.

City Attorney, Sheri Damon provided an update on the Auto mall issues, Exclusive Negotiating Agreement for luxury auto mall which has expired, and there are no pending projects planned at the existing auto mall.

Next meeting is August 23, 2023.

9. ADJOURNMENT

With no further business, the meeting adjourned at 8:08 p.m.

Respectfully submitted,

Dominique L. Davis, City Clerk

Will Silva, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: August 23, 2023

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

PURPOSE & RECOMMENDATION

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

BACKGROUND

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

PROJECT OVERVIEW

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

CEQA

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

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

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

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

ARCHITECTURAL REVIEW

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

Character, Quality, Scale, Materials and Colors

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

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

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

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

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

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

Landscaping

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

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

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

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

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

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

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

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

Lighting:

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

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

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

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

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

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

AFFORDABLE HOUSING

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

STAFF ANALYSIS

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

Specific Plan Compliance:

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

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

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

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

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

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

Parking

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

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

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

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

ATTACHMENTS

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

**PLANNING COMMISSION
RESOLUTION NO. 23-13**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

General Plan Conformance

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

Land Use Element

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

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

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

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

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

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

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

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

Housing Element

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

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

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

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

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

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

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

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

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

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

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

Evidence: The approval of the Architectural Review application will enable the developer to construct a project at an appropriate density with proper design amenities to ensure a quality living environment that would not be detrimental to the public interest, health, safety, convenience, or welfare or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

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

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

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

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

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

Building:

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

Fire Department:

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

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

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

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

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

Planning:

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

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

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

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

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

Engineering and Public Works:

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

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

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

Standard:

1. Except as modified by the conditions of approval, plans submitted for Architectural Review application must be in compliance Exhibit A: Project Plans.
2. The applicant agrees as a condition and in consideration of the approval of this permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
3. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
4. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within 15 days from the date of its approval.
5. This approval shall become null and void unless the use is established within twelve (12) months of August 31, 2024. Time extensions may be granted if a written request and associated fee are received by the Community Development Department within 30 days prior to the expiration.
6. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 23rd day of August 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

ARCHITECTURAL REVIEW APPLICATION No. AR-23-06
RESOLUTION No. 23-13

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

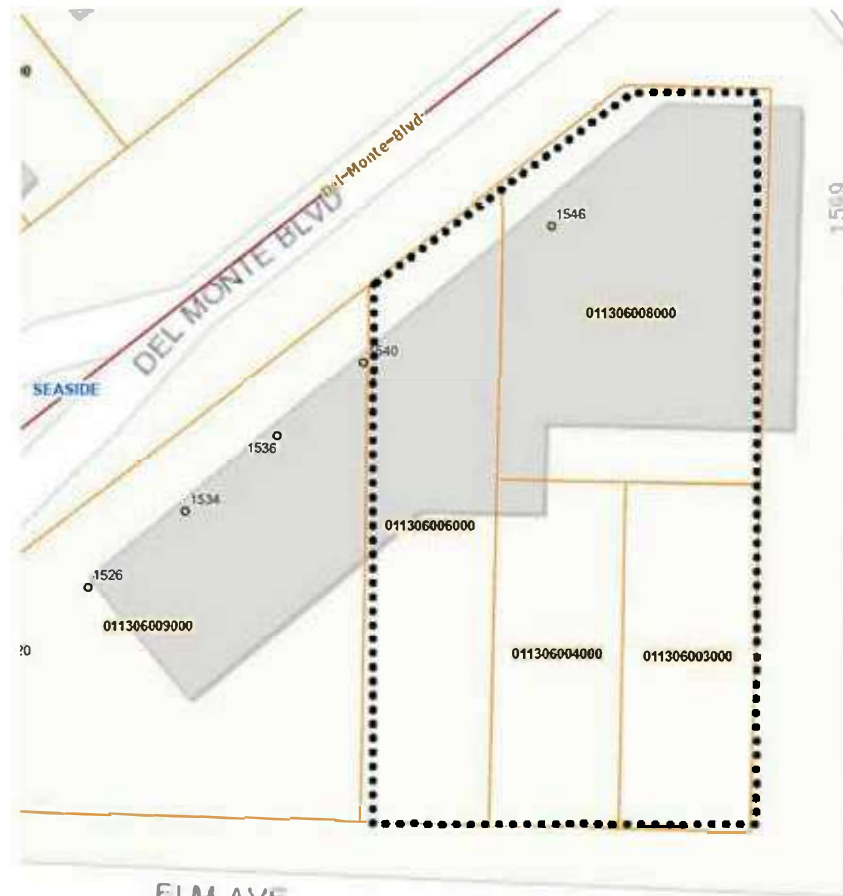
The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Planning Commission.

Applicant's Signature

Date

Property Owner's Signature

Date



PARCEL MAP

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



Seaside Market

Seaside, CA

FOOTHILL PARTNERS
 REAL ESTATE AND URBAN ECONOMICS



VICINITY MAP

Seaside Market - Seaside, California

MIXED-USE PROJECT

FOOTHILL PARTNERS

(916) 939-9890

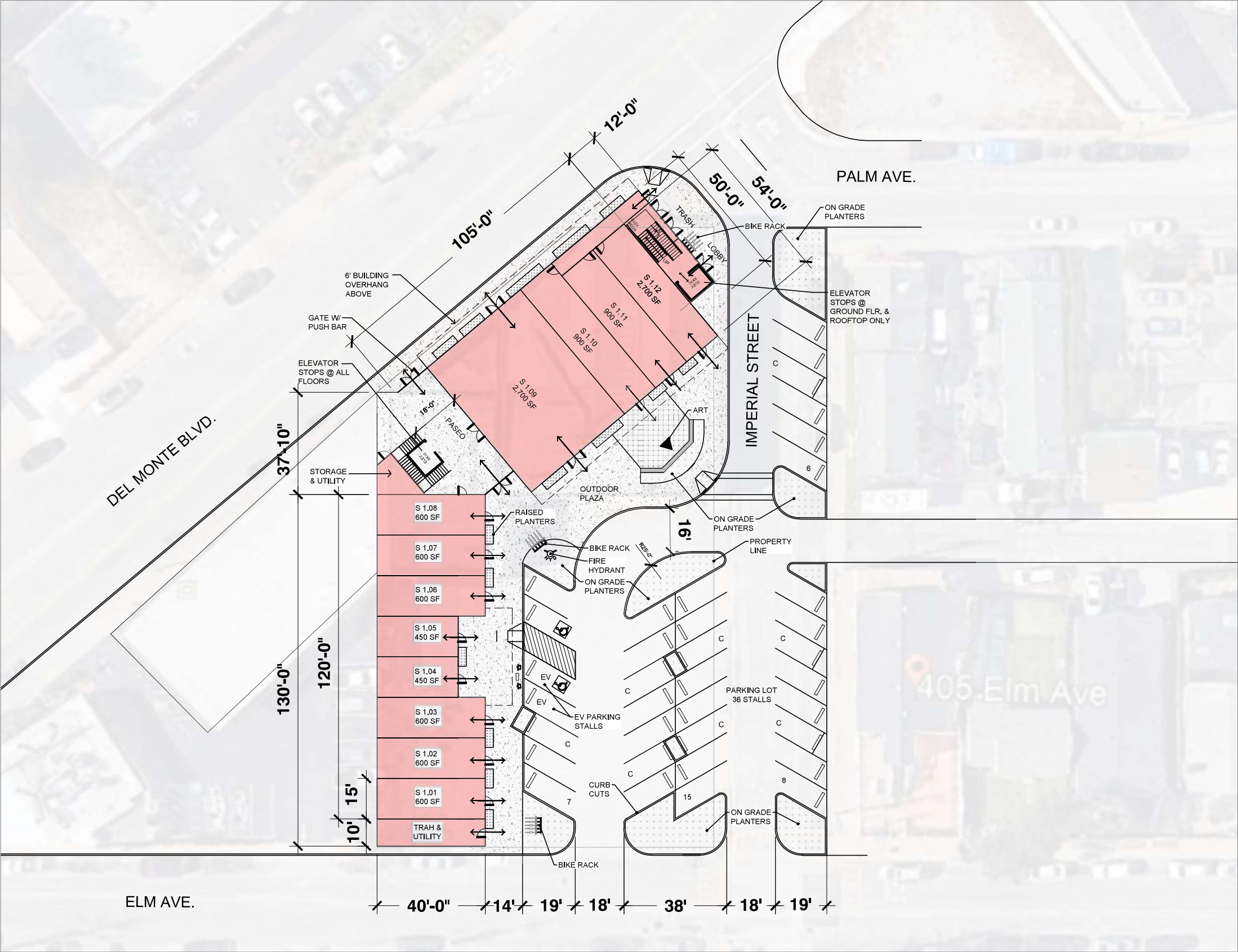
dwiele@foothillpartners.com

rcord@foothillpartners.com

www.foothillpartners.com

MAY 25, 2023

0.0



GROUND FLOOR FFE 0'

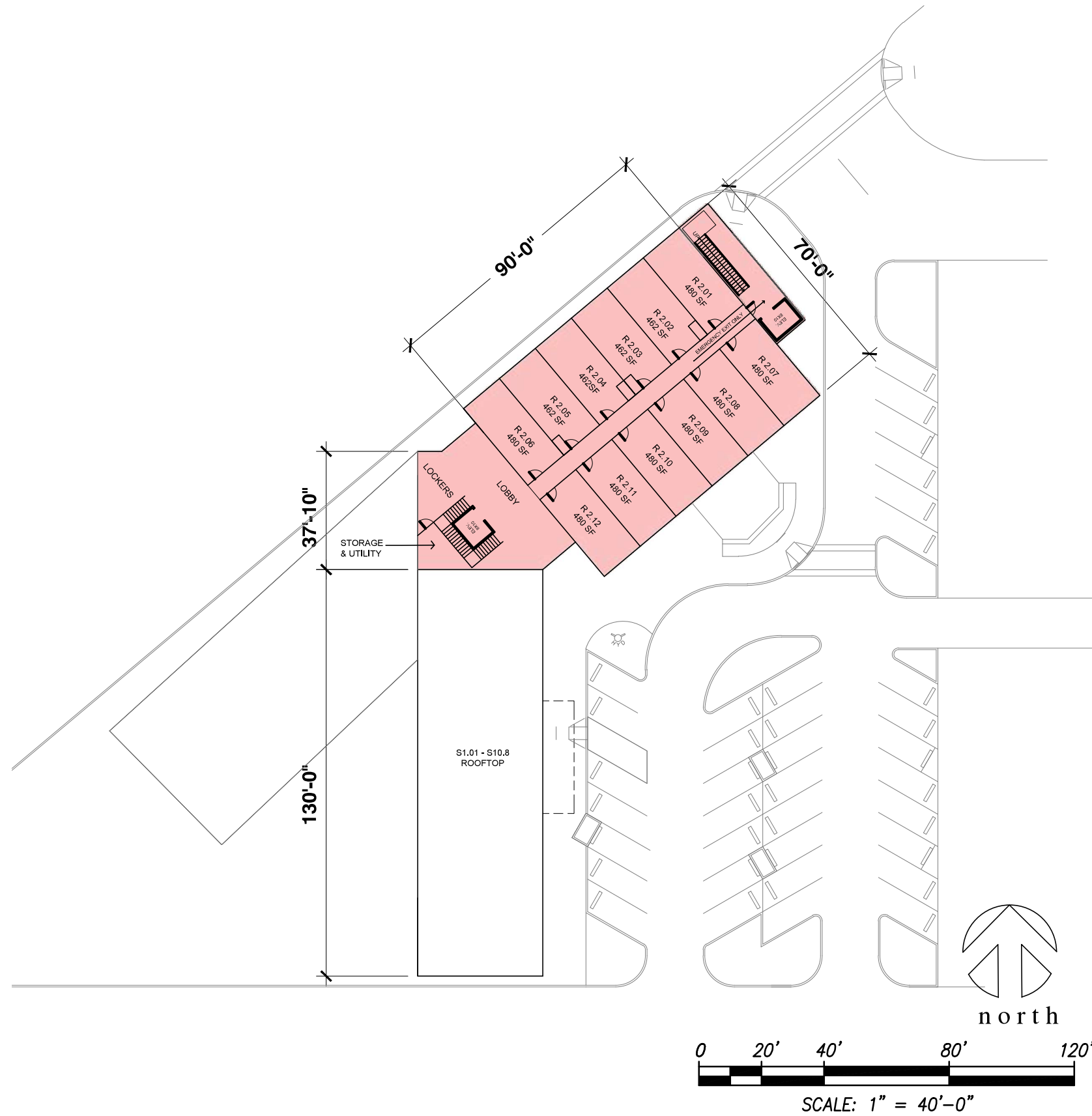
RETAIL - GROUND FLOOR SF

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

PARKING CALCULATIONS

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





2ND FLOOR FFE 15'

AND

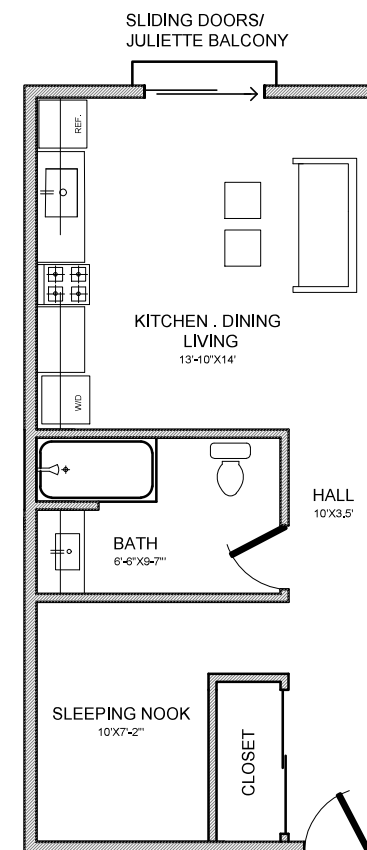
3RD FLOOR FFE 26'

RESIDENTIAL - 2ND FLOOR SF

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

RESIDENTIAL - 3ND FLOOR SF

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

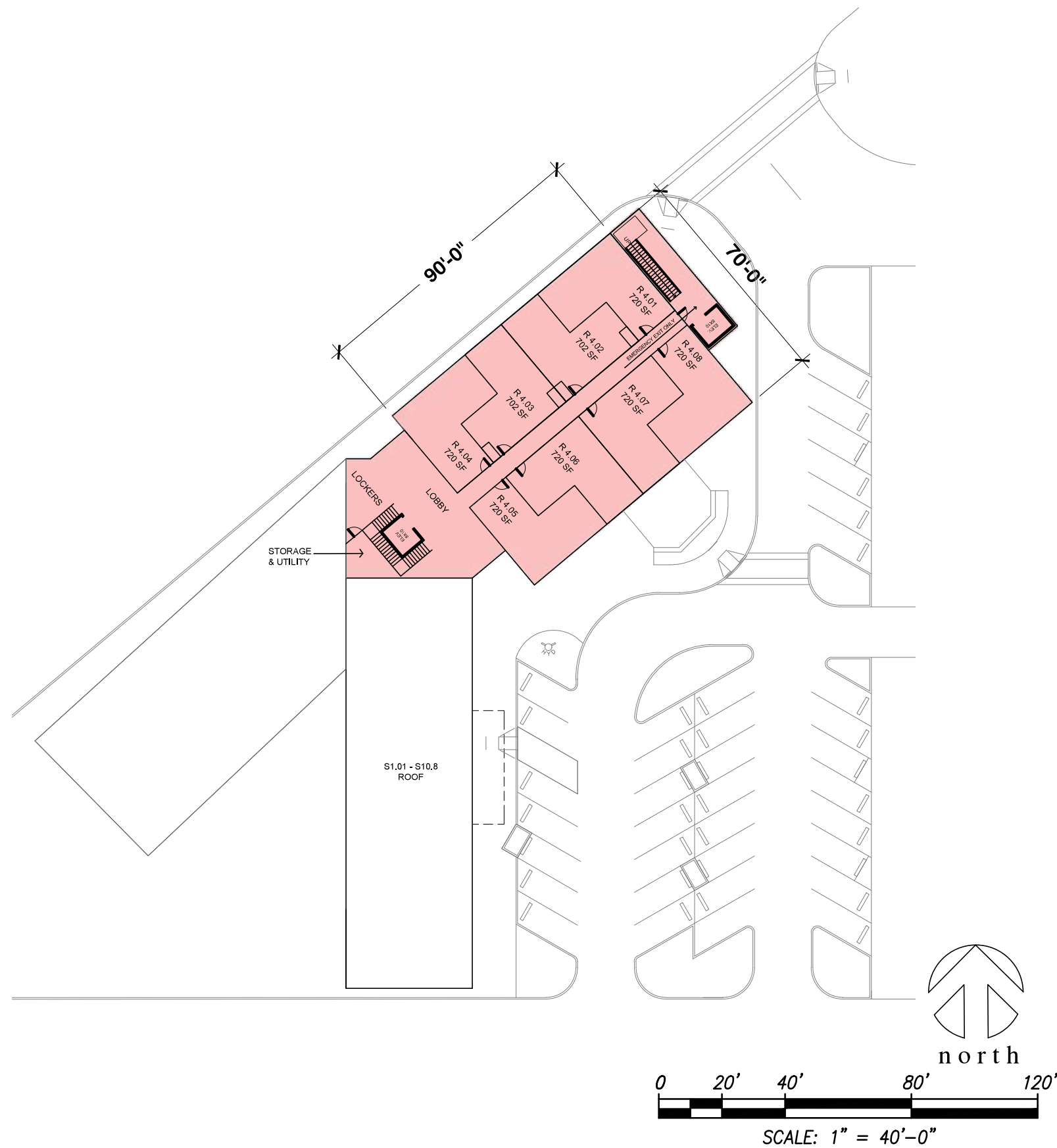


STUDIO LAYOUT, 480 SF

SCALE: 1/8" = 1'

STUDIO LAYOUT, 480 SF

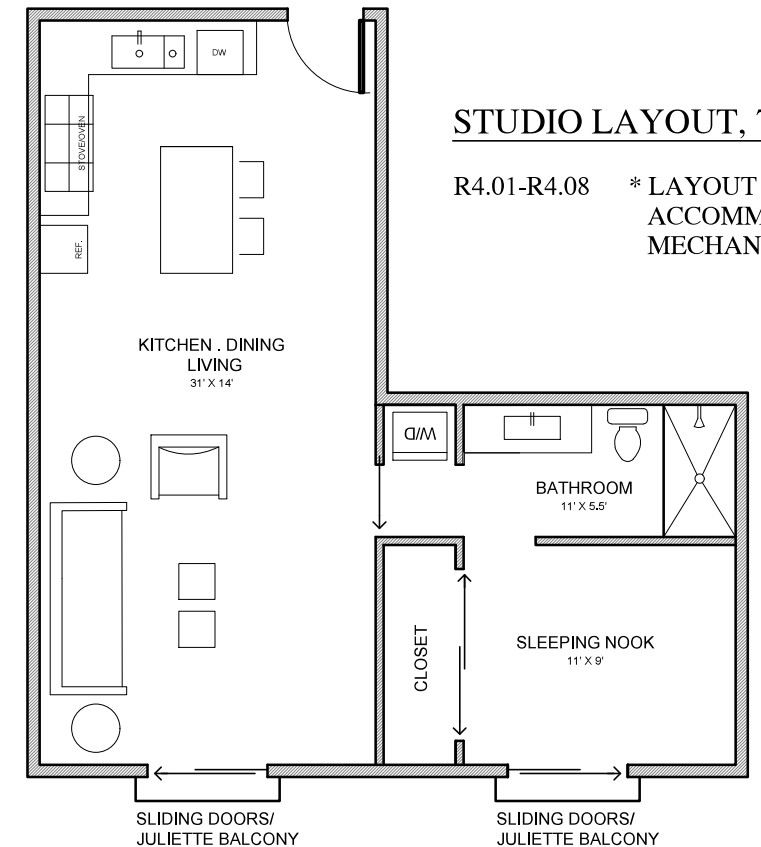
R2.01-R2.12 * LAYOUT CAN VARY TO
R3.01-R3.12 ACCOMMODATE BUILDING
 MECHANICAL



4TH FLOOR FFE 37'

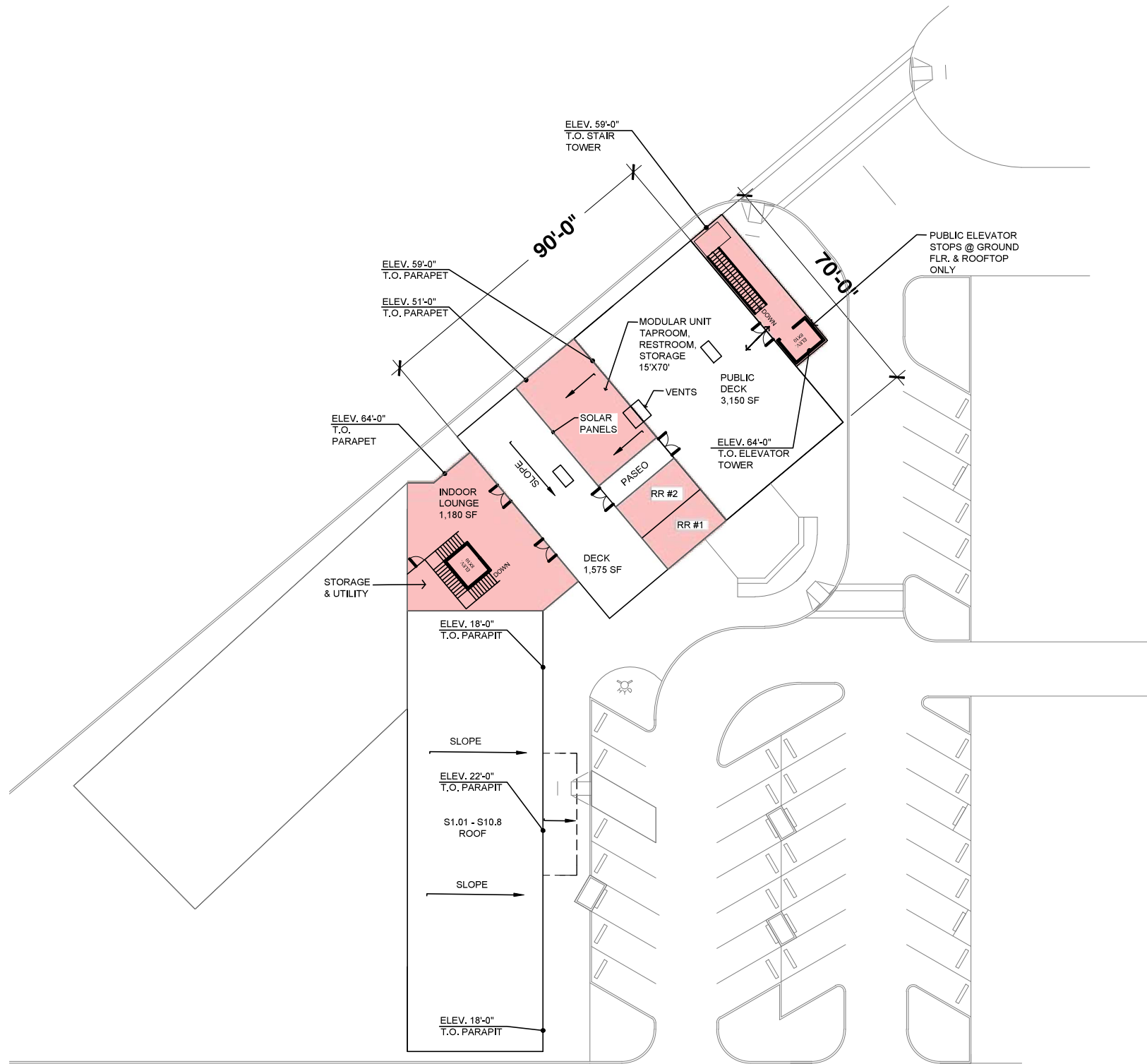
RESIDENTIAL - 4TH FLOOR SF

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



STUDIO LAYOUT, 720 SF

SCALE: 1/8" = 1'



Rooftop Tasting Room

FFE 48'

LEASE SPACE

MODULAR UNIT = 1,450 SF

ROOFTOP DECK (PUBLIC) = 3,150 SF

ROOFTOP DECK = 1,575 SF

INDOOR LOUNGE (RESIDENTS) = 1,180 SF

TOTAL 7,355 SF

COMMON SPACE

EGRESS, ELEVATOR & STAIRS = 1,000 SF



SCALE: 1" = 40'-0"

LEGEND

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

EAST (2) EAST (1)



SCALE: NTS

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

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

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



LEGEND

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

EAST (2)

EAST (1)



SCALE: NTS



LEGEND

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



LEGEND

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



LEGEND

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

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

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



LEGEND

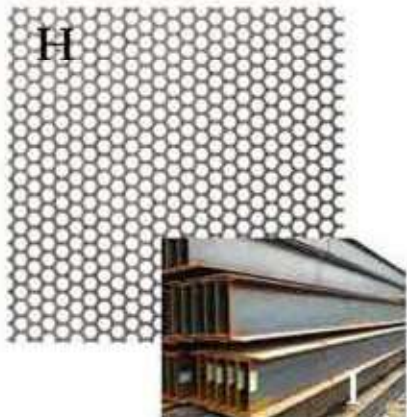
MATERIAL	FINISH & COLOR
A Composite Siding	Horizontal, Off-White
B Corrugated Steel or Composite Siding	Vertical, Charcoal
C Stucco or Steel Mural Panels	Blue, Organic
D Stucco Panels	Santa Barbara, Blue
E Vertical Shiplap 6"W or Composite Siding	Valspar Transparent Cedar/Lt Brown
F Smooth Concrete	Washed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



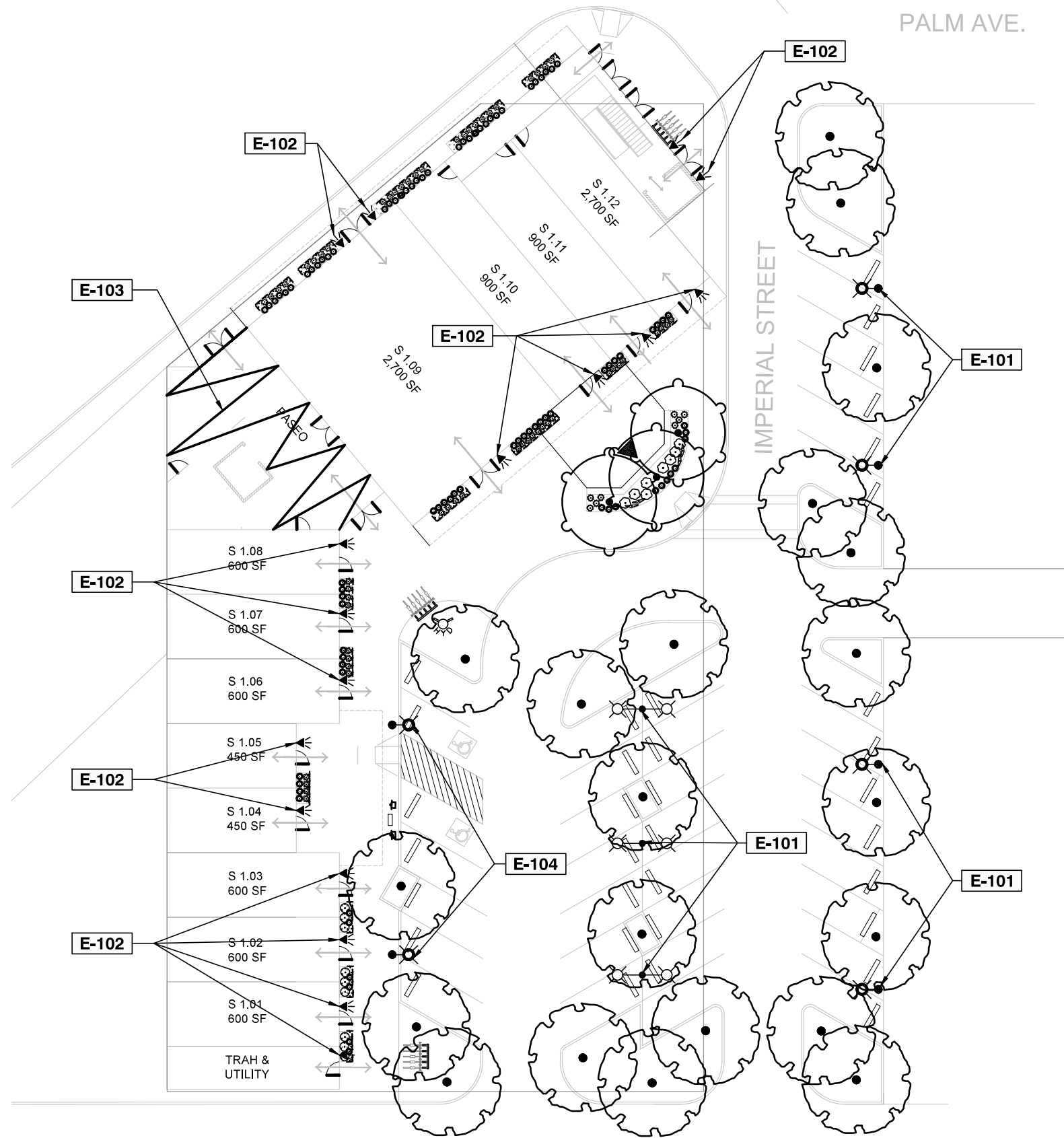
BUILDING PERSPECTIVES



ACCENT PLANTING



CONCRETE PLANTERS

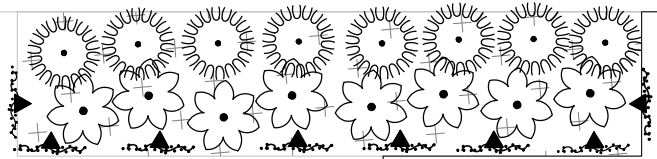


PLANT SCHEDULE

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

LIGHTING SCHEDULE

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



RAISED PLANTER TYP.

SCALE: 1/4" = 1'

FEATURES

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



SPECIFICATIONS

CONSTRUCTION

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

LED/OPTICS

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

INSTALLATION

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

ELECTRICAL

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

FLEX®



RELATED PRODUCTS

θ K5

θ K4

θ UCM

θ PROL2

CONTROLS

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

CERTIFICATIONS

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

WARRANTY

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

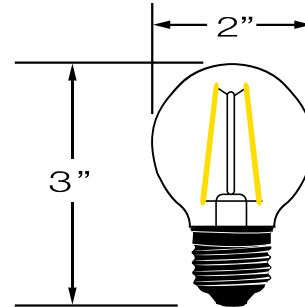
KEY DATA	
LUMEN RANGE	4,268–19,395
WATTAGE RANGE	66–156
EFFICACY RANGE (LPW)	58–138.3
INPUT CURRENT RANGE (mA)	300/385/495/ 600/700 mA
WEIGHT	lbs / kg
EPA	

WET RATED LED LAMPS FOR DECOSTRING & MARQUIS



PROJECT:

TYPE:



SPECIFICATIONS

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

PERFORMANCE

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

PART NUMBER

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



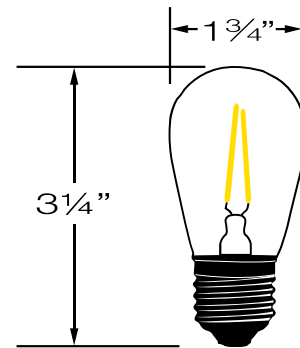
S14 FILAMENT LED LAMPS

WET RATED LED LAMPS FOR DECOSTRING & MARQUIS



PROJECT:

TYPE:



SPECIFICATIONS

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



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

PERFORMANCE

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

PART NUMBER

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

SPECIFICATIONS ARE SUBJECT TO CHANGE
DUE TO CONTINUOUS ADVANCES IN TECHNOLOGY
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LED FILAMENT STYLE LAMPS



S14

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

WHITE OR FROSTED – CONSULT FACTORY



G16.5

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

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

WHITE OR FROSTED – CONSULT FACTORY



VINTAGE LED LAMPS
CONSULT FACTORY



A15 & A19

CONSULT FACTORY



S14 VARIOUS COLORS
CONSULT FACTORY



G25

CONSULT FACTORY

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

* SEE INDIVIDUAL DATA SHEETS FOR COMPLETE LAMP SPECIFICATIONS

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

INCANDESCENT LAMPS (OPTIONAL)



LF

A15 CLEAR 120V 25W



LS

S14 CLEAR 120V 11W
COLORS AVAILABLE



LH-C

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



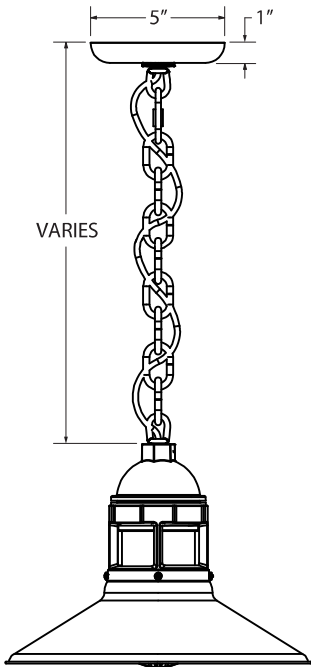
LG

S11 CLEAR 120V 7.5W
COLORS AVAILABLE

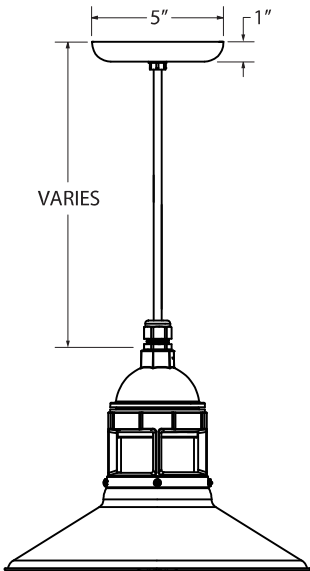
FULL SPECIFICATION SHEETS AVAILABLE AT PRIMUSLIGHTING.COM.

MOUNTING STYLE

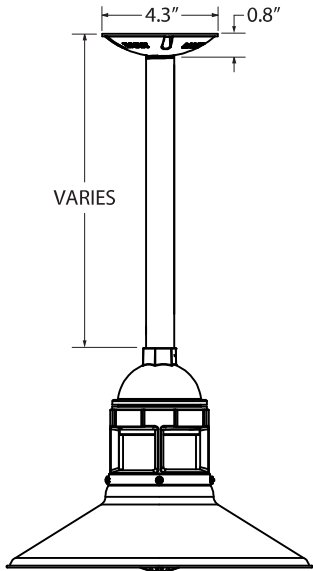
CHAIN HUNG PENDANT (CN)



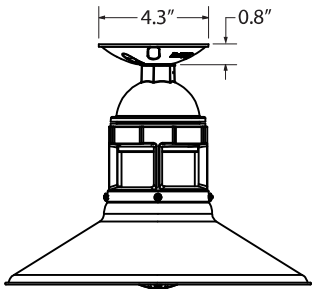
CORD HUNG PENDANT (C)



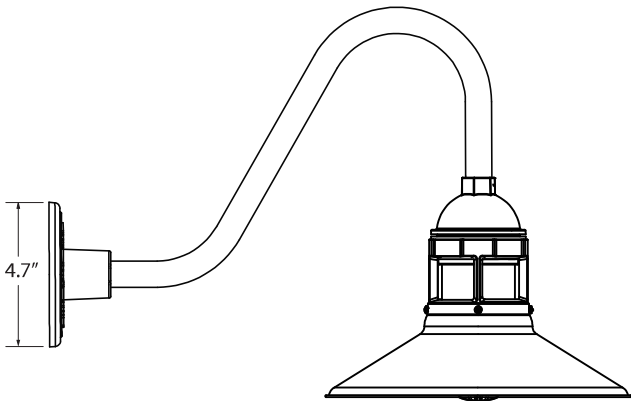
STEM MOUNT PENDANT (S)



FLUSH MOUNT (F)

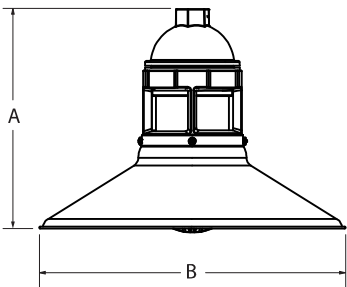


GOOSENECK (G)

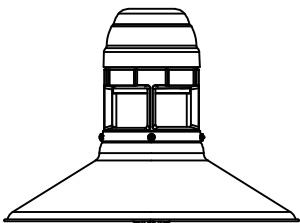


SHOWN WITH: G26 GOOSENECK ARM

LUMINAIRE DIMENSIONS



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



SHOWN WITH OPTIONAL CAP SECTION - G