



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, July 10, 2024
6:00 PM

NOTICE: *The Planning Commission 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.*

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 view or 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 listen or participate by phone: Please call (669) 900-9128
Enter the **WEBINAR 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 by 2:00 p.m. on the day of the meeting.

During the Meeting: When the Chair calls for public comment, members of the public participating in person and wishing to address the Commission may approach the podium when the Chair calls for public comment.

When the Chair calls for public comment, members of the public participating on Zoom and wishing to address the City Council can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9 to "Raise Hand"; press *6 to unmute.

5. In accordance with the City's Remote Meeting Participation Policy for Public Comment: The City of Seaside reserves the right to refuse, limit, and/or revoke use of video conferencing technology and the option for virtual public participation. Granting use of the virtual participation in no way constitutes an endorsement of any person or group to display hateful conduct, including sending or posting hateful images, making violent threats, or targeting others with hateful or abusive speech. The City may remove any participant that violates its agreement or applicable policy with proper notice as outlined in the conditions of use/meeting access.

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

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

5. BUSINESS ITEMS

A. ARCHITECTURAL REVIEW AR-24-12: IKRAM KHAN, PROPERTY OWNER, AND TANJA ROOS OF BLUE ZONES PROJECT MONTEREY COUNTY, APPLICANT, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A NEW MURAL ON AN EXISTING BUILDING FACADE AT 1546 SONOMA AVENUE (APN: 012-293-002) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301 OF THE CEQA GUIDELINES.

B. USE PERMIT APPLICATION UP-23-11 AND ARCHITECTURAL REVIEW APPLICATION AR-23-19: GAVINO OLIVA AND REBECCA OLIVER, PROPERTY OWNERS, AND GAVINO OLIVA, APPLICANT, REQUEST USE PERMIT APPROVAL TO REDUCE THE PARKING REQUIREMENT AND ARCHITECTURAL REVIEW APPROVAL TO BUILD A 467 SQUARE FOOT SECOND STORY ADDITION AND A SECOND STORY BALCONY AT 1790 LUZERN STREET (APN: 012-786-001) LOCATED IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 5) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15305 OF THE CEQA GUIDELINES FOR REDUCING THE REQUIRED PARKING. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(E)(1) OF THE CEQA GUIDELINES FOR BUILDING THE ADDITION.

C. ARCHITECTURAL REVIEW APPLICATION AR-24-05: HUGO PEREZ, APPLICANT, AND MYRA PANGILIAN, OWNER, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED TWO-STORY ADDITION AND SECOND STORY DECK TO AN EXISTING SINGLE FAMILY RESIDENCE AT 1825 YOSEMITE STREET (APN 012-851-008) IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(E) OF THE CEQA GUIDELINES FOR THE ADDITION. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 3) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303(E) OF THE CEQA GUIDELINES FOR THE PROPOSED SECOND STORY DECK.

D. ARCHITECTURAL REVIEW AR-23-22: HUGO RESENDIZ, PROPERTY OWNER AND APPLICANT, REQUESTS ARCHITECTURAL REVIEW APPROVAL FOR A TWO-STORY 1,264 SQUARE FOOT (SF) ADDITION AND SECOND STORY DECK TO AN EXISTING 757 SF SINGLE FAMILY DWELLING AT 1648 HILTON STREET (APN: 012-162-020) IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(E)(2) OF THE CEQA GUIDELINES.

6. REPORTS FROM COMMISSIONERS

7. REPORTS FROM STAFF

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

8. ADJOURNMENT

Next Regularly Scheduled Meeting:
July 24, 2024
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.



CITY OF SEASIDE STAFF REPORT

Item No.: 5.A.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: July 10, 2024

SUBJECT: **ARCHITECTURAL REVIEW AR-24-12: IKRAM KHAN, PROPERTY OWNER, AND TANJA ROOS OF BLUE ZONES PROJECT MONTEREY COUNTY, APPLICANT, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A NEW MURAL ON AN EXISTING BUILDING FACADE AT 1546 SONOMA AVENUE (APN: 012-293-002) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301 OF THE CEQA GUIDELINES.**

PURPOSE & RECOMMENDATION

The purpose of this item is to consider an Architectural Review application to create a mural on the street-side of an existing building at 1546 Sonoma Avenue. Seaside Municipal Code (SMC) 17.40.080.D.4 requires Architectural Review of any murals in a commercial or industrial zone and allows recommendations from the Art and History Commission (AHC). On July 9, 2024 the AHC received a presentation on the mural.

Staff recommends the Commission approve Architectural Review AR-24-12 subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

BACKGROUND

Nation's Market, occupies a nominal 6,281 square foot (SF) parcel, with a building that houses both a neighborhood grocery and corner store and a single family dwelling. Nation's Market is a longstanding physical and cultural landmark along upper Sonoma Avenue, directly across from Capra Park. The grocery has existed at least as far back as 1961; Ikram Khan purchased it in 2017 and continues to operate it.

Properties to the south, west, and north are all single family residential in the RS-12 Single Family Residential zone. To the east lies Capra Park, a neighborhood fixture since 1965. Two swing areas, a picnic table, and a basketball court provide recreational opportunities. In recent years, the park has been vitalized by a 2019 native pollinator plant project that has blossomed into a community garden. Volunteers plant and maintain the garden and provide the produce free for the community.

PROJECT DESCRIPTION

The project proposes a new mural for a portion of the Luzern Street facade of Nation's Market, the side facing Capra Park.

The mural will be painted by Hanif Panni, a professional artist working in multiple mediums including public murals. Hanif has painted multiple murals in the City of Seaside and in the Monterey Peninsula. Recently completed murals include the viral "A Painting of Boat in a Driveway Next to a House on a Fence in Front of a Boat in a Driveway Next to a House," mural here in Seaside, the "Ocean Guardianship" mural at Monte Vista Elementary School in Monterey, and "The Taking of A Village" in Marina. Other Seaside murals Hanif has painted or helped create include the entrance of Counterpoint Coffee and the whale on the side of The Reef.

The mural will be painted on five 4' x 8' wood panels. The panels will be assembled onto two French cleats that will connect it to the side of the building, leaving a 3" gap to the existing siding. The panels will have multiple layers of weather sealing, consisting of the following coats: (1) deck sealer, (2) primer with sealer, (3) exterior acrylic paint mixed with Seal-Krete Waterproofing Primer/Sealer, and (4) RainGuard® VandlGuard™. The muralist has previous experience with this method.

STAFF ANALYSIS

The proposed 160 SF mural faces Capra Park and takes as its subject one of Capra Park's recent residents: the friendly sunflower. Sunflowers are bright and welcoming, provide food, and help the soil. The proposed mural brings a pop of color to aging brown siding. It brings the impression of fresh plants and food to a market that is currently working with Blue Zones Project of Monterey County (BZPMC) to bring back fresh produce and access to CalFresh/SNAP benefits.

The proposed paints are all intended for outdoor use and designed to be moisture resistant. Multiple layers of sealing will help protect the underlying wood from the elements. The RainGuard® VandlGuard™ anti-graffiti coating will protect the mural from graffiti and ultraviolet radiation.

ENVIRONMENTAL REVIEW AND FINDINGS

1. The project is Categorically Exempt, Class 1, from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines.

Evidence: The project proposes painting a mural on the exterior wall of an existing building. No floor area would be added to the use.

2. The colors, placement, and size of the mural are visually compatible with the structure's architecture.

Evidence: The mural covers 20 feet of the street-side façade or approximately more than half of the facade. The mural will consist of five frame-mounted, 8' x 4' wood panels, assembled on-site. The bright white background of the mural will make the image pop from the muted brown background of the existing structure and the bright yellow sunflowers will draw visual attention and serve to transform an unused façade.

3. The mural will serve to enhance the aesthetics of the City.

Evidence: The mural transforms a nondescript facade into a story-telling palette, taking inspiration from the Capra Park sunflowers, which invites the imagination, illustrates community investment, and indicates to residents and visitors that art is welcomed here.

ATTACHMENTS

1. Attachment 1: Draft Resolution
 2. Exhibit A: Project Plans
 3. Attachment 2: Location Map
 4. Attachment 3: Materials
 5. Attachment 4: Project Proposal
 6. Attachment 5: Blue Zones Project Presentation
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**PLANNING COMMISSION
RESOLUTION NO. 24-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING ARCHITECTURAL REVIEW APPLICATION NO. AR-24-12 FOR A NEW MURAL ON AN EXISTING BUILDING FAÇADE AT 1546 SONOMA AVENUE (APN: 012-293-002) IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT.

WHEREAS, Tanja Roos of Blue Zones Project Monterey County, applicant, and Ikram Khan, owner, applied for Architectural Review No. AR-24-12; 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-24-12 at a duly noticed public hearing that the Planning Commission held on July 10, 2024.

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

- 1. The project is Categorically Exempt, Class 1, from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines.**

Evidence: The project proposes painting a mural on the exterior wall of an existing building. No floor area would be added to the use.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings for Architectural Review AR-24-12:

- 2. The colors, placement, and size of the mural are visually compatible with the structure's architecture.**

Evidence: The mural covers 20 feet of the street-side façade or approximately more than half of the facade. The mural will consist of five frame-mounted, 8' x 4' wood panels, assembled on-site. The bright white background of the mural will make the image pop from the muted brown background of the existing structure and the bright yellow sunflowers will draw visual attention and serve to transform an unused façade.

3. The mural will serve to enhance the aesthetics of the City.

Evidence: The mural transforms a nondescript facade into a story-telling palette, taking inspiration from the Capra Park sunflowers, which invites the imagination, illustrates community investment, and indicates to residents and visitors that art is welcomed here.

BE IT FURTHER RESOLVED, the Planning Commission approves AR-24-12 subject to the following Conditions of Approval:

Planning:

1. Substrate material must be approved by the Zoning Administrator prior to commencing project execution. Prohibited wood panel types include oriented strand board and any panels that would delaminate when kept outdoors.
2. All substrate surfaces and edges shall be sealed against water intrusion.
3. The mural shall be washed as needed, at a minimum of once every two years.
4. The protective clear coat shall be reapplied when it needs repair or otherwise wears off.
5. Whenever damage to the mural depictions or colors is found, the property owner or person in control shall repair the mural within 60 days using materials of equal quality and weather resistance.
6. Whenever graffiti is found, the property owner or person in control shall remove the graffiti or otherwise return the mural to its original condition within 15 days. This Condition of Approval is in addition to the requirements found in Seaside Municipal Code Chapter 8.31.
7. No items shall be stored in front of, or adjacent to, the mural that would obstruct the view of the mural in any manner.
8. The Zoning Administrator has the authority to approve minor changes to the landscaping, lighting, and architectural finishes of this project, given changes are kept in a similar 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.

Building:

9. Construction must comply with all requirements of the California Building Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Fire Department:

10. Construction must comply with all requirements of the California Fire Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Standard:

11. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
12. 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.
13. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
14. 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.
15. This approval shall become null and void unless the approval is exercised within twelve (12) months of July 17, 2024. Time extensions may be granted by the procedures explicated in Seaside Municipal Code Section 17.64.080.B.

16. 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 10th day of July 2024, 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-24-12
RESOLUTION No. 24-XX

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

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

Applicant's Signature

Date

Property Owner's Signature

Date



Ham. 24





Location Map 1546 Sonoma Avenue





TECHNICAL DATA SHEET

VANDLGUARD™ **NON-SACRIFICIAL ANTI-GRAFFITI COATING**

PRODUCT DESCRIPTION

VANDLGUARD Non-Sacrificial Anti-Graffiti Coating is a single-part system that provides a tough and durable graffiti resistant finish. This is a cross-linking co-polymer material coating that dries clear (non-yellowing) with a low-luster sheen. Protects a variety of interior and exterior vertical surfaces from permanent graffiti staining and damage. Will protect your surface from graffiti defacement caused by commercially available spray paints.

Features and Benefits of VANDLGUARD:

- Backed by the best warranty available on the market
- Supplied ready to use - no mixing needed
- V.O.C. compliant - less than 20 g/l
- Treated surfaces will sustain unlimited graffiti removals for a period up to ten years
- Will retard the growth of mildew, mold, fungus, and bacteria
- Surfaces require no particular maintenance.
- No expensive sand blasting needed.
- Meets Master Painters Institute (MPI) #105 - Graffiti-Protection, Top Coat
- UV protectant

A COMPLETE SYSTEM

Bare Surfaces: First apply one coat of MICRO-SEAL Water-Repellent by Rainguard (required for applications that need warranties and substrate is unpainted or sealed)

Material Warranty Application Requirements

One Year Warranty Apply One Coat of VANDLGUARD
Five Year Warranty Apply Two Coats of VANDLGUARD
Ten Year Warranty Apply Three Coats of VANDLGUARD

For warranties that include labor, please refer to VANDLGUARD ONE, VANDLGUARD FIVE and VANDLGUARD TEN systems.

Warranty Period: Up to Ten Years

CSI Reference: Division 9

Part Numbers:	<u>USA</u>	<u>International</u>
1 Gallon	VG-7001	VG-7001-CA
5 Gallon	VG-7000	VG-7000-CA

RECOMMENDED USES:

- Aggregate panels
- Concrete, brick, or stucco
- EFIS and cement plaster
- Metal
- Over water-based and solvent-based coatings
- Plastic
- Previously or newly-painted surfaces.
- Stone
- Wood

COVERAGE RATES (THEORETICAL):

Porous Surfaces Per Coat	Square Feet Per Gallon
Precision Block	200
Split Face Block	200
Ground Face Block	200
Scored/Fluted Block	180
Sand Blasted Block	180
Slump/Adobe Block	200
Heavy Textured Stucco	200
Brick	250
Unpainted Wood	200
Porous Tile	200

Dense Surfaces Per Coat

Fine/Medium Textured Stucco	250
Pre-Cast/Tilt-up Concrete	250
Cast Concrete	250
Sand Blasted Concrete	225
Exposed Aggregate	225
EFIS	225
Metal	300
Painted Surfaces	300

MANUFACTURED BY:
Rainguard International
 3334 East Coast Highway #143, Corona del Mar, CA 92625

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Office: 949-515-8800
 Fax: 949-675-3450
info@rainguard.com
www.rainguard.com
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HOW TO USE:

All surfaces to be coated should be structurally sound, clean, and dry.

Using airless spray equipment, apply VANDLGUARD at recommended coverage rates. Apply in a fine mist, cross-hatched pattern to build up the wet coating. As soon as the entire surface has been coated, immediately repeat process with a second pass. Depending on the porosity of the surface, a light second coat may be necessary. Clean equipment with soap and water when finished.

GENERAL PRECAUTIONS:

Painted Surfaces

Allow newly-painted and stucco surfaces to fully chemically cure before application of VANDLGUARD. Recent formulations of pigmented paints, coatings, and integrally-colored stucco colorant additives contain biocides. These biocides must be released **before** application of VANDLGUARD. Please consult the manufacturer of the paint/stucco coating to determine the chemical curing period. Rainguard is not responsible for yellowing or color differences as a result of application of the VANDLGUARD over uncured paint or integrally-colored stucco surfaces.

TEST PANEL

Always apply material to a mock wall or test panel. Test wall or actual surface area to determine acceptable color, surface porosity, application rates and methods before starting general application.

Environmental Conditions

Do not apply to surfaces if moisture content is greater than 15% as measured with an electronic moisture meter. Do not apply materials in climates where freezing temperatures have existed prior to application. Allow adequate time for surfaces to thaw. Establish that air, surface, and material temperatures are above 40°F (4°C) and at least 5°F above the dew point prior to painting. Do not apply at temperatures below 40°F or when temperatures are expected to drop below 40°F within 24 hours of application. Do not apply if rain, snow, or lower temperatures are expected within 48 hours. Do not apply if relative humidity is greater than 80%.

GRAFFITI REMOVAL:

In many instances, non-abrasive household cleaners safely and effectively remove tagging. However, in the event tagging can't be removed with these cleaners, please contact manufacturer and purchase Rainguard VANDLCLEAN SUPER. Follow manufacturer's recommendations and instructions for use. In addition, warm water power-washing has also been known to assist in the removal of tagging. Please refer to the manufacturer for additional assistance.

TECHNICAL DATA:

For additional performance-testing information, please contact Rainguard technical services

Material Type	Cross Linked Co-Polymer
Permeability	100% Permeable
Solids Content by Volume	Approximately 40.0%
Solids Content by Weight	Approximately 58.0%
Odor	Similar to Latex Paint
Application Temp Range	40° to 100° F
Finish	Dries Clear
V.O.C.	<20 g/L
Flash Point	Non-Flammable
Surface Dry Time	One to Two Hours
Full Chemical Cure	72-96 Hrs @ 75° F

LIMITED WARRANTY PROCEDURES/INFORMATION

The information contained herein is offered in good faith and is believed to be accurate. To be eligible for a Rainguard Warranty the following must occur:

1. A site visit must be conducted by an employee or agent of Rainguard and a Field Inspection Report completed.
2. A Warranty Application must be fully completed by the applicator.
3. Field Inspection Report, Warranty Application, and a copy of the distributor's invoice must be submitted to and approved by Rainguard.

This material is only warrantied when applied in accordance with the manufacturer's guidelines and warranty procedures. Without adherence to these specific guidelines, no expressed or implied warranty of this product is given. Please contact Rainguard for additional information.

MANUFACTURED BY:

Rainguard International

3334 East Coast Highway #143, Corona del Mar, CA 92625

Office: 949-515-8800

Fax: 949-675-3450

info@rainguard.com

www.rainguard.com

SEAL KRETE®

ORIGINAL

WATERPROOFING PRIMER/SEALER

PRODUCT
DATA SHEET

DESCRIPTION: Penetrating clear satin primer/sealer primarily for vertical surfaces; water-based acrylic, low odor and low VOC.

Typical Uses:

- ✓ Seal brick, stucco & concrete
- ✓ Rejuvenate old brick & plaster
- ✓ Brighten aluminum siding
- ✓ Prime vinyl siding
- ✓ Bind chalky surface
- ✓ Paint additive to extend life & coverage
- ✓ Buffer pH in hot cement
- ✓ Dustproofing and priming floors prior to painting

Important: Read all directions thoroughly. Recommended: Wear gloves and safety glasses.

SURFACE PREP*: Surface must be clean and dry. Remove loose paint and excessive chalk. Repair cracks and surface breaks. Cover windows, doors, etc. and use caution when applying on windy days.

APPLICATION: Read "LIMITATIONS" section before use. This sealer is ready to use; do not dilute. Apply with a brush, roller or sprayer (garden or airless). Backroll spray applications to ensure penetration. Apply at least two coats, allowing two hours dry time between coats. Remove any overspray immediately with water. Note: Sealer goes on milky white but dries clear.

COVERAGE: 80–300 sq.ft. per gal., depending on surface porosity. Second coat application is 50% greater. Two coats are required for waterproofing bare, vertical concrete.

DRY TIME: 2–4 hours, depending on temperature and humidity.

TOPCOATING: May be topcoated with latex, oil-based or elastomeric coating when dry.

TINT LIMITS: Up to 4 oz. colorant per gallon.

PAINT ADDITIVE: 4–8 oz. of SEAL-KRETE Original can be mixed with one gallon of latex paint to improve spread rate.

CLEAN-UP & STORAGE: Clean all tools immediately after use with soap and water. Store unused product in a dry place above 32°F (0°C). KEEP FROM FREEZING.

LIMITATIONS: Use on above grade vertical surfaces or as a primer on horizontal surfaces – not for below grade use. Do not apply if rain is expected within 12 hours or if temperatures fall below 50°F within 24 hours of application. Do not use on swimming pools, bird baths, water features, cedar, redwood or in areas where hydrostatic pressure is likely to develop. Do not use on very porous substrates like low density, decorative block (use SEAL-KRETE Heavy-Duty instead).

**Sanding or removing paint containing lead may be hazardous. For information contact the National Lead Information Center at 1-800-424-LEAD or www.epa.gov/lead.*

CAUTION: Avoid contact with eyes and prolonged contact with skin. Do not ingest. In case of eye contact, flush thoroughly with water. For skin contact, wash with soap and water. If swallowed, do not induce vomiting. Drink 1–2 glasses of water and get medical attention.
KEEP OUT OF REACH OF CHILDREN.

THE MOST VERSATILE WATERPROOFING PRIMER/SEALER AVAILABLE

STUCCO	BRICK
BLOCK	SIDING
VINYL	CONCRETE



Product	No.	Unit	UPC Code	Carton Bar Code	Carton Size (W x D x H)	Cube / Wt. (cubic ft / lbs)	Carton Qty	Pallet Qty
Original	100001	1 gallon	0 15944 10001 3	1 00 15944 10001 0	15 x 9.5 x 13	1.07 / 36.43	4	36 cs
Original	100005	5 gallon	0 15944 10005 1	—	—	1.30 / 44.92	1	36 ea



ORIGINAL

WATERPROOFING PRIMER/SEALER

- BEST DURABILITY
- INTERIOR/EXTERIOR USE
- FOR COATED & UNCOATED
- VERTICAL SURFACES

ASTM / FEDERAL TEST STANDARDS

SEAL-KRETE Original meets or exceeds:

- ASTM E-514-74 Water Permeance of Masonry (62 mph wind driven rain test)
- ASTM D-1653 Moisture Vapor Transmission
- ASTM D-3960 VOC Compliant (less than 50 g per liter)
- Federal Specification TT-P-0035 for Water Permeability (98 mph wind driven rain test)
- Meets USDA criteria for a structural surface coating that may come in contact with food.
- OTC-compliant

LIQUID PROPERTIES

Solids: 10%

Proprietary Acrylic Resin

Water Based

Odor: Low

Appearance: Milky White, Dries Clear

VOC < 10 g/L – EPA Method 24 – Waterproofing Sealer Category

COVERAGE GUIDELINES

Material Coverage
Approx. sq.ft./gal.

Stucco/Simulated Brick	150
Concrete Slab/Tilt-ups	175
Concrete Blocks	80
Brick	125
Wood Fencing	175
Aluminum Siding	300
Galvanized Metal	300
Adobe	100
Chalky Surfaces	300

Note: Actual coverage will vary depending on porosity of surface. Use a high-solids formula, like SEAL-KRETE Heavy Duty, for low density, decorative block (split-face/fluted block).

LIMITED 5-YEAR WARRANTY: A limited 5-year warranty is available on the quality and performance of this product on a per job basis. Contact our technical service department for details on this warranty program. Otherwise, manufacturer/seller makes no warranty of any kind except that this product is free from defect and is of merchantable quality. Buyer remedy for breach of warranty is limited to replacement of SEAL-KRETE product or refund of purchase price. Convenience Products will not be responsible for labor or the cost of labor for removal or application of any product.

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Activating Public Space with Art

Nations Market + Capra Park
Seaside, California



TEAM | Hanif Panni + Blue Zones Project Monterey County

Hanif Panni is a contemporary artist and musician dedicated to soulful artistic communication. Professionally skilled in design, illustration, and digital composition, he melds classic fine art with emerging technologies to create vibrant works in evolved mixed media, representing mastery in traditional & digital mediums, public mural painting, 3D design, and video projection mapping. <https://www.hanifwondir.com/>

Blue Zones Project Monterey County is a community-based health and wellbeing initiative, based on the research of National Geographic Explorer Dan Buettner. We work with PEOPLE, PLACES and POLICY to help people live longer, healthier and happier lives. Actively improving and activating public spaces through arts, urban greening, community gardens and volunteerism are central to our policy work. <https://montereycounty.bluezonesproject.com/>

Public Art + Community Wellbeing

- Public Art Revitalizes - Blighted or disinvested areas take on more value and civic pride
- Improved perceptions and experiences of neighborhood safety
- Mental and Physical health benefits for residents involved in creation or who have installations close to their homes
- More inclusive and accessible for people of all backgrounds and income levels

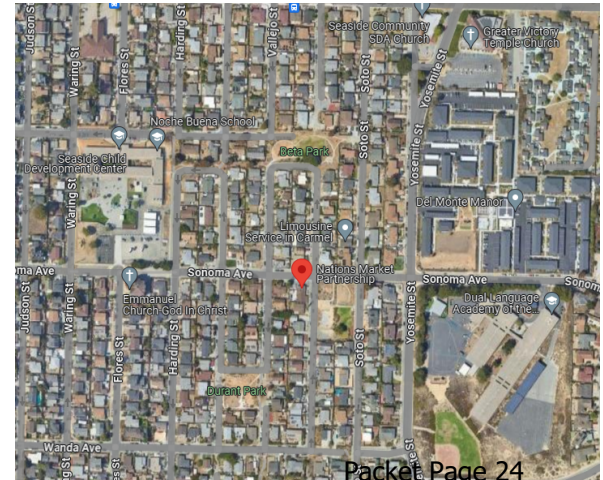
Sourced: <https://housingmatters.urban.org/articles/how-public-art-can-improve-quality-life-and-advance-equity>

CONCEPT - Background

Nations Market and the adjacent Capra Park are located in an area of Seaside that is surrounded by denser single family homes, apartment complexes, churches and schools. Despite being a highly-trafficked area, many amenities have fallen into disrepair. Access to healthy, fresh food for low income residents is highly limited in this area of the City.

To help remedy this, there have been ongoing efforts from dedicated community members and nonprofits, to beautify Capra Park with native pollinator plantings and an edible garden has been established to support community food security.

BZPMC has been working with Nation's Market to reinstate their ability to accept CalFresh/SNAP and offer healthier and affordable options for their customers. BZPMC has also supported volunteer recruitment and in kind/material donations to help the community garden at Capra Park thrive!



CONCEPT - Inspiration

Anyone who has walked by Capra Park in the summer months have been greeted by the cheerful bobbing heads of giant sunflowers grown amidst the edible crops in the community garden.

These brilliant flowers evoke feelings of light-heartedness and joy, while the mere act of growing them helps to remove toxins from the soil, in a quiet yet powerful act of phytoremediation.

Beauty. Transformation. Growth. Joy.

This mural intends to remind viewers that these feelings are always available to us, we just need open ourselves up to the possibilities.







Activating Public Space with Art

Nations Market + Capra Park
Seaside, California



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Artist's Experience

Mural Projects

The Boat Mural - 2024
Private Residence, Seaside

Ocean Guardianship Mural - 2024
Monte Vista School, Monterey

"The Taking of a Village" AAPI Mural - 2023
Catalyst Dispensary, Marina

Counterpoint Mural - 2023
Counterpoint Coffee, Seaside

"I Am a Honey Bee" - 2020
Mural project for WE.CREATEART, Sand City

Humpback Whale - 2019
Monterey Bay Reef, Seaside

Clients

GOOGLE
PEBBLE BEACH COMPANY
ADLER MUSIC GROUP
CZINGER
CITY OF PACIFIC GROVE
WU-TANG CLAN
MONTEREY DESIGN CENTER
LEXUS
CARMEL REALTY COMPANY
FOX THEATRE
THE PHARCYDE
SLUM VILLAGE
CARMEL BACH FESTIVAL
TEAM ONE USA
MBF COMPANY
MONTEREY COUNTY WEEKLY
LONGSHIP BREWERY
WILDCRAFT CIDERWORKS
FOCUSED NOISE
SAND CITY ARTS
CAL STATE MONTEREY BAY
NEOGANDA
COASTAL LUXURY MANAGEMENT



Press Coverage

[ARTNET INTERVIEW](#)

[FOX NEWS NATIONAL](#)

[CBS NEWS NATIONAL](#)

[CBC INTERVIEW](#)

[ABC 7 NEWS LA](#)

[THE CHIVE](#)

[LONDON TIMES
INTERVIEW](#)

[NEWS HUB, NZ](#)

[EPOCH TIMES](#)

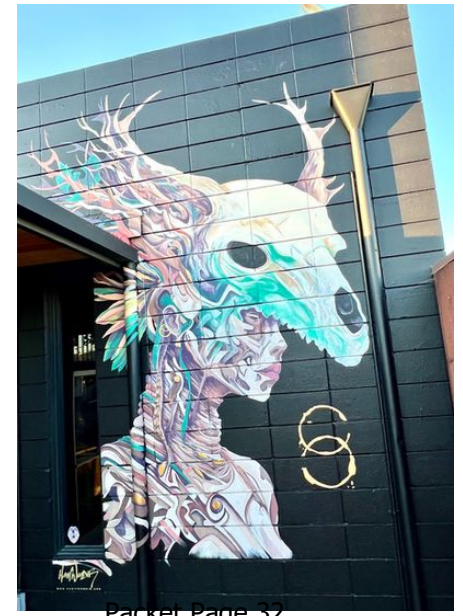
[KSBW MONTEREY](#)

[NBC NEWS NATIONAL](#)

[Original REDDIT post
\(front page 5/8/24\)](#)

[SF CHRONICLE](#)

[NPR - "Wait
Wait...Don't Tell
Me" 5/25/24](#)



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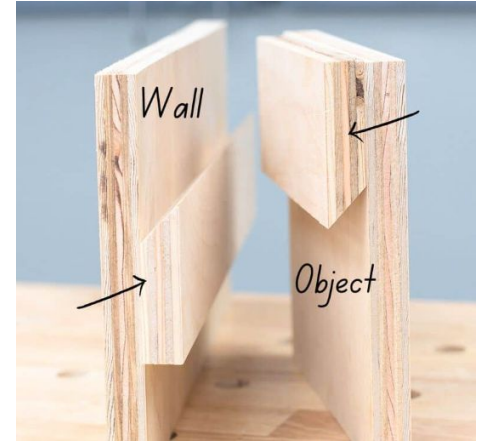




CONCEPT - Design

The mural will be 8x20ft painted on five, contractor-grade plywood panels (8x4ft each) that will be affixed to the siding of Nation's Market. The panels will be mounted using a "french cleat" backing system that is attached to the existing wall and will keep approx. 3 inches between wall and painted panel.

The panels will be weather-treated, primed and painted off site, with high-end exterior acrylic paint mixed with Seal-Krete. Once painting is finished, a layer of anti-graffiti/UV/water coating sealant (VandlGuard) will be applied.



5x
8ftx4ft wood slabs connected and
mounted vertically

20 ft

8 ft









Questions?





CITY OF SEASIDE STAFF REPORT

Item No.: 5.B.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: July 10, 2024

SUBJECT: **USE PERMIT APPLICATION UP-23-11 AND ARCHITECTURAL REVIEW APPLICATION AR-23-19: GAVINO OLIVA AND REBECCA OLIVER, PROPERTY OWNERS, AND GAVINO OLIVA, APPLICANT, REQUEST USE PERMIT APPROVAL TO REDUCE THE PARKING REQUIREMENT AND ARCHITECTURAL REVIEW APPROVAL TO BUILD A 467 SQUARE FOOT SECOND STORY ADDITION AND A SECOND STORY BALCONY AT 1790 LUZERN STREET (APN: 012-786-001) LOCATED IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 5) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15305 OF THE CEQA GUIDELINES FOR REDUCING THE REQUIRED PARKING. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(E)(1) OF THE CEQA GUIDELINES FOR BUILDING THE ADDITION.**

PURPOSE & RECOMMENDATION

The purpose of this item is to consider a Use Permit application to reduce parking requirements and an Architectural Review application to build a 467 square foot (SF) addition and balcony to an existing single family dwelling at 1790 Luzern Street. Seaside Municipal Code (SMC) 17.34.100.B allows the Planning Commission to reduce required parking via approval of a Use Permit. SMC 17.62.030.B.2 requires Architectural Review for all additions that result in a height of greater than 18 feet and all new second-story elements.

Staff recommends the Commission approve Use Permit application UP-23-11 and Architectural Review application AR-23-19 subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

BACKGROUND

The existing 1,134 SF dwelling sits on a 3,650 SF parcel in the RS-12 Single Family Residential zoning district. Nearby uses are entirely residential, mostly single family residences with a few multifamily residences to the south.

Staking and flagging is required for this project per SMC 17.62.030.D because the proposed addition is taller than 18 feet (ft.) and the balcony is a second story element. Staff verified staking and flagging was complete on May 28th, 2024. Pictures of the staking and flagging are shown in Attachment 4.

A Notice of Intent to Approve was mailed to residents within 300 feet on June 4th, 2024. A request for a public hearing was received on June 14, 2024.

NONCONFORMING ELEMENTS

The home is legal nonconforming because it projects into the street-side setback approximately five feet. Therefore, adding conforming floor area requires a Zoning Clearance per SMC 17.72.030.B.1.b.(1). The Zoning Clearance, involving review by the Zoning Administrator, a lower authority, is not necessary because the Planning Commission, a higher authority, is reviewing the Use Permit and Architectural Review, .

The home possesses an existing unpermitted nonconforming deck. As part of the proposed project, the applicant has designated removal of the unpermitted deck.

The maximum permitted lot coverage is 65% of the total lot area, or 2,373 SF of the parcel; the existing lot coverage is 2,705 SF or 74% of the parcel. The unpermitted excess coverage stems from the creation of paved areas that do not require permits. The proposed addition does not add any lot coverage because it is located directly above the existing building. Therefore, this addition may be approved without remedying the lot coverage. Approving the Architectural Review for the second story addition and the Use Permit to reduce parking does not approve the excessive lot coverage.

PROJECT DESCRIPTION

The proposed project would add a 467 SF second story addition and a balcony to an existing 1,134 SF home, yielding a 1,601 SF dwelling. The project includes removal of an unpermitted deck.

STAFF ANALYSIS

The proposed project meets some standards but not others (see Table 1). The maximum height allowed is 24 feet (ft.); the project proposes a height of 23 ft. 11 inches (in.). The maximum allowed Floor Area Ratio (FAR) is 0.45; the proposed FAR is 0.44. The increase in floor area from 1,134 SF to 1,601 SF requires two parking spaces, at least one of them covered. This standard is not met and is the subject of the Use Permit application.

Table 1. Standard limits and proposed project comparison

Standard	Limit	Proposed
Maximum height ¹	24 ft.	23 ft. 11 in.
Maximum Floor Area Ratio ¹	0.45	0.44
Maximum Floor Area ¹	1,643	1,601
Minimum parking spaces ²	Two spaces, at least one covered	One covered space

¹ SMC 17.12.050 Table 2-3 Residential Zone Development Standards

² SMC 17.34.040 Table 3-8 Parking Requirements by Land Use

Use Permit: Reducing Parking

The Planning Commission may reduce the amount of required parking spaces through the granting of a Use Permit if:

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, and
2. An applicant is able to provide quantitative information that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency).
(SMC 17.34.100.B)

The existing structure's location renders the applicable parking requirement unreasonable because there is no available area to create a new parking space. Creating a new parking space would require demolishing parts of the existing single family home. The second finding is only applicable to commercial properties; because this project is residential, the second finding is not required.

Architectural Review: Materials

The exterior will be finished with stucco to match the existing exterior. The entire exterior, including the existing structure, the body, the trim, and doors will be painted Swiss Coffee Behr #12 an off-white beige. On the roof, the GAF Liberty self-adhering cap sheet roll would present a speckled white appearance. Exterior lighting would be black sconces from Hampton Bay.

Architectural Review: Appearance

The second story addition creates a shed roof at the same pitch as the existing gabled roof. The pitch of the roof is visible from the front of the property on Luzern Street (west elevation) and from the rear. The Luzern street side is visually interesting with a sliding glass door leading to a modern style balcony. The north side of the addition, visible along San Pablo Avenue, is blocky but with a small window providing relief and the side view of the balcony adds a sense of horizontal stretch. The south side of the addition, visible to the southern neighbor, uses a roof skirt to increase the variation of the appearance. The east side of the addition is simple, but has the advantage of parallel roof lines creating a sense of harmony. The resultant house would be more visually interesting than the existing house.

ENVIRONMENTAL REVIEW AND FINDINGS

1. The project is Categorically Exempt, Class 5, from the California Environmental Quality Act (CEQA) pursuant to Section 15305 of the CEQA Guidelines for reducing the required parking:

Evidence: Reducing the amount of required parking spaces does not change the land use or density. The parcel's average slope is less than 20%.

2. The project is categorically exempt, Class 1, from the California Environmental Quality Act (CEQA) pursuant to Section 15301(e)(1) of the CEQA Guidelines for building the addition:

Evidence: The 467 SF addition is less than 50% of the existing 1,134 SF dwelling.

3. 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: Increasing the dwelling's floor area above 1,200 SF triggers the requirement of an additional parking space. There is insufficient available area on the parcel to create an additional parking space.

4. 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 is a permitted use in the Single Family Residential RS-12 zoning district; the use complies with the requirements of the Municipal Code.

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

Evidence: The General Plan designates the district Neighborhood Medium (NM) which allows single family residential uses. No applicable Special Plan exists.

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

Evidence: The proposed addition complies with the design standards of the Single Family Residential (RS-12) zoning district. It is compatible with the surrounding uses which are all single family residential.

7. 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 site is served by existing utilities and zoning standards permit the creation of the addition.

8. 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 single family residence has one existing covered parking space; it also has an unofficial parking space on the driveway in front of the garage. Increasing the floor area by 467 SF is not expected to increase the parking demand. Therefore granting the reduction in required parking would not materially injure persons, property, or improvements in the vicinity.

ATTACHMENTS

1. Attachment 1: Draft Resolution
 2. Exhibit A: Project Plans
 3. Attachment 2: Location Map
 4. Attachment 3: Colors
 5. Attachment 4: Staking and Flagging
-

**PLANNING COMMISSION
RESOLUTION NO. 24-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT APPLICATION UP-23-11 TO REDUCE THE PARKING REQUIREMENT AND ARCHITECTURAL REVIEW APPLICATION AR-23-19 TO BUILD A 467 SQUARE FOOT SECOND STORY ADDITION AND A SECOND STORY BALCONY AT 1790 LUZERN STREET (APN: 012-786-001) IN THE SINGLE-FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT.

WHEREAS, Gavino Oliva, applicant, and Gavino Oliva and Rebecca Oliver, property owners, applied for Use Permit No. UP-23-11 and Architectural Review No. AR-23-19; 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 Use Permit application No. UP-23-11 and Architectural Review application No. AR-23-19 at a duly noticed public hearing that the Planning Commission held on July 10, 2024.

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

- 1. The project is Categorically Exempt, Class 5, from the California Environmental Quality Act (CEQA) pursuant to Section 15305 of the CEQA Guidelines for reducing the required parking:**

Evidence: Reducing the amount of required parking spaces does not change the land use or density. The parcel's average slope is less than 20%.

- 2. The project is categorically exempt, Class 1, from the California Environmental Quality Act (CEQA) pursuant to Section 15301(e)(1) of the CEQA Guidelines for building the addition:**

Evidence: The 467 SF addition is less than 50% of the existing 1,134 SF dwelling.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings for Use Permit Application No. UP-23-11:

- 3. 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: Increasing the dwelling's floor area above 1,200 SF triggers the requirement of an additional parking space. There is insufficient available area on the parcel to create an additional parking space.

- 4. 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 is a permitted use in the Single Family Residential RS-12 zoning district; the use complies with the requirements of the Municipal Code.

- 5. The proposed use is consistent with the General Plan and any applicable specific plan.**

Evidence: The General Plan designates the district Neighborhood Medium (NM) which allows single family residential uses. No applicable Special Plan exists.

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

Evidence: The proposed addition complies with the design standards of the Single Family Residential (RS-12) zoning district. It is compatible with the surrounding uses which are all single family residential.

- 7. 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 site is served by existing utilities and zoning standards permit the creation of the addition.

- 8. 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 single family residence has one existing covered parking space; it also has an unofficial parking space on the driveway in front of the garage. Increasing the floor area by 467 SF is not expected to increase the parking demand. Therefore granting the reduction in required parking would not materially injure persons, property, or improvements in the vicinity.

BE IT FURTHER RESOLVED, the Planning Commission approves UP-23-11 and AR-23-19 subject to the following Conditions of Approval:

Planning:

1. This approval does not allow lot coverage exceeding 65%.
2. Landscaped areas, including trees and other plantings, as well as paving, walls, and fences, shall be regularly maintained.
3. The Zoning Administrator has the authority to approve minor changes to the landscaping, lighting, and architectural finishes of this project, given changes are kept in a similar 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.

Building:

4. Construction must comply with all requirements of the California Building Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Fire Department:

5. Construction must comply with all requirements of the California Fire Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Engineering and Public Works:

6. The project must implement storm water best management practices (BMPs) during construction in accordance with SMC 8.46.

7. 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:

8. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
9. 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.
10. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
11. 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 prior to issuance of any Building Permit or establishment of any use authorized by the permit.
12. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of July 17, 2024 in accordance with Seaside Municipal Code Section 17.64.080.A. Time extensions may be granted by the original review authority if a written request and associated fee are received by the Community Development Department at least 30 days prior to the expiration in accordance with Seaside Municipal Code Section 17.64.080.B. This approval shall also become null and void if the implementing Building Permit application expires.
13. 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 10th day of July 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

USE PERMIT APPLICATION No. UP-23-11
ARCHITECTURAL REVIEW APPLICATION No. AR-23-19
RESOLUTION No. 24-XX

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

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

Applicant's Signature

Date

Property Owner's Signature

Date

USE PERMIT PLAN SHEETS

PROJECT DESCRIPTION

SCOPE OF WORK: PROPOSED 466 SF SECOND STORY ADDITION WITH 90 SF CANTILEVERED BALCONY

1. DEMO INTERIOR WALL AND REMOVE PART OF ROOF COVERING OVER KITCHEN AND GARAGE
2. CONSTRUCT INTERIOR STAIRWAY ACCESS BETWEEN (E) FIRST AND (P) SECOND FLOOR.
3. CONSTRUCT NEW 466 SF SECOND STORY OPEN ROOM WITH 90 SF CANTILEVERED BALCONY
4. REPLACE EXISTING GRAVEL ROOF WITH TORCH DOWN ROOFING.
5. REPAINT ENTIRE EXTERIOR.
6. RESTORE FRONT DECK TO ORIGINAL DIMENSIONS

PROJECT SITE: 1790 LUZERN ST
ZONING: RS-12
APN: 012-786-001
LOT: 3,650 SF
OCCUPANCY CLASSIFICATION: R3/U
CONSTRUCTION TYPE: VB

EXISTING SF
MAIN RESIDENCE: 1,134 SF
GARAGE: 247 SF

PROPOSED SF
ADDITION: 466 SF
CANTILEVERED BALCONY: 90 SF

SETBACK REQUIREMENTS
FRONT: 15'
SIDES:
INTERIOR: 5'
STREET SIDE: 10'
REAR: 15'

MAX. LOT COVERAGE: 65% (2,372 SF)

MAX. FLOOR AREA RATIO: 45% (1,642.5 SF)

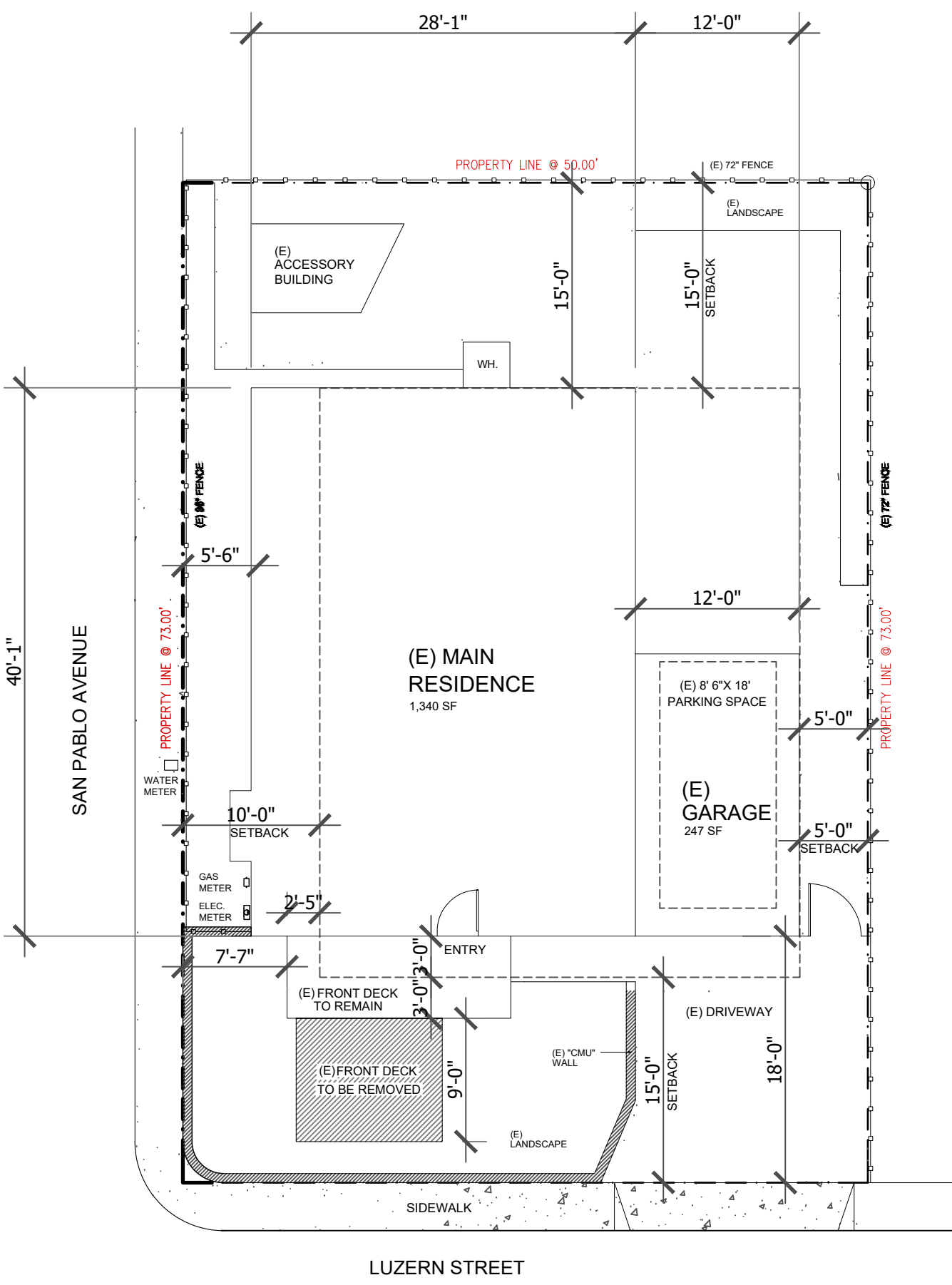
MAX. ALLOWED BUILDING HT.: 24'

MAX. BUILDING HT.: 12' - 7"

APPLICABLE CODES: 2022 C.B.C.
2022 C.R.C.
2022 C.E.C.
2022 C.P.C.
2022 C.M.C.
2022 C.F.C.
2022 C.G.B.C.
2022 ENERGY CODE
2022 FIRE
28-1"

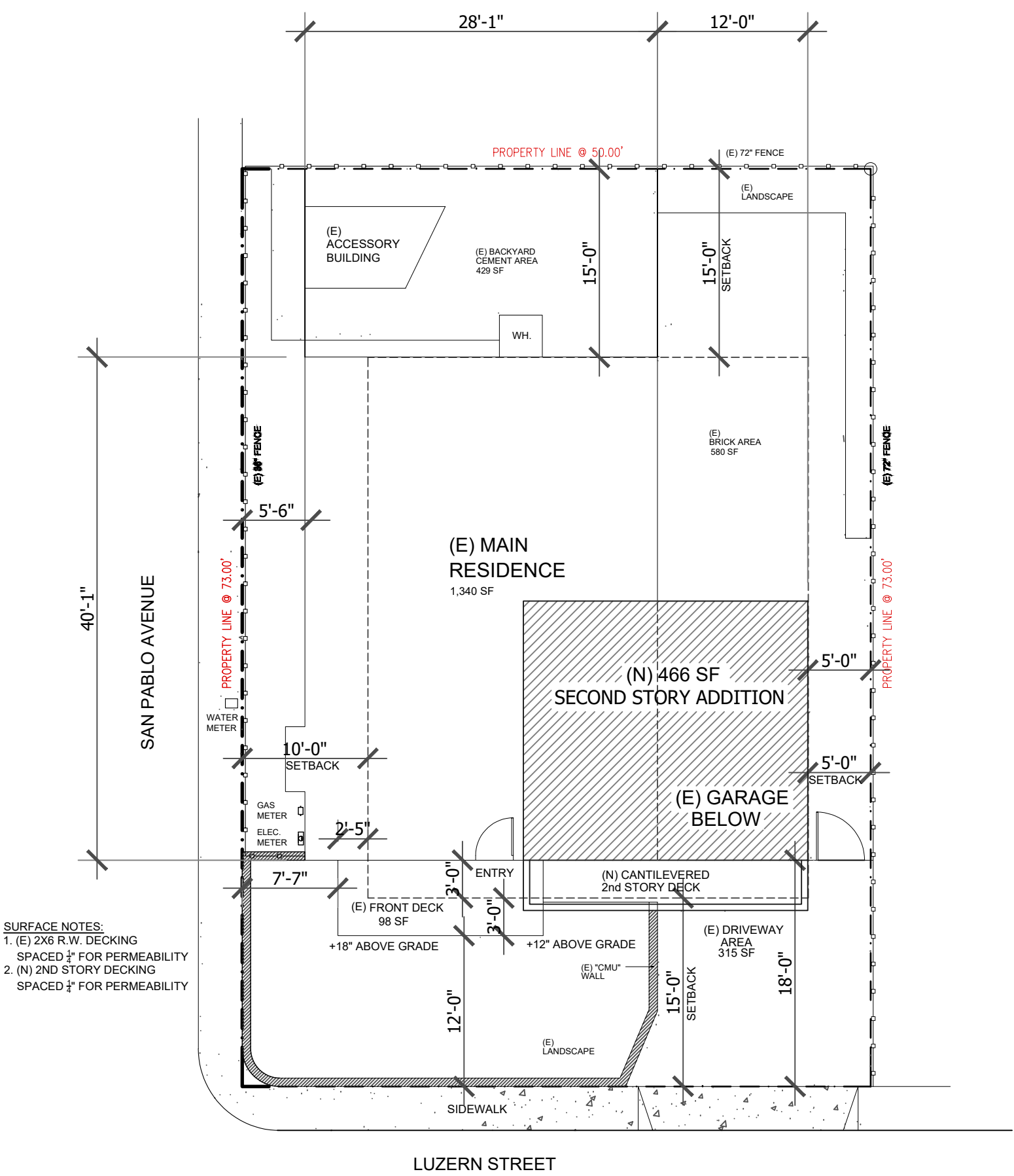
SHEET INDEX

Sht	Description
1	PROJECT DATA, EXISTING & PROPOSED SITE PLANS
2	EXISTING & PROPOSED FLOOR PLANS
3	EXISTING EXTERIOR ELEVATIONS
3	PROPOSED EXTERIOR ELEVATIONS



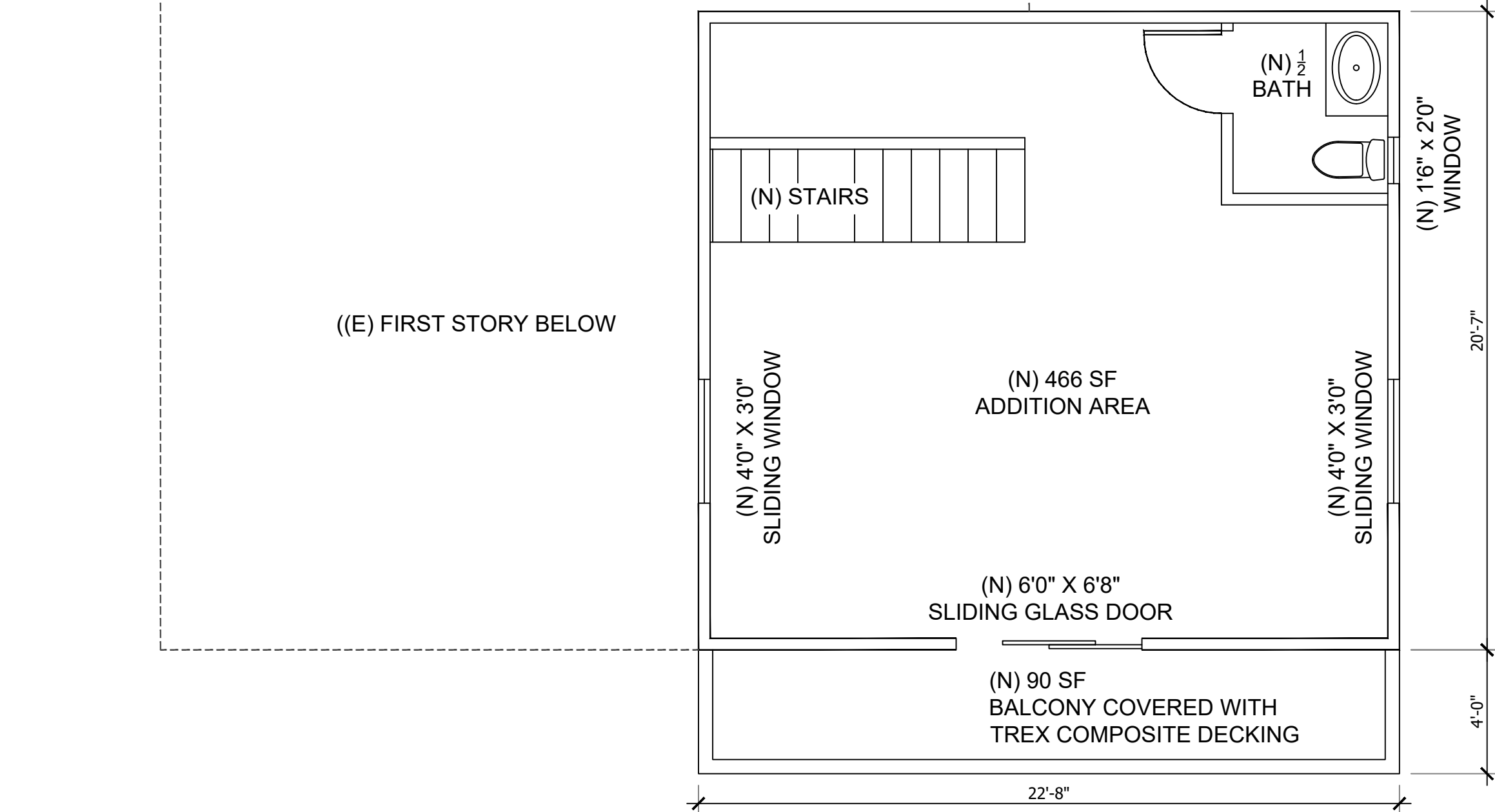
EXISTING SITE PLAN

1" = 10'-0"



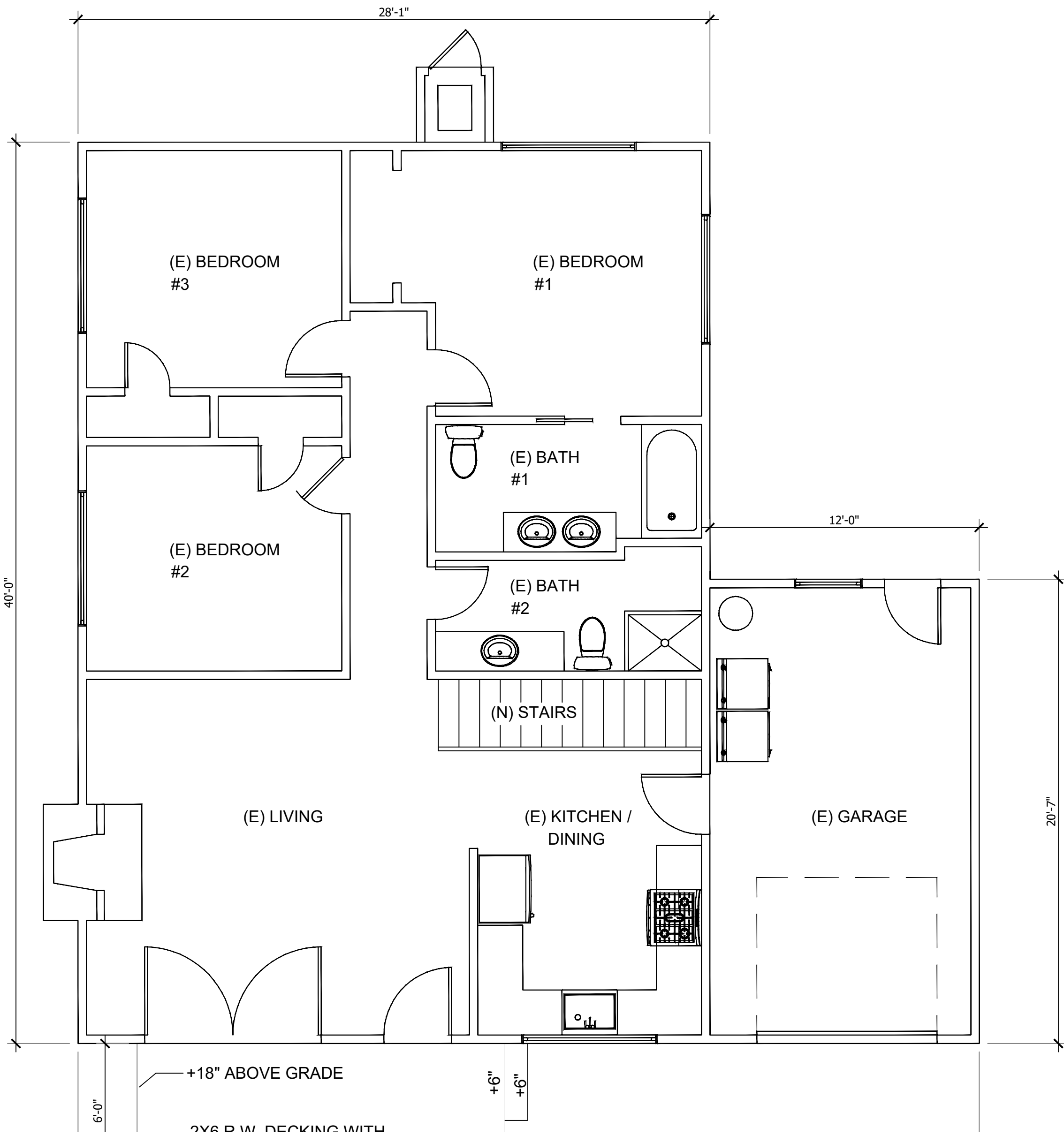
PROPOSED SITE PLAN

1" = 10'-0"



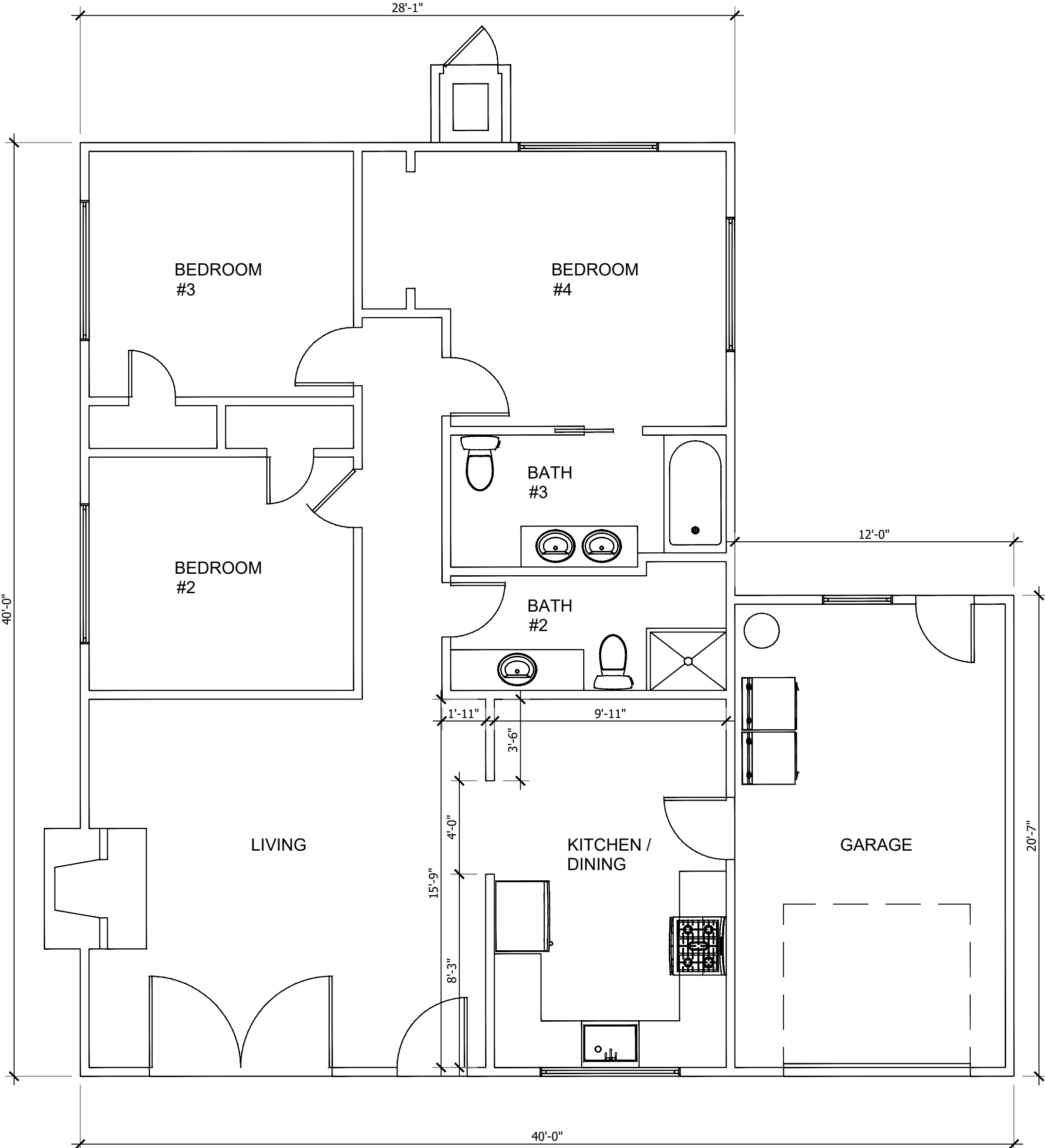
PROPOSED SECOND STORY FLOOR PLAN

1/4" = 1'-0"



PROPOSED FIRST STORY FLOOR PLAN

1/4" = 1'-0"



EXISTING FLOOR PLAN

1/4" = 1'-0"

DRAWINGS PREPARED BY :
GREENSIDE DRAFTING & DESIGN
NICHOLAS BUTLER
(831) 246-3093
greensidedrafting@gmail.com

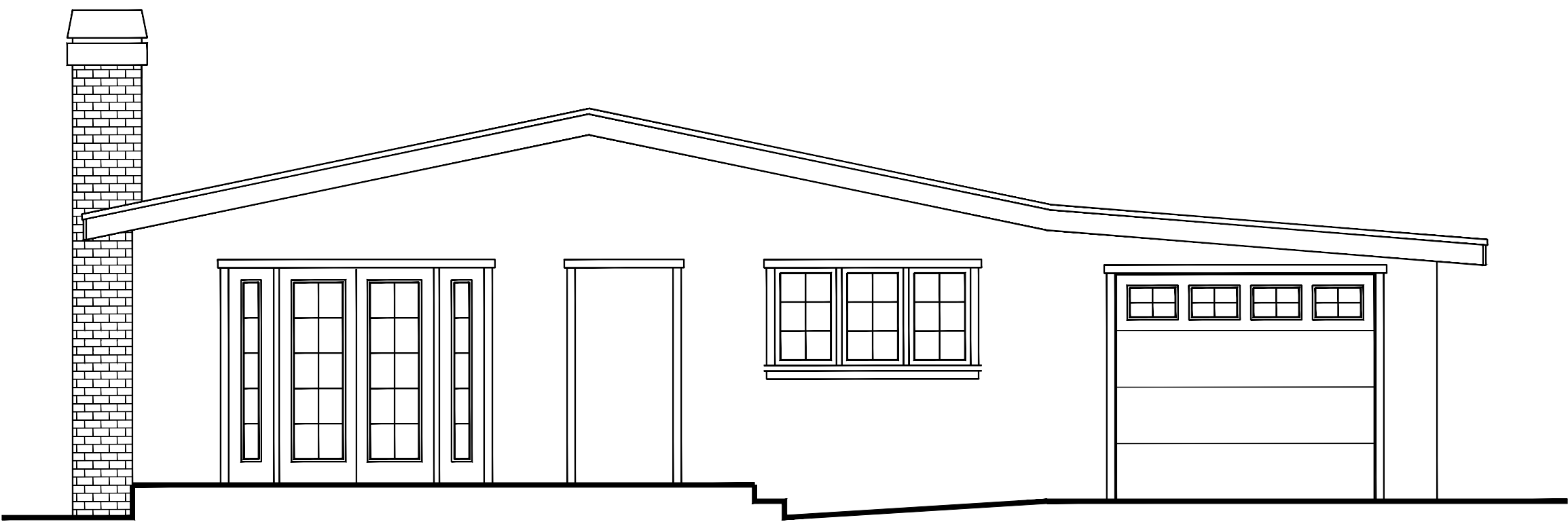
GAVINO OLIVA
1790 LUZERN ST
SEASIDE, CA 93955
APN: 012-786-001

COVER SHEET
PROJECT DATA, SITE PLANS
& FLOOOOR PLANS

DATE : NOV 14, 2023
SCALE:
DRAWN:
SHEET

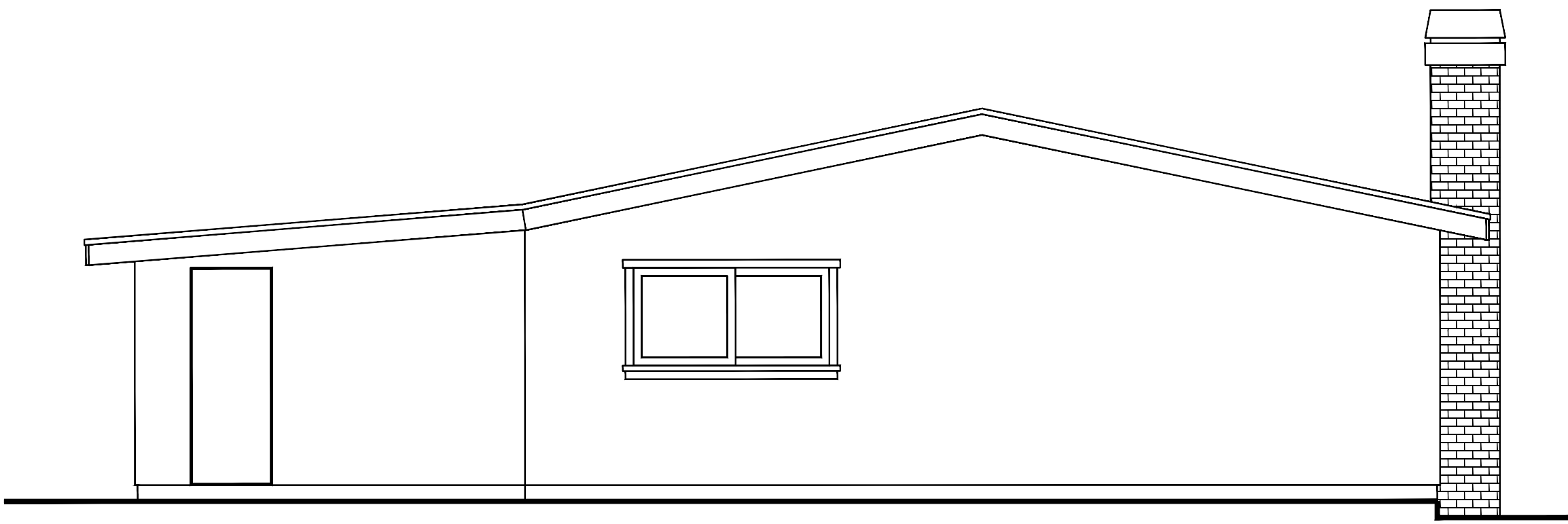
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USE PERMIT



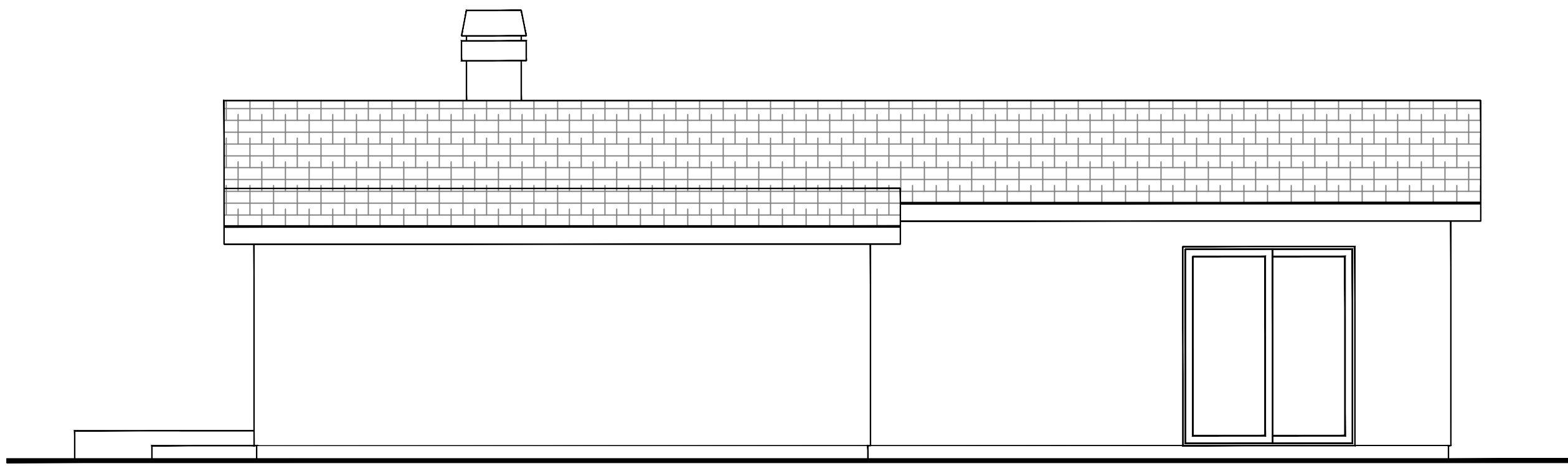
EXISTING WEST EXTERIOR ELEVATION

¼" = 1'-0"



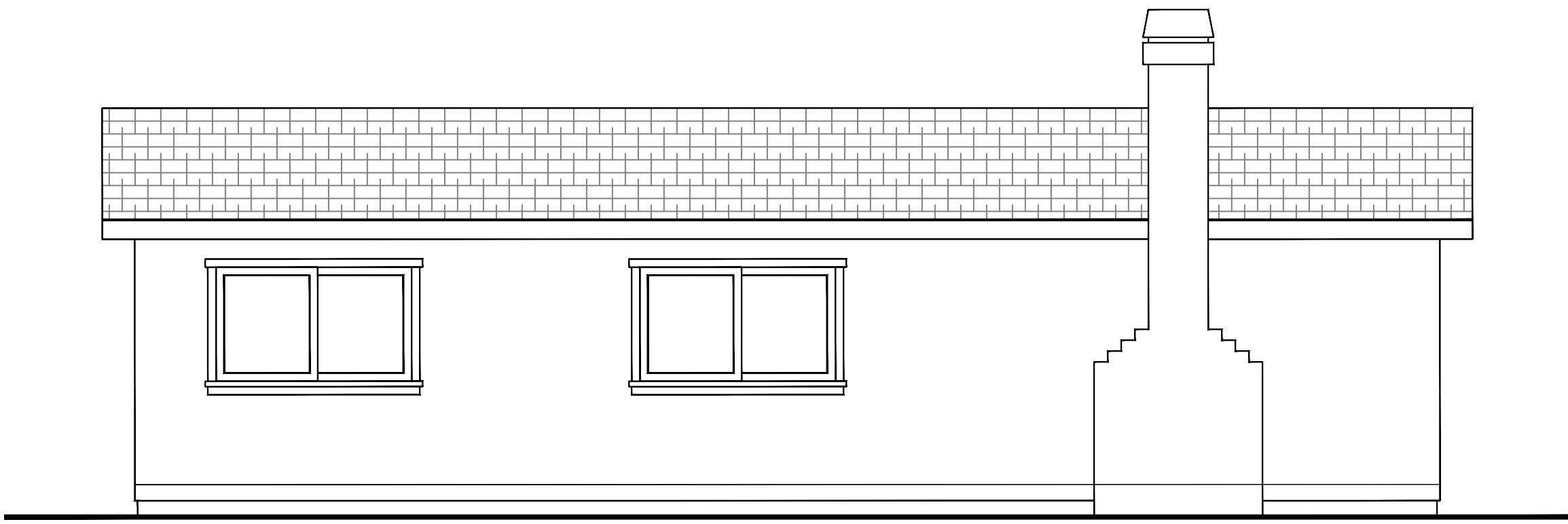
EXISTING EAST EXTERIOR ELEVATION

¼" = 1'-0"



EXISTING SOUTH EXTERIOR ELEVATION

¼" = 1'-0"



EXISTING NORTH EXTERIOR ELEVATION

¼" = 1'-0"

DRAWINGS PREPARED BY :
GREENSIDE DRAFTING & DESIGN
NICHOLAS BUTLER
(831) 246-3093
greensidedrafting@gmail.com

Nicholas Butler

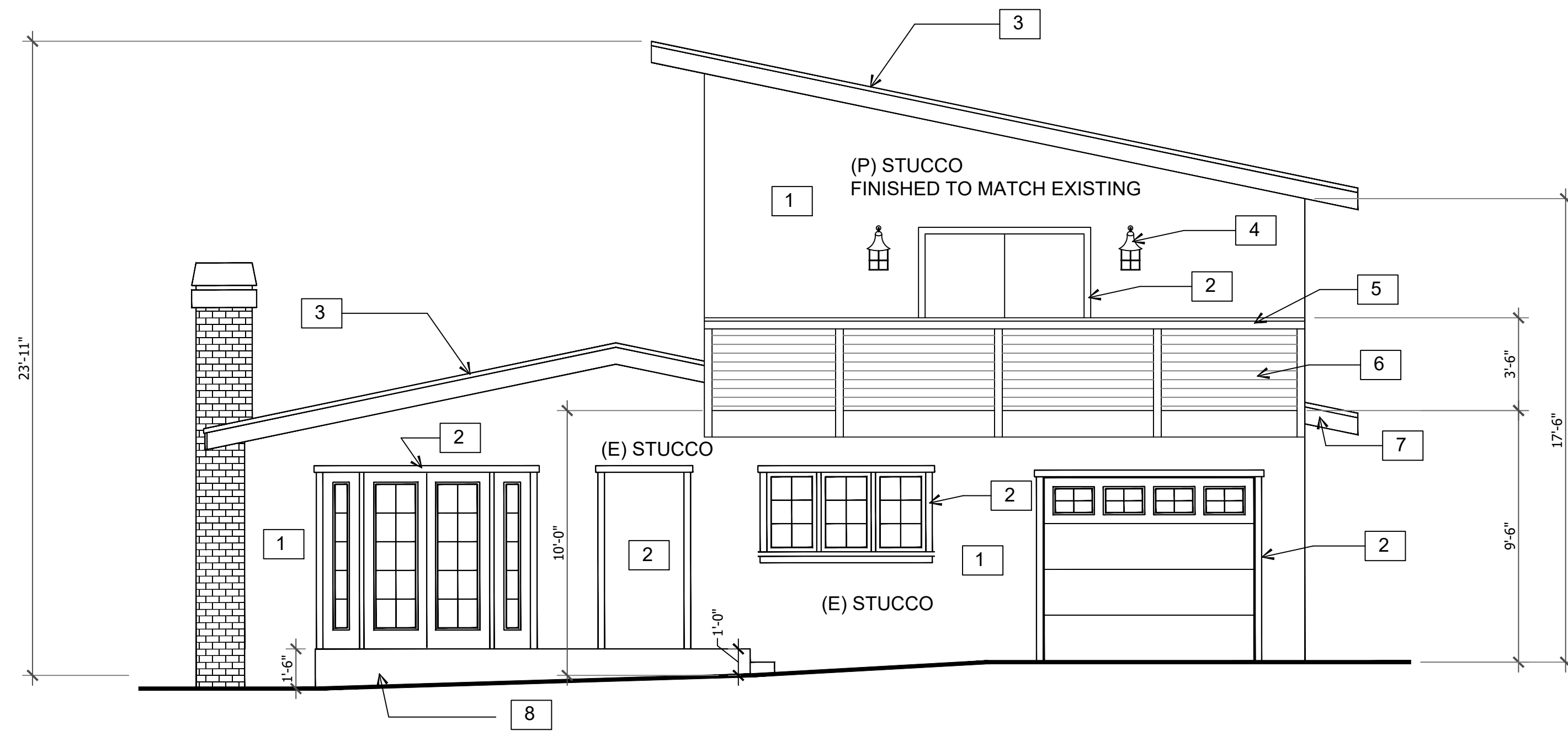
GAVINO OLIVA
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EXISTING
EXTERIOR ELEVATIONS

DATE : NOV 14, 2023
SCALE:
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SHEET

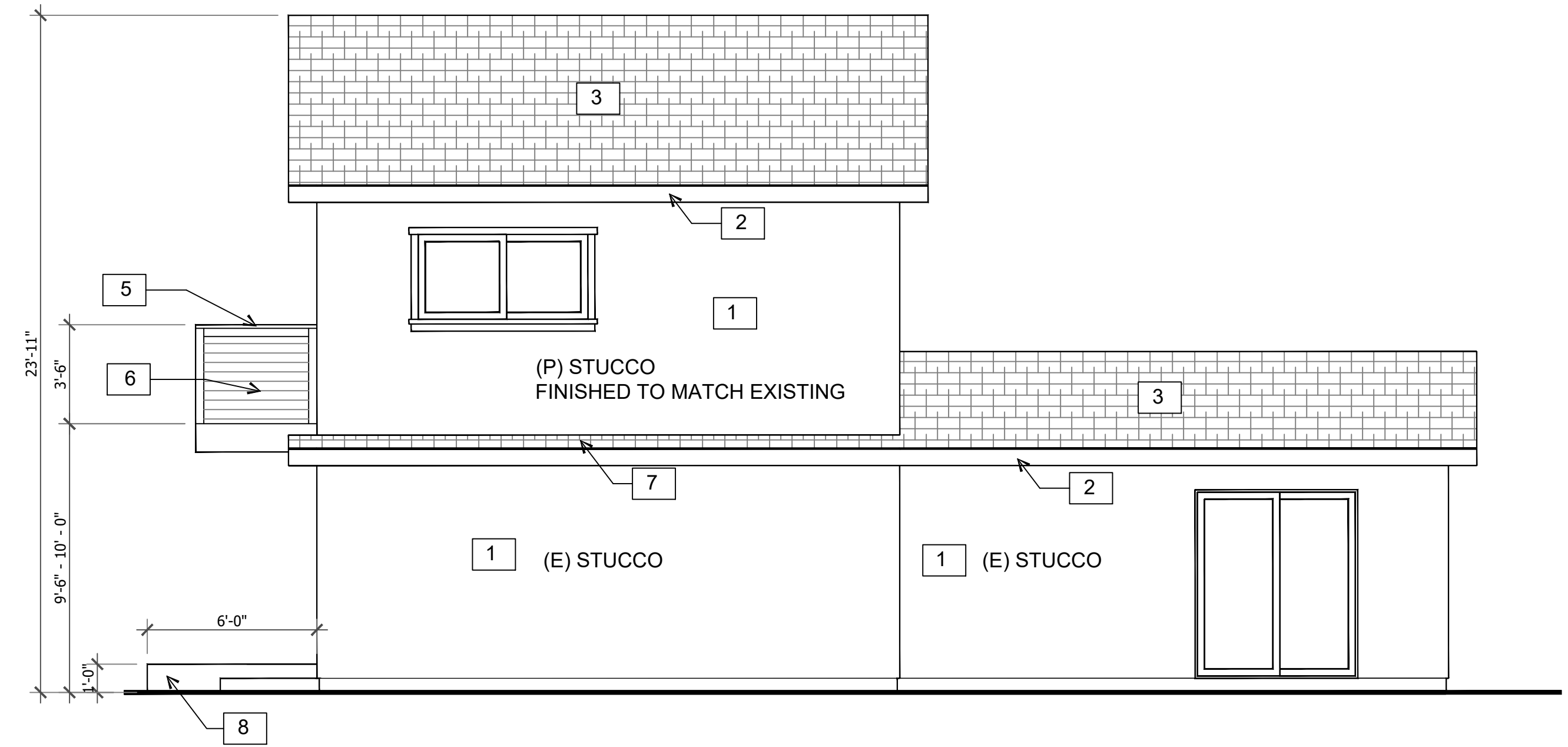
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USE PERMIT



PROPOSED WEST EXTERIOR ELEVATION

¼" = 1'-0"

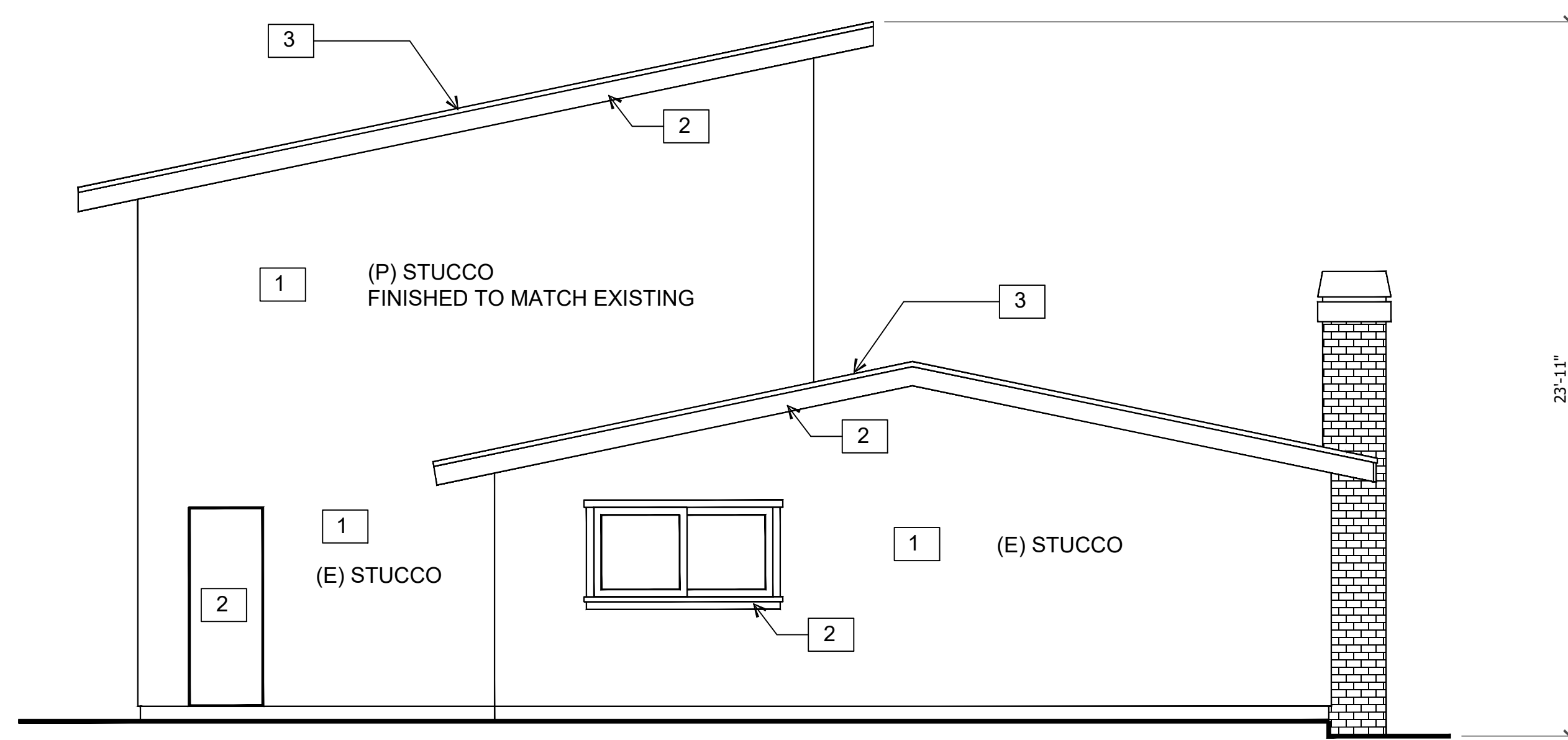


PROPOSED SOUTH EXTERIOR ELEVATION

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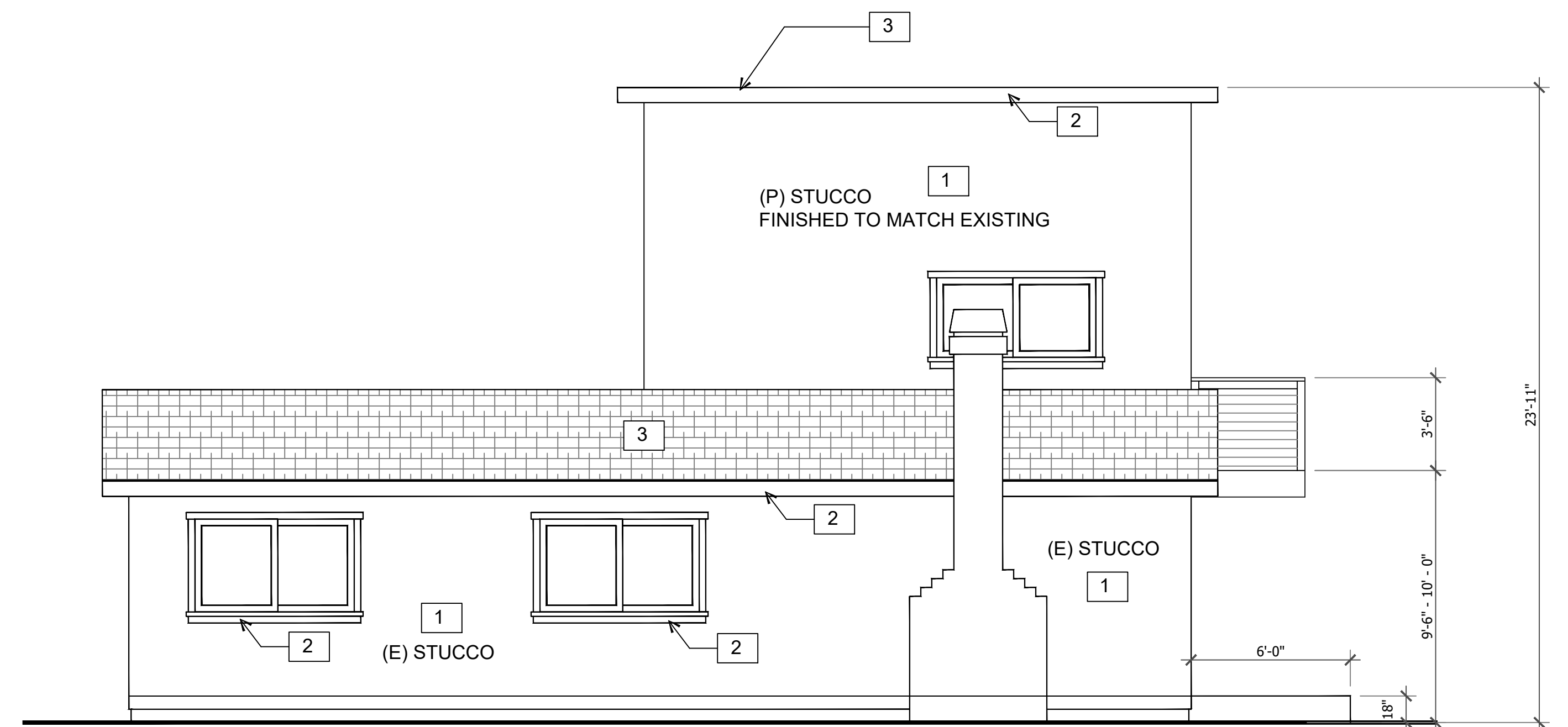
ARCHITECTURAL REVIEW COLOR BOARD

1. STUCCO COLOR: SWISS COFFEE [BEHR #12]
2. TRIM & DOOR COLOR: SWISS COFFEE [BEHR #12]
3. ROOFING: GAF LIBERTY [WHITE] SELF ADHERING CAP SHEET
4. EXTERIOR LIGHTING: HAMPTON BAY [BLACK] SCENCE
5. DECK BOARDS, RAILING AND GUARD RAIL TO BE TREX COMPOSITE MATERIAL. POSTS TO BE REDWOOD. DECKING ¼" SPACING FOR PERMEABILITY
6. DECK RAILING TO BE FILLED WITH STEEL CABLE RAILING 4" MAX SPACING
7. ROOF SKIRT TO BE ADDED BETWEEN FIRST AND SECOND STORY TO REDUCE BLOCKY SIDE APPEARANCE
8. (E) FRONT DECK TO BE RESTORED TO ORIGINAL 2X6 REDWOOD DECKING WITH ¼" SPACING BETWEEN DECK BOARDS FOR PERMEABILITY



PROPOSED EAST EXTERIOR ELEVATION

¼" = 1'-0"



PROPOSED NORTH EXTERIOR ELEVATION

¼" = 1'-0"

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APN: 012-786-001

PROPOSED
EXTERIOR ELEVATIONS

DATE : NOV 14, 2023
SCALE:
DRAWN:
SHEET

3

USE PERMIT

ARCHITECTURAL REVIEW PLAN SHEETS

PROJECT DESCRIPTION

SCOPE OF WORK: PROPOSED 466 SF SECOND STORY ADDITION WITH 90 SF CANTILEVERED BALCONY
1. DEMO INTERIOR WALL AND REMOVE PART OF ROOF COVERING OVER KITCHEN AND GARAGE
2. CONSTRUCT INTERIOR STAIRWAY ACCESS BETWEEN (E) FIRST AND (P) SECOND FLOOR.
3. CONSTRUCT NEW 466 SF SECOND STORY OPEN ROOM WITH 90 SF CANTILEVERED BALCONY.
4. REPLACE EXISTING GRAVEL ROOF WITH TORCH DOWN ROOFING.
5. REPAINT ENTIRE EXTERIOR.
6. RESTORE FRONT DECK TO ORIGINAL DIMENSIONS

PROJECT SITE: 1790 LUZERN ST
ZONING: RS-12
APN: 012-786-001
LOT: 3,650 SF
OCCUPANCY CLASSIFICATION: R3/U
CONSTRUCTION TYPE: VB

EXISTING SF
MAIN RESIDENCE: 1,134 SF
GARAGE: 247 SF

PROPOSED SF
ADDITION: 466 SF
CANTILEVERED BALCONY: 90 SF

SETBACK REQUIREMENTS
FRONT: 15'
SIDES:
INTERIOR: 5'
STREET SIDE: 10'
REAR: 15'

MAX. LOT COVERAGE: 65% (2,372 SF)

MAX. FLOOR AREA RATIO: 45% (1,642.5 SF)

MAX. ALLOWED BUILDING HT: 24'

MAX. BUILDING HT: 12' - 7"

APPLICABLE CODES: 2022 C.B.C.
2022 C.R.C.
2022 C.E.C.
2022 C.P.C.
2022 C.M.C.
2022 C.F.C.
2022 C.G.B.C.
2022 ENERGY CODE
2022 FIRE

LOT COVERAGE CALCULATIONS

EXISTING SF
1ST FLOOR CONDITIONED: 1,134 SF
GARAGE: 247 SF
DRIVEWAY: 315 SF
BRICK AREA: 580 SF
BACK CEMENT PATIO: 429 SF
FRONT DECK: 131 SF

PROPOSED SF
NO ADDITIONAL LOT COVERAGE

TOTAL NEW LOT COVERAGE > MAX LOT COVERAGE (LOT SIZE X 0.65)
2,836 SF 2,372 SF

SHEET INDEX

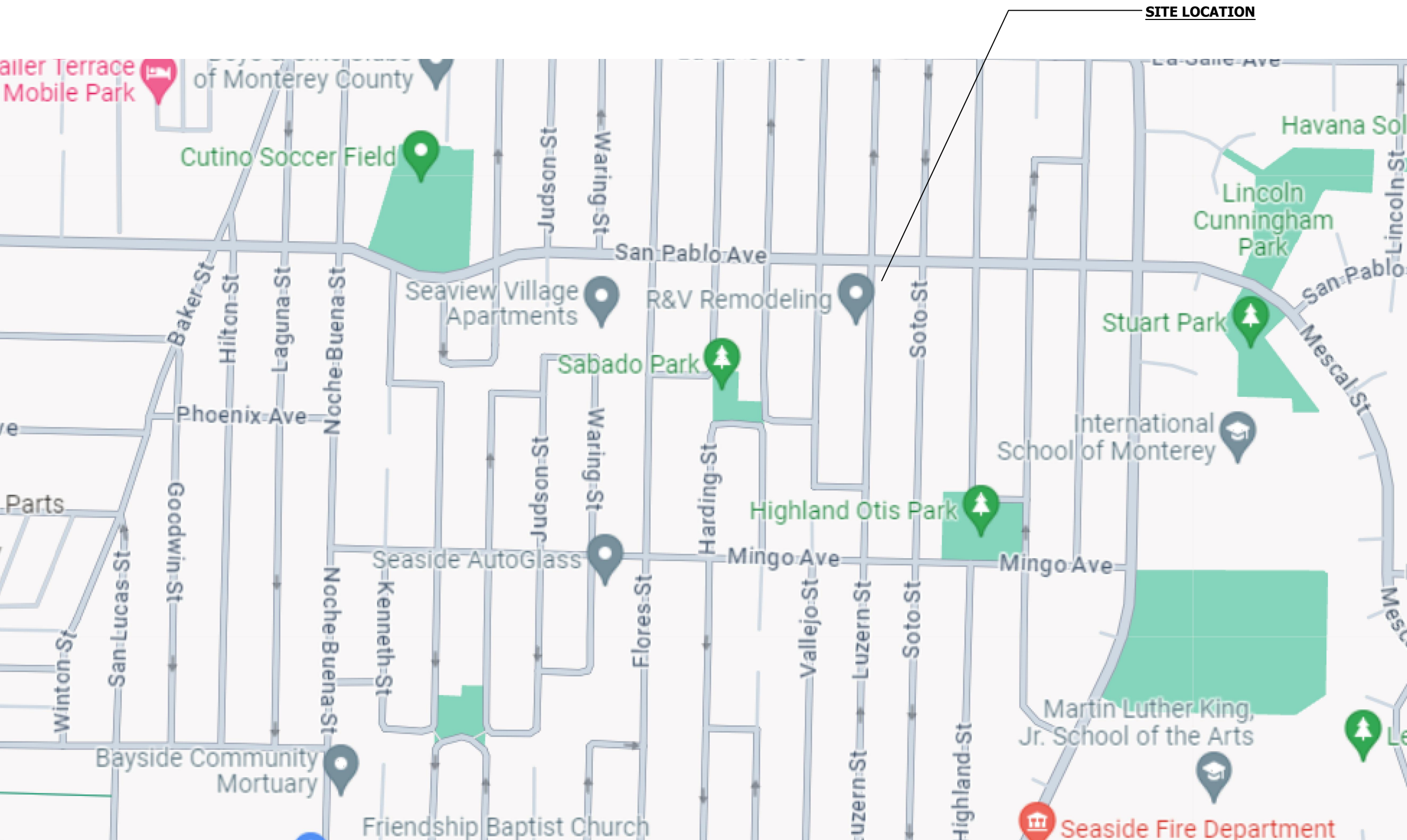
Sht	Description
1	PROJECT DATA, EXISTING & PROPOSED SITE PLANS
2	EXISTING AND PROPOSED FLOOR PLANS
3	EXISTING EXTERIOR ELEVATIONS
4	PROPOSED EXTERIOR ELEVATIONS
5	SPEC SHEET

FLOOR AREA RATIO CALCULATIONS

EXISTING SF
1ST FLOOR CONDITIONED SF: 1,134 SF
GARAGE (EXEMPT FROM FAR): 247 SF

PROPOSED SF
SECOND STORY ADDITION: 466 SF

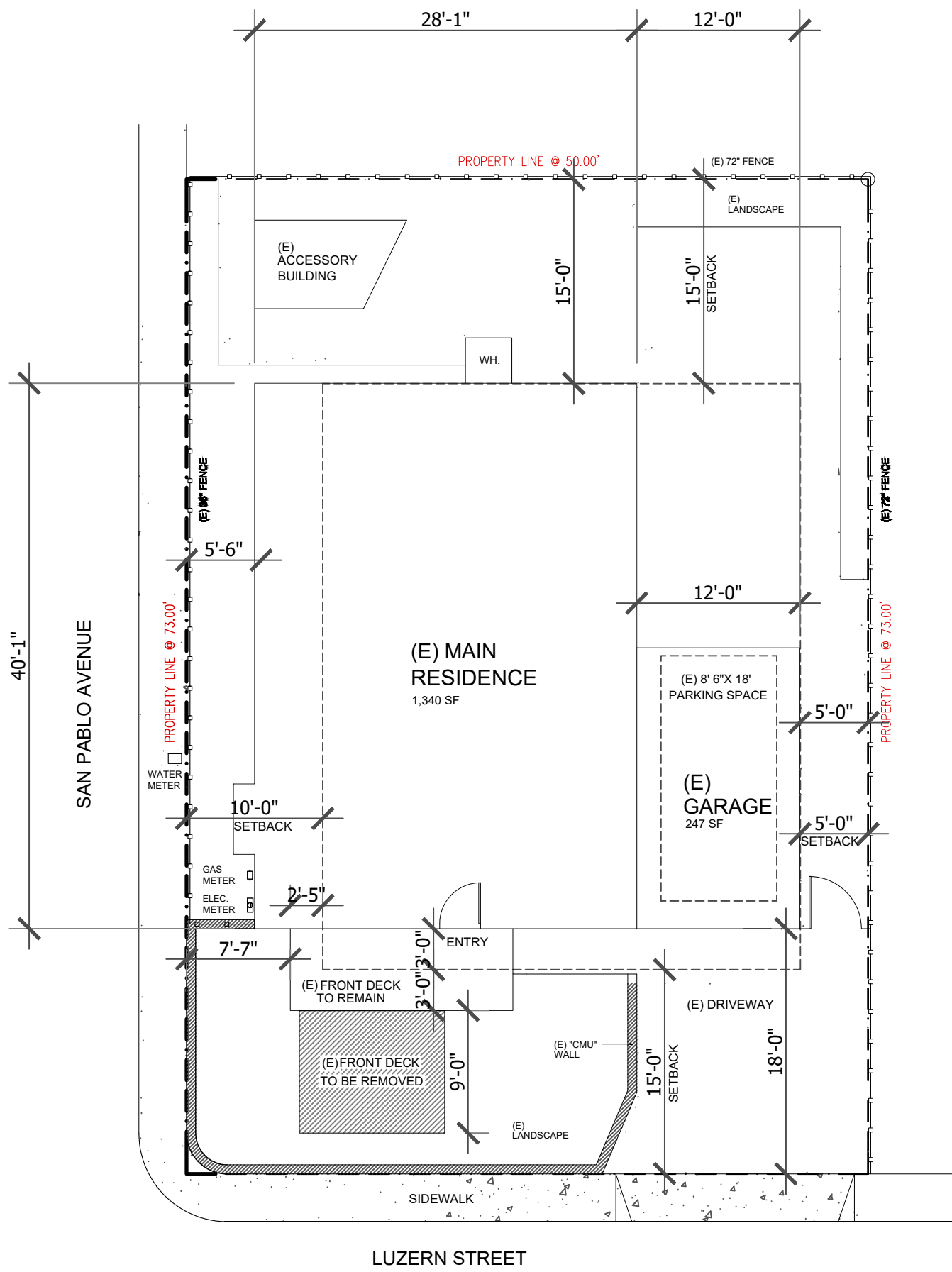
TOTAL NEW FLOOR AREA < MAX FLOOR AREA RATIO (LOT SIZE X 0.45)
1,600 SF 1,642.5 SF



VICINITY MAP

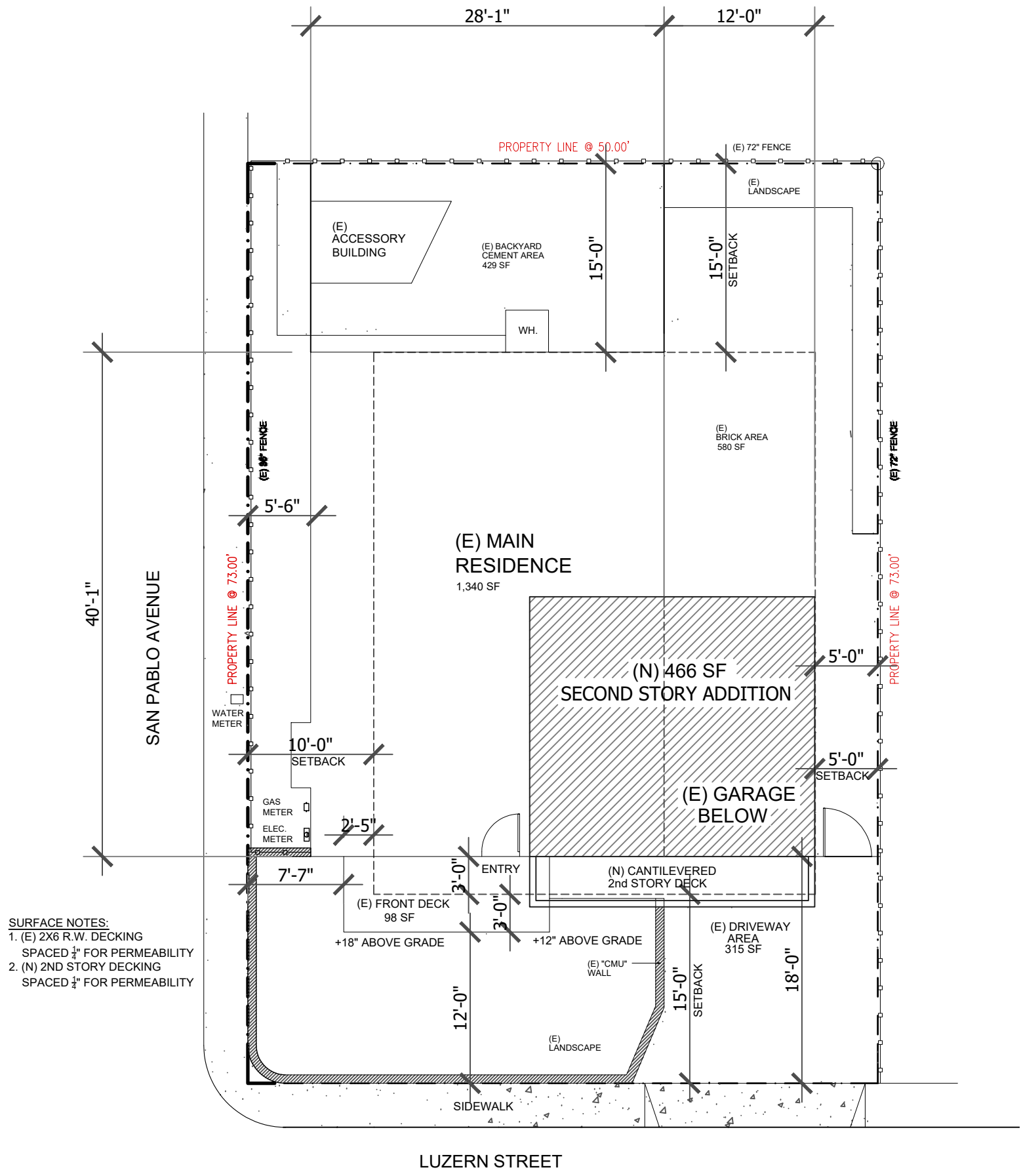


NOT TO SCALE



EXISTING SITE PLAN

1" = 10'-0"



PROPOSED SITE PLAN

1" = 10'-0"

DRAWINGS PREPARED BY :
GREENSIDE DRAFTING & DESIGN
NICHOLAS BUTLER
(831) 246-3093
greensidedrafting@gmail.com

Nicholas Butler

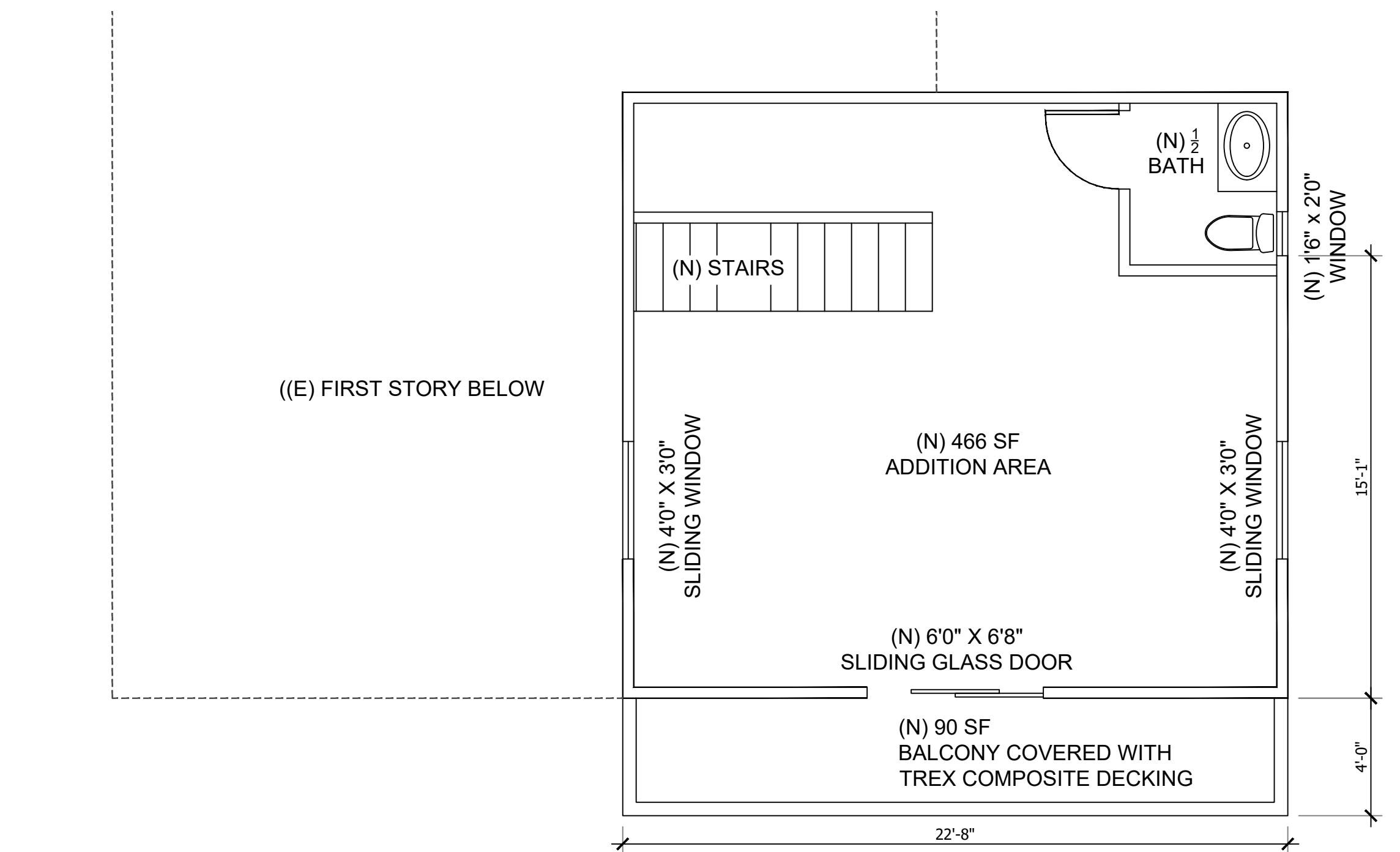
GAVINO OLIVA
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APN: 012-786-001

COVER SHEET
PROJECT DATA & SITE PLANS

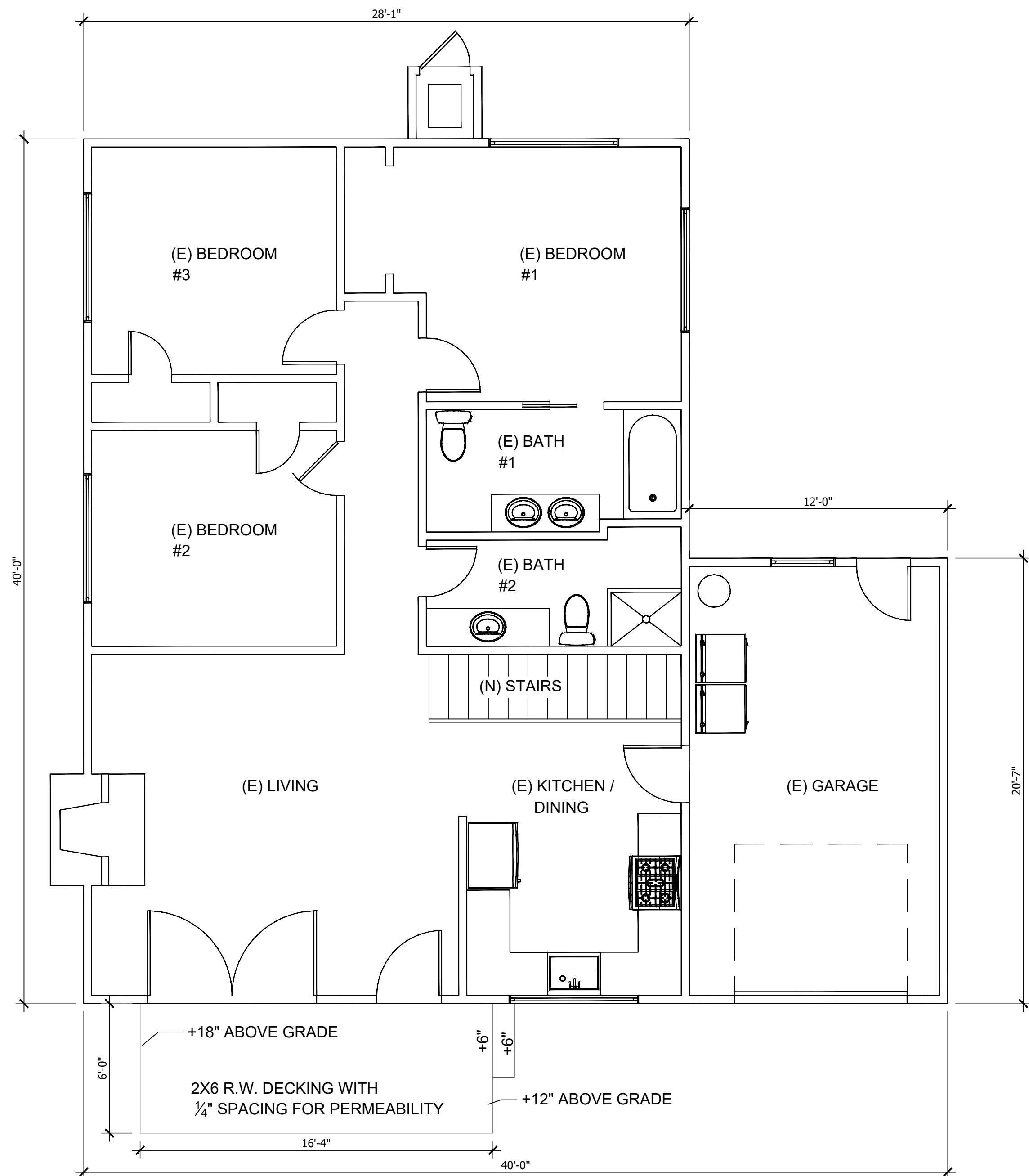
DATE : NOV 14, 2023
SCALE:
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1

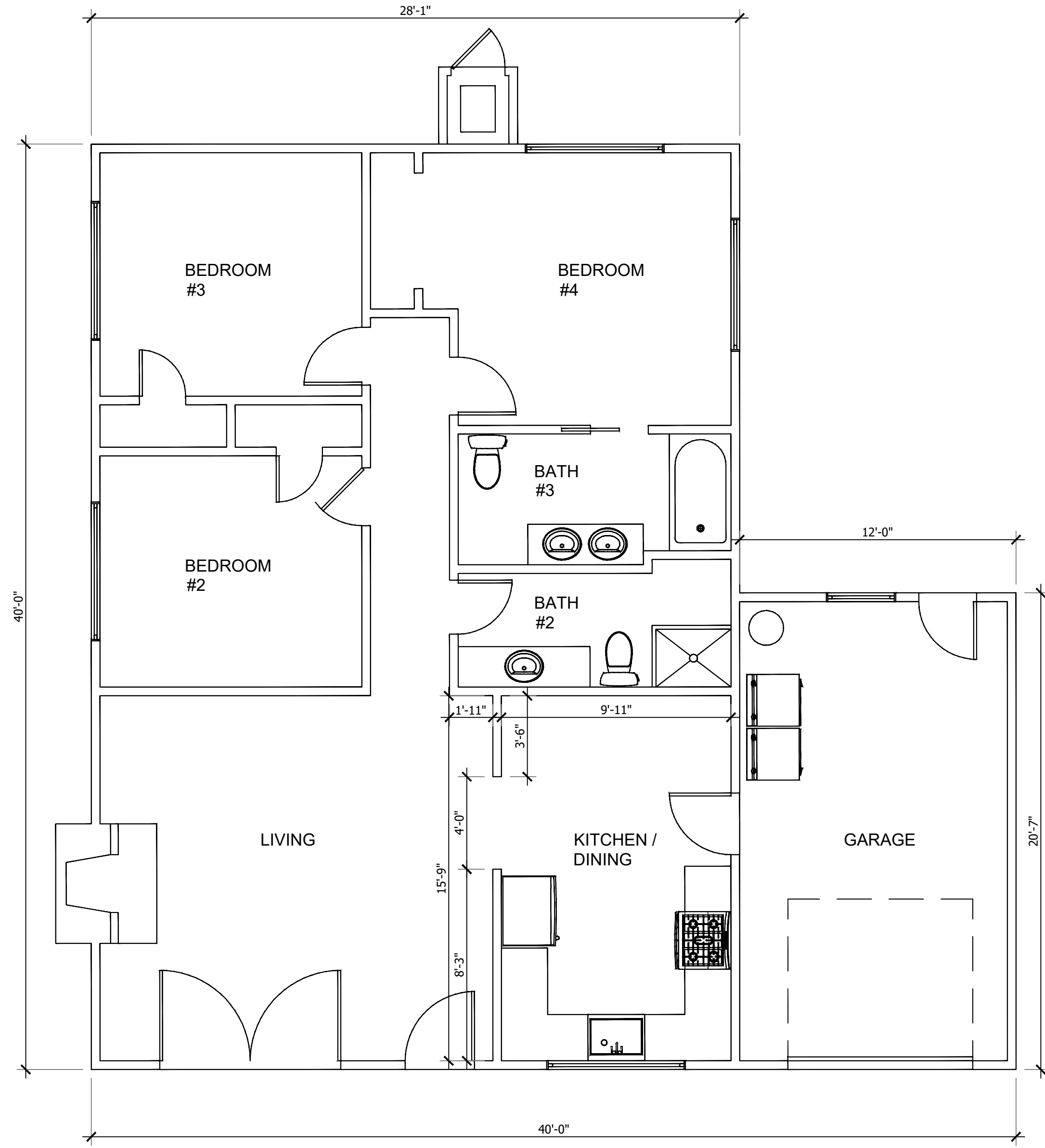
ARCHITECTURAL REVIEW



PROPOSED SECOND STORY FLOOR PLAN
 1/4" = 1'-0"



PROPOSED FIRST STORY FLOOR PLAN
 1/4" = 1'-0"



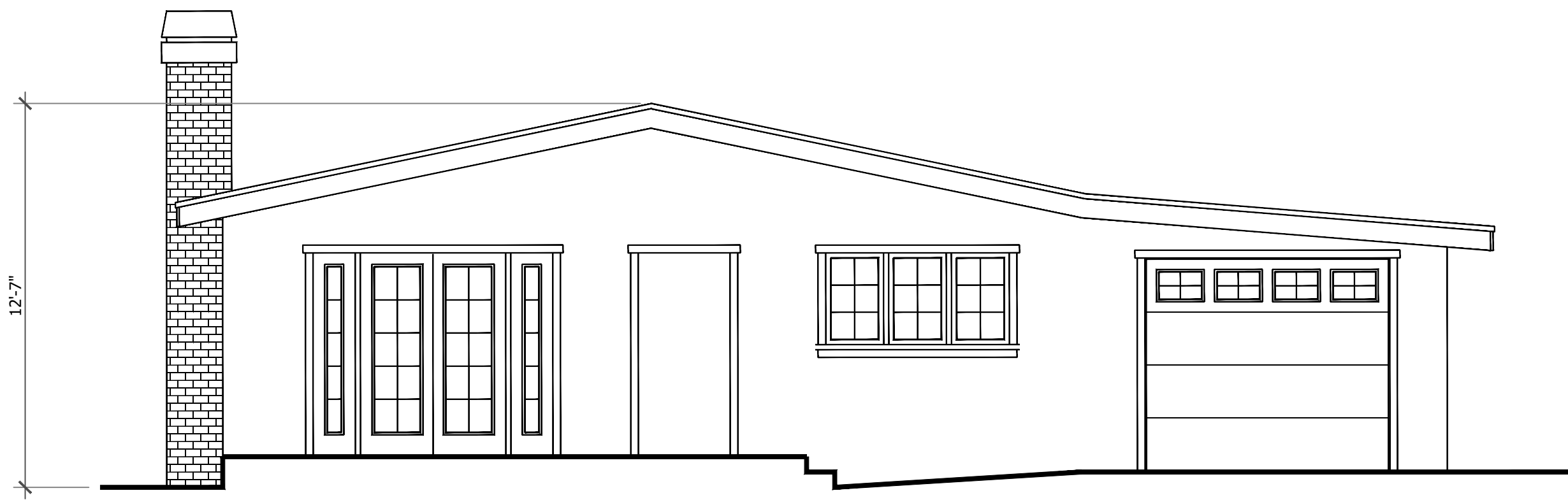
EXISTING FLOOR PLAN
 1/4" = 1'-0"

DRAWINGS PREPARED BY :
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 greensidedrafting@gmail.com
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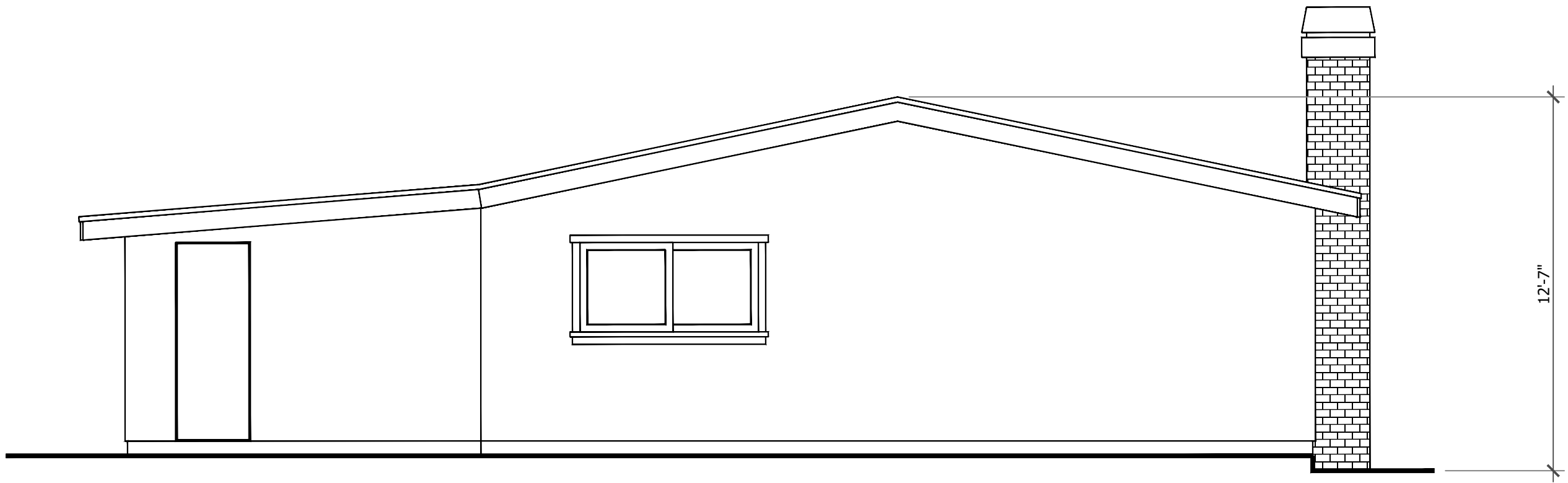
EXISTING & PROPOSED
FLOOR PLANS

DATE : NOV 14, 2023
 SCALE:
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 SHEET



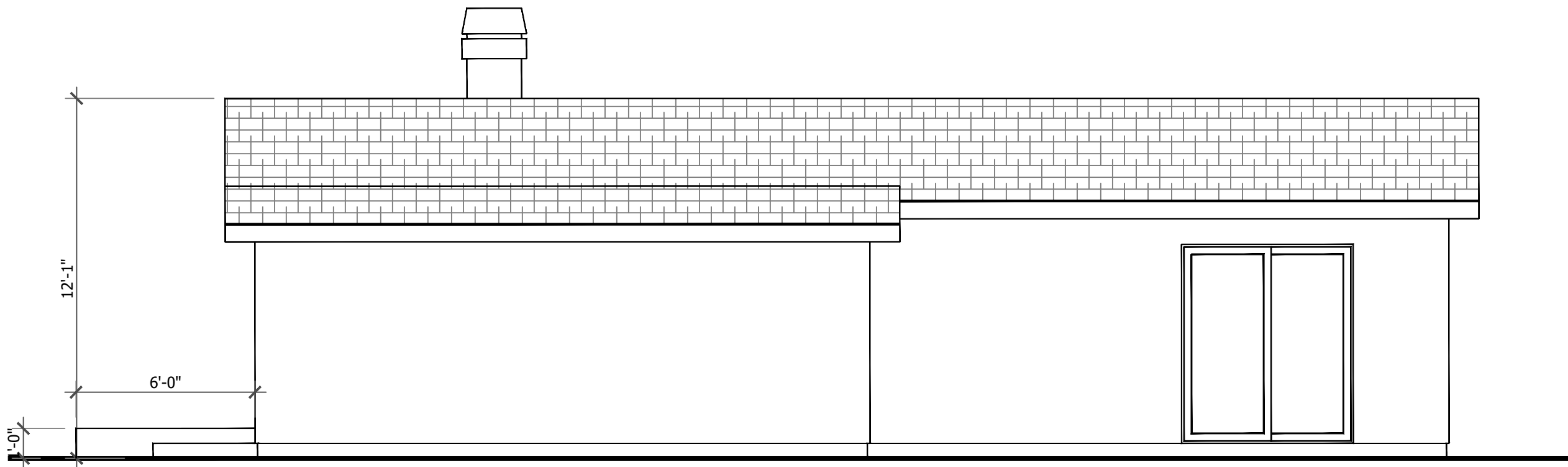
EXISTING WEST EXTERIOR ELEVATION

¼" = 1'-0"



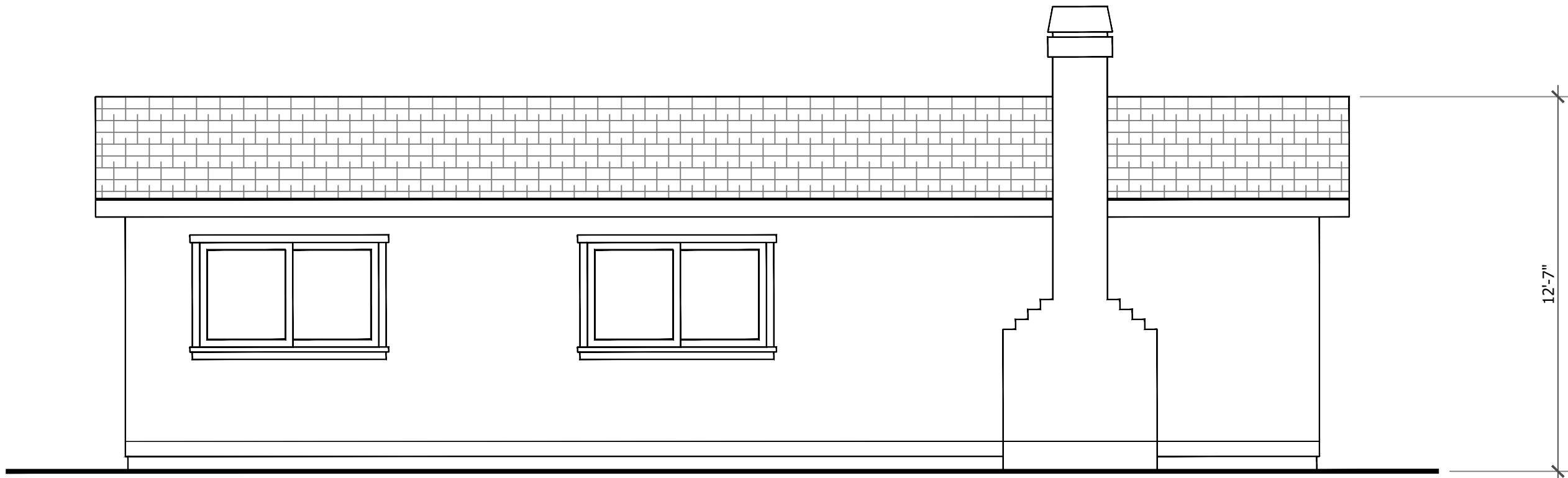
EXISTING EAST EXTERIOR ELEVATION

¼" = 1'-0"



EXISTING SOUTH EXTERIOR ELEVATION

¼" = 1'-0"



EXISTING NORTH EXTERIOR ELEVATION

¼" = 1'-0"

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EXISTING
EXTERIOR ELEVATIONS

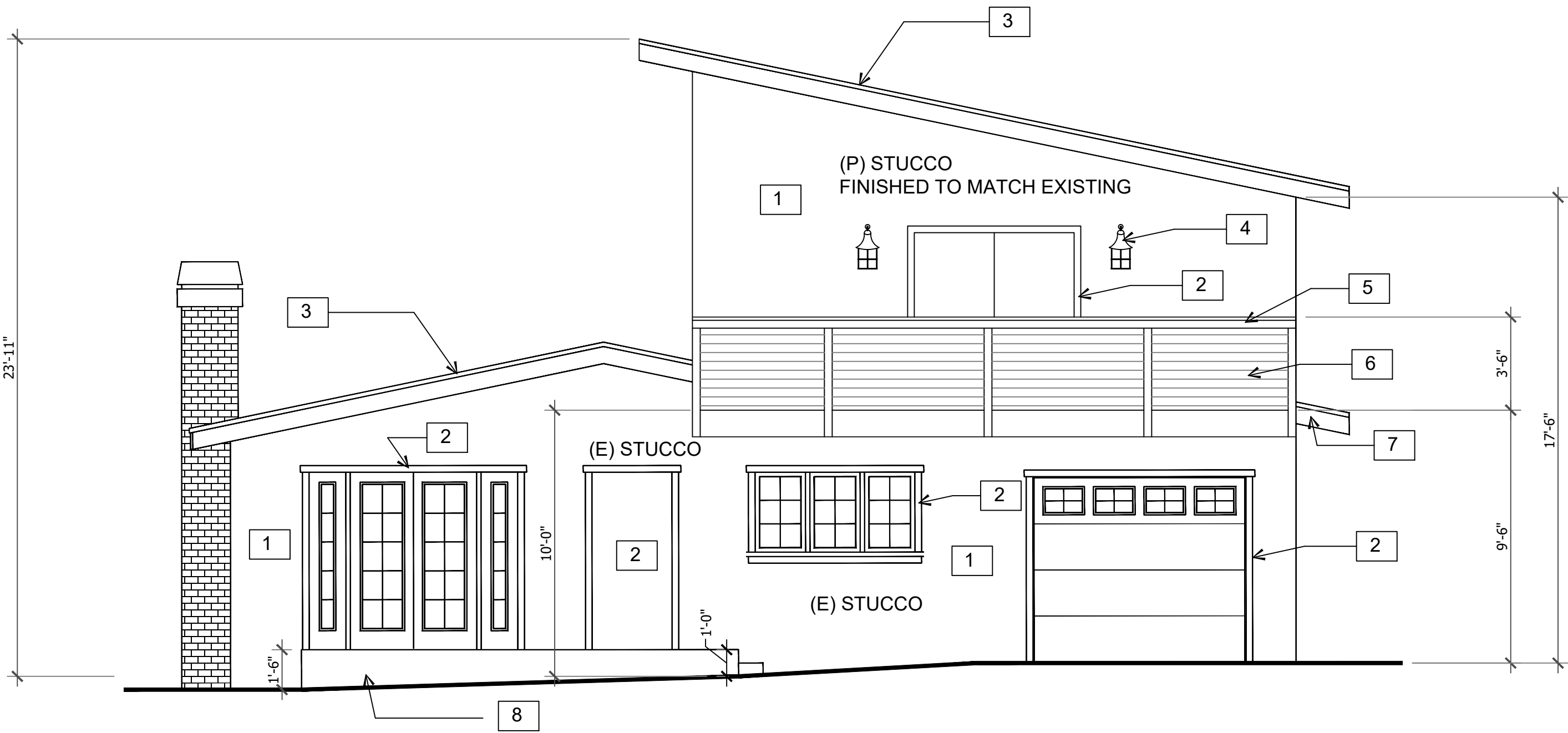
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ARCHITECTURAL REVIEW

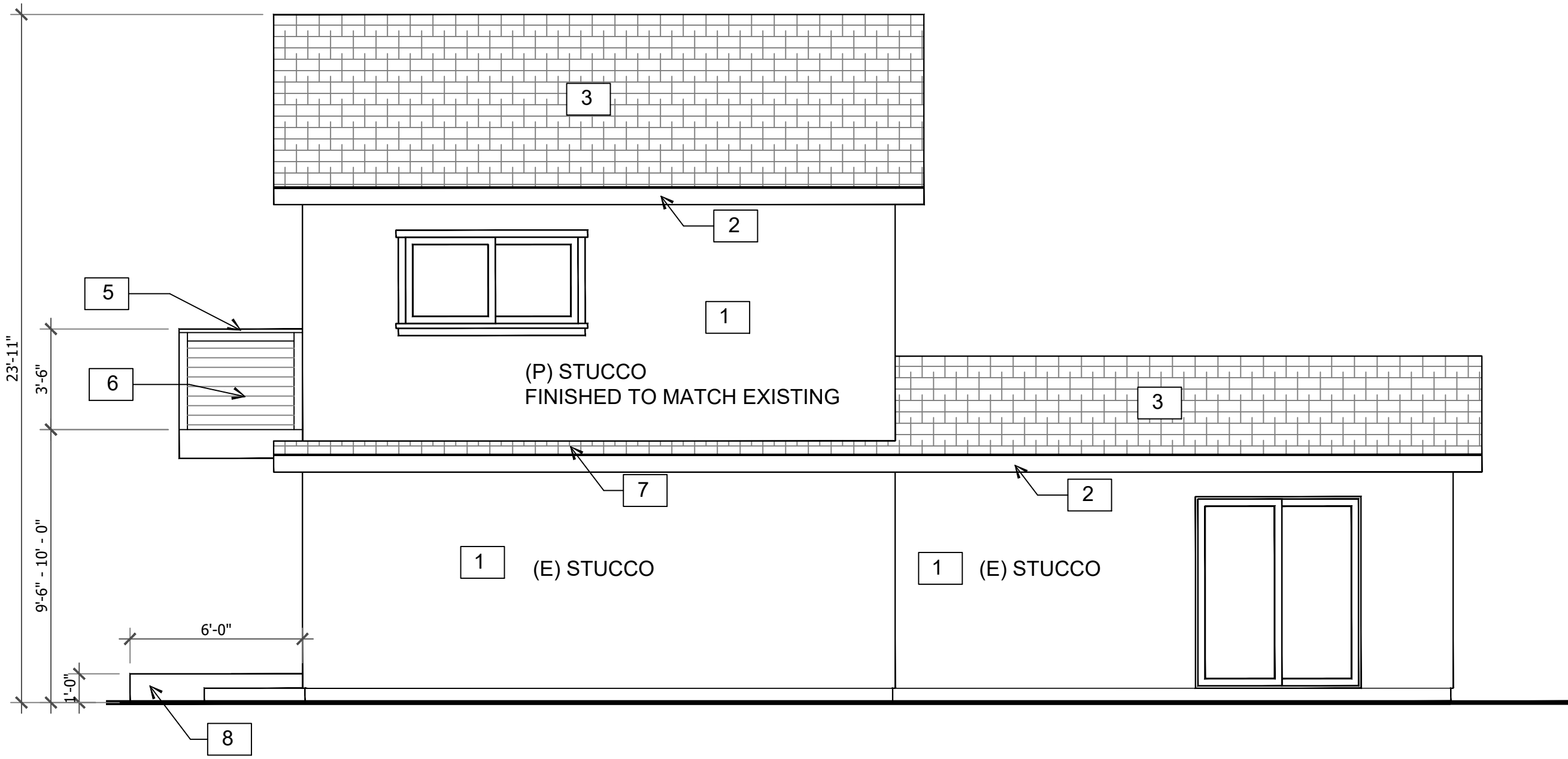
ARCHITECTURAL REVIEW COLOR BOARD

1. STUCCO COLOR: SWISS COFFEE [BEHR #12]
2. TRIM & DOOR COLOR: SWISS COFFEE [BEHR #12]
3. ROOFING: GAF LIBERTY [WHITE] SELF ADHERING CAP SHEET
4. EXTERIOR LIGHTING: HAMPTON BAY [BLACK] SCONCE
5. DECK BOARDS, RAILING AND GUARD RAIL TO BE TREX COMPOSITE MATERIAL. POSTS TO BE REDWOOD. DECKING ¼" SPACING FOR PERMEABILITY
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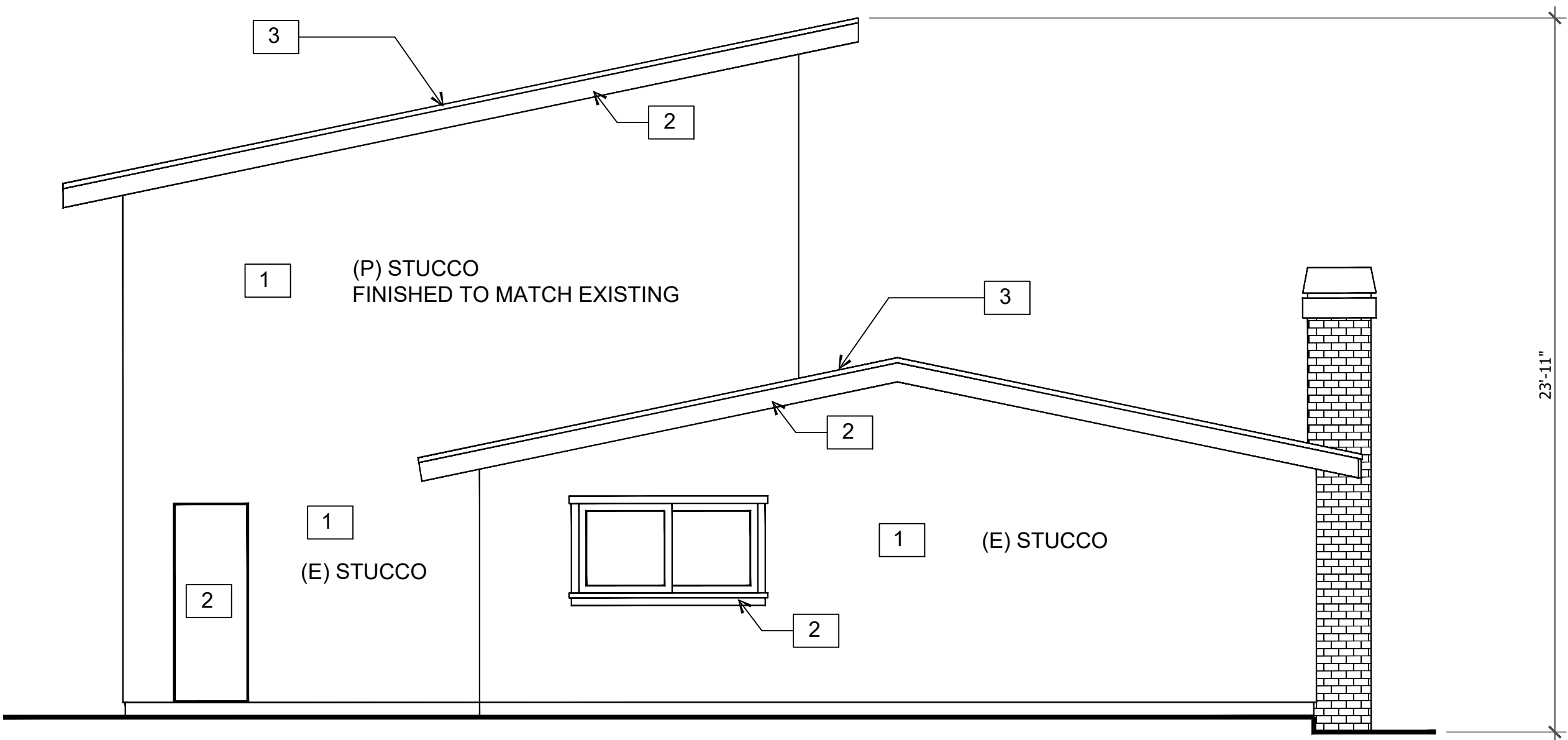
PROPOSED WEST EXTERIOR ELEVATION

¼" = 1'-0"



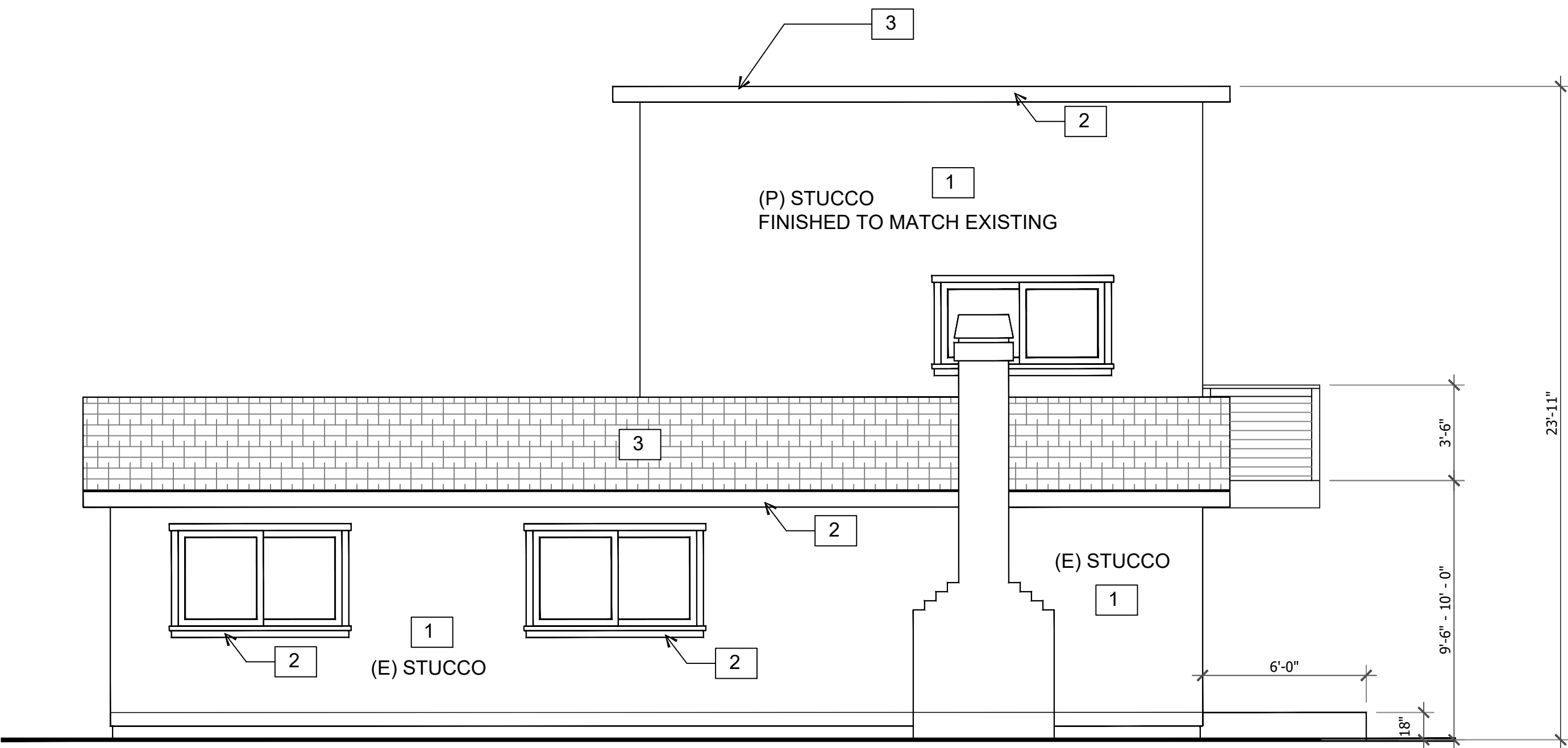
PROPOSED SOUTH EXTERIOR ELEVATION

¼" = 1'-0"



PROPOSED EAST EXTERIOR ELEVATION

¼" = 1'-0"



PROPOSED NORTH EXTERIOR ELEVATION

¼" = 1'-0"

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GAVINO OLIVA
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APN: 012-786-001

PROPOSED
EXTERIOR ELEVATIONS

DATE : NOV 14, 2023
SCALE:
DRAWN:
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ARCHITECTURAL REVIEW

DRAWINGS PREPARED BY :
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GAVINO OLIVA
1790 LUZERN ST
SEASIDE, CA 93955
APN: 012-786-001

SPEC SHEET

PROPOSED WINDOW SCHEDULE

	SIZE	TYPE	MATERIAL	LOCATION	NOTES
1	40 x 30	SLIDER	MILGUARD - VINYL	UPSTAIRS ADDITION AREA	
2	40 x 30	SLIDER	MILGUARD - VINYL	UPSTAIRS ADDITION AREA	

PROPOSED DOOR SCHEDULE

	SIZE	TYPE	MATERIAL	LOCATION	NOTES
1	60 x 68	SLIDING GLASS DOOR	MILGUARD - VINYL	UPSTAIRS ADDITION AREA	

PROPOSED EXTERIOR LIGHTING SCHEDULE

	STYLE	MANUFACTURER	MODEL #	QUANTITY	LOCATION	NOTES
1	EXT SCONCE	HAMPTON BAY	JBO1691A-4	2	UPSTAIRS BALCONY AREA	

Location Map 1790 Luzern



COLOR BOARD

APN: 012-786-001
1790 LUZERN ST.
SEASIDE, CA 93955

1. STUCCO COLOR: Swiss Coffee [BEHR #12]

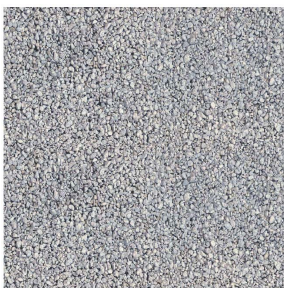


2. TRIM & DOOR COLOR: Swiss Coffee [BEHR #12]



3. ROOFING: GAF Liberty (White)

Self Adhering Cap Sheet Roll for Low Sloping Roofs



4. EXT LIGHTING: HAMPTON BAY (BLACK SCONCE)



DRAWINGS PREPARED BY :
GREENSIDE DRAFTING & DESIGN
NICHOLAS BUTLER
(831) 246-3093
greensidedrafting@gmail.com

A handwritten signature in cursive script, reading 'Nicholas Butler'.

Staking and Flagging: 1790 Luzern Street



View from the corner of Luzern Street and San Pablo Avenue.

Staking and Flagging: 1790 Luzern Street



View from Luzern Street looking northeast.

Staking and Flagging: 1790 Luzern Street



View from Luzern Street showing two story apartment buildings.

Staking and Flagging: 1790 Luzern Street



View from across San Pablo Avenue.

Staking and Flagging: 1790 Luzern Street



2024/05/28

View from the corner of San Pablo Avenue and Soto Street looking downhill.

Staking and Flagging: 1790 Luzern Street



View from Soto Street.



CITY OF SEASIDE STAFF REPORT

Item No.: 5.C.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: July 10, 2024

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION AR-24-05: HUGO PEREZ, APPLICANT, AND MYRA PANGILIAN, OWNER, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED TWO-STORY ADDITION AND SECOND STORY DECK TO AN EXISTING SINGLE FAMILY RESIDENCE AT 1825 YOSEMITE STREET (APN 012-851-008) IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(E) OF THE CEQA GUIDELINES FOR THE ADDITION. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 3) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15303(E) OF THE CEQA GUIDELINES FOR THE PROPOSED SECOND STORY DECK.**

PURPOSE & RECOMMENDATION

The purpose of this item is review the project in accordance with Seaside Municipal Code section 17.62.030. Architectural Review.

BACKGROUND

The existing single-story, single-family residence is 1,382 square feet (SF) with a 447 SF attached garage on a 5,250 SF lot. Proposed for demolition are an attached sunroom and storage building, of 263 SF and 120 SF, respectively. The project consists of a two-story addition as described below (although the plans refer to the addition as a "sunroom," it utilizes standard construction methods, rather than a prefabricated sunroom, and is considered a typical addition for the purposes of this review).

STAFF ANALYSIS

Zoning Compliance

The proposed site coverage is 44% or 2,337 SF, which is less than the maximum permitted site coverage of 65% or 3,412 SF. A floor area ratio (FAR) of .45 allows for 2,362 SF of habitable area. The two-story addition of 666 SF (333 SF per floor) to the existing 1,382 SF first floor will result in a 2,055 SF (.39 FAR) home. Seven additional square feet are contributed by the existing, 447 SF two-car garage, of which 440 sf is exempt from the FAR calculations (SMC 17.12.050, Table 2-3, footnote 3).

The proposed square footage of the second-story deck is 190 SF (13'-6" x 14'-0") and can be accessed from an interior stair of the proposed addition. The overall structure height is proposed at 19'-4", which is less than the maximum permitted height of 24'. Additionally, as viewed from the east elevation/Yosemite Street, the ridge of the existing single-family residence serves to offset the scale of the proposed addition, as the existing ridge sits at 13'-8" and the proposed addition beyond it projects no more than 6'-0" in height. The slope of the roof also visually reduces the scale. The proposal is compliant with all required setbacks of the RS-12 zone (SMC 17.12050, TABLE 2-3 – RESIDENTIAL ZONE DEVELOPMENT STANDARDS):

Front: 15'; Side: 5'; and Rear 15'

Architectural Review

The proposed two-story addition is proposed at the rear-center of the home and observes the required rear setback of 15', a side/north setback of 17'-5½", and side/south setback of 21'-3". The proposed deck is attached on the side/south setback and observes a setback of 8'-8", which is in-line with the existing outer wall of the garage.

The proposed addition will be finished with the following materials that will complement the existing residence:

- Asphalt Shingles in "Williamsburg Slate" on a roof with a 4:12 pitch
- Horizontal cement siding by Allura in "Light Brown"
- Andersen white vinyl windows and doors
- White vinyl gutter
- The deck will be post-timber tech composite railings in white and the decking board will be composite "Stone Ash"
- The proposed 11" single-light wall sconce is by Blackstone and finished in Chocolate bronze will be located outside the doors leading to, and below, the deck

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The project is categorically exempt (Class 1) from the California Environmental Quality Act (CEQA) pursuant to Section 15301(E) of the CEQA Guidelines for the addition.

Evidence: The proposed addition of 666 square feet does not represent an increase of more than 50% of the existing 1,829 square foot residence.

The project is categorically exempt (class 3) from CEQA pursuant to section 15303(e) of the CEQA guidelines for the proposed second-story deck.

Evidence: The proposed second-story deck is considered an accessory structure to the primary residential use.

ATTACHMENTS

1. Attachment 1: Draft Resolution
 2. Exhibit A to Attachment 1: Plans
-

**PLANNING COMMISSION
RESOLUTION NO. 24-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING ARCHITECTURAL REVIEW APPLICATION NO. AR-24-05 FOR A PROPOSED TWO-STORY ADDITION AND SECOND STORY DECK TO AN EXISTING SINGLE FAMILY RESIDENCE AT 1825 YOSEMITE STREET (APN 012-851-008) IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT.

WHEREAS, Hugo Perez, applicant, and Myra Pangilian, owner, applied for Architectural Review No. AR-24-05; 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-24-05 at a duly noticed public hearing that the Planning Commission held on July 10, 2024.

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

1. The project is categorically exempt (Class 1) from the California Environmental Quality Act (CEQA) pursuant to Section 15301(E) of the CEQA Guidelines for the addition.

Evidence: The proposed addition of 666 square feet does not represent an increase of more than 50% of the existing 1,829 square foot residence.

2. The project is categorically exempt (class 3) from CEQA pursuant to section 15303(e) of the CEQA guidelines for the proposed second story deck.

Evidence: The proposed second story deck is considered an accessory structure to the primary residential use.

BE IT FURTHER RESOLVED, the Planning Commission approves AR-24-05 subject to the following Conditions of Approval:

Planning:

1. The Zoning Administrator has the authority to approve minor changes to the landscaping, lighting, and architectural finishes of this project, given changes are kept in a similar 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.

Building:

2. Construction must comply with all requirements of the California Building Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Fire Department:

3. Construction must comply with all requirements of the California Fire Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Engineering and Public Works:

4. The project must implement storm water best management practices (BMPs) during construction. (SMC 8.46)

Standard:

5. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
6. 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.
7. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).

8. 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 prior to issuance of any Building Permit or establishment of any use authorized by the permit.
9. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of July 17, 2024 in accordance with Seaside Municipal Code Section 17.64.080.A. Time extensions may be granted by the original review authority if a written request and associated fee are received by the Community Development Department at least 30 days prior to the expiration in accordance with Seaside Municipal Code Section 17.64.080.B. This approval shall also become null and void if the implementing Building Permit application expires.
10. 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 10th day of July, 2024, 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-24-05
RESOLUTION No. 24-XX

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

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

Applicant's Signature

Date

Property Owner's Signature

Date



PANGILINAN 2 STORY SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955
012-851-008-000



Hugo Perez

26362 Carmel Rancho Lane, suite 211
Carmel By-The-Sea, CA 93923
Tel (831) 262-8120

Email: hugopcastro@gmail.com

REVISIONS

SYMB	DESCRIPTIONS	DATE
1	REVISION	

PROJECT LOCATION:



1 VICINITY MAP
NOT TO SCALE

SCOPE OF WORK:

1. REMOVED OF EXISTING SINGLE SUNROOM (263 SF.) AND REBUILT A TWO STORY SUNROOM(333 SF. EACH) WITH 1-HALF BATH IN THE LOWER FLOOR WITH AN ATTACHED DECK IN THE UPPER FLOOR (190 SF.)

PROJECT ADDRESS

1825 Yosemite Street.
Seaside, CA 93955

OWNER INFO.

Myra Panglinan
1825 Yosemite Street.
Seaside, CA 93955

PROJECT DATA

ATTACHED SUNROOM	263 SQ. FT.
STORAGE	120 SQ. FT.
TOTAL DEMOLITION AREA	383 SQ. FT.

BUILDING INFORMATION

EXISTING	
SINGLE RESIDENCE	936 SQ. FT.
ATTACHED GARAGE	446 SQ. FT.
ATTACHED SUNROOM	263 SQ. FT.
STORAGE	120 SQ. FT.

FIRE SPRINKLER SYSTEM	NO
-----------------------	----

PROPERTY INFORMATION

A.P.N.	012-851-008
ZONING	RS-12
OCCUPANCY	U
CONSTRUCTION TYPE	V-B
STORY	1
PROPOSED STORY	2

PROPOSED

2 STORY SUNROOM	333 SQ. FT. (EACH)
DECK-UPSTAIRS	190 SQ. FT.
TOTAL SUNROOM	666 SQ. FT.
GROSS FLOOR AREA	2,048
FAR (Floor Area Ratio)	.39

LOT INFORMATION

LOT SIZE	5,250 SQ. FT. =.12 ACRES
----------	--------------------------

LOT BUILDING COVERAGE

EXISTING	31%
PROPOSED	32%

IMPERVIOUS / PERVIOUS

EXISTING	
IMPERVIOUS	2,287 SF.
PERVIOUS	3,113 SF.
PROPOSED	
IMPERVIOUS	2,337 SF.
PERVIOUS	3,163 SF.

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC) AND/OR CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES), AND ALL CITY OF SEASIDE ORDINANCES

INDEX SHEET

TITLE SHEET.....	A1.0
AS BUILT SITE PLAN.....	A1.1
PROPOSED SITE PLAN.....	A1.2
AS BUILT ROOF AND FLOOR PLAN.....	A1.3
AS BUILT ELEVATIONS.....	A1.4
MAIN AND PROPOSED SUNROOM PLAN.....	A1.5
PROPOSED ROOF PLAN.....	A1.6
MAIN AND PROPOSED SUNROOM ELEVATIONS.....	A1.7
SPEC SHEET.....	SP.0

PANAGILINAN SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955

SHEET TITLE: TITLE SHEET

012-851-008-000

PERMIT No

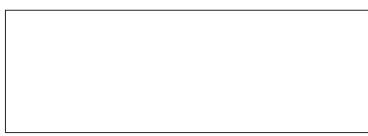
JOB No

DATE: 4/10/2024

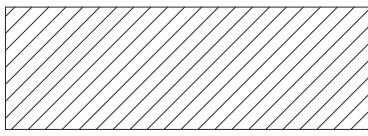
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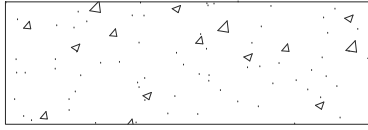
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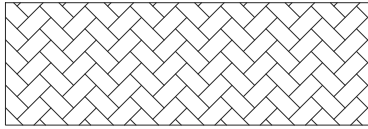
EXISTING BUILDING
(1,382 SF.)



BUILDING TO BE DEMOLISH
(383 SF.)



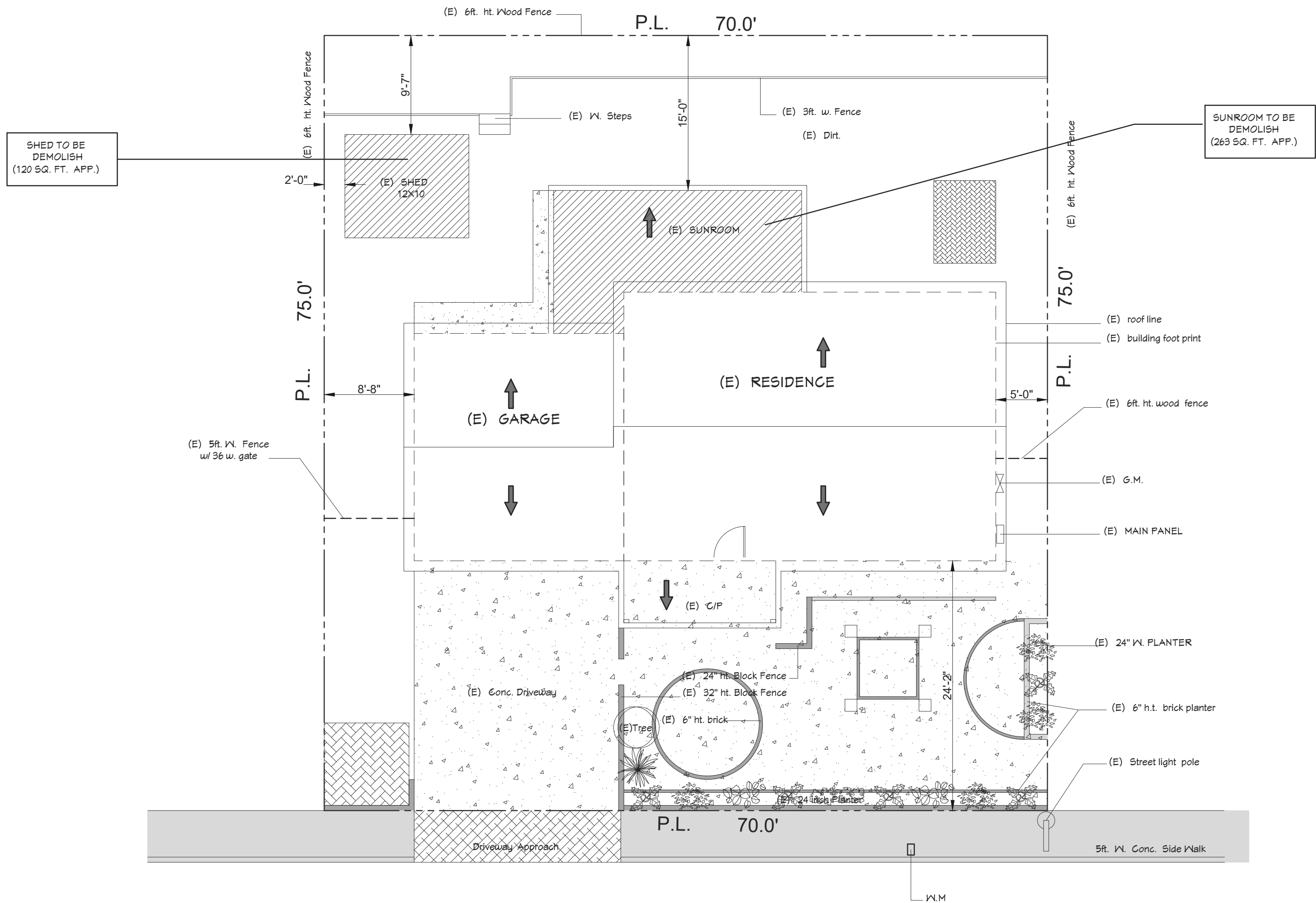
CONCRETE
(1,448 SF.)



BRICKS O/ SAND
(103 SF.)

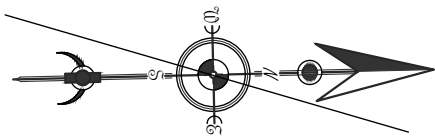
EXISTING

PERVIOUS AREA 2,037 SF.
IMPERVIOUS AREA 3,213 SF.



YOSEMITE STREET

1 AS BUILT SITE PLAN
SCALE: 1/8"=1'-0"



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REVISIONS		
SYMB	DESCRIPTIONS	DATE
1	REVISION	

PANAGILINAN SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955

SHEET TITLE: AS BUILT SITE PLAN

012-851-008-000

PERMIT No
JOB No
DATE: 4/10/2024
SCALE: AS SHOWN

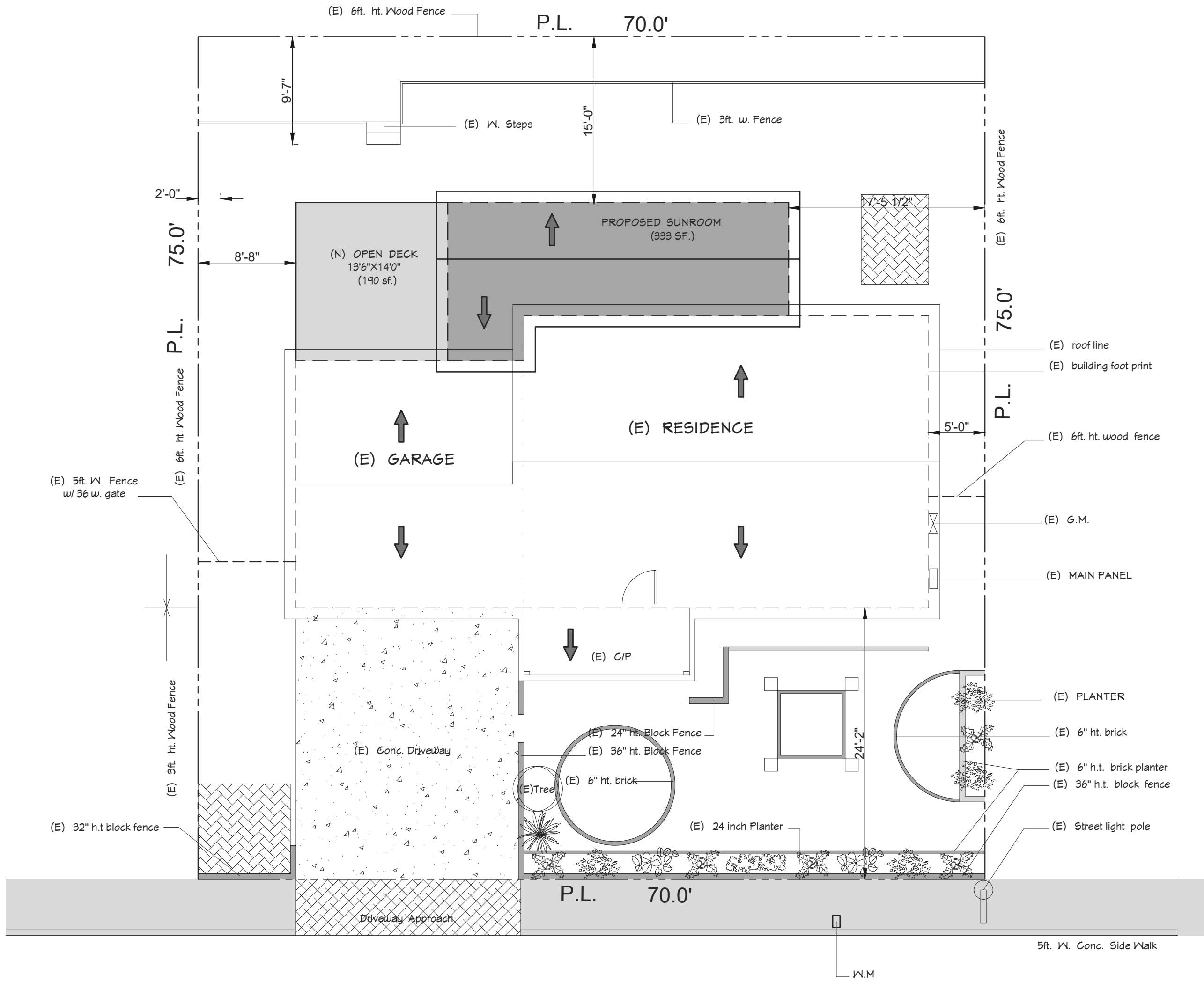
A1.1

LEGEND:

- EXISTING BUILDING
(1,382 SF.)
- PROPOSED SUNROOM
(333 SF.)
- DECK
(190 SF.)
- CONCRETE
(1,448 SF.)
- BRICKS O/ SAND
(103 SF.)

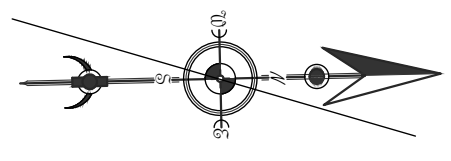
PROPOSED

- PERVIOUS AREA
2,087 SF.
- IMPERVIOUS AREA
3,163 SF.



YOSEMITE STREET

1 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"



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SYMB	DESCRIPTIONS	DATE
1	REVISION	

PANAGILINAN SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955

SHEET TITLE: PROPOSED SITE PLAN

012-851-008-000

PERMIT No
JOB No
DATE: 4/10/2024
SCALE: AS SHOWN

A1.2



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SYMB	DESCRIPTIONS	DATE
1	REVISION	7/20/2022

PANAGILINAN SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955

012-581-008-000

AS BUILT ROOF AND FLOOR PLAN

SHEET TITLE:

PERMIT No

JOB No

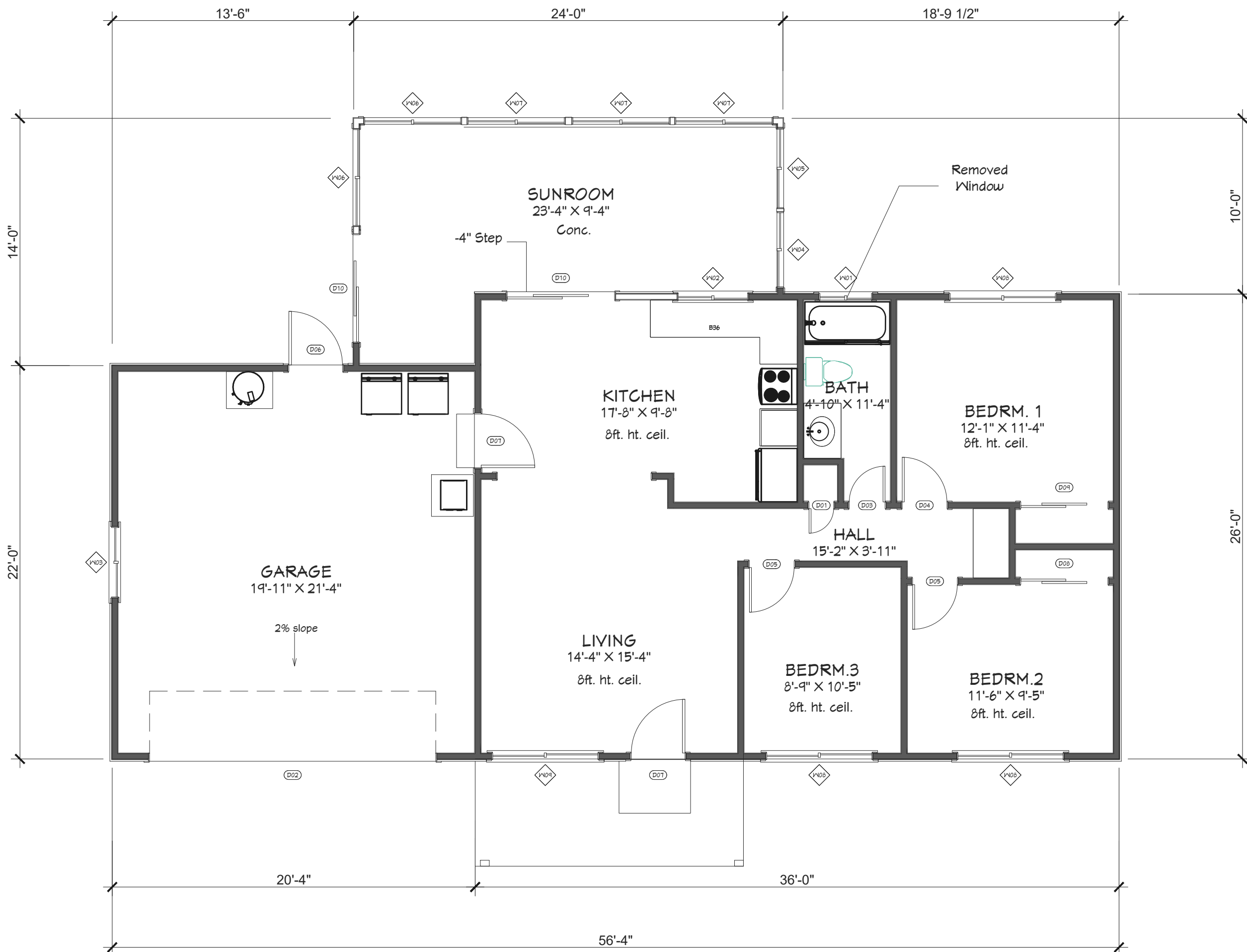
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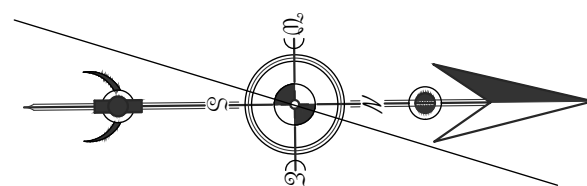
A1.3

Wall Legend

- 2X4 Exterior Stud Wall
- 2X4 Interior Stud Wall

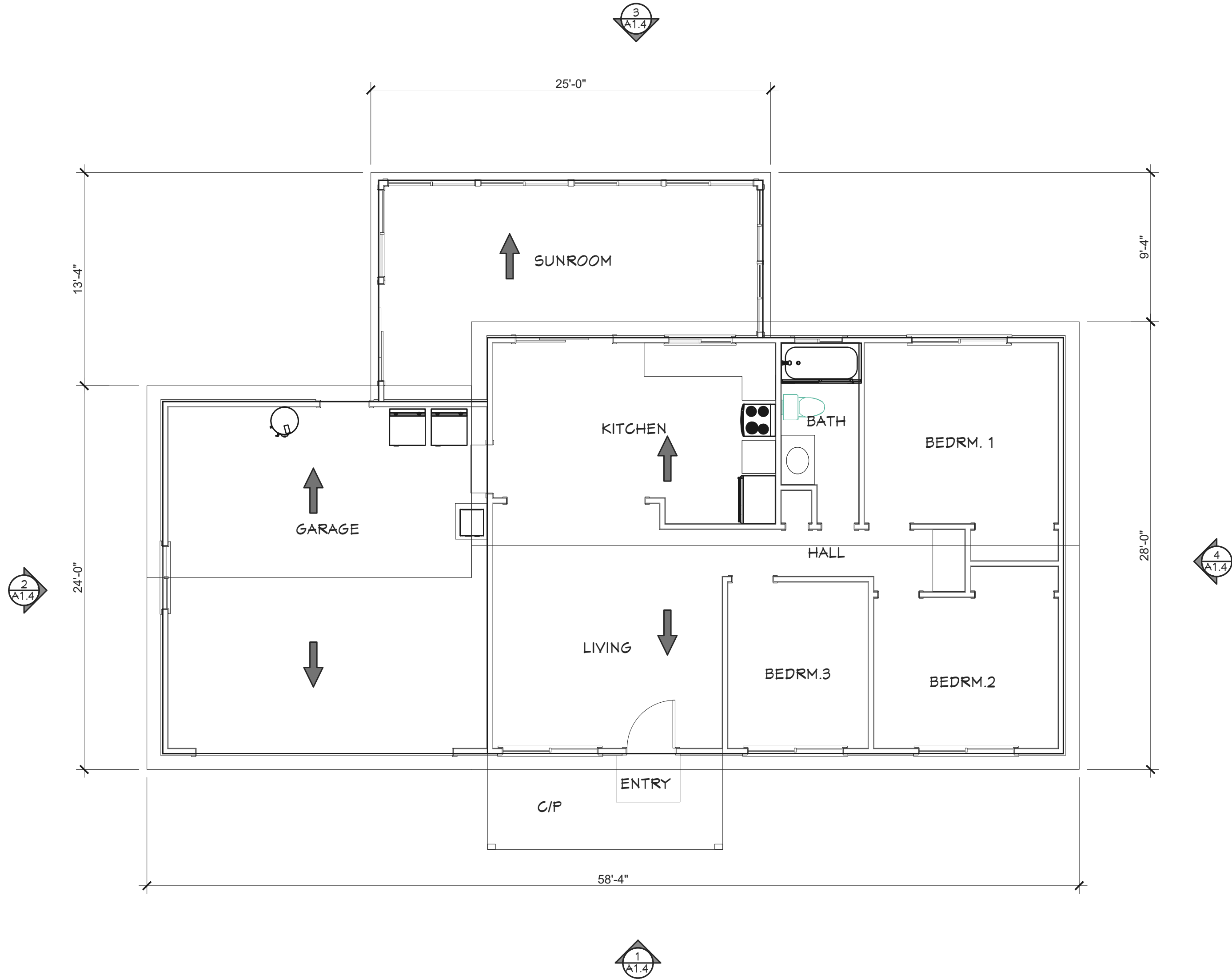


1 AS BUILT FLOOR PLAN
SCALE: 3/16"=1'-0"

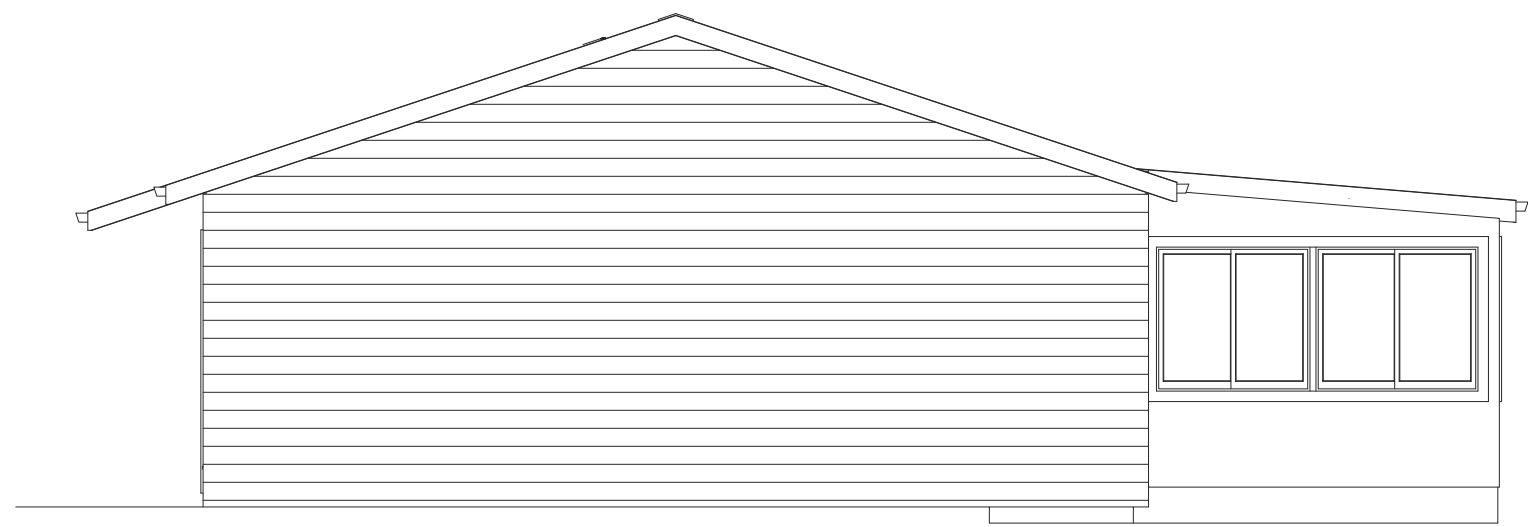


DOOR SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	1566	1	1	1566 R IN	16 1/2"	80"	16 1/2"x82 1/2"	HINGED-DOOR P04	Existing	1 3/8"			
D02	16070	1	1	16070	142"	84"	144"x87"	GARAGE-GARAGE DOOR CHD05	Existing	1 3/4"			
D03	2066	1	1	2066 R IN	24"	80"	26"x82 1/2"	HINGED-DOOR P04	Existing	1 3/8"			
D04	2666	1	1	2666 L IN	30"	80"	32"x82 1/2"	HINGED-DOOR P04	Existing	1 3/8"			
D05	2666	2	1	2666 R IN	30"	80"	32"x82 1/2"	HINGED-DOOR P04	Existing	1 3/8"			
D06	3066	1	1	3066 L EX	36"	80"	38"x83"	EXT. HINGED-DOOR E21	Existing	1 3/4"			
D07	3066	2	1	3066 R EX	36"	80"	38"x83"	EXT. HINGED-DOOR E21	Existing	1 3/4"			
D08	41066	1	1	41066 L IN	58 3/8"	80"	60 3/8"x82 1/2"	SLIDER-DOOR P04	Existing	1 3/8"			
D09	41066	1	1	41066 R IN	58 3/8"	80"	60 3/8"x82 1/2"	SLIDER-DOOR P04	Existing	1 3/8"			
D10	6066	2	1	6066 R IN	72"	80"	74"x82 1/2"	SLIDER-GLASS PANEL	Existing	1 3/8"			

WINDOW SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
W01	3010LS	1	1	3010LS	36"	12"	37"x13"		LEFT SLIDING	Existing			
W02	4030LS	1	1	4030LS	48"	36"	49"x37"		LEFT SLIDING	Existing			
W03	4040RS	1	1	4040RS	48"	48"	49"x49"		RIGHT SLIDING	Existing			
W04	4340LS	1	1	4340LS	51 3/16"	48"	52 3/16"x49"		LEFT SLIDING	Existing			
W05	4640LS	1	1	4640LS	54"	48"	55"x49"		LEFT SLIDING	Existing			
W06	5640LS	2	1	5640LS	65 13/16"	48"	66 13/16"x49"		LEFT SLIDING	Existing			
W07	5640LS	3	1	5640LS	66"	48"	67"x49"		LEFT SLIDING	Existing			
W08	6030RS	3	1	6030RS	72"	36"	73"x37"		RIGHT SLIDING	Existing			
W09	6040RS	1	1	6040RS	72"	48"	73"x49"		RIGHT SLIDING	Existing			



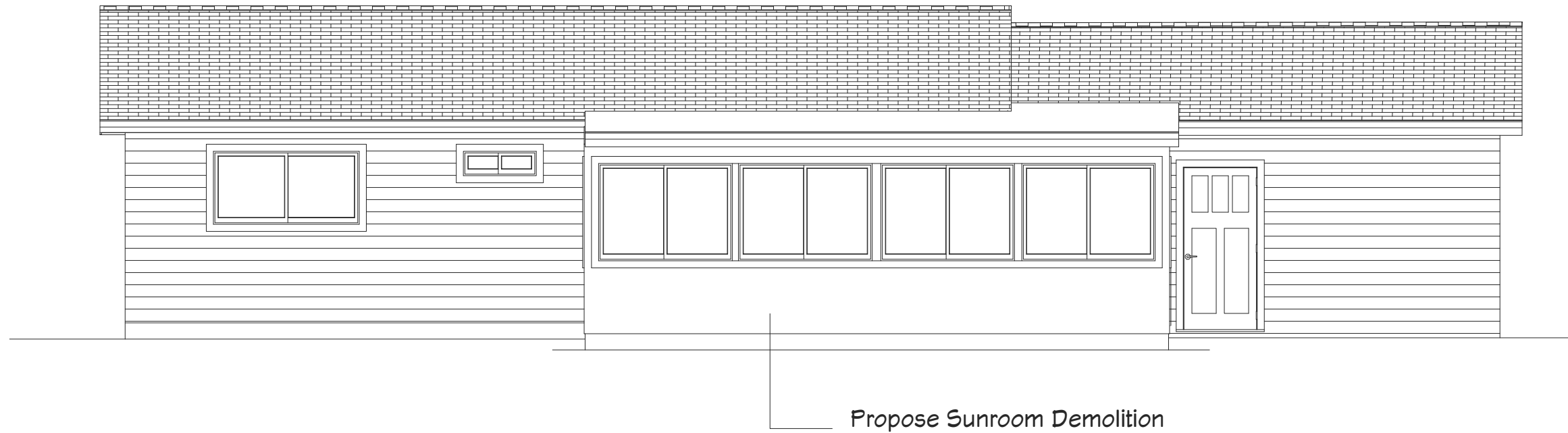
2 AS BUILT ROOF PLAN
SCALE: 3/16"=1'-0"



4 AS BUILT NORTH ELEVATION
SCALE: 3/16"=1'-0"



1 AS BUILT EAST ELEVATION
SCALE: 3/16"=1'-0"



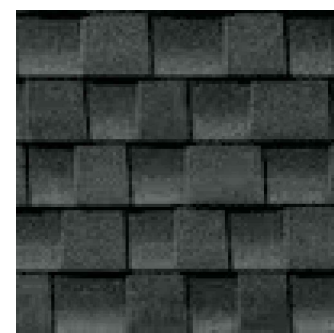
3 AS BUILT WEST ELEVATION
SCALE: 3/16"=1'-0"



2 AS BUILT SOUTH ELEVATION
SCALE: 3/16"=1'-0"

EXISTING LEGEND:

- (A) Architectural Asphalt Shingles
- (B) Horizontal Aluminum overlap siding-White
- (C) Window frame-white
- (D) Fascia -white w/ green trim
- (E) Window and door Trim -white
- (F) Gutter-white
- (J) Stone



(A)



(B)



(C)



(D)



(E)

Window and door Trim



(F)

Fascia -white w/ green trim



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INTERIORS

H

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REVISIONS		
SYMB	DESCRIPTIONS	DATE
1	REVISION	7/20/2022

PANAGILINAN SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955

SHEET TITLE:

AS BUILT ELEVATIONS

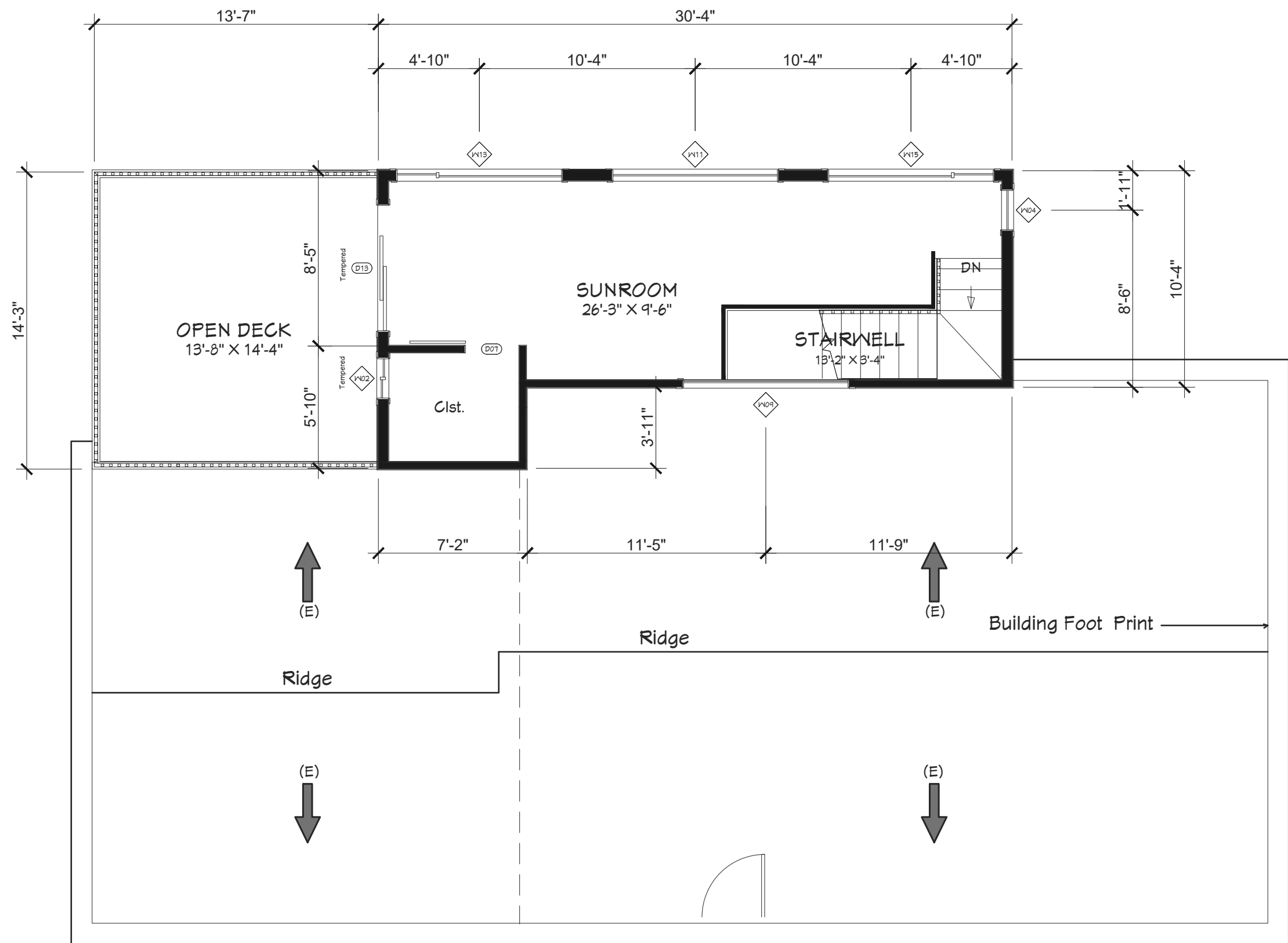
012-581-008-000

PERMIT No
JOB No
DATE: 4/10/2024
SCALE: AS SHOWN

A1.4

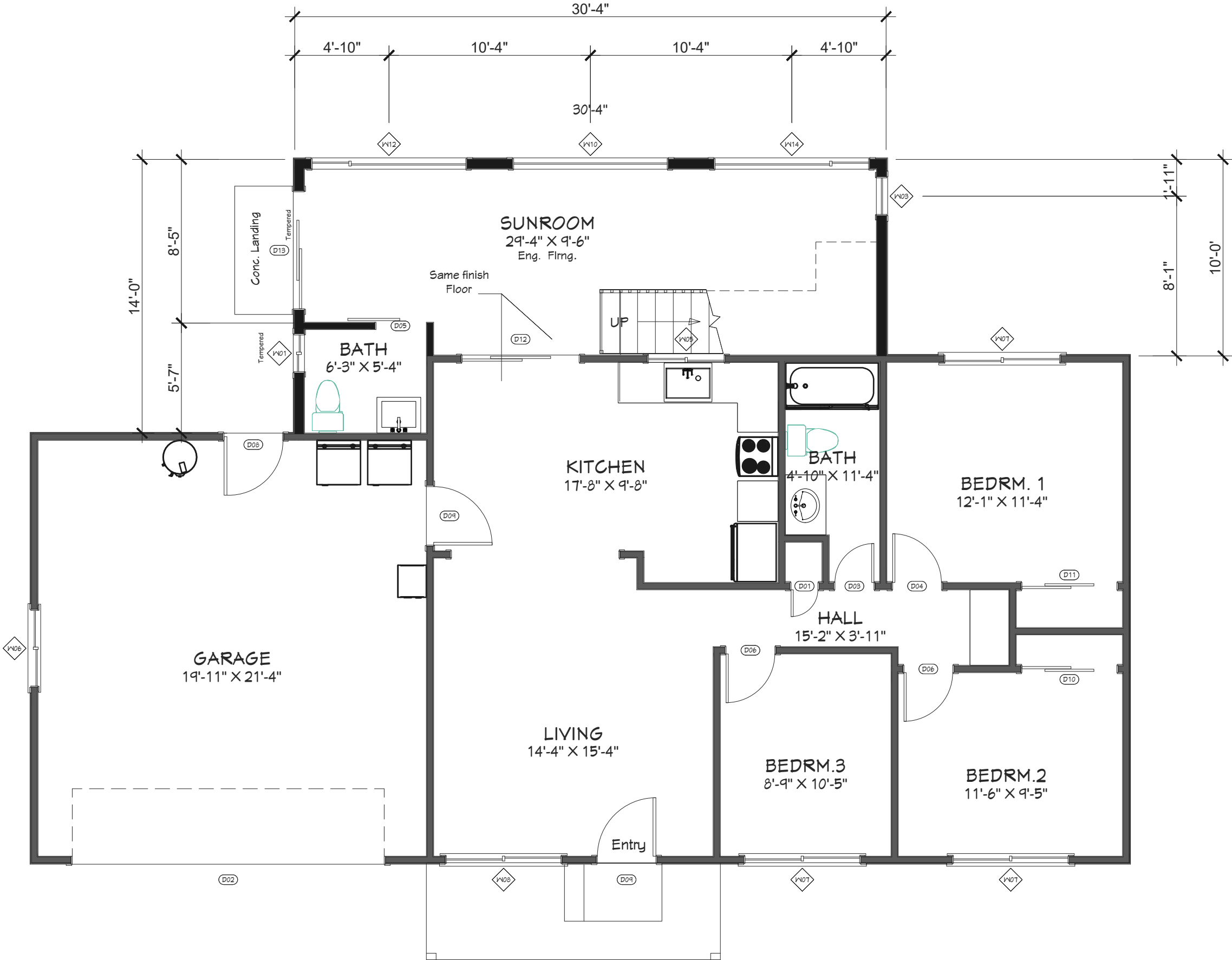
Wall Legend

- (E) 2X4 Exterior Stud Wall
- (E) 2X4 Interior Stud Wall
- (N) 2X6 Stud D.F. exterior Wall
- (N) 2X4 Interior d.f. Interior Wall



2 PROPOSED SUNROOM 2ND FLOOR PLAN
SCALE: $\frac{3}{16}$ "=1'-0"

DOOR SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS
D01	1566	1	1	1566 R IN	16 1/2"	80"		HINGED-DOOR F04	Existing	1 3/8"
D02	16070	1	1	16070	142"	84"		GARAGE-GARAGE DOOR CHD05	Existing	1 3/4"
D03	2066	1	1	2066 R IN	24"	80"		HINGED-DOOR F04	Existing	1 3/8"
D04	2666	1	1	2666 L IN	30"	80"		HINGED-DOOR F04	Existing	1 3/8"
D05	2666	1	1	2666 R	30"	80"		BARN-DOOR F04	Per Plan	1 3/8"
D06	2666	2	1	2666 R IN	30"	80"		HINGED-DOOR F04	Existing	1 3/8"
D07	2666	1	2	2666 R	30"	80"		BARN-DOOR F04	Per Plan	1 3/8"
D08	3066	1	1	3066 L EX	36"	80"		EXT. HINGED-DOOR E21	Existing	1 3/4"
D09	3066	2	1	3066 R EX	36"	80"		EXT. HINGED-DOOR E21	Existing	1 3/4"
D10	41066	1	1	41066 L IN	56 3/8"	80"		SLIDER-DOOR F04	Existing	1 3/8"
D11	41066	1	1	41066 R IN	56 3/8"	80"		SLIDER-DOOR F04	Existing	1 3/8"
D12	6066	2	1	6066 R IN	72"	80"		SLIDER-GLASS PANEL	Existing	1 3/8"
D13	6066	1	2	6066 R EX	72"	80"		EXT. SLIDER-GLASS PANEL	Per Plan	1 3/4"



1 MAIN AND PROPOSED SUNROOM FLOOR PLAN
SCALE: $\frac{3}{16}$ "=1'-0"

WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER
W01	2020LS	1	1	2020LS	24"	24"			LEFT SLIDING	Per Plan
W02	2020LS	1	2	2020LS	24"	24"			LEFT SLIDING	Per Plan
W03	2050FX	1	1	2050FX	24"	60"			FIXED GLASS	Per Plan
W04	2050FX	1	2	2050FX	24"	60"			FIXED GLASS	Per Plan
W05	4030LS	1	1	4030LS	48"	36"			LEFT SLIDING	Existing
W06	4040RS	1	1	4040RS	48"	48"			RIGHT SLIDING	Existing
W07	6030RS	3	1	6030RS	72"	36"			RIGHT SLIDING	Existing
W08	6040RS	1	1	6040RS	72"	48"			RIGHT SLIDING	Existing
W09	8020FX	1	2	8020FX	46"	24"			FIXED GLASS	Per Plan
W10	8050FX	1	1	8050FX	46"	60"			FIXED GLASS	Per Plan
W11	8050FX	1	2	8050FX	46"	60"			FIXED GLASS	Per Plan
W12	8050LS	1	1	8050LS	46"	60"			LEFT SLIDING	Per Plan
W13	8050LS	1	2	8050LS	46"	60"			LEFT SLIDING	Per Plan
W14	8050RS	1	1	8050RS	46"	60"			RIGHT SLIDING	Per Plan
W15	8050RS	1	2	8050RS	46"	60"			RIGHT SLIDING	Per Plan



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REVISIONS		
SYMB	DESCRIPTIONS	DATE
1	REVISION	7/20/2022

PANAGILINAN SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955

SHEET TITLE:

MAIN AND PROPOSED SUNROOM FLOOR PLAN

012-581-008-000

PERMIT No

JOB No

DATE: 4/10/2024

SCALE: AS SHOWN

A1.5



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REVISIONS		
SYMB	DESCRIPTIONS	DATE
1	REVISION	7/20/2022

**PANAGILINAN SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955**

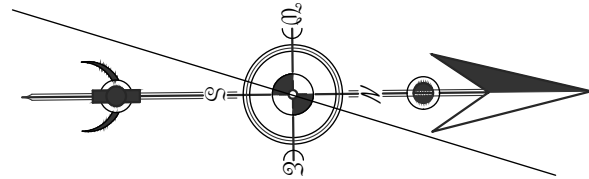
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MAIN AND PROPOSED SUNROOM ROOF PLAN

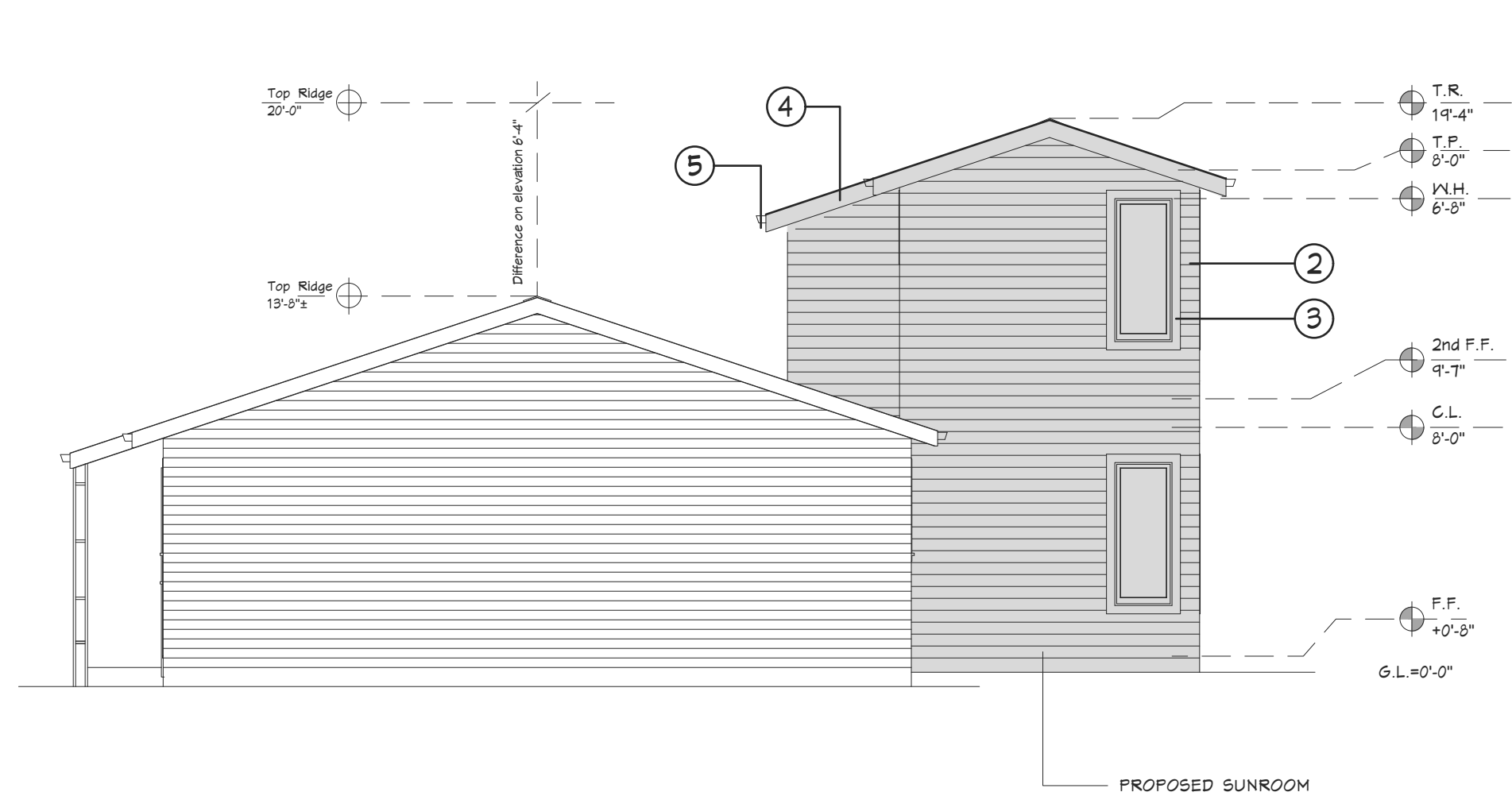
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PERMIT No	
JOB No	
DATE:	4/10/2024
SCALE:	AS SHOWN

A1.6



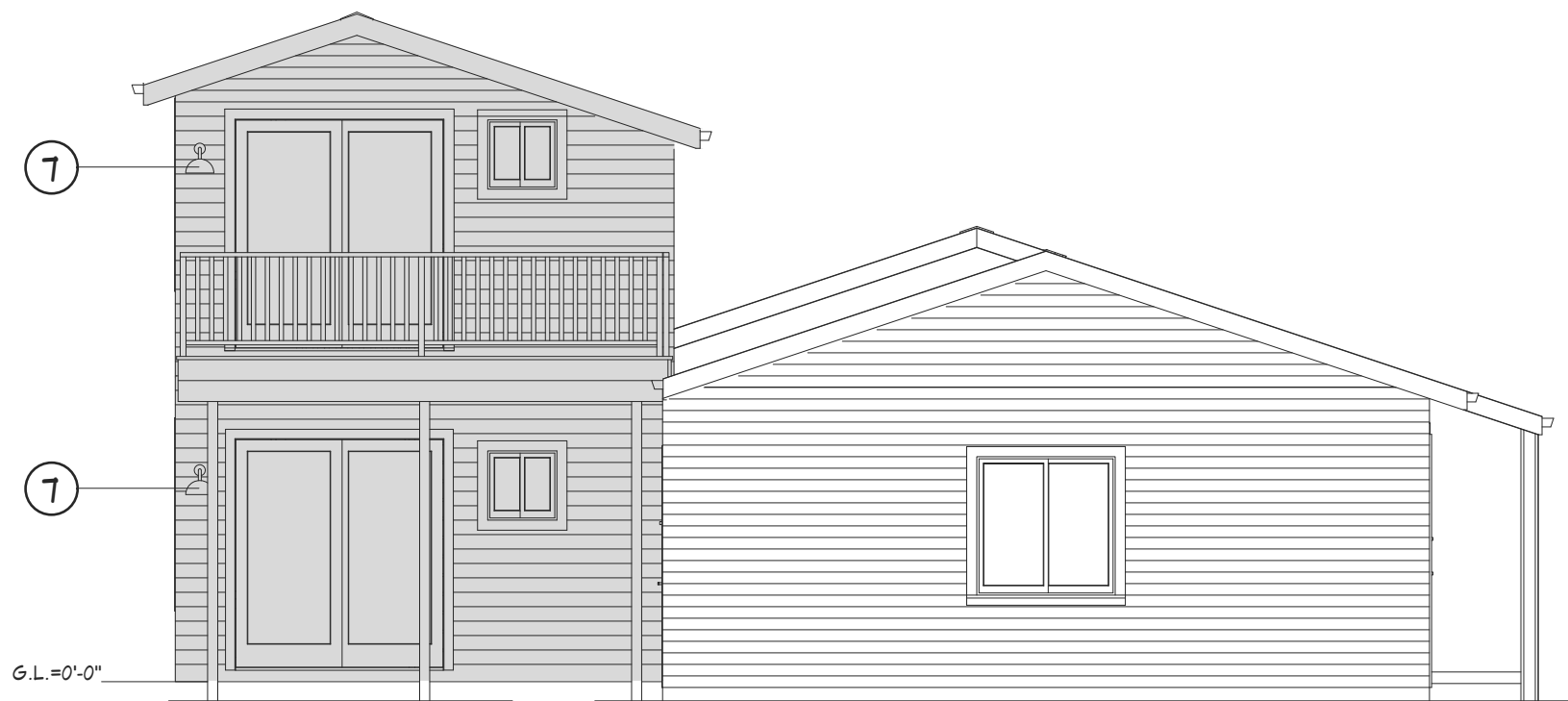
1 MAIN AND PROPOSED SUNROOM ROOF PLAN
SCALE: $\frac{1}{4}"=1'-0"$



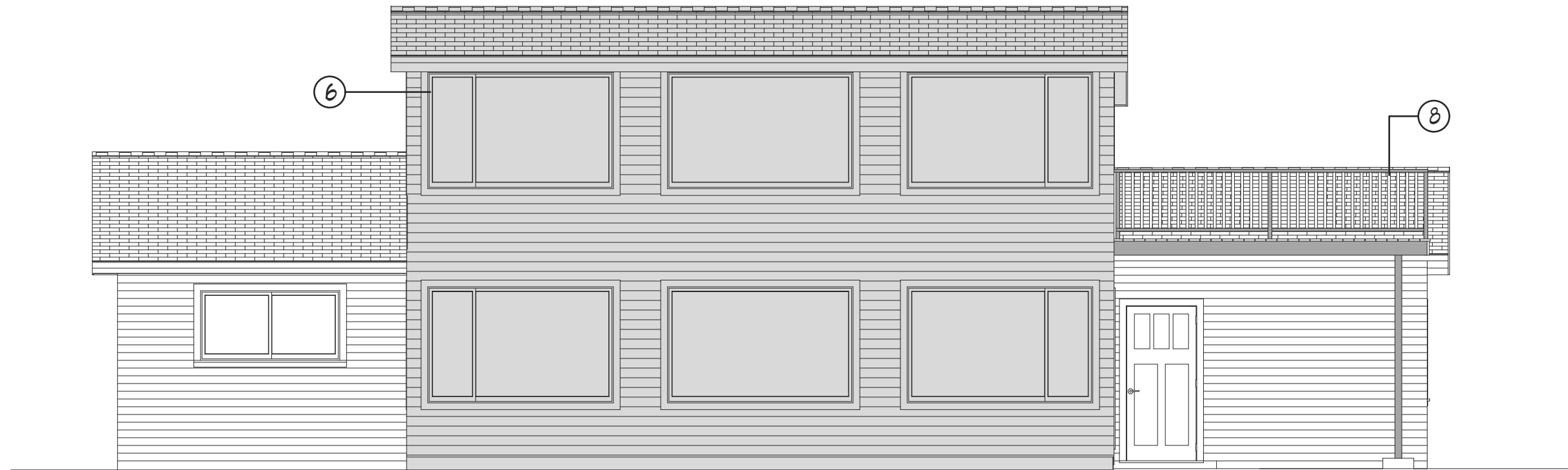
4 MAIN AND SUNROOM NORTH ELEVATION
SCALE: 1/4"=1'-0"



1 MAIN AND SUNROOM EAST ELEVATION
SCALE: 1/4"=1'-0"



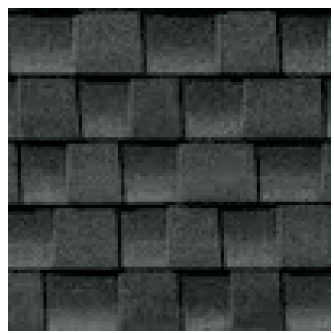
3 MAIN AND SUNROOM SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 MAIN AND SUNROOM WEST ELEVATION
SCALE: 1/4"=1'-0"

PROPOSED LEGEND:

- 1 Architectural Asphalt Shingles-Timberline HDZ -Williamsburg-Slate-
- 2 Horizontal Allura's smooth fiber cement siding- Light Brown-
- 3 Windows and doors -Andersen-white
- 4 Fascia -white cedar type
- 5 5" Vinyl Gutter with drainage guard- Amerimax-white
- 6 Window / door Trim-Composite Sill Molding -white colonial-
- 7 1 1/2" Blackstone single light-wall sconce -chocolate Bronze-
- 8 railing / balusters, Post-timber tech composite- White type
- 9 Decking board- timber tech composite -Terrain collection"-Stone Ash-



1



2



4



7



8



9



5



6



3

Fascia

White Trim

REFERENCE LINKS:

- 1 <https://gaf.com>
- 2 <https://allurausa.com/products>
<https://allurausa.com/products/lap-siding/>
- 3 <https://andersenwindows.com>
- 4
- 5 <https://amerimax.com>
- 6
- 7 <https://www.signaturehardware.com/lighting/outdoor-lighting>
- 8 <https://www.timbertech.com/>
- 9 <https://www.timbertech.com/>



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PANAGILINAN SUNROOM
1825 YOSEMITE STREET
SEASIDE, CA 93955

SHEET TITLE:

MAIN AND PROPOSED SUNROOM ELEVATIONS

012-581-008-000

PERMIT No	
JOB No	
DATE:	4/10/2024
SCALE:	AS SHOWN

A1.7



CITY OF SEASIDE STAFF REPORT

Item No.: 5.D.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: July 10, 2024

SUBJECT: **ARCHITECTURAL REVIEW AR-23-22: HUGO RESENDIZ, PROPERTY OWNER AND APPLICANT, REQUESTS ARCHITECTURAL REVIEW APPROVAL FOR A TWO-STORY 1,264 SQUARE FOOT (SF) ADDITION AND SECOND STORY DECK TO AN EXISTING 757 SF SINGLE FAMILY DWELLING AT 1648 HILTON STREET (APN: 012-162-020) IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT. THE PROJECT IS CATEGORICALLY EXEMPT (CLASS 1) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15301(E)(2) OF THE CEQA GUIDELINES.**

PURPOSE & RECOMMENDATION

The purpose of this item is to consider an Architectural Review application to create a two-story 1,264 square foot (SF) addition and a second-story deck to an existing 757 SF single family dwelling at 1648 Hilton Street. Seaside Municipal Code (SMC) 17.62.030.B.2 requires Architectural Review for all additions that result in a height of greater than 18 feet and all new second-story elements.

Staff recommends the Commission approve Architectural Review AR-23-22 subject to Attachment 1: Draft Resolution and Exhibit A: Project Plans.

BACKGROUND

The existing 757 square foot (SF) house sits on a 5,625 SF parcel in the RS-12 Single Family Residential zoning district. Nearby uses are entirely single family residential.

Staking and flagging is required for this project per SMC 17.62.030.D because the proposed addition is taller than 18 feet (ft.). Staking and flagging was completed on June 18, 2024. Staff verified staking and flagging and took pictures on June 20, 2024.

Pictures of the staking and flagging are shown in Attachment 3.

PROJECT DESCRIPTION

The proposed project would build a two-story 1,264 SF addition onto an existing 757 SF home, yielding a 2,021 SF dwelling. Required covered parking would be provided by the existing 306 SF garage and a new attached carport in place of the existing too-small carport on the northwestern corner, facing Hilton Street. The project proposes a 260 SF second story deck above the new carport.

MATERIALS

The project proposes painting the existing dwelling and the addition as follows:

- Shutter Gray PPU25-18 (Behr) for columns
- Greek Villa SW 7551 (Sherwin Williams) for house trim
- Distant Star MQ5-31 (Behr) for house stucco

The second story deck would be encircled by a stucco wall. The decking surface would be sand finished concrete in a natural grey.

Windows are proposed to be white vinyl.

The proposed outdoor lights are up down Model # CA2194-2W from C Cattleya. There are no opaque surfaces above the lights, therefore the light would travel upwards into the sky.

STAFF ANALYSIS

The proposed project meets required standards (see Table 1). The maximum Floor Area Ratio (FAR) is 0.45; the proposed floor area is 0.36. Lot coverage is limited to 65% and the proposed lot coverage is 59%. The maximum proposed height of 23 ft. 11 in. is below the maximum 24 ft. SMC 17.34.040 Table 3-8 requires the project to have two covered parking spaces because the proposed dwelling would be larger than 1,801 SF. The existing single car garage and the proposed single car carport would fulfill this requirement.

Table 1. Standard limits and proposed project

Standard	Limit	Proposed
Maximum height ¹		24 ft. 23 ft. 11 in.
Maximum Lot coverage ¹		65% 50%
Maximum Floor Area Ratio ¹		0.45 0.36
Maximum Floor Area ¹		2,531 2,021
Minimum parking spaces ²	Two covered spaces	Two covered spaces

¹ SMC 17.12.050 Table 2-3 Residential Zone Development Standards

² SMC 17.34.040 Table 3-8 Parking Requirements by Land Use

The second story deck and decorative columns provide variation on the street-facing west elevation. The south side of the proposed dwelling is blocky, but has some horizontal elements from the carport and the garage extending into view. The north side view presents some incongruity with the difference in roof materials between the existing garage roof and the new proposed second-story roof. The rear of the house appears almost as varied as the front without the decorative columns. The differing size windows on the west elevation present an asymmetric view; the lack of placement alignment between the two different windows emphasizes the asymmetry. The simple and clean lines of the house are in keeping with the general appearance of the surrounding homes.

Because of the parcel location, the proposed project would be the first noticeably visible two-story home on its block. The neighbor directly to the north is a two-story home, but it's height is mostly hidden because of the grade change. This project's relative prominence is diminished by the long setbacks from property lines. Additionally, the parcels immediately to the east have multiple large, two-story homes built close to their required setbacks. Thus the height is not out of place in the neighborhood.

ENVIRONMENTAL REVIEW AND FINDING

1. The project is Categorically Exempt, Class 1, from the California Environmental Quality Act (CEQA) pursuant to Section 15301(e)(2) of the CEQA Guidelines.

Evidence: The proposed addition to the single family dwelling is less than 10,000 SF, public services and facilities are available to allow for maximum development permissible in the General Plan, and the project area is not environmentally sensitive.

ATTACHMENTS

1. Attachment 1: Draft Resolution

2. Exhibit A: Project Plans
 3. Attachment 2: Location Map
 4. Attachment 3: Staking and Flagging
-

**PLANNING COMMISSION
RESOLUTION NO. 24-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING ARCHITECTURAL REVIEW APPLICATION NO. AR-23-22 FOR A TWO-STORY 1,264 SQUARE FOOT (SF) ADDITION AND SECOND STORY DECK TO AN EXISTING 757 SF SINGLE FAMILY DWELLING AT 1648 HILTON STREET (APN: 012-162-020) IN THE SINGLE FAMILY RESIDENTIAL (RS-12) ZONING DISTRICT.

WHEREAS, Hugo Resendiz, applicant and property owner, applied for Architectural Review No. AR-23-22; and

WHEREAS, the proposed project requires the review authority 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-23-22 at a duly noticed public hearing that the Planning Commission held on July 10, 2024.

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

1. The project is Categorically Exempt, Class 1, from the California Environmental Quality Act (CEQA) pursuant to Section 15301(e)(2) of the CEQA Guidelines:

Evidence: The proposed addition to the single family dwelling is less than 10,000 SF, public services and facilities are available to allow for maximum development permissible in the General Plan, and the project area is not environmentally sensitive.

BE IT FURTHER RESOLVED, the Planning Commission approves AR-23-22 subject to the following Conditions of Approval:

Planning:

1. Windows on a single elevation shall be aligned to each other by the head or by the sill, or as otherwise approved by the Zoning Administrator in order to present a coherent appearance.
2. Lighting shall not shine into the sky. Lighting design is subject to approval by the Zoning Administrator.

3. Landscaped areas, including trees and other plantings, as well as paving, walls, and fences, shall be regularly maintained.
4. The Zoning Administrator has the authority to approve minor changes to the landscaping, lighting, and architectural finishes of this project, given changes are kept in a similar 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.

Building:

5. Construction must comply with all requirements of the California Building Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Fire Department:

6. Construction must comply with all requirements of the California Fire Code, as amended by the City of Seaside and in effect at the time of Building Permit submittal.

Engineering and Public Works:

7. Project must implement storm water best management practices (BMPs) during construction in accordance with SMC 8.46.
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:

9. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
10. 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.

11. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
12. 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 prior to issuance of any Building Permit or establishment of any use authorized by the permit.
13. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of July 17, 2024 in accordance with Seaside Municipal Code Section 17.64.080.A. Time extensions may be granted by the original review authority if a written request and associated fee are received by the Community Development Department at least 30 days prior to the expiration in accordance with Seaside Municipal Code Section 17.64.080.B. This approval shall also become null and void if the implementing Building Permit application expires.
14. 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 10th day of July 2024, 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-23-22
RESOLUTION No. 24-XX

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

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

Applicant's Signature

Date

Property Owner's Signature

Date

GLOSSARY	
A0.0	SITE PLAN AND LANDSCAPING
M1	MATERIALS
N1	NOTES
EX1.0	EXISTING FLOOR PLAN
D1.0	DEMO PLAN
A1.0	FLOOR PLAN
A1.1	2ND STORY FLOOR PLAN
E1.0	ELEVATIONS
E1.1	ELEVATIONS
S1.0	SECTIONS
S1.1	SECTIONS
EL1.0	ELECTRICAL
EL1.1	ELECTRICAL
R1.0	ROOF PLAN
RR1.0	RAILING AND ROOF DETAIL
CONTACT	
A. OWNER/ DEVELOPER:	
OWNER 1648 HILTON ST SEASIDE, CA 93955 ENOCH RESENDIZ 831-521-1193 ENOCH.RESENDIZ@YAHOO.COM	
B. CONTRACTOR	
RYAN MCNICKLE MCNICKLE CONSTRUCTION INC. 26425 LAURELES GRADE RD. CARMEL VALLEY, CA 93924 MCNICKLECONSTRUCTION@GMAIL.COM PH: 831-915-3393	
B. ENGINEER:	
BARRETT CROOK 5306 MULHOLLAND DRIVE SUMMERVILLE, SC 29485 CONTACT: CEZARE CEZARESMARTDESIGN@GMAIL.COM PH:408-939-9269	
C. DRAFTSMAN	
SAM CAMPBELL 3348 POLARIS DR. SACRAMENTO, CA 95827 YARDHOUSEDRAFTING@GMAIL.COM PH:916-741-9721	
D. WATER MANAGEMENT	
5 HARRIS CT. BUILDING G MONTEREY, CA 93940 CONSERVE@MPWMD.COM PH:831-658-5601	

PARKING: 7 (E), 0
PROPOSED

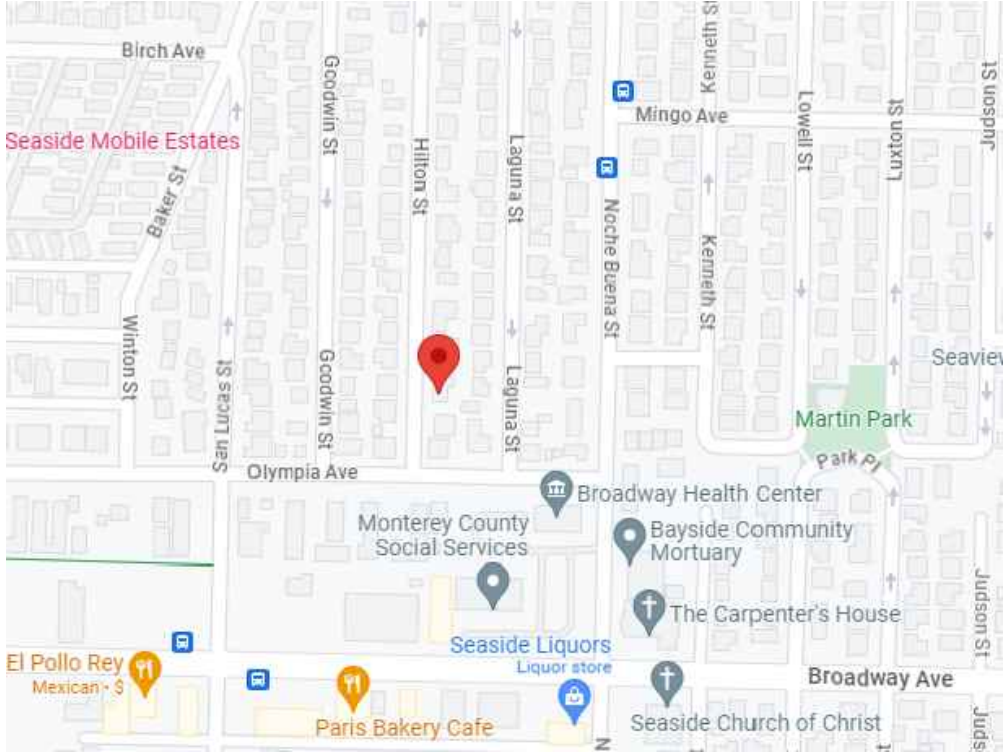
TREE REMOVAL: 0

SCOPE OF WORK
CONSTRUCT 2ND STORY HOME ADDITION
REDESIGN 1ST STORY LAYOUT
METAL ROOF (COLOR:BROWN)
VYNYL WINDOWS (WHITE)
PATCH IN STUCCO (COLOR:GREY)

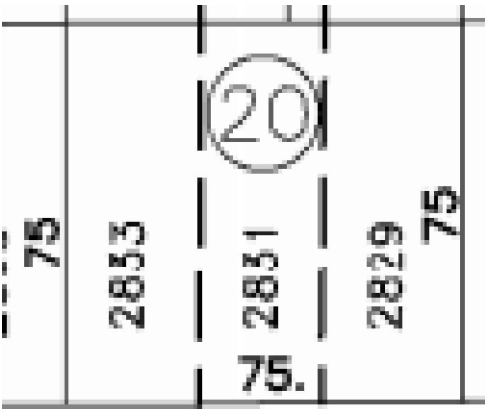
CODES
2022 CA PLUMBING CODE
2022 CA MECHANICAL CODE
2022 CA FIRE CODE
2022 CA ELECTRIC CODE
2022 CAL GREEN CODE
2022 CA ENERGY CODE
2022 CA BUILDING CODE

CLASSIFICATION		
1.	OCCUPANCY	R-2
2.	APN:012-162-020	

VICINITY MAP



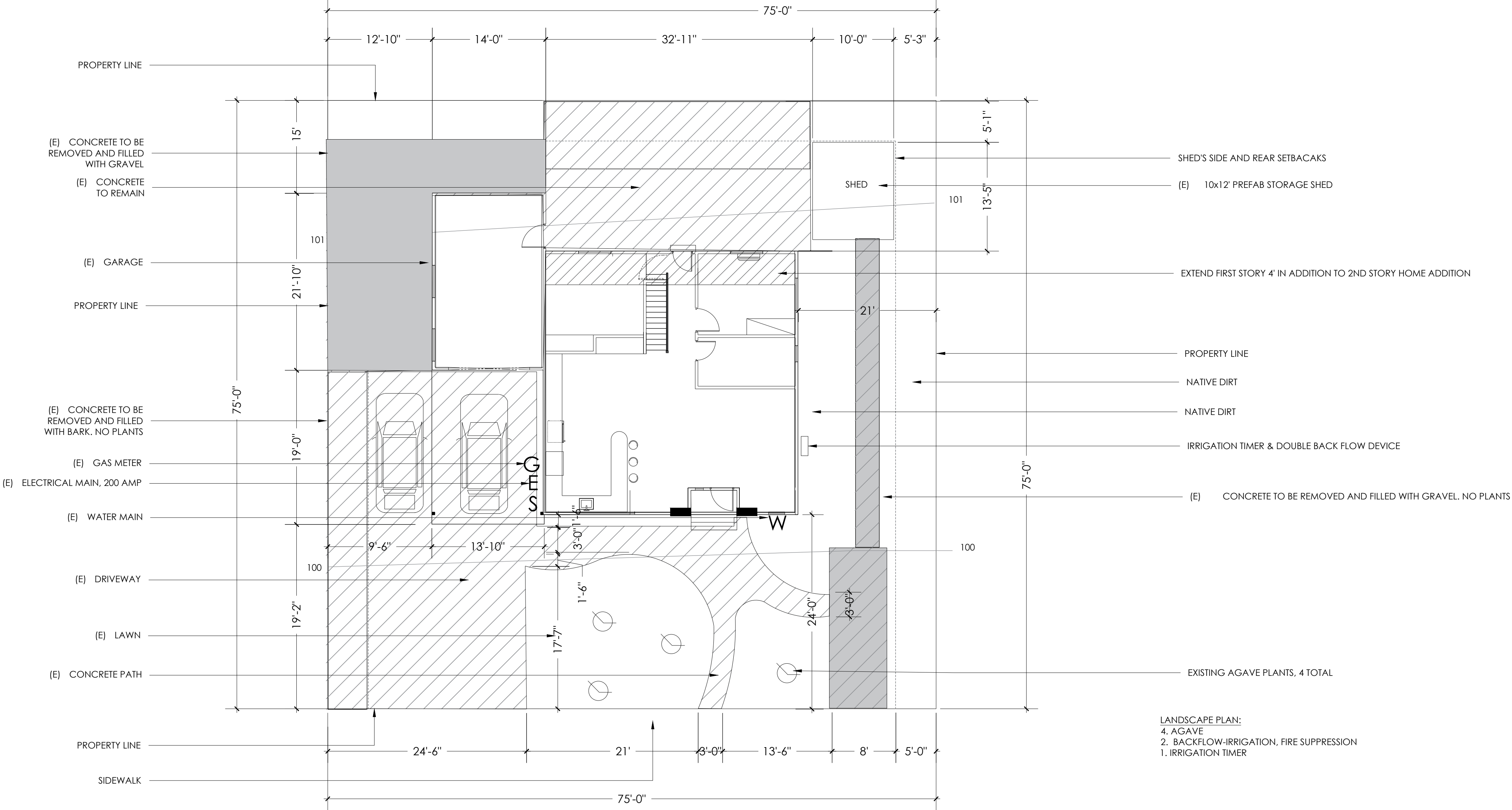
APN: 012-162-020-00



YARD HOUSE
DRAFTING

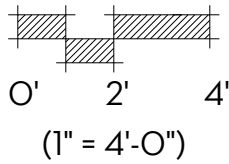
ENOCH RESIDENCE

1648 HILTON ST.
SEASIDE, CA 93955



LANDSCAPE PLAN:
4. AGAVE
2. BACKFLOW-IRRIGATION, FIRE SUPPRESSION
1. IRRIGATION TIMER

LOT COVERAGE TABLE	
ITEMS	SQ.FT
EXISTING HOUSE	757
PROPOSED 2ND STORY	1,021
EXISTING GARAGE	279
EXISTING SHED	100
EXISTING IMPERVIOUS SURFACES (CONCRETE)	2106
TOTAL	4263
CONCRETE TO BE REMOVED	669
NEW TOTAL	3,594
PERCENTAGE OF 5,625 SQ LOT	63.9%



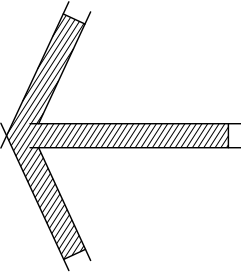
REVISIONS: 1

#	DATE	COMMENTS

DATE: 11/02/2023

SCALE: 1/4" = 1.0'

NORTH:



SHEET:

AO.O
SITE PLAN &
LANDSCAPING



1 ENTRY DOOR COLUMNS
SHUTTER GRAY PPU25-18



2 HOUSE TRIM
GREEK VILLA WHITE TRIM-7551



3 HOUSE STUCCO
DISTANT START MQ5-31



4 ROOF
New Roof
Sheffield Metals international
Color: Medium Bronze.
24 gauge
CB -150
16 inch wide × 1-1/2 inch tall



5 WINDOW
WHITE

Windows white vinyl
Manucfature: Jeld -wen
V- 2500



6 OUTDOOR LIGHTING
MATTE BLACK

Light
Manucfature: C Cattleya
Model # CA2194-2W



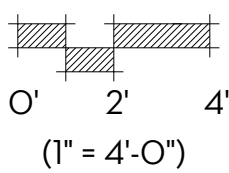
7 DECK
MATTE BLACK

SAND FINISH CONCRETE
NATURAL GREY COLOR



8 GARAGE ROOF
MATTE BLACK

Garage Roof
Timber laine composition
Color: Black



YARD HOUSE
DRAFTING

ENOCH RESIDENCE

1648 HILTON ST.
SEASIDE, CA 93955

REVISIONS: 1

#	DATE	COMMENTS

DATE: 11/02/2023

SCALE: 1/4" = 1.0'

NORTH:

SHEET:

M1
MATERIALS

BATHROOM ELECTRICAL NOTES			PLUMBING NOTES			KITCHEN PLUMBING NOTES			KITCHEN ELECTRICAL NOTES			CONSTRUCTION NOTES FOR VERY HIGH FIRE HAZARD SEVERITY ZONES								
1. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOM WITHIN 3'-0" FROM BASIN. AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). BATHROOM OUTLETS SHALL HAVE GFCI PROTECTION. [CEC 210.52(D), 210.11(C)(3) & 210.8(A)(1)] 2. ALL 125VOLT, 15-AMPERE AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT. [CEC 406.12] 3. BOTH NEW AND MODIFIED BRANCH WIRING CIRCUITS SHALL HAVE ARC-FAULT CIRCUIT PROTECTION FOR 120-VOLT, SINGLE PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLINGS. [CEC 210.12(A)] 4. NO PART OF A HANGING FIXTURE IS ALLOWED CLOSER THAN 8 FEET ABOVE THE TUB RIM OR 3 FEET HORIZONTALLY FROM THE TUB RIM, UNLESS LIGHT FIXTURE(S) IN SHOWER ENCLOSURE AREA IS LISTED FOR DAMP AREAS OR LISTED FOR WET LOCATIONS. [CEC 410.10(D)] 5. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2019 CERTIFIED AND LABELED. [CENC 150.0(K)1A] 6. A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR. 7. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN § 150.0(K)1C. ONLY JA8-2019-E CERTIFIED AND MARKED LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION. [CENC 150(K)1C] 8. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. [CENC 150(K)2B]			1. ALL PLUMBING FIXTURES ARE REQUIRED TO BE LISTED BY AN ACCEPTABLE NATIONALLY RECOGNIZED TESTING LABORATORY. 2. PER CPC 2022, MAXIMUM PLUMBING FIXTURE FLOW RATES SHALL BE: WATER CLOSET1.28 GPF KITCHEN FAUCET1.8 GPM @ 60 PSI LAVATORY FAUCET1.2 GPM @ 60 PSI SHOWER HEAD1.8 GPM @ 80 PSI DISHWASHER2.0 GPM CLOTHES WASHER2.0 GPM 3. THIS IS A PARTIAL LIST OF PRIMARY PLUMBING FIXTURES, AND IS NOT INTENDED AS A COMPREHENSIVE LIST OF ALL PLUMBING FIXTURES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INCLUDE ALL FIXTURES, SUPPLIES, PARTS, AND EQUIPMENT TO ENSURE PROPER FUNCTIONING OF ALL FIXTURES. 4. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE. [4.303.2 CGBSC] 5. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE SPECIFIED PERFORMANCE REQUIREMENTS OF SECTION 4.303 OF CGBSC. 6. USE WATER RESISTANT GYPSUM WALL BOARD BEHIND NEW TILE, SHOWERS, AND SINKS. 7. EXTERIOR HOSE BIBS: PROVIDE ANTI-SIPHON DEVICE AT ALL HOSE BIBS, ALL HOSE BIBS SHALL BE PROTECTED BY A LISTED NON-REMOVABLE HOSE BIB TYPE BACKFLOW PREVENTER OR WITH A LISTED ATMOSPHERIC VACUUM BREAKER.			1. FAUCETS AT KITCHENS SHALL NOT HAVE A FLOW RATE OF GREATER THAN 1.8 GPM AT 60 PSI. 2. NEW GAS APPLIANCES AT KITCHEN SHOULD BE SPECIFIED. PROVIDE A SINGLE LINE DIAGRAM OF GAS PIPING, SHOWING PIPE SIZES, LENGTHS, AND BTU DEMAND RATINGS FOR ALL GAS APPLIANCES. 3. GAS TEST DURATION SHALL BE NOT LESS THAN ONE-HALF (½) HOUR FOR EACH FIVE-HUNDRED (500) CUBIC FEET OF PIPE VOLUME OF FRACTION THEREOF. WHEN TESTING A SYSTEM HAVING A VOLUME LESS THAN TEN (10) CUBIC FEET OR A SYSTEM IN A SINGLE-FAMILY DWELLING, THE TEST DURATION SHALL BE NOT LESS THAN TEN (10) MINUTES. THE DURATION OF THE TEST SHALL NOT BE REQUIRED TO EXCEED TWENTY FOUR (24) HOURS. [NFPA 54-8.1.4.3, CPC 1214.3.3] 4. GAS LINES THAT RUN UNDER A SLAB SHALL RUN THROUGH AN APPROVED, VENTED, GAS TIGHT CONDUIT. [CPC 1211.1.6] 5. AN ACCESSIBLE, APPROVED MANUAL SHUTOFF VALVE WITH A NONDISPLACABLE VALVE MEMBER, OR A LISTED GAS CONVENIENCE OUTLET INSTALLED WITHIN SIX (6) FEET OF THE APPLIANCE IT SERVES, WHERE A CONNECTOR IS USED, THE VALVE SHALL BE INSTALLED UPSTREAM OF THE CONNECTOR. A UNION OR FLANGED CONNECTION SHALL BE PROVIDED DOWNSTREAM FROM THIS VALVE TO PERMIT REMOVAL OF CONTROLS. [CPC 1211.5] 6. NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER. [CPC 807.4]			1. ALL RECEPTACLE OUTLETS SERVING COUNTERTOPS IN KITCHENS OF DWELLING UNITS TO BE GFCI PROTECTED. [CEC 210.8(A) (6)] 2. ALL 125VOLT, 15-AMPERE AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLE. [CEC 406.12] 3. BOTH NEW AND MODIFIED BRANCH WIRING CIRCUITS SHALL HAVE ARC-FAULT CIRCUIT PROTECTION FOR 120-VOLT, SINGLE PHASE, 15 AND 20- AMPERE BRANCH CIRCUITS. [CEC 210.12(A)] 4. WALL COUNTER SPACE: A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH WALL COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLES OUTLET SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24 INCHES, MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THE SPACE. [CEC 210.52 (C) (1)] 5. ISLAND COUNTER SPACE: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. [CEC 210.52(C) (2)] 6. PENINSULAR COUNTER SPACE: AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. A PENINSULAR COUNTER TOP IS MEASURED FROM THE CONNECTING EDGE. [CEC 210.52(C) (3)] 7. SEPARATE SPACES: COUNTER SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER SPACES IN APPLYING THE REQUIREMENTS OF CEC 210.52 (C) (1) (2) (3). [CEC 210.52(C) (4)] 8. COUNTER TOP RECEPTACLE OUTLET LOCATION: RECEPTACLE OUTLETS SHALL BE LOCATED NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOP. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACES OR COUNTERTOPS. RECEPTACLE OUTLETS RENDERED NOT READILY ACCESSIBLE BY APPLIANCES FASTENED IN PLACE, APPLIANCE GARAGES, SINKS, OR RANGE TOPS AS COVERED IN 210.52(C)(1), EXCEPTION, OR APPLIANCES OCCUPYING DEDICATED SPACE SHALL NOT BE CONSIDERED AS THESE REQUIRED OUTLETS. [CEC 210.52 (B) (5)] 9. TWO SMALL APPLIANCE OUTLET CIRCUITS, 20 AMPS EACH, ARE REQUIRED FOR KITCHENS. CIRCUITS SHALL BE BALANCED AND HAVE NO OTHER OUTLETS. [CEC 210.52 (B)(1), (2)] 10. INDIVIDUAL DEDICATED CIRCUITS ARE REQUIRED FOR ALL MAJOR APPLIANCES. [CEC 210.11(C) (1) & 422.10 (A)] 11. GARBAGE DISPOSAL CORD AND PLUG CONNECTED WITH A FLEXIBLE CORD 18" TO 36" LONG. [CEC 422.16 (B)(1)] 12. DISHWASHER CORD 36" TO 48" LONG. [CEC 422.16(B)(2)] 13. MINIMUM 15 AMP CIRCUIT FOR THE DISHWASHER AND A 15 AMP CIRCUIT FOR THE DISPOSAL. [CEC 210.23(A)] 14. PROVIDE DEDICATED CIRCUIT FOR KITCHEN HOOD. [CEC 210.52 (B) (2)] 15. IF USING A SPLIT OUTLET (TWO CIRCUITS ON THE SAME YOKE) FOR DISHWASHER/DISPOSAL, PROVIDE A LISTED HANDLE TIE AT THE TWO CIRCUIT BREAKERS AT THE PANEL. [CEC 210.7] 16. RANGE HOODS SHALL BE PERMITTED TO BE CORD-AND-PLUG CONNECT WHEN THE CORD IS TERMINATED WITH GROUNDING TYPE, NOT LESS THAN 18 INCHES AND NOT OVER 36", THE RECEPTACLE IS ACCESSIBLE AND SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT. [CEC 422.16 (B) (4)] 17. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2019 CERTIFIED AND LABELED. 18. SCREW BASED LUMINAIRES SHALL MEET ALL OF THE FOLLOWING: 18.1. THE LUMINAIRES SHALL NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; AND 18.2. THE LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8; AND 18.3. THE INSTALLED LAMPS SHALL BE MARKED WITH JA8-2019 OR JA8-2019-E 19. RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED, ZERO-CLEARANCE INSULATION COVER (IC) TYPE, CERTIFIED AIR TIGHT (ASTM E283) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 110.9 AND ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW. [CENC 150.0(K)1C] 20. LUMINAIRES RECESSED INTO CEILINGS MUST MEET ALL OF THE REQUIREMENTS FOR: INSULATION CONTACT (IC) LABELING; AIR LEAKAGE; SEALING; MAINTENANCE; AND SOCKET AND LIGHT SOURCE AS DESCRIBED IN CENC 150.0(K)1C. A JA8-2019-E LIGHT SOURCE, RATED FOR ELEVATED TEMPERATURE, MUST BE INSTALLED BY FINAL INSPECTION IN ALL RECESSED CEILING DOWNLIGHT LUMINAIRES. 21. EXHAUST FANS AND UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM. [CENC 150.0(K)2B] 22. BLANK ELECTRICAL BOXES. ALL UNUSED ELECTRICAL BOXES MOUNTED ABOVE 5 FEET FROM THE FINISHED FLOOR SHALL BE NO MORE THAN THE NUMBER OF BEDROOMS AND SHALL BE SERVED BY DIMMER OR VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL [CENC 150.0(K)1B] 23. FOR OCCUPANCIES WITH A HORIZONTAL RATED SEPARATION (FLOOR/CEILING ASSEMBLY), THE RECESSED FIXTURES MUST BE PROTECTED TO THE RATING OF THE SEPARATION (1 HOUR) OR BE LISTED TO THE REQUIRED PROTECTION. THIS GENERALLY APPLIED TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS.			1. NEW BUILDINGS AND STRUCTURES LOCATED IN "HIGH" FIRE HAZARD SEVERITY ZONES SHALL COMPLY WITH THE REQUIREMENTS OF CBC AND, CHAPTER 7A SECTION 701A.1. & CRC, CHAPTER 3, SECTION 337R. 2. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. [§R327.5.4] 3. ROOF AND ATTIC VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH OPENINGS A MINIMUM OF 1/16-INCH AND SHALL NOT EXCEED 1/8-INCH. [§R327.6.2] 4. VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES, UNLESS THE VENTS ARE APPROVED TO RESIST THE INTRUSION OF FLAME AND EMBERS, THE ATTIC SPACE IS SPRINKLERED IN ACCORDANCE WITH CBC SEC. 903.3.1.1, OR IF THE EXTERIOR WALL AND UNDERSIDE OF THE EAVE ARE OF IGNITION RESISTANT MATERIALS AND THE VENTS ARE LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE. [§R327.6.3] 5. EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, OR SHALL MEET THE PERFORMANCE CRITERIA OF STANDARD SFM 12-7A-1 FOR 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST. [§R327.7.3] SEE EXCEPTIONS TO THIS SECTION FOR OTHER ALTERNATIVES. 6. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AND EAVES AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. [§R327.7.3.1] 7. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED EAVES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, OR EXTERIOR PORTION OF AN APPROVED ONE HOUR WALL ASSEMBLY. [§R327.7.4] SEE EXCEPTIONS TO THESE SECTIONS FOR OTHER ALTERNATIVES. 8. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§R327.8.2.1] 9. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITIONRESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANE THICKNESS NO LESS THAN 1-1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-7A-1. [§R327.8.3]			POLLUTANT CONTROL MEASURES			IN ACCORDANCE WITH SECTION 4.504, THE FOLLOWING POLLUTANT CONTROL MEASURES SHALL BE IMPLEMENTED. 1.1. PAINT, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS. 1.2. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED. 1.3. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. 1.4. 50% OF THE FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM. 1.5. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. RESPONSE		
BATHROOM MECHANICAL NOTES			BATHROOM PLUMBING NOTES			KITCHEN MECHANICAL NOTES			LIGHTING NOTES											
1. BATH AND TOILET ROOMS SHALL HAVE AN EXHAUST RATE OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS. [CMC TABLE 403.7] 2. EACH BATHROOM, OR ROOM CONTAINING A BATHTUB, SHOWER, OR TUB SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED. UNLESS FUNCTIONING AS A PART OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF < 50 PERCENT TO A MAXIMUM OF 80 PERCENT. THE CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. THE CONTROL MAY BE A SEPARATE COMPONENT OR INTEGRAL TO THE EXHAUST FAN. [CMC 402.5, CALGREEN 4.506] 3. BATH AND TOILET ROOM WINDOWS SHALL NOT BE LESS THAN 3 SQUARE FEET, ONE HALF OF WHICH MUST BE OPERABLE. [CRC R303.3] 4. A BATH EXHAUST FAN, WITH BACK DRAFT DAMPER AND HUMIDITY CONTROL, IS REQUIRED REGARDLESS OF THE PRESENCE OF A WINDOW (ROOM CONTAINING A BATHTUB, SHOWER, SPA OR OTHER SIMILAR SOURCE OF MOISTURE). [CRC R303.3] 5. EXHAUST MUST VENT TO OUTDOOR IN AN APPROVED DUCT. TERMINATE THE OUTLET A MINIMUM OF 3 FEET FROM AN OPENING OR PROPERTY LINE. [CMC 504.5] 6. MECHANICAL AND GRAVITY OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY PLUMBING VENTS AND SUCH OPENING SHALL BE LOCATED A MINIMUM OF 3 FEET BELOW THE CONTAMINANT SOURCE. [CRC R303.5] 7. SHOW FAN/DUCT/VENT TERMINATION LOCATIONS. INDICATE THAT FAN AND DUCT OPENINGS (ENVIRONMENTAL AIR DUCTS) SHALL TERMINATE AT LEAST THREE (3) FEET FROM PROPERTY LINES OR OPENINGS INTO THE BUILDING WITH BACK DRAFT DAMPER. PLUMBING VENTS WITHIN TEN (10) FEET OF OPERABLE SKYLIGHTS SHALL EXTEND A MINIMUM OF THREE (3) FEET ABOVE SUCH OPENINGS. [CMC 504.1, 504.5, CPC 906.2]			1. BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 7 FEET EXCEPT AT THE CENTER OF THE FRONT CLEARANCE AREA FOR FIXTURES AND AT SHOWERS THE CEILING HEIGHT MAY BE 6 FEET 8 INCHES. [CRC R305.1 AND R305.1 EXCEPTION 2] 2. PROVIDE SAFETY GLAZING IN WALLS ENCLOSING TUBS/SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET. [CRC R308.4.5] 3. SHOWERS AND TUB SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE AND THERMOSTATIC TYPES THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [CPC 408.3] 4. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE (E.G., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE DRAIN INLET. WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. [R702.3.8, R307.2] 5. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS, ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. [CPC 408.9] 6. A MINIMUM 12"x12" ACCESS PANEL IS REQUIRED WHEN A SLIP JOINT P-TRAP WASTE & OVERFLOW IS PROVIDED. [CPC 402.11] 7. SITE BUILT SHOWER STALLS SHALL BE WATER TESTED BEFORE CLOSEIN. [CPC 408.0] 8. WHEN ADDITIONAL WATER CLOSETS (TOILETS) ARE INSTALLED, A MAXIMUM OF 3 WATER CLOSETS ARE ALLOWED ON A 3" WASTE LINE.[CPC TABLE 703.2] 9. THE HOT WATER CONTROL SHALL BE INSTALLED ON THE LEFT SIDE OF LAVATORY FAUCET. [CPC 417.5] 10. WHERE A FIXTURE IS INSTALLED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER (AT BASEMENT), SERVING SUCH DRAINAGE PIPING, SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE PER [CPC 710.1] 11. DRAINAGE PIPING SERVING FIXTURES THAT ARE LOCATED BELOW THE CROWN LEVEL OF THE MAIN SEWER (AT BASEMENT) SHALL DISCHARGE INTO AN APPROVED WATER-TIGHT SUMP OR RECEIVING TANK, SO LOCATED AS TO RECEIVE THE SEWAGE OR WASTES BY GRAVITY. [CPC 710.2]			1. IN KITCHEN SPECIFY THE LOCAL EXHAUST SYSTEM VENTED TO OUTDOORS SHALL HAVE A MINIMUM EXHAUST RATE OF 100 CFM. [CENC 150(O), EXC. 5 TO 152(A) & ASHRAE STD. 62.2] 2. A DUCTED RESIDENTIAL EXHAUST HOOD IS REQUIRED, A METAL, SMOOTH INTERIOR SURFACE DUCT REQUIRED ON VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT IS NOT APPROVED. PROVIDE BACK DRAFT DAMPER [CMC 504.2] 3. ADD THIS NOTE TO THE PLANS: UPPER CABINETS SHALL BE A MINIMUM OF 30" ABOVE COOKING TOP OR A HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOK TOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE MINIMUM CLEARANCES TO COMBUSTIBLE MATERIALS PER [CMC 916.1.2]			1. ALL INTERIOR LIGHTS SHALL BE DIMMABLE UNLESS OTHERWISE NOTED. 2. ALL BATHROOM FANS SHALL HAVE TIMER OPTIONS. 3. ALL BATHROOM LIGHTS SHALL HAVE OCCUPANCY SENSORS. 4. OUTLET BOXES INSTALLED FOR LUMINAIRES OR LIGHTING SHALL BE PERMITTED TO SUPPORT 50 POUNDS OR LESS. THE LUMINAIRES WEIGHING MORE THAN 50 POUNDS MUST BE LISTED AND MARKED FOR THE MAXIMUM WEIGHT. 5. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY; EITHER LISTED BY SOURCE TYPE OR BY BEING JA8-2019 CERTIFIED AND LABELED. 6. SCREW BASED LUMINAIRES SHALL MEET ALL OF THE FOLLOWING: 6.1. SHALL NOT BE RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; AND 6.2. SHALL CONTAIN LAMPS THAT COMPLY WITH CEC REFERENCE JOINT APPENDIX JA8; AND 6.3. THE INSTALLED LAMPS SHALL BE MARKED WITH JA8-2019 OR JA8-2019-E 7. RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE APPROVED, LISTED ZERO-CLEARANCE INSULATION COVER TYPE, CERTIFIED AIR TIGHT (ASTM E283) AND SEALED WITH A GASKET OR CAULKED BETWEEN HOUSING AND CEILING, AND SHALL BE CERTIFIED TO COMPLY WITH SECTION 110.9 AND ALLOW BALLAST MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE TO BUILDING OCCUPANTS FROM BELOW. [CENC 150.0(K)1C]. 8. LUMINAIRES INSTALLED IN CLOSETS SHALL BE 12" FROM EDGE OF STORAGE SHELF FOR INCANDESCENT OR LED SURFACE MOUNTED, SURFACE MOUNTED OR RECESSED FLOURESCENT, RECESSED INCANDESCENT OR LED, 6" 9. SURFACE MOUNTED FLOURESCENT OR LED PERMITTED IN STORAGE AREA IF LISTED FOR USE. 10. RESIDENTIAL OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE DWELLING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH AND CONTROLLED BY A PHOTOCELL AND MOTION SENSOR OR BY PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL OR BY ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS OR BY ENERGY MANAGEMENT CONTROL SYSTEM. 11. AT LEAST ONE LUMINAIRE IN EACH BATHROOM, LAUNDRY ROOM, UTILITY ROOM AND GARAGE SHALL BE CONTROLLED BY A VACANCY OR OCCUPANT SENSOR.			LAUNDRY ROOM NOTES								
			1. LAUNDRY - AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.																	
ADDITIONAL CONSTRUCTION NOTES																				
1. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION, ALL 120-VOLT 15 AND 20 AMPERE OR BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREA SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER COMBINATION-TYPE. GUESTROOMS (210-18) AND GUEST SUITES THAT ARE PROVIDED WITH PERMANENT PROVISIONS FOR COOKING SHALL HAVE AFCI. [210-12 (B)]. 2. DWELLING UNIT RECEPTACLE OUTLETS. IN EVERY KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, DEN, SUNROOM, BEDROOM, RECREATION ROOM, OR SIMILAR ROOM OR AREA OF DWELLING UNITS, RECEPTACLE OUTLETS SHALL BE INSTALLED. RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6' FROM A RECEPTACLE OUTLET. ANY SPACE 2' OR MORE IN WIDTH INCLUDING SPACE MEASURED AROUND CORNERS AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES AND SIMILAR OPENINGS. FLOOR RECEPTACLE SHALL NOT BE COUNTED AS A PART OF THE REQUIRED RECEPTACLES UNLESS WITHIN 18" OF WALL. [210-52 (A)]																				
GENERAL NOTES																				
1. CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES 2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND. 3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED". 4. SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHLL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2. 5. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE COUNTY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS. 6. CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.																				



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y
N/A
RESPON. PARTY

YES
NOT APPLICABLE
RESPONSIBLE PARTY (IN ARCHITECT, ENGINEER,
OWNER, CONTRACTOR, INSPECTOR ETC.)

Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL	Y	N/A	RESPON. PARTY	CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL
			301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.				301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.				301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.				301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
			The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.				Note: Repairs including, but not limited to, resurfacing, restriping and repainting or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.				Note: Repairs including, but not limited to, resurfacing, restriping and repainting or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.				Note: Repairs including, but not limited to, resurfacing, restriping and repainting or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.
			Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.				Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.				Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.				Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
			301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.				301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.				301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.				301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.
			SECTION 302 MIXED OCCUPANCY BUILDINGS				SECTION 302 MIXED OCCUPANCY BUILDINGS				SECTION 302 MIXED OCCUPANCY BUILDINGS				SECTION 302 MIXED OCCUPANCY BUILDINGS
			302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.				302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.				302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.				302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. 2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.
			DIVISION 4.1 PLANNING AND DESIGN				DIVISION 4.1 PLANNING AND DESIGN				DIVISION 4.1 PLANNING AND DESIGN				DIVISION 4.1 PLANNING AND DESIGN
			ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New				ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New				ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New				ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New
			CHAPTER 4 RESIDENTIAL MANDATORY MEASURES				CHAPTER 4 RESIDENTIAL MANDATORY MEASURES				CHAPTER 4 RESIDENTIAL MANDATORY MEASURES				CHAPTER 4 RESIDENTIAL MANDATORY MEASURES
			SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)				SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)				SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)				SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
			FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.				FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.				FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.				FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.
			WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.				WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.				WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.				WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.
			4.106 SITE DEVELOPMENT				4.106 SITE DEVELOPMENT				4.106 SITE DEVELOPMENT				4.106 SITE DEVELOPMENT
			4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.				4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.				4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.				4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.
			4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar drainage method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.				4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar drainage method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.				4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar drainage method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.				4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. 1. Retention basins of sufficient size shall be utilized to retain storm water on the site. 2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar drainage method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.
			Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)				Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)				Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)				Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)
			4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.				4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.				4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.				4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains 4. Water retention gardens 5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
			Exception: Additions and alterations not altering the drainage path.				Exception: Additions and alterations not altering the drainage path.				Exception: Additions and alterations not altering the drainage path.				Exception: Additions and alterations not altering the drainage path.
			4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.				4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.				4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.				4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.
			Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.				Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.				Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.				Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.
			4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.				4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.				4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.				4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
			Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.				Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.				Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.				Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.
			4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".				4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".				4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".				4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".
			4.106.4.2 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Exceptions: 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. 2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed. Notes: a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use. 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. Exception: Areas of parking facilities served by parking lifts. 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required. Notes: a. Construction documents shall show locations of future EV spaces. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use. 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. Exception: Areas of parking facilities served by parking lifts. 3.EV Charger. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests. When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces. 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements. 4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options: 1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. 2. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3. 4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet (5486 mm). 2. The minimum width of each EV space shall be 9 feet (2743 mm). 3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. 4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B, EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A. 4.106.4.2.3 EV space requirements. 1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code. 2. Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway methods(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.				4.106.4.2 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Exceptions: 1. When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. 2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed. Notes: a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use. 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. Exception: Areas of parking facilities served by parking lifts. 4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. 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There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use. 2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. Exception: Areas of parking facilities served by parking lifts. 3.EV Charger. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests. When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces. 4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.								





CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP)
on this Page, as they Apply to Your Project, All Year Long.

YARD HOUSE
DRAFTING

ENOCH RESIDENCE

1648 HILTON ST.
SEASIDE, CA 93955

REVISIONS: 1

#	DATE	COMMENTS

DATE: 11/02/2023

SCALE: 1/4" = 1.0'

NORTH:

SHEET:



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.



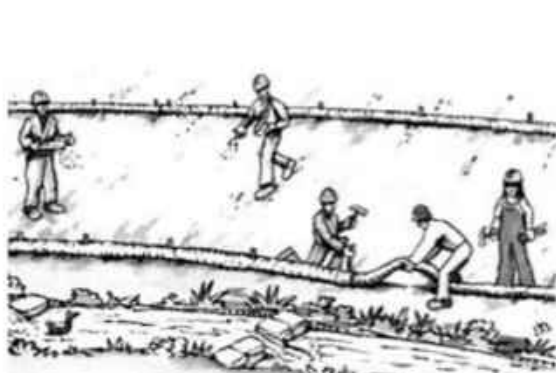
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.

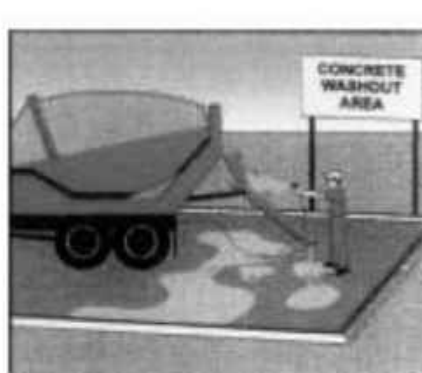


PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.



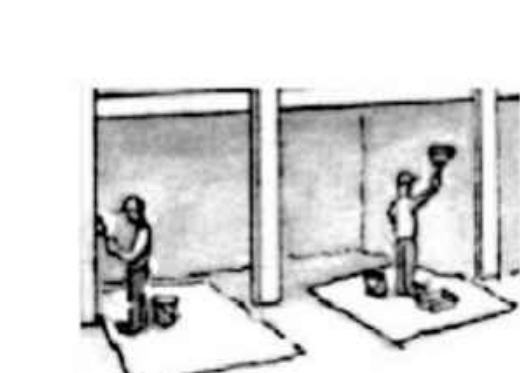
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



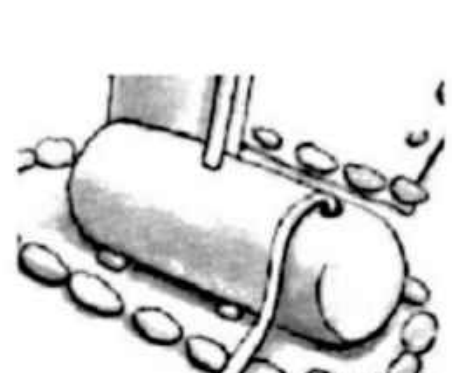
PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!

YARD HOUSE
DRAFTING

ENOCH RESIDENCE

1648 HILTON ST.
SEASIDE, CA 93955

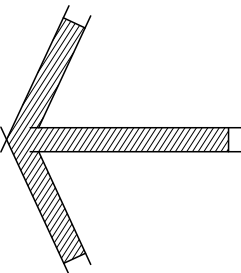
REVISIONS: 1

#	DATE	COMMENTS

DATE: 11/02/2023

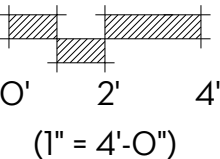
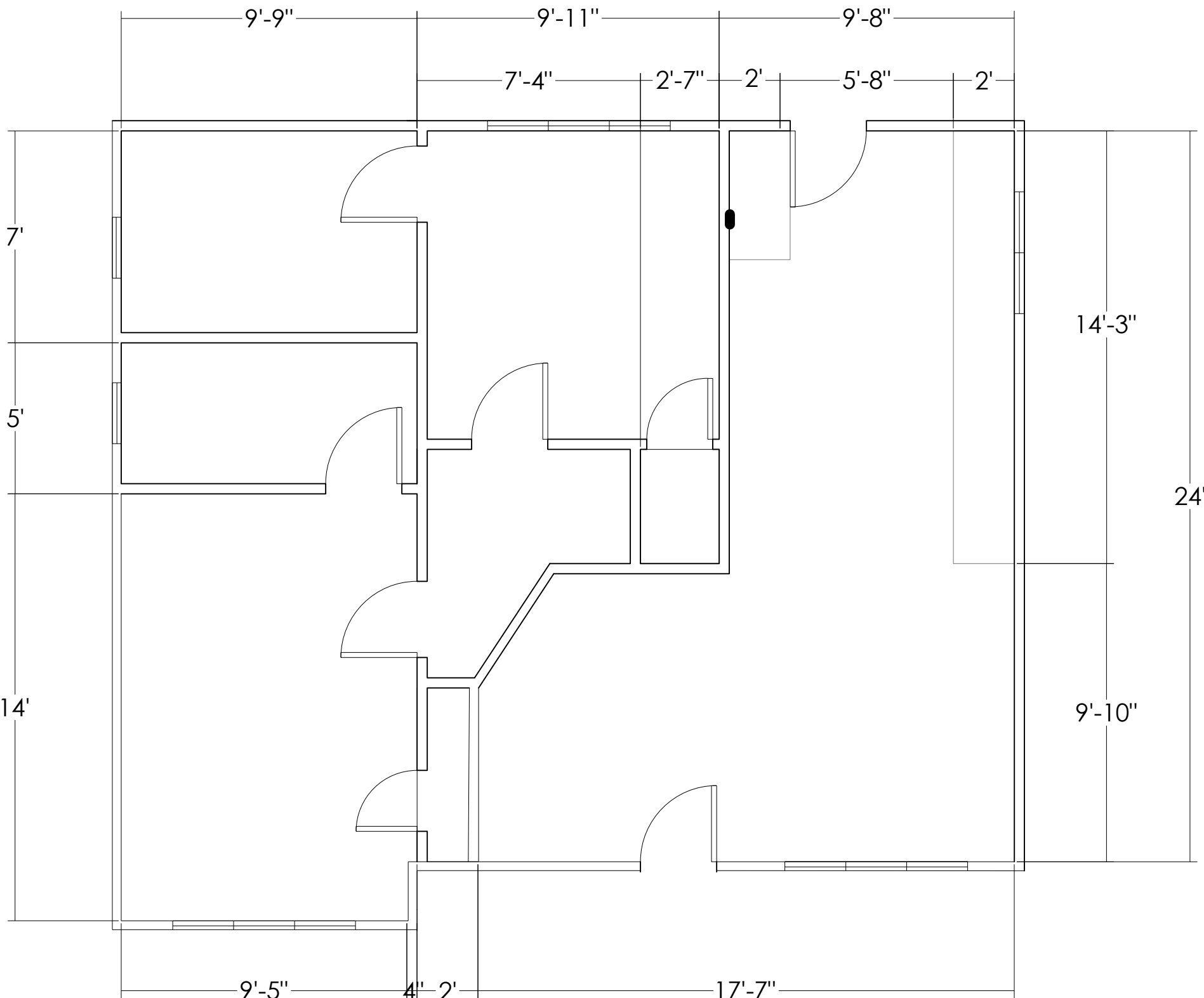
SCALE: 1/4" = 1.0'

NORTH:



SHEET:

EX1.O
EXISTING
HOUSE PLAN



YARD HOUSE
DRAFTING

ENOCH RESIDENCE

1648 HILTON ST.
SEASIDE, CA 93955

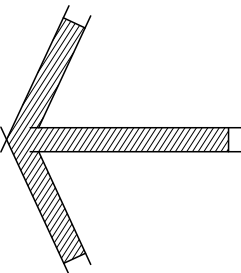
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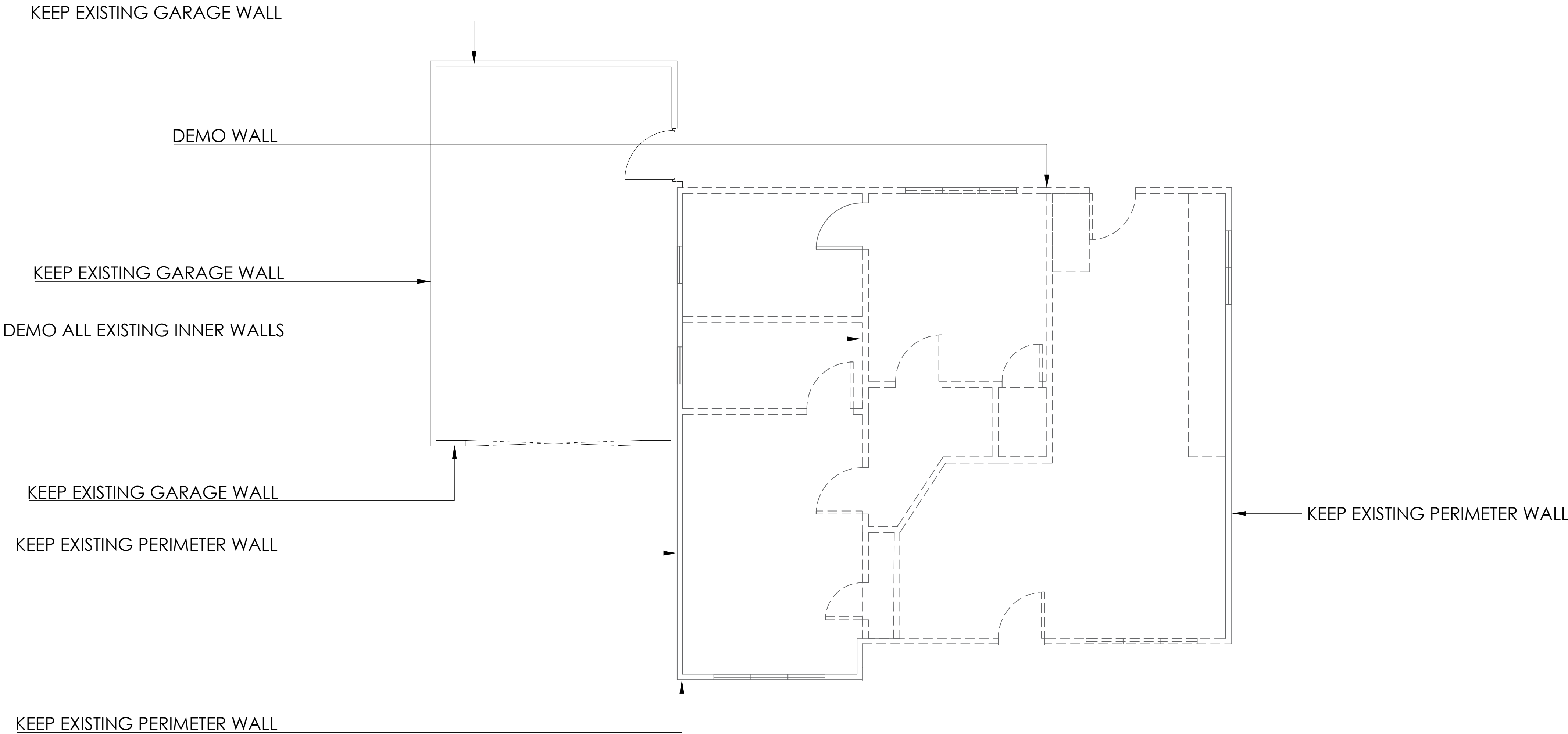
SCALE: 1/4" = 1.0'

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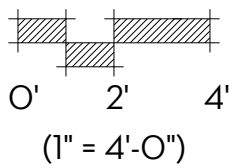
SHEET:

D1.0
DEMO PLAN



1 DEMO PLAN

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



DOOR PLAN

TYPE	SIZE
D1	36"
D2	32"
D3	28"

YARD HOUSE
DRAFTING

ENOCH RESIDENCE

1648 HILTON ST.
SEASIDE, CA 93955

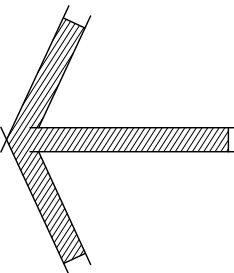
REVISIONS: 1

#	DATE	COMMENTS

DATE: 11/02/2023

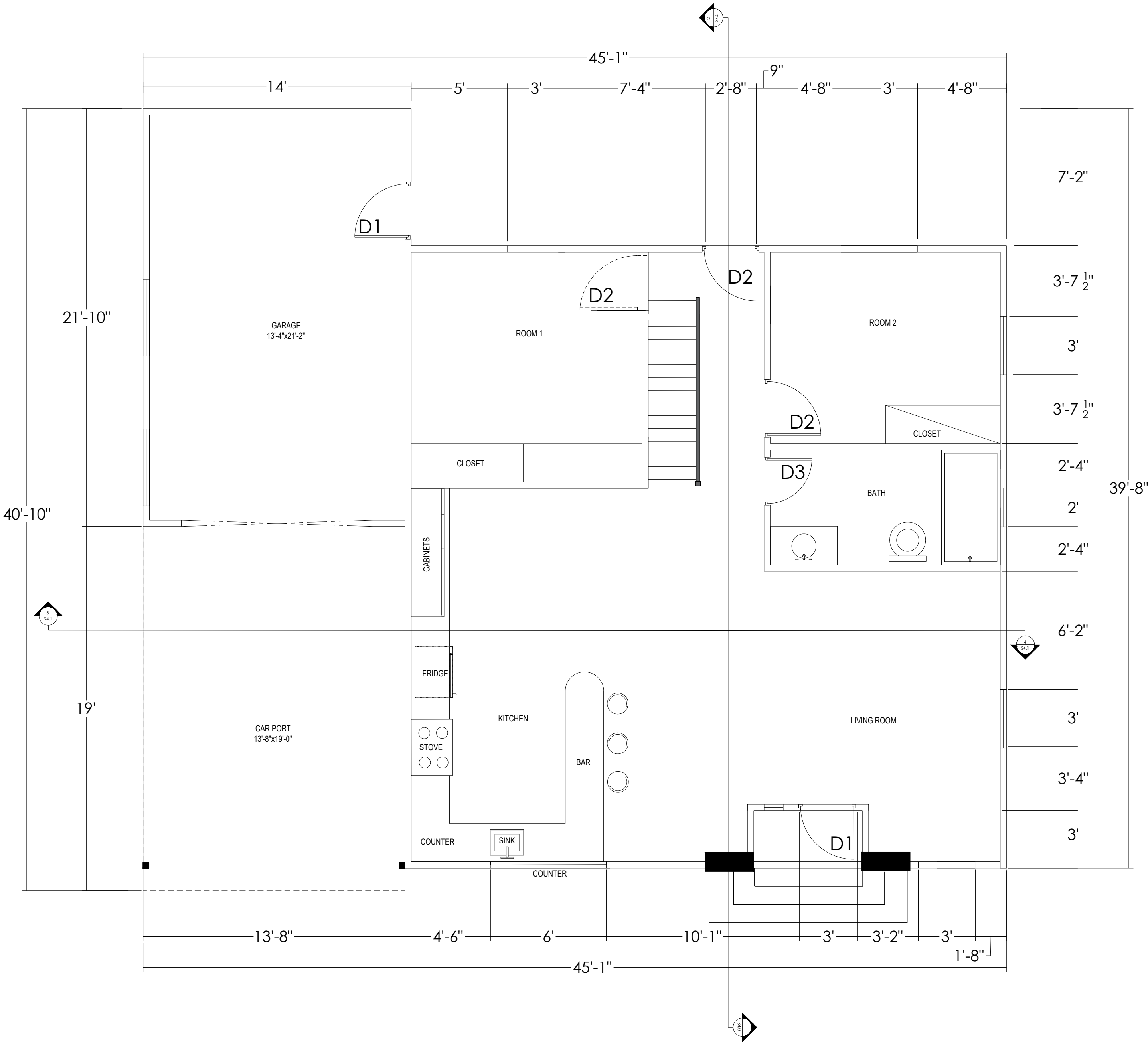
SCALE: 1/4" = 1.0'

NORTH:

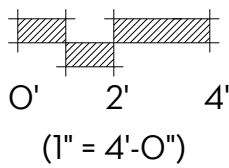


SHEET:

A1.0
FLOOR PLAN



1 FIRST STORY FLOOR PLAN Scale: 1/4"=1'-0"



YARD HOUSE
DRAFTING

ENOCH RESIDENCE

1648 HILTON ST.
SEASIDE, CA 93955

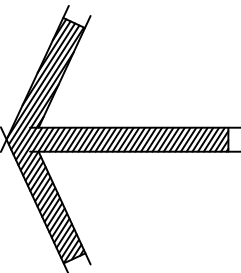
REVISIONS: 1

#	DATE	COMMENTS

DATE: 11/02/2023

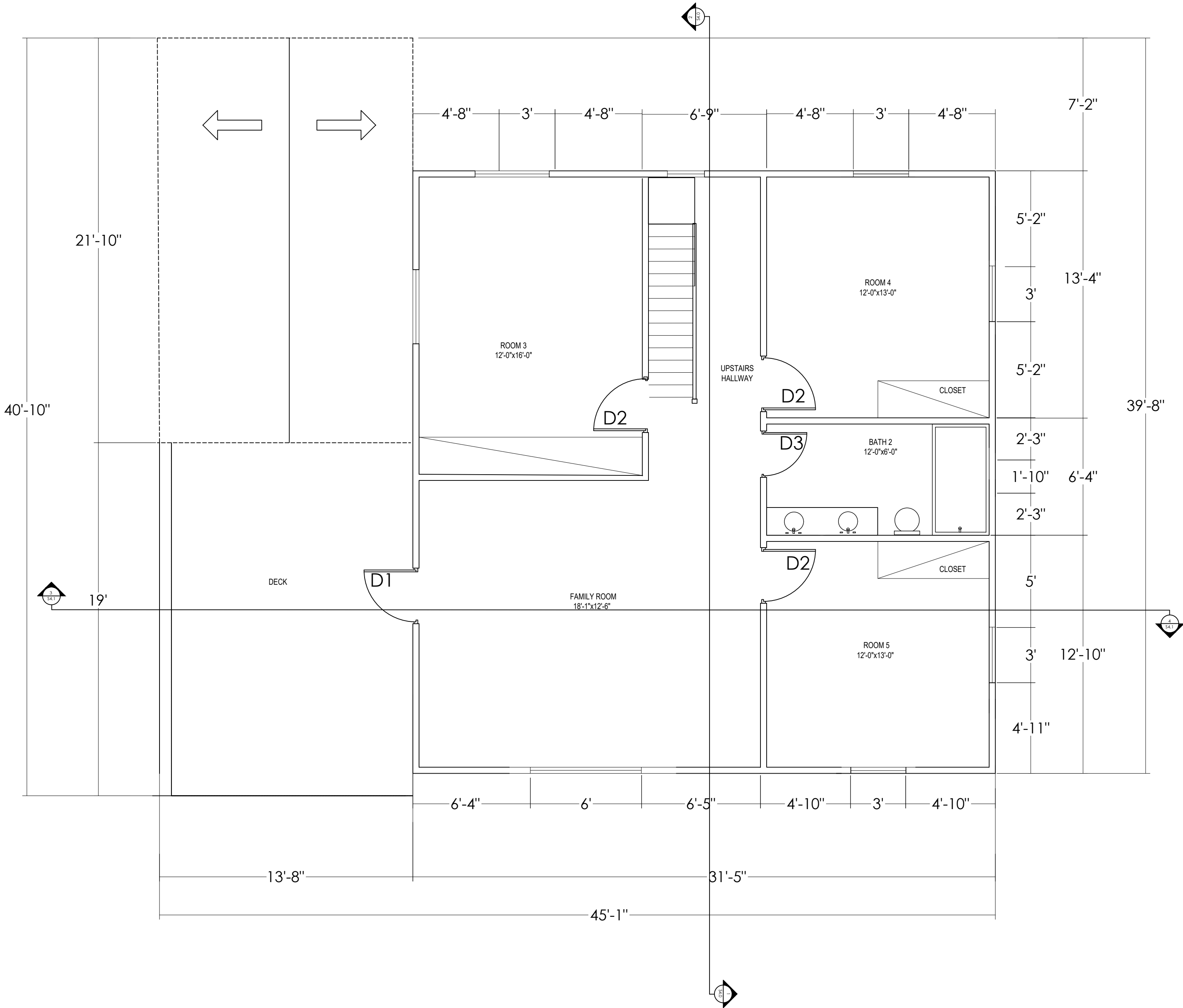
SCALE: 1/4" = 1.0'

NORTH:

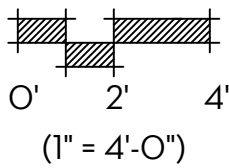


SHEET:

A1.1
2ND STORY
FLOOR PLAN



1 SECOND STORY FLOOR PLAN ADDITION Scale: 1/4"=1'-0"

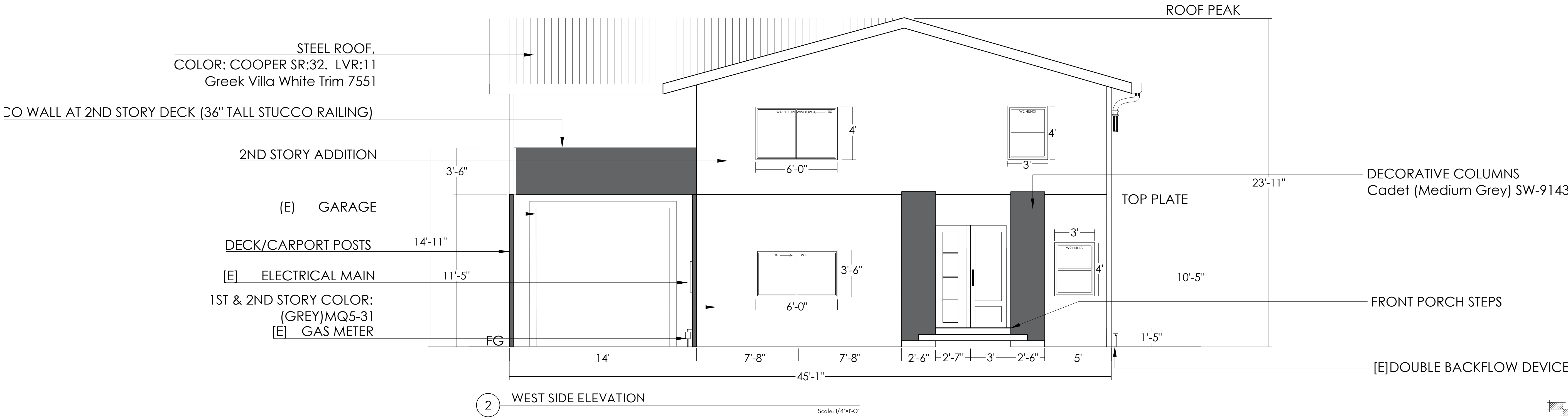
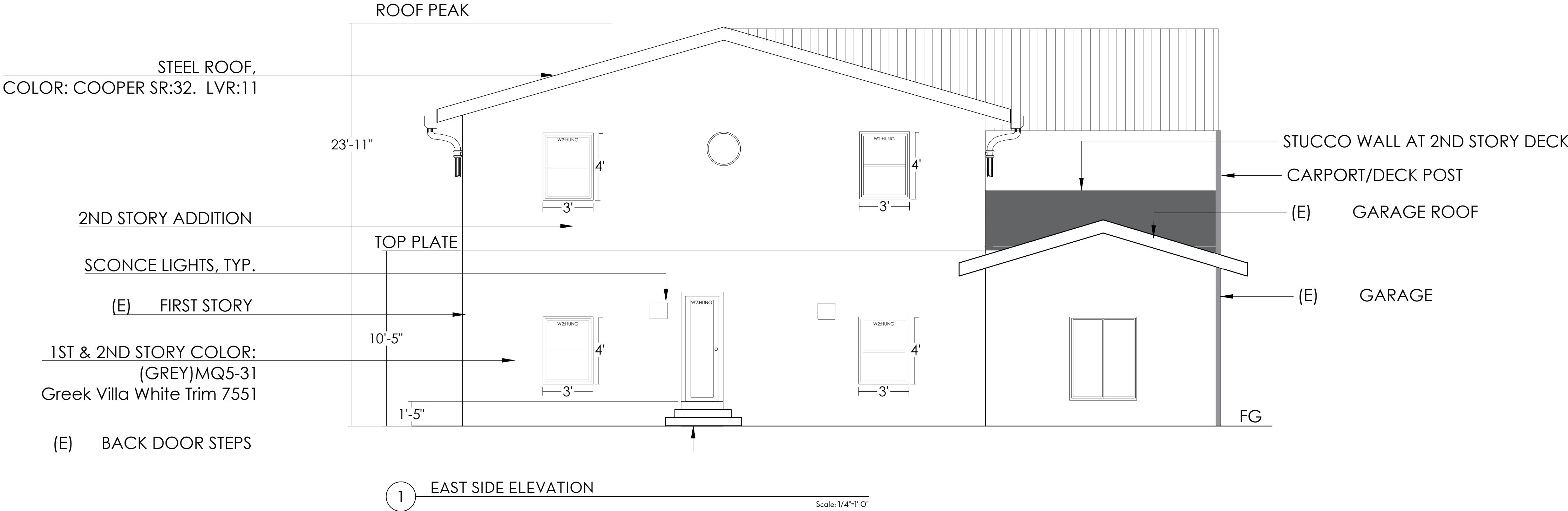


LEGEND	
SYMBOL	SIZE
W1	72"X40
W2	36"X48"
W3	22"X22"
W4	72"X48"
D1	36"
D2	32"
D3	28"

YARD HOUSE
DRAFTING

ENOCH RESIDENCE

1648 HILTON ST.
SEASIDE, CA 93955



REVISIONS: 1

#	DATE	COMMENTS

DATE: 11/02/2023

SCALE: 1/4" = 1.0'

NORTH:

SHEET:

E1.0
ELEVATIONS

YARD HOUSE
DRAFTING

ENOCH RESIDENCE

1648 HILTON ST.
SEASIDE, CA 93955

REVISIONS: 1

#	DATE	COMMENTS

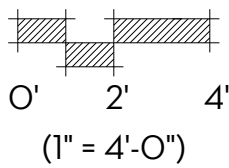
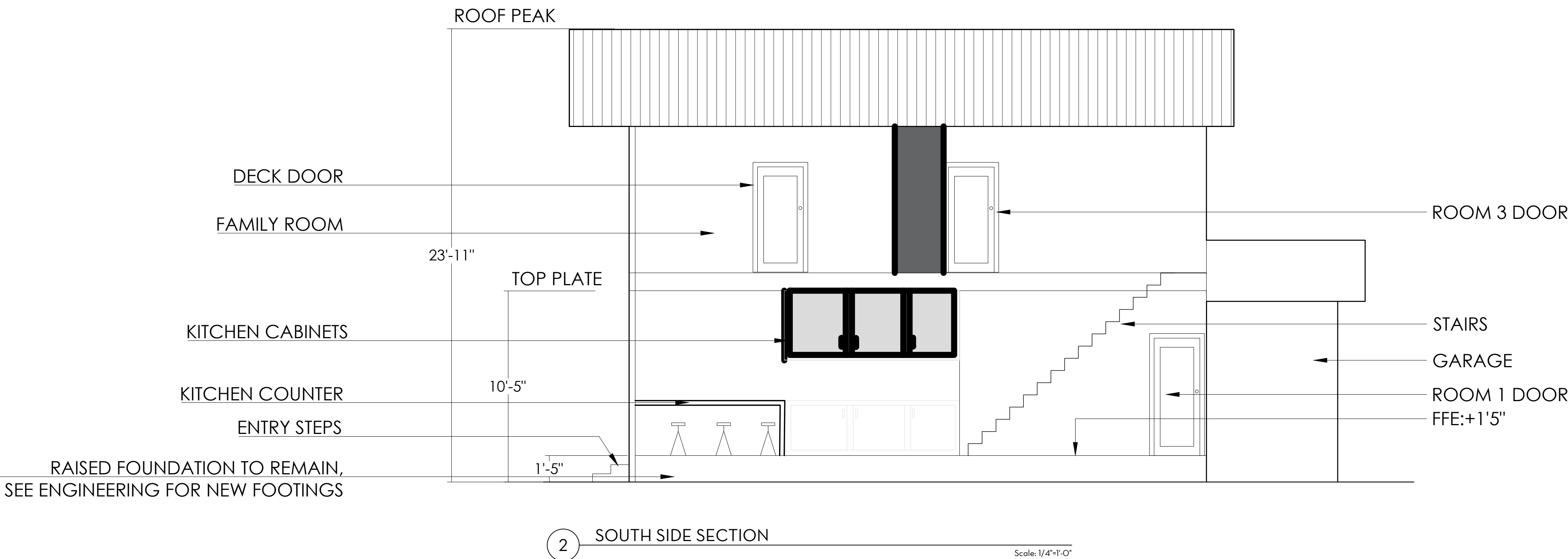
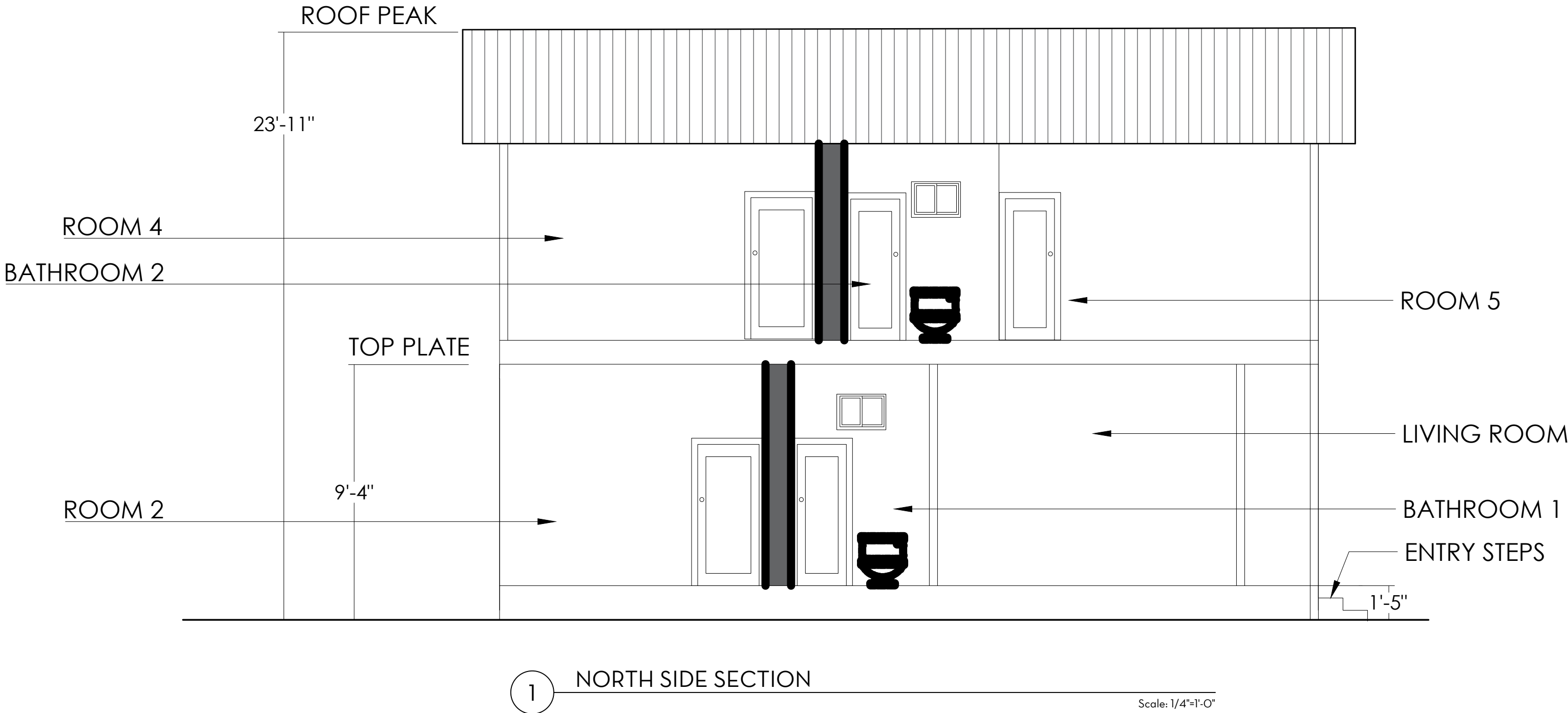
DATE: 11/02/2023

SCALE: 1/4" = 1.0'

NORTH:

SHEET:

S1.0
SECTIONS



YARD HOUSE
DRAFTING

ENOCH RESIDENCE

1648 HILTON ST.
SEASIDE, CA 93955

REVISIONS: 1

#	DATE	COMMENTS

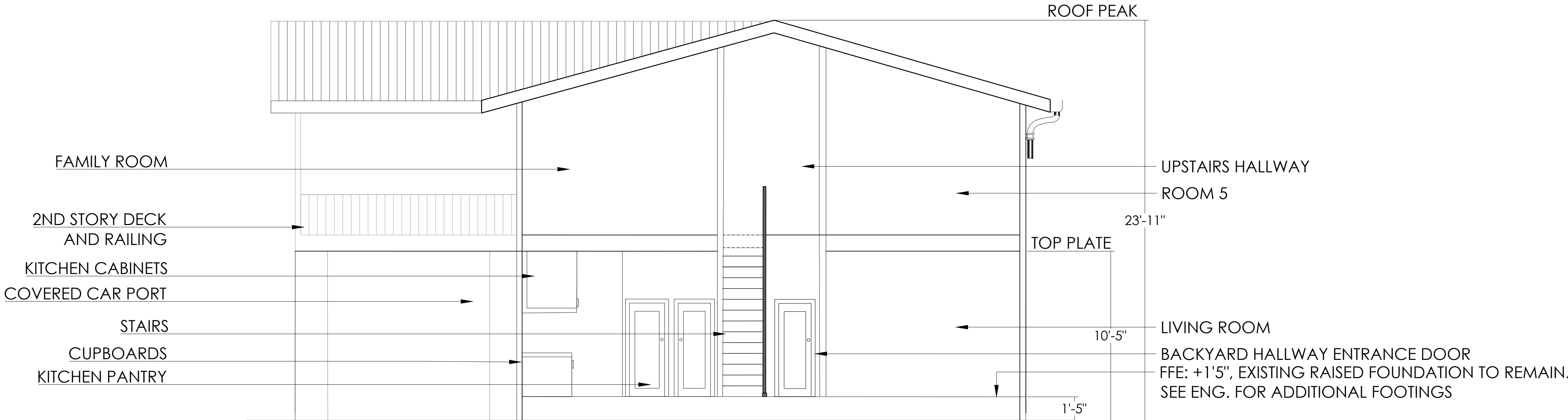
DATE: 11/02/2023

SCALE: 1/4" = 1.0'

NORTH:

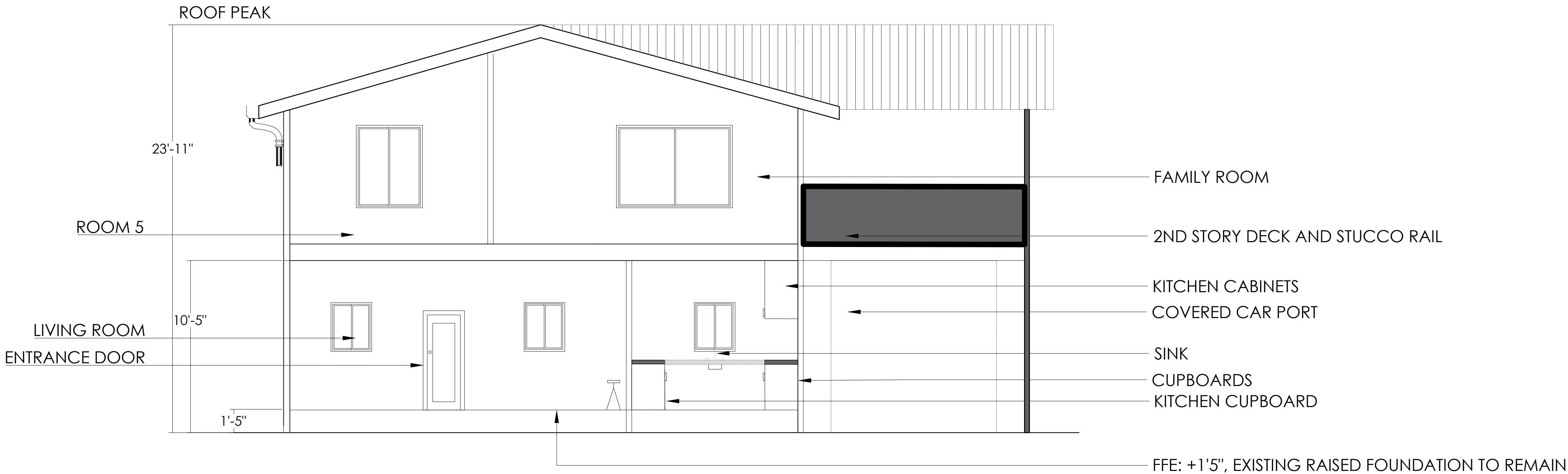
SHEET:

S1.1
SECTIONS



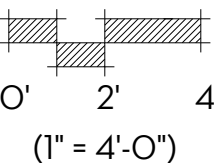
3 EAST SIDE SECTION

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

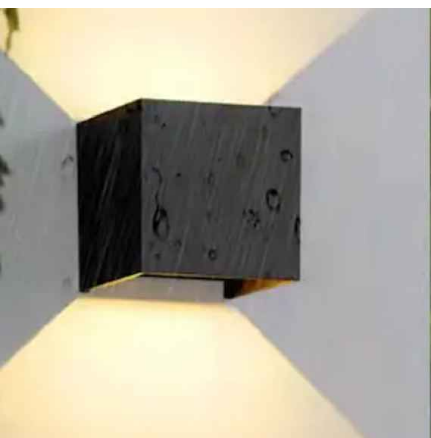


4 WEST SIDE SECTION

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



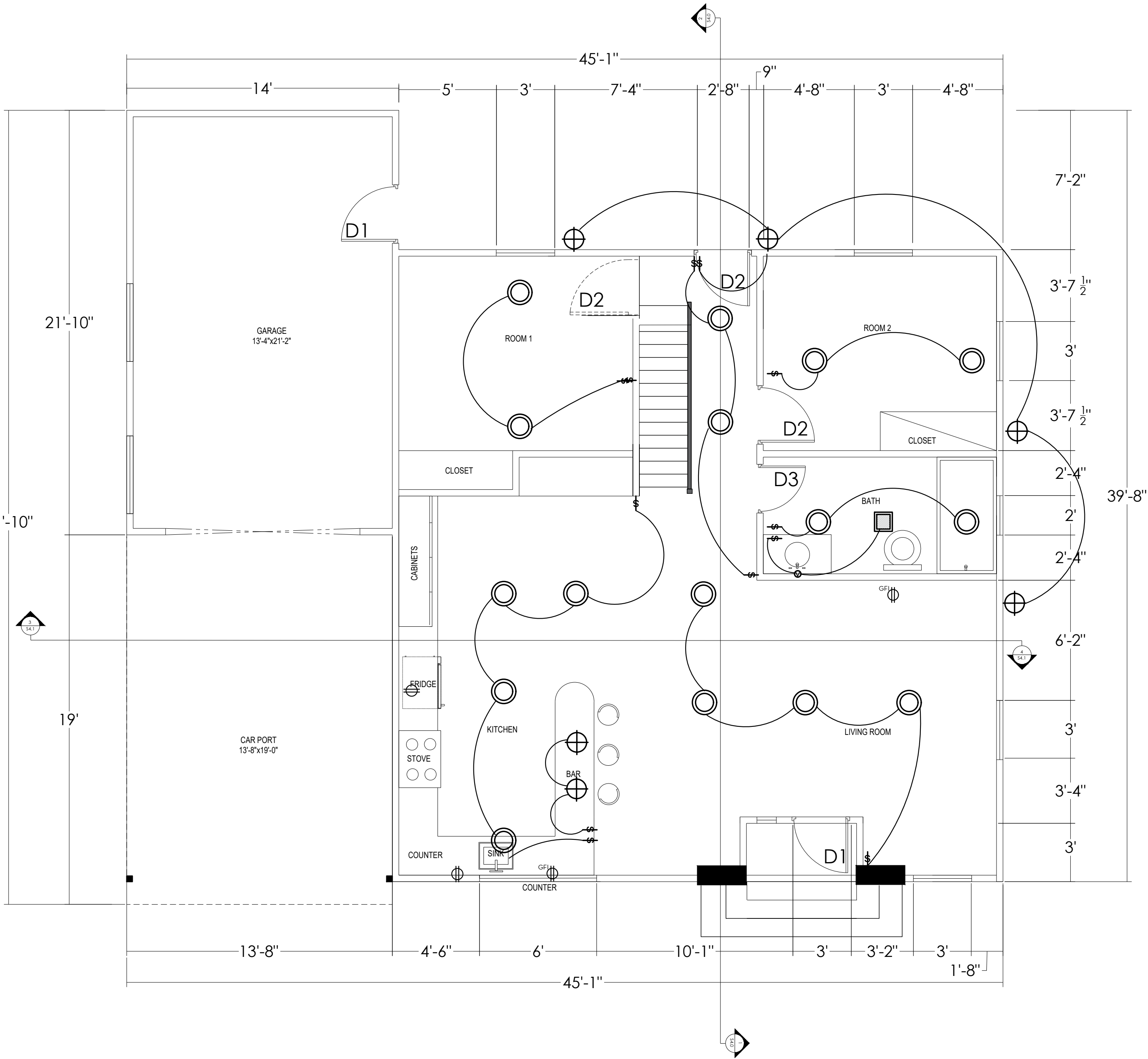
ELECTRICAL LEGEND		MECHANICAL VENTILATION REQUIREMENTS				
SYMBOL	TYPE	LOCATION	LABEL	MIN. CFM	DUCT SIZE MIN. WIDTH/MAX LENGTH	DUCT TYPE
	CAN LIGHT	BATH	LV-1	50	4"/70'	FLEX
	VANITY LIGHT	*BATHROOM FAN MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.				
	PENDANT LIGHT					
	SWITCH					
	EXHAUST FAN					
	OUTLET					
	OUTLET INSIDE					



SCONCE LIGHTING ON EXTERIOR OF HOME

YARD HOUSE
DRAFTING

ENOCH RESIDENCE
1648 HILTON ST.
SEASIDE, CA 93955



1 FIRST STORY FLOOR PLAN
Scale: 1/4"=1'-0"

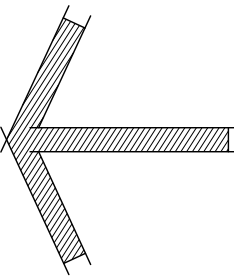
REVISIONS: 1

#	DATE	COMMENTS

DATE: 11/02/2023

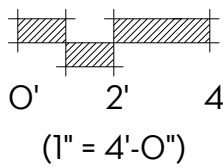
SCALE: 1/4" = 1.0'

NORTH:



SHEET:

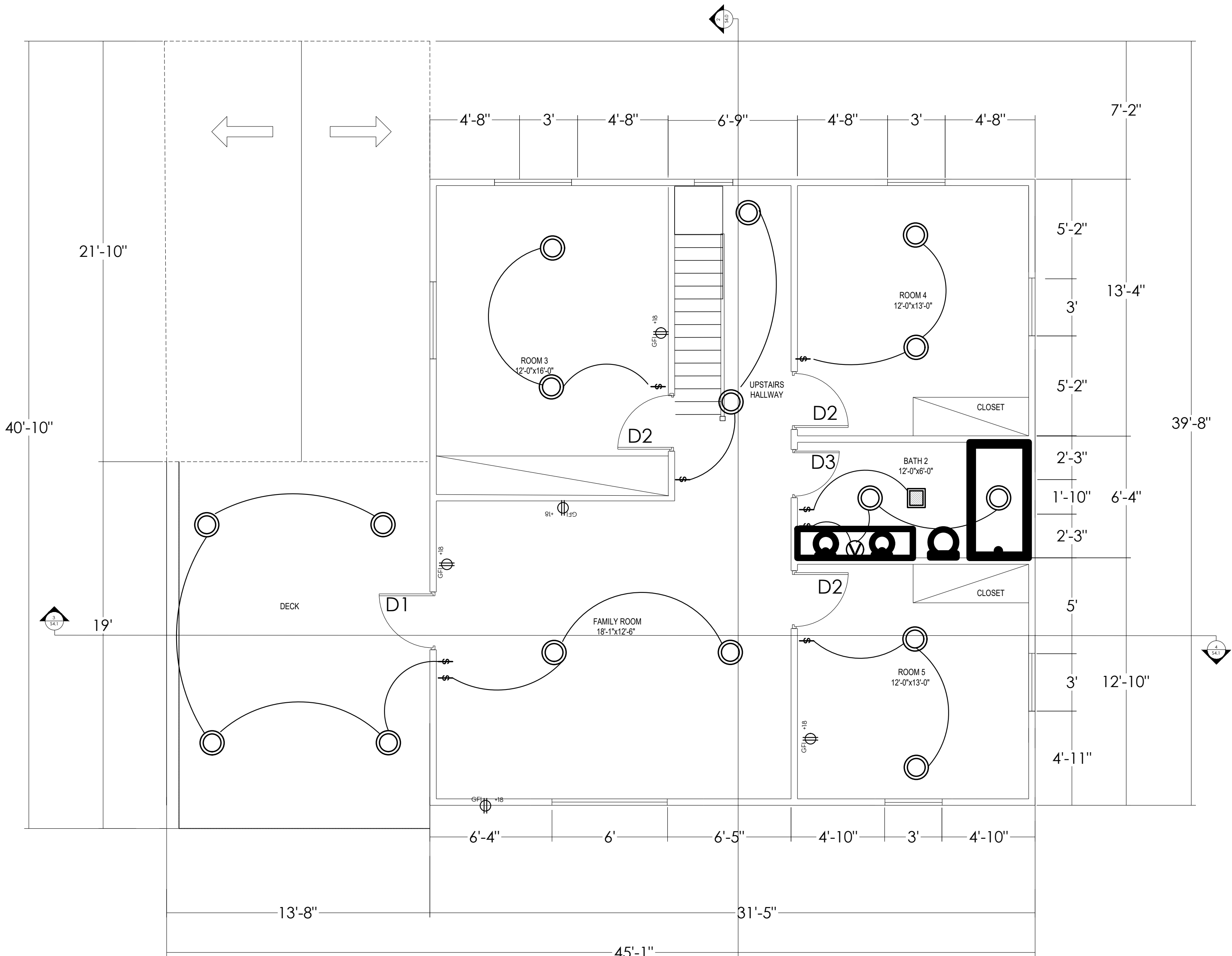
EL1.0
ELECTRICAL
PLAN



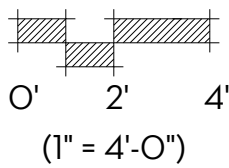
ELECTRICAL LEGEND	
SYMBOL	TYPE
	CAN LIGHT
	VANITY LIGHT
	PENDANT LIGHT
	SWITCH
	EXHAUST FAN
	OUTLET
	OUTLET INSIDE

MECHANICAL VENTILATION REQUIREMENTS				
LOCATION	LABEL	MIN. CFM	DUCT SIZE MIN. WIDTH/MAX LENGTH	DUCT TYPE
BATH	LV-1	50	4"/70'	FLEX

*BATHROOM FAN MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.



1 SECOND STORY FLOOR PLAN ADDITION Scale: 1/4"=1'-0"



YARD HOUSE
DRAFTING

ENOCH RESIDENCE
1648 HILTON ST.
SEASIDE, CA 93955

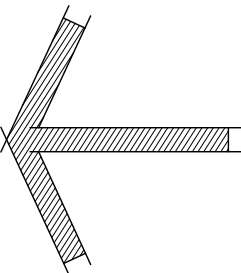
REVISIONS: 1

#	DATE	COMMENTS

DATE: 11/02/2023

SCALE: 1/4" = 1.0'

NORTH:



SHEET:

EL1.1
ELECTRICAL
PLAN

YARD HOUSE
DRAFTING

ENOCH RESIDENCE

1648 HILTON ST.
SEASIDE, CA 93955

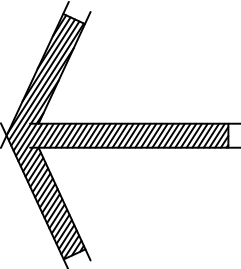
REVISIONS: 1

#	DATE	COMMENTS

DATE: 11/02/2023

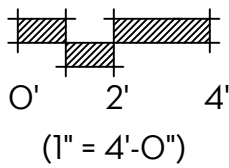
SCALE: 1/4" = 1.0'

NORTH:



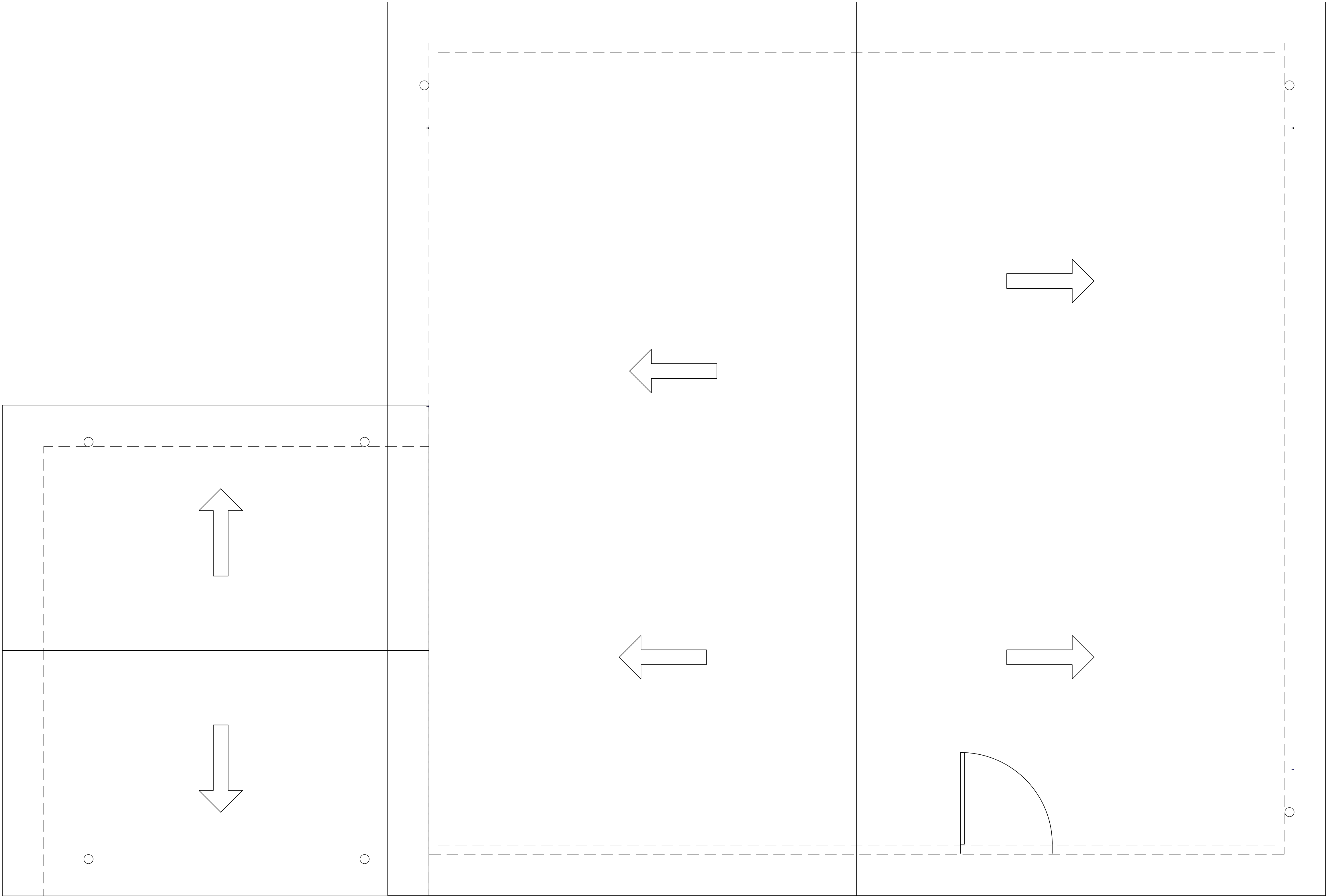
SHEET:

R1.O
ROOF PLAN



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

1 ROOF PLAN



YARD HOUSE
DRAFTING

ENOCH RESIDENCE

1648 HILTON ST.
SEASIDE, CA 93955

REVISIONS: 1

#	DATE	COMMENTS

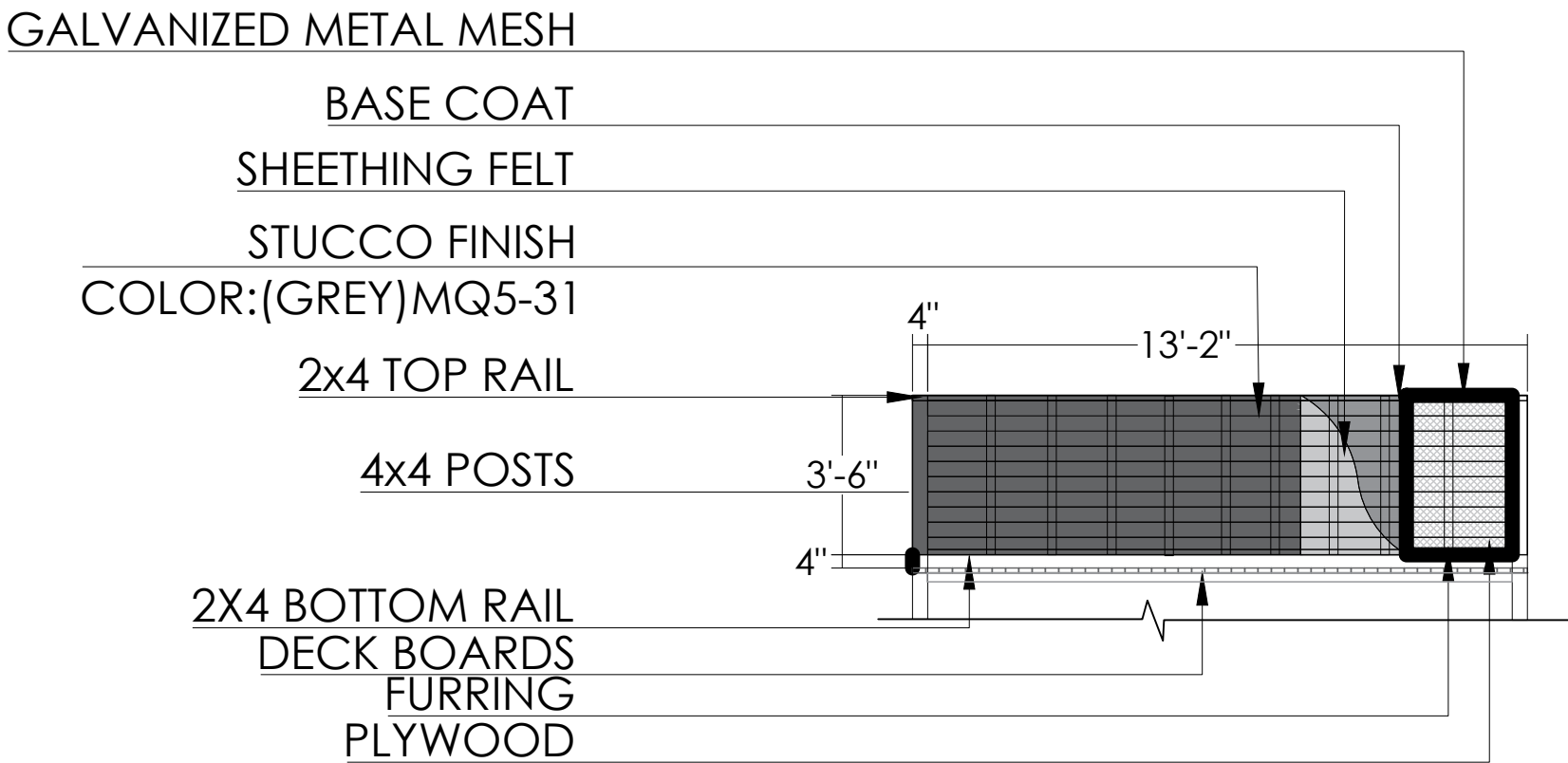
DATE: 07/18/2023

SCALE: 1" = 1.0'

NORTH:

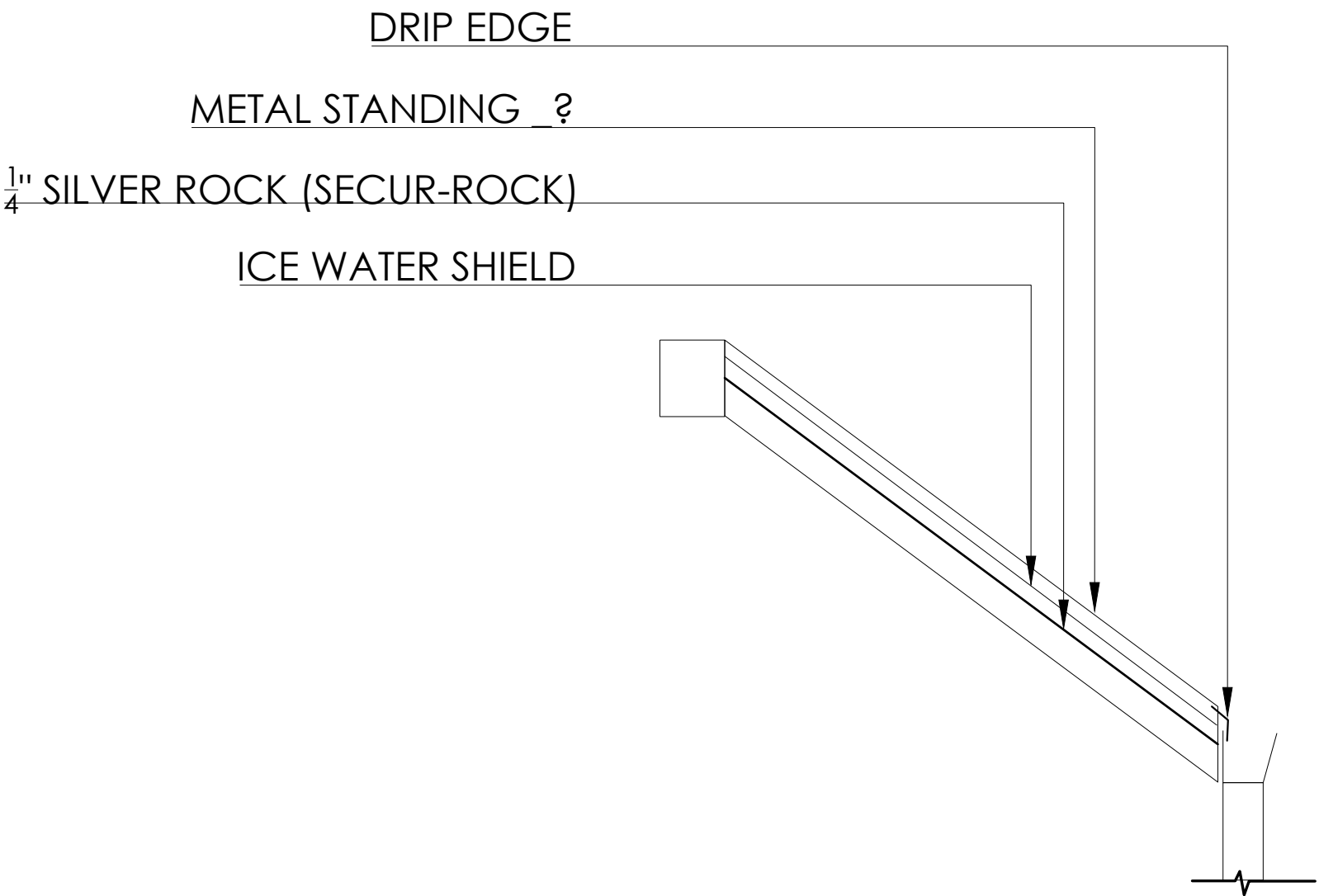
SHEET:

RR1.0
RAILING
& ROOF
DETAIL



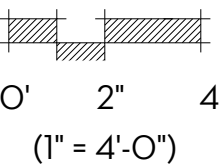
3 RAILING

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



3 ROOF: CLASS A

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



Location Map 1648 Hilton



Staking and Flagging: 1648 Hilton Street



View from the front of 1648 Hilton Street.

Staking and Flagging: 1648 Hilton Street



View from Hilton Street, downhill.

Staking and Flagging: 1648 Hilton Street



View from Hilton Street, south of parcel, same elevation.

Staking and Flagging: 1648 Hilton Street



View from Olympia Avenue between Hilton Street and Laguna Street.

Staking and Flagging: 1648 Hilton Street



2024/06/20

View from Laguna Street.

Staking and Flagging: 1648 Hilton Street



View from Laguna Street.

Staking and Flagging: 1648 Hilton Street



View of large nearby homes on Laguna Street.