



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, September 11, 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 APPLICATION AR-24-08 AND VARIANCE APPLICATION V-24-01: ROLANDO RODRIGUEZ, APPLICANT, AND BALTAZAR GARCIA, PROPERTY OWNER, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED TWO STORY ADDITION AND A VARIANCE FOR REDUCED REAR SETBACK, SIDE SETBACK, FLOOR AREA RATIO AND LOT COVERAGE FOR A SUBSTANDARD LOT LOCATED AT 1241 PALM AVENUE (APN: 012-193-036) IN THE SINGLE FAMILY RESIDENTIAL ZONE (RS-12). 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 EXEMPT FROM CEQA PURSUANT TO SECTION 15305, CLASS 5 OF THE CEQA GUIDELINES FOR THE VARIANCE.

B. USE PERMIT APPLICATION UP-24-08. SEA PACIFIC INVESTMENTS, PROPERTY OWNER, AND BETTY P. PHAYSOUPHANH, APPLICANT, ARE REQUESTING USE PERMIT APPROVAL TO COMBINE A CANNABIS MICROBUSINESS WITH AN EXISTING CANNABIS RETAIL BUSINESS (DBA SEASIDE GREEN) LOCATED AT 1717B FREMONT BOULEVARD IN THE CRG (REGIONAL COMMERCIAL) ZONING DISTRICT. THE CANNABIS MICROBUSINESS WILL CONSIST OF RETAIL, NON-VOLATILE

MANUFACTURING AND DISTRIBUTION WITHIN THE INTERIOR OF THE EXISTING COMMERCIAL BUILDING. NO CHANGES WILL OCCUR TO THE EXISTING CANNABIS RETAIL SALES OPERATIONS. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(a) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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:
September 25, 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: Beth Rocha, Senior Planner

DATE: September 11, 2024

SUBJECT: ARCHITECTURAL REVIEW APPLICATION AR-24-08 AND VARIANCE APPLICATION V-24-01: ROLANDO RODRIGUEZ, APPLICANT, AND BALTAZAR GARCIA, PROPERTY OWNER, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A PROPOSED TWO STORY ADDITION AND A VARIANCE FOR REDUCED REAR SETBACK, SIDE SETBACK, FLOOR AREA RATIO AND LOT COVERAGE FOR A SUBSTANDARD LOT LOCATED AT 1241 PALM AVENUE (APN: 012-193-036) IN THE SINGLE FAMILY RESIDENTIAL ZONE (RS-12). 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 EXEMPT FROM CEQA PURSUANT TO SECTION 15305, CLASS 5 OF THE CEQA GUIDELINES FOR THE VARIANCE.

PURPOSE & RECOMMENDATION

The purpose of this item is for the Commission to consider a Variance and Architectural Review in accordance with Seaside Municipal Code sections 17.62.080 and 17.62.030, respectively.

BACKGROUND

The Variance provides a process for City consideration of requests to waive or modify certain standards of this Zoning Ordinance when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical features, the strict application of the development standards otherwise applicable to the property denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zone. Variances may be approved or

denied by the Commission. Architectural Review applications are reviewed in accordance with SMC 17.62.030.

Project Site and Immediate Surroundings

The 2,500 square feet (SF), 25'w x 100'd, site is located at 1241 Palm Avenue between 1237 and 1245 Palm, which appears to have been developed and designed around the same time, as those three contiguous parcels were developed in 1979. The project site abuts two, two-story residential properties on Palm Avenue and is separated from a commercial zone and development by an alleyway at the rear. This block of Palm Avenue is a mix of two-story multifamily and single and two-story single-family residential buildings.

Staff Analysis

The proposed two-story addition is regulated by SMC 17.12.050, TABLE 2-3 – Residential Zone Development Standards) and the existing home is as follows: Single-story residence: 1,200 square feet (SF), with 600 SF on each floor, and an attached two-car carport of 315 SF. The Floor Area Ratio is existing nonconforming at .48, where .45 is the maximum. The existing lot coverage is .63 (1,577 SF / 2,500), where .65 or 1,625 SF is permitted.

The proposed two-story addition is as follows:

An addition of 147.5 SF to accommodate a kitchen expansion on the first floor and 129.65 SF on the second floor for a new bedroom and common area. This brings the total to 1,477 SF of habitable area with 747.5 SF on the first floor and 729.65 SF on the second floor. The attached two-car carport remains at 315 SF.

The proposed heights are as follows: 18'-4" to dormer window, 20'-1" to proposed roof peak (and 20'-10" to existing peak) where 24' is the maximum permitted height.

Environmental Review

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 277 SF does not represent an increase of more than 50% of the existing 1,200 SF residence.

The project is exempt (Class 5) from CEQA pursuant to section 15305 of the CEQA Guidelines for the variance. Evidence: The requested variances to the development standards for setbacks, floor area ratio, and lot coverage do not result in changes to land use or density.

Variance Requests

1. Rear yard setback: variance for a 9'-2" setback (15' minimum required) for a 5'-10" reduction.
2. Western side yard setback: variance for a 4'-4" side setback (5' min. req.) for an 8-inch reduction and continuation of the existing nonconforming side setback of 4'-4".
3. Proposed Floor Area Ratio: .59 FAR (1,477 SF / 2,500 SF), where .45 is allowed

(1,125 SF), or 352 SF greater than the maximum permitted.

4. Proposed Lot Coverage: .68 or 1,724.5 SF where .65 or 1,625 SF is the maximum permitted.

Variance Findings

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

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

Evidence: The special circumstances that apply to the site are the lot size: 25'w x 100'd or 2,500 SF and the fact that the rear lot line abuts an alleyway, with commercially zoned properties and uses on the opposite side of the alleyway. The subject property's area is 1,250sf smaller than the current minimum lot area requirement of 3,750 SF and is 25' (or 50%) less in width of 50'.

It's relevant to note the current requirements, as the minimum lot area of 3,750 SF and 50' width would allow for up to a 40' wide structure (5' side setbacks) and a floor area ratio of .45 or 1,687 SF, whereas what's proposed is a 277 SF addition for a 1,477 SF residence.

Setback reduction: The reduced lot width of the subject property, in combination with the siting of the existing residence and carport, is such that observance of the required side and rear setbacks restrict the possibility of an average-sized residence without a major redesign, which could likely trigger other variance requests. For example, the front 40' of the parcel is dedicated to a driveway and the two-car carport. If the addition were proposed at the front of the residence, the parking would be eliminated with limited or reduced options accessed from the alley. Therefore, the reduced rear setback variance request is more feasible and more in compliance with the intent of the zoning code in maintain conforming conditions, especially parking availability in an area of the city where it is limited. The requested variance to the west side yard setback from 5' to 4'-4" would continue the existing nonconforming setback of the same distance and the proposed 9'-2" rear setback, for a 5'-10" reduction, would both likely be unobtrusive to the surrounding properties.

Floor Area Ratio Increase: Under the reduced lot area of the subject property, observance of the required floor area ratio of 45% would only allow for a 1,125 square foot residence, which is less than the existing habitable square footage of 1,200 SF. The requested variance to the required floor area ratio allowance, from 45% (1,125 SF) to 59% (1,477 SF), is a relatively minimal increase of 352 SF that allows for a reasonably sized two-bedroom home. The existing home is 1,200 SF on the first and second floors, with the proposed addition adding 147.5 SF to the first floor and 129.65 SF to the second floor for a total of 1,477 SF, excluding the 315 SF two-car carport.

Lot Coverage Increase: Observance of the maximum lot coverage of .65 would only allow for a 48 SF increase to the existing of 1,577 SF or .63 lot coverage. The proposed addition of 352 SF on two-floors is minimal, yet increased the proposed lot coverage to

.68 of 99.5 SF greater than the maximum. Therefore, a variance is required for this development standard.

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

Evidence: The Variance regulations do not specify a limit to the degree of variance from development regulations. The Variance application is for three development regulations: setbacks, floor area ratio, and lot coverage. All other aspects of the project comply with the development regulations of the zone. The variance to the development standards does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone when considering the proportional variance requests relative to the property area, and is consistent with variances granted in similar situations on other properties.

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

Evidence: The General Plan designation for the property is Neighborhood Medium (NM) and the proposed Variance is supported by a variety of General Plan and Housing Element goals and policies:

Goal HSC-2: Neighborhoods designed to encourage a healthy lifestyle for people of all ages, abilities, income levels, and cultural backgrounds.

Policy: Housing options and affordability. Promote development of a variety of housing types that meet the needs of residents of all income levels. This policy is implemented through the Housing Element.

Goal H-2: Neighborhoods with a range of housing opportunities to meet the existing and projected needs of all socioeconomic segments of the community.

Policy: Affordability by design. Encourage the creation of smaller and more affordable residential units that are affordable by design – units that are physically smaller and more efficiently designed.

The proposed Variance is consistent with the General Plan and Housing Element, as approval of the project and subsequent discretionary permits would result in a standard-sized single-family housing unit in the RS-12 zoning district. The proposed 2 bed, 2 bath home would accommodate a housing type that is well-suited to the 2,500sf lot in an area of the city where there are a mix of single-family homes and multifamily developments, and improving the appearance of the residential neighborhood. The variance to the development standards does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone, nor does it deprive the subject property of privileges enjoyed by other property in the vicinity and within the same zone.

Architectural Review:

SMC 17.62.030.A states the purpose of Architectural Review is intended to improve the

aesthetic appearance of open spaces and structures, especially those visible from public rights-of-way, and to establish design standards and policies promoting and enhancing good design.

In accordance with SMC 17.62.030.D.1. staking and flagging was erected by the applicant for the proposed second-story addition, demonstrating the dimensions and heights of the proposed ridge lines at the highest peak of each roof line and perimeter at least 14 days in advance of the hearing. Staff verified staking and flagging was accurately installed on August 20, 2024. Additionally, in accordance with SMC 17.78.020.B.2.d, a copy of the public hearing notices was sent to the property owners of every physical address located within 300 feet of the project site, at least 10 days before the public hearing on August 27, 2024.

The proposed two-story addition is proposed to be identical in colors, materials, and roof slopes to the existing residence and will appear as part of the original construction. The materials will complement the existing residence and are as following:

Timberline asphalt shingles

10" vertical wood siding to match existing

Trim Paint to match existing in Behr "Stonewashed"

Exterior Body Paint to match existing in Behr "Harvest Brown"

White vinyl windows and doors

ATTACHMENTS

1. Attachment 1: Draft Resolution
 2. Exhibit A to Attachment 1: Plans
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RESOLUTION NO. 24-XX
VAR-2024-01 and AR-2024-08

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SEASIDE**

APPROVING VARIANCE APPLICATION VAR-2024-01 FOR REDUCED REAR AND SIDE YARD SETBACKS, FLOOR AREA RATIO, AND LOT COVERAGE; AND APPROVING ARCHITECTURAL REVIEW APPLICATION AR-2024-08 FOR A TWO-STORY ADDITION TO AN EXISTING TWO-STORY SINGLE FAMILY DWELLING, ON A 2,500SF LOT (25'W X 100'D) LOCATED AT 1241 PALM AVENUE (APN: 012-193-036) IN THE SINGLE FAMILY RESIDENTIAL ZONE (RS-12).

WHEREAS, Rolando Rodriguez, applicant, and Baltazar Garcia, property owner, have applied for VAR-2024-01 and AR-2024-08 requesting:

1. Rear yard setback: variance for a 9'-2" setback (15' minimum required) for a 5'-10" reduction.
2. Western side yard setback: variance for a 4'-4" side setback (5' min. req.) for an 8-inch reduction and continuation of the existing nonconforming side setback of 4'-4".
3. Proposed Floor Area Ratio: variance for a .59 FAR (1,477 SF / 2,500 SF), where .45 is allowed (1,125 SF), or 352 SF greater than the maximum permitted.
4. Proposed Lot Coverage: variance for a .68 or 1,724.5 SF where .65 or 1,625 SF is the maximum permitted.
5. Approval of a two-story addition.

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 Seaside Planning Commission considered oral comments and written information concerning the proposed Variance application at a duly noticed public hearing held on September 11, 2024.

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

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 277 square feet does not represent an increase of more than 50% of the existing 1,200 square foot residence.

2. The project is exempt (Class 5) from CEQA pursuant to section 15305 of the CEQA Guidelines for the variance.

Evidence: The requested variances to the development standards for setbacks, floor area ratio, and lot coverage do not result in changes to land use or density.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings for Variance application VAR-2024-01:

Findings

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

Evidence: *The special circumstances that apply to the site are the lot size: 25'w x 100'd or 2,500 SF and the fact that the rear lot line abuts an alleyway, with commercially zoned properties and uses on the opposite side of the alleyway. The subject property's area is 1,250sf smaller than the current minimum lot area requirement of 3,750 SF and is 25' (or 50%) less in width of 50'.*

It's relevant to note the current requirements, as the minimum lot area of 3,750 SF and 50' width would allow for up to a 40' wide structure (5' side setbacks) and a floor area ratio of .45 or 1,687 SF, whereas what's proposed is a 277 SF addition for a 1,477 SF residence.

Setback reduction: *The reduced lot width of the subject property, in combination with the siting of the existing residence and carport, is such that observance of the required side and rear setbacks restrict the possibility of an average-sized residence without a major redesign, which could likely trigger other variance requests. For example, the front 40' of the parcel is dedicated to a driveway and the two-car carport. If the addition were proposed at the front of the residence, the parking would be eliminated with limited or reduced options accessed from the alley. Therefore, the reduced rear setback variance request is more feasible and more in compliance with the intent of the zoning code in maintain conforming conditions, especially parking availability in an area of the city where it is limited. The requested variance to the west side yard setback from 5' to 4'-4" would continue the existing nonconforming setback of the same distance and the proposed 9'-2" rear setback, for a 5'-10" reduction, would both likely be unobtrusive to the surrounding properties.*

Floor Area Ratio Increase: *Under the reduced lot area of the subject property, observance of the required floor area ratio of 45% would only allow for a 1,125 square foot residence, which is less than the existing habitable square footage of 1,200 SF. The requested variance to the required floor area ratio allowance, from 45% (1,125 SF) to*

59% (1,477 SF), is a relatively minimal increase of 352 SF that allows for a reasonably sized two-bedroom home. The existing home is 1,200 SF on the first and second floors, with the proposed addition adding 147.5 SF to the first floor and 129.65 SF to the second floor for a total of 1,477 SF, excluding the 315 SF two-car carport.

***Lot Coverage Increase:** Observance of the maximum lot coverage of .65 would only allow for a 48 SF increase to the existing of 1,577 SF or .63 lot coverage. The proposed addition of 352 SF on two-floors is minimal, yet increased the proposed lot coverage to .68 of 99.5 SF greater than the maximum. Therefore, a variance is required for this development standard.*

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

Evidence: The Variance regulations do not specify a limit to the degree of variance from development regulations. The Variance application is for three development regulations: setbacks, floor area ratio, and lot coverage. All other aspects of the project comply with the development regulations of the zone. The variance to the development standards does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone when considering the proportional variance requests relative to the property area, and is consistent with variances granted in similar situations on other properties.

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

Evidence: *The General Plan designation for the property is Neighborhood Medium (NM) and the proposed Variance is supported by a variety of General Plan and Housing Element goals and policies:*

Goal HSC-2: Neighborhoods designed to encourage a healthy lifestyle for people of all ages, abilities, income levels, and cultural backgrounds.

Policy: Housing options and affordability. Promote development of a variety of housing types that meet the needs of residents of all income levels. This policy is implemented through the Housing Element.

Goal H-2: Neighborhoods with a range of housing opportunities to meet the existing and projected needs of all socioeconomic segments of the community.

Policy: Affordability by design. Encourage the creation of smaller and more affordable residential units that are affordable by design – units that are physically smaller and more efficiently designed.

The proposed Variance is consistent with the General Plan and Housing Element, as approval of the project and subsequent discretionary permits would result in a standard-sized single-family housing unit in the RS-12 zoning district. The proposed 2 bed, 2 bath home would accommodate a housing type that is well-suited to the 2,500sf lot in an area of the city where there are a mix of single-family homes and multifamily

developments, and improving the appearance of the residential neighborhood. The variance to the development standards does not constitute a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zone, nor does it deprive the subject property of privileges enjoyed by other property in the vicinity and within the same zone.

BE IT FURTHER RESOLVED, that the Planning Commission hereby approves Variance Application VAR-2024-01 and Architectural Review AR-2024-08 subject to the following conditions:

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. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage way may be required by the city engineer to handle the increase peak runoff and/or sediment generated by the project. (SMC 15.32.170)
 - a. Site plans to clearly show direction of storm water drainage from new or redeveloped impervious surfaces.
 - b. Drainage shall not be directed to adjacent properties.
 - c. Site plan to clearly denote site coverage type (ie landscaping, building, concrete)
 - d. Site plan to include table summarizing existing impervious surface square footage, proposed new impervious surface, redeveloped impervious surface and total impervious surface.

- e. Proposed site plans to show location of new and existing downspouts.
- f. Downspouts and/or overflow from cisterns or rain barrels to be directed to permeable surface.

- 5. 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:

- 6. Except as modified by the conditions of approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
- 7. 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.
- 8. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
- 9. 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.
- 10. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of September 18, 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.

11. 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 11th day of September, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

RESOLUTION No. 24-XX
VARIANCE APPLICATION NO. VAR-2024-01 and ARCHITECTURAL REVIEW
APPLICATION NO. AR-2024-08

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

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

Applicant's Signature

Date

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

Date

ADDITION TO MAIN HOUSE ON BACK

@ 1241 PALM AVE SEASIDE CA 93955

APN: 012-193-036-000

PROJECT DATA:

ADDRESS	1241 PALM AVE SEASIDE CA 93955
APN#:	012-193-036-000
ZONING:	
OCCUPANCY GROUP:	R-1
TYPE OF CONSTRUCTION	V-B
STORIES:	1
LOT AREA:	2,500 SQ.FT.

SCOPE OF WORK

- PROPOSAL TO DO AN ADDITION TO MAIN HOUSE OF 295 SQ FT TOTAL
- PROPOSAL TO DEMO SHED

PROJECT DESIGN

DESIGNER
ROLANDO RODRIGUEZ
759 TOWNT ST SALINAS
CA 93905
(831) 809-1495
RODRIGUEZ.ROLIS.831@GMAIL.COM

CONTRACTOR
T80

OWNER:
BALTAZAR GARCIA
831-233-2841

REGULATIONS

ALL WORK SHALL BE IN COMPLIANCE WITH WATSONVILLE CITY MUNICIPAL CODE AND THE FOLLOWING APPLICABLE CODES AND REGULATIONS:

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE

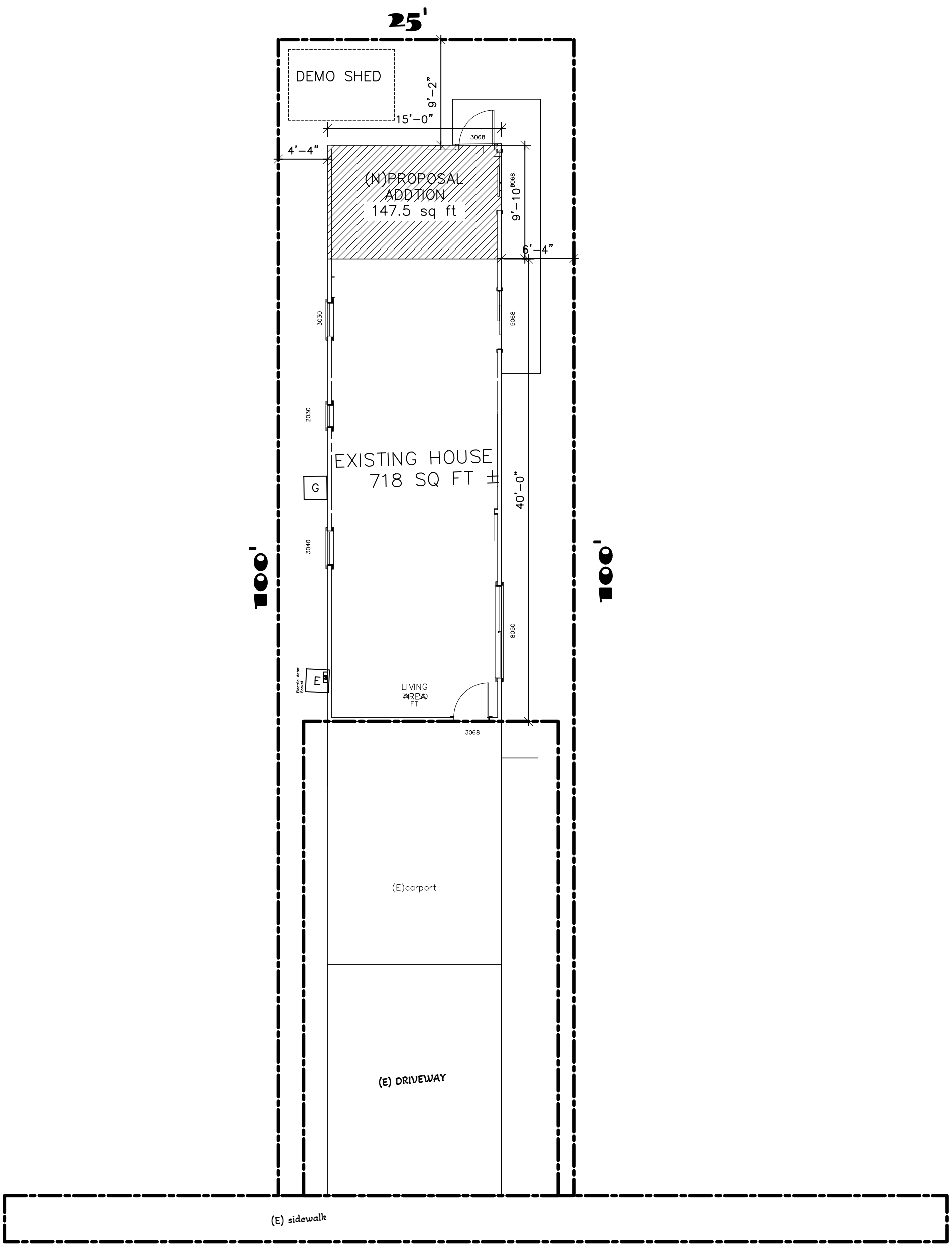
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- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE

LOT COVERAGE

(E) HOUSE AND CAR PORT	718+315 SF
(N) ADDITION	147.5 SF
(DEMO) SHED	-120 SF
DRIVE WAY	300 SF
WALKWAY	96.44 SF
TOTAL	= 1,576.94 SF
LOT AREA	2,500 SF

LOT COVERAGE: 1,576.94/2,500 = 63.07%



SITE PLAN

SCALE 1/8"=1'-0"



(E) FIRE HYDRANT

GENERAL NOTES:

THESE PLANS ARE A BUILDER'S SET. OWNER IS RESPONSE FOR SUBCONTRACTING FOR EVERYTHING UNLESS THE OWNER HIRES A GENERAL CONTRACTOR. ANY OR PART OF ALL SYSTEMS, MATERIALS, CONNECTIONS, AND DETAILS NOT SPECIFICALLY PROVIDE IN THESE PLANS ARE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO PROPERLY VERIFY AND INSTALL. THE CONTRACTOR/OWNER IS SOLELY RESPONSIBLE FOR THE QUALITY AND CONSTRUCTIONS STANDERS FOR THIS PROJECT. THE PLANS CONTAIN INFORMATION FOR GENERAL CONSTRUCTION AND BUILDING PERMIT PURPOSES ONLY AND ARE NOT EXTENSIVELY DETAILED NOTE ARE SPECIFICATIONS PROVIDED. FOR ITEMS, METHODS AND/ OR MATERIALS NOT SHOWN, THE MINIMUM REQUIREMENT OF THE 2022 C.B.C SHALL GOVERN.

JOB SAFTY:

THE DESIGNER OR ENGINEERS IS NOT RESPONSIBLE FOR THE FABRICATION, INSTALLATION, AND/OR JOB SAFETY. THE CONTRACTOR/OWNER SHALL BE COMPLY WITH ALL LOCAL, STATE AND FEDERAL SAFETY REGULATIONS. THE CONTRACTOR/OWNER SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL SHEARING, BRACING, FRAME WORK, ETC., AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THE BUILDING.

SHOP DRAWINGS:

SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTORS/OWNER RESPONSIBILITY TO MAKE CERTAIN THAT THE SHOP DRAWINGS AND CONSTRUCTION ARE IN CONFORMANCE WITH THE LATEST ARCHITECTURAL AND STRUCTURAL DRAWINGS. AT LEAST 3 WEEKS BEFORE FABRICATIONS, THE CONTRACTOR/ OWNER SHALL SUBMIT ALL SHOP DRAWINGS TO THE ENGINEER/ARCHITECT/DRAFTER FOR REVIEW TO DETERMINE GENERAL COMPLIANCE WITH THE DRAWINGS. OUR REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE IN COMPLIANCE WITH THE LATEST DRAWINGS.

SITE OBSERVATIONS:

THE CONTRACTOR SHALL GIVE ENGINEER/DESIGNER 72 HOURS MINIMUM NOTICE AS TO THE TIME OF THE SITE OBSERVATION FOR ANY OBSERVATION REQUIRED BY C.B.C 2022 CHARTER 17 OR ANY OTHERS WHICH MAY BE REQUIRED. ALL WRITTEN SITE OBSERVATIONS/ INSPECTIONS REPORTS BY A LICENCE ENGINEER SHALL BE COPIED TO THE DESIGNER/ENGINEER.

ADDRESS IDENTIFICATION:

PRIOR TO CONSTRUCTION, A LEGIBLE ADDRESS IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBER SHALL BE ALL ARABIC NUMBERS OR ALPHABETIC LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL NOT BE LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

FOUNDATION:

DESIGN WAS BASED ON THE MINIMUM REQUIREMENTS OF CHAPTER 4 OF THE 2022 CALIFORNIA RESIDENTIAL CODE

QUALITY ASSURANCE:

- ADDITIONAL CONTRACTOR/OWNER SUBMITTALS:
 - UPON REQUEST, CERTIFICATION THAT THE MATERIALS BEING USED MEET THE REQUIREMENTS SPECIFIED.
 - MANUFACTURER'S DATA FOR GROUTS AND EPOXIES.
- OBSERVATION: THE ENGINEER/DRAFTER SHALL BE NOTIFIED TO VISIT THE PROJECT SITE AS DICTATED BY CONSTRUCTION PROGRESS TO MAKE

THE DRAINAGE OF EACH NEW BUILDING AND NEW WORK INSTALLED IN AN EXISTING BUILDING SHALL BE SEPARATE AND INDEPENDENT FROM THAT OF ANY OTHER BUILDING. WHERE AVAILABLE, EACH BUILDING SHALL HAVE AN INDEPENDENT

- CONNECTION WITH A PUBLIC OR PRIVATE SEWER. [CPC 311.1]

ADD BACKWATER VALVE, APPROVED FRESH AIR INLET AND A Y BRANCH OR COMBINATION FITTING INSTALLED IN SEQUENCE IN THE SEWER LINE OF FLOW FROM THE BUILDING.

- [PGMC 18.04.010(D)]

REVISIONS	BY

DRAFTING & CONSULTATION
Rolando Rodriguez

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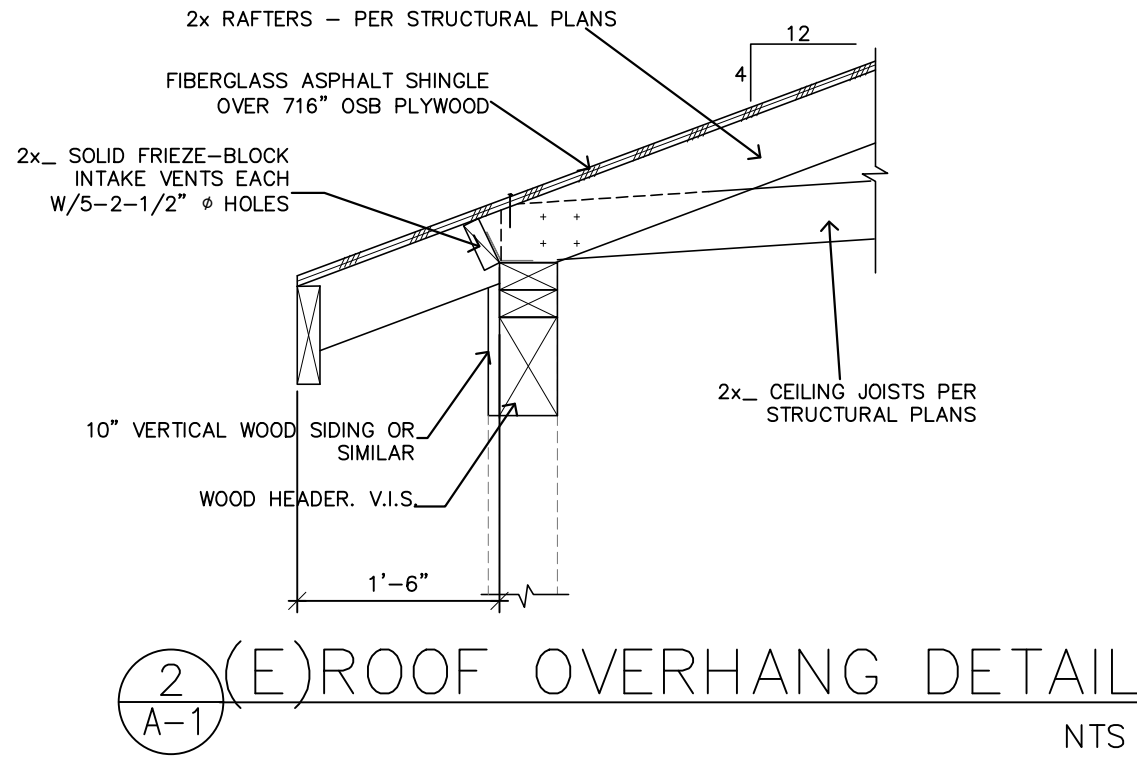
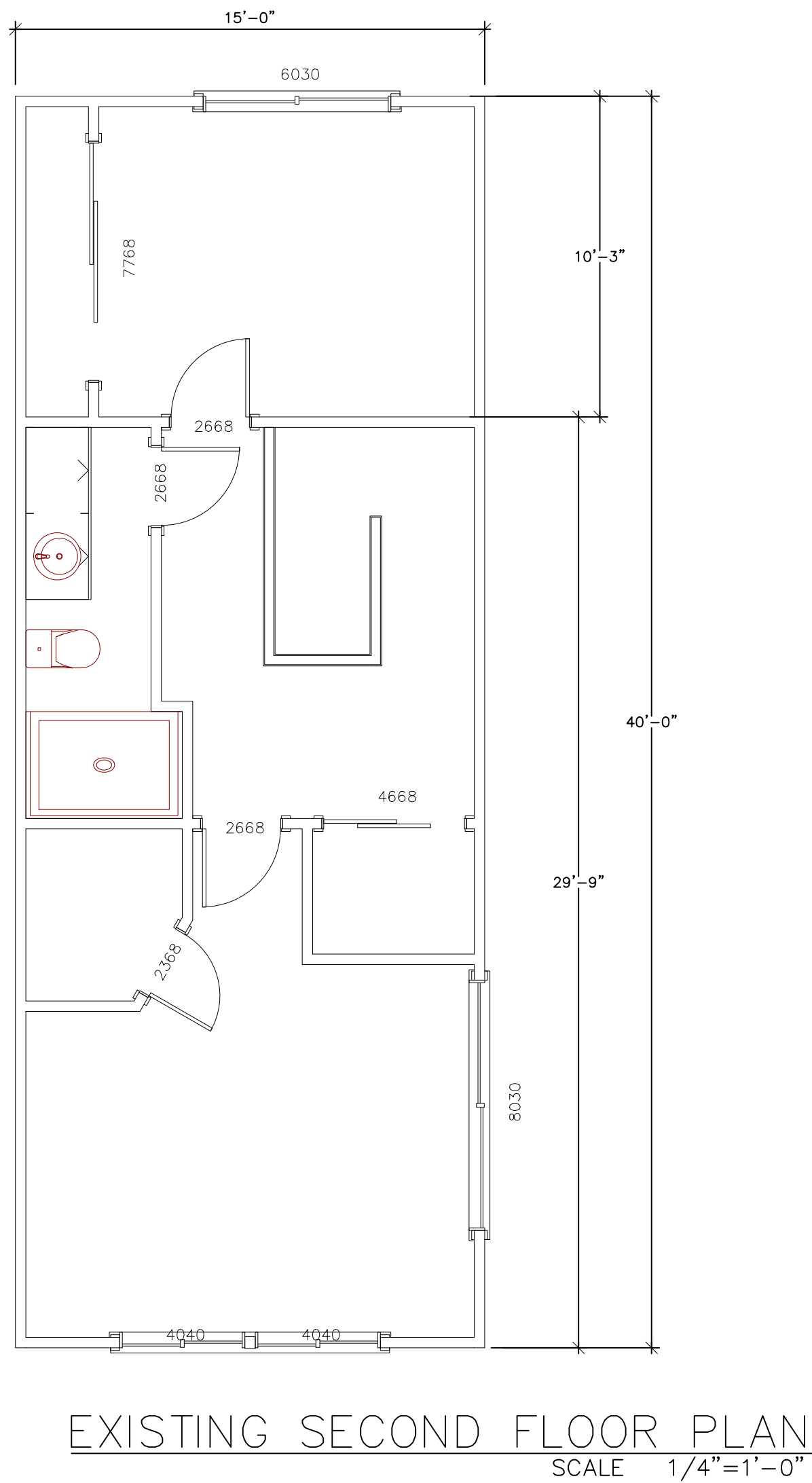
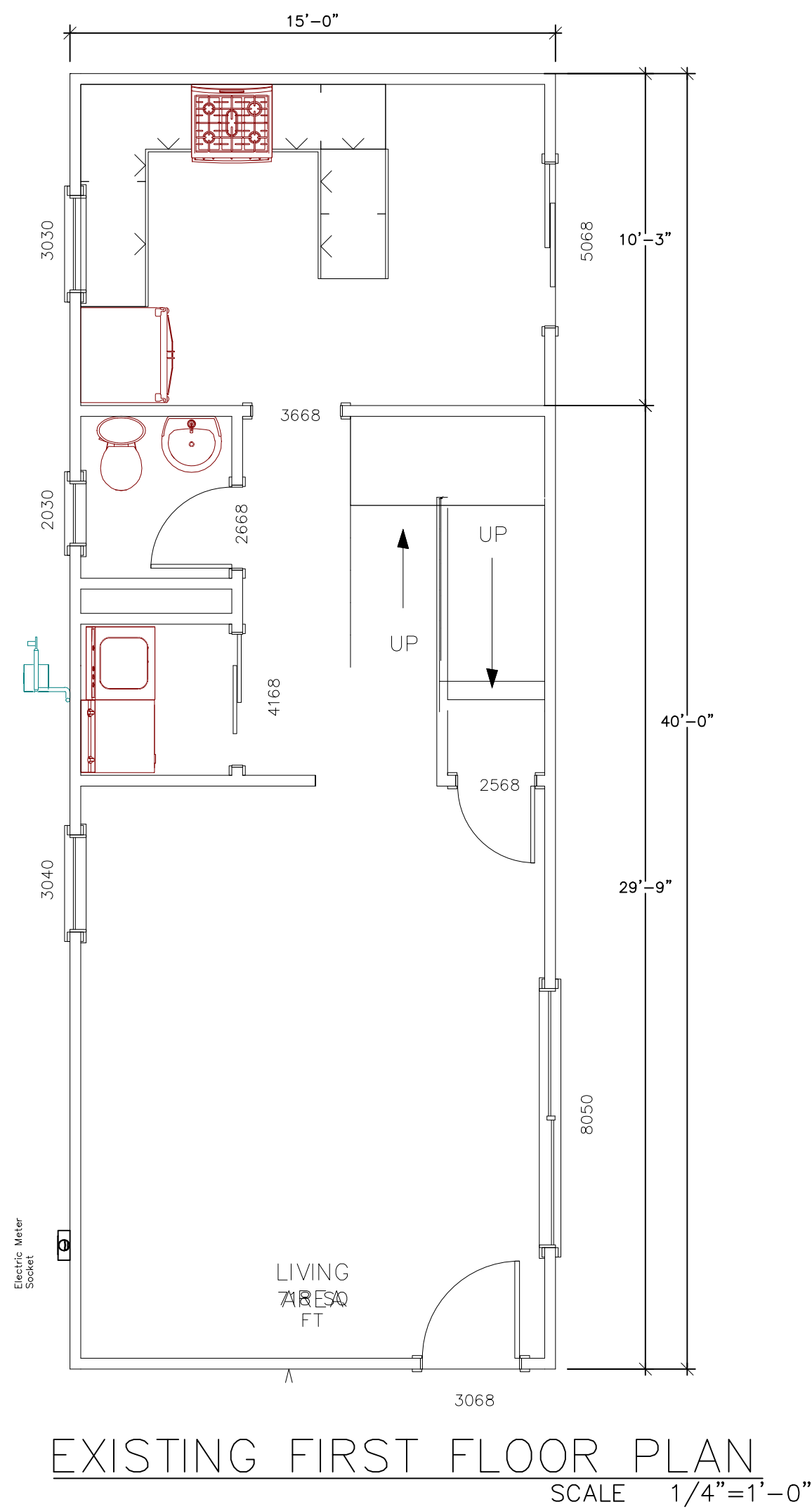
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PLANS FOR:
ADDITION TO MAIN HOUSE ON BACK
@ 1241 PALM AVE SEASIDE CA 93955
APN: 012-193-036-000

PROJECT:
ADDITION TO MAIN HOUSE ON BACK
@ 1241 PALM AVE SEASIDE CA 93955
APN: 012-193-036-000

SHEET TITLE:
SITE PLAN

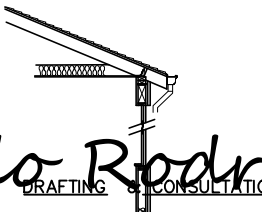
DRAWN
ROLANDO
CHECKED
OWNER
DATE
4-19-24[11:00]
SCALE
AS NOTED
JOB. NO.
SHEET NUMBER
A-0
OF SHEETS



DEMO NOTES

1. PROTECT ALL MATERIALS THAT ARE NOT BEING REMOVED OR DEMOLISHED
- 2.KEEP AREAS ADJACENT TO DEMOLITION ZONES ROOM, CLEAN AND FREE OF DEBRIS.
3. RESTORE SURFACES TO ORIGINAL CONDITION WHICH HAVE BEEN DISTURBED BY DEMOLITION AND ARE INDICATED TO REMAIN.
4. CONDUCT A PRE-DEMOLITION JOB SITE MEETING TO SCHEDULE THE WORK WITH THE TENANT AND CONFIRM THE ITEMS TO BE SAVED AND/OR REUSED.
5. REMOVE PIPING, DUCTWORK AND CAP UTILITIES WHERE FIXTURES (SINK, ELECTRICAL OUTLETS, SWITCHES, ETC) OR PARTITIONS HAVE BEEN REMOVED. CAP UTILITIES BEHIND NEW FINISH SURFACES. DO NOT REMOVE UTILITY LINES SERVING OTHER PARTS OF THE BUILDING UNTIL NEW REPLACEMENTS LINES ARE INSTALLED.
6. ERECT AND MAINTAIN TEMPORARY BRACING, BARRICADES, SIGNS AND OTHER MEASURES AS NECESSARY TO PROTECT THE PUBLIC, WORKERS, AND OTHER PERSONS FROM DAMAGE FROM DEMOLITION WORK IN ACCORDANCE WITH APPLICABLE CODES AND REGULATIONS.
7. REMOVE AND SALVAGE RELOCATED MATERIALS FOR FUTURE REUSE

REVISIONS	BY



Rolando Rodriguez
DRAFTING & CONSULTING

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APN: 012-193-036-000

PROJECT:

ADDITION TO MAIN HOUSE ON BACK
@ 1241 PALM AVE SEASIDE CA 93955

SHEET TITLE:

EXISTING FLOOR PLAN

DRAWN
ROLANDO R

CHECKED
OWNER

DATE
4-19-24[11:00]

SCALE
AS NOTED

JOB. NO.

SHEET NUMBER

A-1

OF SHEETS



PROPOSAL FLOOR PLAN
SCALE 1/4"=1'-0"



FLOOR PLAN KEYNOTES



	EXISTING	NEW
1 BATH AND/OR SHOWER. 71-1/2" HEIGHT NONABSORBENT (CEMENT PLASTER OR TILE) SURFACE (SHOWERS AND SHOWER-TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. [418 CPC]). SHOWERHEADS SHALL HAVE A MINIMUM FLOW RATE OF NOT MORE THAN 1.8 GPM @ 80 PSI PER CGBSC 4.303.1.3.1		X
2 LOW FLUSH WATER CLOSET. (1.28 GAL. PER FLUSH MAX. PER CPC 402.2.2 & CGBSC 4.303.1.1) WATER CLOSET 18" MIN. CENTER LINE TO FINISH WALL		X
3 RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED A FLOW RATE OF GREATER THAN 1.2 GALLONS PER MINUTE AT 60 PSI PER CGBSC 4.303.1.4.1		X
4 TEMPERED SAFETY GLASS ENCLOSURE PER CRC R308.3		X
5 RANGE OVEN W/HOOD LIGHT AND FAN ABOVE. VENT TO EXTERIOR VERIFY DIM. W/MFR. (5,000-BTU) Whirlpool Item #S85873Model #WFG320M0BW OR SIMILAR	X	
6 REFRIGERATOR SPACE		X
7 NOT MORE THAN 7-3/4" LOWER THAN THRESHOLD FOR IN-SWINGING DOOR	X	
8 LANDING PER CRC R311.3 (MIN. 3' AT THE DIRECTION OF TRAVEL FOR ALL EXTERIOR DOOR)	X	
9 SAFETY GLAZING IDENTIFIED BY THE MANUFACTURER PER CRC R308.4		X
10 22"x30" MIN. ATTIC ACCESS WITH 30" VERTICAL HEIGHT OR GREATER PER CRC R807 AND CMC 904.11. SHALL BE WEATHER-STRIPPED TO PREVENT AIR LEAKAGE AND HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS.	X	

REVISIONS	BY

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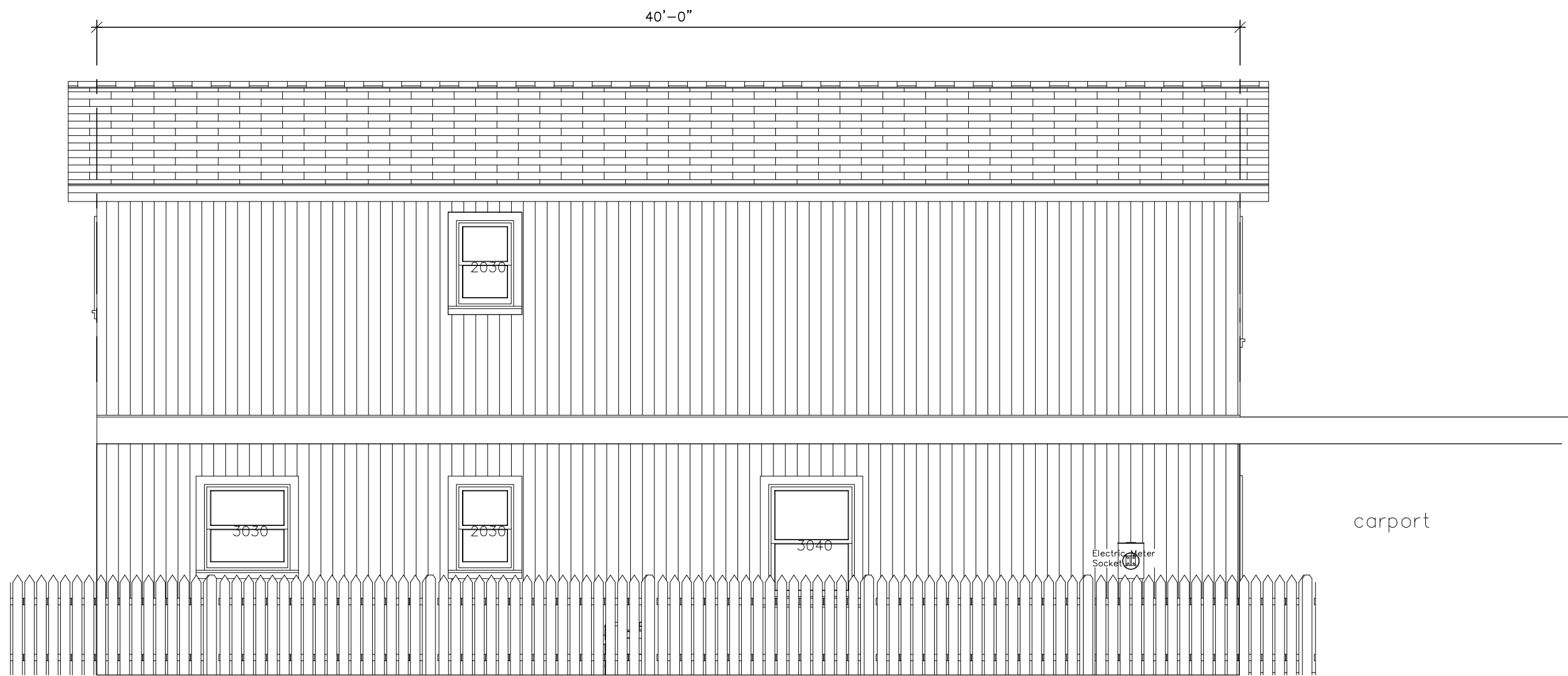
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@ 1241 PALM AVE SEASIDE CA 93955
APN: 012-193-036-000

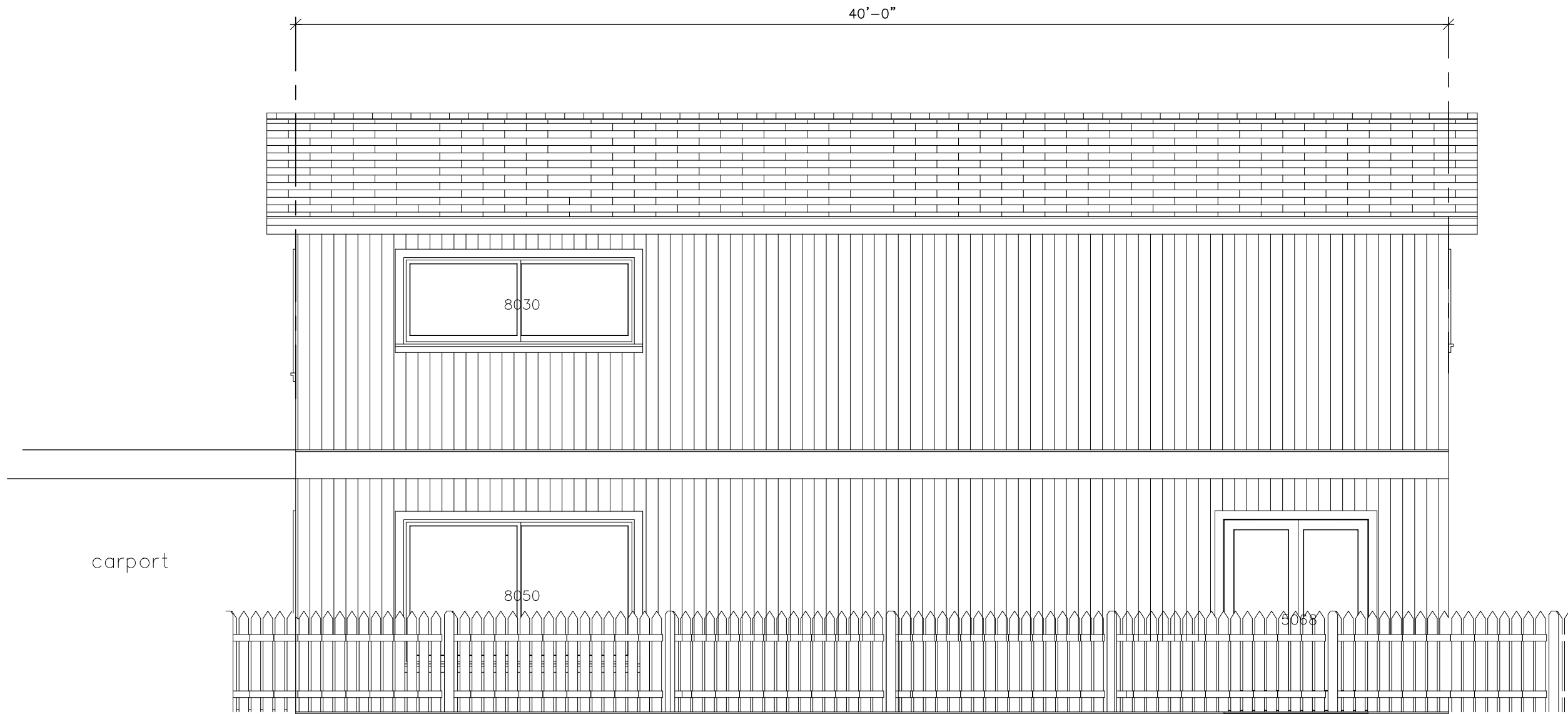
PROJECT:
ADDITION TO
@ 1241 PALM AVE SEASIDE
CA 93955
APN: 012-193-036-000

SHEET TITLE:
PROPOSAL
FLOOR PLAN

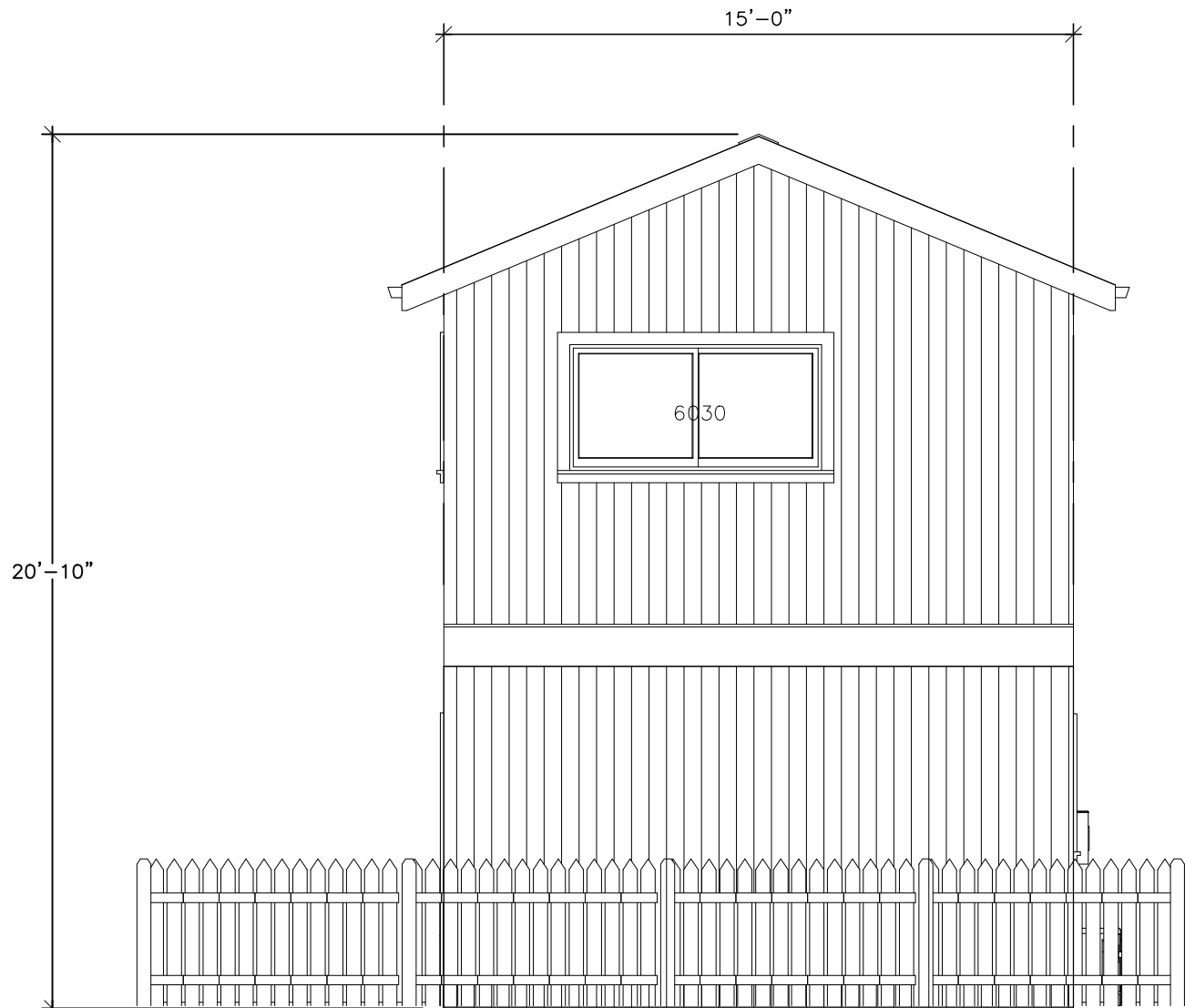
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CHECKED OWNER
DATE 4-19-24[11:00]
SCALE AS NOTED
JOB. NO.
SHEET NUMBER A-1.2
OF SHEETS



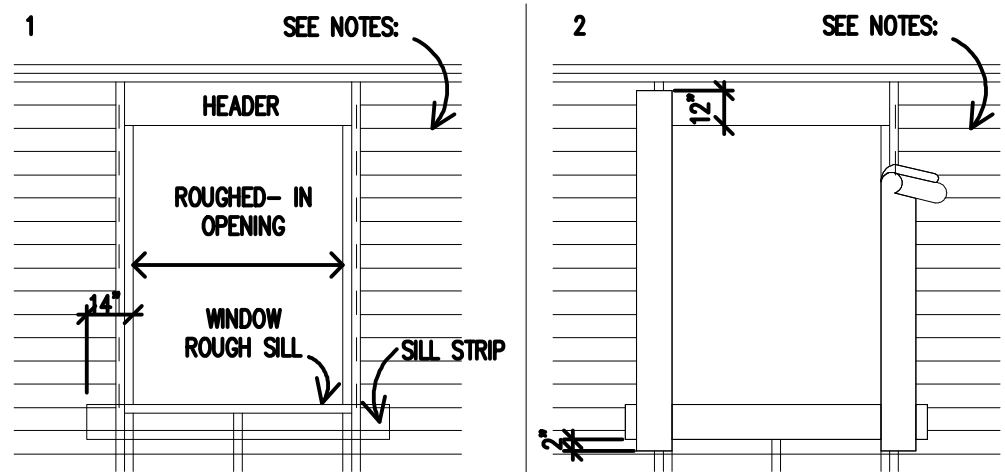
EXISTING LEFT ELEVATION
SCALE 1/4"=1'-0"



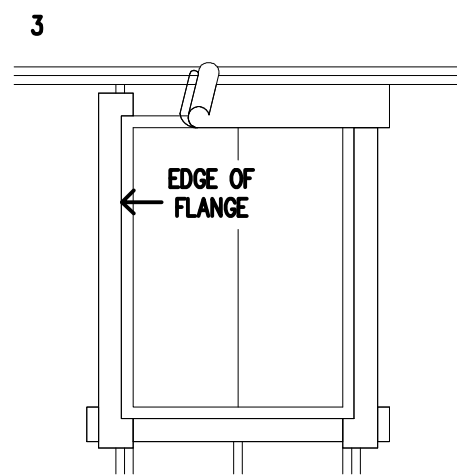
EXISTING RIGHT ELEVATION
SCALE 1/4"=1'-0"



EXISTING REAR ELEVATION
SCALE 1/4"=1'-0"



ATTACH A SILL STRIP OF FLASHING MATERIAL AT LEAST 12" WIDE THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 14" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FLASHING WITH GALVANIZED ROOFING NAILS OR RUST-RESISTANT STAPLES.



APPLY A CONTINUOUS BEAD OF SEALANT TO THE BACK SURFACES OF THE WINDOW FLANGE. THEN PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE INSTALLED FLASHING STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP OF FLASHING AT LEAST 12" WIDE.

NOTES: C.B.C. 1405.3, CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHER PROOF. SINCE C.B.C. DOES NOT OUTLINE PROCEDURES FOR WINDOW FLASHING, TECHNIQUES SHOWN HERE ARE RECOMMENDED. USE "MOISTOP" FLASHING BY FORTIFIBER CORP., OR EQUAL WHENEVER POSSIBLE FOR FLASHING MATERIAL. CAULK BACK OF THE WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT.

26. GA. G.I. FLASHING REQUIRED AS SHOWN IN OTHER WINDOW DETAILS TO BE INSTALLED BY SHEET METAL CONTRACTOR.

LINE WIRE, WHEN USED AS BACKING TO SUPPORT WATER-RESISTANT BUILDING PAPER OR FELT BENEATH LATH FOR STUCCO SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS. ARE PRACTICE. NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER WIRE BACKING.

WINDOW FLASHING INSTALLATION

ELAVTIONS PLAN KEYNOTES

- 1 Low Slope (Flat Roof) Modified Bitumen EXISTING
SBS polymer-modified bitumen membranes commonly are installed in hot moppings of asphalt (similar to BUR systems) or cold adhesive. Some SBS modified membranes are self-adhering; that is, they contain an adhesive backing.
APP polymer-modified bitumen membranes typically are heat-welded or torch-applied. Consumers should be cautioned that NRCA does not recommend torch-applying a modified bitumen membrane sheet directly to a wood deck.
- 2 O'HAGING "S" VENT #50046 PER ICBO# 5214
- 3 VINYL WINDOWS TYPICAL.
- 4 CEMENT SMOOTH SIDING OR SIMILAR TO MATCH EXISTING SMOOTH FINISH THAT IS RATED AS T-11
- 5 WOOD PAINTED FACIA, TYP
- 6 26 GA. G.I. OGEE CUTTER O/ OPEN RAFTER

ELEVATIONS NOTES

1. DETAIL REFERENCES ARE TYPICAL AND APPLY TO ALL SIMILAR CONDITIONS WHETHER SPECIFICALLY REFERENCED OR NOT.
2. DIMENSIONS ARE TO BE FACE OF FRAMING UNLESS NOTED OTHERWISE.
3. GUTTERS AND DOWNSPOUTS ARE NOT SHOW FOR CLARIFY. SEE ROOF PLANS FOR LOCATIONS.
4. ALL WINDOWS REQUIRED FOR EMERGENCY EXITING PER 2022 CBC SECTION 310.1 SHALL BE VERIFIED BY THE WINDOW SUBCONTRACTOR AND THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY IF ANY REVISION TO WINDOWS SIZES ARE REQUIRED PRIOR TO START OF CONSTRUCTION.
5. WINDOWS FRAME SHALL BE VINYL. SEE WINDOWS & DOOR SCHEDULE FOR DIRECTION OF OPERATION. OPERABLE WINDOWS SHALL HAVE SCREWS.
6. BUILDING ADDRESS NUMBERS SHALL BE AT LEAST TWELVE INCHES HIGH AND PLACED ON THE FRONT OF THE BUILDING WHERE THEY MAY BE EASILY SEEN FROM THE STREET. THE NUMBERS SHALL BE PAINTED A COLOR WHICH CONTRASTS WITH THE BACKGROUND.
7. EXTERIOR FINISH SHALL MATCH EXISTING WOOD SIDING
8. PAINT EACH SECTIONS OF VENTS, CAPS, PIPES, FLASHING, CONNECTORS, RAIN WATER LEADERS, ETC. TO MATCH ADJACENT SURFACES.
9. CEMENT PLASTER AND/OR WOOD FLASHING, ETC. TO BE IN ACCORDANCE WITH PROJECT NOTES.
10. VERIFY ALL WINDOW FRAMING HEIGHTS AS THEY VARY.
11. ALL NEW WINDOW ARE DUAL GLAZED AND LABELED.

ROOF ATTIC SPACE VENT CALCULATION

R327.6.2 REQUIREMENTS:

VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS:

1. THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/8".
2. THE MATERIALS USED SHALL BE NONCOMBUSTIBLE. EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOFS, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAY BE OF COMBUSTIBLE MATERIALS.
3. THE MATERIALS USED SHALL BE CORROSION RESISTANT.

R327.6.3 VENTILATION OPENINGS ON THE UNDERSIDE OF EAVES AND CORNICES:

VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES.

R806.2 Minimum Vent Area

The minimum net free ventilating area shall be 1/150 of the area of the vented space.

Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:

1. In Climate Zones 14 and 16, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
2. Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.

1. * ROOF ATTIC SPACE AREA 811 SQ. FT. x 1/150 = 5.41 SQ. FT. OF FREE VENT AREA REQUIRED.

2. * ROOF ATTIC SPACE
RIDGE VENT: 24' LONG x 2" x 0.8 = 3.2 SQ. FT.
EAVE VENTS: 8 x 3.5 x 22 x 0.8 = 3.4 SQ. FT.

ADJUST NUMBER OF VENTS CONSIDERING SPECS OF VENT USED TO MEET THE MINIMUM REQUIRED VENTILATION.

REVISIONS	BY



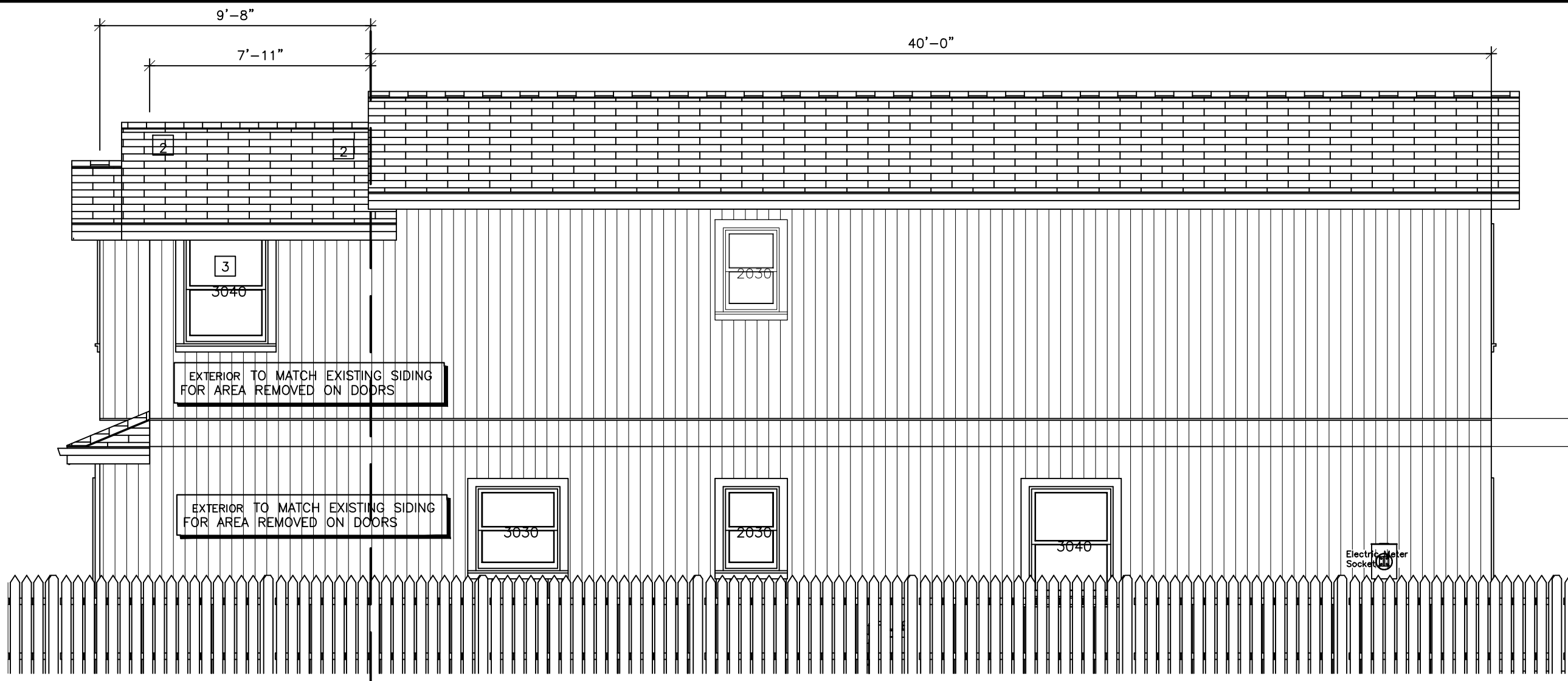
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APN: 012-193-036-000

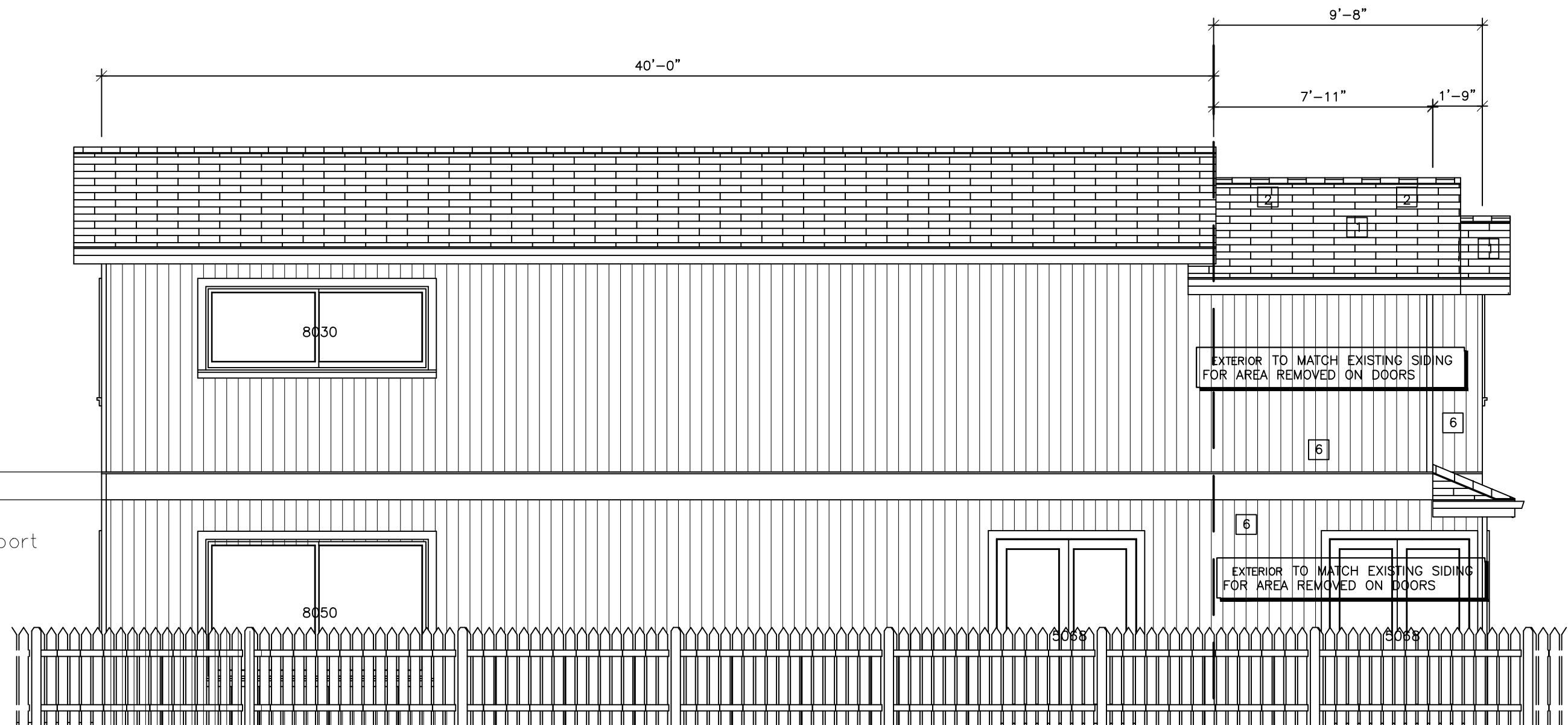
PROJECT:
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@ 1241 PALM AVE SEASIDE CA 93955
APN: 012-193-036-000

SHEET TITLE:
ELEVATIONS

DRAWN
CHECKED
DATE 9-16-18 [11:00]
SCALE AS NOTED
JOB. NO.
SHEET NUMBER A-2
OF SHEETS



PROPOSAL LEFT ELEVATION
SCALE 1/4"=1'-0"



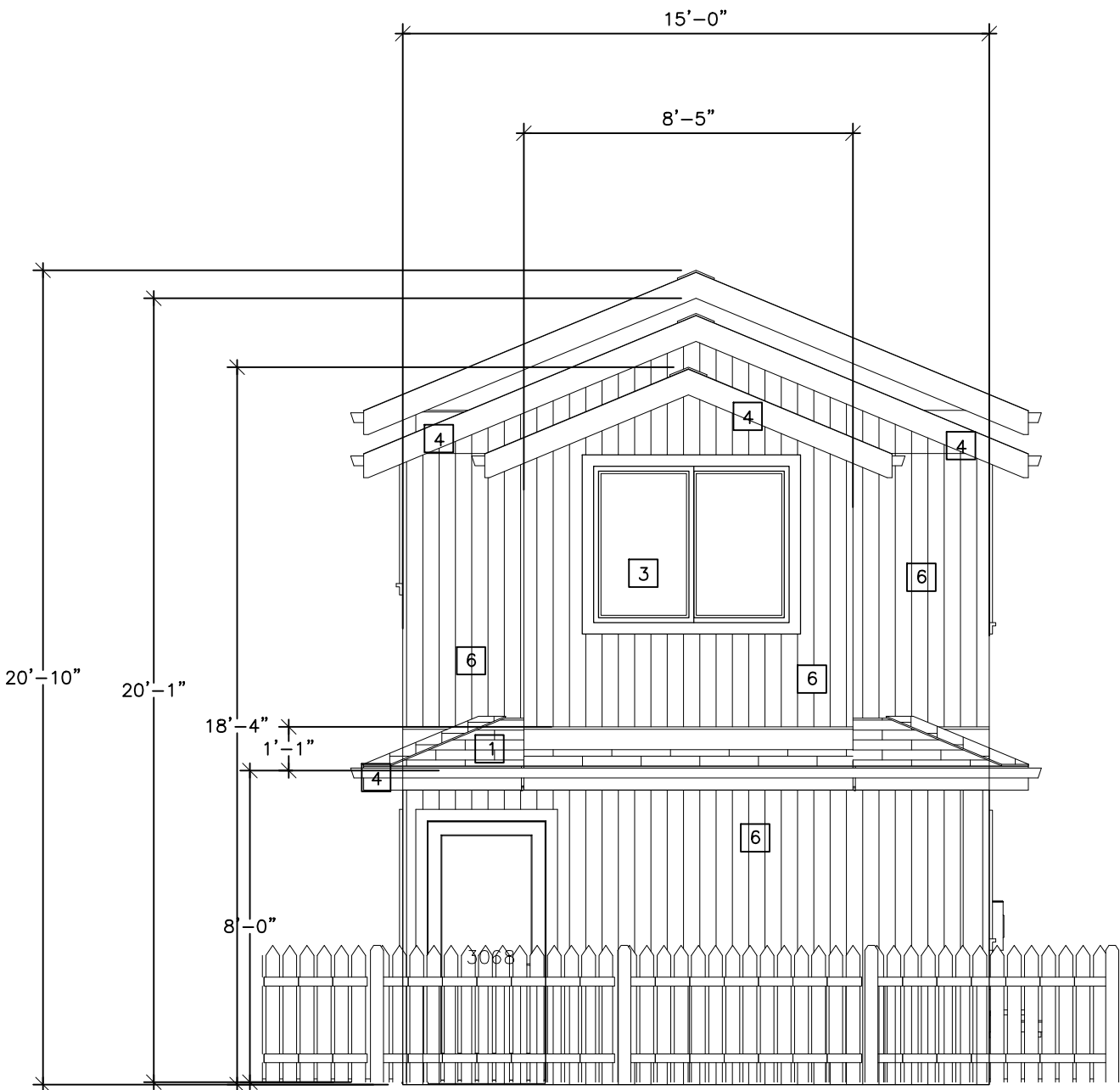
PROPOSAL RIGHT ELEVATION
SCALE 1/4"=1'-0"



EXISTING WALL COLOR

ELAVITIONS PLAN KEYNOTES

	EXISTING	NEW	SPECIFICATIONS
1		X	FIBERGLASS ASPHALT SHINGLES TIMBERLINE 30 YEAR OVER 15/32 PLYWOOD NAILED W/ 8D @ 6" O.C EDGES - 12" O.C. FIELD W/ 30 # FELT UNDERLAYMENT
2		X	O'HAGING "S" VENT #50046 PER ICBO# 5214
3		X	VINYL WINDOWS TYPICAL.
4		X	WOOD PAINTED FACIA, TYP
5		X	26 GA. G.I. OGEE GUTTER O/ OPEN RAFTER
6		X	10" VERTICAL WOOD SIDING OR SIMILAR (T11)
7			HIGH-LOW COMB. AIR VENTS 14"x8" SCREENED & LOUVERED PER 507 CBC)



PROPOSAL REAR ELEVATION
SCALE 1/4"=1'-0"



EXISTING TRIM COLOR

ELAVITIONS PLAN KEYNOTES

- 1 Low Slope (Flat Roof) Modified Bitumen EXISTING

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ELEVATIONS NOTES

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9. CEMENT PLASTER AND/OR WOOD FLASHING, ETC. TO BE IN ACCORDANCE WITH PROJECT NOTES.
10. VERIFYALL WINDOW FRAMING HEIGHTS AS THEY VARY.
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ROOF ATTIC SPACE VENT CALCULATION

R327.6.2 REQUIREMENTS:

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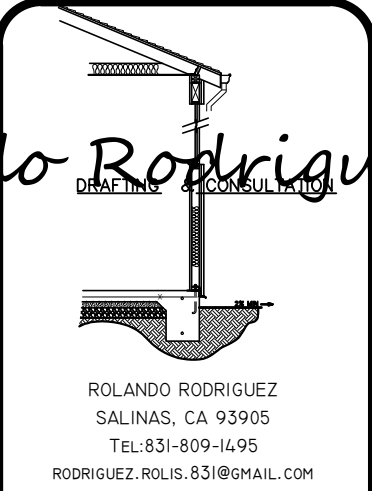
1. In Climate Zones 14 and 16, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
2. Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.

1. * ROOF ATTIC SPACE AREA 811 SQ. FT. x 1/150 = 5.41 SQ. FT. OF FREE VENT AREA REQUIRED.

2. * ROOF ATTIC SPACE RIDGE VENT: 24' LONG x 2" x 0.8 = 3.2 SQ. FT. EAVE VENTS: 8 x 3.5 x 22 x 0.8 = 3.4 SQ. FT.

ADJUST NUMBER OF VENTS CONSIDERING SPECS OF VENT USED TO MEET THE MINIMUM REQUIRED VENTILATION.

REVISIONS	BY



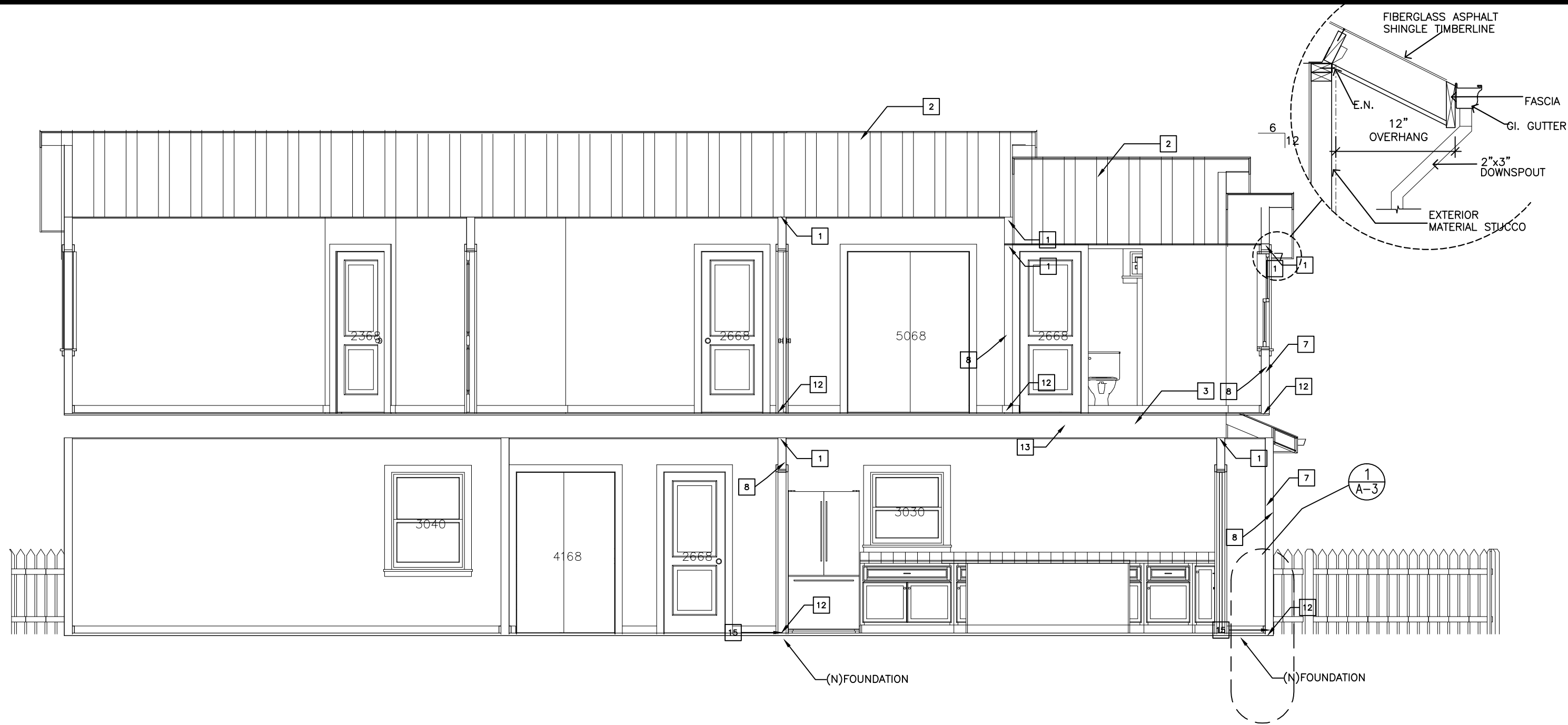
ANY REPRODUCTION OF THESE PRINTS IS PROHIBITED BY FEDERAL COPYRIGHT LAWS. UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. 102, ANY REPRODUCTION WILL BE AGGRESSIVELY PURSUED TO THE FULLEST EXTENT OF THE COPYRIGHT LAW WHICH PROVIDES SUBSTANTIAL PENALTIES FOR COPYRIGHT INFRINGEMENT.

PLANS FOR:
ADDITION TO MAIN HOUSE ON BACK
@ 1241 PALM AVE SEASIDE CA 93955
APN: 012-193-036-000

PROJECT:
ADDITION TO MAIN HOUSE ON BACK
@ 1241 PALM AVE SEASIDE CA 93955
APN: 012-193-036-000

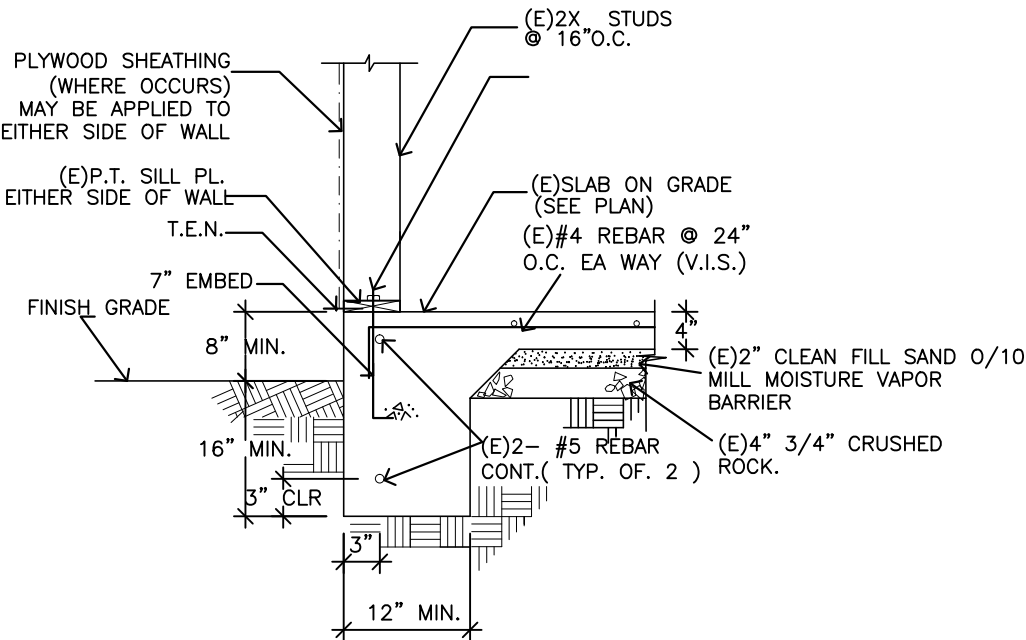
SHEET TITLE:
ELEVATIONS

DRAWN ROALNDO R
CHECKED OWNER
DATE 4-19-24[11:00]
SCALE AS NOTED
JOB. NO.
SHEET NUMBER A-2.2
OF SHEETS

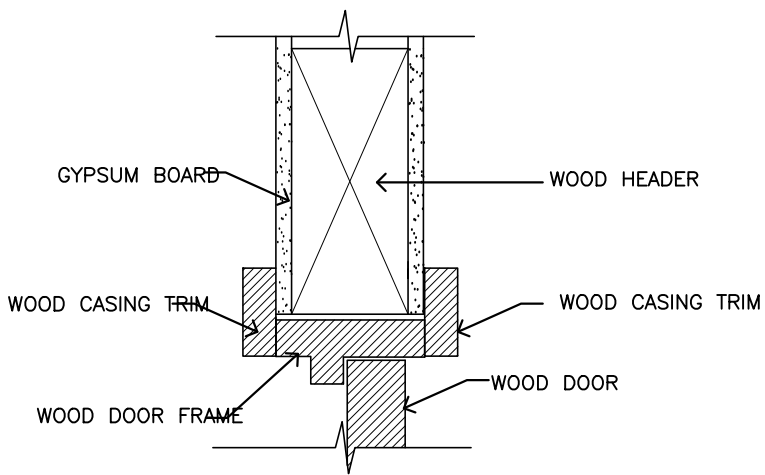


SECTIONS KEYNOTES

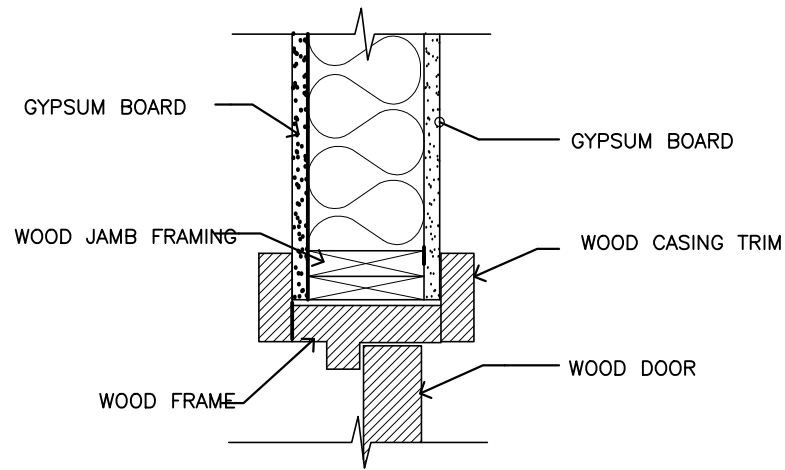
1. 2X_ DOUBLE PLATE
2. PRE-MANUFACTURED TRUSSES PER FRAMING PLAN
3. FLOOR JOIST SEE STRUCTURAL PLAN
4. HEADER OR BEAM PER FRAMING PLAN
5. R-30 INSULATION PER T-24 CALS.
6. R-19 INSULATION PER T-24 CALS.
7. R-13 INSULATION PER T-24 CALS.
8. 2'x4" STUDS AT 16" O.C.
9. 1/2" SHT. RK ON ALL INTERIOR WALL & CEILING-U.O.N.
10. 3/4" T&G PLYWD. SUBFLOOR
11. 2x REDWOOD PLANKS TO EACH JOIST
12. 2'x4" BTM. PLATE
13. FLOOR JOIST PER FRAMING PLAN
14. FOUNDATION PER FOUNDATION PLAN
15. 2X6 PT. SILL PLATE
16. 1 3/4 X_ RIM PER FRAMING PLAN
17. PIER SUPPORT PER PLANS



1 (E)SLAB FTG. TYP
A.3 N.T.S.

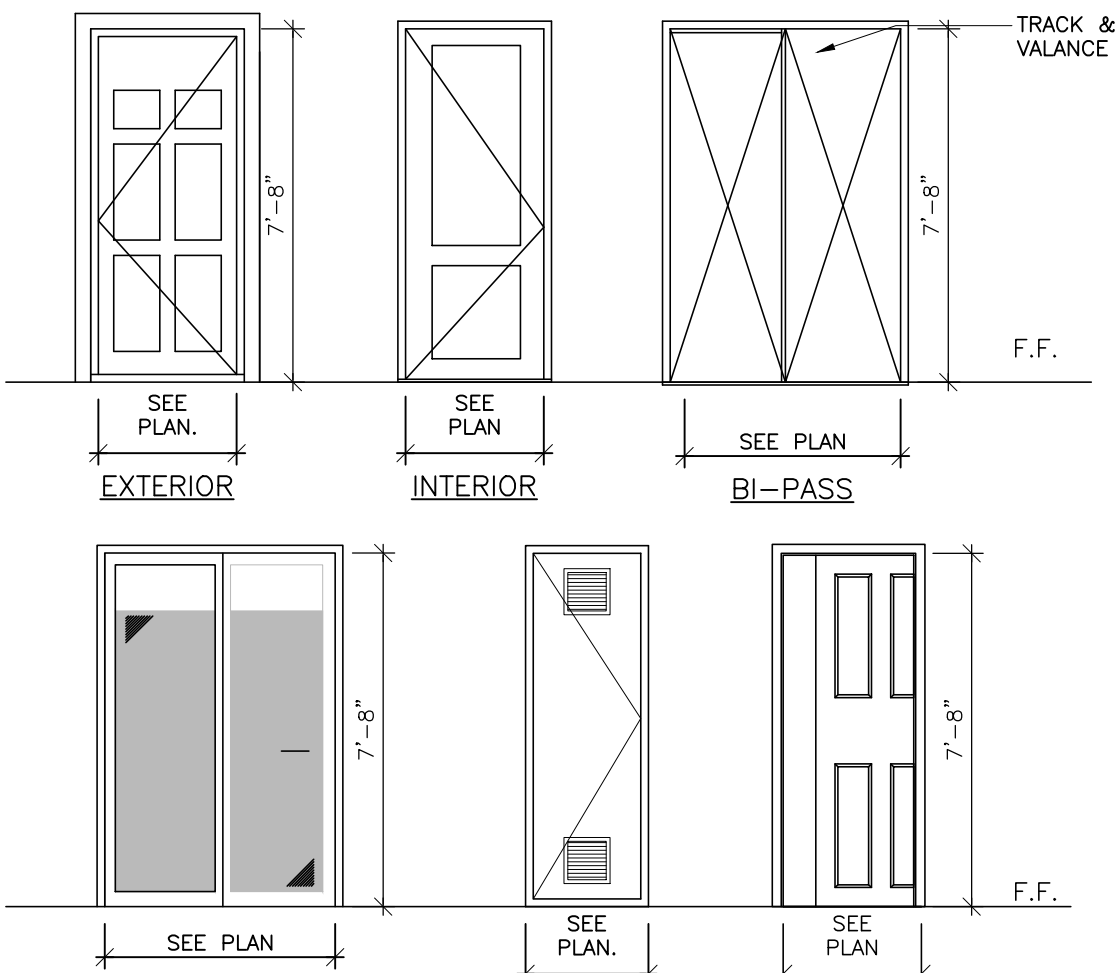
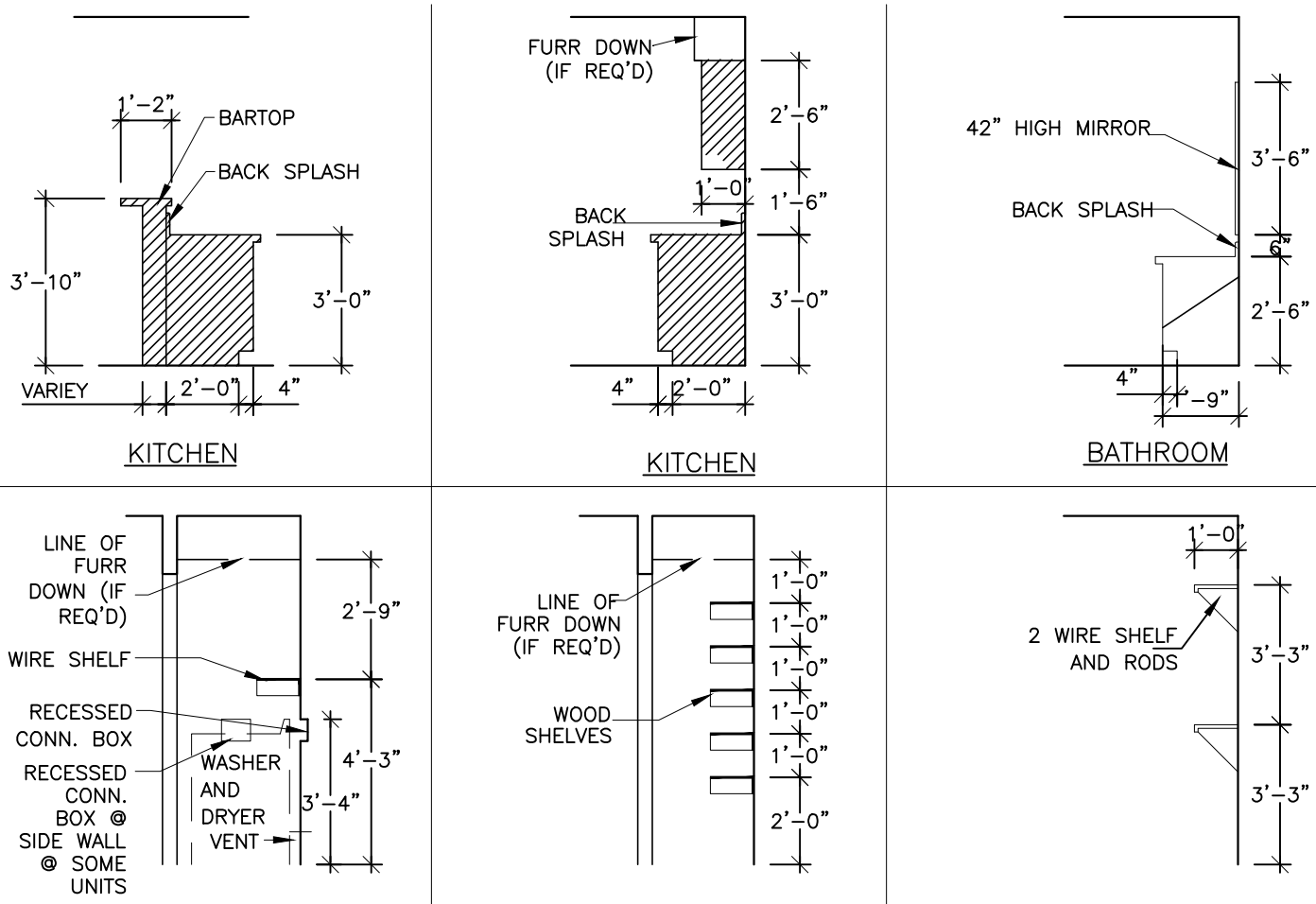


INTERIOR DOOR HEAD SECTION



INTERIOR DOOR JAMB SECTION

CABINET & DOOR PROFILES



REVISIONS	BY

ROLANDO RODRIGUEZ
SALINAS, CA 93905
TEL:831-809-1495
RODRIGUEZ.ROLIS.831@gmail.com

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PLANS FOR:
ADDITION TO MAIN HOUSE ON BACK
@ 1241 PALM AVE SEASIDE CA 93955
APN: 012-193-036-000

PROJECT:
ADDITION TO
@ 1241 PALM AVE SEASIDE
CA 93955
APN: 012-193-036-000

SHEET TITLE:
SECTIONS

DRAWN
CHECKED
DATE
SCALE AS NOTED
JOB. NO.
SHEET NUMBER
A-4
OF SHEETS



CITY OF SEASIDE STAFF REPORT

Item No.: 5.B.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: September 11, 2024

SUBJECT: USE PERMIT APPLICATION UP-24-08. SEA PACIFIC INVESTMENTS, PROPERTY OWNER, AND BETTY P. PHAYSOUPHANH, APPLICANT, ARE REQUESTING USE PERMIT APPROVAL TO COMBINE A CANNABIS MICROBUSINESS WITH AN EXISTING CANNABIS RETAIL BUSINESS (DBA SEASIDE GREEN) LOCATED AT 1717B FREMONT BOULEVARD IN THE CRG (REGIONAL COMMERCIAL) ZONING DISTRICT. THE CANNABIS MICROBUSINESS WILL CONSIST OF RETAIL, NON-VOLATILE MANUFACTURING AND DISTRIBUTION WITHIN THE INTERIOR OF THE EXISTING COMMERCIAL BUILDING. NO CHANGES WILL OCCUR TO THE EXISTING CANNABIS RETAIL SALES OPERATIONS. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(a) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PURPOSE & RECOMMENDATION

The purpose of this item is for the Commission to consider a Use Permit application for a cannabis microbusiness in accordance with SMC 17.14.030, Table 2-4.

BACKGROUND

The subject site consists of a 53,578 (1.23 ac.) square-foot (SF) parcel developed with a 10,000 SF multi-tenant commercial building. The adjacent parcels consist of automotive dealership sites to the south and west and retail businesses to the north and east.

The commercial building is comprised of three lease areas, two on the main level and one in a basement below. The main level is occupied by Round Table Pizza (1717 #A) on the south side of the building and the Plantacea Retail Cannabis Dispensary (1717 #B) on the north side of the building. The basement below (1717#C) is currently

vacant. The business owner of the Cannabis Dispensary will be expanding their business operations to fully utilize the rooms on the retail floor to include distribution and manufacturing uses. No changes will be made to the Round Table Pizza restaurant or the basement space to accommodate the expansion of the cannabis microbusiness.

Microbusiness Project Proposal

The State requires at least three of the following activities for a cannabis microbusiness license: cultivation, distribution, manufacturing, and retail operations.

Retail:

The proposal is to continue the retail operations while utilizing the unused upstairs rooms for the distribution and manufacturing operations. The existing retail operations will continue unchanged and the distribution and manufacturing activities inside the tenant space will not be in public view.

Manufacturing:

The State distinguishes between manufacturing processes that use volatile solvents and those that use non-volatile solvents or mechanical methods for extraction. The proposed microbusiness would incorporate the State Type 6 manufacturing license activities, which rely on non-volatile solvents – like cooking oils or butter - and mechanical extraction methods that use pressure, heat or cold instead of using chemicals. Manufacturing will allow for raw material to be purchased from licensed cultivators, with a focus on mechanical extraction to create a concentrate and a rosin press for extraction of resinous sap. Neither of these methods of extraction involves solvents or chemicals.

Distribution:

This activity will allow the business to move cannabis and cannabis products between cultivation, manufacturing, distribution premises, deliveries, as well as laboratory testing. Cannabis and cannabis products will only be transported inside of a vehicle or trailer and will not be visible or identifiable from outside the vehicle or trailer.

The complete Cannabis Microbusiness Plan is provided in Attachment 2.

Environmental Review

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(a): Class 1 consists of the operation, repair, maintenance, permitting, leasing, or minor alterations of private structures and facilities involving negligible or no expansion of the former use.

Evidence: The proposed project will consist of interior tenant improvements within an existing commercial building involving minor plumbing and electrical alterations to accommodate operations in conjunction with an existing retail cannabis dispensary on the main floor of the building. The proposed cannabis microbusiness will not require any exterior alteration to the site or change in intensity of the project site or the City's

infrastructure off-site where it can be seen with certainty that the proposed interior improvements can be accommodated without creating any significant off-street parking demand or external effects that would be detrimental to the health, safety, and general welfare of the community.

Use Permit Findings

The required findings are provided below, as required of SMC 17.62.070.E:

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

Evidence: The operations of the cannabis microbusiness are allowed within the CRG District. The project site complies with the Seaside Zoning Code.

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

Evidence: Per the General Plan Land Use Element, the site is designated as Employment. The following Goals and Policies are supportive of this type of business:

LUD-14: Transform Fremont Boulevard into a distinct, visually consistent, mixed-use commercial boulevard with neighborhood and regionally-serving centers.

LUD-15: Maintain the auto center as a critical economic engine for Seaside while allowing for the gradual transformation of the area.

Policy, Employment priority. Preserve the area as an employment center now and into the future. Allow the gradual transition of the auto center area towards uses that promote greater diversity of employers and additional jobs.

Evidence: The proposed use will serve to improve an existing business through the vertical integration offered through the cannabis microbusiness designation.

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

Evidence: The proposed cannabis microbusiness will be contained within an existing commercial structure. The operating characteristics of the cannabis microbusiness will blend with the retail cannabis facility on the main floor and improve the overall business investment opportunities for the community.

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

Evidence: The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project. The proposed use of available rooms on the retail floor will be compatible with the existing cannabis retail use.

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

Evidence: The proposed use of the existing commercial floor area for a microbusiness would not be detrimental to the public health, safety, and general welfare of the people of the City and surrounding neighborhood. The proposed use is located within an

underutilized area of an existing commercial building that is completely screened from public view and would help maintain a compact city form consistent with the scale and character of the surrounding commercial neighborhood.

ATTACHMENTS

1. Attachment 1: Draft Resolution
 2. Exhibit A to Attachment 1: Plans
 3. Attachment 2: Project Narrative
 4. Attachment 3: Security Plan
-

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING USE PERMIT APPLICATION NO. UP-2024-08 TO COMBINE A CANNABIS MICROBUSINESS WITH AN EXISTING CANNABIS RETAIL BUSINESS (DBA SEASIDE GREEN) LOCATED AT 1717B FREMONT BOULEVARD IN THE CRG (REGIONAL COMMERCIAL) ZONING DISTRICT.

WHEREAS, Sea Pacific Investments, Property Owner, and Betty P. Phaysouphanh, Applicant, applied for Use Permit No. UP-2024-08; 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 Use Permit application No. UP-2024-08 at a duly noticed public hearing that the Planning Commission held on September 11, 2024.

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

1. The project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(a): Class 1 consists of the operation, repair, maintenance, permitting, leasing, or minor alterations of private structures and facilities involving negligible or no expansion of the former use.
Evidence: The proposed project will consist of interior tenant improvements within an existing commercial building involving minor plumbing and electrical alterations to accommodate operations in conjunction with an existing retail cannabis dispensary on the main floor of the building. The proposed cannabis microbusiness will not require any exterior alteration to the site or change in intensity of the project site or the City's infrastructure off-site where it can be seen with certainty that the proposed interior improvements can be accommodated without creating any significant off-street parking demand or external effects that would be detrimental to the health, safety, and general welfare of the community.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings for Use Permit Application No. UP-2024-08:

2. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.
Evidence: The operations of the cannabis microbusiness are allowed within the CRG District. The project site complies with the Seaside Zoning Code.
3. The proposed use is consistent with the General Plan and any applicable specific plan.
Evidence: Per the General Plan Land Use Element, the site is designated as Employment. The following Goals and Policies are supportive of this type of business:
LUD-14: Transform Fremont Boulevard into a distinct, visually consistent, mixed-use commercial boulevard with neighborhood and regionally-serving centers.
LUD-15: Maintain the auto center as a critical economic engine for Seaside while allowing for the gradual transformation of the area.
Policy: Employment priority. Preserve the area as an employment center now and into the future. Allow the gradual transition of the auto center area towards uses that promote greater diversity of employers and additional jobs.
Evidence: The proposed use will serve to improve an existing business through the vertical integration offered through the cannabis microbusiness designation.
4. 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 cannabis microbusiness will be contained within an existing commercial structure. The operating characteristics of the cannabis microbusiness will blend with the retail cannabis facility on the main floor and improve the overall business investment opportunities for the community.
5. The site is physically suitable for the type, density, and intensity of discretionary use being proposed, including access, utilities, and the absence of physical constraints.
Evidence: The project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project. The proposed use of available rooms on the retail floor will be compatible with the existing cannabis retail use.
6. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.
Evidence: The proposed use of the existing commercial floor area for a microbusiness would not be detrimental to the public health, safety, and general

welfare of the people of the City and surrounding neighborhood. The proposed use is located within an underutilized area of an existing commercial building that is completely screened from public view and would help maintain a compact city form consistent with the scale and character of the surrounding commercial neighborhood.

BE IT FURTHER RESOLVED, the Planning Commission approves UP-2024-08 subject to the following Conditions of Approval:

Planning:

1. The daily hours of operation are 10am-8pm.
2. A Cannabis Microbusiness holding a Business License Permit shall report to the City Manager each of the following within the time specified; provided that if no time is specified, such a report shall be provided within fifteen (15) days of the triggering event: (1) The transfer or change of ownership interest, business manager, or in the permit application at least thirty days before the transfer or change; (2) Sales and taxable transactions and file sales and discretionary use tax reports to the City quarterly; (3) A conviction of any disqualifying crime by any owner, member of management, or employee of a Cannabis Business.
3. The cannabis facility shall have an odor-absorbing ventilation and exhaust system to ensure that odor generated inside the premises is not detected outside the premises.
4. The Microbusiness shall enact a documented system to respond to odor complaints within 24 hours. Microbusiness owners, management, and employees shall be trained in the system.
5. All operations shall be conducted within sealed infrastructure that contains any odors until the ventilation.

Police:

6. The video and surveillance system shall, at a minimum, meet the following requirements: (a) Capture a full view of the public right-of-ways and any parking lot under the control of the cannabis business; (b) Record and maintain video 24/7 for a minimum of ninety (90) days, or as otherwise determined by the Seaside Police Department.
7. The cannabis business shall install and discretionary use a fire and burglar alarm system that is monitored by a company that is staffed twenty-four hours (24) a

day, seven (7) days a week. The security plan submitted to the City shall identify the company monitoring the alarm, including contact information. Changes in the security plan shall be approved by the Seaside Police Department prior to implementation.

8. Each container used to transport or deliver cannabis must be labeled as regulated by State law. The label shall be shown to any law enforcement officer who requests to see the label.

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. State and Local representatives (Health, Fire and Building inspectors) may enter and inspect the Property of each Cannabis Business between the hours of nine (9) am and eight (8) pm or during normal business hours.
11. 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.
12. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
13. 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.
14. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of September 18, 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.

15. 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 11th day of September, 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-2024-08
RESOLUTION No. XX-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

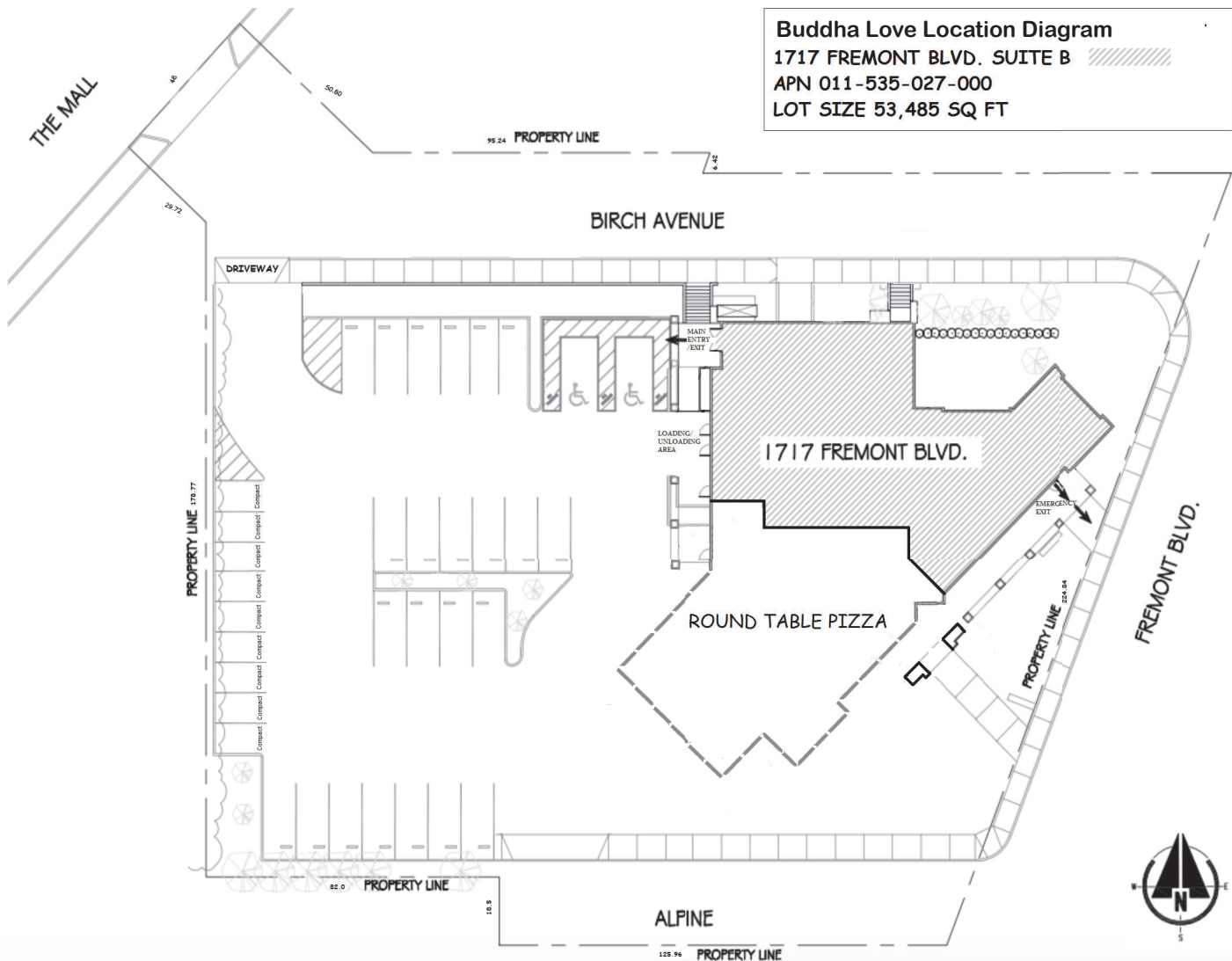
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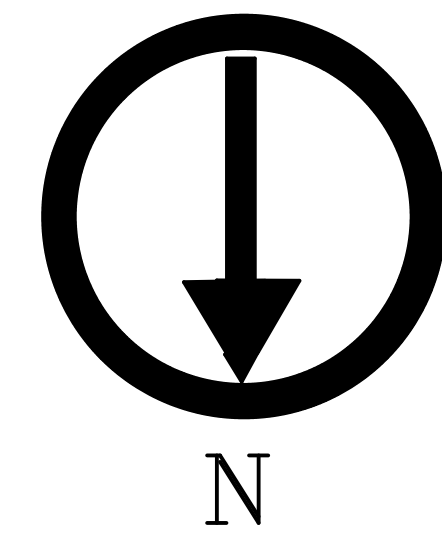
Buddha Love Location Diagram

1717 FREMONT BLVD. SUITE B

APN 011-535-027-000

LOT SIZE 53,485 SQ FT





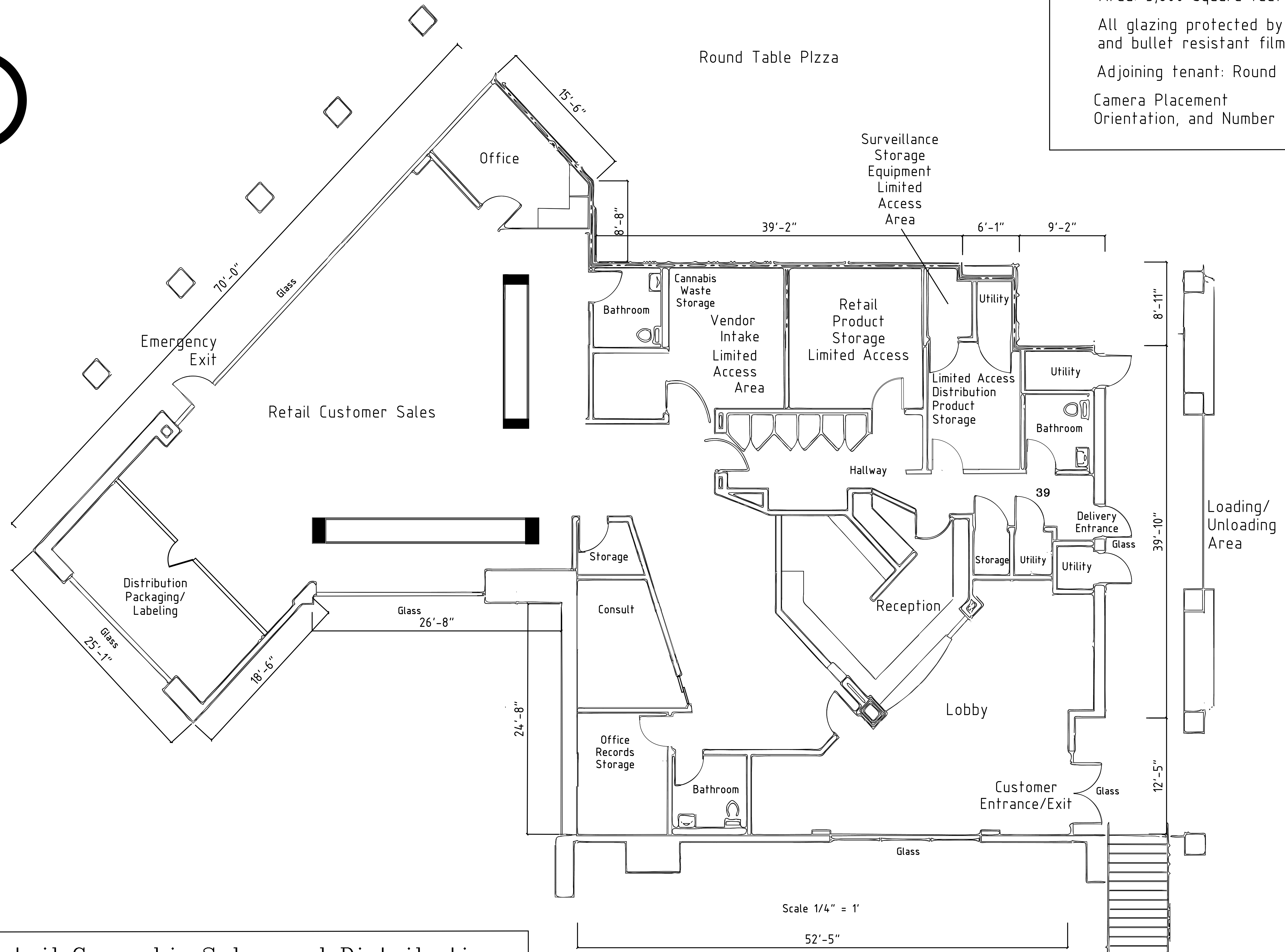
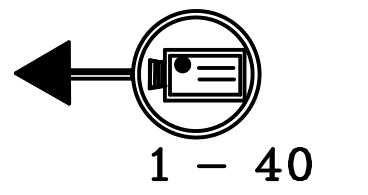
Microbusiness Floor Diagram

Area: 5,600 square feet

All glazing protected by explosive and bullet resistant film

Adjoining tenant: Round Table Pizza

Camera Placement
Orientation, and Number



Plantacea Retail Cannabis Sales and Distribution

1717 Fremont Blvd Suite B Seaside, CA 93955

Cannabis Microbusiness Project Description

General Description

The State cannabis microbusiness license offers businesses the opportunity to vertically integrate and lower costs. The microbusiness model allows a licensee to engage in cultivation, distribution, manufacturing, and retail operations. To qualify, a business must incorporate at least three of these activities, and all in a single premises. The ability to control product quality, stabilize product supply, and cut out the middle man are some of the potential benefits afforded by this organizational structure. A scarcity of sites with characteristics suited to all of these uses tends to limit the widespread use of this model.

The property at 1717 Fremont Blvd, which currently houses the Buddha Love cannabis retail storefront, contains suitable space for all four of these operations. The retail area upstairs contains a number of rooms that remain underutilized or not currently in use, which can be dedicated to distribution and manufacturing operations. The existing retail operation will continue unchanged, while the distribution and manufacturing activities take place out of public view. The applicants plan to propose an amendment to the microbusiness use permit at a future date that would allow cultivation in the basement area, but that is not necessary to qualify for the State microbusiness license in the near term.

Manufacturing Plan

A manufacturing license is required in order to make, package, and label cannabis products in California. The variety of products includes things like foods and beverages, lotions, tablets, and lozenges. The type of manufacturing license needed depends on what activities you perform, what chemicals (if any) you use, and whether you engage in extraction and post processing.

The State distinguishes between manufacturing processes that use volatile solvents and those that use non-volatile solvents or mechanical methods

for extraction. The Buddha Love microbusiness would incorporate the State Type 6 manufacturing license activities, which rely on non-volatile solvents - like cooking oils or butter - and mechanical extraction methods that use pressure, heat or cold instead of using chemicals. Type 6 manufacturers can make cannabis products through infusion, and are allowed to package and label cannabis products.

The manufacturing function will allow the microbusiness to purchase raw material from licensed cultivators through its distribution arm for processing and/or packaging. Initially, processing activity at the Buddha Love facility would focus on mechanical extractions. One method involves agitation in water with dry ice and subsequently passing the material through a series of sieves to remove the green plant material and leave behind a concentrate.

A second method would use a commercial rosin press for extraction. The rosin press is a fairly recent innovation in the cannabis industry. These machines use heated plates and pressure to extract cannabis compounds. The plant material is commonly sorted into special rosin bags and placed between the plates, which are then squeezed together with several tons of force. The resinous sap is separated from the plant and filtered through the bags, leaving most of the plant material behind. The resulting extract is pushed out from between the hot plates and collected onto parchment paper. The spent plant material is stored and treated as cannabis waste according to State requirements.

These mechanical extraction methods are simple and safe, and do not require the use of any volatile solvents or chemicals. Minimal employee training will be needed to run these processes. The equipment does not require much floor space and the facility's ground level has plenty of unused space to conduct manufacturing and distribution operations as well as retail. The applicants do not anticipate the need to add additional employees dedicated to the manufacturing function.

The ability to process, package and label offers the microbusiness a wide array of options for adding value to raw material obtained through its distribution arm from licensed cultivators and other distributors.

Distribution Plan

The State microbusiness license includes distribution as one of the allowed activities, and California requires a distribution license to transport cannabis and cannabis products. Licensed distributors can transport goods they cultivated or manufactured, as well as moving goods for other businesses. Distributors also play an important role in assuring product quality and track and trace record keeping, depending on the type of distributor license held.

The microbusiness will include the Type 11 license functions, with the ability to move cannabis and cannabis products between cultivation, manufacturing, and distribution premises. Type 11 distributors can arrange for the laboratory testing of cannabis goods, and conduct a quality assurance review. The processes involved are important but not time-consuming, and should not require adding more staff.

Distributors can only transport cannabis goods to a retailer for sale if they pass testing and have a corresponding laboratory certificate less than 12 months old. Goods that fail testing must be destroyed or sent to a manufacturer for remediation. Before transporting goods to a retailer, distributors conduct a quality assurance review to make sure that all the required information is on the label. The products must be in packaging that protects the product from contamination, and can only contain an amount of THC within legal limits.

Microbusiness Distribution Security

Security considerations for the microbusiness distribution operation involve the movement, storage, and tracking of cannabis goods within the facility, as well as transport of material between licensed facilities. Within the premises, staff will maintain awareness of the need to conduct

microbusiness activities out of the view of retail customers. Rooms used for manufacturing and distribution operations are designated as limited access areas and segregated behind lockable doors.

Full keyed access to the premises is limited to owners, managers and supervisors, who can also enter interior limited access areas. All other employees require an escort to enter the premises and all interior spaces with limited access. The limited access areas on the premises, including rooms where product is stored, are secured with solid doors fitted with commercial grade locks. Management-level employees maintain tight control over keys and are responsible for proper issuance, use, duplication, and return. If a key is lost or stolen all corresponding locks will be immediately re-keyed or replaced.

Authorized individuals who are not employees of the applicants are assigned a temporary visitor badge, and are escorted by an employee of the applicant at all times while within a limited access area. Access by an authorized person who is not an employee is logged by the escorting employee including the visitor's name and reason for entering the limited-access area.

The facility is equipped with an alarm system operated and monitored by a security company licensed by and in good standing with the California Department of Consumer Affairs. Employees can manually trigger the alarms, which are maintained in good working condition at all times.

Security cameras blanket all areas inside and outside the facility where cannabis products are moved or stored. The video surveillance system is shared with the retail space, and secures the site through use of 40 cameras strategically positioned around and throughout the premises. Cameras are permanently mounted with adequate lighting in locations that allow the cameras to clearly record activity occurring within 20 feet of all points of entry and exit on the premises. Placement allows for the clear and certain identification of any person and activities in all areas covered. That coverage includes all areas where cannabis goods are stored, loaded

and unloaded for transportation, and where goods are moved within the premises.

The video management software includes live camera viewing, remote camera viewing, and recording instance search and export. The camera system incorporates motion detection and defined areas of focus allowing the camera to detect when a predetermined line has been crossed.

The surveillance system is set to record continuously 24 hours a day at a minimum of 15 frames per second. Recordings are stored for a minimum of 90 days. The network video recording software supports searching record files by events like alarm input/motion detection, as well as searching and playing back record files by channel number, recording type, start time, end time, etc. Video data can be exported by USB or the Serial Advanced Technology Attachment standard. The applicants will make video recordings available to the City immediately on request.

Careful inventory management procedures will allow staff to track all cannabis products in distribution storage, including regular physical counts to reconcile with electronic records. The distributor will be able to account for all inventory, and be able to provide the City with the status for each cannabis goods batch in their possession. Staff will ensure when arranging for testing that the batches are stored separately and distinctly from other batches of cannabis goods, and properly labeled so they can be easily identified. Managers will notify the Seaside police department and any licensing authority within twenty-four hours after discovering significant discrepancies during inventory counts, or any criminal activity involving the business or any agent or employee of the distribution operation.

The distribution operation will maintain appropriate records of transactions and shipping manifests to maintain a clear chain of custody. Every sale or transport of cannabis or cannabis products from one licensee to another licensee will be recorded on a sales invoice or receipt. Sales invoices and receipts will be maintained electronically. These records will be filed in

such a manner as to be readily accessible for examination by employees of the City or California Department of Tax and Fee Administration and will not be commingled with invoices covering other commodities.

Prior to transporting any cannabis and cannabis products, the distributor will complete an electronic manifest that includes the name and address of the seller; name and address of the purchaser; date of sale and invoice number; kind, quantity, size, and capacity of packages of cannabis or cannabis products sold; the cost to the purchaser, together with any discount applied to the price as shown on the invoice; and the place from which transport of the cannabis or cannabis product was made unless transport was made from the premises of the licensee

The distributor will only transport cannabis and cannabis products listed on the sales invoice or receipt, which can not be altered or changed once transport begins. While engaging in the transportation of cannabis goods, the distributor employee will carry a copy of the distributor's license and a copy of the QR Code certificate issued by the State. Only a distributor licensee, their employees, or security personnel will be in a vehicle transporting cannabis goods, and all persons in a vehicle transporting cannabis goods will be 21 years of age or older.

Cannabis and cannabis products will only be transported inside of a vehicle or trailer, and will not be visible or identifiable from outside of the vehicle or trailer. Cannabis products will be transported in a fully enclosed, windowless, locked trailer or trunk that cannot be accessed from inside the vehicle, or in a secured area or compartment within the interior of the vehicle. Where transportation will occur between licensed premises within the same building, transport by foot, hand truck, or other similar means will be employed, with the requisite shipping manifest. A physical copy of the shipping manifest will be maintained during transportation and will be made available on request to law enforcement or any agents of the State or City charged with enforcement.

Facility Development

The currently licensed retail facility in Suite B includes unused rooms that will be dedicated to the distribution, storage, and packaging functions. The upstairs floor diagram shows the rooms where workers will conduct manufacturing and distribution activities. Areas of the licensed premises designated for these functions will be separated from the retail areas by a wall, and all doors between the areas will remain closed when not in use.

Most of the terpene compounds present in mature cannabis flowers dissipate during the drying and curing process, but some attention to odor control during packaging operations may be warranted. The doors to the manufacturing and distribution packaging rooms will be sealed against air exfiltration, and the applicant will install and maintain a carbon filtration unit inside the room should odor become an issue. The unit will constantly draw room air through the odor scrubbing filter when operations require exposure of a volume dried flower material to the open air.

Video surveillance cameras in the distribution storage and packaging rooms will be added to the system currently operating in the retail facility. The doors to the rooms dedicated to distribution activities will be lockable, with access restricted to employees with distribution-related job descriptions.

Conclusion

The Suite B premises at 1717 Fremont housing the Buddha Love cannabis dispensary is underutilized, with more space than the retail operation alone can use. The large basement area remains empty, and ground floor rooms are currently dedicated to non-essential uses. The additional activities allowed under the State microbusiness license will allow the business to make fuller use of the facility and help insulate against the uncertainties of a shifting marketplace and product supply chain. Vertical integral with the microbusiness model holds the potential to enhance profitability and generate additional tax revenue for the City.