A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, September 25, 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 participate 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. APPROVAL OF MINUTES

A. APPROVE MINUTES FROM SEPTEMBER 11, 2024

6. BUSINESS ITEMS

A. ARCHITECTURAL REVIEW APPLICATION NO. AR-24-013 AND MINOR USE PERMIT NO. MUP-24-003. KRISTIN SETLIFF BLACKWELL, APPLICANT, AND ERICA SABIN, PROPERTY OWNER, ARE REQUESTING MINOR USE PERMIT APPROVAL FOR A SECOND-STORY ADDITION TO ENCROACH INTO THE REQUIRED SIDE SETBACK NO FURTHER THAN THE EXISTING NONCONFORMING SETBACK OF THE EXISTING RESIDENCE AND ARCHITECTURAL REVIEW APPROVAL FOR A 616 SQUARE FOOT SECOND STORY ADDITION. THE PROJECT IS LOCATED AT 1820 YOSEMITE STREET (APN: 012-621-035) IN THE SINGLE-FAMILY RESIDENTIAL (RS-8) 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

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

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

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
October 9, 2024
6:00 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:
http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas
Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.

DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER

Wednesday, September 11, 2024
6:00 PM

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1. CALL TO ORDER

Chair Silva called the meeting to order at 6:00pm

2. ROLL CALL

PRESENT: EVANS, DODSON, SILVA, LAMICA

3. REVIEW OF AGENDA

No Changes

4. PUBLIC COMMENT

None

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.

Presenter: Beth Rocha
Applicant: Rolando Rodriguez
PUBLIC COMMENT:

Baltazar Garcia
Frank (did not get last name)

MOTION:
On motion by Commissioner Evans and second by Dodson, and carried by the following vote, the Neighborhood Improvement Commission moved to approve the Architectural Review Application AR-24-08 a two-story addition and a Variance, V-24-01 for a reduced rear setback.

RESULTS: 4,0,0,2
AYES: Evans, Dodson, Silva, LaMica
NAYES: 0
ABSTAIN: 0
ABSENT: Huynh, Owens

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.

Presenter: Beth Rocha
Applicant: Betty Phaysouphanh

PUBLIC COMMENT:

None

MOTION:
On motion by Commissioner LaMica and second by Dodson, and carried by the following vote, the Neighborhood Improvement Commission moved to approve the Use Permit Application UP-24-08 to combine a Cannabis microbusiness with an existing Cannabis retail business consisting of Non-Volatile, manufacturing and distribution within the interior of the existing commercial building.

RESULTS: 4,0,0,2
AYES: Evans, Dodson, Silva, LaMica
NAYES: 0
ABSTAIN: 0
ABSENT: Huynh, Owens

6. REPORTS FROM COMMISSIONERS

None

7. REPORTS FROM STAFF

Andrew Myrick, Planning Manager reminded Commissioners of the upcoming Planning Commission meeting on September 25 at 6pm for 1820 Yosemite

8. ADJOURNMENT

With no further business the meeting adjourned at 6:35 pm.

Respectfully submitted,

Dominique L. Davis, City Clerk	**William Silva, Chair**

CITY OF SEASIDE
STAFF REPORT

Item No.: 6.A.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: September 25, 2024

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION NO. AR-24-013 AND MINOR USE PERMIT NO. MUP-24-003. KRISTIN SETLIFF BLACKWELL, APPLICANT, AND ERICA SABIN, PROPERTY OWNER, ARE REQUESTING MINOR USE PERMIT APPROVAL FOR A SECOND-STORY ADDITION TO ENCROACH INTO THE REQUIRED SIDE SETBACK NO FURTHER THAN THE EXISTING NONCONFORMING SETBACK OF THE EXISTING RESIDENCE AND ARCHITECTURAL REVIEW APPROVAL FOR A 616 SQUARE FOOT SECOND STORY ADDITION. THE PROJECT IS LOCATED AT 1820 YOSEMITE STREET (APN: 012-621-035) IN THE SINGLE-FAMILY RESIDENTIAL (RS-8) 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**

PURPOSE & RECOMMENDATION

The purpose of this item is for the Commission to consider a Minor Use Permit and Architectural Review in accordance with Seaside Municipal Code sections 17.62.070 and 17.62.030, respectively.

BACKGROUND

On August 27, 2024, a Notice of Intent to Approve the project, including the site plan and elevations, was mailed to all real property owners within 300 feet of the project site. Prior to the administrative approval period ending, a public hearing was requested. This hearing has been noticed in accordance with Seaside Municipal Code (SMC) section 17.78 Public Hearings and Staking and Flagging was erected on August 27th, more than 14 days in advance of the hearing date, in accordance with SMC 17.62.030.D.

The 7,200 square foot (SF) lot is developed with a single-story 1,170 SF home with a 451 SF detached, two-car garage. The proposal is for a 616 SF second-story addition and a north-side yard setback encroachment.

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 616 square feet does not represent an increase of more than 50% of the existing 1,621 square foot residence and garage.*

Code Analysis

The project complies with the following development regulations in SMC 17.12.050, Table 2-3 Residential Zone Development Standards:

Development Standard	Code Maximum	Proposed
Floor Area Ratio (FAR)	0.45 / 3,240SF	0.25 / 1,797SF (-440 SF of garage area)
Height	24'	21'-9"
Lot Coverage	0.65 / 4,680SF	0.31 / 2,265SF
Setbacks	Front: 15' Rear: 15' Side 5'	Front: 15'+ Rear: 36'+ South side: 5'-8" *North side

*The existing north side setback varies from 7'-6 1/2" to 3'-7 5/8", classifying the area observing less than the required 5'-0" setback, as a nonconforming setback.

Minor Use Permit: MUP-24-003

SMC 17.72.030.B.1.b allows for: *Any area of an addition that encroaches into a required setback no further than an existing nonconforming portion of the structure may be allowed with Minor Use Permit approval in accordance with SMC 17.62.070; provided, that the area of the addition within the required setback is less than or equal to 25 percent of the total floor area of the existing structure, complies with the Building Code, and the review authority first determines that the addition will not adversely affect any neighboring property or the character of the surrounding neighborhood.* The Minor Use Permit is for the portion of the 616 SF second-story addition that encroaches into the north side yard setback for a length of 9'-6", continuing the existing nonconforming setback of the first floor, which would result in a maximum encroachment of approximately 1'-4" or a tapered setback ranging from 5'-0" to 3'-7 5/8". The proposed area of the projection is 7 SF, which is less than 25 percent of the floor area of the existing 1,170 SF home.

17.62.070.D.1 Minor Use Permit Findings

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

Evidence: The proposed second-story addition is permitted in the RS-8 zone and complies with the regulations of SMC 17.12.050, Table 2-3 Residential Zone Development Standards, excluding the reduced North side setback being considered under the Minor Use Permit, and if approved, would be considered compliant.

2. The proposed use is consistent with the General Plan and any applicable specific plan.
Evidence: The proposed use is consistent with the Neighborhood Low goals of allowing for improvements to dwellings, creating a compatible scale, and allowing for expansions that use complementary building materials and forms.

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 design, location, size, and operating characteristics of the second-story addition are compatible with existing and planned future residential land uses of the RS-8 zone and the Neighborhood Low General Plan designation.

4. The site is physically suitable for the proposed type, density and intensity of use, including access, utilities, and the absence of physical constraints.
Evidence: The 7,200 square foot (sf) parcel is physically suitable for the proposed addition, which will observe the existing nonconforming setback of 3'-7 5/8" on the north elevation and stay within the existing footprint of the portion of the single-family residence below. Additionally, the proposed floor area ratio of .25 is well below the maximum permitted of .45. There are no issues with utilities and physical constraints are absent.

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.
Evidence: Granting the Architectural Review and Minor Use Permit approvals for a second-story addition to an existing single-family home, with a nonconforming North side yard setback representing an area of 7 square feet, would in no way 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.

Architectural Review AR-24-013
SMC 17.62.030.E. outlines the following review considerations be evaluated by the Board of Architectural Review:

- *Architectural considerations. Architectural considerations, including the character, quality, and scale of the design, architectural relationship with the site and other structures, building materials, colors, fencing, and exterior lighting.*
- *Lighting considerations. Proposed outdoor lighting, including the proposed placement of fixtures, type of fixtures, and illumination levels (typically for*

commercial and multifamily projects).

Architectural design: The proposed 616sf second-story addition would be constructed directly above the north half of the existing 1,170sf single-story residence, behind the detached two-car garage. The exterior of the residence will be remodeled to match the proposed second-story addition. The proposed materials would be of high quality and are as follows:

1. Hardie board and batten siding in Light Gray by Benjamin Moore
2. Trim painted with Benjamin Moor White (OC-117)
3. Fascia trim painted with Sherwin Williams "Pure White"
4. New composition single roof in gray to match the existing
5. New Milgard casement windows for the entire home
6. The proposed deck located off the first story will be constructed of redwood and stained with Ultradeck Timber Decking Oil.

Lighting considerations: Five exterior lighting fixtures are proposed at the following locations: at the front entrance, one on either side of the deck, and two at the rear door and backyard. Details: Yosemite Home Décor, Tara Collection Black Outdoor Wall Lantern Sconce, 6"h x 4.5"w x 6"d.

ATTACHMENTS

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

RESOLUTION NO. 24-27

MUP-2024-003 and AR-2024-013

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE APPROVING MINOR USE PERMIT APPLICATION MUP-2024-003 FOR A SECOND-STORY ADDITION TO ENCROACH INTO THE REQUIRED SIDE SETBACK NO FURTHER THAN THE EXISTING NONCONFORMING SETBACK OF THE EXISTING RESIDENCE; AND APPROVING ARCHITECTURAL REVIEW APPLICATION AR-2024-013 FOR A TWO-STORY ADDITION TO AN EXISTING TWO-STORY SINGLE FAMILY DWELLING LOCATED AT 1820 YOSEMITE STREET (APN: 012-621-035) IN THE SINGLE FAMILY RESIDENTIAL ZONE (RS-8).

WHEREAS, Kristin Setliff Blackwell, applicant, and Erica Sabin, property owner, have applied for Minor Use Permit-2024-003 and Architectural Review-2024-013; 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 Seaside Planning Commission considered oral comments and written information concerning the proposed Variance application at a duly noticed public hearing held on September 25, 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 616 square feet does not represent an increase of more than 50% of the existing 1,621 square foot residence and garage.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings for Minor Use Permit-2024-003:

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 proposed second-story addition is permitted in the RS-8 zone and complies with the regulations of SMC 17.12.050, Table 2-3 Residential Zone Development Standards, excluding the reduced North side setback being

considered under the Minor Use Permit, and if approved, would be considered compliant.

3. The proposed use is consistent with the General Plan and any applicable specific plan.
   Evidence: The proposed use is consistent with the Neighborhood Low goals of allowing for improvements to dwellings, creating a compatible scale, and allowing for expansions that use complementary building materials and forms.

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 design, location, size, and operating characteristics of the second-story addition are compatible with existing and planned future residential land uses of the RS-8 zone and the Neighborhood Low General Plan designation..

5. The site is physically suitable for the proposed type, density and intensity of use, including access, utilities, and the absence of physical constraints.
   Evidence: The 7,200 square foot (sf) parcel is physically suitable for the proposed addition, which will observe the existing nonconforming setback of 3'-7 5/8" on the north elevation and stay within the existing footprint of the portion of the single-family residence below. Additionally, the proposed floor area ratio of .25 is well below the maximum permitted of .45. There are no issues with utilities and physical constraints are absent.

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: Granting the Architectural Review and Minor Use Permit approvals for a second-story addition to an existing single-family home, with a nonconforming North side yard setback representing an area of 7 square feet, would in no way 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.

BE IT FURTHER RESOLVED, that the Planning Commission hereby approves Minor Use Permit-2024-003 and Architectural Review-2024-013 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.

4. It appears that fire sprinklers will be required. Please have the applicant (architect) complete the Seaside Fire Department Fire Sprinkler Calculation form.

Engineering and Public Works:

5. Proposed project must implement storm water best management practices (BMPs) during construction. (SMC 8.46)
   a. Complete and submit the Storm Water Compliance Tracking Form, with signature with building permit application.
   b. A project specific Erosion and Sediment Control Plan (ESCP) is required of the applicant as part of building permit application.
   c. Proposed site plans to show location of new and existing downspouts. Downspouts and/or overflow from cisterns or rain barrels to be directed to permeable surface.
   d. Drainage shall not be directed to adjacent properties.

6. 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

Standard:

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

8. 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.

9. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).

10. 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.

11. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of October 2, 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.

12. 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 25th 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. 24-27
MINOR USE PERMIT-2024-003 AND ARCHITECTURAL REVIEW-2024-013

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

2022 Residential Standard Plan Notes

The general notes sheet is based on the 2022 California Building Standard Codes. This is not an all-inclusive list of code requirements specific to the project. Please reference applicable sheets and specific areas of the plans for locations of fixtures/ equipment, structural components, structural design criteria, building finishes and other components specific to the project construction.

CURRENT CODES:

2022 Calif. Residential Code
2022 Calif. Building Code. (Structural only)
2022 Calif. Mechanical Code
2022 Calif. Plumbing Code
2022 Calif. Electrical Code
2022 California Energy Code
2022 California Green Building Standards
Monterey County Code of Ordinances

DESIGN CRITERIA:

Risk Category: II
Site Class: D
Seismic Design Category: D
Basic Wind Speed: 91 mph, Exposure D
Climate Zone: 3

MINIMUM EROSION AND SEDIMENT CONTROLS FOR PROJECTS DISTURBING LESS THAN 1 ACRE:

The BMP's (Best Management Practices) listed below must be in place during construction. The BMP's listed are minimum requirements and additional BMP's could be required based on site conditions and projects located in ASBS areas (Area of Special Biological Significance).

BMP's to be in place at the start of construction:

1. Site-specific BMP plan per project conditions.
2. Existing vegetation/buffer zones protected.
3. Perimeter controls installed properly.
4. Storm drain/inlets protected on-site & nearby.

Other BMP's as applicable per project requirements:

1. Perimeter controls: Stabilized construction entrance, silt fence, fiber rolls, wattles, drain/inlet protection onsite and nearby, etc.
2. Erosion prevention: Maintain native cover as feasible, stabilize slopes (Straw, visqueen, erosion control blankets, etc.)
3. Sediment controls: Stabilize/secure bare soil areas &sediment piles, perform dust control.
4. Stockpile management: Contain and cover when not active and for rain events.
5. Materials & Waste management: Keep away from drains/flow paths, securely cover and contain, no overflowing trash receptacles, proper disposal of paint and other chemicals.
6. Concrete/Stucco: Washout facility with cover for rain events and regular maintenance.
7. Portable toilet facilities: Keep away from storm drains/flow paths.
8. Vehicles/equipment: Maintained in good working order, no leaks or offsite tracking.
9. Wet weather: Watch forecast, keep extra BMP's on-site, prepare/cover/secure site.
10. Dewatering: Use approved handling method And ONLY RAIN in the STORM DRAINS.

LIGHT, VENTILATION, GLAZING AND MINIMUM ROOM DIMENSIONS

1. Natural light >8% of room floor area, 4% of the floor area in occupied spaces mechanical ventilation of .35 air changes/hour, or whole-house fan of 15 cfm per occupant. (CRC R303.1)
2. Bathroom aggregate glazing area >3sq.ft; ½ openable OR provide artificial light & a fan w/ min. 50 cfm for intermittent or 25 cfm for continuous ventilation; exhaust air vented directly to outside. (CRC R303.3). Each bathroom combo fan with Energy Star eqpt. (min.50cfm) w/ humidistat installed. (CRC R303.3.1)
3. The following windows shall be fully tempered: (CRC R308.4)
   - Sliding/swinging glass doors
   - Glazing in walls and enclosures facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and swimming pools where the glazing is less than 60" above the standing surface within the compartment and within 60" horizon- tally of the water's edge (CRC R308.4.5)
   - Glazing within a 24" arc of a door that is less than 60" above the floor. Safety glazing required on a wall less than 180 degrees from the plane of the door in a closed position and within 24" of hinge side of an in-swing door. (R308.4.2)
   - Glazing where the exposed area is greater than 9sq.ft, bottom is less than 18" and at least 36" above the floor, and adjacent to a walking surface.
   - Within 60" of the bottom tread of a stairway and less than 36" above the landing Glazing in guards and railings
   - Glazing adjacent to stairways, landings, and ramps within 36" horizontally of the walking surface less than 36" above the walking surface
4. Provide fall protection in accordance with C.R.C. Section R312.2.1 for the operable windows with sills located less than 24" above finished floor and greater than 72" above the finished grade, or surface on the outside of the building C.R.C. Section R312.2
5. Provide attic cross ventilation: 1/150 of attic area or 1/300 with min. 40% but not >50%. Provide min. of 1" of air space between insulation & roof sheathing. (CRC R806) Under floor cross ventilation: min.1.0 sq. ft. for each 150 sq. ft. of under floor area. When a class 1 vapor retarder is installed, min. area of ventilation may be limited to 1sq.ft for each 1,500 square feet of under-floor space. One ventilation within 3' of each building corner (CRC R408.1). Unvented crawl spaces shall comply with CRC R408.3.
6. Minimum 3' deep x door width landing & light at all exterior doors.
7. Minimum room dimensions (CRC R304):
   - Habitable rooms shall be min. 70 sq.ft.
   - Habitable rooms, hallways & basements min.7' ceiling height. Bathrooms, toilet rooms, laundry & basements w/o habitable spaces min. 6'8" ceiling height. (CRC R305.1 & R305.1.1)
   - Habitable spaces in basements min. 6'4" under obstructions. (CRC R305.1)
   - Kitchen shall be provided with passageway min. 3' in width between counters/appliances.
   - Shall not be less than 7 ft. in any dimension except kitchens.
   - Hallways shall have a minimum width of 36". (CRC R311.6)

EGRESS AND RESCUE OPENINGS

1. Provide each bedroom, basement, and habitable attic with a minimum of one exterior egress and rescue opening. Such opening shall lead directly to the public way. The egress and rescue opening shall have a clear net opening of 5.7 square feet (5ft for grade floor). The minimum net clear height shall be 24" and the minimum net clear width shall be 20". The opening shall have the bottom of the clear opening not greater than 44 inches measured from the floor. (CRC R310.1 R310.3) Area Wells, ladders, steps, and area well drainage shall comply with CRC R310.4. Bars, grilles, covers, and screens or similar devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs. (CRC R310.4.4) Photovoltaic panels & modules shall not be placed on the portion of the roof below an emergency escape and rescue openings within 36". (CRC 324.6.3)
2. Provide landings and a porch light at all exterior doors. Landings are to be minimum 3' deep x width of door. Landings at required egress doors may step down a maximum of 7.75" when the door does not swing over the landing and 1.5" when door swings onto the landing. Other than required exterior exit doors may have a threshold of 7.75" maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (CRC R311.3-R311.3.2)
3. At least one egress door shall be provided for each dwelling unit, the egress door shall be side hinged with a minimum openable width of 32"; the minimum clear openable height shall be 78" minimum (other doors shall not be required to comply with these dimensions). Egress doors shall be readily openable from the inside without the use of a key, special knowledge, or effort. (CRC R311.2

AGING-IN-PLACE

1. For new construction at least one bathroom on the entry level shall be provided with grab bar reinforcement. If no entry level bathroom is present at least one bathroom on 2nd or 3rd floor shall comply with CRC R327.1.1 Reinforcement shall be 2x8 lumber or equal and located between 32" and 39.25" above the finished floor flush with wall framing. Water closet reinforcement shall be installed on both side walls of the fixture, or on the side and back wall. Shower reinforcement shall be continuous where wall framing is provided. Bathtub and combo tub/shower reinforcement shall be continuous on each end of tub and the back wall. Back wall reinforcement for a lower grab bar shall be provided with bottom edge located no more than 6" above the tub rim. Info with location of reinforcement shall be placed in the operations and maintenance manual.
2. Electrical outlets, switches and controls shall be located not more than 48" from the top of the outlet box and not less than 15" from the bottom of the outlet box above the finished floor. (CRC R327.1.2)
3. Doorbell buttons shall be installed not more than 48" above the finished floor measured to the top of the button. (CRC R327.1.4)
4. Effective July 1st, 2024, at least one bathroom and bedroom on entry level shall provide a doorway with net clear opening of not less than 32" measured with door open at a 90-degree angle. (CRC R327.1.3)

FOUNDATIONS & CONCRETE SLABS

1. Slope drainage 6" within the first 10' from the foundation wall. If physical obstructions or lot lines prohibit the 10' distance, a 2-5%slope shall be provided to an approved alternative method of diverting the water away from the foundation. Impervious surfaces sloped a minimum of 2% for 10' away from structures to an approved drainage way. (CRC R401.3)
2. Stepped footings shall req. when bottom footing slope >1 in 10 (V:H)(CRC R403.1.5)
3. Concrete slabs: 3 ½" minimum (CRC R506.1). Slabs shall have a 4" thickness of 3/8" minimum gravel under the concrete slab. Separate from soil with a 10-mil poly vapor retarder with joints lapped not less than 6". A capillary break shall be installed when a vapor retarder req. per CGBC Section 4.505.
4. Provide an 18" x 24" under-floor access, unobstructed by pipes or ducts and within 5' of each under-floor plumbing cleanout and not located under a door to the residence. Provide a solid cover or screen. (CRC 408.4 & CPC 707.9)
5. Minimum sill bolting: ½" anchor bolts or approved anchors at 6 ft. o.c. maximum for one story. (CRC R403.1.6) Use anchor bolts at 4 ft. o.c. maximum for three story construction. Embed bolts 7" minimum. The anchor bolts shall be placed in middle third of the width of the plate. Locate end bolts not less than 7 bolt diameters, nor more than 12" from ends of sill members. In SDC D0 and above: Provide 3"X3"X0.229 plate washers on each bolt at braced or shear wall locations, standard cut washers permitted for anchor bolts not located in braced/shear wall lines. (CRC R403.1.6.1 & R602.11.1)

CLEARANCES AND TREATMENT FOR WOOD FRAMING

1. Weather exposed glued-lam, beams and posts shall be pressure treated or shall be wood of natural resistance to decay (CRC R317.1.3 & 5)
2. Columns exposed to weather or in basements, when supported on concrete pier or metal pedestals, pressure treated or natural resistance to decay unless pier/pedestals project 1" above concrete or 6" above earth & earth covered by approved impervious moisture barrier. (CRC R317.1.4 exc. 1)
3. Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more, and the earth is covered by an impervious moisture barrier. (CRC R317.1.4 exc. 2)
4. Wood joists 18" clearance to earth and girders 12" to earth, or shall be pressure treated or natural resistance to decay when located within the periphery of the building foundation. (CRC R317.1 (1))
5. Fasteners for siding attachment & into p/t lumber corrosion resistant (CRC R317.3)
6. Wood of natural resistance to decay or pressure treated wood per CRC R3170

FLOORS

1. Wood floor joist size, spacing, and grades for conventional construction per CRC Tables R502.3(1)-(2). Cantilevered joists shall conform to CRC Tables R502.3.3(1)-(2). Others shall be designed by structural calcs completed by a registered California Design Professional.
2. Wood floor girder size, spacing, and grades for conventional construction per CRC Tables R602.7(1), R602.7(2) and R602.7(3). Others designed by structural calcs per California Design Professional.
3. Joists under and parallel to bearing Specify type, thickness, and attachment of floor sheathing per table R503.2.1.1(1). Nail spacing for floor plywood sheathing: 6" o.c on the edges and 12" o.c in the field Solid block all joist at ends and supports or use other approved connections. (CRC R502.7)
4. Provide specs/calcs for the use of engineered wood products. (CRC R502.1.2-7)
5. Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CBC 2304.10.7)

WALLS

1. Stud size, height, grade & spacing (CRC Table R602.3(5) & R602.3.1). Exterior & interior studs continuous floor to roof unless braced at ceiling. (R602.3)
2. The length of bracing along each braced wall line shall not be less than required for wind speed in Table R602.10.3(1) and per the SDC in CRC Table R602.10.3(3). See Tables R602.10.3(2) and R602.10.3(4) for adjustment factors based on story height, wall dead loads, exposure types, roof eave-to-ridge heights, bracing methods, etc.
3. The braced wall panel uplift value exceeds 100plf per CRC Table R802.11. Provide an approved listed connector. (CRC R602.3.5)
4. Braced wall lines max angle out of plane 45 degrees for max. 8' diagonal length (CRC R602.10.1.4)
5. Braced wall panels spaced at not more than 25ft o.c. for SDC D0, D1 & D2 and 35ft. o.c in SDC C (CRC Table R602.10.1.3). Braced wall lines at exterior walls in seismic design categories D0, D1, and D2 shall have a braced wall panel located at each end of the braced wall line. (See exceptions below)
6. If structural wood sheathing is used, it's permitted to begin no more than 10ft from each end of the braced wall line per R602.10.7:
7. Min. 24" wide panel at each building corner & braced wall line continuously sheathed per R602.10.4.2.
8. End of braced wall panel closet to the corner shall have a hold-down device installed with a minimum uplift value of 1,800lbs and the braced wall line is continuously sheathed or WSP sheathing.
9. Braced wall panels in one-and-two story buildings may be spaced at 35' o.c in order for one single room not exceeding 900sf. (CRC Table R602.10.1.3)
10. Alternate braced wall panels per CRC R602.10.6.1. Clearly provide an alternate braced wall detail showing minimum lengths, hold-down device used, fastener spacing, headers, etc.
11. Continuous braced wall sheathing per CRC R602.10.4.2 and R602.10.7.
12. Provide full depth blocking directly above and below braced wall lines when joists parallel to wall & not provided directly above/below per CRC Figure R602.10.8(2).
13. Braced wall panel connections to roof framing per CRC R602.10.8.2.
14. 2x blocking for horizontal and vertical joints in braced wall panels (CRC R602.10.4.4)
15. Where shear design values exceed 490lbs per foot, all framing member receiving edge nailing from abutting panels not less than a single 3" nominal or two 2" members stitch nailed together per the design professional. Panel joints and sill plate nailing shall be staggered. 3x sill plate required or 2x sill with double the # of anchors required for the 3x sill. (CBC T-2306.2(1) and sections 4.3.6.1 and 4.3.6.4.3 of AF&PASDPWS)
16. Post to beam connections per CRC R502.9 & CBC 2304.10.7)
17. Minimum header sizes & #/size of supports for light frame per CRC R502.5 & Tables 602.7(1), (2) & (3).
18. Double top plate with minimum 24" lap splice length each side of end joint. Nail with 12 16d each side of lap joint). (CRC T-R602.3(1)) Lap plates at intersecting walls. (CRC R602.3.2)
19. Minimum wood structural panel sheathing nailing: 6" o.c. edge including nailing into mudsill and top plate. 12" o.c. nailing in field (CRC T-R602.3(1))
20. Min. 2x6 framing in plumbing walls for drilling/notching of studs. (CRC R602.6)
21. Fasteners for siding & pressure treated lumber corrosion resistant (CRC R317.3)
22. Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizontally at 10ft. intervals. Fire-block at soffits, drop ceilings/similar locations & in concealed spaces at the top/bottom of stair stringers. (CRC R302.11)
23. Provide approved building paper under the building siding and approved flashing at exterior openings. (CRC R703.2) Min. of 2 layers of Grade D paper under stucco and 2 layers of 15lb felt under stone veneer.
24. Stucco minimum clearance to earth of 4" and 2" to paved surfaces with approved weep screed. (CRC R703.7.2.1) Masonry stone veneer flashed beneath first course of masonry and provided with weep holes above the flashing. (CRC R703.8.5 and R703.8.6)

ROOF

1. Roof sheathing can only cantilever 9" beyond a gable end wall unless supported by overhang framing. (CRC 802.5.2.1)
2. Provide a minimum 22" x 30" access opening to attic (CRC R807); may be required to be 30"x30" to remove the largest piece of mechanical equipment per the CMC.
3. Roof drains/gutters installed per the CPC with leaf/ debris protection also installed. (CRC R337)
4. Roof construction and coverings shall comply with CRC Chapters 8, 9 and local ordinance. All roofing shall be tested/listed Class A minimum.
5. Asphalt shingles with sloped roofs 2/12 to <4/12 shall have two layers of underlayment applied per CRC R905.2.2.

MECHANICAL

1. Provide combustion air for all gas fired appliances per CMC Chapter 7
2. Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (CMC 509.6.2.7)
3. Gas water heater & furnace not allowed in areas opening to bathrooms, closets or bedrooms unless installed in closet equipped with a listed gasketed door & self-closing device w/ all combustion air obtained from outdoors. (CPC 504)
4. Rooftop equipment w/over 4/12 slope, 30"x30" platform. (CMC 304.2)
5. Exhaust openings terminating to outdoors shall be covered w/ a corrosion resistant screen ¼"-1/2" in size (not required for clothes dryers). (CMC 502.1)
6. Vent dryer to outside of building (not to under-floor area). Vent length 14', max & terminate min. 3' from property line & any opening. (CMC 504.4.2)
7. Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings & shall not discharge to public way. (CMC 502.2.1)
8. Min. 100 square " make-up air for clothes dryers in closets. (CMC 504.4.1(1))
9. Heating system is required to maintain 68 degrees at 3' above floor level and 2' from exterior walls in all habitable rooms. (CRC R303.10)

ELECTRICAL

1. No electrical panels in clothes closets or bathrooms. Maintain 36" front clearance, 30" wide or width of equipment & 6'-6" headroom. (CEC 110.26)
2. Provide min. 3 lug intersystem bonding bus bar at main service. (CEC 250.94)
3. Automatic garage door openers shall have a battery backup function that is designed to operate when activated because of an electrical outage. (SB-969)
4. A concrete-encased electrode (ufer) consisting of 20' of rebar or #4 copper wire in bottom of a footing required for all new construction. (CEC 250.52(A) (3)) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (CEC 250.104)
5. All 15/20-amp receptacles shall be listed tamper-resistant receptacles. (CEC 406.12)
6. All branch circuits supplying 15/20-amp outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, rec rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combo type AFCI. (CEC 210.12) Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(C)(2))
7. Provide at least one 20A circuit for bathroom outlets. (CEC 210.11(C)(3)
8. Provide at least one outlet in basements, garages, laundry rooms, decks, balconies, porches & within 3' of outside of each bathroom basin. (CEC 210.52 (D), (F) & (G))
9. Furnaces installed in attics and crawl spaces shall have an access platform, light switch & service receptacle. (CEC 210.63)
10. All dwellings must have one exterior outlet at front & back(CEC 210.52(E))
11. Garage receptacles shall not serve outlets outside garage. Exception: Readily accessible outdoor receptacle outlets. ((CEC 210.11 (C)(4)) A minimum of 1 receptacle shall be provided for each car space. (210.52(G) (1))
12. At least one wall switched lighting outlet shall be installed in every habitable room, bathroom, hallways, stairways, attached & detached garages with electrical power, equipment spaces (attics, basements, etc.). (CEC 210.70)
13. Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, work surfaces and similar areas counter outlets must be installed in every counter space 12" or wider, not greater than 4' o.c., within 24" of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island counter spaces shall have at least 1 outlet unless a range top or sink is installed than 2 may be required. 1 receptacle required for peninsular counter spaces. Receptacles shall be located behind kitchen sinks if counter depth behind sink is more than 12" for straight counters and 18" for corner installations. (CEC 210.52(C)(1))
14. Main service disconnect rated not less than 100 amps. C.E.C. 230.79(C)
15. Receptacles shall be installed at 12' o.c. max in walls starting at 6' max from the wall end. Walls 2' or longer shall have a receptacle. Hallway walls longer than 10' shall have a receptacle in hallways. (CEC 210.52(A))
16. Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C) Light pendants, ceiling fans, lighting tracks, etc. shall not be located within 3' horizontally and 8' vertically above a shower and/or bathtub threshold. (CEC 410.10(D))
17. Lighting/fan fixtures in wet/damp areas rated for application. (CEC 410.10)
18. GFCI outlets required: all kitchen receptacles for countertops, dishwashers, bathrooms, under-floor spaces, unfinished basements, crawl space lighting outlets, exterior outlets, within 6' of laundry/utility/wet bar sinks, laundry areas, and all garage outlets including for a single device or garage door opener. (CEC 210.8)
19. All 15/20 amp receptacles in wet locations shall have bubble covers. All receptacles in wet locations listed weather-resistant type. (CEC 406.9(B)(1))
20. Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages (CRC R315):
   Outside of each separate sleeping area in the immediate vicinity of bedrooms
   On every level of a dwelling unit including basements
   Smoke alarms shall be installed (CRC (R314):
   In each room used for sleeping purposes.
   Outside each separate sleeping area in the immediate vicinity of bedrooms.
   In each story, including basements.
   At top of stairways between habitable floors where intervening door or obstruction prevents smoke from reaching the smoke detector.
   Shall not be installed within 20' horizontally of cooking appliances & no closer than 3' to registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (314.3(4)).
   All smoke and CO2 alarms hardwired w/battery backup (CRC R314.4 & R315.1.2)
   Within 10' to 20' of stove w/alarm silencing switch. CRC R314.3.3.

PLUMBING

1. Underfloor cleanouts located not more than 5' from underfloor access. (CPC 707.9)
2. ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)
3. PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint, .04" thick wrap or UV protected. (CPC 312.14)
4. Underground water lines shall have 14 awg blue tracer wire. (CPC 604.10.1)
5. The adjacent space to showers without thresholds considered a "wet location" when using the CRC, CBC, and the CEC. (CPC 408.5)
6. Shower compartment minimum finished interior of 1024 square inches (32" by 32") and capable of encompassing a 30" circle, measured at height equal to top of the threshold and maintained to a point not less than 70" above shower drain outlet. (CPC 408.6) Provide curtain rod or door a minimum of 22" in width. (CPC 408.5)
7. Showers and tub showers, non- absorbent surface up to 6' above the floor. (CRC R307.2) Minimum shower receptor slope is 1/8" per foot. (CPC 408.5)
8. Domestic hot water lines insulated to the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.11)
9. Water heaters located in attics, ceiling and raised floor assemblies shall show a water-tight corrosion resistant minimum 1 ½" deep pan under the water heater with a minimum ¾ inch drain to the exterior of the building. (CPC 507.5)
10. Water closet shall be located in a space not less than 30" in width (15" on each side) and 24" minimum clearance in front. (CPC 402.5
11. Max hot water temp for a bathtub or whirlpool 120 degrees F. (CPC 408.3)
12. Pressure relief valve drained to outside for water heater. (CPC 504.6)
13. Provide seismic strapping in the upper & lower third (CPC 507.2)

TITLE 24 ENERGY

1. Provide compliance documentation for mandatory measures to shown throughout the plans. All ducts in conditioned spaces must include R-4.2 insulation. (California Energy Code 150.1(c)9) Minimum heating and cooling filter ratings shall be MRV 13. (California Energy Code 150.0(m) 12)
2. Isolation water valves required for instantaneous water heaters 6.8k BTU/hr and above. Valves shall be installed on both cold and hot water lines. Each valve will need a hose bib or other fitting allowing for flushing the water heater when the valves are closed. (California Energy Code 110.3(c)6)
3. All luminaires must be high efficacy (150.0(k)1A)
   Luminaries recessed in insulated ceilings must meet five requirements (150.0(k)1C):
   - They must be rated for direct insulation contact (IC).
   - They must be certified as airtight (AT) construction.
   - They must have a sealed gasket or caulking between housing and ceiling to prevent flow of air out of living areas and into the ceiling cavity.
   - Hardwired ballasts or drivers, allow ballast or driver maintenance and replacement readily accessible from below ceiling w/o cutting holes in ceiling.
   - They may not contain a screw base socket.
4. In bathrooms, garages, laundry, and utility rooms, at least one luminaire shall be controlled by a vacancy or occupant sensor provided occupant sensor is initially programmed like a vacancy sensor (manual-on operation). (150.0(k)2I)
5. Joint Appendix A (JA8) certified lamps shall be considered high efficacy & controlled by a vacancy sensor or dimmer. (Exception:<70sf closets and hallway) (150.0(k)2K)
6. Under-cabinet lighting switched separately from other lighting systems. (150.0(k)2L)
7. All exterior lighting high efficacy, controlled by a manual on/off switch and have one of the following controls (150.0(k)3A):
   - Photo-control and motion sensor
   - Photo-control and automatic time switch control
   - Astronomical time clock control turning lights off during the day.
8. All high efficacy light fixtures certified as "high efficacy" light fixtures by the CEC.
9. Contractor shall provide homeowner lighting schedule (10-103(b))
10. Blank electrical boxes more than 5' above finished floor shall not be greater than number of bedrooms & served by a dimmer, vacancy sensor, or fan speed control. (150(k)1B)
11. Provide a gasket/ insulation on all interior attic/under-floor accesses. (110.7)
12. Building to meet minimum ventilation and indoor air quality requirements per ASHRAE Standard 62.2. Window operation not allowed for required whole building ventilation. Subject to HERS testing. Attach following label to the fan switch: "To maintain minimum levels of outside air ventilation required for good health, fan control should be on at all times when building is occupied, unless there's severe outdoor air contamination." (150.0(o))
13. A minimum 100 CFM HERS verified indoor air quality fan required in kitchen Minimum heating and cooling filter ratings shall be MRV 13. (150.0(m)12)
14. Energy storage system (ESS) ready. At least one of the following shall be provided:
   - ESS ready interconnection equipment with a minimum backed-up capacity of 60 amps and a minimum of four ESS-supplied branch circuits, or
   - A dedicated raceway from the main service panel to a panelboard (subpanel) that supplies the following branch circuits: refrigerator, lighting circuit near primary egress door, sleeping room receptacle and one additional. 225-amp main panel busbar rating with space for system isolation equipment/transfer switch within 3'. Install raceways between pane & isolation equipment for backup power source.
15. Heat pump space heater ready. Gas or propane furnace shall have dedicated 240-volt branch circuit within 3' rated at 30 amps minimum. Main electrical service shall have space for the installation of a double pole circuit breaker, permanently marked as "For future 240V use". (150.0(t))
16. Electric cooktop ready. Gas or propane cooktop shall have a dedicated 240-volt branch circuit within 3' of the cooktop rated at 50 amps minimum. The main electrical service shall have space for double pole circuit breaker, permanently marked as "For future 240V use". (150.0(u))
17. Electrical clothes dryer ready. Systems using a gas or propane dryer shall include a dedicated 240-volt branch circuit with 3' of the clothes dryers. The branch circuit rated at 30 amps minimum.
18. Electrical service shall have space for installation of a double pole circuit breaker, permanently marked as "For future 240V use". (150.0(v)) Lighting in habitable spaces (living rooms, dining rooms, kitchens, and bedrooms, etc. shall have readily accessible dimming controls. (CEC 150(k))
19. Radiant barrier shall be installed on all gable ends per the manufacturer specifications.

GREEN BUILDING

1. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which disturbs one acre or more, shall 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 (CGBSC 4.106.2):
   - Retention basins of sufficient size shall be utilized to retain storm water on site.
   - Storm water conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by a wattle, etc. or approved by the enforcing agency.
2. Residential projects with an aggregate landscape area equal to or greater than 500 square feet shall comply with either a local water efficient landscape ordinance or current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. Automatic irrigation system controllers installed at time of final inspection shall have weather or soil-based controllers and/or weather-based controllers with rain sensors. Soil moisture-based controllers are not required to have rain sensor input. (CGBSC 4.304)
3. All new residential construction with attached private garages shall have the following for electric vehicle (EV) charging stations (CGBSC 4.106.4):
   - Install a minimum 1-inch conduit capable of supplying a 208/240V branch circuit for EV charging. The other end shall terminate to the main service and/or subpanel.
   - Main panel/subpanel, 40-amp dedicated branch circuit, labeled "EV CAPABLE".
4. Multiple shower heads serving a single shower shall have a combined flow rate of 1.8 gpm or only one shower outlet to be in operation at a time. (CGBSC 4.303.1.3.2)
5. 65% minimum of nonhazardous construction and demolition waste reused/recycled. CGBC 4.408.1
6. At time of final inspection, a building operation and maintenance manual, compact disc,etc. shall be provided containing the following: (CGBSC 4.410)
   - Directions that manual shall remain on site for the life of the building.
   - Operation and maintenance instructions for equipment, appliances, roof/yard drainage, irrigation systems, etc.
   - Information from local utility, water, and waste recovery providers
   - Public transportation and carpool options
   - Material regarding importance of keeping humidity levels between 30-60 percent.
   - Information regarding routine maintenance procedures
   - State solar energy incentive program information
   - A copy of any required special inspection verifications that were required (if any)
7. The project shall meet minimum pollutant control requirements for adhesives.
8. HVAC ducts shall be covered with tape, plastic, sheet metal to reduce amount of water, dust and debris which may enter the system. (CGBSC 4.504.1)
9. Provide ENERGY STAR rated bathroom fan per CGBC Section 4.506, controlled with humidistat capable of adjustment between a relative humidity range of 50% to 80%

PROPOSED REMODEL FOR ERICA SABIN 1820 YOSEMITE ST. SEASIDE, CA 93955 APN: 012-621-035-000

PROJECT DATA:

ZONING: RS-8

CONSTRUCTION TYPE: TYPE V-B

OCCUPANCY GROUP: R-3 & U

SCOPE OF WORK:
-PROPOSED SECOND STORY ADDITION 616 SQ. FT.
-PROPOSED MAIN LEVEL DECK 165 SQ. FT.
-PROPOSED INTERIOR REMODEL 450 SQ. FT.
-NEW EXTERIOR COLORS AND MATERIALS

STORIES: RESIDENCE - 1 STORY

FIRE RET. ROOFING: CLASS A COMP. SHINGLES

PROPOSED CUT/FILL
PROPOSED CUT: 0 CU. YDS.
PROPOSED FILL: 0 CU. YDS.

TREE REMOVAL: NONE

SPECIAL INSPECTION: N/A

PHOTOVOLTAIC SYS.: NONE

FIRE SPRINKLERS: NONE

DEFERRED SUBMITTALS: NONE

WATER & SEPTIC SYSTEM
EXISTING CITY WATER
EXISTING CITY SEWER

AREA CALCULATIONS

EXISTING	
EXISTING RESIDENCE:	1,170 SQ. FT.
EXISTING GARAGE:	451 SQ. FT.
TOTAL EXISTING:	1,621 SQ. FT.
PROPOSED	
PROPOSED SECOND STORY ADDITION:	616 SQ. FT.
PROPOSED MAIN LEVEL DECK:	165 SQ. FT.
TOTAL PROPOSED F.A.R.:	2,237 SQ. FT. / 31%
	(ALLOWED 3,240 SQ. FT. /45%)
TOTAL PROPOSED COVERAGE:	1,621 SQ. FT. / 25%
	(ALLOWED 4,680 SQ. FT. /65%)
LOT SIZE:	(0.165 ACRES) 7,200 SQ.FT

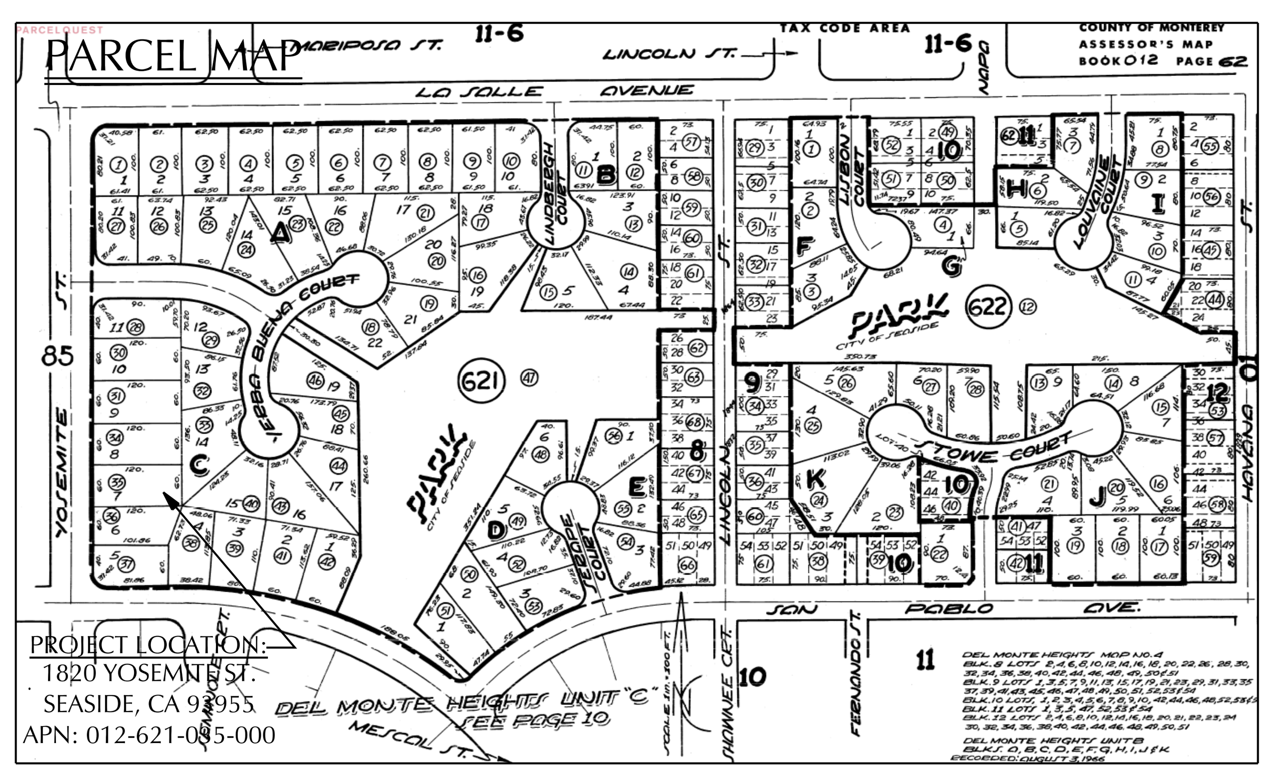
CODE COMPLIANCE STATEMENT

PROJECT SHALL COMPLAY WITH THE 2022 CALIFORNIA CODE OF REGULATIONS, TITLE 24 TO INCLUDE; CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEnC) AND CALIFORNIA GREEN CODE (CalGreen)

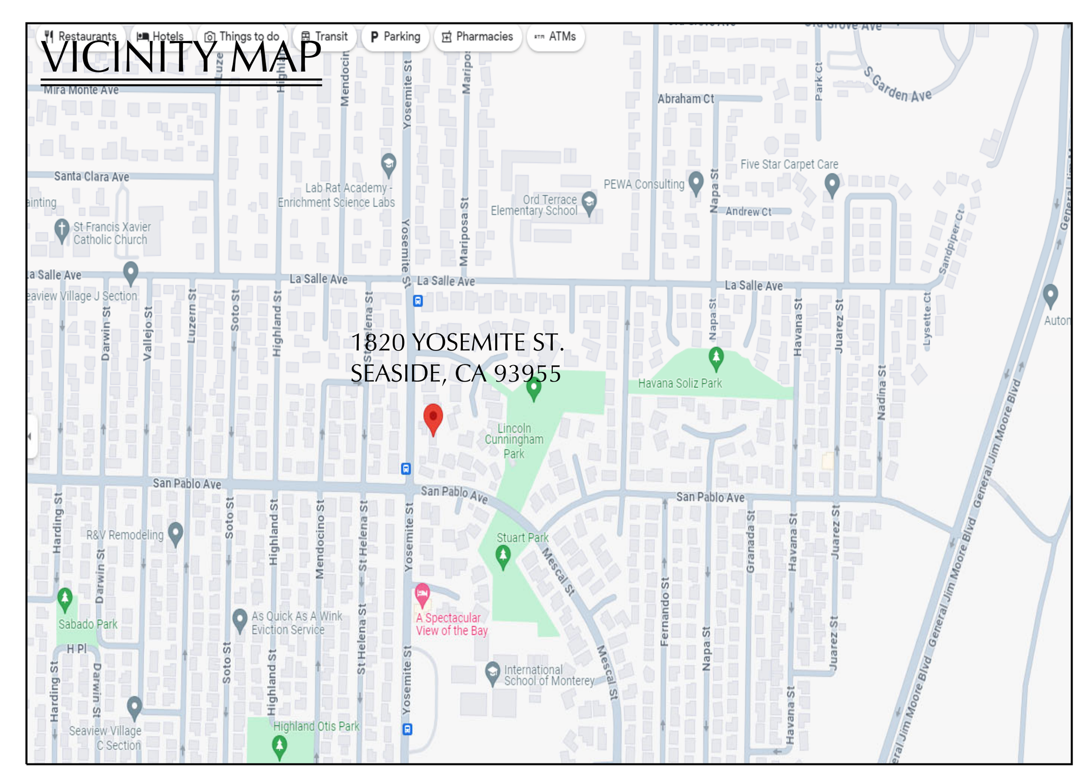
DESIGN NOTE

THESE DRAWINGS SHALL REMAIN THE PROPERTY OF BLACKWELL DESIGN CONSULTANTS LLC. NO PART SHALL BE USED FOR ANY PROJECT, OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED, WITHOUT THE CONSENT OF BLACKWELL DESIGN CONSULTANTS LLC. CONTRACTORS AND/OR OWNER-BUILDER SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. BLACKWELL DESIGN CONSULTANTS LLC. MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

PARCEL MAP



VICINITY MAP



SHEET INDEX

A0.1: PARCEL MAP, VICINITY MAP, AREA CALCULATIONS, PROJECT DATA, NOTES
A1.0: SITE PLAN
A2.0: EXISTING FLOOR PLAN AND ELEVATIONS
A3.0: PROPOSED FLOOR PLAN WITH EXTERIOR LIGHTING AND ROOF SLOPE PLAN
A3.1: PROPOSED ELEVATIONS

OF 5 SHEETS

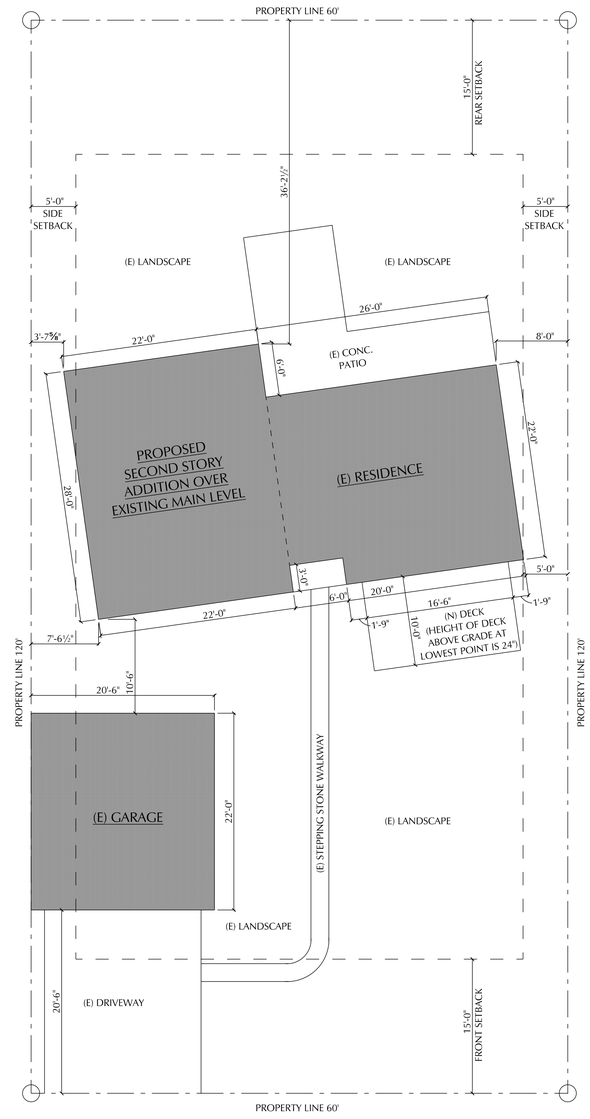
DATE: 7/22/2024
JOB NO: 2024-16
DRAWN BY: KAS
REVISIONS:

PLANS PREPARED BY:
Blackwell DESIGN CONSULTANTS
PO BOX 81
CARMEL VALLEY, CA. 93924
TEL: 831-320-1858

ERICA SABIN
1820 YOSEMITE ST.
SEASIDE, CA 93955

PROPOSED REMODEL FOR:
APN: 012-621-035-000

SHEET:
A0.1
OF 5



SITE PLAN

SCALE: 1/8" = 1'-0"

DATE: 7/22/2024

JOB NO: 2024-16

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ERICA SABIN
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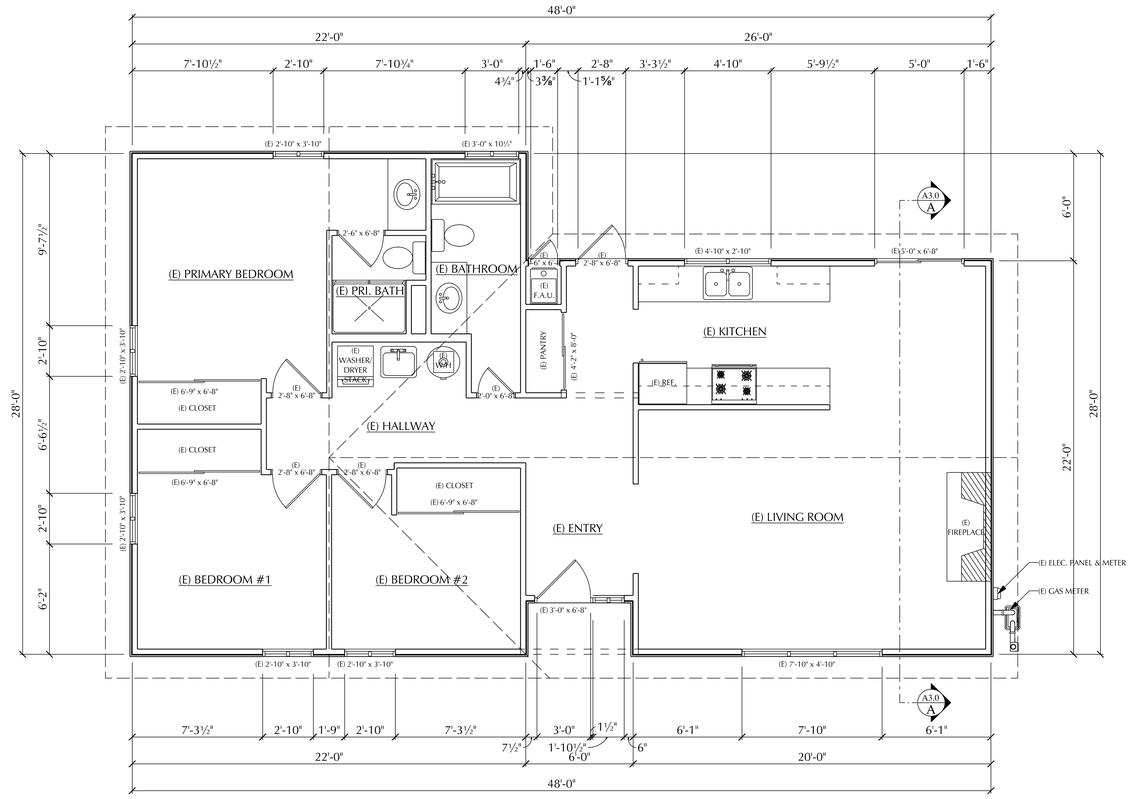
SEASIDE, CA 93955

APN: 012-621-035-000

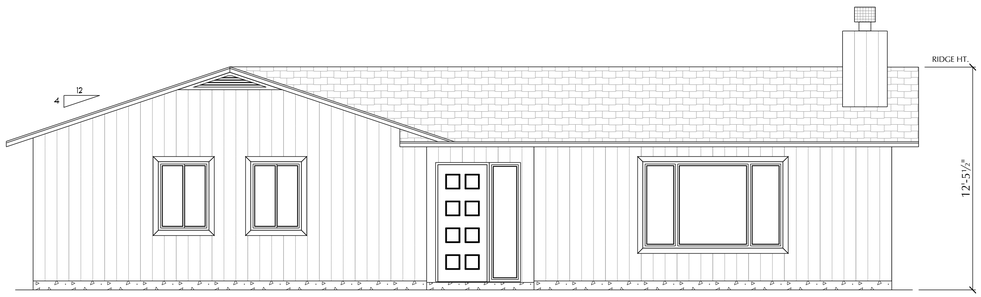
SHEET:

A1.0

OF 5



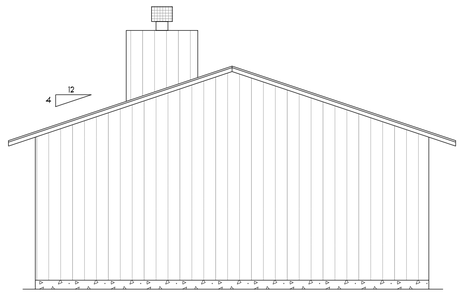
EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

DATE: 7/22/2024
JOB NO: 2024-16
DRAWN BY: KAS
REVISIONS:

PLANS PREPARED BY:
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PO BOX 83
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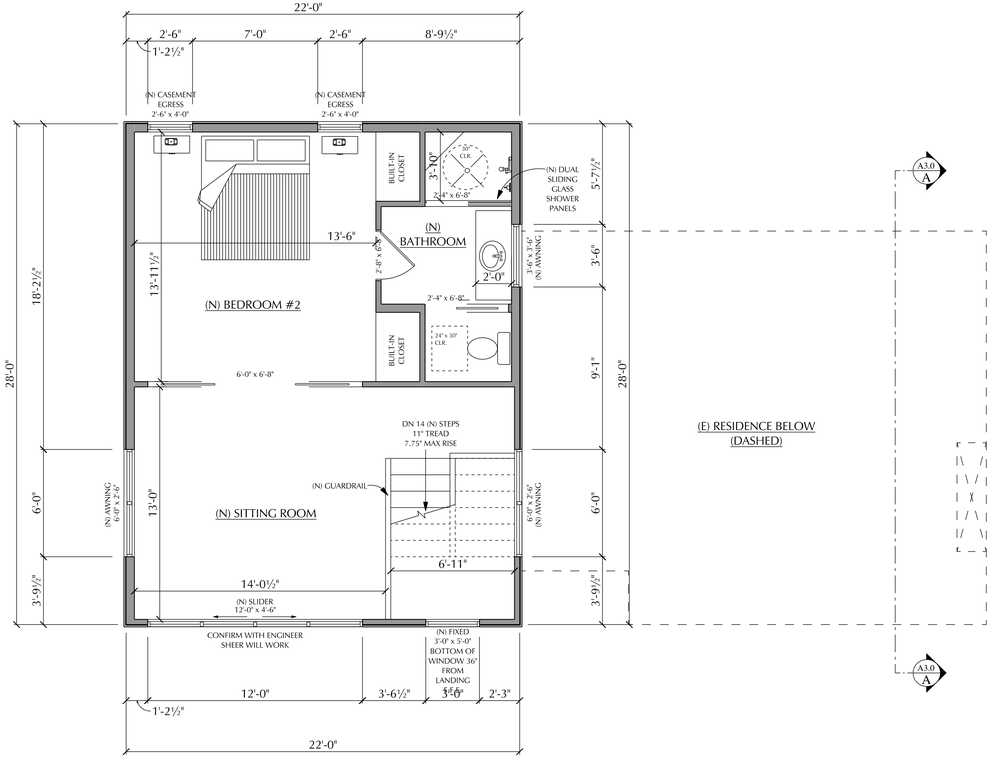
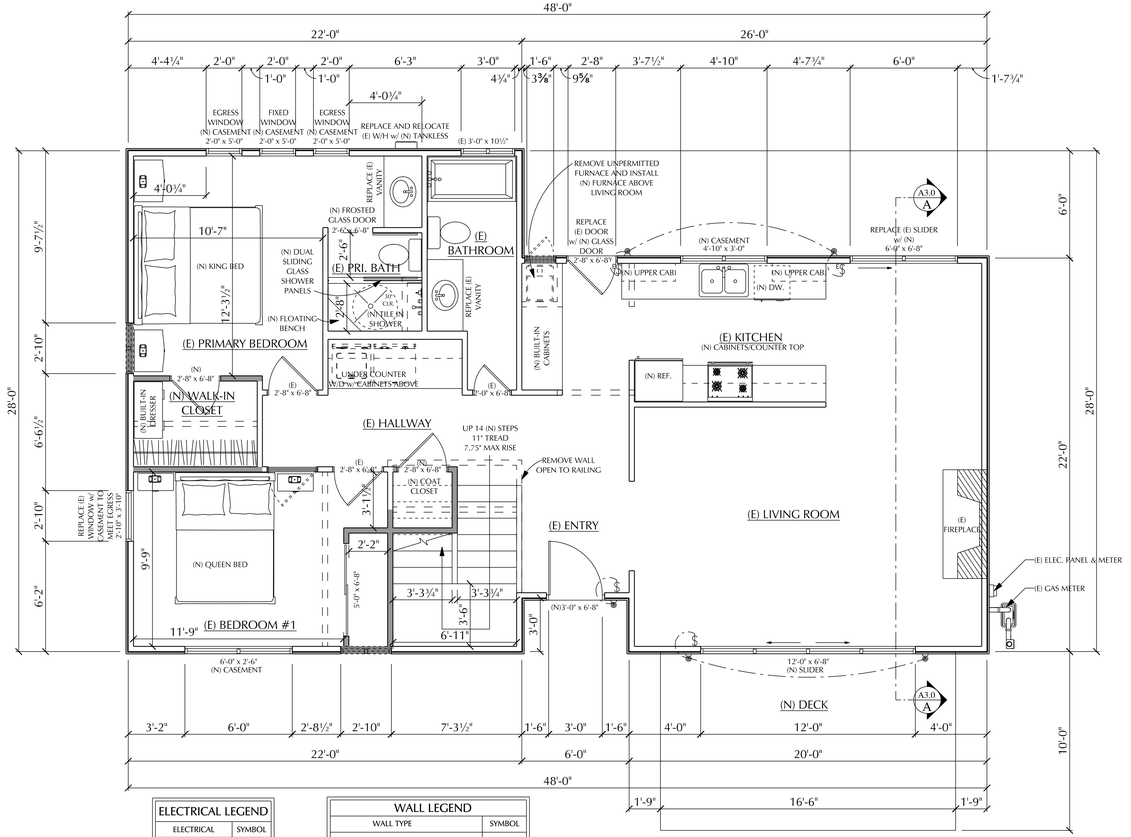
SHEET:
A2.0
OF
5

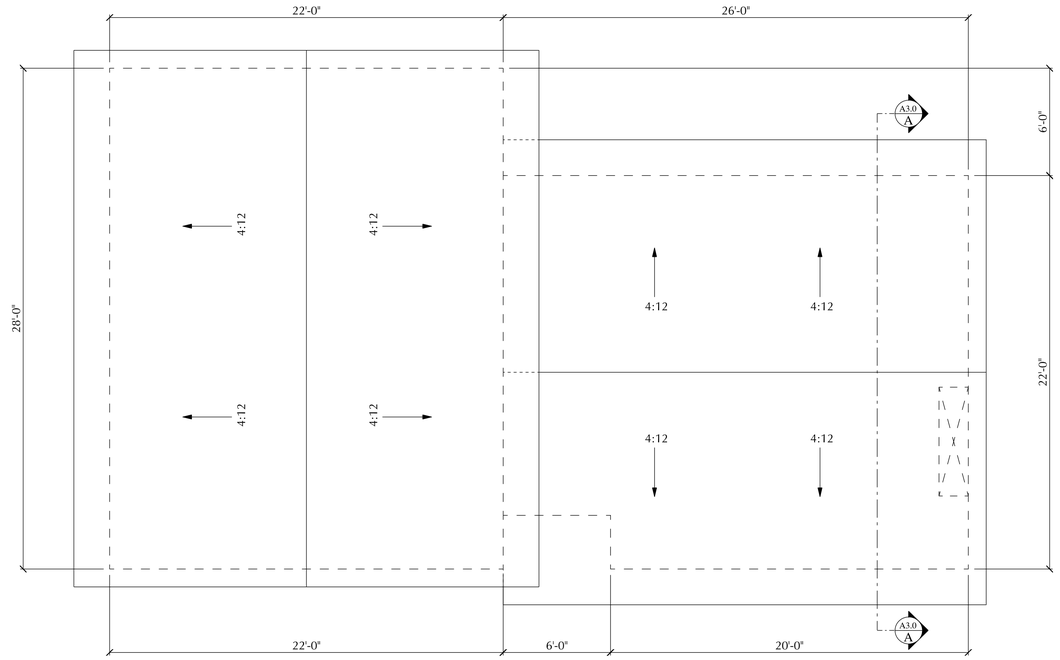


(E) RESIDENCE BELOW (DASHED)



PROPOSED FLOOR PLAN

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



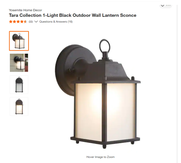
PROPOSED ROOF SLOPE PLAN

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

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
ELECTRICAL METER	
SWITCH	S
SWITCH 3 WAY	S3
WALL SCONCE	

WALL LEGEND	
WALL TYPE	SYMBOL
EXISTING 2x EXTERIOR WALL	
PROPOSED 2x EXTERIOR WALL	
EXISTING 2x INTERIOR WALL	
PROPOSED 2x INTERIOR WALL	
EXISTING 2x WALL REMOVED	

EXTERIOR LIGHTING SPEC.



DOOR AND WINDOW SPEC SHEET

CTBQUOTE PLUS

Visions Design Center
220 Country Club Center
Suite 34
Pacific Grove, CA 93950
8316459600

MILGARD WINDOWS and DOORS

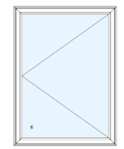
Quote Name:	Morales - Sabin	**Quote Number:**	SQPBUP001876_1
Customer:	Visions Design Center, Inc.	**Created Date:**	6/6/2024
Payment Terms:	50% down, 50% prior to shipping	**Modified Date:**	6/6/2024
Sales Representative:	Keevin McChesney **Mobile:** Keevin@visionsdesigncenter.com	**PO Number:**	
		Total Windows:	10
Weighted Average:	U-Factor: .28, SHGC: .21, VT: 0.5	**Total Doors:**	5
		Total Sq Ft:	443.00
Comments:		**Total Perim Ft:**	325
		Est. Delivery:	

For warranty information please visit www.milgard.com/warranty/

Billing Information	Shipping Information
Name: Visions Design Center, Inc.	**Name:**
Address: 220 Country Club Center Ste.34 Pacific Grove, CA 93950	**Address:** ,
Phone:	**Phone:**
Fax:	**Fax:**
Email:	**Email:**

Line: 1 **Location:** Bed #1
Quantity: 1 Trinsic V300, 2510T, FC, 1 3/8" Setback, Ext Black / Int White, U-Factor: .28, SHGC: .20, VT: .44 — $500.17

1/8" SunCoatMAX (Low-E) over 1/8" Clear	$17.23
Ext Black/Int White	$260.19
Argon Gas Filled	$12.47
Tariff	$1.62



Model = Casement
Size = RO: 34" x 46"
Net Frame: 33 1/2" x 45 1/2"
Handing = Left
Energy Star Zone(s) = South Central; Southern; Meets Title 24 2019
Glass = 1/8" SunCoatMAX (Low-E) over 1/8" Clear with Gray EdgeGardMAX Spacer
Glazing = 7/8" OA Dual Glaze with Argon
Hardware = Nesting Fold Down Roto/Stainless Steel Operator Handle, Wash Hinge
Screen = Standard with Fiberglass Mesh
Ratings = STC: 30, OITC: 26, PG: CW-PG35
Clear Opening = W 22 1/8" x H 41 3/16" Sq. Ft. 6.33, Egress: Yes
Calculations = Unit Area (Sq. Ft.): 11, Unit Perimeter (nominal in lineal ft): 14'
Other Ratings = CPD: MIL-A-296-04209-00001

Item Total: $791.68
Line Total: $791.68

Viewed From Exterior

Customer Approval: _____

DATE: 7/22/2024
JOB NO: 2024-16
DRAWN BY: KAS
REVISIONS:

PLANS PREPARED BY:
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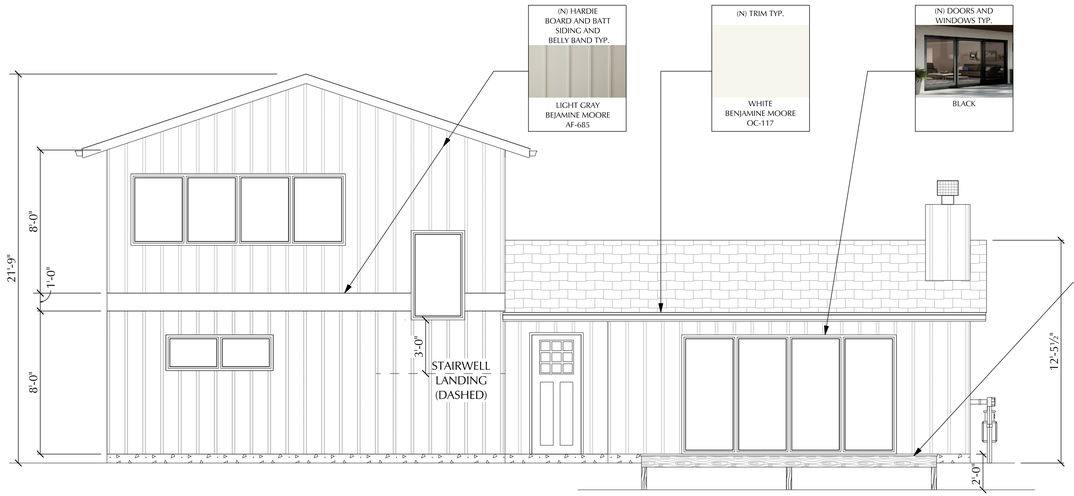
SEASIDE, CA 93955

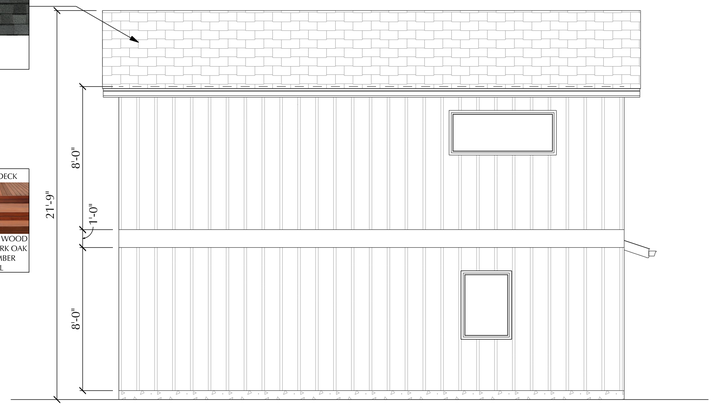
APN: 012-621-035-000

SHEET:
A3.0
OF
5



PROPOSED WEST ELEVATION

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

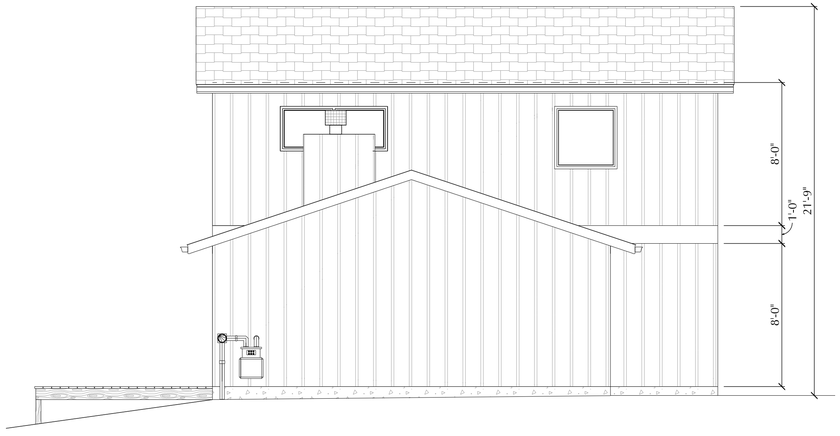


EXISTING NORTH ELEVATION

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

PROPOSED EAST ELEVATION

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



PROPOSED SOUTH ELEVATION

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APN: 012-621-035-000

SHEET:

A3.1

OF

5