



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, March 26, 2025
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 - PLANNING COMMISSION

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 FEBRUARY 26, 2025

6. BUSINESS ITEMS

A. ARCHITECTURAL REVIEW APPLICATION NO. AR-2024-010. GEARY COATS OF COATS CONSULTING, APPLICANT, AND AP GLOVER ENTERPRISES, LLC, OWNER, ARE REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR THE ARCHITECTURAL DESIGN, LANDSCAPING, AND LIGHTING FOR A PERMITTED, BY-RIGHT MULTIFAMILY USE LOCATED AT 4386 AND 4387 PARKER FLATS CUT OFF ROAD IN THE HIGH DENSITY RESIDENTIAL (RH) ZONING DISTRICT (APN: 031-152-012). ARCHITECTURAL REVIEW IS NOT AN ACTIVITY SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO 15061(B)(3) 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:
April 9, 2025
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.



FINAL MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, February 26, 2025
6:00 PM

1. CALL TO ORDER

Chair Silva called the meeting to order at 6:23 p.m.

2. ROLL CALL - NEIGHBORHOOD IMPROVEMENT COMMISSION

PRESENT: EVANS, OWENS, SILVA, LAMICA, DODSON,
ABSENT: HUYNH,

3. REVIEW OF AGENDA

No Changes.

4. PUBLIC COMMENT

None.

5. APPROVAL OF MINUTES

Approve Minutes from January 8, 2025

On motion by Commissioner Owens, and second by Lamica, and carried by the following vote, the Planning Commission moved to approve the Minutes from January 8, 2025

RESULTS: 5, 0, 0, 1
AYES: Evans, Dodson, Silva, LaMica, Owens
NOYES: None
ABSTAIN: None
ABSENT: Huynh,

ACTION: APPROVED & ADOPTED RESOLUTION

6. BUSINESS ITEMS

A. USE PERMIT APPLICATION UP-2025-001. SEA PACIFIC INVESTMENTS, PROPERTY OWNER, AND BETTY P. PHAYSOUPHANH, APPLICANT, REQUESTING AN AMENDMENT TO USE PERMIT UP-2024-08 TO ADD CANNABIS CULTIVATION TO 1717C FREMONT BOULEVARD. THIS USE

WOULD BE ASSOCIATED WITH AN EXISTING CANNABIS MICROBUSINESS (DBA SEASIDE GREEN) LOCATED AT 1717B FREMONT BLVD IN THE CRG (REGIONAL COMMERCIAL) ZONING DISTRICT (APN: 011-535-027). THE EXISTING CANNABIS MICROBUSINESS CONSISTS OF RETAIL SALES, NON-VOLATILE MANUFACTURING, AND DISTRIBUTION, AND WOULD REMAIN UNCHANGED. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1 SECTION 15301(a) FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

Beth Rocha, Senior Planner, proposed an amendment to UP-2024-008. Use Permit UP-2025-001 to supersede UP-2024-008 and to allow for Cannabis Cultivation to 1717 C Fremont Boulevard and associated with an existing Cannabis Microbusiness (DBA Seaside Green) located at 1717 B Fremont Boulevard in the CRG (Regional Commercial) zoning district. The existing Cannabis Microbusiness consists of retail sales, non-volatile manufacturing and distribution and would remain unchanged.

PUBLIC COMMENT:

None.

On motion by Commissioner Owens, and second by Dodson , and carried by the following vote, the Planning Commission moved to approve amended UP-2024-008 to allow Use Permit UP-2025-001 to add Cannabis Cultivation to 1717C Fremont Boulevard which is associated with an existing Cannabis Microbusiness (DBA Seaside Green) located at 1717B Fremont Boulevard in the CRG (Regional Commercial) zoning district subject to approval of strong odor mitigation conditions.

RESULTS: 5, 0, 0, 1

AYES: Evans, Owens, Silva, LaMica, Dodson

NOYES: None

ABSTAIN: None

ABSENT: Huynh

ACTION: APPROVED & ADOPTED RESOLUTION

7. REPORTS FROM COMMISSIONERS

Chair Silva asked about the progress of Mi Tierra renovations. And the future of the Nurses Barracks otherwise known as Parker Flats. Commissioner LaMica asked about Seaside Market and proposed Ace Hardware in the old Motorsport building

8. REPORTS FROM STAFF

Andrew Myrick mentioned Mi Tierra was going through heavy renovations mostly on interior work. A new roof was installed. Seaside Market received all approvals and approved a 1 year extension to August, 2025. Ace Hardware proposed in the old Motorsport building is not going through.

Beth Rocha mentioned Parker Flats received submittals and there is a potential demolition with up to 60 units being instructed instead.

9. ADJOURNMENT

With no further business the meeting adjourned at 6:48 p.m.

On motion by Commissioner Owens, and second by Lamica, and carried by the following vote, the Planning Commission moved to adjourn

RESULTS: 5, 0, 0, 1

AYES: Evans, Owens, Silva, LaMica, Dodson

NOYES: None

ABSTAIN: None

ABSENT: Huynh

Respectfully submitted,

Jennifer Hancock, Committee Clerk

William Silva, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Planning Commission

BY: Beth Rocha, Senior Planner

DATE: March 26, 2025

SUBJECT: ARCHITECTURAL REVIEW APPLICATION NO. AR-2024-010. GEARY COATS OF COATS CONSULTING, APPLICANT, AND AP GLOVER ENTERPRISES, LLC, OWNER, ARE REQUESTING ARCHITECTURAL REVIEW APPROVAL FOR THE ARCHITECTURAL DESIGN, LANDSCAPING, AND LIGHTING FOR A PERMITTED, BY-RIGHT MULTIFAMILY USE LOCATED AT 4386 AND 4387 PARKER FLATS CUT OFF ROAD IN THE HIGH DENSITY RESIDENTIAL (RH) ZONING DISTRICT (APN: 031-152-012). ARCHITECTURAL REVIEW IS NOT AN ACTIVITY SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO 15061(B)(3) OF THE CEQA GUIDELINES.

RECOMMENDATION

Staff recommends the Planning Commission approve AR-2024-010 by adopting the Resolution, which includes Exhibit A: Project Plans and the conditions of approval.

BACKGROUND

The City allocated 14AFY and specified that the landscaping water (not to exceed 1.4AFY) be replaced by reclaimed water or a capture water system, when it becomes available, and that any unused water allocation is subject to recall or reallocation by the City. See Attachment 2: Resolution 20-95.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Architectural Review is not an activity subject to CEQA pursuant to 15061(b)(3) of the CEQA guidelines.

SITE DESCRIPTION

The subject parcel is located within the city limits of the City of Seaside in the former Fort Ord at 4386 – 4387 Parker Flats Cut Off Road. The site is designated Neighborhood High in the Seaside General Plan and is located in the High Density Residential (RH) Zoning District. Existing surrounding developments include: a veterinary clinic, medical clinic, an eight-story U.S. Department of Defense building, and associated parking lots to the north; a Defense Language Institute (DLI) immersion facility and single-family residences to the west across Parker Flats Cut Off Road; and open space on the former Fort Ord to the south and east. The Central Coast Veterans Cemetery is located approximately 1,000 feet (ft.) to the south. California State University, Monterey Bay (CSUMB), a major regional employer, is located approximately 0.4 miles to the north of the site. The nearest Monterey-Salinas Transit bus stop is located approximately 0.8 miles near the intersection of General Jim Moore Blvd. and Lightfighter Dr., one of the main entrances to the CSUMB campus.

The site is currently developed with two three-story vacant military nursing barracks buildings, a paved parking lot, and a paved driveway. The existing driveway from Parker Flats Cut Off Road would remain the primary access to the project site. The existing driveway is approximately 275ft. long and has a paved surface ranging between 20 and 24ft. wide.

PROJECT OVERVIEW

The proposed project would involve the demolition of an abandoned military nursing barracks on the former Fort Ord and the construction of a 60-unit multifamily residential development, consisting of 29 duplex units and two single units. The RH zone allows for a density of one unit for each 1,742 square feet (SF) of site area, which for this 4.98 acre parcel/216,928SF would be a maximum of 124 units. Additionally, the 2040 General Plan designation of Neighborhood High allows for a density of up to 45 dwelling units per acre, which would be 224 units. Lastly, the Sites Inventory of the Housing Element used half of the available area to estimate potential capacity, which is 156 units.

ARCHITECTURAL REVIEW

In accordance with SMC 17.62.030.C.2., the Zoning Administrator has elected to refer this Architectural Review application to the Planning Commission.

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

Character, Quality, and Scale

The site is accessed by a private driveway and a circular roadway, buffered on one border with landscaping and shade trees, that provides access to all properties.

Although the project is located on a single parcel and therefore is classified as a multi-family residential development, the development has a traditional, small neighborhood character, with 29 single-story duplex units and two single units with covered on-site parking, front porches, and front and rear yard landscaping. Fenced rear yard private open spaces are provided for each unit and there are three common open spaces with landscape amenities, including a picnic benches, a dog park, and shade trees.

Materials and Colors

The proposed housing units will be manufactured off-site and will be secured to permanent foundations on-site. An equally distributed mix of horizontal lap siding, board and batten, and flat exteriors using painted T1-11 panels with framed windows are proposed. The color scheme proposes a range of light to dark gray, including colors identified as Passive, Dovetail, Cityscape, and Urban Bronze; including a dark blue, called Indigo Batik (as shown in Exhibit A). A singular color and architectural finish will be used on each of the duplex units and all will feature white trim and black roof shingles. The attached carport structures are aluminum with corrugated metal roofs and will be painted white.

Front decks will be constructed from Fiberon composite materials and will alternate between gray and brown decking materials, as the building color changes, with white vinyl railings. Conditions of approval have been added regarding the distribution of colors and exterior siding details.

Landscaping

Per SMC 17.62.030.E.2, Architectural Review lists the following considerations for site landscaping:

Landscape considerations include the color, coverage, location, size, texture, and type of plant materials, provisions for irrigation, maintenance, and the protection of landscaped areas, and similar elements. The Board of Architectural Review shall encourage the planting of native and/or drought-tolerant landscaping in compliance with Section 17.30.040 (Landscaping Standards).

The proposed landscaping includes common open space, streetscape landscaping between the unit decks and along the southeast boundary, and private open space. Low-water and native species have been selected, including a variety of 24" box trees. The common open spaces are designed to create a park-like feel, with a mix of trees, shrubs, and groundcovers that will serve to provide shade, create buffers and provide seasonal interest with changing foliage colors and flowers. It is recommended the Commission consider adding a condition of approval that 24" box trees be planted in every other landscape area located between the unit decks to provide shade over the internal road.

Fencing

Fencing will be installed to separate adjacent private open space areas and to separate the common open space areas from adjacent uses. The black-stained cedar slat fence is proposed at 4' - 6' tall, with the 6' heights being used to increase privacy between rear yards and other locations. A condition of approval has been added specifying where the

6' tall fences are required.

Lighting

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

Proposed lighting would consist of one down-lit wall sconce at the front entry of each unit and a cylindrical sconce at the rear and side/carport access doors. Freestanding safety lighting will be installed every 150ft. along the internal roads and is limited to 16ft. in height, measured to the top of the fixture. A condition of approval has been added to require compliance with SMC 17.30.070 Outdoor Lighting to be illustrated in the building permit plan set.

CODE ANALYSIS

Solid Waste

In September 2024, city staff contacted GreenWaste, the local waste hauler, about their ability to serve the project site. GreenWaste conducted an audit to verify the area and confirmed there would not be an issue with the collection. GreenWaste offers two options: direct stab collection (meaning the driver will not have to get out of the truck to maneuver the containers) and/or difficult-to-service (meaning the driver needs to dismount from the truck to unlock, pull out and/or push the containers), which would include additional charges. Since the road is private, the applicant will need to complete an Access Release form with GreenWaste, as outlined in a condition of approval.

Parking

In accordance with section 17.34.040 SMC, multifamily housing is required to have one (1) covered space for each duplex unit, plus one (1) covered or uncovered space for each two (2) units for guest parking.

Required Duplex Parking

	Number of spaces
Covered parking	60 spaces
Guest parking (covered or uncovered)	30 spaces
Total Parking Required	90 spaces
Total Parking Provided	120 spaces

Bicycle Parking

Under 17.34.060, short-term bicycle parking is required. The bicycle capacity of the racks must equal an amount equivalent to five percent of the 90 required off-street vehicle parking spaces or 5 bicycle parking spaces.

Short-term bicycle parking requires each bicycle parking space to include a stationary parking facility to adequately secure bicycles. Adequately secure short-term parking

elements include such types as the inverted U, also known as staple or loop, post & ring, or wheel well-secure (Association of Pedestrian and Bicycle Professionals, 2015). A condition of approval has been added regarding the installation and location of the bicycle rack.

Common Open Space

SMC 17.52.180.X.1, Table 4-1 *Multifamily Project Open Space Requirements* specifies that a project of 11 or more units must provide a minimum common open space of 100SF per unit or 6,000SF of required landscape area. There are a total of three common open space areas provided: the large and small pocket parks and the dog park (see sheets L4 and L5 in Exhibit A). The pocket parks provide a total of 3,827SF (963SF + 2,864SF) and a condition of approval has been added to require the dog park to have an area of 2,173SF for a code-compliant area of 6,000SF.

Private Open Space

SMC 17.52.180.X.1, Table 4-1 *Multifamily Project Open Space Requirements* specifies a project of 11 or more units provide a minimum of private open space of 150SF for each unit or 9,000SF. Each unit will have a fenced private open space in the form of a backyard, ranging in size from 220SF to 360SF each. The total private open space provided exceeds the code requirement by more than double, with greater than 20,000SF provided. See Attachment 3 for each area provided per unit.

AFFORDABLE HOUSING

Twenty percent of the units would be deed-restricted as affordable, to include equal numbers of very low-income, low-income, and moderate-income units as required by SMC 17.32.020.A. A condition of approval has been added regarding the required approval of an Affordable Housing Agreement.

GENERAL PLAN AND ZONING CODE CONSISTENCY

1. The proposed use is consistent with provisions of the General Plan and Zoning Ordinance.

The Seaside General Plan Land Use Designation for the project site is Neighborhood High. The land use classification is intended to allow residential densities of up to 45 dwelling units per acre in many forms of multiple housing types, from townhomes to four-story buildings. The proposed project would consist of 58 duplex units and two stand-alone residences in conformance with the following General Plan Goals and policies:

Evidence: The project is consistent with the general plan designation (Neighborhood High) and all applicable general plan policies as well as with applicable zoning designation (RH-High Density Residential) and regulations.

General Plan Goal LUD-13: High-quality multifamily neighborhoods with a mixture of well-designed building types for a diversity of households.

Policy: Infill housing: Encourage new infill housing in residential areas of the city and on public/institutional sites to expand the amount and diversity of housing.

Evidence: The proposed development will consist of an infill development that is surrounded by available utilities and roadways. The developer will pay for the development of the infrastructure improvements needed for the development. The overall scale of the development is compatible with surrounding uses.

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 - Variety of housing: Provide a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing.

Evidence: The provision of low-income units under this project would establish a range of housing sizes and prices within the development and is in the Sites Inventory of the Housing Element.

Goal H-3: Ample new affordable housing available to extremely low, very low, low, and moderate-income households in Seaside.

Policy - Allocation of water and sewer services: In compliance with State law, prioritize in-fill development sites to accommodate the allocation of water and sewer services for affordable housing.

Evidence: The project site consists of an infill development site that would provide 60 rental units to meet the City's regional requirements for both affordable and rental housing opportunities. The City approved an allocation of 14 AFY for the project.

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

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

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

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

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

Evidence: The proposed design will include 60 units of slightly varied floor plans and sizes; and accessibility to each unit for both the designated affordable units and market rate units consistent with the affordable housing standards.

RECOMMENDATION

Staff recommends the Planning Commission approve AR-2024-010 by adopting the Resolution, which includes Exhibit A: Project Plans and the project conditions of approval.

ATTACHMENTS

1. Attachment 1: Draft Resolution
 2. Exhibit A to Attachment 1: Project Plans and Details
 3. Attachment 2: Resolution 20-95
 4. Attachment 3: Private Open Space Areas
-

**PLANNING COMMISSION
RESOLUTION NO. 2025-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SEASIDE, STATE OF CALIFORNIA, APPROVING ARCHITECTURAL
REVIEW APPLICATION NO. AR-2024-010 FOR THE
ARCHITECTURAL DESIGN, LANDSCAPING, AND LIGHTING FOR A
PERMITTED, BY-RIGHT MULTIFAMILY USE LOCATED AT 4386 AND
4387 PARKER FLATS CUT OFF ROAD IN THE HIGH DENSITY
RESIDENTIAL (RH) ZONING DISTRICT (APN: 031-152-012).**

WHEREAS, Geary Coats of Coats Consulting, applicant, and AP Glover Enterprises, LLC., owner, applied for Architectural Review No. AR-2024-010; and

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

WHEREAS, the Planning Commission considered oral comments and written information concerning the Architectural Review application No. AR-2024-010 at a duly noticed public hearing that the Planning Commission held on March 26, 2025; and

WHEREAS, Architectural Review is not an activity subject to the California Environmental Quality Act (CEQA) pursuant to 15061(b)(3) of the CEQA guidelines.

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

1. The proposed use is consistent with provisions of the General Plan and Zoning Ordinance.

Evidence: The Seaside General Plan Land Use Designation for the project site is Neighborhood High. The land use classification is intended to allow residential densities of up to 45 dwelling units per acre in many forms of multiple housing types, from townhomes to four-story buildings. The proposed project would consist of 58 duplex units and two stand-alone residences. The project is consistent with the General Plan designation (Neighborhood High) and all applicable policies of the General Plan and of the applicable zoning designation (RH-High Density Residential) and regulations. The project is in conformance with the following General Plan Goals and policies:

General Plan Goal LUD-13: High-quality multifamily neighborhoods with a mixture of well-designed building types for a diversity of households.

Policy: Infill housing: Encourage new infill housing in residential areas of the city and on public/institutional sites to expand the amount and diversity of housing.

Evidence: The proposed development will consist of a multifamily development that is surrounded by available utilities and roadways. The developer will pay for the development of the infrastructure improvements needed for the development. The overall scale of the development is compatible with surrounding uses.

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 - Variety of housing: Provide a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing.

Evidence: The provision of low-income units under this project would establish a range of housing sizes and prices within the development and is in the Sites Inventory of the Housing Element.

Goal H-3: Ample new affordable housing available to extremely low, very low, low, and moderate-income households in Seaside.

Policy - Allocation of water and sewer services: In compliance with State law, prioritize in-fill development sites to accommodate the allocation of water and sewer services for affordable housing.

Evidence: The project would provide 60 rental units to meet the City's regional requirements for both affordable and rental housing opportunities. The City approved an allocation of 14 AFY for the project.

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

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

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

Evidence: The project site can accommodate the number of dwelling units with existing and planned utilities and improvements.

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

Evidence: The proposed design will include 60 units of slightly varied floor plans and sizes; and accessibility to each unit for both the designated affordable units and market rate units consistent with the affordable housing standards.

BE IT FURTHER RESOLVED, the Planning Commission approves BAR-2024-010 subject to the following Conditions of Approval:

Planning

1. The landscaping water shall be replaced by reclaimed water or a capture water system when it becomes available.
2. Any unused water allocation is subject to recall or reallocation by the City.
3. Six foot tall fences are required to be installed in the following locations:
 - a. Around the perimeter of the open spaces between units 5 and 5A and between units 16 and 17 and abutting 29.
 - b. Along the rear of units 13-15, 17 to 20, and 21 to 24.
4. All plantings shall be adequately watered during the establishment period of one year. In the event of unsuccessful establishment, defined as plants dying, being damaged, or not thriving, any such plants shall be replaced at a 1:1 basis.
5. Landscaped areas, including trees and other plantings, as well as paving, walls, and fences, shall be regularly maintained.
6. Landscape and irrigation plans are subject to review by Marina Coast Water District and shall be submitted and approved prior to building permit issuance.
7. The installation or operation of any irrigation system is subject to approval by Marina Coast Water District.
8. The proposed short-term bicycle racks, to accommodate five bicycles, shall meet the standards set by the Association of Pedestrian and Bicycle Professionals (APBP). The proposed location in either of the common open space areas, excluding the dog park, and type of rack shall be submitted to the Planning Department for approval prior to installation.
9. Compliance with SMC 17.30.070 *Outdoor Lighting* is to be illustrated in the lighting plans of the building permit plan set.
10. Safety lighting shall be installed every 150 ft. along the internal roads and shall not exceed a height of 16 feet.
11. There shall be an equal distribution of horizontal lap siding, board and batten, and flat exterior finishes for the 29 duplex and two single units. Each pair of duplex units shall utilize identical architectural schemes.

12. There shall be an equal distribution of color schemes using the following exterior paint finishes: Passive, Dovetail, Cityscape, and Urban Bronze; including a dark blue, called Indigo Batik for the 29 duplex and two single units. Each pair of duplex units shall utilize identical color schemes.
13. The proposed dog park shall have an area of 2,173SF and in total the three common open spaces shall be a minimum of 6,000SF combined.
14. Access Release form with GreenWaste shall be submitted and approved prior to issuance of Certificate of Occupancy.
15. An Affordable Housing Agreement shall be approved and executed prior to building permit issuance.

Engineering

16. 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. If the disturbed area is greater than one (1) acre, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and a WDID obtained by the applicant from the State Water Quality Control Board. Submit the SWPPP for City of Seaside review.
17. Post-development peak storm water runoff rates shall not exceed predevelopment rate. A pro rata share of the cost of offsite erosion sediment, and flood control improvements and/or for maintenance to the principal drainage way may be required by the city engineer to handle the increase peak runoff and/or sediment generated by the project (SMC 15.32.170):
 - a. As part of building permit application, develop civil grading and drainage plans to clearly show direction of storm water drainage from new or redeveloped impervious surfaces.
 - b. Drainage shall not be directed to adjacent properties. See item 15 for further requirements.
18. As required by Attachment 1 to Resolution No. R3-2013-0032 of the Central Coast Regional Water Quality Control Board, the applicant shall develop a Storm Water Control Plan demonstrating compliance with performance requirements #1, #2, #3, and #4 as applicable(SMC 8.46.130):
 - a. Applicant shall submit a Storm Water Control Plan prior to finalizing site plan or civil grading and drainage plans. Storm Water Control Plan shall be approved by the City prior to finalizing project civil grading and drainage plans and shall include

hydrology and hydraulic calculations validating the design of conveyance, treatment and/or infiltration features.

b. Applicant shall submit architectural and civil grading and drainage plans with building permit application in substantial conformance to the approved Storm Water Control Plan.

i. Plans shall clearly denote, in table format, the pre-project impervious surface area, new impervious surface area created, replaced impervious surface area, and post-project impervious surface area.

c. Prior to issuance of occupancy, applicant shall execute and record as a deed restriction a Right of Entry and Maintenance Agreement. The Right of Entry and Maintenance Agreement shall:

i. Include indemnity, insurance and security requirements in conformance with the template provided by the City, and

ii. include an operation and maintenance (O&M) plan approved by the City stating that the property owner will conduct, and accepts responsibility for, maintenance of all storm water control measures (SCMs), and

iii. include a legal description of the property, and

iv. describe the methods and procedures for conducting periodic inspections and maintenances of all SCMs, and v. require applicant to provide to the City each year during a period beginning on September 1 and ending no later than September 30 a statement certified by a licensed Civil Engineer or Qualified Storm Water Developer (QSD) registered in the State of California stating that the SCM maintenance is in accordance with the O&M plan, and vi. include a statement that transfers responsibility for maintenance of SCMs to future owners of the property.

19. 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

Fire Department

20. Comply with all requirements of the Seaside Fire Department and current California Fire Code.

21. Fire sprinklers are required.

Environmental Services Cooperative Agreement (ESCA)

22. *For all intrusive activities greater than 10 cubic yards, a Construction Support Plan must be written, submitted, and approved by all regulatory agencies (US Army, California Department of Toxic Substances Control, and US Environmental Protection Agency before intrusive activities for this parcel commence). Please contact Seaside's ESCA program (899-6773 and 899-6774) for additional details including schedules, consultants available to develop a plan, and to request a copy of the Construction Support Plan approved for previous work at this site.*

23. The following ESCA resources are applicable to the project:

- a. [Revised Final Land Use Implementation Plan / Operation and Maintenance Plan \(LUCIP/OMP\)](#) Group 1: Seaside and Parker Flats Phase II MRAs, December 2019 available at https://docs.fortordcleanup.com/ar_pdfs/AR-ESCA-0361E//ESCA-0361E.pdf
- b. Munitions Safety Alert available at www.FortOrdSafety.com
- c. Munitions Safety Guide available at www.FortOrdSafety.com
- d. Seaside digging and excavation ordinance (City of Seaside Chapter 15 Article 34).

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Seaside, State of California, on the 26th day of March, 2025, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

ARCHITECTURAL REVIEW APPLICATION No. BAR-2024-010
RESOLUTION No. 22-XX

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

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

Applicant's Signature

Date

Property Owner's Signature

Date

PARKER FLATS COMMONS

PARKER FLATS CUT OFF ROAD
SEASIDE, CA



KEY MAP
1" = 30'



VICINITY MAP
N.T.S.

PROJECT INFORMATION

APN: 031-150-011

GP: RESIDENTIAL ZONING: RESIDENTIAL H

TOTAL NUMBER OF HOMES: 60

58 DUET HOMES

2 SINGLE FAMILY HOMES

LOT SIZE: 50'X80', 50'X70', 25'X70', 25'X80'

3 BED/2 BATH (982 SQ.FT.)

2 PARKING SPACES/SITE (120 SP. TOTAL)

TOTAL ACRES: 4.98

OWNER INFO

A P GLOVER ENTERPRISES, LLC
1676 FREEMONT BLVD., SUITE A-1, SEASIDE, CA

APPLICANT INFO

COATS CONSULTING
PO BOX 1356
CARMEL, CA 93921
COATSCONSULTING@GMAIL.COM
(831) 238-7415

CIVIL SHEET INDEX

C-1.0	COVER SHEET
C-2.0	DEMOLITION PLAN
C-3.0	PRIVATE OPEN SPACE STREET LIGHTING
C-4.0	UTILITY PLAN
C-5.0	TYPICAL SPACE & UNIT PLAN
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE TYPICAL DUET "O" REAR SETBACK
L-3	LANDSCAPE TYPICAL SINGLE SPACE
L-4	LANDSCAPE TOT LOT PLAN



BUILD ON.
SANDIS.NET

DATE: 11/26/2024
SCALE: AS SHOWN
PROJECT No.: 224298

DATE 11/26/2024

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

No.	REVISION	DATE	BY

PARKER FLATS COMMONS

SEASIDE

CALIFORNIA

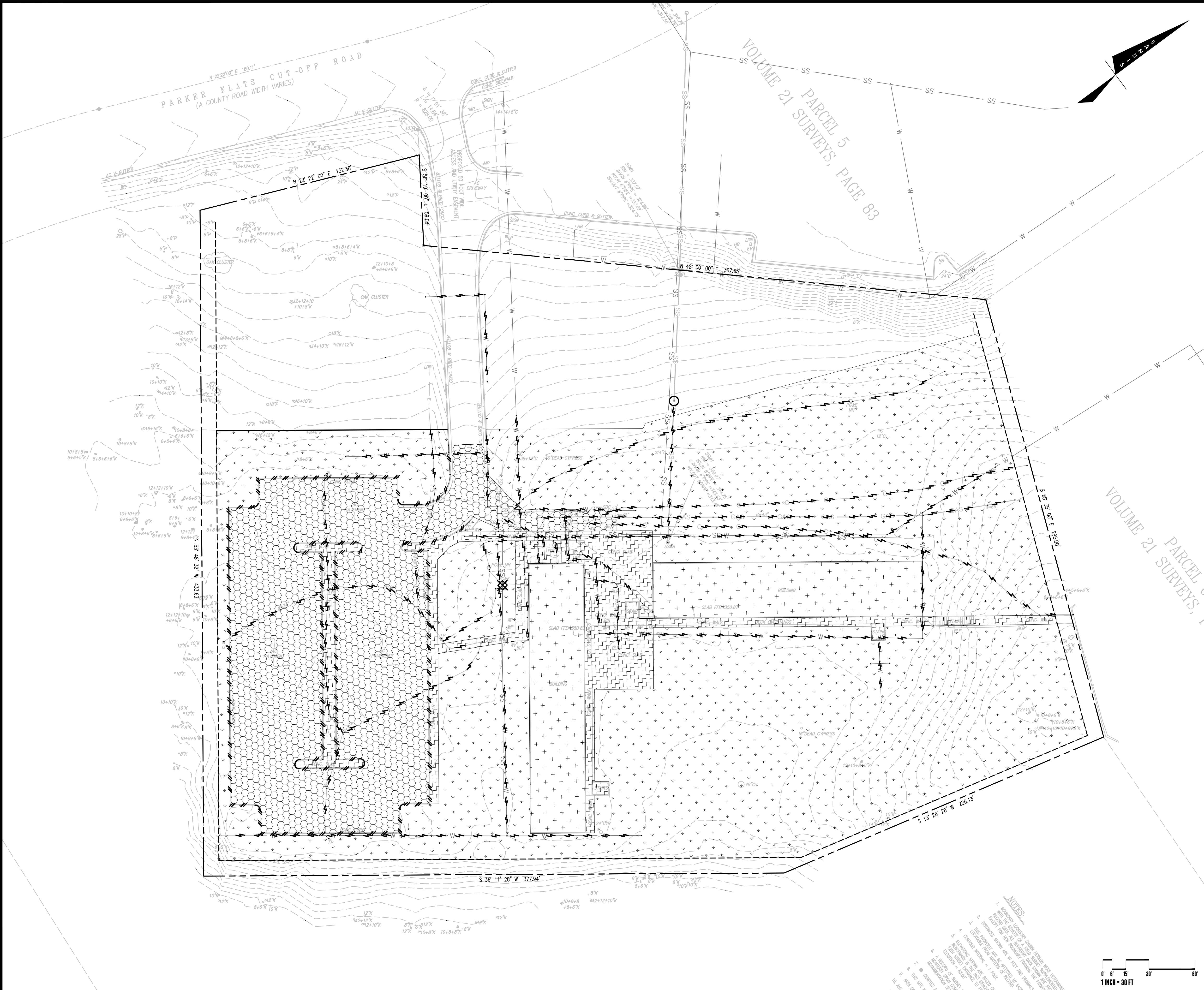
COVER SHEET

SHEET

C-1.0

OF 9 SHEETS

NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOCOPY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.



LEGEND

- SAWCUT LINE. CONTRACTOR SHALL SAWCUT WITH A NEAT, CLEAN EDGE. SAWCUT CONCRETE AT NEAREST JOINT TO SAWCUT LINE SHOWN ON PLAN.
- DEMOLISH AND REMOVE AC PAVING AND ANY ASSOCIATED BASE ROCK. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY GEOTECHNICAL ENGINEER.
- DEMOLISH AND REMOVE CONCRETE INCLUDING ANY ASSOCIATED BASE ROCK AND REBAR. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY THE GEOTECHNICAL ENGINEER.
- CLEAR AND GRUB EXISTING LANDSCAPE AREA SO NO ORGANICS ARE STILL PRESENT.
- DEMOLISH AND REMOVE EXISTING BUILDING, SEE ARCHITECTURAL PLANS FOR EXTENT OF BUILDING DEMOLITION. STABILIZE THE EXISTING SUBGRADE.
- DEMOLISH AND REMOVE EXISTING CURB AND GUTTER, INCLUDING ANY ASSOCIATED REBAR OR BASE ROCK. SAWCUT WITH NEAT, CLEAN EDGE.
- REMOVE EXISTING WALL OR FENCE INCLUDING ASSOCIATED FOOTINGS. RETURN FENCE TO OWNER.
- DEMOLISH AND REMOVE EX. UTILITY LINE. BACKFILL EMPTY TRENCH WITH APPROVED FILL PER GEOTECHNICAL REPORT.
- DEMOLISH AND REMOVE EX. UTILITY STRUCTURE
- CAP EXISTING UTILITY WHERE SHOWN PER UTILITY OWNERS SPECIFICATIONS AND REQUIREMENTS. IF PRESSURIZED UTILITY CONTRACTOR SHALL HAVE COMPETENT PROFESSIONAL DESIGN PIPE RESTRAINTS.
- DEMOLISH AND REMOVE EX. STREETLIGHT AND FOUNDATION
- PROTECT EXISTING UTILITY TO REMAIN
- REMOVE EXISTING TREE AND ROOT BALL. COORDINATE WITH LANDSCAPE ARCHITECT AND PROJECT ARBORIST PRIOR TO REMOVING ANY TREES.
- PROTECT EXISTING TREE TO REMAIN. SEE LANDSCAPE PLANS AND ARBORIST'S REPORT FOR TREE PROTECTION DETAILS.

DEMOLITION NOTES

- CONTRACTOR TO REFER TO GEOTECHNICAL REPORT FOR ALL TRENCH BACKFILL RECOMMENDATIONS FOR ALL EXISTING UTILITIES THAT ARE TO BE REMOVED.
- CONTRACTOR TO DEMOLISH AND REMOVE ALL IRRIGATION IN LANDSCAPE AREAS WITHIN THE LIMIT OF WORK. IF ANY IRRIGATION LINES OR MAINS ARE IN THE LIMIT OF WORK OR ARE DAMAGED THAT SERVE LANDSCAPE TO REMAIN, CONTRACTOR TO RECONNECT OR RELOCATE AT NO ADDITIONAL COST TO OWNER.
- ALL UNDERGROUND UTILITIES, LANDSCAPE FEATURES, AND HARDSCAPE FEATURES NOT SHOWN TO BE REMOVED THAT ARE IMPACTED OR DAMAGED BY THE CONTRACTOR OR THEIR SUB-CONTRACTORS SHALL BE REMOVED AND REPLACED IN KIND. ITEMS MAY INCLUDE, BUT NOT LIMITED TO, UNDERGROUND UTILITY AND IRRIGATION LINES, CURB, GUTTER, SIDEWALK, PAVEMENT, FENCING, STRIPING AND OTHER PAVEMENT MARKINGS, PLANTING, LANDSCAPING, AND BOLLARDS.
- PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS OTHERWISE NOTED. REPLACE ANY DAMAGED UTILITY TO REMAIN TO KEEP OPERABLE DURING CONSTRUCTION.
- THIS DEMOLITION PLAN IS NOT A COMPLETE INVENTORY OF UTILITIES OR STRUCTURES. CONTRACTOR SHALL CONTACT ENGINEER IF ANY UNKNOWN OR UNEXPECTED UTILITIES OR OTHER STRUCTURES ARE FOUND.
- ALL UTILITY DEMOLITION TO BE DISCONNECTED AND CAPPED WHERE SHOWN ON THE PLAN PER UTILITY OWNERS SPECIFICATIONS AND STANDARDS.
- ALL UTILITY SHUT DOWNS ARE TO BE AVOIDED. IF SHUT DOWNS ARE NECESSARY, CONTRACTOR TO COORDINATE SHUT DOWN WITH UTILITY OWNER WITH 48 HOUR MINIMUM NOTICE.
- CONTRACTOR TO COORDINATE WITH PG&E WHEN WORKING AROUND UTILITY LINES AND HAVE APPROPRIATE PG&E PERSONNEL ON SITE AS REQUIRED.
- CONTRACTOR TO POTHOLE AND VERIFY ALL EX. UTILITIES PRIOR TO DEMOLITION.
- ALL EXISTING STORM DRAIN, SANITARY SEWER, AND WATER MAINS THAT SERVE EXISTING BUILDINGS MUST REMAIN OPERABLE DURING CONSTRUCTION. CONTRACTOR TO SET UP TEMPORARY SERVICE OR PUMP AS NECESSARY TO ENSURE UNINTERRUPTED SERVICE.



BUILD ON.
SANDIS.NET

DATE: 11/26/2024
SCALE: 1"=30'
PROJECT No.:
224298

DATE 11/26/2024
NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

No.	REVISION	DATE	BY

PARKER FLATS COMMONS

SEASIDE

CALIFORNIA

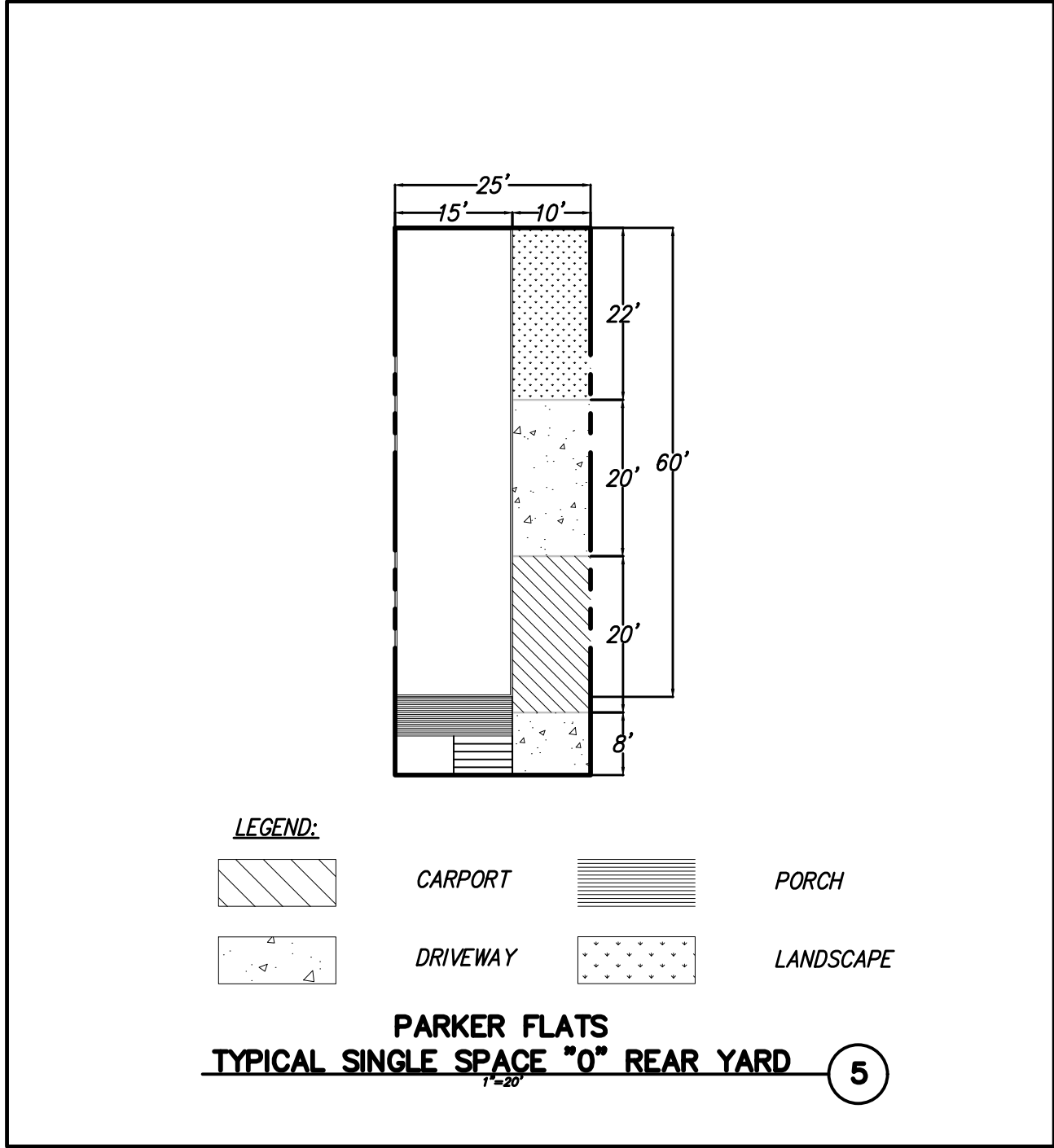
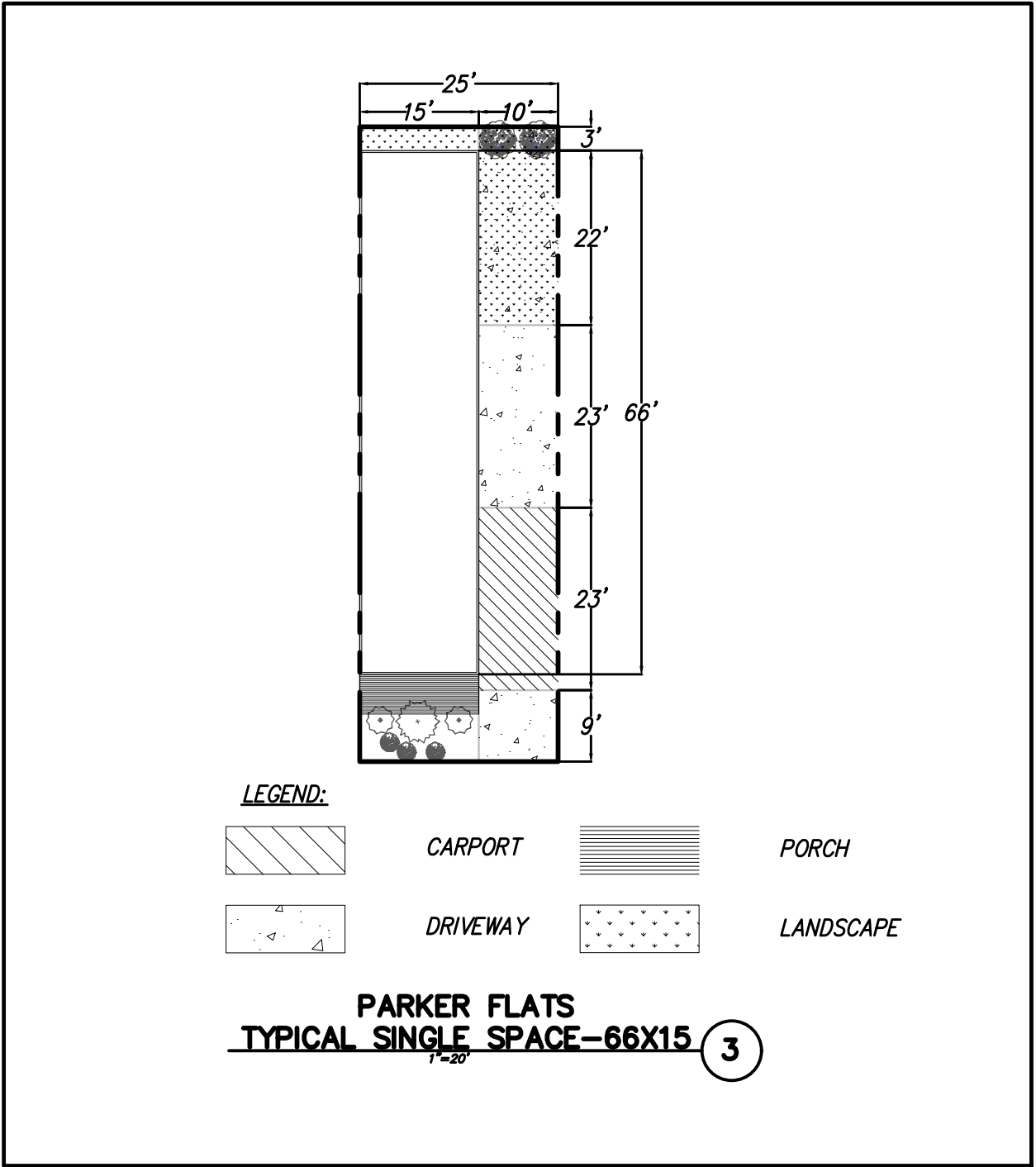
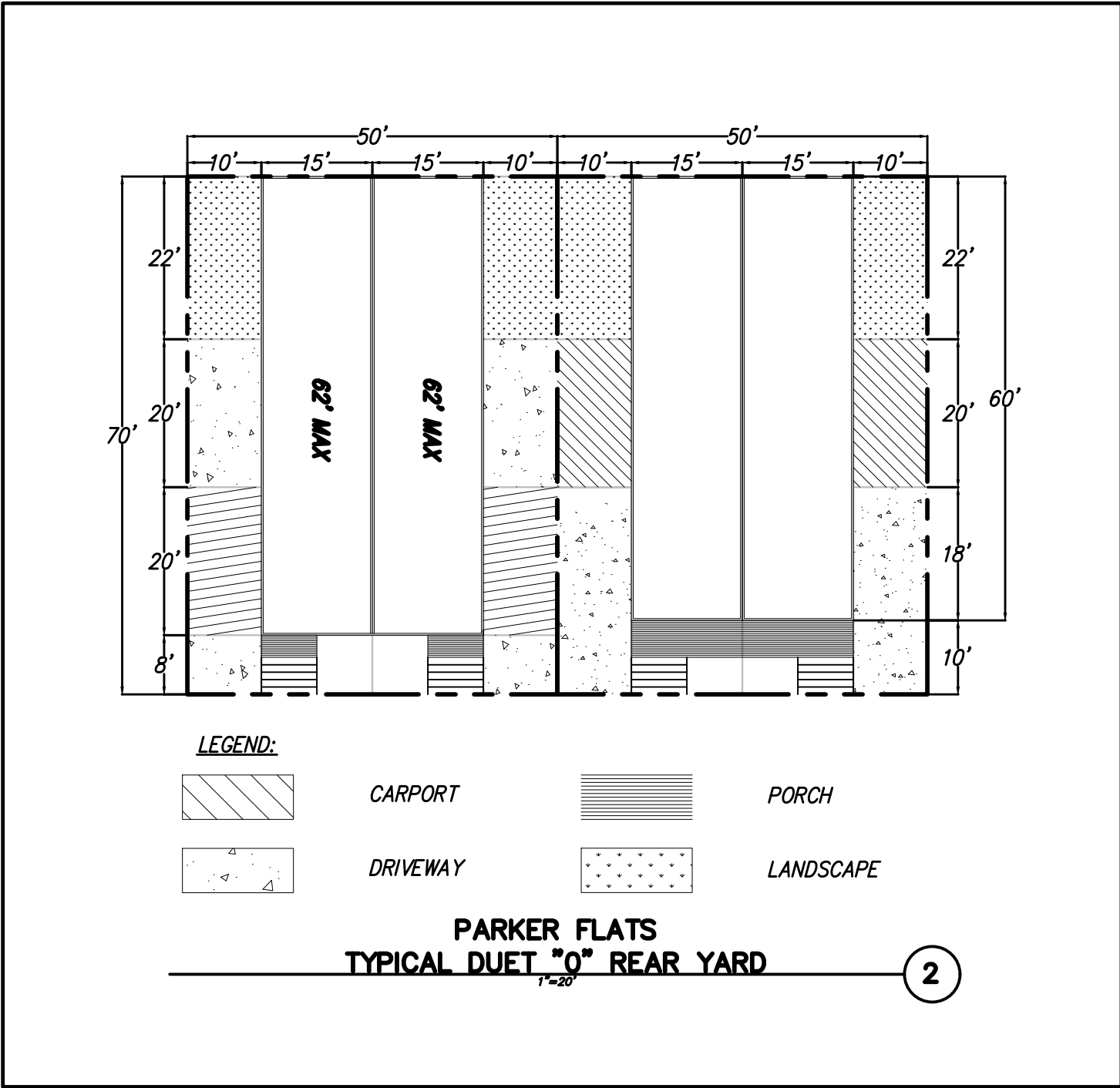
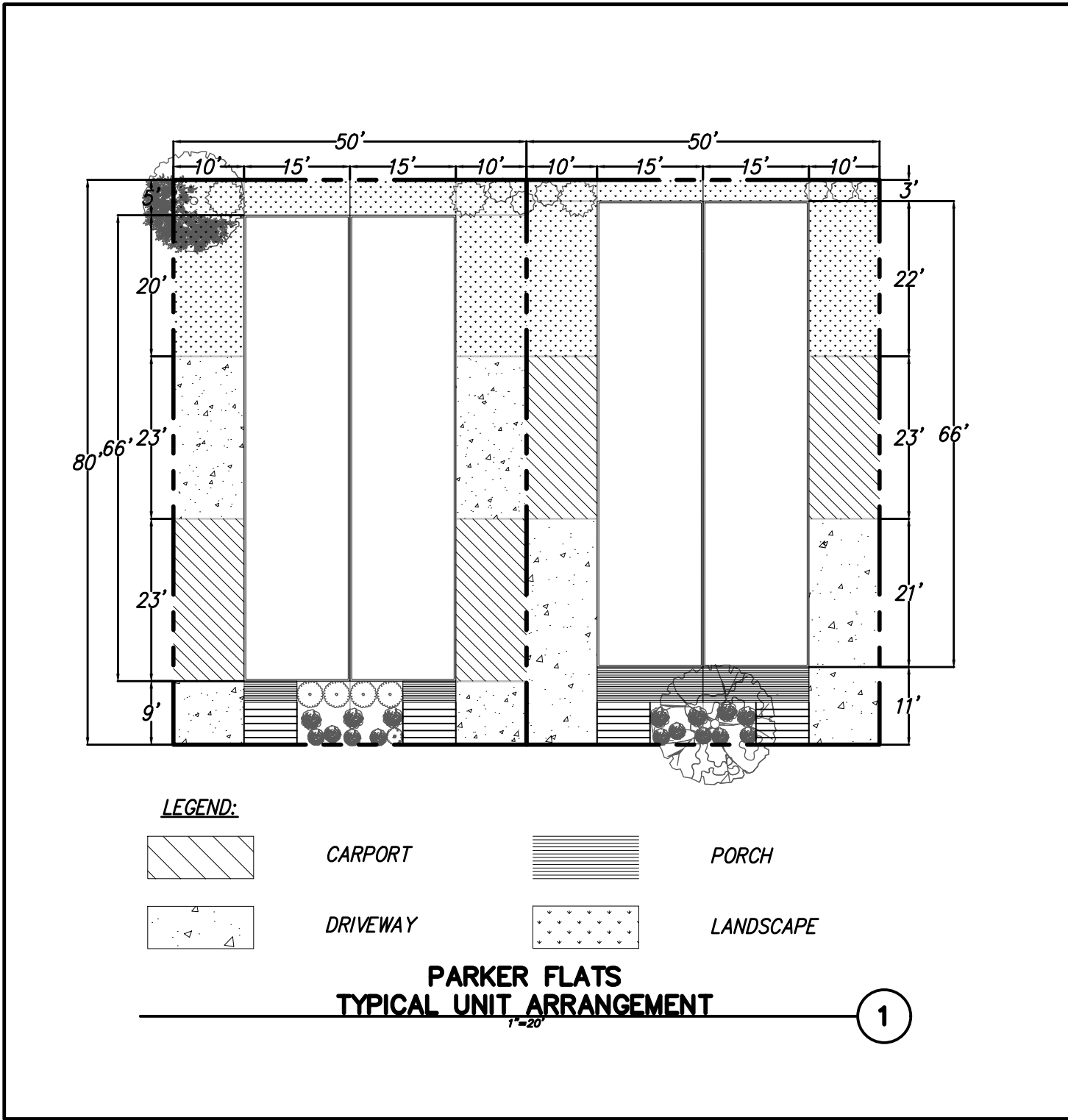
DEMOLITION PLAN

SHEET

C-2.0

OF 9 SHEETS

NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOCOPY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.



UNIT SIZE	COUNT
62'X15'	6
60'X15'	13
66'X15'	41



BUILD ON.
SANDIS.NET

DATE: 11/26/2024
SCALE: AS SHOWN
PROJECT No.: 224298

DATE 11/26/2024

NATHAN DICKINSON
R.C.E. NO. 79716, EXPIRES 9-30-26

No.	REVISION	DATE	BY

PARKER FLATS COMMONS

SEASIDE

CALIFORNIA

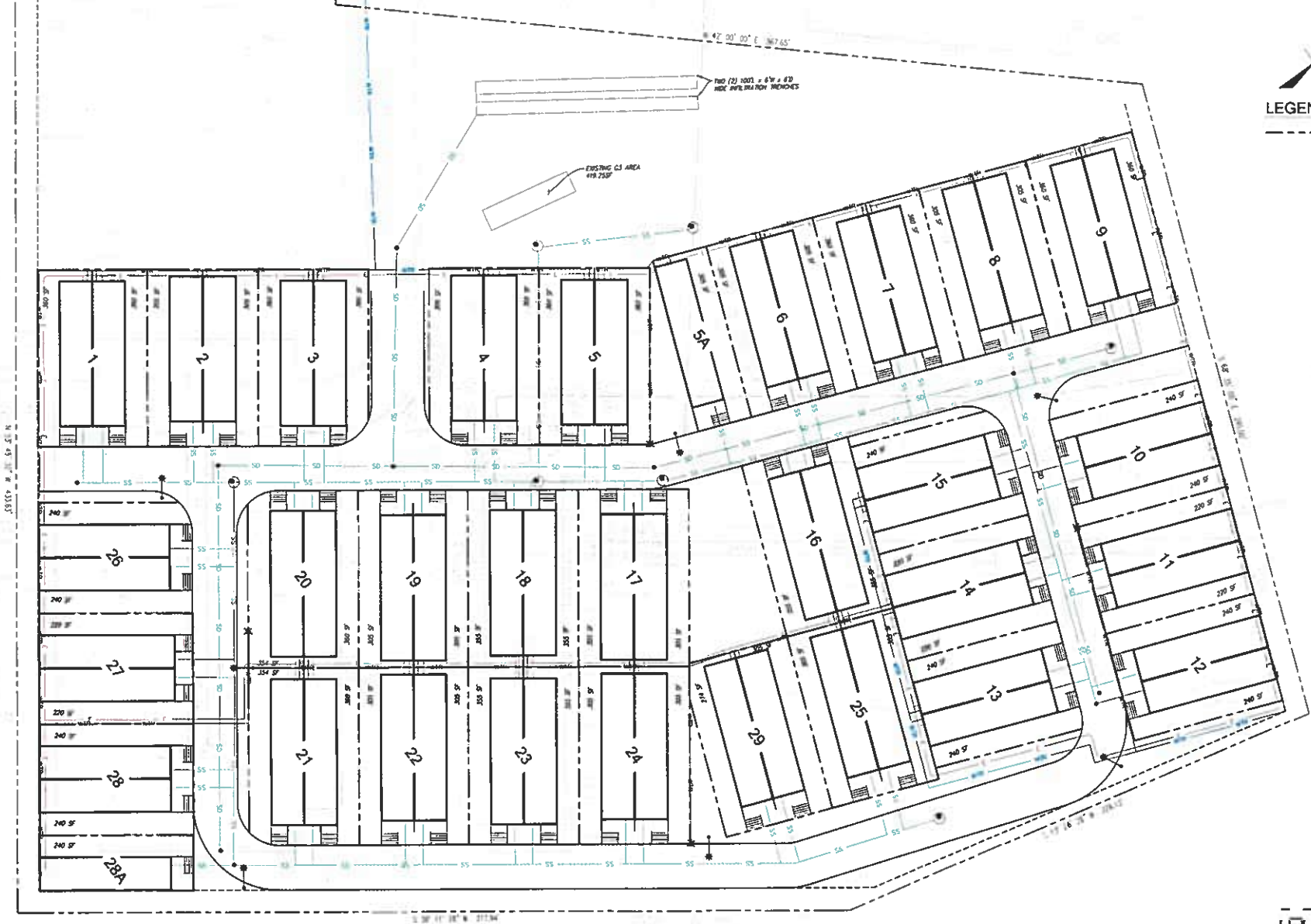
TYPICAL SPACE & UNIT PLAN

SHEET

C-5.0

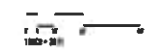
OF 9 SHEETS

THIS PLAN IS THE PROPERTY OF SANDIS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.



LEGEND

PROPERTY LINE



	BUILD ON. SANDIS.NET	DATE: 7/23/2024	DATE: 2024	<table border="1"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	DATE	BY									PARKER FLATS COMMONS	UTILITY PLAN	SHEET C-3.0
		NO.	REVISION		DATE	BY													
PROJECT NO: 224298	PROJECT NO: 224298	SEASIDE, CALIFORNIA																	
NATHAN DEARBORN P.E. NO. 19714, EXPIRES 6-30-26																			

Parking Lot Light Fixture: Square Arm...



Parking Lot Light Fixture: Square Arm, 12,000 lm, 100 W Fixture Watt, Type IV, 250W MH/HPS, 4000K

Item **499H84**

Mfr. Model **RAR1-100-4K-4**

Web Price

\$486.43 / each

Qty
1

Add to Cart

☒ Ship

☐ Pickup

Enter a ZIP Code.

ZIP
Code

Save

Shipping Weight **15.15 lbs**

[Ship Availability Terms](#)

[Add to List](#)

Product Details

Catalog Page [483](#)

Brand **BEACON**

Mount Type **Square Arm**

Lumens **12,000 lm**

Fixture Wattage **100 W**

Light Distribution Shape **Type IV**

LED Replacement For **250W MH/HPS**

Light Technology **LED**

Color Rendering Index **70**

Voltage **120-277V AC**

Height **3-1/4 in**

Width **12 in**

Rated Life **60,000 hr**

Fixture Housing Color **Bronze**

Fixture Housing Material **Aluminum**

Fixture Lens Material **Acrylic**

Lumens per Watt **120 lm/W**

Max. Operating Temp. **40 °C**

Compliance & Restrictions



WARNING: This product can expose you to chemicals including Lead compounds, which is known to the State of California to cause cancer, and Lead, which is known to the State of California to cause birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov.



Environmentally Preferable Product - This item has been designated by the manufacturer as an environmentally preferable product (EPP) because this item is DesignLights Consortium (DLC)® Listed.

Environmentally Preferable Attribute: Product Contributes To Reducing Energy Consumption.

Min. Operating Temp. -40 °C
Standards ANSI C136.31; CSA C22.2; UL 1598; Wet Location
Warranty 5 Years
Fixture Rated Life 60,000 hr
Description/Special Features Corrosion Resistant; Over Current Protection and Short Circuit; Photo Control; Zero Uplight At 0° of Tilt
Fixture Height 3-1/4 in
Fixture Length 19 in
Fixture Temp. Range -40° to 40°C
Fixture Width 12 in
Color Temperature 4000K
UNSPSC 39111605
Country of Origin Mexico (subject to change)

Product Description

LED parking lot fixtures project a bright, clean light and reach full brightness instantly. They use LED lamps, which last longer and use significantly less energy than metal halide parking lot lights. They also produce very little heat and can withstand temperature changes and humidity. These pole-mounted outdoor lighting fixtures are commonly used to replace worn out traditional lamps in existing parking lot lights.

Documents



[Hubbell Lighting RAR Spec Sheet](#)



[Hubbell Lighting Ratio Brochure](#)



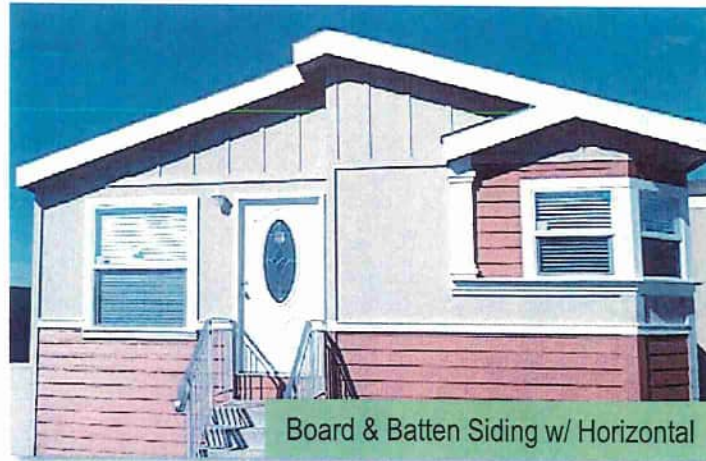




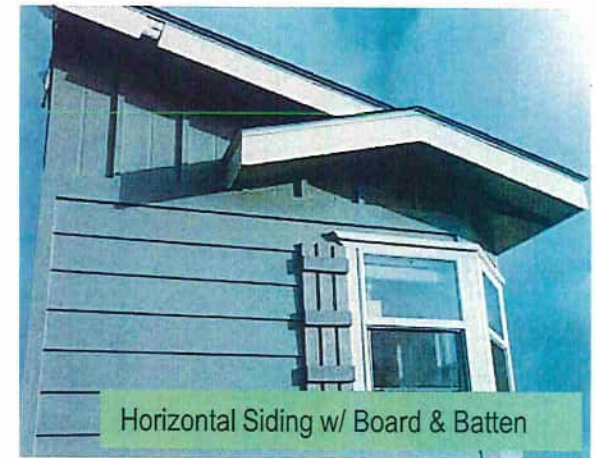
EXTERIOR – SIDING OPTIONS

Siding Options:

- Lap Siding
(Vertical, Horizontal, Shake)
- Board & Batten



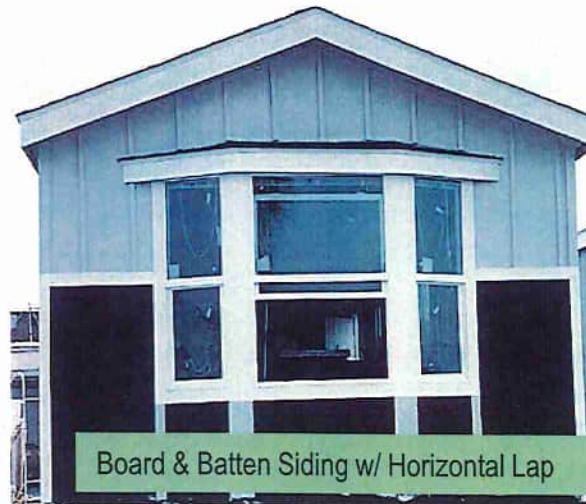
Board & Batten Siding w/ Horizontal



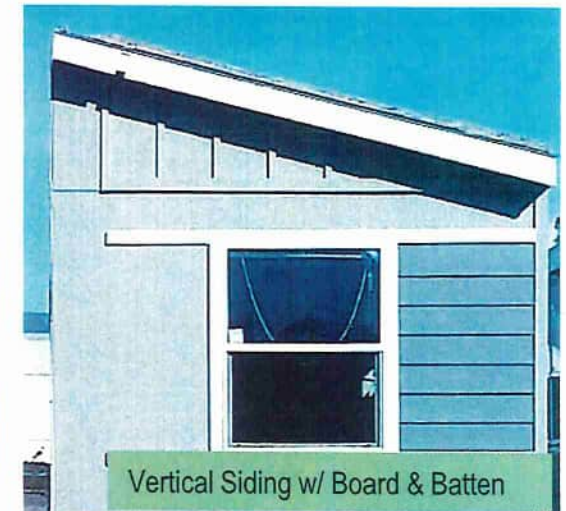
Horizontal Siding w/ Board & Batten



Board & Batten Siding



Board & Batten Siding w/ Horizontal Lap



Vertical Siding w/ Board & Batten

EXTERIOR – PORCH COLUMNS & RAILING

Porch Railing:

- Vinyl Railing (Standard)
- Wood Railing (Optional)



Standard: 4" Columns w/Vinyl Railing



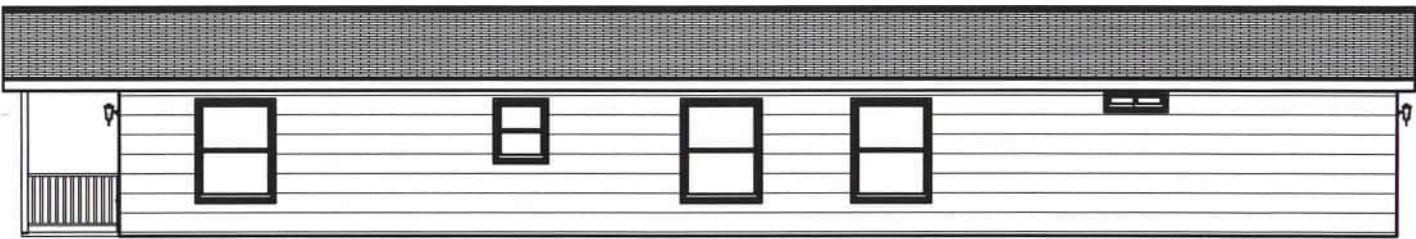
Optional: 8" Columns w/Vinyl Railing



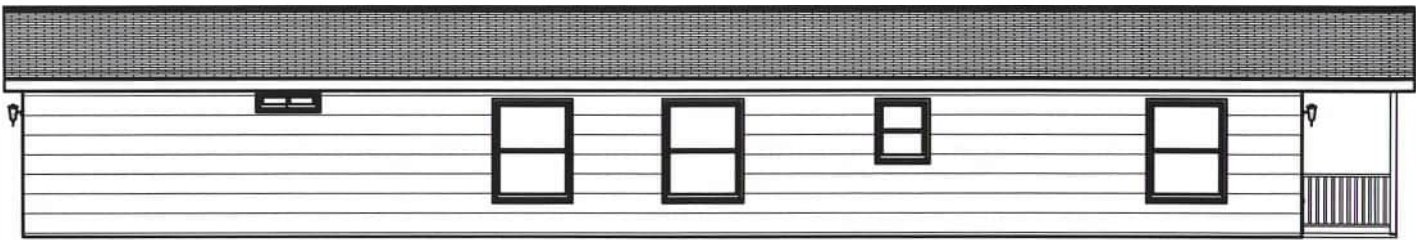
Optional 12" Columns w/Wood Railing



END VIEW



BACK VIEW



FRONT VIEW

09/26/2024	2024-	JMS	DUPLEX V2	CL	-	Jose Paleo	
------------	-------	-----	-----------	----	---	------------	---

EXTERIOR HOME PAINT SCHEMES

	BODY	TRIM	ROOF SHINGLES
SCHEME 1 6 HOMES	 SW 7004 Passive	 SW 7757 High Reflective White	 Black Onyx
SCHEME 2 6 HOMES	 SW 7048 Urbane Bronze		
SCHEME 3 6 HOMES	 SW 7007 Claycope		
SCHEME 4 6 HOMES	 SW 7018 Dovetail		
SCHEME 5 6 HOMES	 SW 7002 Indigo Batik		



ROOF SHINGLES

Owens Corning

Standard Shingles- 25-year Warranty >



Architectural Shingles – Limited Life Warranty >



Trimline Roof Venting System
Festival & Vogue Standard

** Not Available
with WUI Fire
Code Option
(replaced w/
mushroom vents)





PORCH DECKING

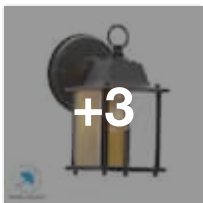


Gray - Weekender Cottage

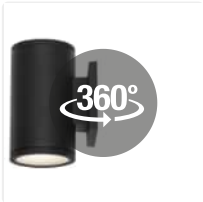


Brown - Weekender Cabin

Front Fixture

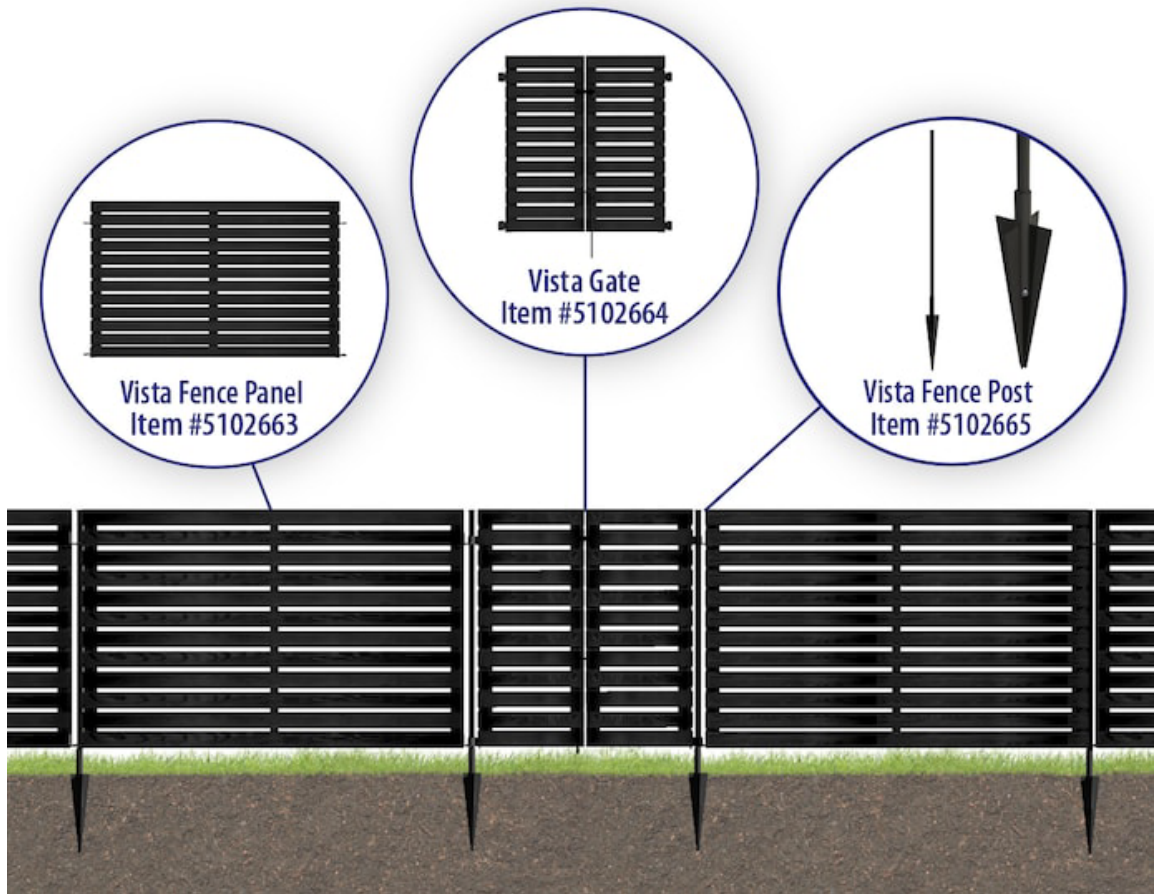


Rear/Side Fixture



Landscaping and Fence Plans

VISTA FENCE COLLECTION









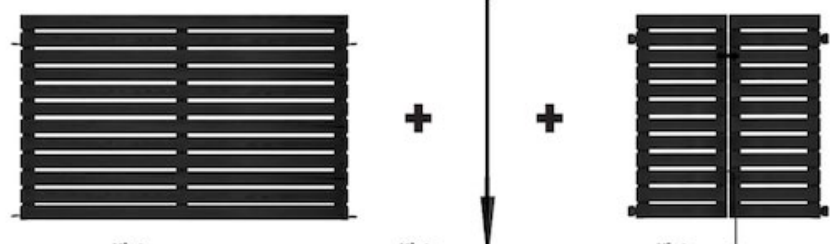
7/8 IN



Steel Gate Latch

Steel Post Spike

SHOP
THE
PROJECT



Vista
Fence Panel
Item #5102663

Vista
Fence Post & Stake
Item #5102665

Vista
Gate Panels
Item #5102664

Plant Legend				
BOTANICAL	COMMON	SIZE	QTY	WATER
Tree				
Ceratonia siliqua	Carob Tree	24" box	2	Low
Quercus agrifolia	Coast Live Oak	24" box	6	Very Low, Low
Shrub				
Arctostaphylos 'Sunset'	Sunset Bush Manzanita	5 gal	32	Very Low
Arctostaphylos densiflora	Vine Hill Manzanita	5 gal	17	Low
Ceanothus thyrsiflorus 'Skylark'	Skylark Mountain Lilac	5 gal	54	Low
Cistus x purpureus	Purple Rockrose	5 gal	12	Very Low, Low
Cistus x skanbergii	Dwarf Pink Coral Rockrose	5 gal	15	Very Low, Low
Heteromeles arbutifolia	Toyon	5 gal	29	Very Low, Low
Salvia clevelandii	Cleveland Blue Sage	5 gal	19	Very Low, Low
Salvia leucantha	Mexican Sage	5 gal	19	Low
Ground cover				
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	5 gal	18	Low



Karen Aitken & Associates -2023 These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the user's responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.

* NOTES (E) = Existing

REVISIONS	BY

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS

8262 Rancho Real Giltroy Ca. 95020
Calif. Reg. #2239 (408) 842-0245
karen@KAA.Design

PARKER FLATS COMMONS
Parker Flats Cut Off Road, Seaside, CA.

LANDSCAPE PLAN

DATE	02-18-25
SCALE	1/4"=1'-0"
DRAWN	SL
JOB	PARKER FLATS

L-1

Plant Legend - Type "A"					
BOTANICAL	COMMON	SIZE	QTY	WATER	REMARKS
Shrub					
Euryops pectinatus 'Viridis'	Green Shrub Daisy	5 gal	2	Low	
Rhaphiolepis indica 'Springtime'	Springtime Indian Hawthorn	5 gal	4	Low, Medium, Extra in Summer	
Salvia leucantha	Mexican Sage	5 gal	2	Low	
Ground cover					
Achillea millefolium 'New Vintage White'	New Vintage White Yarrow	1 gal	3	Low, Extra in Summer	
Festuca rubra	Creeping Red Fescue, Red Fescue	1 gal	25	Medium, Extra in Summer	Or Dymondia
Verbena 'Homestead Purple'	Homestead Purple Verbena	1 gal	5	Very Low, Low	

Plant Legend - Type "B"					
BOTANICAL	COMMON	SIZE	QTY	WATER	REMARKS
Shrub					
Euryops pectinatus 'Viridis'	Green Shrub Daisy	5 gal	4	Low	
Salvia leucantha	Mexican Sage	5 gal	1	Low	
Ground cover					
Achillea millefolium 'New Vintage White'	New Vintage White Yarrow	1 gal	4	Low, Extra in Summer	
Festuca rubra	Creeping Red Fescue, Red Fescue	1 gal	25	Medium, Extra in Summer	
Verbena 'Homestead Purple'	Homestead Purple Verbena	1 gal	5	Very Low, Low	



REVISIONS	BY



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS

8262 Rancho Real Gilroy Ca. 95020
Calif. Reg. #2239 (408) 842-0245
karen@KAA.Design

PARKER FLATS COMMONS
Parker Flats Cut Off Road, Seaside, CA.

LANDSCAPE TYPICAL DUET "o" REAR SETBACK



DATE	02-05-25
SCALE	1/4"=1'-0"
DRAWN	SL
JOB	PARKER FLATS

Karen Aitken & Associates -2023 These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the user's responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners.

*** NOTE: All Landscape Areas and Private Open Spaces to Receive a minimum 3" Layer of Chipped Redwood Bark Mulch.**

*** NOTES (E) = Existing**

Plant Legend - Type "C"					
BOTANICAL	COMMON	SIZE	QTY	WATER	REMARKS
Shrub					
Euryops pectinatus 'Viridis'	Green Shrub Daisy	5 gal	2	Low	
Salvia leucantha	Mexican Sage	5 gal	1	Low	
Ground cover					
Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	5 gal	2	Low	
Festuca rubra	Creeping Red Fescue, Red Fescue	1 gal	25	Medium, Extra in Summer	Or Dymondia
Verbena 'Homestead Purple'	Homestead Purple Verbena	1 gal	3	Very Low, Low	

Plant Photos

Shrubs



Salvia leucantha
Mexican Sage 5 Gal.
2-3' x 3-4' (At Maturity)
Growth Rate: Fast



Euryops pectinatus 'Viridis'
Green Shrub Daisy 1 Gal.
3-6' x 3-6' (At Maturity)
Growth Rate: Fast



Ceanothus griseus var.
horizontales
Carmel Creeper Ceanothus 5 Gal.
2' x 6' (At Maturity)
Growth Rate: Slow



Rhaphiolepis indica 'Springtime'
Springtime Indian Hawthorn 5 Gal
2-5' x 3-5' (At Maturity)
Growth Rate: Moderate, Slow



Achillea millefolium
Common Yarrow 1 Gal.
2-3' x 2-3' (At Maturity)
Growth Rate: Fast, Moderate



Verbena 'Homestead Purple'
Homestead Purple Verbena 1 Gal.
0.8-1' x 3' (At Maturity)
Growth Rate: Fast

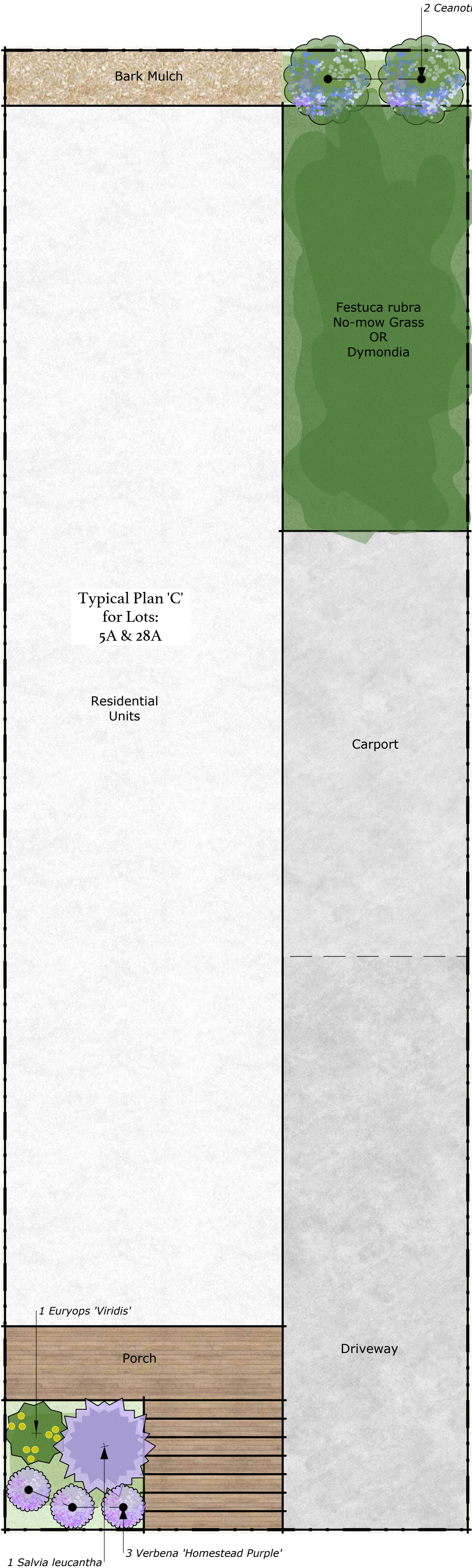


Dymondia margaretae
Dymondia, Rock Ditty 1 Gal.
0.2' x 1'-3' (At Maturity)
Growth Rate: Fast



Festuca rubra
Red Fescue 1 Gal.
1-2' x 1'-3' (At Maturity)
Growth Rate: Moderate, Slow

* NOTE: All Landscape Areas and Private Open Spaces to Receive a minimum 3" Layer of Chipped Redwood Bark Mulch.



REVISIONS	BY



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS

8262 Rancho Real Gilroy Ca. 95020
Calif. Reg. #2239 (408) 842-0245
karen@KAA.Design

PARKER FLATS COMMONS
Parker Flats Cut Off Road, Seaside, CA.

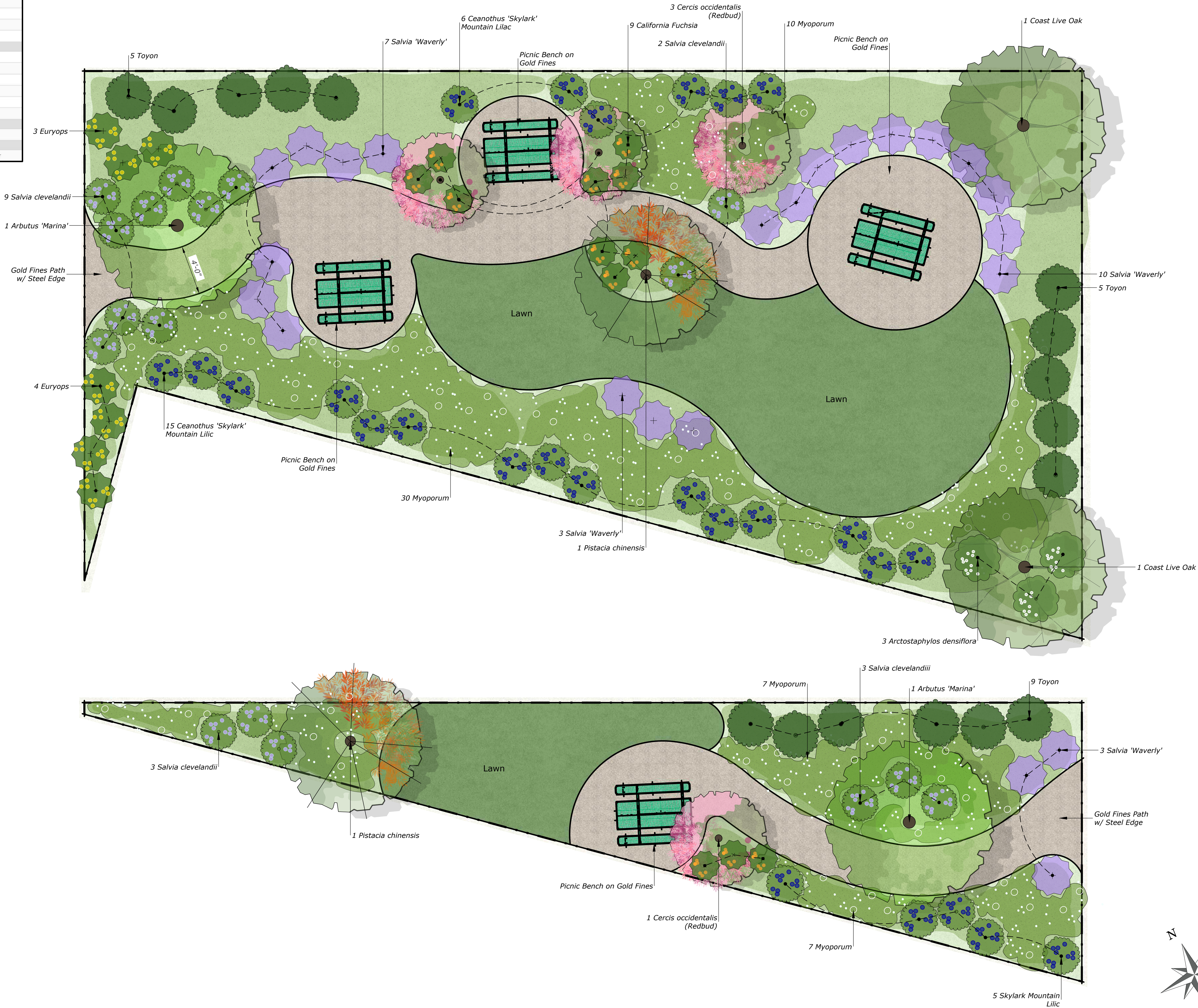
LANDSCAPE TYPICAL SINGLE SPACE



DATE	02-05-25
SCALE	1/4"=1'-0"
DRAWN	SL
JOB	PARKER FLATS

L-3

Plant Legend				
BOTANICAL	COMMON	SIZE	QTY	WATER
Tree				
Arbutus 'Marina'	Marina Strawberry Tree	24" box	2	Low
Cercis occidentalis	Western Redbud	24" box	4	Very Low
Pistacia chinensis	Chinese Pistache	24" box	2	Low
Quercus agrifolia	Coast Live Oak	24" box	2	Very Low, Low
Shrub				
Arctostaphylos densiflora	Vine Hill Manzanita	5 gal	3	Low
Ceanothus thyrsiflorus 'Skylark'	Skylark Mountain Lilac	5 gal	26	Low
Epilobium canum	California Fuchsia	5 gal	12	Very Low
Euryops pectinatus 'Viridis'	Green Shrub Daisy	5 gal	7	Low
Heteromeles arbutifolia	Toyon	5 gal	16	Very Low, Low
Salvia clevelandii	Cleveland Blue Sage	5 gal	17	Very Low, Low
Ground cover				
Myoporum parvifolium	Ground Cover Myoporum	1 gal	54	Low, Extra in Summer
Perennial				
Salvia 'Waverly'	Waverly Sage	5 gal	23	Low, Medium, Extra in Summer



REVISIONS	BY



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS

8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@KAA.Design

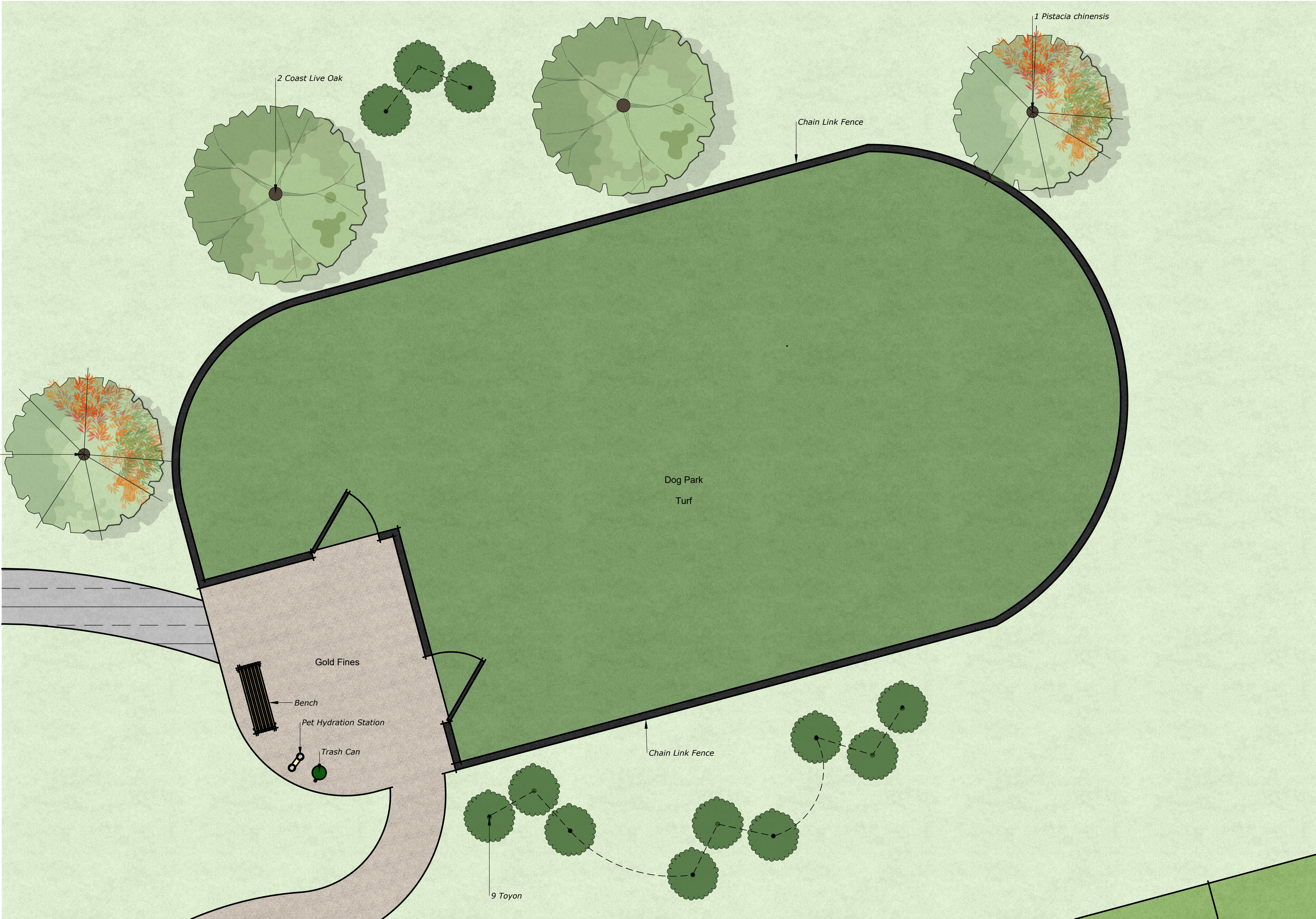
PARKER FLATS COMMONS
Parker Flats Cut Off Road, Seaside, CA.

LANDSCAPE TOT LOT PLAN

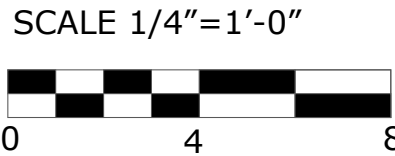
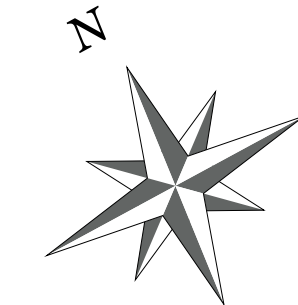


DATE 02-05-25
SCALE 1/4"=1'-0"
DRAWN SL
JOB PARKER FLATS

Plant Legend				
Botanical	Common	Size	Qty	Water
Tree				
Pistacia chinensis	Chinese Pistache	24" box	2	Low
Quercus agrifolia	Coast Live Oak	24" box	2	Very Low, Low
Shrub				
Heteromeles arbutifolia	Toyon	5 gal	12	Very Low, Low



*** NOTE: All Landscape Areas and Private Open Spaces to Receive a minimum 3" Layer of Chipped Redwood Bark Mulch.**



REVISIONS	BY



KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS

8262 Rancho Real Gilroy Ca. 95020
Calif. Reg. #2239 (408) 842-0245
karen@KAA.Design

PARKER FLATS COMMONS
Parker Flats Cut Off Road, Seaside, CA.

LANDSCAPE DOG PARK PLAN



DATE	02-18-25
SCALE	1/4"=1'-0"
DRAWN	SL
JOB	PARKER FLATS

L-5

[Home](#) > [Furniture & Decor](#) > [Outdoor Furniture](#) > [Outdoor Seating](#) > [Benches](#) > [Plastic Benches](#)

EXCLUSIVE BRANDS

Model #: WB240126BK

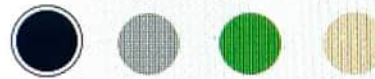
Global Industrial™ 6' Park Bench w/ Backrest, Black

★★★★★ (15) | [Questions & Answers \(7\)](#)

[Shop All Recycled Plastic Benches with Back](#)



Select Color



Product Description

- ✓ Supports up to 1,985 lbs
- ✓ Wrought iron legs and black slats are UV and scratch-resistant
- ✓ Pre-drilled slats for easy assembly



There's something special about the Global Industrial™ 6' Park Bench with Backrest. It's made from recycled wood and plastic composite that's super tough. It's also UV, moisture, and scratch-resistant, making it a great

[See More Details](#)

User Documentation

RESOLUTION NO. 20-95

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE

ALLOCATING 14 ACRE FEET OF WATER PER YEAR FOR THE RESIDENTIAL REUSE OF THE MEDICAL OFFICER BARRACKS LOCATED AT 4386-4387 PARKER FLATS CUTOFF ROAD

WHEREAS, the City of Seaside has entered into a Purchase and Sale Agreement with AP Glover Enterprises LLC to purchase the property containing two existing residential buildings, also known as the Medical Officer Barracks, on a 4.98 acre parcel located at 4386-4387 Parker Flats Cutoff Road, and is prepared to move forward to close on the property upon receipt of water allocation for the residential reuse of the property; and

WHEREAS, AP Glover Enterprises LLC is proposing to reuse the existing buildings for residential uses; and

WHEREAS, the water utility district, Marina Coast Water District (MCWD), has reviewed and confirmed the Developer's preparation of anticipated water demand for the proposed Project; and

WHEREAS, the water demand prepared for the proposed residential reuse of the project has been reviewed by MCWD and MCWD has recommended allocating an amount of 14 acre feet per year for this project; and

WHEREAS, it is the intent of the City to ensure that projects that are in construction or about to be in construction have sufficient water supply on the one hand, while on the other hand requiring the most efficient use of water. It is the intent of the City that landscaping be watered with reclaimed or recycled water when that water is available. The allocations made herein are subject to partial reallocation and recall if the project does not proceed within a one year period and if the final water usage is less than the allocated amount; and

WHEREAS, the City has existing Fort Ord water allocation which is currently not being utilized by a current and pending projects. In addition, the City has approved a series of long term water supply projects to augment the water in the Fort Ord areas, including an In Lieu Water Storage project and other projects utilizing reclaimed or other water savings measures in order to meet the projected water demand for projects located on the former Fort Ord Lands; and

WHEREAS, MCWD currently has sufficient water supply to meet the projected water demands associated with the proposed project and will be entering into a water

infrastructure and service agreement with the Developer requiring both the construction of new infrastructure and the payment of water and sewer service fees; and .

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Seaside hereby allocates up to 14 acre feet of water to develop the residential uses located on the property known as the Medical Officers Barrack property located at 4386-4387 Parker Flats Cutoff Road. The project shall be required to use when available reclaimed or recycled water for the landscaping components of the project. The City Council may recall any or all of the allocation that is not utilized for the proposed residential reuse should the project not begin within a year from the date of this allocation and may recall any or all of the allocation for which there is a "water savings" or replacement of reclaimed water for potable supply and to re-allocate to other appropriate projects within the City of Seaside.

PASSED AND ADOPTED at a special meeting of the City Council of the City of Seaside, State of California, on the 19th day of November, 2020, by the following vote:

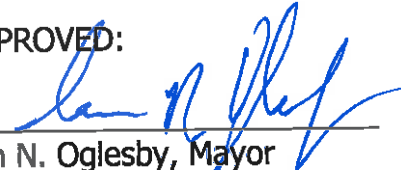
AYES:	5	COUNCIL MEMBERS:	Campbell, Kispersky, Oglesby, Pacheco, Wizard
NOES:	0	COUNCIL MEMBERS:	None
ABSENT:	0	COUNCIL MEMBERS:	None
ABSTAIN:	0	COUNCIL MEMBERS:	None

ATTEST:



Lesley Milton, City Clerk

APPROVED:



Ian N. Oglesby, Mayor

PRIVATE OPENSOURCE CALCULATIONS

LOT #	Sq. Ft.
1a & b	360 each
2a & b	305 each
3a & b	360 each
4a & b	305 each
5a & b (5 single)	360 each (305)
6a & b	305 each
7a & b	360 each
8a & b	305 each
9a & b	360 each
10a & b	340 each
11a & b	320 each
12a & b	340 each
13a & b	240 each
14a & b	220 each
15a & b	240 each
16a & b	355 each
17a & b	305 each
18a & b	355 each
19a & b	305 each
20a & b	354 & 360
21a & b	354 & 360
22a & b	305 each
23a & b	355 each
24a & b	305 each
25a & b	305 each
26a & b	340 each
27a & b	320 each
28a & b (28 single)	340 each (440)
29a & b	274 & 305