



A G E N D A
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, July 8, 2026
6:00 PM

Virtual Participation Guide: <https://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>
<https://us02web.zoom.us/j/81555467580> | WEBINAR ID 815 5546 7580 | (669) 900-9128

1. CALL TO ORDER

2. ROLL CALL - PLANNING COMMISSION

William Silva	Chair
Dave Evans	Vice Chair
Keith Dodson	Commissioner
Arlington La Mica	Commissioner
Gonzalo Quintero Alcaraz	Commissioner
Robert Ward	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 JUNE 24 REGULAR MEETING

6. BUSINESS ITEMS

- A. ARCHITECTURAL REVIEW APPLICATION AR-2026-002 AND MINOR USE PERMIT MUP-2026-001. PETER MACIEL, PROPERTY OWNER, AND THOMAS RETTENWENDER, PROJECT APPLICANT, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A SECOND-STORY ADDITION INCLUDING A BALCONY AND DECK TO AN EXISTING ONE-STORY DWELLING AND MINOR USE PERMIT APPROVAL FOR THE PROPOSED FIRST AND SECOND STORIES TO ENCROACH INTO THE REQUIRED SIDE SETBACKS NO FURTHER THAN THE EXISTING NONCONFORMING SETBACKS AT 1828 YOSEMITE STREET (APN 012-621-034) IN THE SINGLE-FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. ARCHITECTURAL REVIEW IS NOT AN ACTIVITY SUBJECT TO THE**

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO 15061(B)(3) OF THE CEQA GUIDELINES. 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 SETBACKS. (CONTINUED FROM JULY 24,2026).

RECOMMENDATION: Staff recommends the Commission approve Architectural Review Application No. AR-2026-002 and Minor Use Permit No. MUP-2026-001 subject to the Conditions of Approval.

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

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

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
July 22, 2026
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:

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FINAL MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
Wednesday, June 24, 2026
6:00 PM

1. CALL TO ORDER

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

2. ROLL CALL – PLANNING COMMISSION

PRESENT: ALCARAZ, DODSON, EVANS, LA MICA, SILVA, WARD
ABSENT:

3. REVIEW OF AGENDA

4. PUBLIC COMMENT

None

5. APPROVAL OF MINUTES

Approve Minutes from January 14, April 22 and May 13, 2026

On motion by Commissioner LaMica, and second by Dodson, and carried by the following vote, the Planning Commission moved to approve the Minutes from January 14

RESULTS: 4-0-0-2

AYES: Commissioners Alcaraz, Dodson, Evans, La Mica,

NOYES: None

ABSENT: None

ABSTAIN: Chair Silva, Ward

On motion by Commissioner Silva, and second by LaMica, and carried by the following vote, the Planning Commission moved to approve the Minutes from April 22

RESULTS: 4-0-0-2

AYES: Commissioners Evans, La Mica, Silva, Ward

NOYES: None

ABSENT: None

ABSTAIN: Alcaraz, Dodson

On motion by Commissioner Silva, and second by Ward, and carried by the following

vote, the Planning Commission moved to approve the Minutes from May 13, 2026

RESULTS: 6-0-0-0

AYES: Commissioners Alcaraz, Dodson, Evans, La Mica, Silva, Ward

NOYES: None

ABSENT: None

ABSTAIN: None

ACTION: APPROVED & ADOPTED RESOLUTION

6. BUSINESS ITEMS

A. MASTER SIGN PROGRAM APPLICATION MSP-2026-002. JOSE MANUEL YEPEZ, PROPERTY OWNER, AND DAVID MENA OF MENA ARCHITECTS, PROJECT APPLICANT, REQUEST MASTER SIGN PROGRAM APPROVAL FOR THREE WALL SIGNS AT MI TIERRA MERCADO LOCATED AT 1000 BROADWAY AVENUE (APN 012-182-001) IN THE COMMERCIAL MIXED USE (CMX) ZONING DISTRICT.

RECOMMENDATION: Staff recommends approval of Master Sign Program MSP-2026-002

Mitchell Wexler, Assistant Planner, gave a PowerPoint presentation on the Master Sign Program, MSP-2026-002 for a commercial structure at 1000 Broadway for three identical wall signs on three frontages on the building (North, South and West). Staff recommends that the Planning Commission approve Master Sign Program Application No. MSP-2026-002 subject to the project plans and conditions of approval.

Commissioners noted that two of the three Mi Tierra signs had already been installed on the north, and west sides of the building prior to the grand opening. Ms. Rocha explained that the primary considerations are the total sign square footage and compliance with the City's nonconforming sign regulations.

PUBLIC COMMENT:

None

On motion by Commissioner LaMica, and second by Evans, and carried by the following vote, the Planning Commission moved to approve Master Sign Program No. MSP-2026-002 for three wall signs at Mi Tierra Mercado located at 1000 Broadway Avenue (APN 012-182-001) in the Commercial Mixed use (CMX) zoning district.

RESULTS: 6-0-0-0

AYES: Chair Silva, Commissioners Alcaraz, Dodson, Evans, La Mica, Ward

NOYES: None

ABSENT: None

ABSTAIN: None

ACTION: APPROVED & ADOPTED RESOLUTION

B. ARCHITECTURAL REVIEW APPLICATION AR- 2026-002 AND MINOR USE PERMIT MUP-2026-001. PETER MACIEL, PROPERTY OWNER, AND THOMAS RETTENWENDER, PROJECT APPLICANT, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A SECOND-STORY ADDITION INCLUDING A BALCONY AND DECK TO AN EXISTING ONE-STORY DWELLING AND MINOR USE PERMIT APPROVAL FOR THE PROPOSED FIRST AND SECOND STORIES TO ENCROACH INTO THE REQUIRED SIDE SETBACKS NO FURTHER THAN THE EXISTING NONCONFORMING SETBACKS AT 1828 YOSEMITE STREET (APN 012-621-034) IN THE SINGLE-FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT.

RECOMMENDATION: Staff recommends approval of AR-2026-002 and MUP-2026-001

Beth Rocha, Senior Planner, presented a PowerPoint on Minor Use Permit MUP-2026-001 and Architectural Review Application AR-2026-002 at 1828 Yosemite Street. The Minor Use Permit proposes three areas of a building addition that would encroach into a required setback, not extending further than the existing nonconforming portion of the structure. The Architectural Review application includes a proposed second-story addition, as well as an associated rooftop deck and balcony. Staff recommends that the Planning Commission approve Architectural Review Application AR-2026-002 and Minor Use Permit MUP-2026-001, subject to the project plans and Conditions of Approval.

Discussion Regarding Submittal Requirements and, Project Design

The Commission discussed project submittal requirements and the manner in which information is presented for review. It was noted that the current required setback is 15 feet, and discussion occurred regarding whether the garage could potentially be expanded within the additional 5 feet available in the front setback. The Commission discussed that a detached garage would require a 3-foot setback from the neighboring garage, while an attached garage would require a 5-foot setback. Additional discussion included site constraints, including the curved driveway and entry stair requirements, which may affect the ability to relocate the garage. It was also noted that a maximum of two detached accessory structures are permitted on the property.

Planning staff stated that the Planning Department has recommended approval of the plans as submitted. The Commission discussed a possible gesture of good neighborliness by setting the garage back several feet while maintaining the proposed deck.

Beth Rocha, Senior Planner, explained that each project intake includes a checklist outlining required submittal items. Staff reviews applications for completeness based on those established requirements. She noted that there is a 30-day deadline for completeness review and that there are currently no separate presentation requirements for applicants. Ms. Rocha explained that once the agenda is published on the Friday prior to the meeting, the agenda packet is available and includes project materials such as drawings, resolutions, and staff reports. She noted that Exhibit A represents the physical plans submitted for the project.

Chair Silva suggested that the Commission receive a presentation from staff regarding the current submittal requirements and whether any revisions should be considered. Chair Silva noted that this discussion could be addressed separately from

any individual project or application and suggested that staff could provide information regarding the existing requirements.

Commission Discussion

Commissioner Evans referenced the findings on page 43 of the agenda packet and expressed concerns regarding the proposed balcony, stating that it did not appear necessary from an architectural standpoint and deferring to staff regarding the accuracy of the findings. He noted that the second-story construction extends across the full width of the garage and raised concerns regarding privacy, the orientation of the deck, and potential insurance implications.

Commissioner Dodson stated that the primary concern is the connection between the two garages and expressed that the issue may not be resolved during the current meeting. He suggested that the property owners and representatives explore options for separating the garages to address concerns such as insurance and liability. He acknowledged that the existing site conditions, slope, and home configuration may limit potential changes.

Commissioner LaMica expressed concerns regarding the garage being attached to the neighboring garage and the connection of the garage to the main residence.

Commissioner Alcaraz echoed concerns regarding the attached garage configuration. Commissioner Ward stated that the original connection of the two garages created a significant issue and strongly encouraged the applicant and architect to consider separating the garages to address the underlying concerns rather than continuing the existing condition.

Chair Silva raised the possibility of incorporating a Junior Accessory Dwelling Unit (JADU) into the plans and discussed concerns related to improvements being attached to another residence through the garage connection.

Beth Rocha, Senior Planner, explained that under the current interpretation and guidance from the City Attorney, a JADU requires an internal connection to the primary residence. She noted that habitable space must be attached at the property line to qualify under current regulations.

Chair Silva stated that the concern is not the proposed deck itself, but the extent of improvements being made while the structure remains connected to the neighboring property. He discussed that, given the proposed expansion of the garage, increased footings, and substantial modifications, the applicant may wish to consider removing and reconstructing the garage with a 5-foot separation. He noted that this could potentially address concerns regarding attachment to neighboring garage space, including risks associated with fire separation and impacts to the neighboring property.

PUBLIC COMMENT:

Thomas Rettenwender, applicant and architect for the Maciel family, presented the proposed design. He explained that the home was designed to accommodate multigenerational living, with an emphasis on practicality while remaining within the construction budget. He noted that the proposed lot coverage and floor area ratio are well below the maximum allowed, with a maximum permitted lot coverage of 65% and the proposed project at approximately 43%.

Mr. Rettenwender stated that the existing garage is nonconforming and would remain as is. He explained that the proposed deck above the garage would be located

approximately 8 feet, 7 inches from the property line. He also noted that the subject home is oriented slightly to the north, while the neighboring home is oriented slightly to the south.

Commissioner Evans stated that the project involves an existing nonconforming zero-lot-line condition with a second-story deck above the garage. He expressed concerns regarding the massing and appearance of the garage deck and questioned whether it was architecturally necessary.

Commissioner LaMica asked why the garages were originally constructed attached to one another. Mr. Rettenwender responded that they may have been built at the same time, possibly when the property was a single lot before being subdivided.

Commissioner Alcaraz asked why the deck was necessary and echoed Commissioner Evans' concerns regarding its size and appearance. Mr. Rettenwender explained that extending the deck across the entire garage roof would create setback issues.

Commissioner Ward recommended that future site plans and exhibits clearly depict property lines, sidewalks, and streets. He also asked why plans for the garage roof were not included in the project submittal. During the discussion, it was noted that the garage depth is approximately 21.7 feet, exceeding the 19-foot minimum requirement, and that the conforming garage setback is 5 feet.

Chris Kogan, a resident who has lived behind the subject property for approximately 25 years, acknowledged that property owners are entitled to enjoy their views but noted that there is no legal view protection, as referenced in the staff report. He stated that after observing the project staking and flagging, he contacted the Planning Commission to discuss the proposal. Mr. Kogan also referenced pages 4 and 5 of the staff report during his comments.

Erica Sabin, the property owner immediately south of the project site, explained that her garage is attached to the neighboring garage, creating a more complex situation. She stated that there is no firewall agreement or structural agreement governing the shared garages. Ms. Sabin expressed concerns that the proposed major use permit would increase potential liability and risk and suggested that separating the structures would be the preferable solution. She also raised concerns regarding homeowners' insurance, overlapping eaves, and the need for access to her property to complete construction. Ms. Sabin stated that she would not grant access to her property and noted that a residence valued at approximately \$2 million is attached to her garage.

Lee Campbell, a resident of 1812 Yosemite Drive, stated that he supports Ms. Sabin's comments and appeared in support of her concerns. He noted that he has lived at his residence since 1970.

Cathy Mathews, the property owner at 1817 Yosemite Drive, directly across the street from Ms. Sabin, stated that nearby homes with second-story additions have their upper stories set back significantly. She expressed the opinion that the proposed deck is larger than necessary and encouraged the applicant to be mindful of the neighboring properties.

Michelle Maciel, daughter of the property owner, stated that the home had previously been damaged by fire and that her family is excited to rebuild the property. She said they are looking forward to having a balcony and acknowledged that the project may affect some neighbors' views. She added that her father has worked very hard to bring the project to fruition.

On motion by Commissioner Chair Silva, and second by Alcaraz, and carried by the following vote, the Planning Commission moved to continue Architectural Review Application AR-2026-002 and Minor Use Permit Application MUP-2026-001 to the July 8, 2026, Planning Commission meeting at 6 p.m. to provide the applicant an opportunity to consider the comments raised by the Commission, public feedback, and explore potential revised plans that address the specific concerns related to the garage configuration.

RESULTS: 6-0-0-0

AYES: Chair Silva, Commissioners Alcaraz, Dodson, Evans, La Mica, Ward

NOYES: None

ABSENT: None

ABSTAIN: None

ACTION: APPROVED TO CONTINUE

C.

MASTER SIGN PROGRAM APPLICATION MSP-2026-001. CHARLES THOMPSON, PROPERTY OWNER, AND MEREDITH LOCKLEAR, PROJECT APPLICANT, REQUEST MASTER SIGN PROGRAM APPROVAL FOR THREE WALL SIGNS AND ONE FREESTANDING SIGN WITH TWO DOUBLE-SIDED SIGN FACES FOR A TWO-TENANT COMMERCIAL STRUCTURE AT 1739 DEL MONTE BOULEVARD (APN 011-531-002) IN THE AUTOMOTIVE COMMERCIAL (CA) ZONING DISTRICT.

RECOMMENDATION: Staff recommends the approval of MSP-2026-001

Mitchell Wexler, Assistant Planner, presented a PowerPoint on Master Sign Program Application MSP-2026-001 for 1739 Del Monte Blvd, which proposes a new master sign program for a commercial structure. The proposal includes a total of three wall signs (two replacements and one existing). A freestanding sign, wall sign, and a second wall sign. Staff recommends that the Planning Commission approve Master Sign Program Application MSP-2026-001, subject to the project plans and conditions of approval.

PUBLIC COMMENT:

None

On motion by Commissioner Silva, and second by LaMica, and carried by the following vote, the Planning Commission moved to approve Master Sign Program No. MSP-2026-001 for approval of two wall signs and one free standing sign with the double face for two tenant structures at 1739 Del Monte Blvd.

RESULTS: 6-0-0-0

AYES: Chair Silva, Commissioners Alcaraz, Dodson, Evans, La Mica, Ward

NOYES: None

ABSENT: None

ABSTAIN: None

ACTION: APPROVED & ADOPTED RESOLUTION

7. REPORTS FROM COMMISSIONERS

Chair Silva inquired about the proposed MST route planned along the former railroad corridor between California Avenue and Del Monte Boulevard and asked whether the project is located within the City of Sand City or the City of Seaside.

Mitchell Wexler, Assistant Planner, responded that the project is anticipated to become a shared plaza between the Cities of Seaside and Sand City. Discussion followed regarding future traffic circulation and jurisdictional responsibility. Chair Silva expressed concerns about potential traffic impacts and asked whether the City of Seaside would assume ownership and maintenance responsibilities. He noted that he would not want the project to experience issues similar to those associated with the median bike lane on Fremont Boulevard in Monterey. There was additional discussion that was inaudible but it was about presentations versus what is sent to the Commissioners via email link to the agenda prior to the commission meeting.

Commissioner Evans said it was nice not to have to ask about Mi Tierra

8. REPORTS FROM STAFF

None

9. ADJOURNMENT

With no further business the meeting adjourned at 7:32 p.m.

On motion by Commissioner Evans, and second by Chair Silva, and carried by the following vote, the Planning Commission moved to adjourn

Respectfully submitted,

**Andrew Myrick, Community Development
Housing and Planning Manager**

William Silva, Chair



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Planning Commission

BY: Beth Rocha, Senior Planner
Mitchell Wexler, Assistant Planner

DATE: July 8, 2026

SUBJECT: **ARCHITECTURAL REVIEW APPLICATION AR-2026-002 AND MINOR USE PERMIT MUP-2026-001. PETER MACIEL, PROPERTY OWNER, AND THOMAS RETTENWENDER, PROJECT APPLICANT, REQUEST ARCHITECTURAL REVIEW APPROVAL FOR A SECOND-STORY ADDITION INCLUDING A BALCONY AND DECK TO AN EXISTING ONE-STORY DWELLING AND MINOR USE PERMIT APPROVAL FOR THE PROPOSED FIRST AND SECOND STORIES TO ENCROACH INTO THE REQUIRED SIDE SETBACKS NO FURTHER THAN THE EXISTING NONCONFORMING SETBACKS AT 1828 YOSEMITE STREET (APN 012-621-034) IN THE SINGLE-FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. ARCHITECTURAL REVIEW IS NOT AN ACTIVITY SUBJECT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO 15061(B)(3) OF THE CEQA GUIDELINES. 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 SETBACKS. (CONTINUED FROM JULY 24, 2026).**

RECOMMENDATION

Staff recommends the Commission approve Architectural Review Application No. AR-2026-002 and Minor Use Permit No. MUP-2026-001 subject to the Conditions of Approval.

BACKGROUND

On June 24, 2026, the Planning Commission considered the project by receiving the staff presentation, considering public comment, and discussing the project. However, the item was continued to July 8, 2026, to provide an opportunity for the project designer and owner to submit revised plans to address the items of concern provided during the public comment period.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Architectural review is not an activity subject to the California Environmental Quality Act (CEQA) pursuant to 15061(b)(3) of the CEQA guidelines. The project is categorically exempt (Class 1) from the California Environmental Quality Act (CEQA) pursuant to section 15301(e) of the CEQA guidelines for nonconforming setbacks.

PROJECT DESCRIPTION

The project proposes two first-story additions of approximately 211 SF and 178 SF in area to the existing 1,183 SF single-story residence for a total of 1,571 SF. The 211 SF first-story addition would create a shared wall between the dwelling and the existing nonconforming detached garage, modifying it to a conforming attached garage is proposed to be compliant with the 5'-0" side setback and observes greater than the required front setback of 15'-0". Overall, the garage is being reduced in area from 465 SF to approximately 391 SF. The roof of the garage is proposed be raised an additional 3'10" to a proposed height of 13'-4". A flat roof is proposed to accommodate the deck above, which would face Yosemite Street with significant views to the North and South. The proposed 178 SF addition would allow for a kitchen expansion along the east wall of the existing first floor of the dwelling for the primary residence. The first floor area will be nearly split with an ADU, to be reviewed under a building permit submittal (and not part of this discretionary action), at 53% for the primary residence and 47% for the ADU.

The project also proposes a 1,471 SF second-story addition to be occupied by the primary residence, a 234 SF second-story balcony (24'-7" w x 9'-5" d) and a 337 SF rooftop deck atop the garage (16'-5" w x 21'-5"/19'-9" d). The balcony would be accessible through sliding doors from the master bedroom and a swinging door from the living room, and the deck would be accessible from the sliding doors of the living room. Both second story accessory features face Yosemite Street with significant peripheral views of the North and South and are for exclusive use by the primary residence.

STAFF ANALYSIS

Minor Use Permit

Seaside Municipal Code (SMC) 17.12.050, Table 2-3 – Residential Zone Development Standards includes the required setbacks, floor area ratio (FAR), height, and lot coverage for the RS-8 zone. These standards, along with the nonconforming setbacks associated with the MUP request, are provided in the chart below:

Minimum Required Setbacks	Existing (E); Proposed (P) Setbacks	Maximum FAR, Height, Lot Coverage	Proposed FAR, Height, Lot Coverage
<u>Front:</u> 15'-0"	(E): 20'-1"; (P): No change	<u>FAR:</u> 0.45 of 7,200 SF (3,240 SF)	(P): 0.42/3,043 SF
<u>Side</u> <u>Interior:</u> 5'-0"	(E): 4'-7 ^{3/8} " (N property line), (E): 0'-0" (S property line, garage) (E): 4'-7" (S property line, residence); (P): 4'-7 ^{3/8} " N elevation, second story addition (P): 5'-0", existing nonconforming detached garage changed to a conforming attached garage (P): 4'-7" S elevation, second story addition	<u>Height:</u> 24'	(P): 23'-7"
<u>Rear:</u> 15'-0"	(E): 35'-6 ^{13/16} "; (P): 37' 4 ^{1/2} "	<u>Lot Coverage:</u> 65%/7,200 SF	(P): 42%/3,021 SF

Per SMC 17.72.030.B.1.b.(3)., for an addition to a nonconforming single-family dwelling that encroaches into a required setback no further than the nonconforming setbacks of the structure and exceeds 18 feet in height, both MUP and Architectural Review approval are required.

The MUP applies to two setback encroachments:

1. The second story addition constructed up to a height of 23'-7" to observe the same nonconforming side setback along the south property line of 4'-7".
2. The second story addition constructed up to a height of 23'-7" to observe the same nonconforming side setback along the north property line of 4'-7^{3/8}".

Architectural Review

In accordance with SMC 17.62.030.B.2, the proposed second story addition requires Architectural Review.

The proposed second story addition would increase the height to 23'-7", from the existing height of 12'-6" of the single-story home. It proposes the same footprint as the first floor and would include four bedrooms, two bathrooms, and one living room, for a total second-floor floor area of 1,470.55 SF. Also proposed is one second-story balcony placed above the existing entry porch and one garage rooftop deck.

Per SMC 17.62.030.E.1 *Review Considerations*, the following considerations will be addressed for this project:

Architectural Considerations. Architectural Considerations, including the character, quality, and scale of the design; the architectural relationship with the site and other structures; building materials and colors.

Lighting Considerations. Proposed outdoor lighting, including the proposed placement of fixtures, type of fixtures, and illumination levels.

Character

The proposed balcony and deck would match the open rails and projection of multiple neighboring two-story dwellings in facing Yosemite Street, with a height of 13'-4" above the grade. Both standing surfaces will be level with one another. The rooftop deck matches the height of the balcony and would provide similar views as the balconies of the nearby houses. The brown-gray color choice of the dwelling matches the tone of color painted onto the nearby houses. The hip roof design conforms to the roofing styles surrounding the house in color, slope, and materials.

Scale

The house is located on a slope that descends from East to West, with a slight descent from North to South. The slope increases 10' from the base of the house to the rear property line. The highest point of the house would sit approximately 13' above the grade of the adjacent house to the east. Any second story homes to the east would not have their views obstructed by the second story of the proposed home. The second story addition would increase the maximum height of the existing home from 12'-6" to a maximum height of 23'-7" at the peak.

Colors, Materials, and Quality

The colors and materials for the existing first story and the proposed first and second story additions include the information shown in Attachment 1. As shown in the attachment, the proposed deck and balcony provide high quality designs and use composite deck board materials that complement the proposed colors of the dwelling.

The replacement of the existing windows and glass doors shall increase the overall quality of the building. The redesign uses modern architecture with features that articulate the building face along Yosemite, enhancing the block face.

Lighting

Nine exterior light fixtures are proposed to be located at the upper corner of each door leading from the interior of the building to the exterior. The door leading from the interior of the dwelling to the rear yard shall be conditioned to incorporate an exterior light into the design.

FINDINGS

MINOR USE PERMIT

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 would lead to no change in use for the single-family dwelling, which is currently an allowed use for the single-family residential zone (RS-8) per Seaside Municipal Code (SMC) Section 17.12.020, Table 2-1.

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

Evidence: The Neighborhood Low designation provides residential land uses as the primary intended use, with the development of existing single-family residential neighborhoods included.

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

Evidence: The proposed project is compatible with the nearby single-family dwellings. The height of the proposed second story addition is compatible with the increased height of existing two-story single-family homes zoned RS-8 in the vicinity and the intent of planned future uses for the area per the General Plan. The proposal is compliant with all development regulations, with the exception of the continuation of the nonconforming setbacks on the north and south elevations. As is the case with nearby decks and balconies on the block face, both elements face Yosemite Street with peripheral views of the front areas of the neighboring properties.

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

Evidence: The parcel size is 7,200 SF, with a maximum allowed Floor Area Ratio (FAR) of 0.45 and a maximum allowed site coverage of 65%. The project proposal would maintain an FAR of 0.42 and a site coverage of 43%. No physical constraints to this proposal are present on the property.

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 zoning district in which the property is located.

Evidence: The construction of a second story at the existing setback would create continuity along the north and south elevation walls instead of necessitating a small setback off the existing first story. Therefore, granting the permit would not affect the public interest, health, safety, convenience, or welfare, nor would it materially injure persons, property, or improvements in the vicinity and zone.

ATTACHMENTS

1. Attachment 1: Draft Resolution
 2. Exhibit A to Attachment 1: Project Plans
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**PLANNING COMMISSION
RESOLUTION NO. 26-XX**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING ARCHITECTURAL REVIEW APPLICATION NO. AR-2026-002 FOR A SECOND-STORY ADDITION, INCLUDING A BALCONY AND DECK, TO AN EXISTING ONE-STORY DWELLING, AND MINOR USE PERMIT NO. MUP-2026-001 FOR THE PROPOSED FIRST AND SECOND STORIES TO ENCROACH INTO THE REQUIRED SIDE SETBACKS NO FURTHER THAN THE EXISTING NONCONFORMING SETBACKS AT 1828 YOSEMITE STREET (APN: 012-621-034) IN THE SINGLE-FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT.

WHEREAS, Peter Maciel, Property Owner, and Thomas Rettenwender, Applicant, applied for Architectural Review Application No. AR-2026-002 and for Minor Use Permit Application No. MUP-2026-001; and

WHEREAS, the proposed project has been referred to the Planning Commission at the request of the applicant, 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 Architectural Review Application No. AR-2026-002 and Minor Use Permit Application No. MUP-2026-001 at a duly noticed public hearing that the Planning Commission held on June 24, 2026; and

WHEREAS, the Planning Commission unanimously voted to continue the project to July 8, 2026 to provide an opportunity for the property owner and/or applicant to modify the proposed plans in response to public comments received on the applications; and

WHEREAS, the Planning Commission considered oral comments and written information concerning the applications at a duly noticed public hearing that the Planning Commission held on July 8, 2026; 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 finding:

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

Evidence: All utility needs can be provided by the existing public services and the parcel is not located in an environmentally sensitive location.

BE IT FURTHER RESOLVED, that the Planning Commission adopts the following findings for Minor Use Permit Application No. MUP-2026-001:

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 would lead to no change in use for the single-family dwelling, which is currently an allowed use for the single-family residential zone (RS-8) per Seaside Municipal Code (SMC) Section 17.12.020, Table 2-1.

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

Evidence: The Neighborhood Low designation provides residential land uses as the primary intended use, with the development of existing single-family residential neighborhoods included.

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

Evidence: The proposed project is compatible with the nearby single-family dwellings. The height of the proposed second story addition is compatible with the increased height of existing two-story single-family homes zoned RS-8 in the vicinity and the intent of planned future uses for the area per the General Plan. The proposal is compliant with all development regulations, with the exception of the continuation of the nonconforming setbacks on the north and south elevations. As is the case with nearby decks and balconies on the block face, both elements face Yosemite Street with peripheral views of the front areas of the neighboring properties.

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

Evidence: The parcel size is 7,200 SF, with a maximum allowed Floor Area Ratio (FAR) of 0.45 and a maximum allowed site coverage of 65%. The project proposal would maintain an FAR of 0.42 and a site coverage of 43%. No physical constraints to this proposal are present on the property.

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 zoning district in which the property is located.

Evidence: The construction of a second story at the existing setback would create continuity along the north and south elevation walls instead of necessitating a small setback off the existing first story. Therefore, granting the permit would not affect the public interest, health, safety, convenience, or welfare, nor would it materially injure

persons, property, or improvements in the vicinity and zone.

BE IT FURTHER RESOLVED, the Planning Commission approves Architectural Review Application No. AR-2026-002 and Minor Use Permit Application No. MUP-2026-001 subject to the following Conditions of Approval:

Planning:

1. Landscaped areas, including trees and other plantings, as well as paving, walls, and fences, shall be regularly maintained.
2. 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.
3. The eaves of the roof shall not project closer than a distance of three feet from the side property lines.
4. This approval does not include the conceptual Accessory Dwelling Unit shown on the attached plans, which shall require a separate permit for approval.
5. An exterior light matching the surrounding models shall be placed adjacent to the proposed sliding door leading to the rear yard of the property.

Building:

6. 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:

7. 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.
8. The applicant shall fill out the Fire Sprinkler Calculation Form to determine if fire sprinklers will be required.

Engineering and Public Works:

9. Proposed project must implement stormwater best management practices (BMPs) during construction. (SMC 8.46)
 - a. Applicant required to submit a site-specific Erosion and Sediment Control plan sheet showing locations of material storage and handling, and washout locations (i.e., concrete, stucco, paint). Sample Erosion and Sediment Control Plan attached.
 - b. Applicant required to complete and submit a Storm water Compliance Tracking Form, with signature, attached.
10. Post-development peak stormwater runoff rates shall not exceed the pre-development 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 increased peak runoff and/or sediment generated by the project. (SMC 15.32.170)
 - a. Site plans to clearly show direction of stormwater drainage from new or redeveloped impervious surfaces.
 - b. Drainage shall not be directed to adjacent properties.
 - c. Site plan to clearly denote site coverage type (i.e., landscaping, building, concrete).
 - d. Site plan to include table summarizing existing impervious surface square footage, proposed new impervious surface, redeveloped impervious surface, and total impervious surface.
 - e. Proposed site plans to show location of new and existing downspouts.
 - f. Downspouts and/or overflow from cisterns or rain barrels to be directed to permeable surface.
11. Applicant is required to obtain a sewer permit or waiver from Monterey One Water. Contact Seaside County Sanitation District (SCSD) to assess any additional sewer fees that may apply to the project. This step is necessary to ensure compliance with local regulations and to avoid any delays in the processing of your permit application. SCSD contact email (PGrogan@ci.seaside.ca.us).
12. Applicant to make payment for the TAMC Traffic Fee to the City of Seaside

Building Department.

Standard:

13. Except as modified by the Conditions of Approval, plans submitted for Building Permits must be in compliance with Exhibit A: Project Plans.
14. The applicant agrees as a condition and in consideration of the approval of this permit that they 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. The City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve the applicant of their 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.
15. 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.
16. This approval shall become null and void unless a Building Permit application is submitted or authorized use is established within twelve (12) months of July 2, 2026, in accordance with SMC Section 17.64.080.A. Time extensions may be granted in accordance with SMC Section 17.64.080.B. This approval shall also become null and void if the implementing Building Permit application expires.
17. 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 8th day of July, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

Exhibits:

Exhibit A: Project Plans

ARCHITECTURAL REVIEW APPLICATION NO. AR-2026-002
and
MINOR USE PERMIT APPLICATION NO. MUP-2026-001
RESOLUTION No. 26-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

YOSEMITE RESIDENCE

UPPER FLOOR ADDITION, ADU ADDITION AND GARAGE RELOCATION



CODE COMPLIANCE

- ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL BUILDING CODES AND REGULATIONS, INCLUDING THE FOLLOWING:
 - 2022 CALIFORNIA BUILDING CODE
 - 2022 CALIFORNIA RESIDENTIAL CODE
 - 2022 CALIFORNIA ELECTRICAL CODE
 - 2022 CALIFORNIA MECHANICAL CODE
 - 2022 CALIFORNIA PLUMBING CODE
 - 2022 CALIFORNIA ENERGY CODE
 - 2022 CALIFORNIA HISTORICAL BUILDING CODE
 - 2022 CALIFORNIA FIRE CODE
 - 2022 CALIFORNIA EXISTING BUILDING CODE
 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CONTRACTOR SHALL COORDINATE AND/OR OBTAIN ALL BUILDING PERMITS REQUIRED FOR CONSTRUCTION AND CERTIFICATES OF OCCUPANCY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL ASPECTS OF SAFETY DURING BUILDING CONSTRUCTION AND SHALL PROVIDE ADEQUATE SHORING AND BRACING TO ENSURE SAFETY.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND PROCEDURES.
- ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY, UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS AND SITE CONDITIONS TO BE FIELD VERIFIED AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER INDICATED ON THE PLANS OR NOT, AND TO PROTECT THEM FROM DAMAGE.
- DURING CONSTRUCTION, AND PRIOR TO THE INCORPORATION OF ANY CHANGES, REVISIONS, MODIFICATIONS, AND/OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT AND SHALL OBTAIN APPROVAL FROM THE GOVERNING BUILDING OFFICIAL BEFORE PROCEEDING WITH THE WORK.
- THE MANUFACTURERS, PRODUCTS AND EQUIPMENT LISTED ESTABLISH PERFORMANCE REQUIREMENTS. SUBSTITUTIONS OF EQUAL PERFORMANCE MAY BE SUBMITTED FOR THE ARCHITECT'S APPROVAL.
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS UNLESS NOTED OTHERWISE.
- SPECIFIC NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
- PROPOSED COLOR AND MATERIALS WILL MATCH EXISTING MAIN RESIDENCE. ROOF W/ RED CLAY SHINGLE ACCENTS. TAN STUCCO EXTERIOR SIDING. DARK BROWN WINDOW FRAMES WITH BLACK ACCENTS. BLACK EXTERIOR LIGHTING FIXTURES.

PROPOSED COLORS AND MATERIALS



GUARDRAIL
ARIA RAILING - PREASSEMBLED ALUMINUM, BLACK POWDER COATED.



EXTERIOR LIGHTING
CHIASO ALUMINUM 1-LIGHT BLACK DARK SKY CYLINDER OUTDOOR WALL LANTERN



ROOFING
TIMBERLINE HDZ CHARCOAL ALGAE RESISTANT LAMINATED HIGH DEFINITION SHINGLES



DECKING
ENHANCE BASICS 1IN. X 6 IN. X 1FT. CLAM SHELL COMPOSITE DECK BOARD SAMPLE - GREY



EXTERIOR

STUCCO/PAINT: [N] EXTERIOR STUCCO: SAKRETE SCRATCH & BROWN W/ BEHR PREMIUM #MS-66 NEW ENGLAND GRAY FINISH.

DECK POST

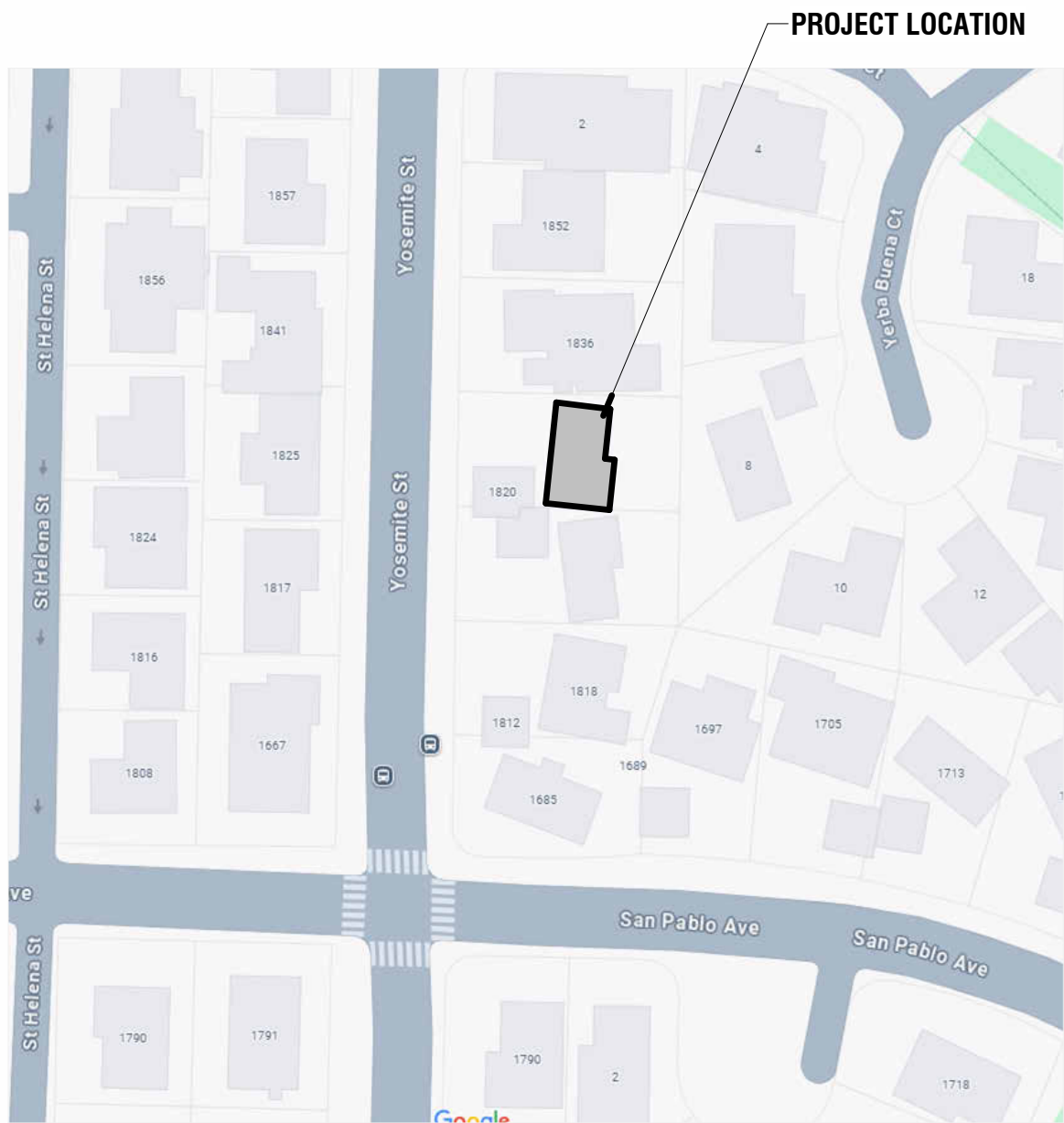
BEHR PREMIUM - #SC-102 SLATE GRAY SOLID COLOR WATERPROOFING EXTERIOR WOOD STAIN AND SEALER



WINDOWS

MILGARD C700 SERIES FIBERGLASS WINDOWS - COLOR: STEEL GREY.

VICINITY MAP



DRAWING LIST

A1.0	TITLE SHEET
A2.0	EXISTING SITE PLAN
A2.1	PROPOSED SITE PLAN
A2.2	EXISTING / DEMO GARAGE
A2.3	PROPOSED LOWER FLOOR PLAN
A2.4	PROPOSED LOWER FLOOR DIMENSION PLAN
A2.5	PROPOSED UPPER FLOOR PLAN
A2.6	PROPOSED UPPER FLOOR DIMENSION PLAN
A2.7	UPPER FLOOR ROOF PLAN
A3.1	EROSION & SEDIMENT CONTROL
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A5.0	SECTION 1
A5.1	SECTION 2
E1	ELECTRICAL PLAN - LOWER FLOOR
E2	ELECTRICAL PLAN - UPPER FLOOR
BMP	CONSTRUCTION BEST MANAGEMENT PRACTICES

SCALE NOTE

WRITTEN DIMENSIONS SHALL GOVERN OVER SCALE. ALL PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE CITY OR COUNTY AUTHORITIES.

YOSEMITE RESIDENCE

YOSEMITE RESIDENCE

1828 YOSEMITE ST
SEASIDE, CA 93955

06/26/2026

REVISIONS

NO.	DESCRIPTION	DATE

OWNER

PETER MACIEL

DESIGNER

THOMAS RETTENWENDER
ECOLOGIC ARCHITECTS
P.O. BOX 6451,
CARMEL BY-THE-SEA, CA 93921
(831) 920 8333
THOMAS@ECOLOGICARC.COM

TITLE SHEET

A1.0

PROJECT INFORMATION

ADDRESS 1828 YOSEMITE ST, SEASIDE, CA 93955

ASSESSOR'S PARCEL NUMBER 012621034000

LOT SIZE 7,200 SF (0.165 ACRES)

USE TYPE RESIDENTIAL SINGLE FAMILY

CONSTRUCTION TYPE V-B

PROJECT TEAM

OWNER PETER MACIEL

ARCHITECT/ENGINEER THOMAS RETTENWENDER
ECOLOGIC ARCHITECTS
P.O. BOX 6451,
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THOMAS@ECOLOGICARC.COM

SCOPE OF WORK

Remodel Main House with an ADU and 2nd floor addition, relocate and connect detached garage, add 2nd story deck above garage.

AREAS SUMMARY

EXISTING 1648.71

[E] FLOOR TO REMAIN 1183.27 SF

PROPOSED (1ST FLOOR) 1571.97 SF

[P] GARAGE RELOCATION 391.11 SF*

[N] FLOOR ADDITION (MAIN HOUSE) 178.08 SF

[N] FLOOR ADDITION UNIT 210.62 SF

[N] SECOND FLOOR 2013.59 SF

FLOOR 1442.34 SF

BALCONY 234.15 SF

DECK 337.10 SF

TOTAL 3585.56 SF

SITE COVERAGE

PROPOSED SITE COVERAGE 2570.85 SF

[E] FLOOR TO REMAIN 1183.27 SF

[P] GARAGE 0 SF (NET AREA: 391.11 - 440 EXEMPTION*)

[N] FIRST FLOOR ADDITION 388.7 SF

[E] DRIVEWAY (MODIFIED) 998.88 SF

LOT SIZE 7,200 SF

COVERAGE PERCENTAGE 35.71%

**Per City Comment, the first 440 SF of the attached garage are excluded from the coverage/floor area calculation.*

AREA SCHEDULE			
Name	Area	Level	
B. BEDROOM 1	137.03 SF	MAIN HOME F.F.	
B. HALLWAY	75.23 SF	MAIN HOME F.F.	
B. CLOSET 2	13.86 SF	MAIN HOME F.F.	
B. CLOSET 1	12.68 SF	MAIN HOME F.F.	
B.WC	27.37 SF	MAIN HOME F.F.	
HALLWAY	108.45 SF	MAIN HOME F.F.	
DINNING	62.66 SF	MAIN HOME F.F.	
KITCHEN	88.51 SF	MAIN HOME F.F.	
LIVING ROOM	256.11 SF	MAIN HOME F.F.	
B. BEDROOM 2	98.76 SF	MAIN HOME F.F.	
B.BATHROOM 2	103.31 SF	MAIN HOME F.F.	
GARAGE	391.11 SF	MAIN HOME F.F.	
B. KITCHEN	102.36 SF	MAIN HOME F.F.	
B. LIVING ROOM	169.43 SF	MAIN HOME F.F.	
DECK	219.76 SF	MAIN HOME F.F.	
BEDROOM 1	242.64 SF	PROPOSED UPPER LEVEL FLOORPLAN	
BEDROOM 2	209.06 SF	PROPOSED UPPER LEVEL FLOORPLAN	
BATHROOM 1	90.02 SF	PROPOSED UPPER LEVEL FLOORPLAN	
BEDROOM 3	148.53 SF	PROPOSED UPPER LEVEL FLOORPLAN	
BEDROOM 4	146.18 SF	PROPOSED UPPER LEVEL FLOORPLAN	
BATHROOM 2	59.55 SF	PROPOSED UPPER LEVEL FLOORPLAN	
HALLWAY 2	209.17 SF	PROPOSED UPPER LEVEL FLOORPLAN	
CLOSET	34.85 SF	PROPOSED UPPER LEVEL FLOORPLAN	
DECK	337.10 SF	PROPOSED UPPER LEVEL FLOORPLAN	
CLOSET 3	14.79 SF	PROPOSED UPPER LEVEL FLOORPLAN	
CLOSET 2	12.94 SF	PROPOSED UPPER LEVEL FLOORPLAN	
Room	3.10 SF	PROPOSED UPPER LEVEL FLOORPLAN	
LIVING ROOM 2	261.14 SF	PROPOSED UPPER LEVEL FLOORPLAN	
CLOSET	10.37 SF	PROPOSED UPPER LEVEL FLOORPLAN	
BALCONY 1	234.15 SF	PROPOSED UPPER LEVEL FLOORPLAN	

SCALE NOTE
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SEASIDE, CA 93955

06/26/2026

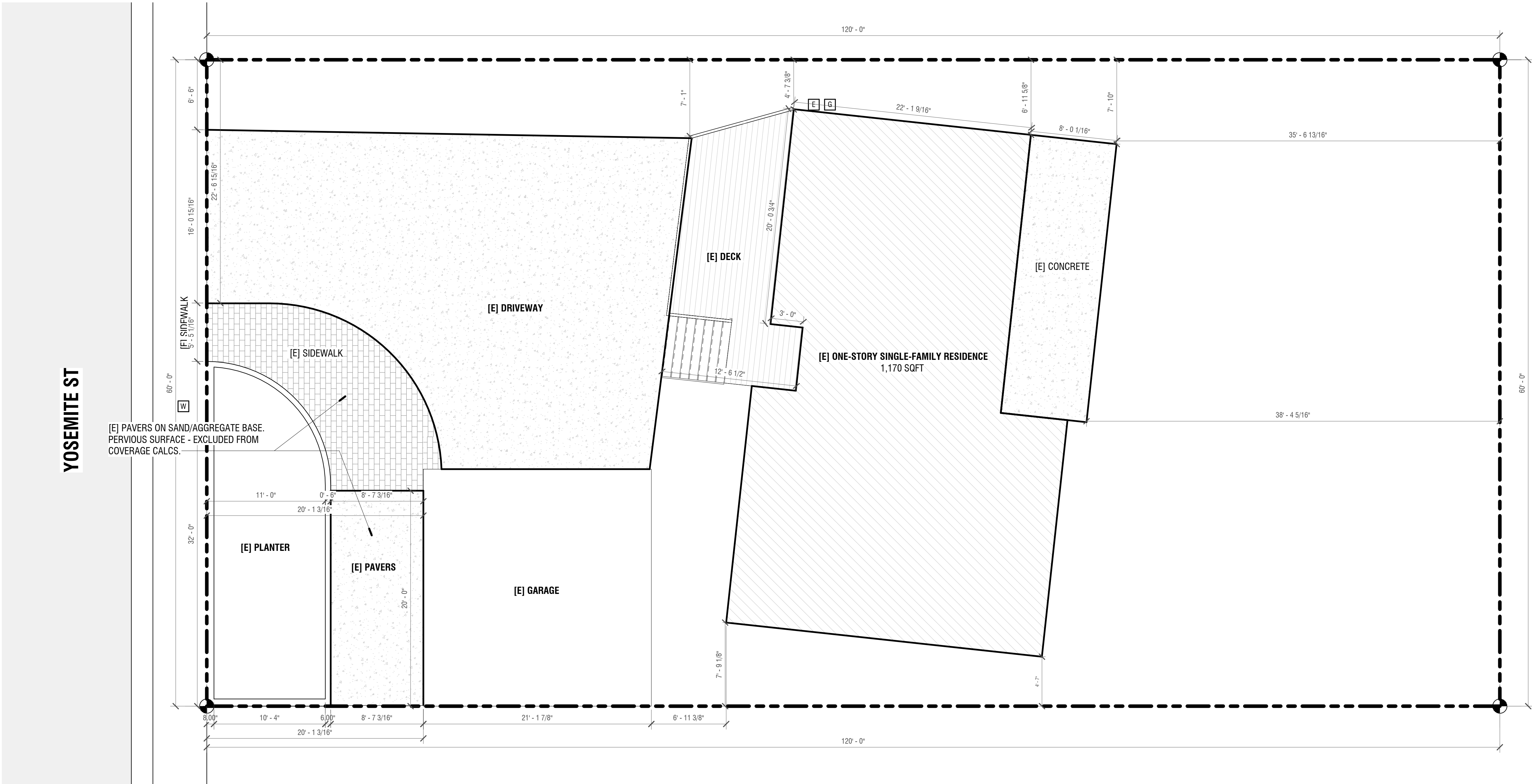
REVISIONS		
NO.	DESCRIPTION	DATE

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DESIGNER
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EXISTING SITE PLAN

A2.0



EXISTING SITE PLAN

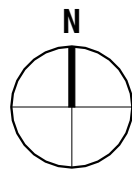
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3/16" = 1'-0"

SITE PLAN LEGEND

- EXISTING BUILDING
- EXISTING STRUCTURE TO BE REMOVED
- PROPOSED BUILDING
- PROPERTY LINE
- SETBACK LINE
- OUTLINE OF ROOF OR BALCONY ABOVE
- CENTERLINE OF PUBLIC ROAD
- EXISTING SEWER MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRICAL
- ACCESSIBLE PATH

- TW TOP OF WALL
- BW BOTTOM OF WALL
- EG EXISTING GRADE
- FG FINISHED GRADE
- FFE FINISHED FLOOR ELEVATION
- ROW RIGHT OF WAY
- TYP TYPICAL
- UNO UNLESS NOTED OTHERWISE
- W WATER METER
- G GAS METER
- E ELECTRICAL PANEL
- SEWER CLEANOUT



SCALE NOTE
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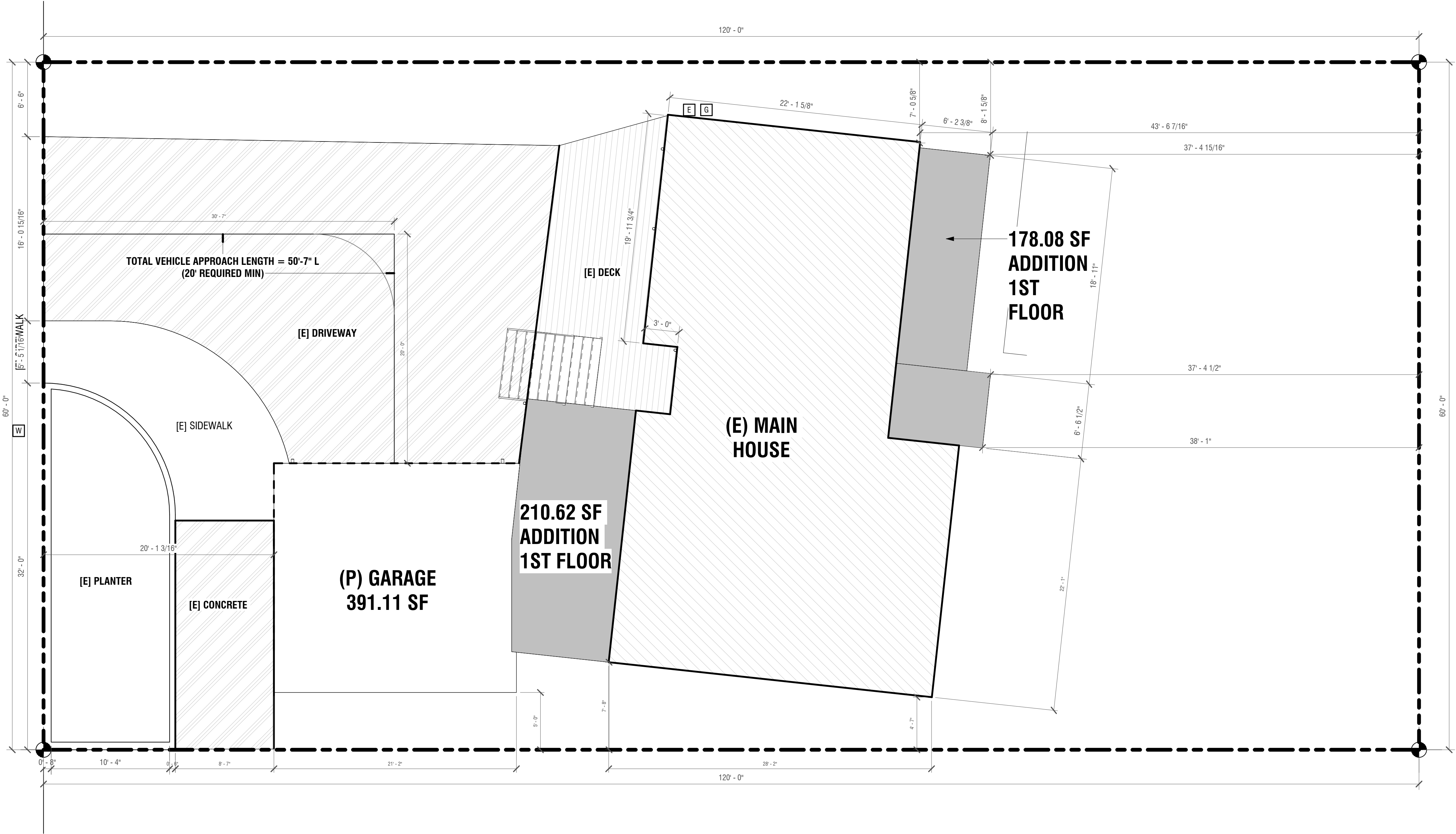
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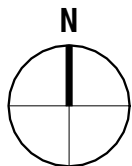
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PROPOSED SITE PLAN

A2.1



1 SITE PLAN - PROPOSED
3/16" = 1'-0"

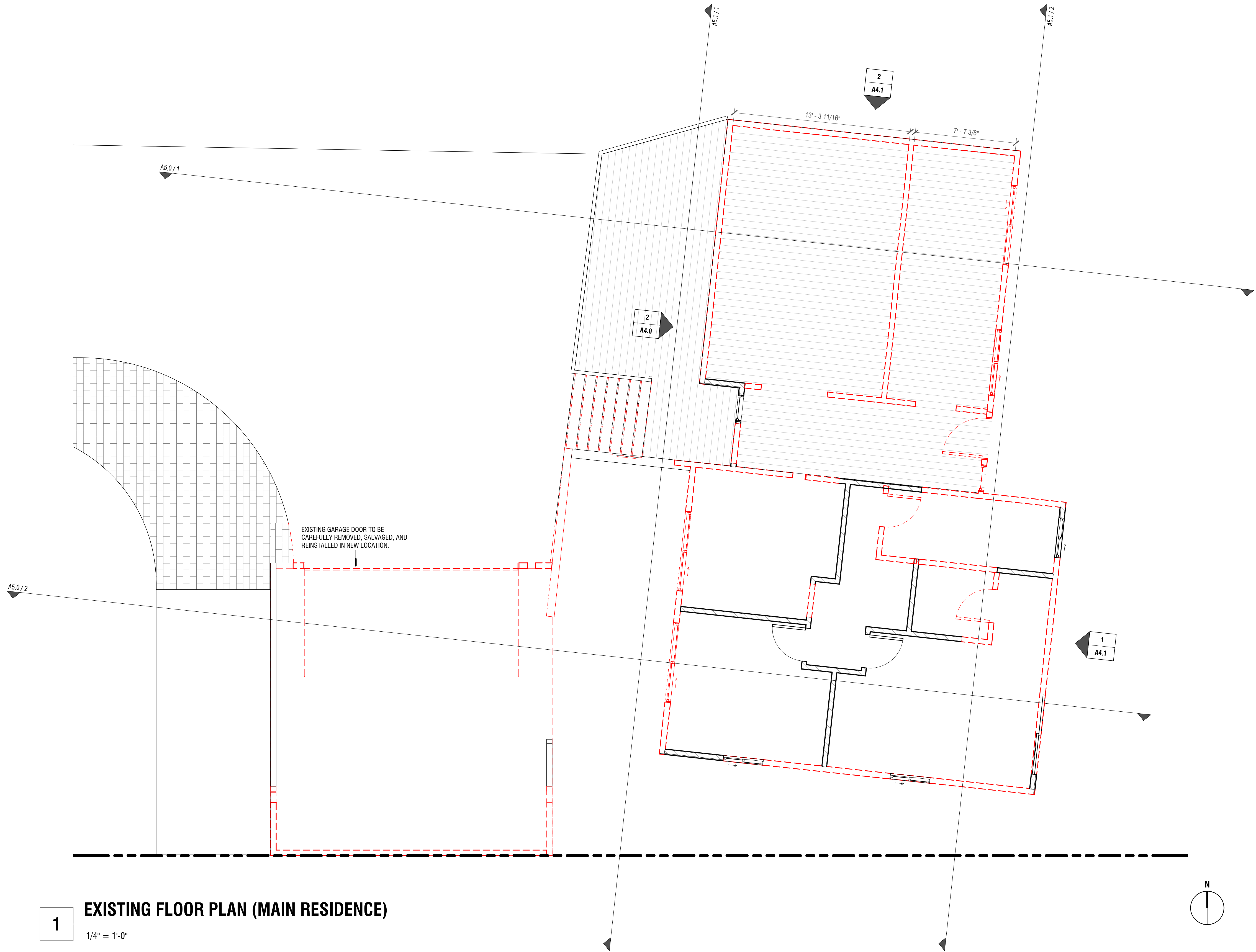


SITE PLAN LEGEND

- EXISTING BUILDING
- EXISTING STRUCTURE TO BE REMOVED
- PROPOSED BUILDING
- PROPERTY LINE
- SETBACK LINE
- OUTLINE OF ROOF OR BALCONY ABOVE
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- ROW RIGHT OF WAY
- TYP TYPICAL
- UNO UNLESS NOTED OTHERWISE
- W WATER METER
- G GAS METER
- E ELECTRICAL PANEL
- SEWER CLEANOUT

SEWER CLEANOUT



1

EXISTING FLOOR PLAN (MAIN RESIDENCE)

1/4" = 1'-0"

SCALE NOTE
WRITTEN DIMENSIONS SHALL GOVERN OVER SCALE. ALL PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE CITY OR COUNTY AUTHORITIES.

YOSEMITE RESIDENCE

YOSEMITE RESIDENCE

1828 YOSEMITE ST
SEASIDE, CA 93955

06/26/2026

REVISIONS		
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OWNER
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DESIGNER
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EXISTING / DEMO GARAGE

A2.2

SCALE NOTE
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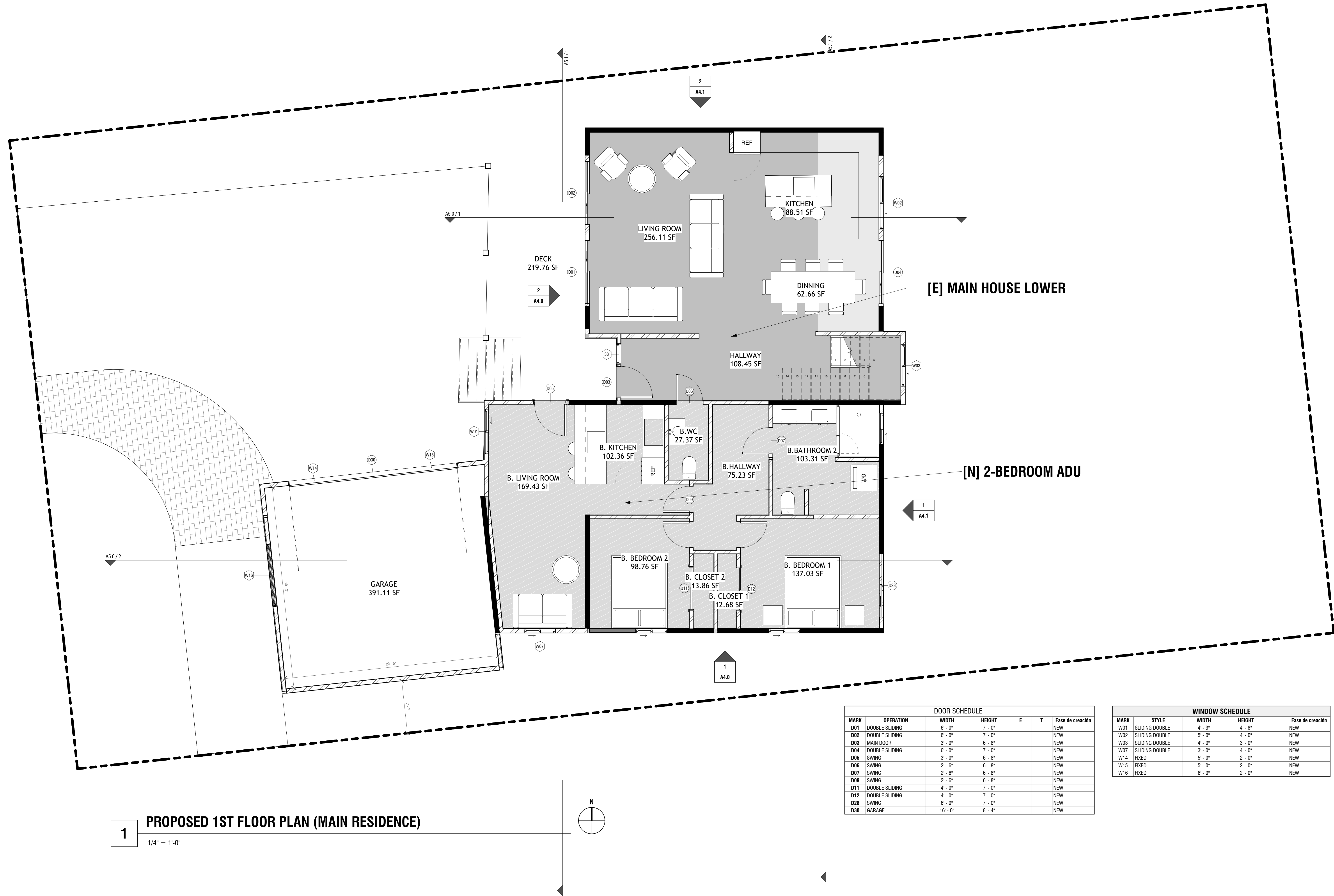
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PROPOSED LOWER FLOOR PLAN

A2.3



SCALE NOTE
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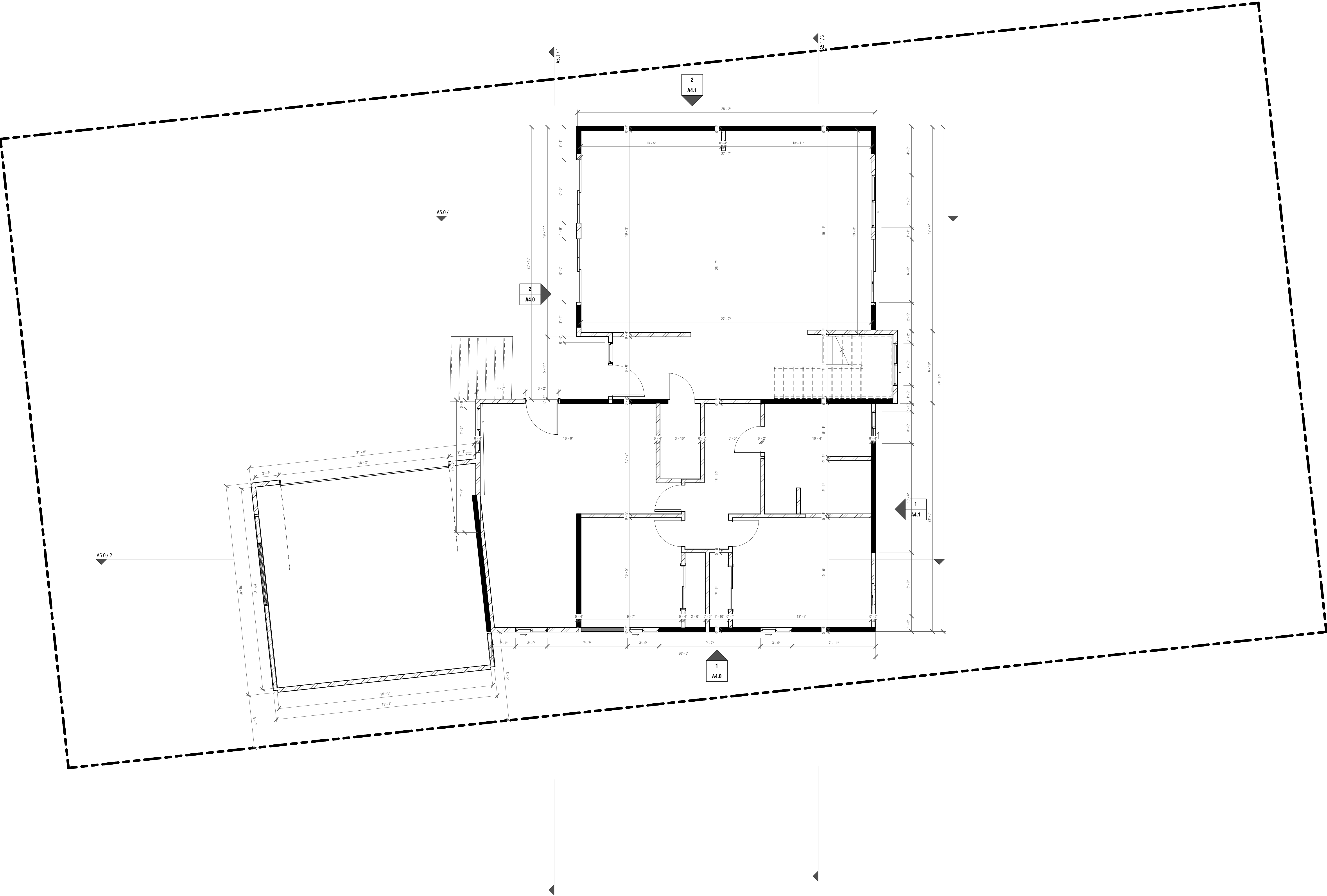
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PROPOSED LOWER FLOOR
DIMENSION PLAN

A2.4



PROPOSED FLOOR PLAN DIMENSIONS

SCALE NOTE
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PROPOSED UPPER FLOOR PLAN

A2.5



[N] MAIN HOUSE UPPER FLOOR

DOOR SCHEDULE						
MARK	OPERATION	WIDTH	HEIGHT	E	T	Fase de creación
D13	SWING	3'-0"	6'-8"			NEW
D14	DOUBLE SLIDING	4'-0"	7'-0"			NEW
D15	SWING	3'-0"	6'-8"			NEW
D16	DOUBLE SLIDING	4'-0"	7'-0"			NEW
D17	DOUBLE SLIDING	4'-0"	7'-0"			NEW
D18	DOUBLE SLIDING	6'-0"	7'-0"			NEW
D19	DOUBLE SLIDING	6'-0"	7'-0"			NEW
D20	SWING	3'-0"	6'-8"			NEW
D21	SWING	2'-6"	6'-8"			NEW
D22	SWING	2'-6"	6'-8"			NEW
D23	SWING	3'-0"	6'-8"			NEW
D24	SWING	3'-0"	6'-8"			NEW
D25	DOUBLE SLIDING	4'-0"	7'-0"			NEW
D26	DOUBLE SLIDING	4'-0"	7'-0"			NEW
D27	SWING	3'-0"	6'-8"			NEW
D29	MAIN DOOR	6'-0"	7'-0"			NEW

WINDOW SCHEDULE					
MARK	STYLE	WIDTH	HEIGHT		Fase de creación
W08	SLIDING DOUBLE	5'-0"	4'-8"		NEW
W09	SLIDING DOUBLE	5'-0"	4'-0"		NEW
W10	SLIDING DOUBLE	4'-0"	3'-0"		NEW
W11	SLIDING DOUBLE	3'-0"	1'-0"		NEW
W12	SLIDING DOUBLE	5'-0"	4'-0"		NEW
W13	SLIDING DOUBLE	3'-0"	4'-0"		NEW

1

PROPOSED UPPER LEVEL FLOOR PLAN

1/4" = 1'-0"

SCALE NOTE

WRITTEN DIMENSIONS SHALL GOVERN OVER SCALE. ALL
PLANS MUST BE REVIEWED AND APPROVED BY THE
APPROPRIATE CITY OR COUNTY AUTHORITIES.

YOSEMITE RESIDENCE

YOSEMITE RESIDENCE

1828 YOSEMITE ST
SEASIDE, CA 93955

06/26/2026

REVISIONS

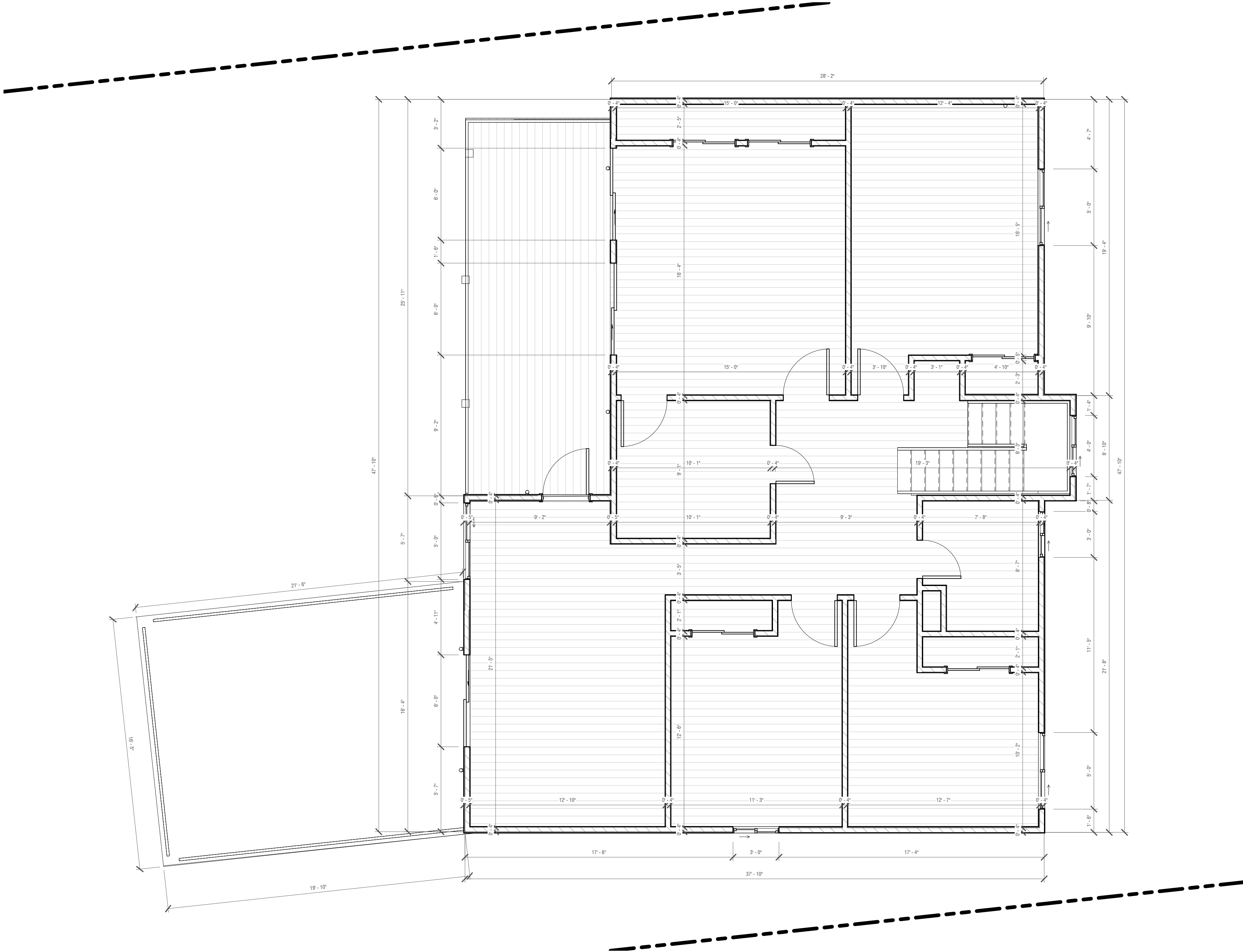
NO.	DESCRIPTION	DATE

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PROPOSED UPPER FLOOR
DIMENSION PLAN

A2.6



1 PROPOSED UPPER LEVEL FLOORPLAN DIMENSIONS

1/4" = 1'-0"

SCALE NOTE
WRITTEN DIMENSIONS SHALL GOVERN OVER SCALE. ALL
PLANS MUST BE REVIEWED AND APPROVED BY THE
APPROPRIATE CITY OR COUNTY AUTHORITIES.

YOSEMITE RESIDENCE
YOSEMITE RESIDENCE
1828 YOSEMITE ST
SEASIDE, CA 93955

06/26/2026

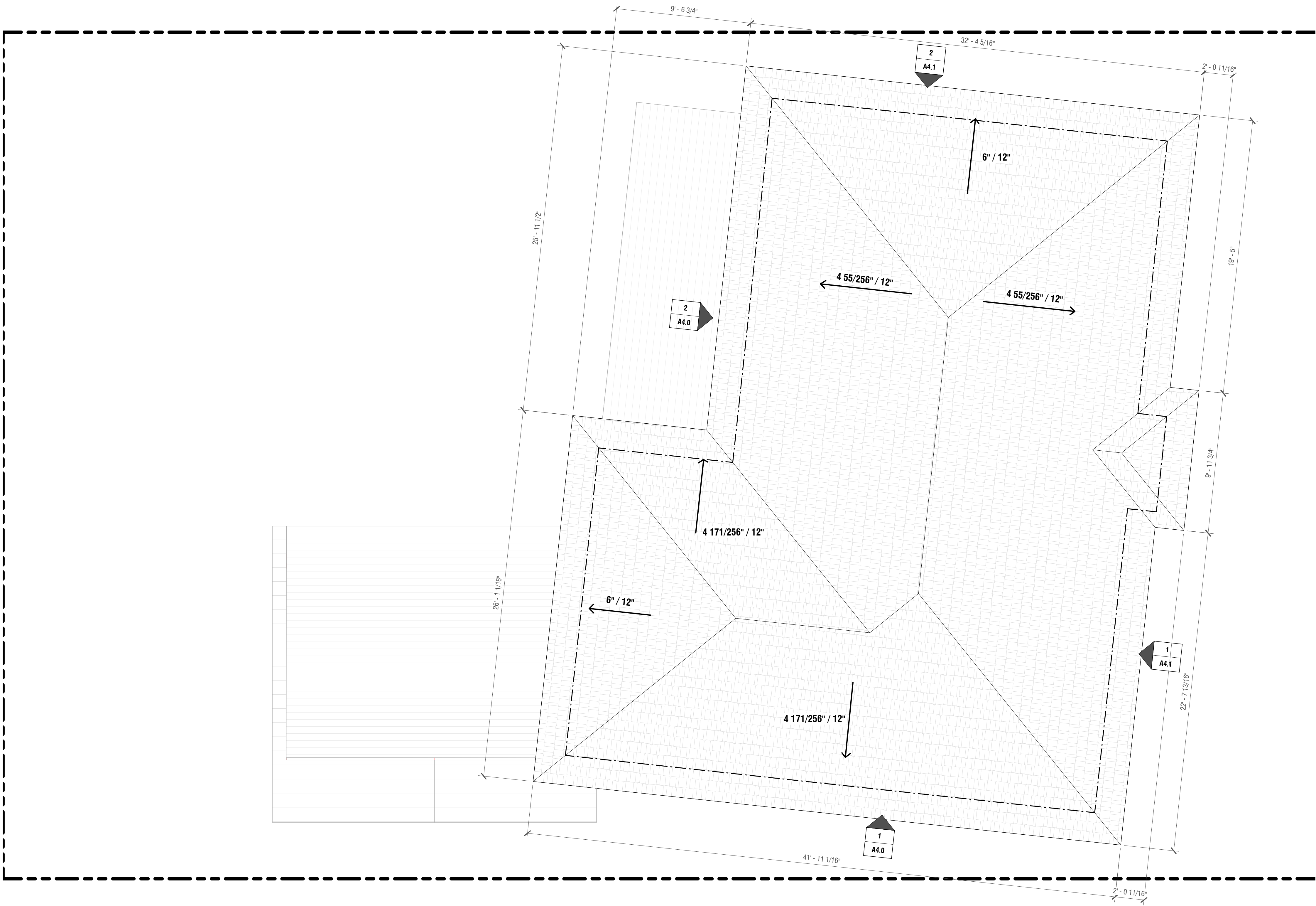
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UPPER FLOOR ROOF PLAN

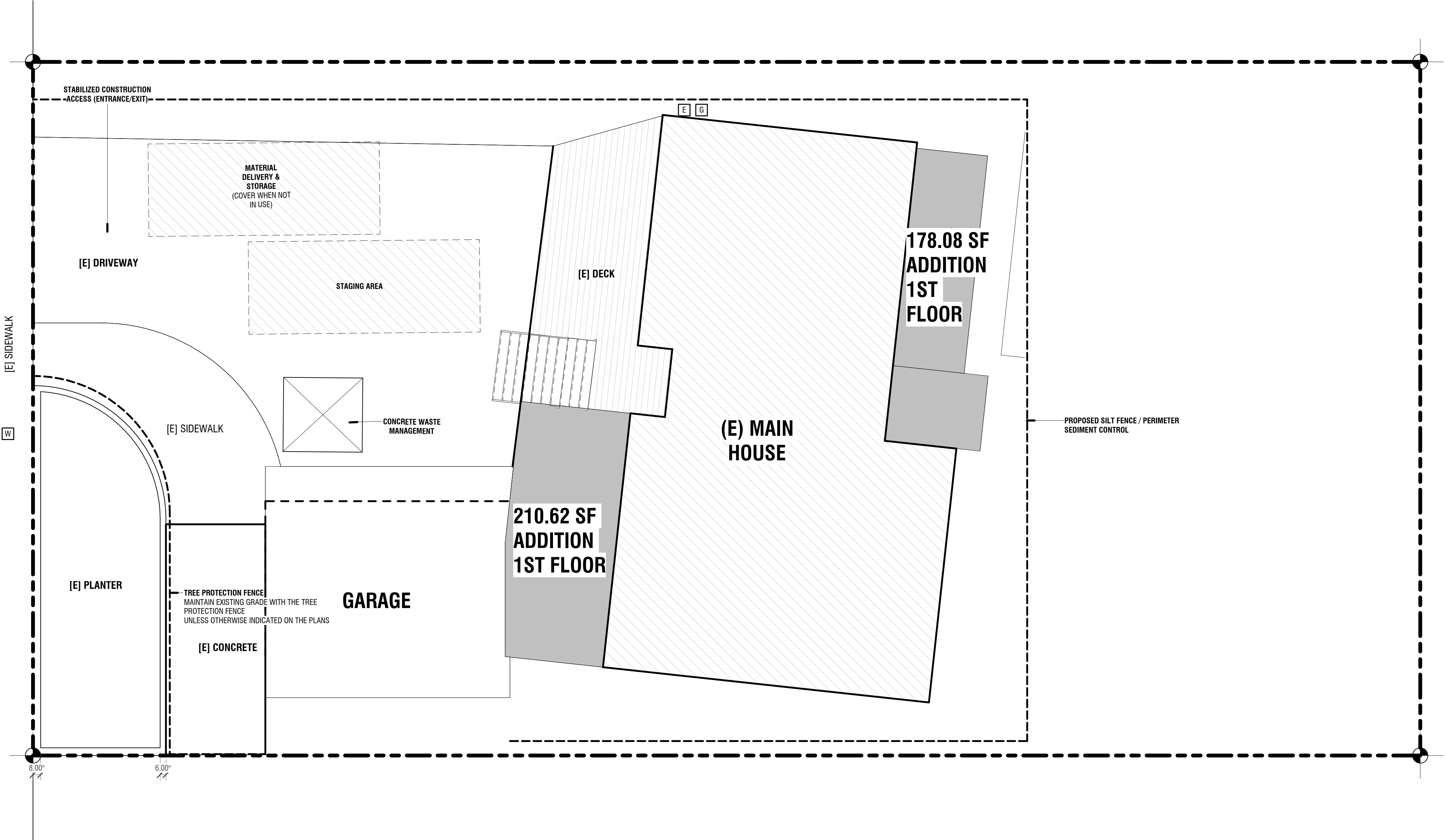
A2.7



1 UPPER FLOOR ROOF PLAN
1/4" = 1'-0"

NOTES:

CONCRETE WASHOUT NOTE: CONTRACTOR SHALL PROVIDE A DESIGNATED, LINED WASHOUT AREA FOR CONCRETE, STUCCO, AND PAINT TOOLS. NO CONCRETE WASTE OR WASHOUT WATER SHALL BE DISCHARGED INTO THE SOIL, STORM DRAINS, OR PUBLIC RIGHT-OF-WAY.



1

SITE PLAN - EROSION & SEDIMENT CONTROL

3/16" = 1'-0"

EROSION CONTROL PLAN NOTES

- THE INTENT OF THE EROSION CONTROL PLAN IS TO MINIMIZE ANY WATER QUALITY IMPACTS IN THE FORM OF SEDIMENT POLLUTION TO MAIN CREEK & TRIBUTARIES.
- A CONSTRUCTION ENTRANCE WILL BE INSTALLED PRIOR TO GRADING. THE LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE CONSTRUCTION ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR OF ANY MEASURES USED TO CONTROL SEDIMENTS.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SANDBAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
- DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAINAGE SYSTEM.
- INSTALL TEMPORARY EROSION CONTROL OVER DISTURBED AREAS UTILIZING STRAW MULCH

BEST MANAGEMENT PRACTICE / GENERAL NOTES

- BEST MANAGEMENT PRACTICES (BMPs).** AT A MINIMUM, THE FOLLOWING BMPs ARE REQUIRED REGARDLESS OF WEATHER CONDITIONS AND AS APPLICABLE TO THE CONSTRUCTION ACTIVITIES PLANNED. VERIFY ALL OF THE BELOW MEASURES ARE ADDRESSED ON THE ESCP SUBMITTAL, AS APPLICABLE.
 - WET WEATHER MEASURES.** IF POSSIBLE, AVOID LAND-DISTURBING ACTIVITIES DURING THE WET WEATHER SEASON (OCTOBER 15 THROUGH APRIL 15). OTHERWISE, EXTRA BMP MATERIALS (FILTERS, FIBER ROLLS, GRAVEL BAGS, MULCH/STRAW, PLASTIC COVERS) SHALL BE KEPT ON-SITE FOR PRE-RAIN INSTALL.
 - EXISTING VEGETATION.** PROTECT EXISTING VEGETATION; AVOID REMOVAL AS REQUIRED AND WHEREVER POSSIBLE. INSTALL APPROPRIATE PROTECTIVE FENCING AND PERIMETER CONTROLS PRIOR TO WORK.
 - EROSION AND SEDIMENT CONTROL.** AS APPLICABLE, SLOPE AND SOIL STABILIZATION BMPs SHALL BE UTILIZED TO PREVENT SLOPE EROSION AND SOIL MOVEMENT ON-SITE AND OFF-SITE. NO SEDIMENT MAY LEAVE THE SITE, BE DEPOSITED OFF-SITE, OR POLLUTE STORMWATER RUNOFF FROM THE CONSTRUCTION SITE.
 - STOCKPILE MANAGEMENT.** ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE AND SECURED AT THE END OF EACH DAY. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT AND PRIOR TO, DURING, AND AFTER RAIN EVENTS. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO THE STREET.
 - WASTE MANAGEMENT.** ALL CONSTRUCTION WASTE SHALL BE CONTAINED AND SECURELY COVERED ON-SITE, INCLUDING TRASH, PAINT, GROUT, AND CONCRETE. ANY WASHOUT FACILITY SHALL BE CONTAINED, MAINTAINED, AND ITS CONTENTS DISPOSED OF PROPERLY. NO MATERIAL SHALL BE WASHED INTO THE STREET.
 - VEHICLES AND EQUIPMENT.** RESPONSIBLE PARTIES MUST ENSURE ALL VEHICLES AND EQUIPMENT ARE MAINTAINED IN GOOD WORKING ORDER AND WILL NOT CAUSE DIRT, MUD, OIL, GREASE, OR FUEL TO BE DISCHARGED OR TRACKED OFF-SITE INTO THE STREET. INACTIVE VEHICLES/EQUIPMENT MUST USE COVERS AND/OR DRIP PANS.
 - DRAIN/INLET PROTECTION & PERIMETER CONTROLS.** DRAINS/INLETS THAT RECEIVE STORMWATER MUST BE COVERED OR OTHERWISE PROTECTED FROM RECEIVING SEDIMENT, MUD, DIRT, OR ANY DEBRIS AND MUST INCLUDE GUTTER CONTROLS AND FILTRATION WHERE APPLICABLE, IN A MANNER THAT DOES NOT IMPEDE TRAFFIC OR SAFETY. PROPERLY INSTALLED SILT FENCING OR EQUIVALENT LINEAR CONTROL SHALL BE EVIDENT ALONG THE SITE PERIMETER TO PREVENT MOVEMENT OF SEDIMENT AND DEBRIS OFF-SITE.
 - SWEEPING.** ALL IMPERVIOUS SURFACES (DRIVEWAYS, STREETS) SHALL BE PHYSICALLY SWEEPED (NOT WASHED OR HOSED DOWN) AND MAINTAINED FREE OF DEBRIS AND ACCUMULATIONS OF DIRT. NO TRACKING OFF-SITE.
 - DEWATERING.** NO DEWATERING IS ALLOWED FROM CONSTRUCTION SITES UNLESS DISCHARGE IS AN EXCEPTION TO THE DISCHARGE PROHIBITION PER CITY CODE CH. 31.5-12(C), EXCEPT AS SPECIFIED FOR ASBS DRAINAGES. ANY PROPOSED DEWATERING MUST BE REVIEWED AND CLEARED BY THE CITY AND APPLICABLE REGULATORY AGENCIES.
 - STORMWATER MANAGEMENT.** STORMWATER MIXED WITH NON-STORMWATER SHALL BE MANAGED AS NON-STORMWATER.

SITE SPECIFIC NOTES OR MITIGATION MEASURES

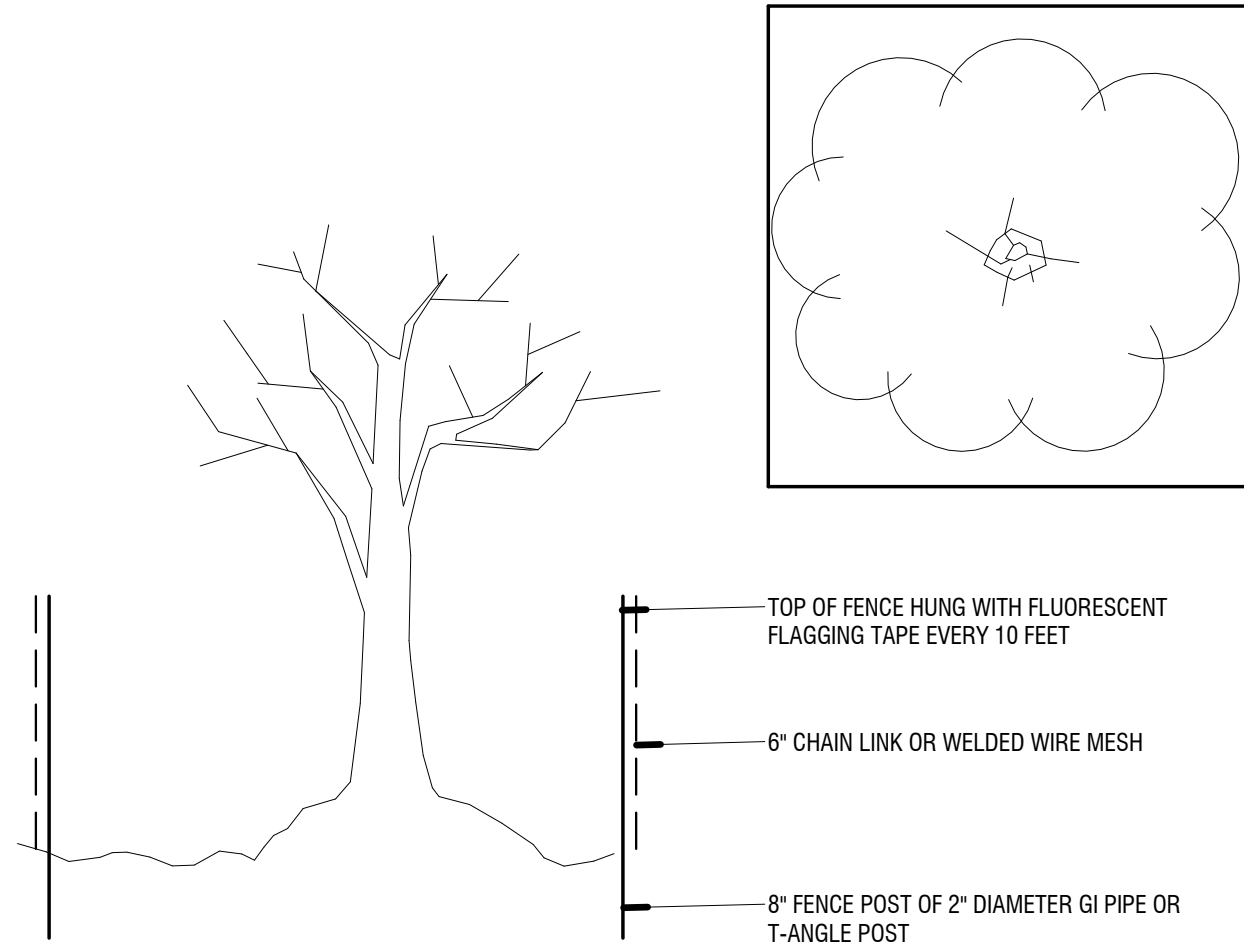
- INSTALL VEGETATION FENCING UPSTREAM OF SENSITIVE WATER BODY.

CONSTRUCTION PARKING

- NO OFF-SITE PARKING, ALL CONSTRUCTION-RELATED VEHICLES SHALL BE ACCOMMODATED WITHIN THE PROPERTY BOUNDARIES. PARKING ON PBC PROPERTY, INCLUDING THE ROAD RIGHT-OF-WAY, IS STRICTLY PROHIBITED.

2

TYPICAL TREE PROTECTION DETAIL



SCALE NOTE

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EROSION & SEDIMENT CONTROL

A3.1

SCALE NOTE
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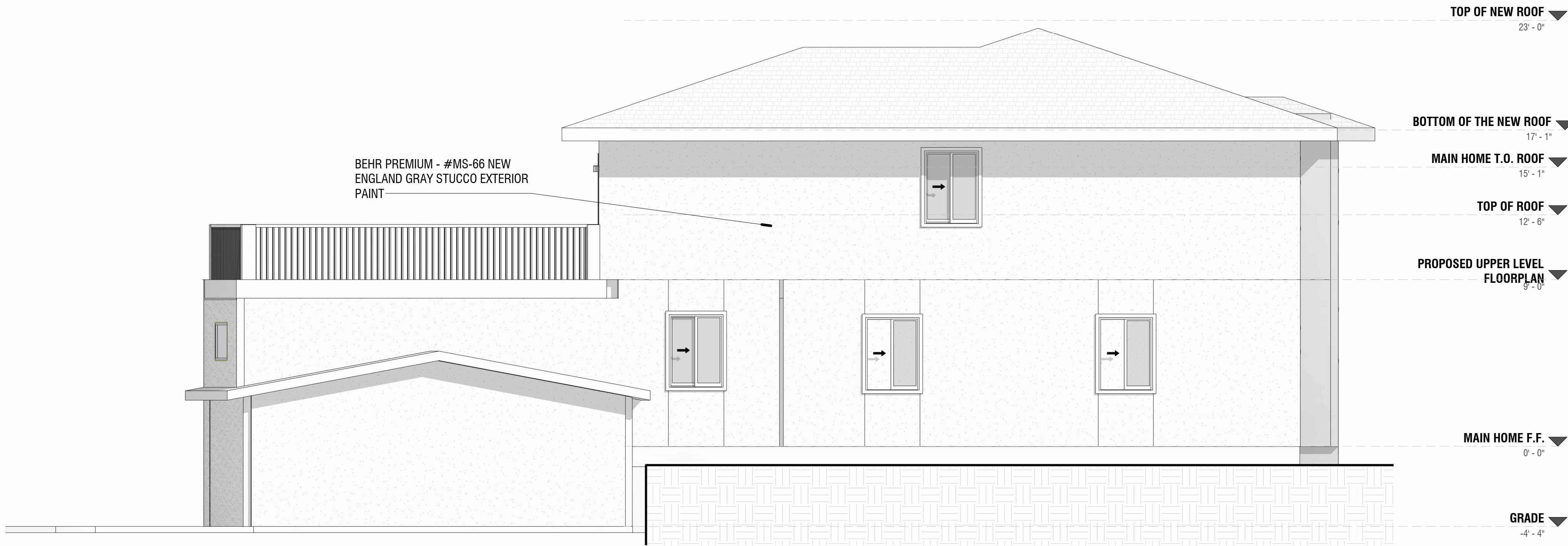
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EXTERIOR ELEVATIONS

A4.0

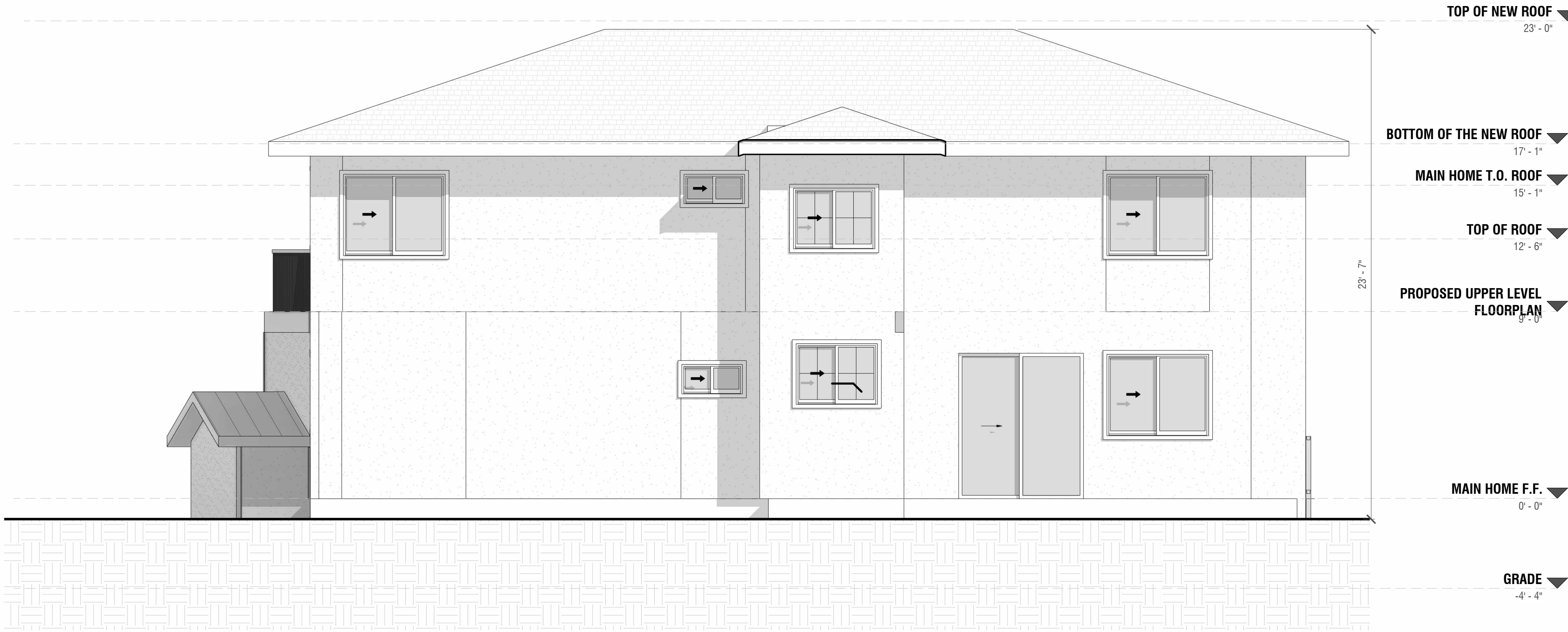


1 SOUTH
1/4" = 1'-0"



2 WEST
1/4" = 1'-0"

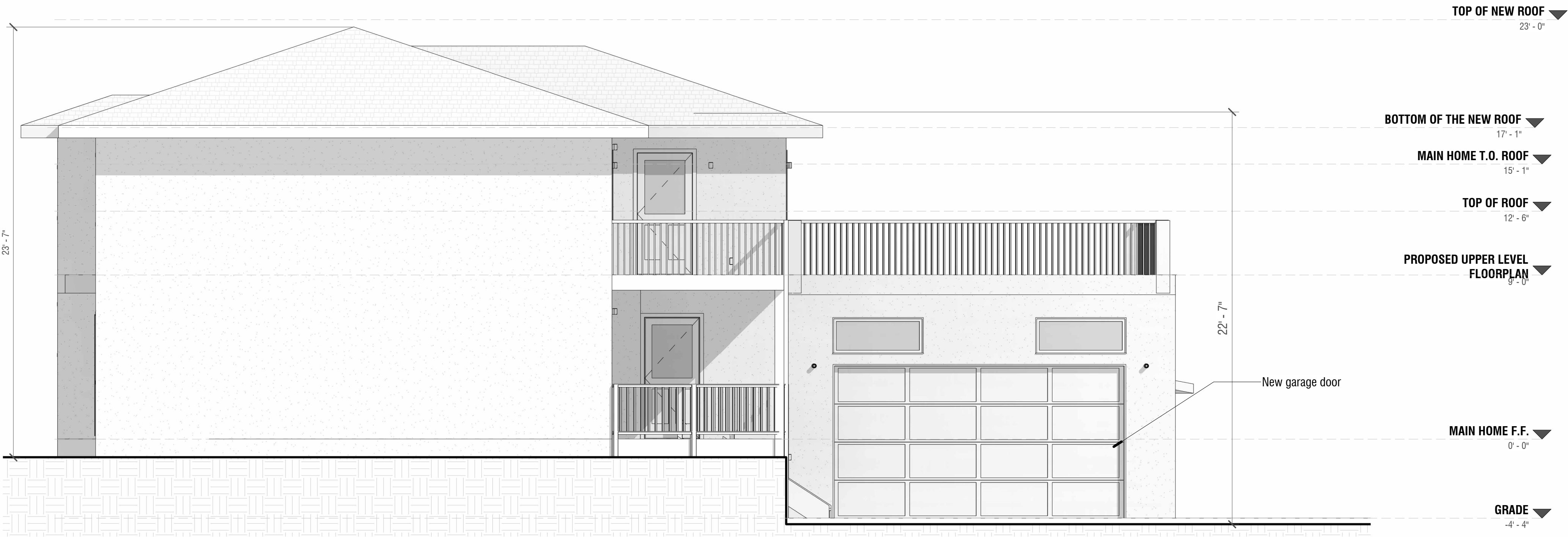
MATERIALS : SEE TITLE SHEET A1.0



1

EAST

1/4" = 1'-0"



2

NORTH

1/4" = 1'-0"

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EXTERIOR ELEVATIONS

A4.1

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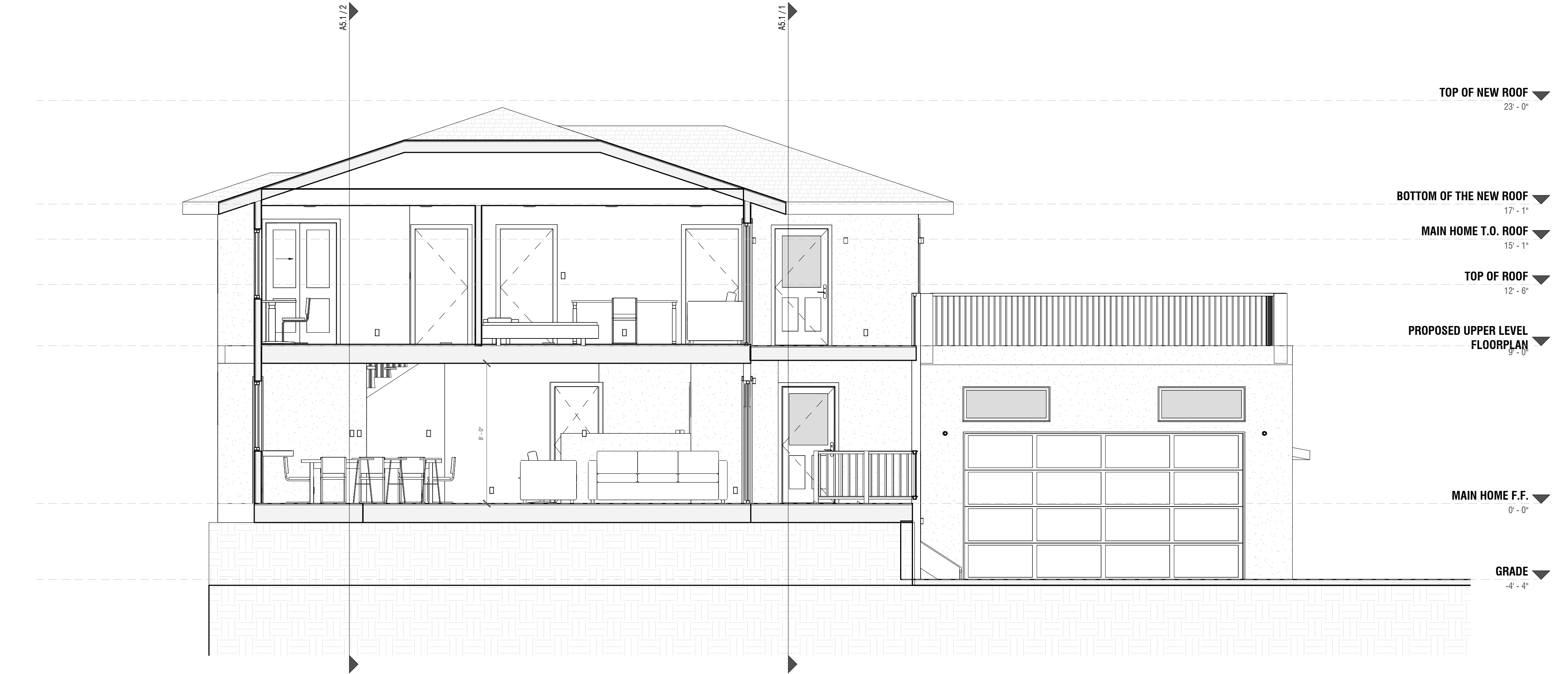
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SECTION 1

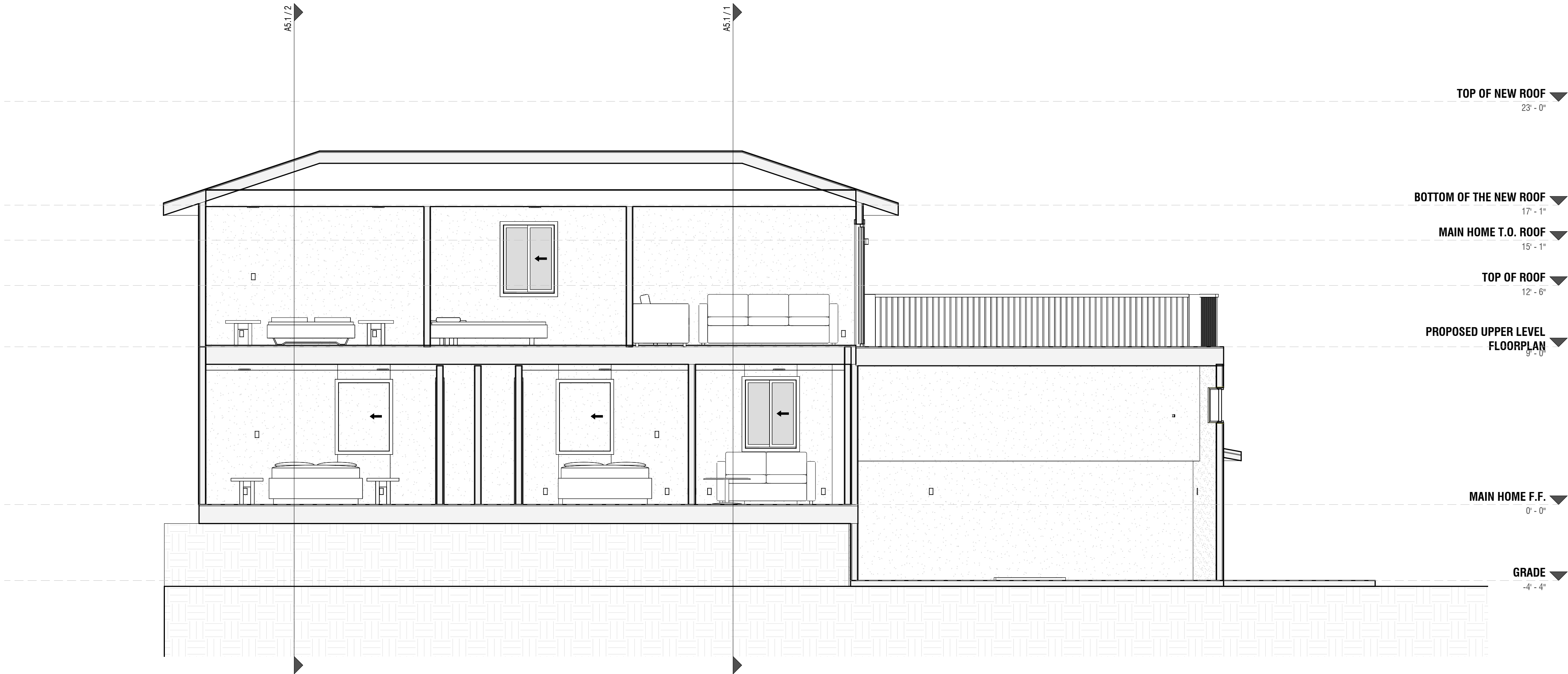
A5.0



1

Section 1

1/4" = 1'-0"



2

Section 2

1/4" = 1'-0"

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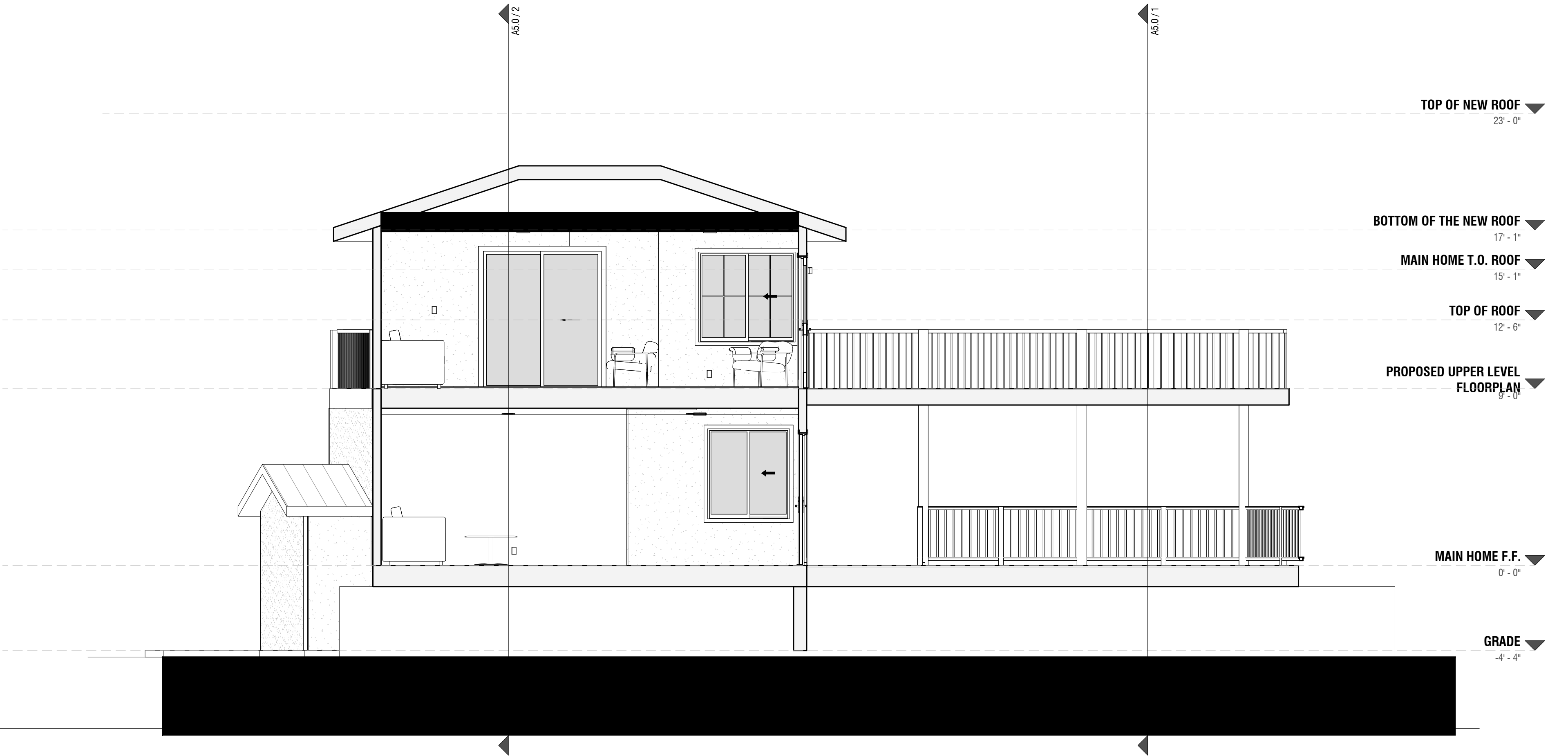
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SECTION 2

A5.1



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ELECTRICAL PLAN - LOWER FLOOR

E1

SHEET NO.

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Packet Page 37

ELECTRICAL NOTES

1. ELECTRICAL OUTLET AND CONTROL HEIGHT REQUIREMENTS
ALL ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION, AND AIR CONDITIONING) SHALL BE INSTALLED AT A HEIGHT NO HIGHER THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NO LOWER THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR, PER §8327.1.2 CRC.

2. TAMPER-RESISTANT RECEPTACLE REQUIREMENT
ALL 125V, 15A, AND 20A RECEPTACLES INSTALLED IN LOCATIONS REQUIRED BY CEC 406.12 SHALL BE LISTED AS TAMPER-RESISTANT (TR). THIS INCLUDES ALL HABITABLE ROOMS, KITCHENS, BATHROOMS, HALLWAYS, LAUNDRY AREAS, GARAGES, BASEMENTS, AND OUTDOOR RECEPTACLES. EXCEPTIONS APPLY TO RECEPTACLES INSTALLED MORE THAN 5'-6" ABOVE THE FLOOR, DEDICATED OUTLETS FOR APPLIANCES, AND RECEPTACLES IN AREAS WITH RESTRICTED ACCESS.

3. ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTION REQUIREMENTS
ALL 125V, 15A, AND 20A OUTLETS IN THE DWELLING UNIT, INCLUDING RECEPTACLES, LIGHTING OUTLETS, AND HARDWIRED APPLIANCES, SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PER CEC 210.12. AFCI PROTECTION SHALL BE PROVIDED BY LISTED AFCI CIRCUIT BREAKERS OR RECEPTACLES AS PERMITTED BY CODE.

4. DEDICATED 20-AMP BRANCH CIRCUIT REQUIREMENTS
DEDICATED 20-AMP BRANCH CIRCUITS SHALL BE PROVIDED AS REQUIRED BY CEC 210.11(C):
1. A MINIMUM OF TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL SERVE ALL KITCHEN, DINING, AND PANTRY RECEPTACLE OUTLETS.
2. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL SERVE LAUNDRY RECEPTACLE OUTLETS ONLY.
3. AT LEAST ONE 120V, 20-AMP BRANCH CIRCUIT SHALL SERVE BATHROOM RECEPTACLE OUTLETS ONLY.

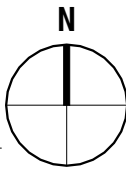
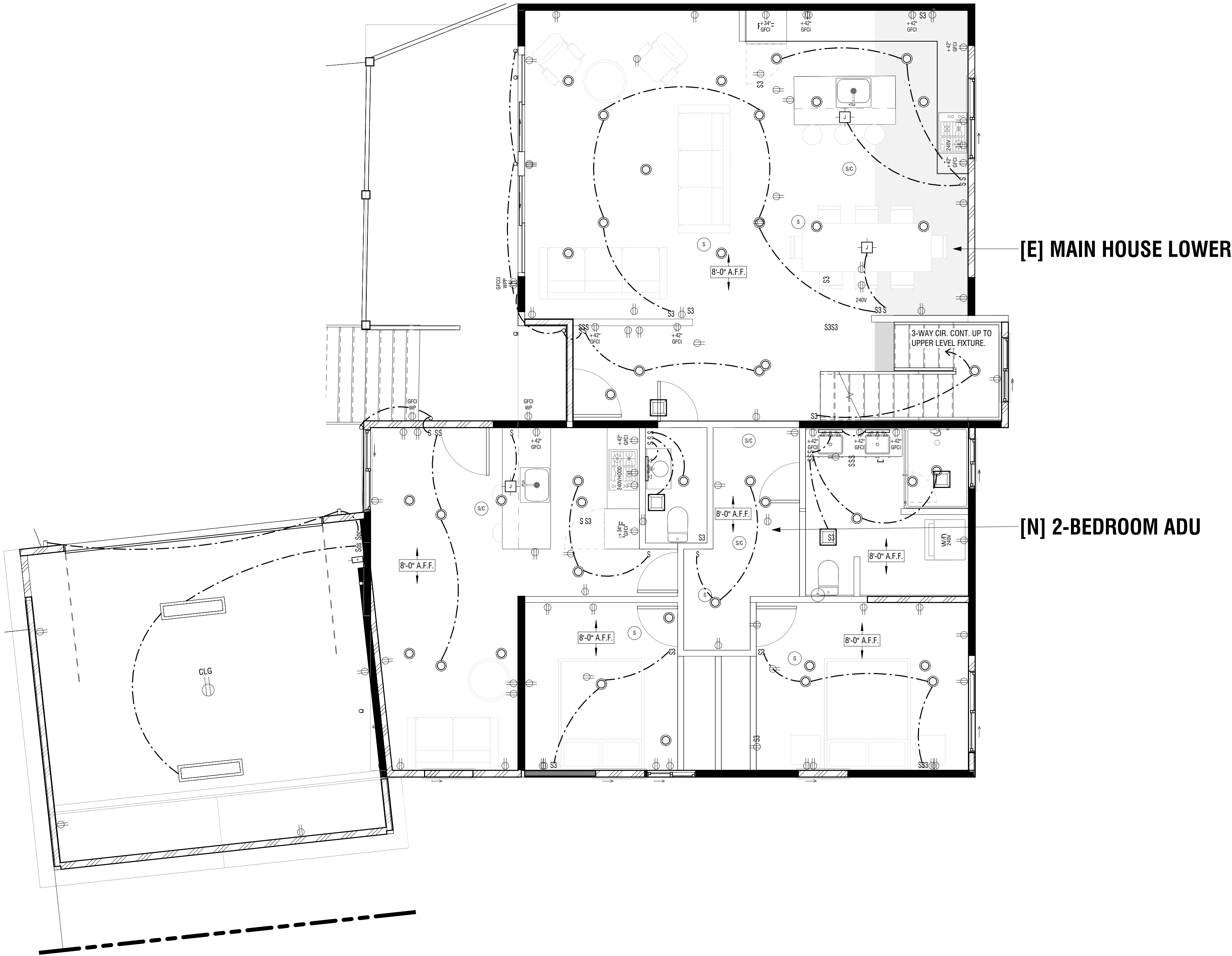
5. THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS: [CRC R314.3.3]
(4) SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
EXCEPTION:
• IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 10 FEET (3 M) OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
• PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6 FEET (1.8 M) FROM A PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10 FT DISTANCES WOULD PROHIBIT THE PLACEMENT OF A SMOKE ALARM OR SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE. SMOKE ALARMS LISTED FOR USE IN CLOSE PROXIMITY TO A PERMANENTLY INSTALLED COOKING APPLIANCE.

6. SMOKE DETECTOR NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. [CRC R314.3(4)]

7. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS." ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS."
(B) CORROSIVE LOCATIONS. LUMINAIRES INSTALLED IN CORROSIVE LOCATIONS SHALL BE OF A TYPE SUITABLE FOR SUCH LOCATIONS. [CEC 410.10]

ELECTRICAL LEGEND

- LIGHT FIXTURE
- ⌚ DUPLEX RECEPTACLE
- ⌚ GFCI DUPLEX RECEPTACLE
- ⌚ WP GFCI DUPLEX RECEPTACLE (WEATHERPROOF & GFCI-PROTECTED)
- ⌚ 240V RECEPTACLE
- Ⓢ COMBINATION SMOKE/CARBON MONOXIDE ALARM
- Ⓢ SMOKE ALARM (INTERCONNECTED W/ BATTERY BACKUP)
- EXHAUST FAN
- ELECTRICAL PANEL
- Ⓢ SINGLE-POLE SWITCH
- Ⓢ3 3 WAY SWITCH
- Ⓢ0 OCCUPANCY SENSOR SWITCH
- Ⓢpc PHOTOCELL SWITCH
- ▬ 4' X 1' FLUORESCENT LIGHT FIXTURE
- PUSH BUTTON SWITCH



1 ELECTRICAL - 1ST FLOOR PLAN
1/4" = 1'-0"

SCALE NOTE

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ELECTRICAL PLAN - UPPER FLOOR

E2



1 ELECTRICAL - UPPER FLOOR

1/4" = 1'-0"

ELECTRICAL NOTES

- ELECTRICAL OUTLET AND CONTROL HEIGHT REQUIREMENTS**
ALL ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION, AND AIR CONDITIONING) SHALL BE INSTALLED AT A HEIGHT NO HIGHER THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NO LOWER THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR, PER §R327.1.2 CRC.
- TAMPER-RESISTANT RECEPTACLE REQUIREMENT**
ALL 125V, 15A, AND 20A RECEPTACLES INSTALLED IN LOCATIONS REQUIRED BY CEC 406.12 SHALL BE LISTED AS TAMPER-RESISTANT (TR). THIS INCLUDES ALL HABITABLE ROOMS, KITCHENS, BATHROOMS, HALLWAYS, LAUNDRY AREAS, GARAGES, BASEMENTS, AND OUTDOOR RECEPTACLES. EXCEPTIONS APPLY TO RECEPTACLES INSTALLED MORE THAN 5'-6" ABOVE THE FLOOR, DEDICATED OUTLETS FOR APPLIANCES, AND RECEPTACLES IN AREAS WITH RESTRICTED ACCESS.
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- THE INSTALLATION OF SMOKE ALARMS AND SMOKE DETECTORS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:**[CRC R314.3.3]
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- SMOKE DETECTOR NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.** [CRC R314.3(4)]
- LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS.** ALL LUMINAIRES INSTALLED IN WET LOCATIONS SHALL BE MARKED, "SUITABLE FOR WET LOCATIONS." ALL LUMINAIRES INSTALLED IN DAMP LOCATIONS SHALL BE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS."
 - CORROSIVE LOCATIONS. LUMINAIRES INSTALLED IN CORROSIVE LOCATIONS SHALL BE OF A TYPE SUITABLE FOR SUCH LOCATIONS. [CEC 410.10]

ELECTRICAL LEGEND

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- GFCI DUPLEX RECEPTACLE
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- PHOTOCELL SWITCH
- 4' X 1' FLUORESCENT LIGHT FIXTURE
- PUSH BUTTON SWITCH



CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

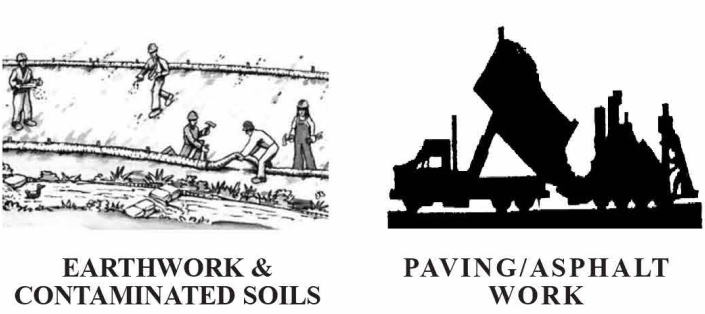
Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



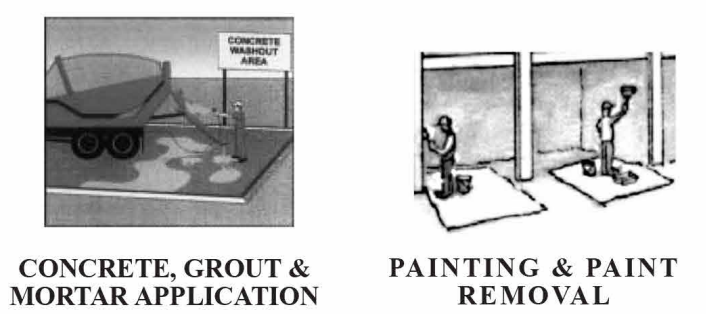
- MATERIALS & WASTE MANAGEMENT**
- Non-Hazardous Materials**
- Bern and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
 - Use (but don't overuse) reclaimed water for dust control.
- Hazardous Materials**
- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
 - Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
 - Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
 - Arrange for appropriate disposal of all hazardous wastes.
- Construction Entrances and Perimeter**
- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.
- Waste Management**
- The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
 - Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
 - Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
 - Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).



- EQUIPMENT MANAGEMENT & SPILL CONTROL**
- Maintenance and Parking**
- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
 - If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
 - If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
 - Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
 - Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.
- Spill Prevention and Control**
- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
 - Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
 - Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management District's guidelines for accepting hazardous waste materials).
 - Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
 - Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
 - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
 - Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



- EARTHWORK & CONTAMINATED SOILS**
- Erosion Control**
- Schedule grading and excavation work for dry weather only.
 - Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
 - Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Sediment Control**
- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
 - Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as filter rolls, silt fences, or sediment basins.
 - Keep excavated soil on the site where it will not collect into the street.
 - Transfer excavated materials to dump trucks on the site, not in the street.
 - If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
 - Unusual soil conditions, discoloration, or odor
 - Abandoned underground tanks
 - Abandoned wells
 - Buried barrels, debris, or trash.



- CONCRETE, GROUT & MORTAR APPLICATION**
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
 - Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
 - Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.
- Sawcutting & Asphalt/Concrete Removal**
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
 - Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
 - Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
 - If sawcut slurry enters a catch basin, clean it up immediately.



- PAINTING & PAINT REMOVAL**
- Painting cleanup**
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
 - For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.
- Paint Removal**
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
 - Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



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

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

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



LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.



- MANEJO DE MATERIALES Y RESIDUOS**
- Materiales no peligrosos**
- Haga un borde alrededor y cubra con lonas impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronóstico de lluvia o si no se están usando activamente. Para mejor resultado, esto debería hacerse diariamente al final del día de trabajo durante toda la construcción cuando sea posible.
 - Use (pero no abuse) agua reclamada para controlar el polvo.
- Materiales peligrosos**
- Póngales etiqueta con nombre a todos los materiales y residuos peligrosos (como pesticidas, pintura, diluyentes, solvents, gasolina, aceite y anticongelante) de acuerdo con las reglamentaciones de la ciudad, del condado, del estado y federales.
 - Ponga los materiales y residuos peligrosos en contenedores que no pierdan, pongalos luego en contenedores secundarios apropiados y cubralos después de cada día de trabajo, o durante la temporada lluviosa, o cuando se haya pronosticado lluvia.
 - Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario. No aplique productos químicos en el exterior cuando se haya pronosticado lluvia en las próximas 24 horas.
 - Asegúrese de deshacerse apropiadamente de todos los residuos peligrosos.
- Entradas y perímetros de los sitios de construcción**
- Establezca y mantenga control efectivo de los perímetros y establezca todas las entradas y salidas del sitio de construcción para controlar suficientemente la erosión y la descarga de sedimentos del sitio para que no salgan del sitio.
 - Barra o aspre inmediatamente lo que haya pasado a la calle y controle la fuente de origen para prevenir que siga sucediendo. Nunca lave con manguera las calles para limpiar lo que haya sido acarreado o llevado del sitio de construcción.
- Gestión de residuos**
- El Código de Construcción Ecológica de California requiere que todos los proyectos permitidos de construcción, demolición y adiciones o alteraciones, residenciales o no residenciales, recien o salven un mínimo del 65% de los materiales de construcción no peligrosos del proyecto.
 - Cubra los contenedores de residuos de manera segura con lonas impermeables al término de cada día de trabajo y durante el tiempo de lluvias.
 - Limpie o reemplace los excusados portátiles e inspecciónelos con frecuencia para ver que no pierdan o se derramen. Incorpore contención secundaria y coloque lejas de los desagües de aguas pluviales.
 - Deshágase de los residuos líquidos de pintura, solventes, colas y líquidos de limpieza como materiales peligrosos (la compañía de Gestión de Residuos Monterey Regional Waste Management District, tiene una planta para residuos peligrosos del hogar que acepta estos artículos).



- MANEJO DEL EQUIPO Y CONTROL DE DERRAMES**
- Mantenimiento y estacionamiento**
- Designe un área especial, usando técnicas apropiadas de construcción, en toda la propiedad, para estacionar los vehículos y el equipo, y para almacenamiento.
 - Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción.
 - Si es necesario ponerle gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en un área bordada, alejada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquidos peligrosos que se derramen. Recicle o deshágase de los líquidos como materiales peligrosos.
 - Si es necesario lavar los vehículos o equipos en el sitio de construcción, límpielos solo con agua, en un área contenida que no permita que el agua de enjuague llegue a cunetas, calles, desagües de aguas pluviales o superficies acuosas (lagos, arroyos, etc.).
 - No lave vehículos o equipos en el sitio de construcción, usando jabones, solventes, desengrasadores, equipo de limpieza in seco, etc.
 - La protección del conducto de entrada es el último punto de defensa de derrames. Desagües/entradas que reciben aguas pluviales deben ser cubiertos o de otra manera protegidos contra sedimentos, tierra, barro u otras basuras, o contra descargas ilegítimas, y debe incluir el control de cañales y la filtración, donde sea pertinente, de manera que no obstruya el tránsito o la seguridad.
- Prevención y control de derrames**
- Mantenga a mano en el sitio de construcción, en todo momento, los materiales para limpiar derrames (trapos, absorbentes, etc.).
 - Inspeccione frecuentemente los vehículos y equipos para descubrir pérdidas de fluidos y repárelos inmediatamente. Use bandejas de goteo para recoger el líquido de la pérdida hasta que pueda hacer las reparaciones.
 - Limpie los derrames o pérdidas inmediatamente y deshágase apropiadamente de los materiales de limpieza (vea las guías del Monterey Regional Waste Management District para ver los materiales peligrosos aceptados como desperdicio).
 - No lave con manguera las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes, aserrín de cajas sanitarias para gatos, o trapos).
 - Barra inmediatamente los materiales secos que se hayan derramado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.
 - Limpie los derrames en la tierra excavando la tierra contaminada y deshaciéndose correctamente de ella (vea las guías del Monterey Regional Waste Management District sobre el criterio para aceptar tierra contaminada).
 - Comuníquese inmediatamente cualquier derrame significativo. La ley obliga a comunicar todos los derrames de materiales peligrosos, incluyendo el petróleo. Para comunicar un derrame: llame al 911.



- TRABAJO EN LA TIERRA Y SUELOS CONTAMINADOS**
- Control de erosión**
- Planee trabajo de nivelación y excavación sólo cuando no vaya a llover.
 - Establezca todos los áreas desnudas, instale y mantenga control de erosión provisorio (como tela de control de erosión o matriz de tejido pegado) hasta que se haya establecido la vegetación.
 - Plante semillas o plantas para control de erosión en superficies en declive o donde no se planea la construcción inmediata.
- Control de sedimento**
- Proteja las rejillas de los desagües de aguas pluviales, las cunetas, canales y cursos de drenaje, usando apropiadas técnicas de control de polución, como bolsas con grava, rollos de fibras, bordes, etc.
 - Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser acarreada a la calle.
 - Si se observan cualquiera de las siguientes condiciones, analice la tierra para descubrir contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua y con el inspector municipal local:
 - Condiciones inusuales en la tierra, descoloramiento o olor.
 - Tanques enterrados abandonados.
 - Pozos de agua abandonados.
 - Barriles, basuras o residuos enterrados.



- TRABAJO CON PAVIMENTO/ASFALTO**
- Evite pavimentar o recubrir pavimento con materiales de lluvia, o cuando se haya pronosticado lluvia para antes que el nuevo pavimento haya tenido tiempo de secarse.
 - Cubra las rejillas de los desagües de aguas pluviales y las bocas de sumideros antes de aplicar la capa de sellado, capa ligante, capa de lechada (*slurry seal*), capa final fluida, etc.
 - Junte y recicle o deshágase apropiadamente del exceso de grava o arena abrasiva. NO las barra ni las empuje con agua a los desagües de aguas pluviales.
 - No use agua para lavar pavimento de concreto y asfalto fresco.
- Aplicación de concreto, lechada de cemento y argamasa**
- Guarde el concreto, la lechada de cemento y la argamasa cubiertos, en palets y alejados de las áreas de desagüe. Estos materiales nunca deben llegar a los desagües pluviales.
 - Al terminar de usar pinturas a base de agua, pinte lo más que pueda con la última pintura en el pincel. Enjuague los pinceles en un desagüe a las cloacas una vez que haya obtenido el permiso de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un desagüe.
 - Usando pinturas a base de aceite, pinte lo más que pueda con la última pintura en el pincel y limpie el pincel con diluyente o solvente en un envase apropiado. Filtre y vuelva a usar los diluyentes y solventes. Deshágase del residuo y del diluyente/solvente como desechos peligrosos.
- Limpeza después de pintar**
- Nunca lave los pinceles ni enjuague los tarros de pintura en la calle, en las cunetas, desagües pluviales o superficies de aguas (arroyos, lagos, etc.).
 - Al terminar de usar pinturas a base de agua, pinte lo más que pueda con la última pintura en el pincel. Enjuague los pinceles en un desagüe a las cloacas una vez que haya obtenido el permiso de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un desagüe.
 - Usando pinturas a base de aceite, pinte lo más que pueda con la última pintura en el pincel y limpie el pincel con diluyente o solvente en un envase apropiado. Filtre y vuelva a usar los diluyentes y solventes. Deshágase del residuo y del diluyente/solvente como desechos peligrosos.
- Removiendo pintura**
- Los residuos de productos químicos para remover pintura y los trozos y el polvo de pinturas marinas o de pinturas que contienen plomo o tributyltin, deben ser desechados como residuos peligrosos.
 - Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco o con ráfagas de arena pueden ser barridos o juntados en tela de plástico y echados a la basura.



- EXTRACCIÓN DEL AGUA**
- Controle efectivamente toda el agua que corra al sitio, o dentro del sitio y la que corra hacia afuera originada en el sitio.
 - Desvíe toda el agua que venga hacia el sitio para que no llegue a las áreas disturbadas o de alguna otra manera asegúrese de proteger la calidad del agua para cumplir con las ordenanzas.
 - Al extraer el agua, notifique y obtenga el permiso de la municipalidad local antes de descargar agua en la cuneta de una calle o en un desagüe de aguas pluviales. Puede que se requiera filtración, o desvío a través de un depósito, tanque o entrampe de sedimento y/o puede ser requerida la descarga en un desagüe local.
 - En las áreas que se saben contaminadas, se requiere análisis antes de volver a usar o descargar el agua subterránea. Consulte con el ingeniero y el personal municipal para determinar si es necesario el análisis y cómo interpretar los resultados. El agua subterránea contaminada debe ser tratada o acarreada fuera del sitio para su eliminación apropiada.

* Adaptado con el permiso del Programa de Prevención de Polución del Agua del Condado de San Mateo



SCALE NOTE
WRITTEN DIMENSIONS SHALL GOVERN OVER SCALE. ALL PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE CITY OR COUNTY AUTHORITIES.

YOSEMITE RESIDENCE

YOSEMITE RESIDENCE

1828 YOSEMITE ST
SEASIDE, CA 93955

06/26/2026

REVISIONS		
NO.	DESCRIPTION	DATE

OWNER
PETER MACIEL

DESIGNER
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**CONSTRUCTION BEST
MANAGMENT PRACTICES**

BMP