



AGENDA

CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, May 11, 2016
7:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

John Owens	Chair
Michael Lechman	Vice Chair
Keith Dodson	Commissioner
Margaret Leighton	Commissioner
Denise Ross	Commissioner
Arlington La Mica	Commissioner
Michael Spalletta	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**

5. **APPROVAL OF MINUTES**

A. **REGULAR MEETING MINUTES OF MARCH 9, 2016**

6. **BUSINESS ITEMS**

- A. USE PERMIT APPLICATION NO. UP-16-01: HILLTOP UNITED METHODIST CHURCH, PROPERTY OWNER, LEA LOUMOLI, AND DUSTIN COOK CONSTRUCTION, APPLICANT, ARE REQUESTING APPROVAL OF A USE PERMIT FOR THE CONSTRUCTION OF A 496 SQUARE FOOT ONE-STORY ADDITION ONTO AN EXISTING 916 SQUARE FOOT ONE STORY RESIDENCE (PARSONAGE) LOCATED AT 1340 HILBY AVENUE AND 1194 NOCHE BUENA STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES, THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1, SECTION 15301(E)(2).

PURPOSE: The applicant is requesting Use Permit approval to construct a 496 square foot one story addition onto an existing 916 square foot one story parsonage for the Hilltop United Methodist Church located at 1340 Hilby Avenue. In accordance with Table 2-1 (Allowed Land Uses and Permit Requirements for Residential Zones) of the Seaside Municipal Code (SMC), a church facility and its ancillary uses are regulated as a meeting facility, public or private, which requires the issuance of a Use Permit for all improvements. A slightly larger addition to the parsonage of 568 square feet was approved by the Planning Commission in June 2014 (UP 14-04), however the improvements did occur and the approval has subsequently expired.

RECOMMENDATION: Staff recommends approval of the proposed Use Permit application subject to the findings, evidence, and Conditions of Approval provided as Exhibit A and Attachment 1 – Project Plans.

7. **REPORTS FROM COMMISSIONERS**

8. **REPORTS FROM STAFF**

9. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
Wednesday, May 25, 2016
Seaside City Hall
7:00 PM

The City of Seaside is an ADA accessible facility and is committed to include the disabled in all of its services, programs and activities. Any person who requires accommodation to be able to participate in this meeting is asked to contact the office of the City Clerk at 899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are also available.

Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Meetings are also available through live streaming at:

<http://cvp.telvue.com/player?id=T01629&video=52314&noplaylists=1&width=400&height=300> Videos of past meetings are available on demand through the City's website: <http://www.ci.seaside.ca.us>

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.



MEETING MINUTES
DRAFT

CITY OF SEASIDE

Planning Commission

REGULAR MEETING
COUNCIL CHAMBER
440 Harcourt Avenue
Wednesday, March 9, 2016
7:00 PM

1. **CALL TO ORDER AT 7:00 PM**
2. **ROLL CALL – ESTABLISHMENT OF QUORUM**
 - MEMBERS** John Owens, Keith Dodson, Michael Lechman, Arlington LaMica, Denise Ross, Margaret Leighton
 - PRESENT:** John Owens, Keith Dodson, Michael Lechman, Arlington LaMica, Denise Ross, Margaret Leighton
 - ABSENT:**
3. **REVIEW OF AGENDA**

No changes were requested.
4. **PUBLIC COMMENT**

No public comment was received.
5. **APPROVAL OF MINUTES**

No meeting minutes agendized for approval.
6. **A. USE PERMIT APPLICATION NO. UP-15-08: CONGDON FAMILY TRUST (PROPERTY OWNER) AND LILY YANG (APPLICANT), REQUESTED APPROVAL OF A USE PERMIT TO ALLOW FOR MODIFICATIONS TO THE INTERIOR OF AN EXISTING THERAPEUTIC MASSAGE BUSINESS LOCATED WITIN THE PACIFIC HEIGHTS SHOPPING CENTER AT 1173-A FREMONT BOULEVARD, LOCATED IN THE COMMUNITY COMMERCIAL (CC) ZONING DISTRICT.**

Rick Medina, Senior Planner, presented the project and staff report in which the applicant requested to modify the use permit to:

1. Reduce the foot massage sofas from 12 to 6
2. Add a third body massage table; and
3. To place body massage tables within enclosed rooms

The Use Permit No. 10-07 that was adopted in January 12, 2011 allowed for a 12 foot massage table and two body massage tables within a therapeutic massage business. The applicant purchased the business in January 2015 and is looking to implement the changes detailed above with approval of the use permit modification application.

Staff analysis indicated that the business owner has maintained a positive track record with the operation of three massage businesses in the City of Monterey and the conditions of approval provide sufficient protection for the

city to monitor activity. It was noted that the business owner is certified through the Massage Therapy Council and has maintained existing business by meeting or exceeding the standards. City staff recommended approval of the proposed modification to allow for a reduction in foot sofas and the placement of three body massage tables within three separately enclosed rooms.

On motion by Member Lechman and Seconded by Member Owens and carried by the following vote the Planning Commission approved UP-15-08 with the condition that the walls to enclose massage rooms be reduced from 8 feet to 6 feet.

AYES	6	COMMITTEE MEMBERS	Owens, Lechman, Dodson, Leighton, LaMica, Ross
NOES	0	COMMITTEE MEMBERS	
ABSENT	0	COMMITTEE MEMBERS	
RECUSED	0	COMMITTEE MEMBERS	

7. REPORTS FROM COMMISSIONERS

None

8. REPORTS FROM STAFF

- A. February 8, 2016 – City Council is hosting a strategic planning session at the Oldemeyer Center, from approximately 8-4pm.
- B. Initial Study/Negative Declaration for the Season's Management ENA is set to be released by February or early March for a 30 day review period before the items comes before the Planning Commission
- C. General Plan Consultants and staff hosting a kick off meeting on February 10, 2016 – more information to come as to how the Commissioners can be involved in that process will be provided
- D. In-N-Out Burger restaurant to have its Grand Opening the last week of February 2016

9. ADJOURNMENT AT 7:31 PM

On motion by Member Lechman and Seconded by Member LaMica and carried by the following vote the Planning Commission adjourned at 7:31 PM

AYES	6	COMMITTEE MEMBERS	Owens, Lechman, Dodson, Leighton, LaMica, Ross
NOES	0	COMMITTEE MEMBERS	
ABSENT	0	COMMITTEE MEMBERS	
RECUSED	0	COMMITTEE MEMBERS	



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 6.A.

TO: Planning Commission

FROM: Craig Malin, City Manager

BY: Scott Harriman, Planning Staff
Rick Medina, Senior Planner

DATE: May 11, 2016

SUBJECT: **Use Permit Application No. UP-16-01:** Hilltop United Methodist Church, property owner, Lea Loumoli, and Dustin Cook Construction, applicant, are requesting approval of a use permit for the construction of a 496 square foot one-story addition onto an existing 916 square foot one story residence (parsonage) located at 1340 Hilby Avenue and 1194 Noche Buena Street in the Single Family Residential (RS-8) zoning district. In accordance with the California Environmental Quality Act Guidelines, the project is Categorically Exempt Class 1, Section 15301(e)(2).

PURPOSE

The applicant is requesting Use Permit approval to construct a 496 square foot one story addition onto an existing 916 square foot one story parsonage for the Hilltop United Methodist Church located at 1340 Hilby Avenue. In accordance with Table 2-1 (Allowed Land Uses and Permit Requirements for Residential Zones) of the Seaside Municipal Code (SMC), a church facility and its ancillary uses are regulated as a meeting facility, public or private, which requires the issuance of a Use Permit for all improvements. A slightly larger addition to the parsonage of 568 square feet was approved by the Planning Commission in June 2014 (UP 14-04), however the improvements did occur and the approval has subsequently expired.

RECOMMENDATION

Staff recommends approval of the proposed Use Permit application subject to the findings, evidence, and Conditions of Approval provided as Exhibit A and Attachment 1 – Project Plans.

BACKGROUND

SITE LOCATION AND DESCRIPTION

The subject parcel is a three acre site located on the southeasterly corner of Noche Buena Street

and Hilby Avenue. The site has been developed with a 7,000 square foot church building, a 6,500 square foot fenced tennis court to the south of the church ,an associated on-site parking off of Hilby Avenue, and a one-story parsonage on the west side of the site. The existing parsonage, located to the west of the church building, fronts Noche Buena Street. The church is addressed 1340 Hilby Avenue and the parsonage is addressed 1194 Noche Buena Street.

Figure 1: Project Site Adjacent Land Uses

NW		N			NE	
		Single-Family	Single-Family	Project Site	Single-Family	
W		Multi-Family Apartment Complex			Single-Family	E
		Buddhist Temple	Duplexes		Single-Family	
SW		S			SE	

The adjoining land uses consist of a multi-family apartment complex to the west, single family residences to the north and east, duplexes to the south, and the Buddhist Temple on the opposite side of Noche Buena Street to the southwest. A location map is provided as Attachment 2. Site Photographs are provided as Attachment 3.

BACKGROUND

A slightly larger addition to the parsonage of 568 square feet was previously approved by the Planning Commission (UP-14-04) on June 25, 2014, and the Board of Architectural Review (BAR-14-19) on August 20, 2014. The improvements did not occur and the approvals have subsequently expired.

PROJECT DESCRIPTION

The applicant is proposing to construct a one-story 496 square foot addition onto an existing one-story 916 square foot parsonage on the Hilltop United Methodist Church property at 1340 Hilby Avenue. While the church facilities gain access from Hilby Avenue to the north, the

parsonage fronts and gains access to the west at 1194 Noche Buena Street. The existing parsonage is a 2 bedroom, 1 bathroom structure with a kitchen and laundry area. The existing parsonage has a plain stucco exterior with a small front porch and sits 27 feet behind a low stucco and wrought iron fence that runs along most of the two street frontages (Hilby Avenue and Noche Buena Street). A 360 square foot detached garage is located 20 feet behind and slightly to the north of the residence. A 75 foot long concrete driveway runs adjacent to the north side of the residence to the garage. A 288 square foot storage building is located within a fenced rear yard behind the parsonage.

The proposed addition will convert the parsonage into a 3 bedroom, 2 bath residence with a kitchen, laundry area, den and front and rear porches. The existing detached garage will not be altered. The detached garage meets code as a single car garage with space to provide an additional tandem parking space within the driveway in front of the garage. The driveway will be extended to provide a paved hammer head extending to the north of the driveway to allow for an increased turning radius to avoid having vehicles back out of the driveway onto Noche Buena Street. Other proposed site improvements include landscape planting along the Noche Buena Street frontage, a wood fence trash enclosure adjacent to the Church parking lots, and a wood fence screen in the central lot area.

The exterior design of the residence will consist of a blend of stucco and horizontal wood siding on the two foot high foundation. The wood trim proposed around the new vinyl windows will match the existing wood trim used on the remainder of the building. Wood trim will also be used on the front and rear porches. Aluminum downspouts, octagon screened vents, and a 40 year architectural grade composition shingle roof will complete the exterior finishes.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act pursuant to Class 1, Section 15301(e)(2): Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures involving negligible or no expansion of use.

Evidence: The proposed project will involve remodeling the interior of an existing residential building and constructing a one-story 496 square-foot one-story addition onto the residential building for the purpose of meeting the current needs of Hilltop United Methodist Church as the parsonage for the church. The proposed use is consistent with the Seaside Zoning Code and would not result in an expansion of the existing use that would result in a significant impact on the environment.

STAFF ANALYSIS AND FINDINGS

STAFF ANALYSIS

The proposed addition and renovation to the existing parsonage provides an enhanced overall appearance to the residence, adds an eve overhang to the existing roofline, and provides upgraded replacement windows and enhanced exterior siding materials. Current Building and Fire codes will require the installation of a fire sprinkler system throughout the entire residential structure thereby improving fire safety. The residential addition will also require minor driveway width improvements to maintain the standard driveway width of 12-feet. The project's architectural and site design will be reviewed at an upcoming Board of Architecture meeting following an affirmative action by the Planning Commission.

USE PERMIT FINDINGS

When reviewing a use permit, the Planning Commission must determine whether the following findings can be made concerning the proposed project:

- 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.**

Zoning Ordinance Conformance

This project is located within the Single Family Residential (RS-8) Zoning District in which the expansion of a church parsonage is permitted as an ancillary use for a church with use permit approval. The proposed addition will be compatible with the neighboring residential uses in terms scale and proportionality of the adjoining structures and required setbacks.

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

Seaside General Plan Conformance

The Seaside General Plan Land Use Designation for the project site is Low Density Single Family Residential (RLS). According to the Seaside General Plan, the RLS land designation is intended for areas with existing or planned detached single-family residential units. The proposed project will make improvements to an existing single family residence being used as a parsonage for the Hilltop United Methodist Church. The project is consistent with the following goals and policies of the Seaside General Plan:

Land Use Element

Goal LU-4: **Ensure that new development complements existing land uses and enhances the character of the community and neighborhoods.**

Policy LU-4.1: Require that all new develop uses high quality design and materials and is compatible with surrounding uses, the site, and available infrastructure.

***Evidence:** The proposed project will consist of the remodeling the interior of an existing residential building and constructing a one-story addition to an existing older single family residence being used by the Hilltop United Methodist Church as a parsonage. The project will be compatible with the surrounding low density residential uses to the east, north and south and will not result in any additional traffic, noise, lighting, or other environmental and quality of life concerns that would result in a detrimental impact on the community. The existing infrastructure on-site will be adequate to accomodate the project. The project will maintain an adequate scale in relation to church and other residential structures on Noche Buena Street.*

Housing Element

Goal H-1: **Maintain a range of housing opportunities to address the existing and projected needs of the community.**

Policy H-1.1: Maintain 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 opportunity to find suitable ownership and rental housing.

***Evidence:** The proposed project will consist of the remodel and expansion of an existing church parsonage. The project will provide upgraded housing and parsonage facilites for an existing church.*

- 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.**

The proposed addition will be compatible with the existing and future residential uses in the neighborhood. Nearby uses in the vicinity include primarily single-family residences as well as some duplexes, a multi-unit residential building, and a Buddhist Temple.

- 4) Granting the permit would not be detrimental to the public interest, health, safety,**

convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

The granting of a use permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

CONCLUSION

Based on the analysis, staff recommends approval of the use permit. The proposed addition to the church parsonage facility complies with the intent of the Seaside General Plan and the requirements of Title 17 of the Seaside Municipal Code.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Attachment 1 -Draft Resolution
 2. Attachment 1 - Exhibit "A": Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photographs
-

RESOLUTION NO. 16-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING A USE PERMIT TO ALLOW THE CONSTRUCTION OF A 496 SQUARE FOOT ONE-STORY ADDITION TO AN EXISTING 916 SQUARE FOOT ONE-STORY PARSONAGE LOCATED AT 1340 HILBY AVENUE AND 1194 NOCHE BUENA STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT.

WHEREAS, the Hilltop United Methodist Church, applicant and property owner, have applied for a use permit to allow:

- A. The construction of a 496 square foot one-story addition to an existing 916 square foot one-story parsonage located at 1340 Hilby Avenue and 1194 Noche Buena Street.

WHEREAS, the proposed project requires discretionary approval, 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 Seaside Planning Commission considered oral comments and written information concerning the proposed amendment at a duly noticed public hearing at a public meeting held on May 11, 2016; and

WHEREAS, the project is a Categorically Exempt, Class 1, Section 15301(e)(2) from the California Environmental Quality Act based on meeting the following conditions:

- a) *The proposed project will involve remodeling the interior of an existing residential building and constructing a one-story 496 square-foot one-story addition onto the residential building for the purpose of meeting the current needs of Hilltop United Methodist Church as the parsonage for the church. The proposed use is consistent with the Seaside Zoning Code and would not result in an expansion of the existing use that would result in a significant impact on the environment.*

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission adopts the following findings for Use Permit Application No. UP-16-01.

- 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 project is a permitted use in the Single Family Residential zoning district as an ancillary use to an existing church facility, subject to a Use Permit under Seaside Municipal Code Section (SMCS) 17.12.030, Table 2-1: Allowed Land Uses and Permit Requirements for Residential Zones.

Evidence: The proposed development would be subject to the regulations set forth in the Seaside General Plan and Zoning Ordinance and would result in an improved site that would be compatible with the existing and planned land use of the site and would enhance the character of the community.

2. **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 location, size, and operating characteristics of the project will be compatible with the character of the site, and the land uses and development intended for the surrounding neighborhood by the Seaside General Plan.

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

Land Use Element

Goal LU-4: Ensure that new development complements existing land uses and enhances the character of the community and neighborhoods.

Policy LU-4.1: Require that all new develop uses high quality design and materials and is compatible with surrounding uses, the site, and available infrastructure.

***Evidence:** The project proposes the remodel and expansion of an existing church parsonage. The project will be compatible with the surrounding residential uses and will not result in any additional traffic, noise, lighting, or other environmental and quality of life concerns that would result in a detrimental impact on the community. The existing infrastructure will be adequatre to accomodate the project.*

Housing Element

Goal H-1: Maintain a range of housing opportunities to address the existing and projected needs of the community.

Policy H-1.1: Maintain 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 opportunity to find suitable ownership and rental housing.

***Evidence:** The proposed project will consist of an interior remodel and expansion of an existing church parsonage. The project will provide upgraded housing and parsonage facilites for an existing church.*

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 project site is served by existing water, wastewater, and electrical infrastructure and facilities with adequate capacity to serve the proposed project.

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

Evidence: The granting of a Use Permit will not create significant noise, traffic, or other conditions or situations that may be objectionable or detrimental to other permitted uses in the vicinity or adverse to the public interest, health, safety, convenience, or welfare of the City.

BE IT FURTHER RESOLVED, that the Planning Commission approves Use Permit Application No. UP-16-01 subject to the following conditions:

Project Specific

Planning:

1. Prior to the issuance of a Building Permit, the exterior design, outdoor lighting, landscaping, and signage improvements shall be reviewed and approved by the Board of Architectural Review. Additional design information shall be provided including, but not limited to, landscaping plans, colors and materials sample, roof plans and detailed elevations.
2. Except as modified by required conditions of approval, plans submitted for Architectural Review approval shall substantially conform to the plans identified as “Hilltop Church Parsonage” stamped as “revised” received on March 24, 2016” and as approved on May 11, 2016. The project plans are provided as Exhibit “A”.
3. The project site shall be maintained at all times in a clean, safe and debris-free condition. Dead and dying plant materials shall be replaced in a timely manner.
4. The driveway serving the parsonage shall be widened to provide a width of 12-feet as required in Section 17.34.120(D). Plans submitted for Building Permit shall include construction notes, prepared by a certified arborist, for any work within the dripline of the two trees adjacent to the driveway.
5. The driveway hammer head turn-around shall be redesigned and shown on plans submitted for Building Permit to accommodate vehicle turning movements and adjacent building clearance.

Public Works:

6. Prior to final inspection, any curb, gutter and sidewalk damaged during construction shall be replaced by a licensed concrete contractor in conformance with the most current applicable engineering standards, and upon the prior issuance of an Encroachment Permit from the Public Works Department.
7. Pursuant to Seaside Municipal Code Section 8.46, the proposed project must implement stormwater Best Management Practices (BMP's) during construction.
 - a. A completed and signed Storm Water Compliance Tracking Form shall be submitted with the Building Permit application plans.
 - b. An Erosion and Sediment Control Plan indicating location of BMP's shall be included in the Building Permit application plans.
8. Pursuant to Seaside Municipal Code Section 15.32.170, post-development peak storm water runoff rates shall not exceed predevelopment rates. Plans submitted for Building Permit shall include the following information:
 - a. Plans shall display areas of existing impervious coverage, areas of existing pervious coverage (i.e. landscaping) and areas of proposed impervious and pervious site coverage. Include new driveway in the impervious area calculations.
 - b. Plans shall include a summary of pre and post project pervious and impervious coverage in table format.
 - c. If the sum of new and redeveloped impervious area exceeds 2,500 square feet, the project must comply with Resolution R3-2013-0032 Post-Construction Stormwater Management Requirements promulgated by the Central Coast Regional Water Quality Control Board, as required by the City of Seaside's National Pollutant Discharge Elimination System Permit and by Seaside Municipal Code 8.46.130.
 - d. Plans shall show direction of stormwater drainage and grading of landscape that shows retaining of stormwater from new impervious surfaces, or Applicant may complete standard S-480 or submit equivalent engineering design to infiltrate storm water from addition onsite.
9. All Public Works Department requirements regarding, but not limited to curbs, gutters, sidewalks, and drainage shall be met.

Fire Department:

10. The proposed project shall comply with the requirements of the 2013 California Fire Code, including any requirement for fire sprinklers.
11. If the lineal wall footage of all additions and remodels on the existing residential building exceed 50% of the existing lineal wall footage within the building or structure, it shall be protected by an automatic sprinkler system throughout the entire building or structure.
12. If the project qualifies for an automatic sprinkler system, the following paragraph must be printed in the project plans submitted for building permit under, "Fire Department Notes".

- a. Fire Sprinklers Required – The residence shall be protected with an automatic fire sprinkler system in compliance with the National Fire Protection Association Standard 13D. Plans for the fire sprinkler system must be submitted and approved by the Seaside Fire Department prior to installation. Rough-in inspection must be completed prior to requesting a framing inspection from the Building Department.
- b. A fire alarm water flow switch is required on all residential fire sprinkler systems and shall be located so that it is audible to the occupants of the residence. The flow switch shall be wired to the kitchen refrigerator circuit.
- c. It is the responsibility of the applicant to check with the local water service company (Cal Am) to insure the proper meter size is provided for both the domestic and fire sprinkler flows. Generally, a 1-inch meter is required.
- d. An indicating type valve shall be installed in a location where it shuts off both the fire sprinkler and the domestic system. The indicating valve shall be installed above grade and shall be a ball-type valve only. A separate valve just for the fire sprinkler system is not required.
- e. All underground piping is to be flushed prior to the connection of any fire sprinkler piping.

Building Department:

13. The proposed project shall comply with the requirements of the 2013 California Building Code.
14. A Building Permit shall be issued prior to commencement of any work associated with the proposed development.

Standard:

15. Use Permit approval is subject to revocation procedures contained in Seaside Municipal Code Section 17.80.060 in the event any of the conditions of this approval are violated, this discretionary permit was granted on the basis of false or misleading information, written or oral, given willingly or negligently by the applicant or property owner, and/or there has been a discontinuance of the use, or purposed for which the permit was issued, for a period of 180 days or more.
16. This Use Permit is subject to procedures and requirements of Chapter 17.64 (Permit Implementation, Time Limits, and Extensions), and those related to appeals and revocation in Article 6 (Zoning Ordinance Administration) of Title 17 of the Municipal Code.
17. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not

relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

18. Any proposed future development shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
19. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
20. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
21. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
22. This Use Permit shall expire and become void 12 months from the date of approval, or upon the expiration of another time limit established by the review authority, unless use has commenced within the required time limit or the Zoning Administrator has granted an extension of time. In accordance with Section 17.54.080.B.1.a of the Zoning Code, the applicant must file request for time extension at least 30 days prior to expiration date in order to receive consideration of time extension by the Commission.
23. 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 the regular meeting of the Planning Commission of the City of Seaside, State of California, on May 11, 2016, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

John Owens, Chairperson

ATTEST:

Planning Commission Secretary

Resolution No. 16-XX
USE PERMIT APPLICATION NO. UP-16-01

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

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

Applicant's Signature

Date

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

Date

RESIDENTIAL REMODEL

**HILLTOP CHURCH
PARSONAGE**

1340 HILBY AVENUE
SEASIDE, CA 93955

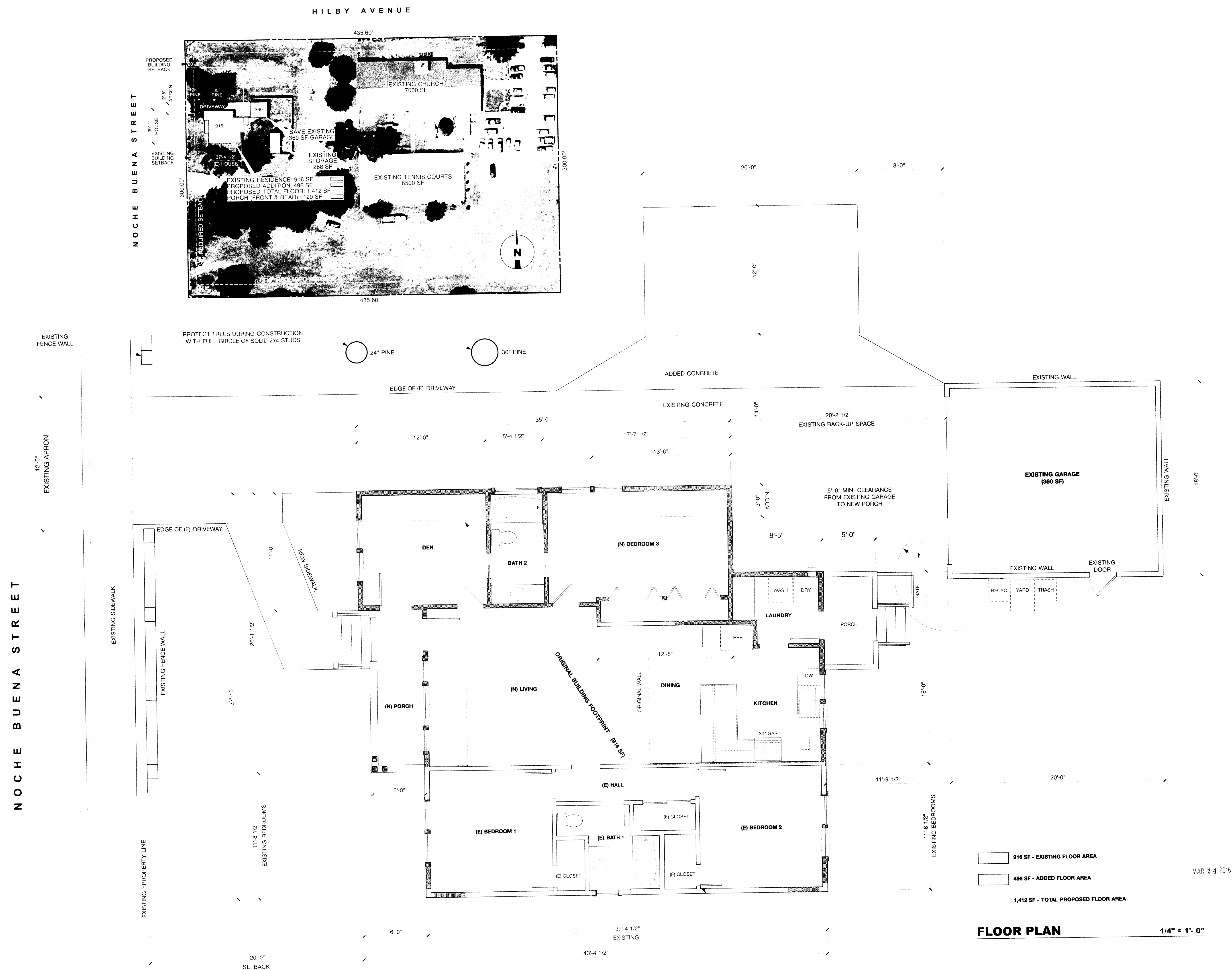
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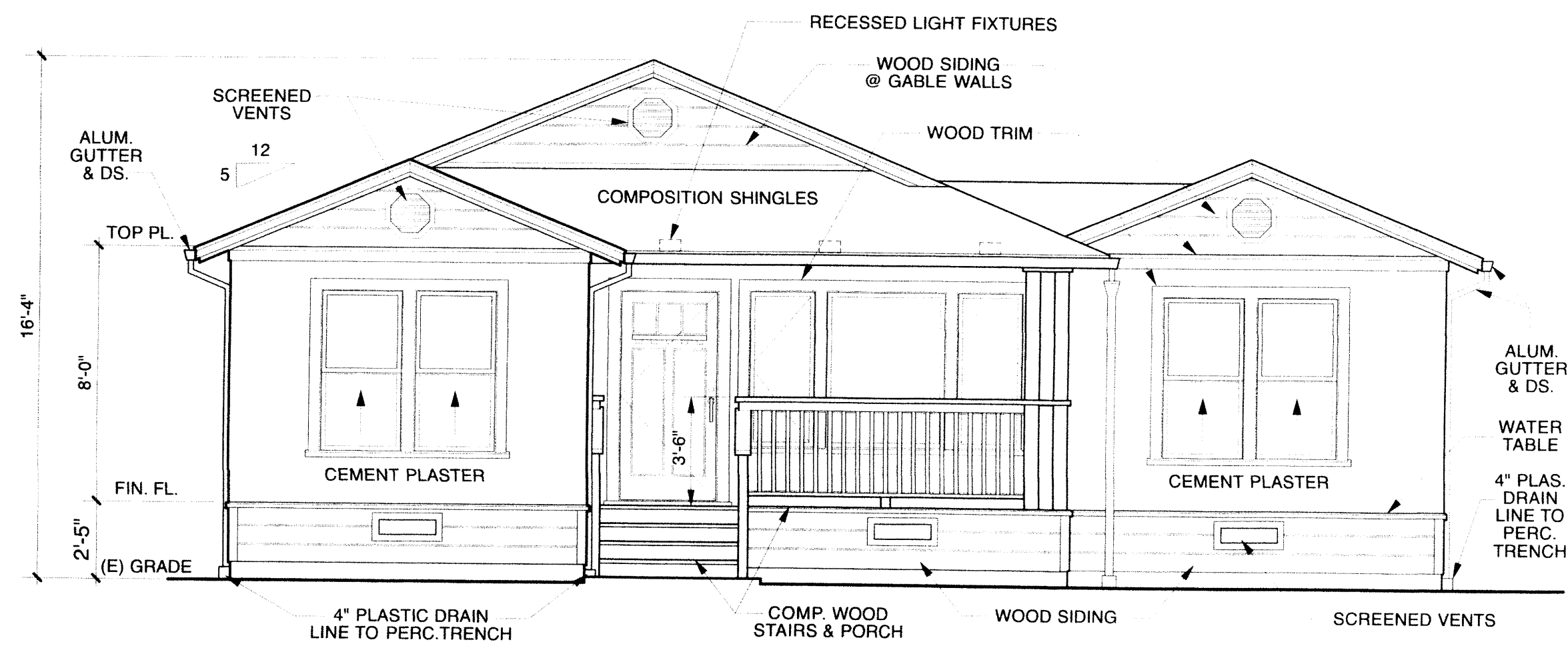
REV. LEA LOUMOLI
(831) 394-2661

SITE PLAN
FLOOR PLAN

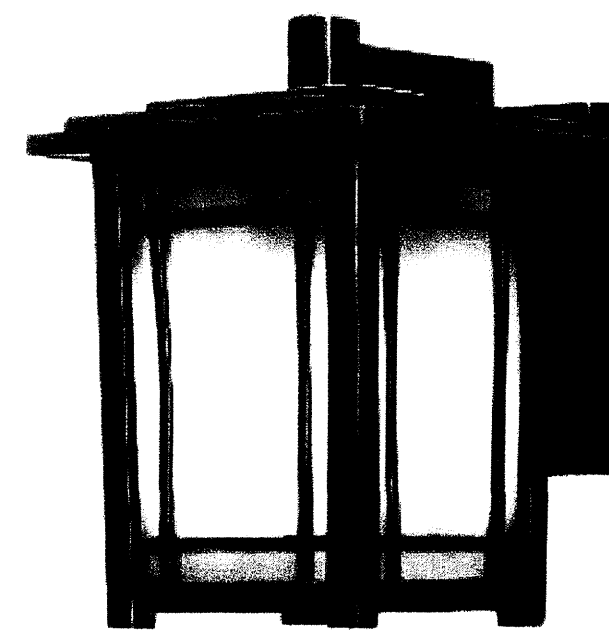
JULY 8, 2014

A1
OF 2 SHEETS

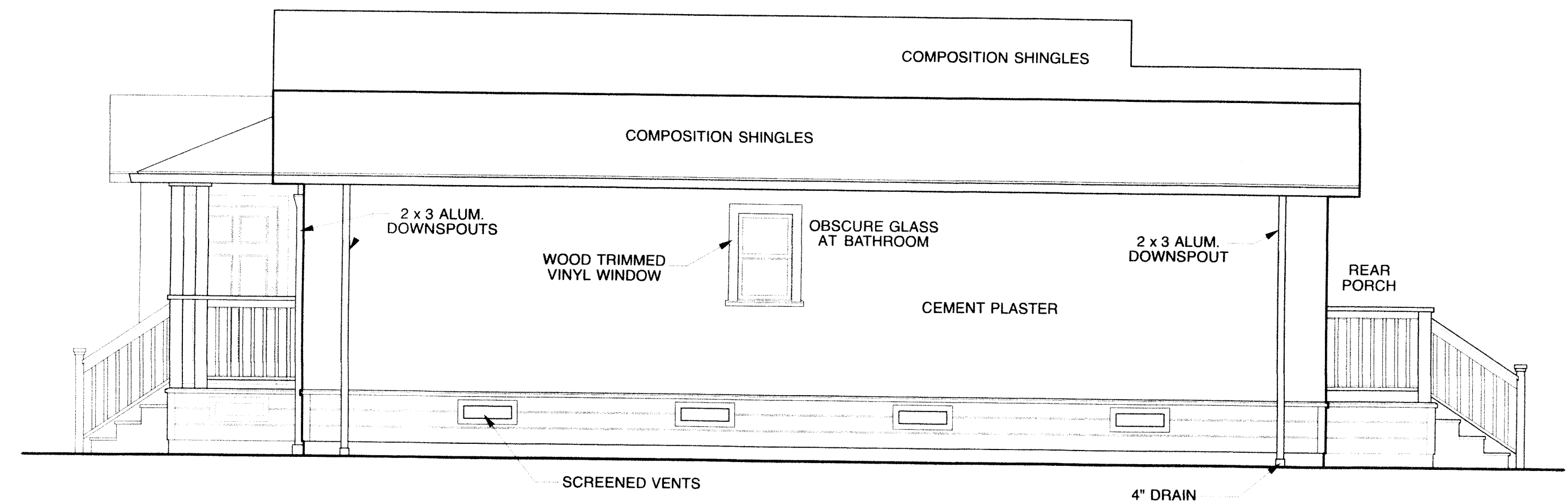




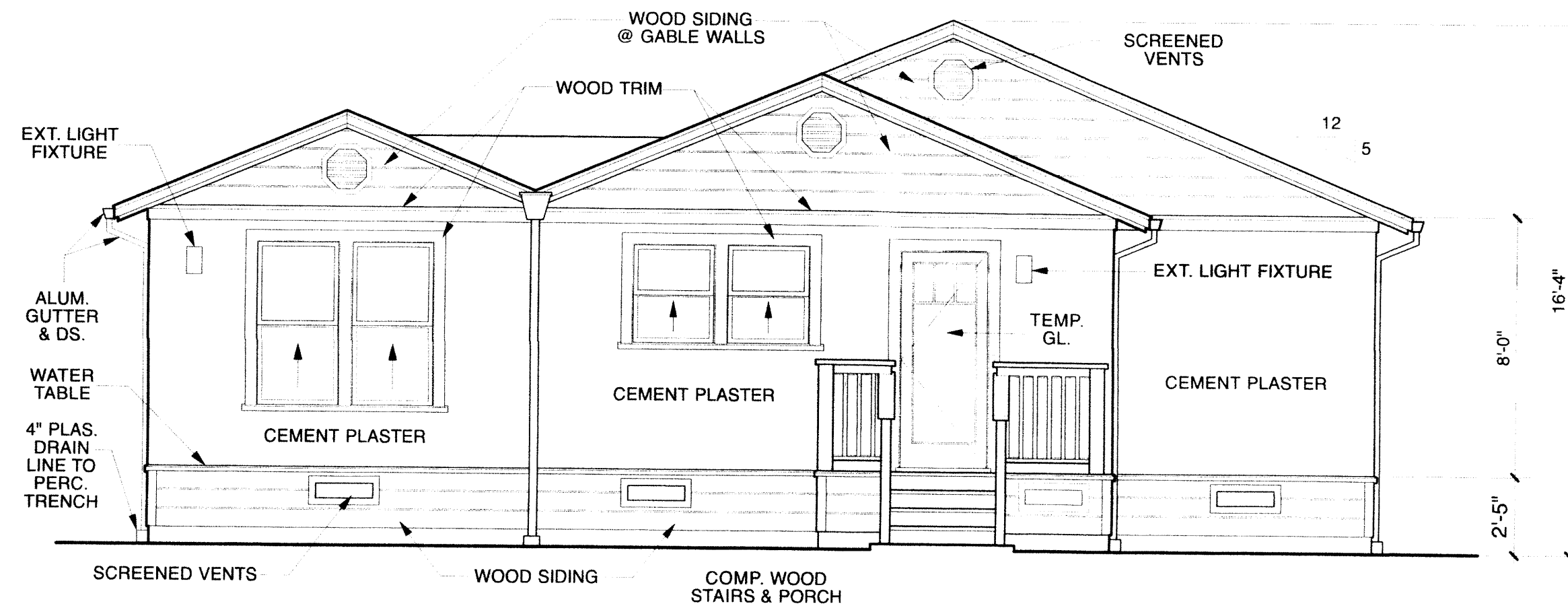
WEST ELEVATION (FRONT) 1/4" = 1'- 0"



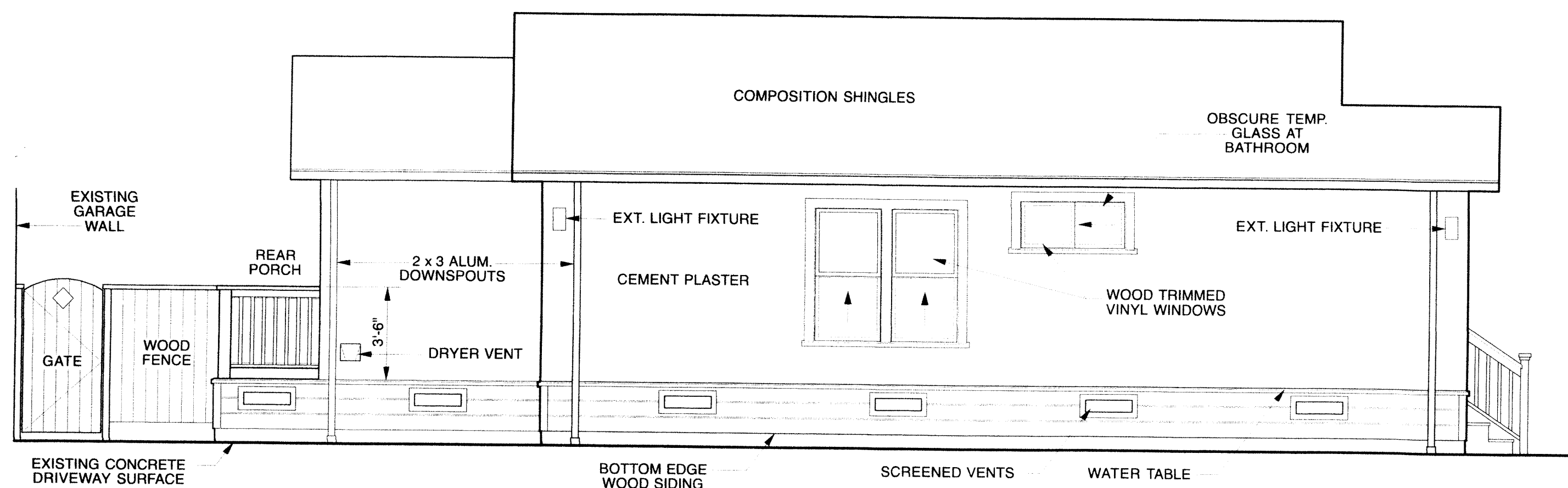
**Hampton Bay Port Oxford Wall-Mount
Light Outdoor Oil-Rubbed Chestnut
Lantern 22 watt fluorescent (auto Off)**
EXTERIOR LIGHT FIXTURE



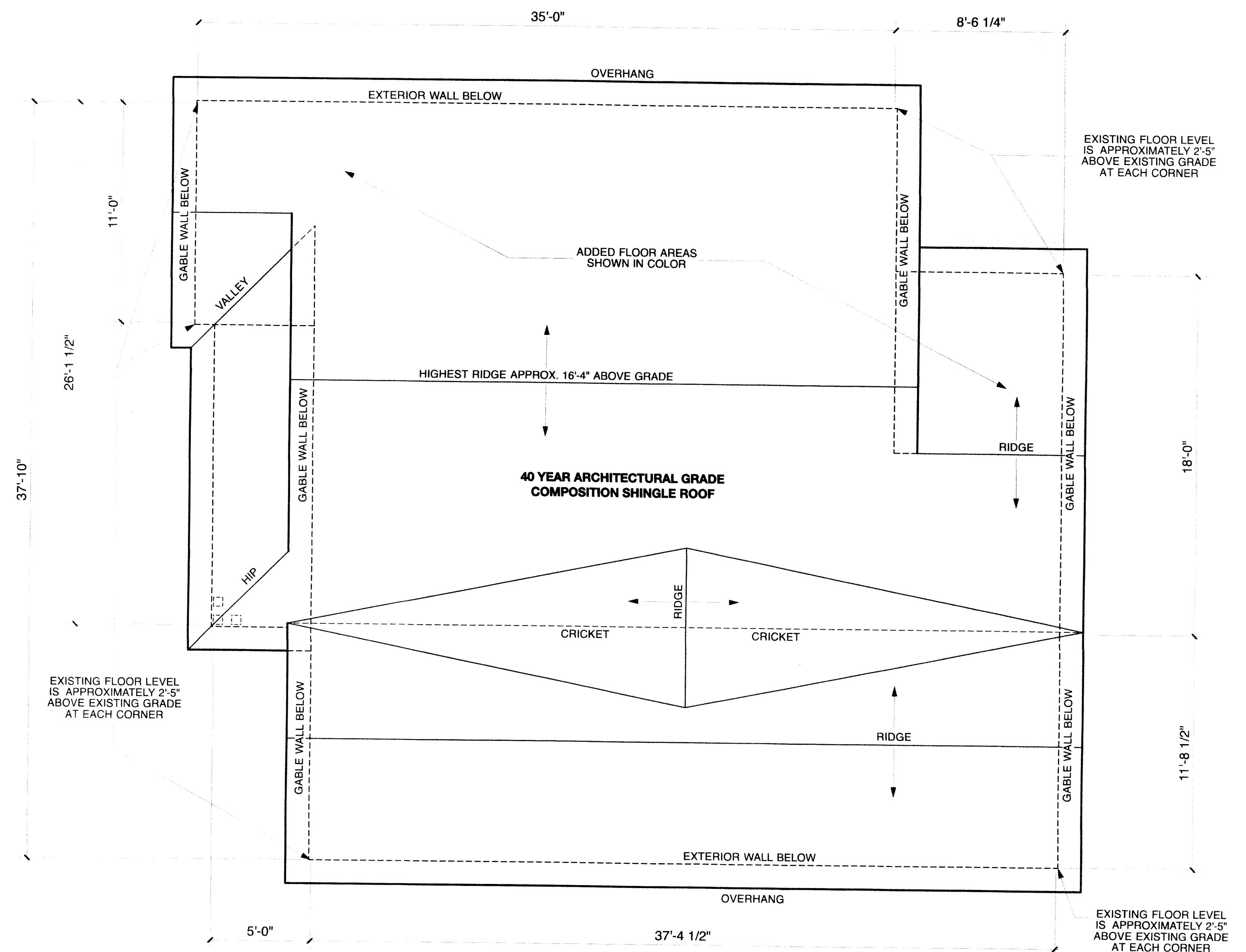
SOUTH ELEVATION 1/4" = 1'- 0"



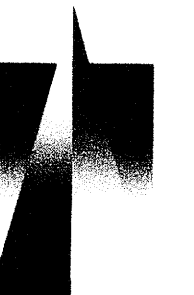
EAST ELEVATION (REAR) 1/4" = 1'- 0"



NORTH ELEVATION (DRIVEWAY) 1/4" = 1'- 0"



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



**EDDIE HURT
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RESIDENTIAL REMODEL

**HILLTOP CHURCH
PARSONAGE**

1340 HILBY AVENUE
SEASIDE, CA 93955

APN: 012-392-031

**REV. LEA LOUMOLI
(831) 394-2661**

**EXTERIOR
ELEVATIONS**

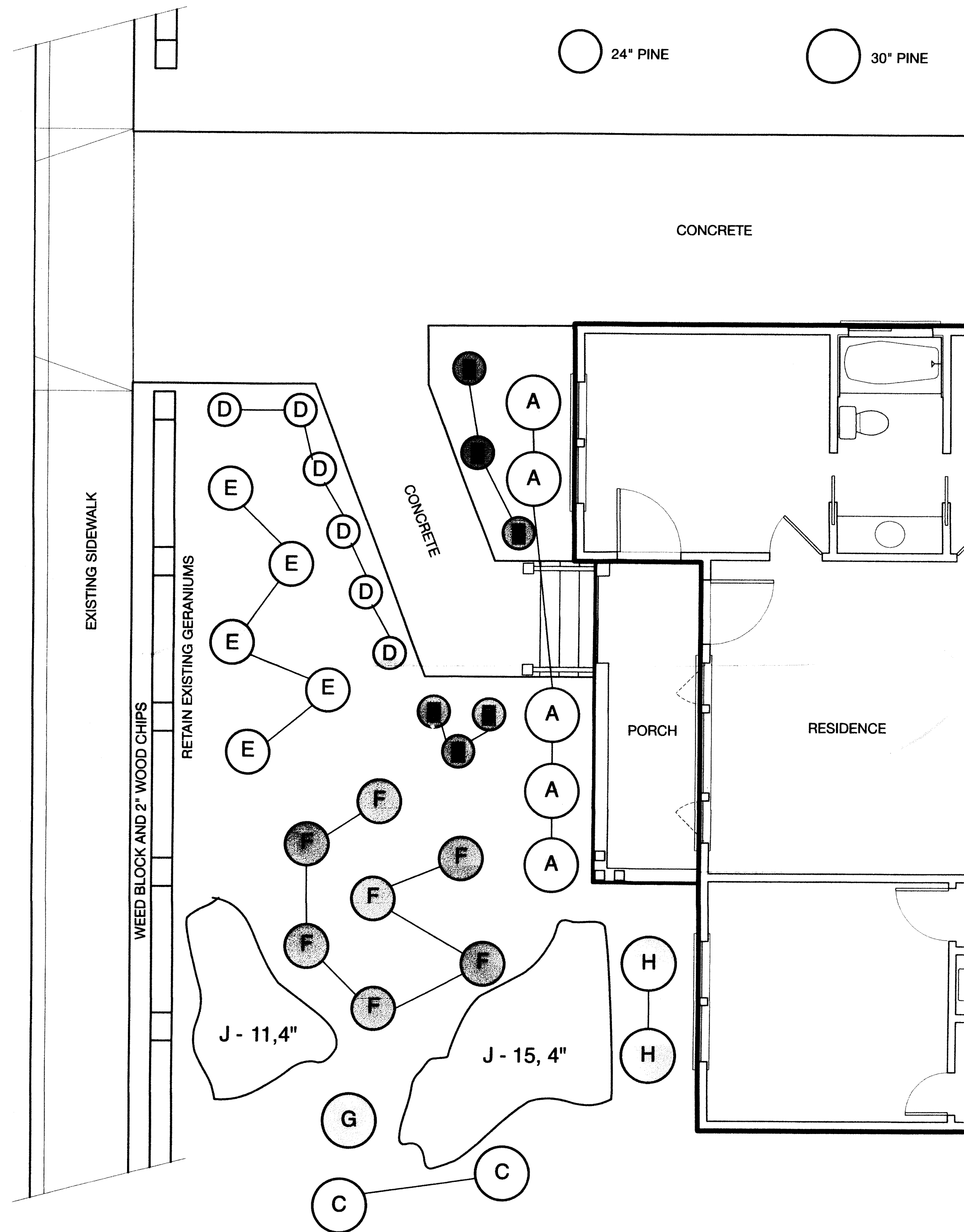
ROOF PLAN

JULY 8, 2014

A2

OF 2 SHEETS

NOCHE BUENA STREET



FRONT YARD LANDSCAPING PLAN

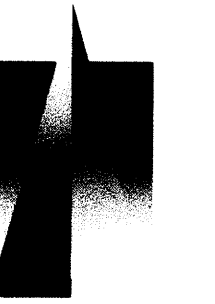
1/4" = 1'- 0"

PLANTING LIST

MARK	PLANT NAME
A	(SALVIA A.B.) ALLEN CHICKERING SAGE: (5) 5 GAL.
B	(PEN A.B.) PENSTERMAN APPLE BLOSSOM: (6) 1 GAL.
C	(TOYON) HETEROMELOS ANTIFOLIA: (2) 5 GAL.
D	(CG ANCHOR BAY) ANCHOR BAY CEANOTHUS: (6) 1 GAL.
E	(LAV ENG) ENGLISH LAVENDAR: (5) 1 GAL.
F	(ARC WAYSIDE) WAYSIDE MANZANITA: (7) 1 GAL.
G	(DEN HART) ISLAND BUSH POPPY: (1) 5 GAL.
H	(SANTO HA) SANTOLINA HAMARCYPARISSUS: (2) 5 GAL.
J	(ZAN CAL) CALIFORNIA FUSCHIA: (11) 4" and (15) 4"

NOTES:

1. BACKFLOW PREVENTION DEVICE BETWEEN HOUSE AND LANDSCAPING
2. IF GOPHERS PRESENT, PLACE PLANTS IN PROTECTIVE GOPHER BASKETS.
3. DRIP IRRIGATION ON SINGLE STAGE BATTERY TIMER
4. .700 POLYETHELENE DRIP TUBING WITH 2 GPH EMITTERS
5. 1 GALLON PLANT HAS 1 EMITTER; 5 GALLON PLANT HAS 2 EMITTERS
6. INSTALL WEED BLOCK FABRIC AND 2" CHIPS IN LANDSCAPED AREAS
7. USE BONE MEAL OR LILY MILLER ALL PURPOSE FERTILIZER



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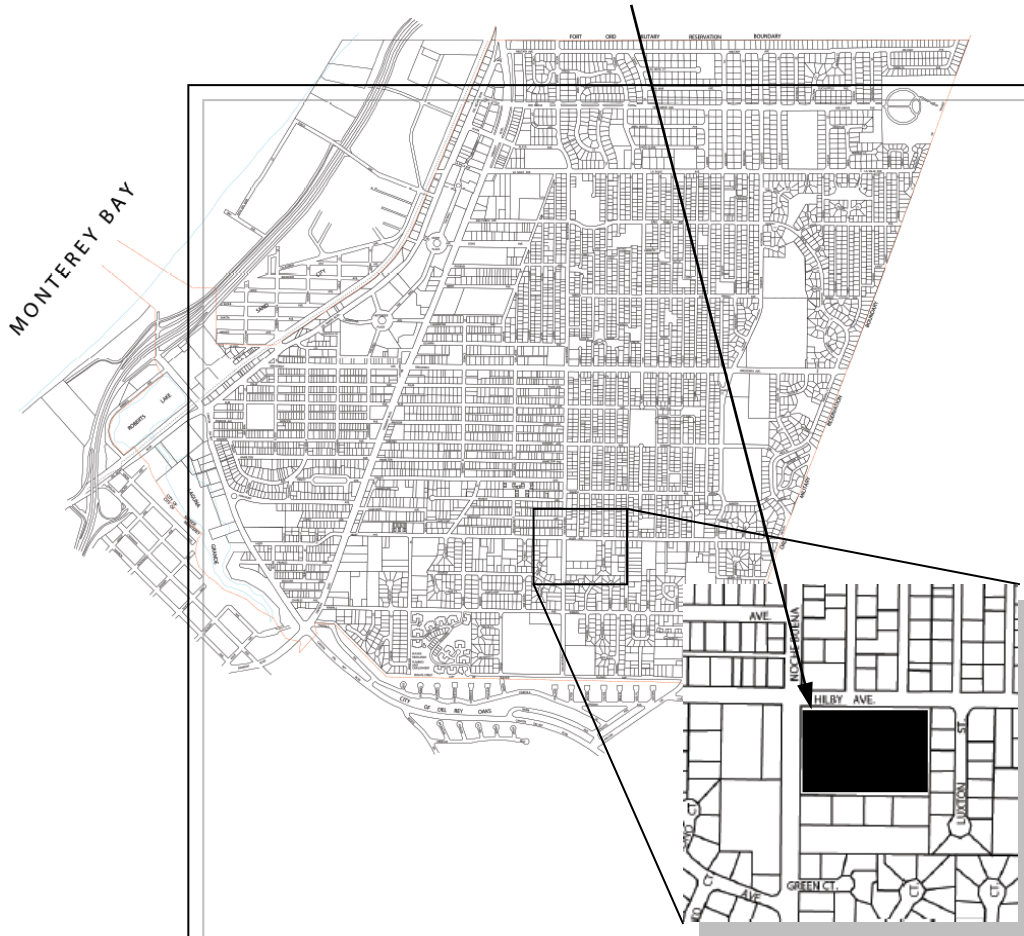
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AUG 6, 2014

LANDSCAPE

Location map

Project Site: 1340 Hilby Avenue



Site Photographs



View of parsonage from Noche Buena Street



View of front showing parsonage and garage from Noche Buena Street



View of parsonage and garage from Hilby Avenue



Rear view of fenced yard, garage, and parsonage from Hilby Avenue

