



A G E N D A

CITY OF SEASIDE
ZONING
ADMINISTRATION

REGULAR MEETING
Council Chamber
440 Harcourt Avenue
Monday, June 20, 2016
5:00 PM

PLEASE TURN OFF YOUR CELL PHONES UPON ENTERING THE MEETING

1. **CALL TO ORDER**

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

3. **PUBLIC COMMENT**

4. **APPROVAL OF MINUTES**

5. **BUSINESS ITEMS**

- A. **Minor Use Permit Application No. MUP-16-01: Daryl Nieto, property owner and applicant, is requesting minor use permit approval to allow two small additions (totaling approximately 144 square feet) to Unit B of an existing non-conforming two-unit residential use and a new (replacement) detached one-car garage located at 1033 Olympia Avenue (APN 012-173-018) in the Community Commercial (CC) Zoning District. The project is categorically exempt Class 1, Section 15301(e) from the California Environmental Quality Act Guidelines.**

PURPOSE: The owner/applicant, Daryl Nieto, is requesting approval of a Minor Use Permit to construct two small additions to Unit B, and a new one-car garage as part of an existing non-conforming two-unit residential facility located at 1033 Olympia Avenue in the Community Commercial (CC) Zoning District.

RECOMMENDATION: Staff recommends that the Zoning Administrator approve Minor Use Permit Application No. MUP-16-01, subject to the conditions of approval in the Draft Resolution and project plans.

6. **BOARD MEMBERS COMMENTS**

7. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
REGULAR

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&noplaylistskin=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.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 5.A.

TO: Zoning Administration

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

DATE: June 20, 2016

SUBJECT: Minor Use Permit Application No. MUP-16-01: Daryl Nieto, property owner and applicant, is requesting minor use permit approval to allow two small additions (totaling approximately 144 square feet) to Unit B of an existing non-conforming two-unit residential use and a new (replacement) detached one-car garage located at 1033 Olympia Avenue (APN 012-173-018) in the Community Commercial (CC) Zoning District. The project is categorically exempt Class 1, Section 15301(e) from the California Environmental Quality Act Guidelines.

PURPOSE

The owner/applicant, Daryl Nieto, is requesting approval of a Minor Use Permit to construct two small additions to Unit B, and a new one-car garage as part of an existing non-conforming two-unit residential facility located at 1033 Olympia Avenue in the Community Commercial (CC) Zoning District.

RECOMMENDATION

Staff recommends that the Zoning Administrator approve Minor Use Permit Application No. MUP-16-01, subject to the conditions of approval in the Draft Resolution and project plans.

BACKGROUND

According to the Monterey County Assessor records, the original residence on the property was constructed in 1948. The parcel became part of the City of Seaside when the City incorporated in 1954. The original zoning designation of the property when it annexed into the City is not known, however the project site and neighboring properties to the east have been residentially developed since inception. The zoning boundary line between commercial properties fronting on Fremont Boulevard and project site along Olympia appear to have changed overtime due the widening of the original Fremont Boulevard into State Highway 1. Further, a lot line adjustment occurred at some point on the subject parcel expanding the lot's width from 40-feet to 60-feet, creating the current lot size 6,052 square feet. These events appear to have resulted in the

subject parcel being split by two zoning districts. The City Zoning Map from 1965 shows the parcel predominantly in the (antiquated) C-1, Retail Business District with a portion in the R-4, Multi-Family and Motel District. At that time, the parcel was non-conforming as to land use in that residential uses were not permitted or conditional permitted in the C-1 Zone. The parcel was also non-conforming to the R-4 zoning standards which required a minimum lot size of 7,500 square feet. Aerial photos, taken in 1974 and 1979 (see below), show multiple structures on site, generally as they appear today.

In the 1980's the parcel was in Special Treatment Area I, with a zoning designation of P/3, Primary Retail and Low Density Multi-Family. It is unclear when the duplex unit (Unit B) use first initiated, however in 1984, a City Plumbing and Mechanical (Building) Permit was issued for Unit B. The parcel remained non-conforming to the minimum residential lot size requirement of 7,500 square feet having a lot size of only 6,052 square feet, although two units complied with the R-3 residential density, which permitted one unit for each 2,500 square feet of lot size. The structures also did not meet the residential 15-foot front and five-foot side yard setbacks. The parcel remained non-conforming to the Primary Retail zone in that residential uses were only (conditionally) permitted above the ground floor. The parcel did conform to the Primary Retail minimum lot size of 4,000 square feet and the zero setback standards. In 2006, the zoning of the parcel changed again from the P/3 mixed use designation to CC, Community Commercial, again rendering the residential use non-conforming.

To address the possibility of such non-conformities, the 2006 (current) Zoning Code includes provisions to allow consideration of rehabilitation and additions to existing non-conforming residential uses and structures through a Minor Use Permit and Board of Architectural Review. Today, the residential use is non-conforming and the applicant is seeking minor use permit approval for the proposed additions.

SITE DESCRIPTION

The project site is located on the north side of Olympia Avenue, approximately 150 feet east of Fremont Boulevard on a 6,052 square-foot parcel. The project site is developed with two, one-story, detached residential units with three uncovered, side-by-side, parking spaces with access from Olympia Avenue. Unit A is forward on the site and faces Olympia Avenue. Unit B is behind and slightly left of Unit A. The rear (north property line) of the site backs up to a public alley. Vehicle access from the alley is not presently used as a six foot high fence is located along the entire northern (rear) property line. An older dilapidated structure, possibly a former garage or storage shed, is situated at the northeast (rear) portion of the site. The site is slightly elevated from the rear alley and has a mild gradient running downhill to the Olympia Street frontage. A Location Map is included as Attachment 2 and Site Photographs as Attachment 3.

NW

N

NE

	Commercial	Commercial	Residential	
W	Commercial	ProjectSite	Multi-Family Residential	E
	Commercial	Commercial	Residential	
SW		S		SE

PROJECT DESCRIPTION

The project proposes the construction of two small additions to Unit B totaling approximately 144 square feet and a new (replacement) one-car garage with access from the adjacent alley. Revisions to Unit B include a 10' x 10' bedroom addition at the northwest corner and a 44 square foot half bath/laundry room addition at the northeast corner. Unit B would become three bedrooms and one and half bathrooms. The existing residential land use is non-conforming in that residential uses are not permitted in the Community Commercial Zoning District. However, additions to nonconforming single and multi-family residential uses may be allowed with Minor Use Permit and Board of Architectural Review approval in accordance with Section 17.72.030.A.2, Restrictions on Nonconforming Uses, Structures, and Parking.

The proposed additions to Unit B would not exceed the structures existing exterior wall line and not extend further in the existing 11'-6" rear yard setback. The new (replacement) garage would maintain current garages 2'-6" side yard setback, although the new garage would be relocated

11' south to meet the current alley access garage door standard. In addition, the existing rear yard fence along the alley would be required to be lowered to a maximum of four feet in height to provide a traffic safety visibility area adjacent to the new driveway in accordance with Municipal Code Section 17.30.030.E. The applicant is seeking minor use permit approval for additions to Unit B and to replace the garage in a more functional location on-site.

ENVIRONMENTAL REVIEW

In accordance with Section 15301(e) (Existing Facilities) of the California Environmental Quality Act (CEQA), additions to existing structures are categorically exempt from CEQA review provided that the project involves negligible or no expansion of the existing use, is in an area where all public services are available and the area in which the project is located is not environmentally sensitive.

Evidence: The proposed project involves two small additions totaling approximately 144 square feet to an existing 715 square foot residence and replacing an existing one-car garage. All public services are available to the site and the proposed additions do not expand the use existing residential use. The proposed project is exempt from the CEQA Guidelines per Class 1, Section 15301(e).

STAFF ANALYSIS

In accordance with the Restrictions on Nonconforming uses, structures and parking, specified in Section 17.72.030.A.2, the substantial rehabilitations and additions to an existing nonconforming multi-family and single-family residential use may be allowed with a Minor Use Permit and Board of Architectural Review approval. The application proposes two small additions totaling 144 square feet to the Unit B and rehabilitating the existing dilapidated garage/storage building and shifting it approximately 11 feet southerly to conform to the current alley access driveway depth dimension of 13 feet as specified in Section 17-34.120.H.2. The relocated garage would maintain the existing two and one half foot sideyard setback.

The two small additions to Unit B include a 100 square foot bedroom addition at the northwest corner of the house and a 44 square foot half bath/laundry room addition at the northeast corner of the house. Neither of these additions would extend beyond the existing exterior side and rear wall lines of the dwelling and maintain the existing eleven and one-half foot rear yard setback.

While the sites commercial zone allows for zero setbacks, staff believes that maintaining the existing historic setbacks provides an appropriate balance given its transitional location buffering the existing adjacent residential and commercial neighbors.

Restrictions on nonconforming uses, structures and parking, as specified in Section 17.72.030.2b, require that the review authority ensure that the Minor Use Permit and architectural review approval maintains desired neighborhood character and encourage mixed-use. In this case, the project maintains and improves the residential character of the

neighborhood. While the site does not provide a commercial or mixed use component, in the broader context of the neighbor, the two units provide convenient housing to the Fremont Boulevard commercial corridor and an appropriate buffer to neighboring residential uses.

In accordance with Section 17.52.070.F of the Seaside Municipal Code, the following findings must be made in order to approve the subject 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: Municipal Code Section 17.72.030.A.2 states that rehabilitation and additions to nonconforming multi-family residential uses may be allowed with a minor use permit and Board of Architectural Review approval. The applicant is seeking those approvals in order to enhance the appearance, livability and functionality of the site. The project would maintain the existing setbacks and would not expand the use of the site beyond the existing two residential units. The new (replacement) one-car garage would be relocated to comply with the current alley vehicle setback.

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

The project site is designated as Community Commercial (CC) in the General Plan Land Use Element. The existing two-unit residential development is a non-conforming multi-family land use in the CC zone, however the General Plan has goals and policies to preserve and enhance existing non-conforming multi-family residential uses as follows:

Ø Goal LU-1.4 – Provide for a variety of housing that compliments the employment opportunities in the community.

Evidence: The proposed additions to Unit B and replacement garage would provide enhanced residential opportunities in close proximity to the Fremont Avenue commercial corridor.

Ø Goal LU-4 – Ensure that new development compliments existing land uses and enhances the character of the community and its neighbors.

Evidence: The project is compatible with the surrounding residential neighborhood and would provide enhanced residential opportunities in close proximity to the Fremont Avenue commercial corridor. The small additions to the rear of Unit B will not detract from the character of the neighborhood and is consistent with the predominantly one-story residences located within the immediate vicinity of the project site. The Board of Architectural Review will review the design proposal for consistency with City design standards upon approval of a Minor Use Permit.

Ø Policy LU-4.3 – Protect and preserve existing conforming and nonconforming multi-family residential buildings in order to continue to provide low cost and alternative housing options for

Seaside residents.

Evidence: The proposed project will improve the physical appearance of the neighborhood by removing unsightly dilapidated structures and demolishing non-permitted residential additions. The project site has been in a residential land use since its inception in 1948 and incorporation into the City of Seaside in 1954. The two residential units provide housing opportunities in close proximity to a commercial corridor and public transit, and provide a buffer between the adjacent commercial and residential land uses.

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 residential additions and garage maintain the existing established setbacks, preserves the residential character of the neighborhood and enhances the two existing residential units. The project represents a modest addition to enhance the appearance, livability and functionality of the site. The design will be reviewed by the City's Board of Architectural Review for compatibility with existing and planned future uses anticipated in the neighborhood.

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; and

Evidence: The project proposes small additions and a replacement garage on a site with two existing residential units. The proposed additions do not extend further into the existing setback and enhance the appearance, livability and functionality of the site. The proposal maintains the long-standing two-unit development of the site and does not increase the residential density of the site. The project improves vehicle access and on-site parking on-site by providing a new one-car garage with access from the adjacent alley.

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 project would be subject to further review by the Board of Architectural Review and must obtain a building permit to ensure compliance with building and fire codes. The additions to Unit B are toward the rear of the site, with minimal public view. The project removes dilapidated and non-permitted additions thereby improving the public health and safety. No comments have been received from Public Works, Building or Fire Departments with concerns relating to any impacts that would be detrimental to the public health and safety.

6. Additionally, Municipal Code Section 17.72.040.B.2 requires that the review authority make findings that the additions maintain desired neighborhood character.

Evidence: The proposed residential additions will substantially match the existing architectural style and exterior treatment of the both existing units A and B, therefore maintaining the desired character of the neighborhood.

CONCLUSION

Based on the analysis, staff recommends approval of the minor use permit. The proposed additions to Unit B and the construction of a new relocated garage improves the functionality of the residential unit and provides one covered parking space that would meet the current alley vehicle back-up setback. Further, the Unit B additions and the new garage maintain their current setbacks and would not extend further into the existing yard setbacks, all of which exceed the Community Commercial's zero yard setbacks.

FISCAL IMPACT

ATTACHMENTS

1. Attachment 1 - Draft Resolution
 2. Attachment 1 - Exhibit A: Project Plans
 3. Attachment 2 - Location Map
 4. Attachment 3 - Site Photographs
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**ZONING ADMINISTRATOR
RESOLUTION No. ZA-16-XX**

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MINOR USE PERMIT APPLICATION NO. MUP-16-01 TO ALLOW THE CONSTRUCTION OF TWO SMALL ADDITIONS (TOTALING APPROXIMATELY 144 SQUARE FEET) TO UNIT B TO AN EXISTING NON-CONFORMING TWO-UNIT RESIDENTIAL USE AND A NEW (REPLACEMENT) DETACHED ONE-CAR GARAGE LOCATED AT 1033 OLYMPIA AVENUE (APN 012-173-018).

WHEREAS, Daryl Nieto, applicant and property owner, has applied for a Minor Use Permit to construct two small additions to an existing non-conforming two-unit residential use and a new (replacement) one-car garage located at 1033 Olympia Avenue; and

WHEREAS, Minor Use Permit application No. MUP-16-01 would allow additions to Unit B of an existing non-conforming two-unit residential use; and

WHEREAS, Section 17.72.030.A of the Seaside Zoning Code allows for additions to existing non-conforming multi-family residential use with Minor Use Permit and BAR approval, in compliance with Sections 17.62.030 and 17.62.070 of the Zoning Code; and

WHEREAS, the proposed project requires discretionary approval and it is the responsibility of the Zoning Administrator 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 Zoning Administrator considered oral comments and written information concerning the proposed amendment at a duly noticed public hearing held on June 20, 2016; and

WHEREAS, this project qualifies as a Class 1 Categorical Exemption under Section 15301(e) under the California Environmental Quality Act; and.

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Administrator adopts the following findings approving Minor Use Permit Application No. MUP-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: Municipal Code Section 17.72.030.A.2 states that rehabilitation and additions to nonconforming multi-family residential uses may be allowed with a minor use permit and Board of Architectural Review approval. The applicant is seeking those approvals in order to enhance the appearance, livability and functionality of the site. The project would maintain the existing setbacks and would not expand the use of the site beyond the existing two residential units. The new (replacement) one-car garage would be relocated to comply with the current alley vehicle setback.

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

Evidence: The project site is designated as Community Commercial (CC) in the General Plan Land Use Element. The existing two-unit residential development is a non-conforming multi-family land use in the CC zone, however the General Plan has goals and policies to preserve and enhance existing non-conforming multi-family residential uses as follows:

- Goal LU-1.4 – Provide for a variety of housing that compliments the employment opportunities in the community.

Evidence: The proposed additions to Unit B and replacement garage would provide enhanced residential opportunities in close proximity to the Fremont Avenue commercial corridor.

- Goal LU-4 – Ensure that new development compliments existing land uses and enhances the character of the community and its neighbors.

Evidence: The project is compatible with the surrounding residential neighborhood and would provide enhanced residential opportunities in close proximity to the Fremont Avenue commercial corridor. The small additions to the rear of Unit B will not detract from the character of the neighborhood and is consistent with the predominantly one-story residences located within the immediate vicinity of the project site. The Board of Architectural Review will review the design proposal for consistency with City design standards upon approval of a Minor Use Permit.

- Policy LU-4.3 – Protect and preserve existing conforming and nonconforming multi-family residential buildings in order to continue to provide low cost and alternative housing options for Seaside residents.

Evidence: The proposed project will improve the physical appearance of the neighborhood by removing unsightly dilapidated structures and demolishing non-permitted residential additions. The project site has been in a residential land use since its inception in 1948 and incorporation into the City of Seaside in 1954. The two residential units provide housing opportunities in close proximity to a commercial corridor and public transit, and provide a buffer between the adjacent commercial and residential land uses.

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 residential additions and garage maintain the existing established setbacks, preserves the residential character of the neighborhood and enhances the two existing residential units. The project represents a modest addition to enhance the appearance, livability and functionality of the site. The design will be reviewed by the City's Board of Architectural Review for compatibility with existing and planned future uses anticipated in the neighborhood.

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; and

Evidence: The project proposes small additions and a replacement garage on a site with two existing residential units. The proposed additions do not extend further into the existing setback and enhance the appearance, livability and functionality of the site. The proposal maintains the long-standing two-unit development of the site and does not increase the residential density of the site. The project improves vehicle access and on-site parking on-site by providing a new one-car garage with access from the adjacent alley.

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 project would be subject to further review by the Board of Architectural Review and must obtain a building permit to ensure compliance with building and fire codes. The additions to Unit B are toward the rear of the site, with minimal public view. The project removes dilapidated and non-permitted additions thereby improving the public health and safety. No comments have been received from Public Works, Building or Fire Departments with concerns relating to any impacts that would be detrimental to the public health and safety.

6. Additionally, Municipal Code Section 17.72.040.B.2 requires that the review authority make findings that the additions maintain desired neighborhood character.

Evidence: The proposed residential additions will substantially match the existing architectural style and exterior treatment of the both existing units A and B, therefore maintaining the desired character of the neighborhood.

BE IT FURTHER RESOLVED, the Zoning Administrator hereby grants Minor Use Permit Application No. MUP-16-01 subject to the following terms and agreements:

Planning:

1. The project is subject to review and approval by the Board of Architectural Review (BAR) prior to an application for a building permit. Plans submitted for BAR review shall comply with all design review submittal requirements.
2. The rear yard fence shall be reconstructed and designed to comply with Municipal Code Section 17.30.030.E. pertaining to Traffic Safety Visibility Area adjacent to the new alley access garage.

Building:

3. Construction plans submitted for a Building Permit application shall include a minimum footing depth of 18" unless a soils report, stamped by a licensed architect or engineer, is submitted.
4. Construction plans submitted for a Building Permit application shall demonstrate compliance with fire-rated assembly; One hour rated walls are required between the existing dwelling and proposed detached garage.

Fire:

5. If the project qualifies for an automatic fire sprinkler system (when linear wall footage of all additions and remodels on existing residential buildings exceeds 50% of the existing linear wall footage) the following paragraphs (a-e below) must be printed in the project plans submitted for a building permit under “Fire Department Notes”:
 - a. 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 inspections 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 water 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.

Standard:

6. Except as modified by the conditions of approval, the plans submitted for a Architectural Review and subsequent Building Permit application must be in compliance with the plans stamped “Received City of Seaside April 29, 2016 Resource Management Department” provided as Attachment 1 to these conditions of approval.
7. The Minor Use Permit approval is subject to revocation procedures contained in S.M.C. Section 17.80.060 in the event any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare or safety of persons residing or working in the neighborhood.
8. 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.

9. The project shall comply with the requirements and the applicable ordinances of the Monterey Peninsula Water Management District (MPWMD).
10. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within 15 days from the date of its approval.
11. Project approval will become null and void if a building permit is not obtained within one (1) year from the date of approval to begin construction on the project.
12. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.
13. The storm water runoff created by the new construction (also including additions, driveways, and walkways, etc.) shall be contained on site through the use of rain gutters, detention basins, cisterns, drainage fields, dispersion trenches or comparable methods. The proposed design details and calculations shall be included on a dedicated sheet to be submitted with the building permit plans and shall be designed for 100-year storm event. Sample details are available at the Resources Management Services, located at City Hall, 440 Harcourt Avenue in Seaside (831) 899-6825. Maintenance of the storm water retention system shall be by the owner(s).
14. Prior to the final building inspection, all concrete sidewalks, curbs, gutters, or driveway approaches *that are broken or cracked 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 Resources Management Services. Engineering standards are available at the Resources Management Services located at City Hall, 440 Harcourt Avenue in Seaside (831) 899-6825.

PASSED AND ADOPTED by the Zoning Administrator of the City of Seaside, State of California, on the 20th day of June, 2016.

Diana Ingersoll
Zoning Administrator

MINOR USE PERMIT APPLICATION NO. MUP-16-01
Resolution No. ZA-16-XX

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

EROSION CONTROL PLAN

California Green Residential Mandatory Measures (CGBC)

Site Development

1. Prepare a plan for method to manage stormwater drainage during construction (4.106.2).
2. Keep surface water away from building (4.106.3).

Energy Efficiency. Buildings shall meet or exceed minimum design standards. See energy compliance design for this project.

Water Efficiency & Conservation. Plumbing fixtures & fittings shall comply with the following:

1. Water closets ≤ 1.28 gal/flush (4.303.1.1)
2. Single shower heads ≤ 2.0 gpm @ 80psi (4.303.1.3.1)
3. Lavatory faucets ≤ 1.5 gpm @ 60psi (4.303.1.4.1)
4. Kitchen faucets ≤ 1.8 gpm @ 60psi (temporary increase to 2.2 gpm allowed, but shall default to 1.8 gpm (4.303.1.4.4))

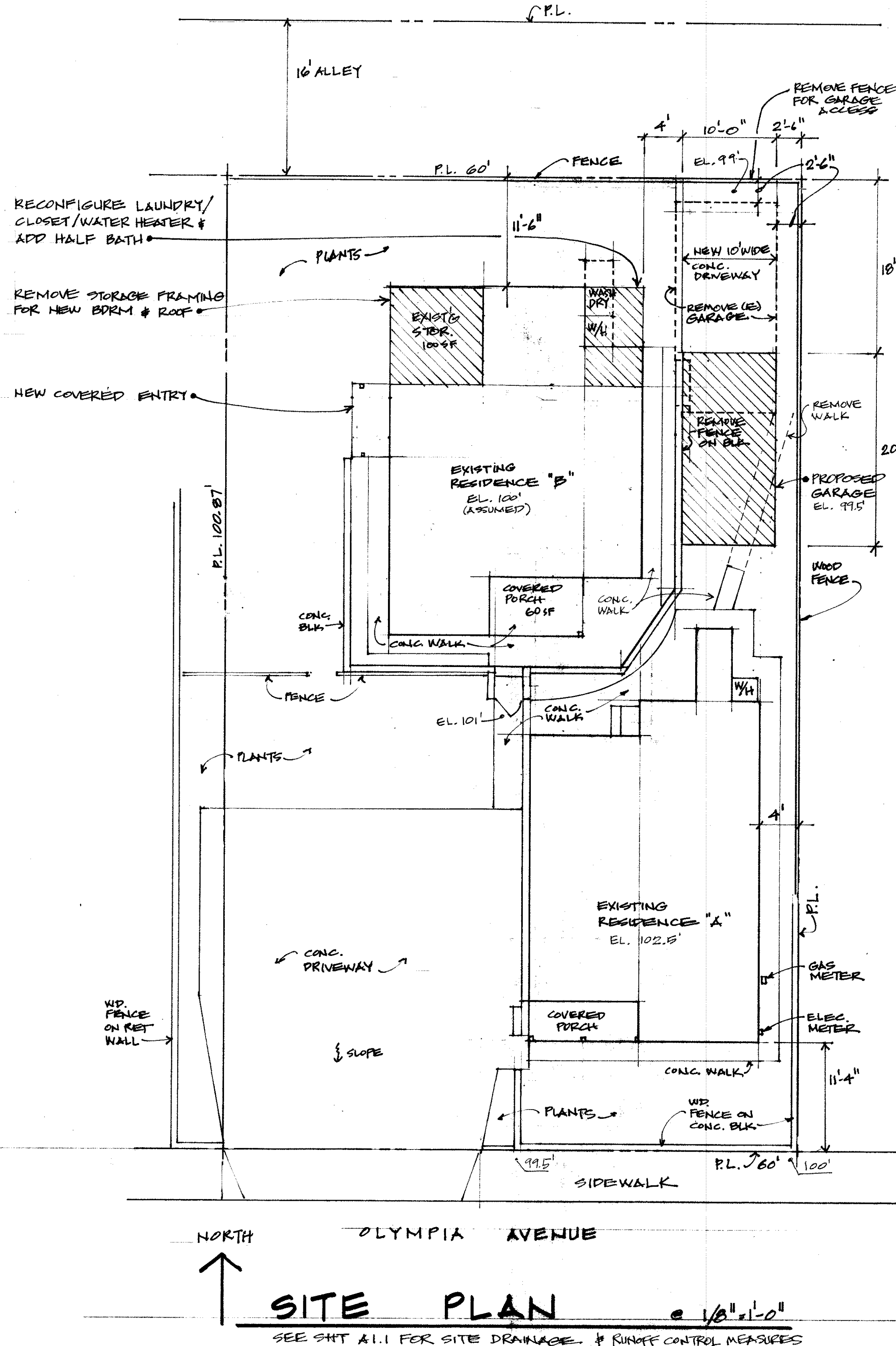
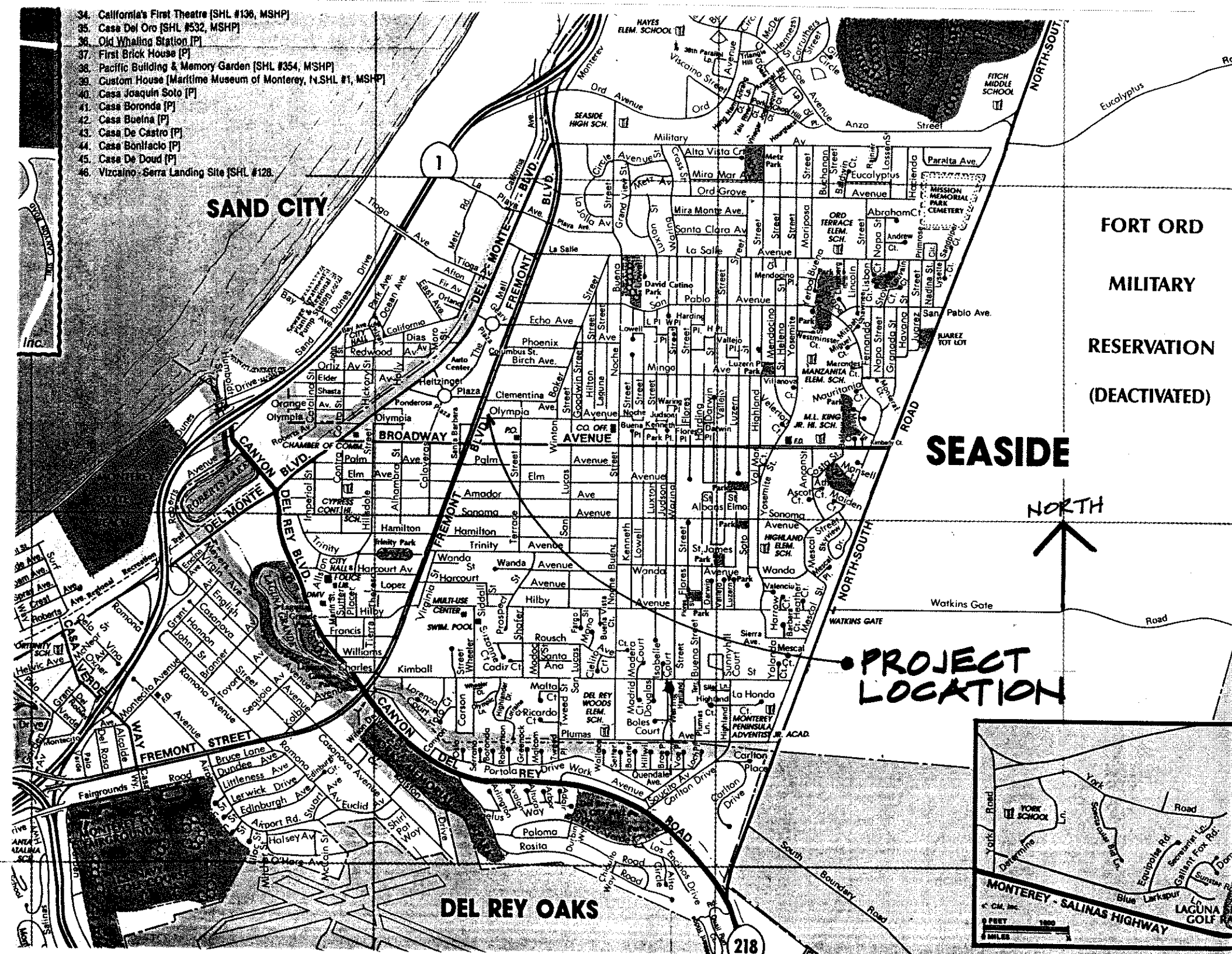
No change to existing landscaping proposed.

Material Conservation & Resource Efficiency

1. Joints & openings in building envelopes separating conditioned space from unconditioned space needed to accommodate gas, plumbing, electrical & other necessary penetrations must be sealed (4.406.1).
2. Construction waste reduction is required. Recycle and/or for reuse a minimum of 50% of the nonhazardous construction and demolition debris, or meet local demolition waste management ordinance, whichever is more stringent (4.408.1).

Environmental Quality

1. Installed gas fireplace shall be a direct-vent sealed-combustion type (4.503.1)
 2. Duct openings shall be covered during construction (4.504.1)
 3. Adhesives, sealants and caulks shall be compliant with VOC (Volatile Organic Compound) and other compound limits (4.504.2.1).
 4. Paints, stains and other coatings shall be compliant with VOC limits (4.504.2.2).
 5. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds (4.504.2.3).
 6. Provide documentation to verify that VOC limit materials have been used (4.504.2.4).
 7. Particleboard, medium fiberboard (MDF) and hardwood plywood used in interior or exterior finish systems shall comply with low formaldehyde emission standards (4.504.5).
 8. A vapor retarder and capillary break of 4" thick base of $\frac{1}{2}$ " or larger clean aggregate shall be installed at slab on grade foundations (4.505.2).
 9. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content (4.505.3). Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet applied insulation products prior to enclosure.
 10. Bathroom & mechanical exhaust fans which exhaust directly from bathrooms shall comply with the following: 1) Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building, and 2) unless functioning as a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50% to 80% (4.506.1).
 11. Whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R-4.2 (4.507.1).
 12. Duct systems are sized, designed, and equipment is selected using the following methods: 1) establish heat loss and heat gain values according to ACCA Manual J or equivalent, 2) Size duct systems according to ACCA 26-D (Manual D) or equivalent, 3) Select heating and cooling equipment according to ACCA 36-S (Manual S) or equivalent (4.507.2).
1. This plan may not cover all the situations or phases that arise during construction due to unanticipated field conditions. In general, the contractor is responsible for keeping sediment storm runoff from leaving the site. Sediment rolls and silt fences shall be used by the contractor on an as needed basis to inhibit silt from leaving the site and entering the storm drain system. Temporary erosion control devices shown on grading plan which interfere with the work shall be relocated or modified when the inspector so directs as the work progresses.
 2. Erosion control facilities shall be maintained daily. These facilities shall control and contain erosion caused silt deposits and provide for the safe discharge of silt free storm water into existing and proposed storm drain facilities. Design of these facilities must be approved and updated each year by the Engineer (October 1 to April 15).
 3. All erosion and sediment control measures shall be constructed and maintained in accordance with the provisions of the Engineering Division of the Public Services Department or City of Seaside of Public Works. Control measures are subject to the inspection and approval of the Engineering Division of the Public Services Department or City of Seaside Department of Public Works.
 4. The Contractor is responsible for ensuring that all sub-contractors and suppliers are aware of all storm water quality measures and implement such measures. Failure to comply with the approved construction will result in the issuance of correction notices, citations, and/or a project stop order.
 5. The site shall be maintained so as to minimize sediment laden runoff to any storm drain system.
 6. If existing driveway is removed during construction, the contractor shall place drain rock as a gravel roadway (8" minimum thickness for the full width and length of site egress area as defined in these plans) at entrance to the site. Location to be approved by City Engineer in the field. Construction egress shall be equipped with a truck washing station. All trucks shall wash tires and underside of vehicles as appropriate when leaving the site. Any mud that is tracked onto public streets shall be removed the same day as required by the City Engineer.
 7. During the rainy season, all paved areas are to be kept clear of earth material and debris. The site is to be maintained so as to minimize sediment runoff to any storm drain system.
 8. During periods when storms are forecast:
 - A. Excavated soils should not be placed in streets or on paved areas.
 - B. Any excavated soils should be removed from the site by the end of the day.
 - C. Where stockpiling is necessary, use a tarpaulin or surround the stockpiled material with fiber rolls, gravel sediment barrier, silt fence, or other runoff controls.
 - D. Use inlet controls as needed (e.g. block and gravel sediment barrier) for storm drain adjacent to the project site or stockpiled soil.
 9. Thoroughly sweep all paved areas exposed to soil excavation and placement.
 10. Stand-by crews shall be alerted by the permit applicant or contractor for emergency work during rainstorms.
 11. After October 1st to April 15th, all erosion control measures will be inspected daily and after each storm. Breaches in dikes and temporary swales will be repaired at the close of each day and whenever rain is forecast.
 12. As a part of the erosion control measures, underground storm drain facilities shall be installed complete as shown on the improvement plans.
 13. Borrow areas and temporary stockpiles shall be protected with appropriate erosion control measures to the satisfaction of the City Engineer.
 14. Sandbags shall be stockpiled on site and placed at intervals shown on erosion control plans, when the rain forecast is 40% or greater, or when directed by the Inspector.
 15. Sandbags referred to in the preceding items must be full. Approved sandbag fill materials are sand, decomposed granite and/or gravel, or other materials approved by the Inspector.
 16. Contractor shall be responsible for ensuring safety of vehicles operating in roadway adjacent to erosion control facilities.
 17. After rainstorms, contractor shall check for the remove sediment trapped by sandbags at staging area. Replace sandbags if deterioration is evident.
 18. Dust control should be practiced on all construction sites with exposed soils are needed. It is important in windy or wind-prone areas. Dust control is considered a temporary measure and as a intermediate treatment between site disturbance and construction, paving, or revegetation. Refer to erosion control and sediment control field manual, 3rd edition, prepared by the California Regional Water Quality Control Board, San Francisco Bay Region.



Proposed Improvements
To Residence B & A New Garage
At 1033 Olympia Avenue
Seaside, Ca

Owner: Daryl Nieto
1530 Highway 68
Monterey, Ca 93940
Ph. (831) 238-3349

Assessor's Parcel Number: 012-173-018

Address: 1033 Olympia Avenue
Seaside, Ca 93955

Lot Size: 6052 s.f.

Zoning: C-C (Community Commercial)

Yards: See Site Plan

Site Coverage:	Residence A =	839 s.f.
	Covered entry =	46 s.f.
	Total existing =	885 s.f. Unit A
	Residence B =	715 s.f.
	Laundry =	(18) s.f.
	Water heater =	(9) s.f.
	Attached storage =	(103) s.f.
	Covered patio =	60 s.f.
	Subtotal existing =	905 s.f. Unit B

Proposed Changes:

Add covered entry:	24 s.f.
Convert storage to bdrm 3 =	0 s.f.
Reconfigure laundry/water heater & add half bath =	9 s.f.
Total new =	938 s.f. Unit B

Remove detached garage =	(224) s.f.
Proposed garage =	220 s.f.
Total =	2043 s.f.

Scope of Work: Replace existing garage with new 10 x 22 garage with a new concrete driveway, remove walls & roof at existing storage for a new bedroom, reconfigure existing laundry/closet/water heater area as shown with adding a half bath & closet at bedroom 2 as shown, add a covered entry, replace existing windows at bedroom 1, plaster exterior, and install new composition roofing

Project Data:

Occupancy Group: (R-3) & (U)
Type V-B Construction, non-sprinklered
One Story
Square Footage Summary: See Flr Area Above

Codes Applicable: The Project shall comply with Title 24 & the following:
2013 CBC (Cal Bldg Code)
2013 CEC (Cal Electric Code)
2013 CPC (Cal Plumbing Code)
2013 CMC (Cal Mechanical Code)
2013 CFC (Cal Fire Code)
2013 California Energy Code
2013 California Residential Code (R106.1.1 CRC)

SHEET INDEX

- A1 Title, Location Map, Site Plan
- A1.1 Drainage Plan & BMP
- A2 Existing & Demolition Floor Plan & Notes
- Proposed Floor Plans
- A3 Exterior Elevations
- A4 Foundation & Roof Framing Plans, Building Sections & Details
- A5 Details

Drawings Prepared By:

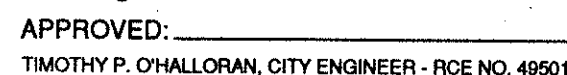
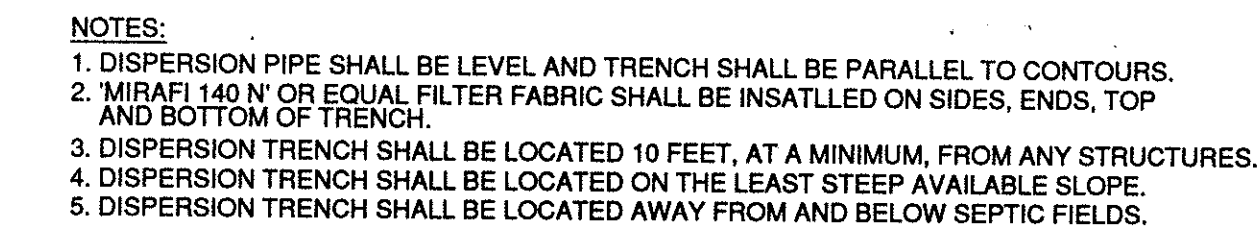
PEDRO E. ROSADO, Architect
8755 Coker Road, Prunedale, Ca 93907
Ph. (831) 663-0966

A Remodel For
1033 Olympia Avenue
Seaside, Ca

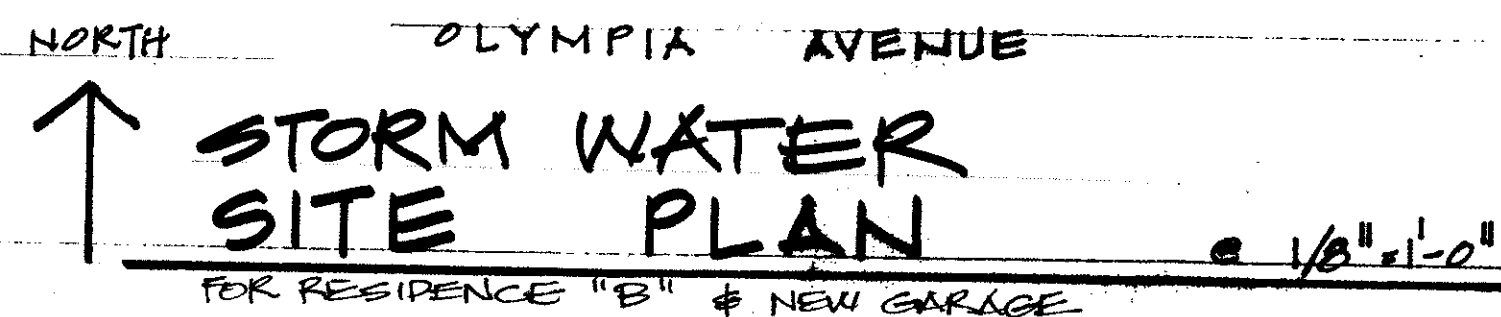
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A1

TAKE THE SQUARE FOOTAGE OF YOUR IMPERMEABLE COVERAGE (EXAMPLE: NEW BUILDINGS, ADDITIONS, DRIVEWAYS, DECKS, STAIRS, PORCHES, WALKWAYS, PATIOS AND OVERHANGS) LOCATED ON YOUR LOT AND MULTIPLY THAT TIMES: (0.038 for a 12" wide trench); (0.025 for a 18" wide x 3" deep TRENCH); (0.019 for a 24" wide x 3" deep TRENCH) OR (0.013 for a 30" wide x 3" deep TRENCH) TO CALCULATE THE LENGTH OF TRENCH THAT YOU ARE REQUIRED TO INSTALL. FILL IN THE WIDTH AND LENGTH OF YOUR TRENCH BELOW AND ATTACH THIS 8 1/2" X 11" DETAIL SHEET TO YOUR BUILDING PLANS, OR STICKY-BACK THIS DETAIL SHEET TO YOUR PLANS.



DISPERSION
Y COUNCIL RESOLUTION NO.



TOTAL EXIST'G = 3653 SF
(60.4%)

TOTAL PROPOSED = 3862 = 63.8%

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

- ☐ Berm and cover stockpiles of sand, dirt or other construction materials with tarps when rain is forecast or if not actively being used within 14 days.
- ☐ Use (but don't overuse) reclaimed water for dust control.

- ☐ 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.

- ☐ Cover waste disposal containers securely with tarp at the end of every work day and during wet weather.
- ☐ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ☐ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ☐ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gy board, pipe, etc.)
- ☐ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

- ☐ 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.

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

- ☐ 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.

- ❑ 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.
- ❑ Remove oil and grease from 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.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 for emergency response number 2) Call the Governor's Office of Emergency Services Warming Center, (800) 852-7550 (24 hours).

- ☐ 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.

- ☐ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ☐ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or fines. Do NOT sweep or wash it into gutters.
- ☐ Do not use water to wash down fresh asphalt concrete pavement.

- ☐ 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.

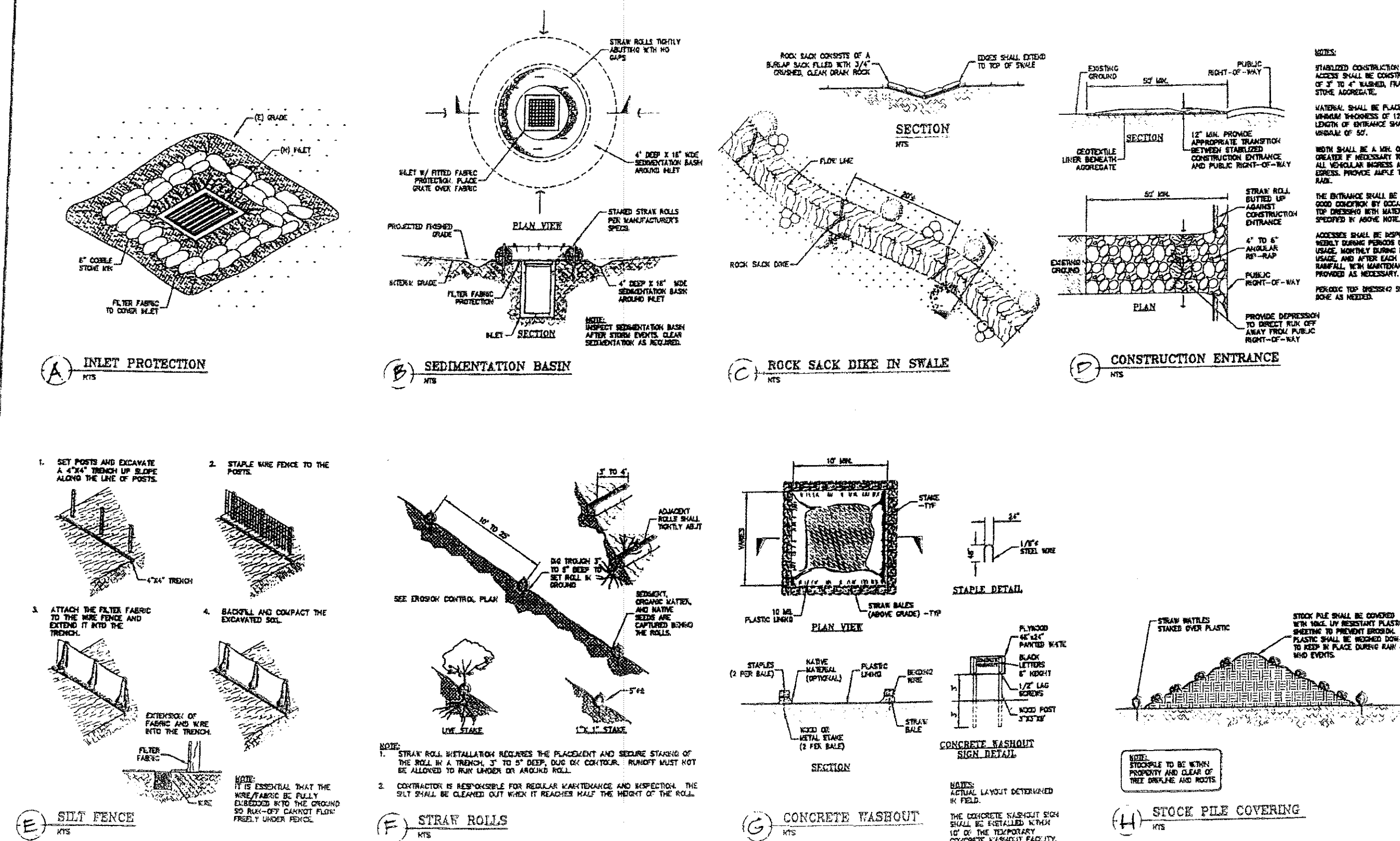
Dewatering

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from off-site away from all disturbed areas or otherwise ensure 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 may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

- ☐ 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.

- ☐ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ☐ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

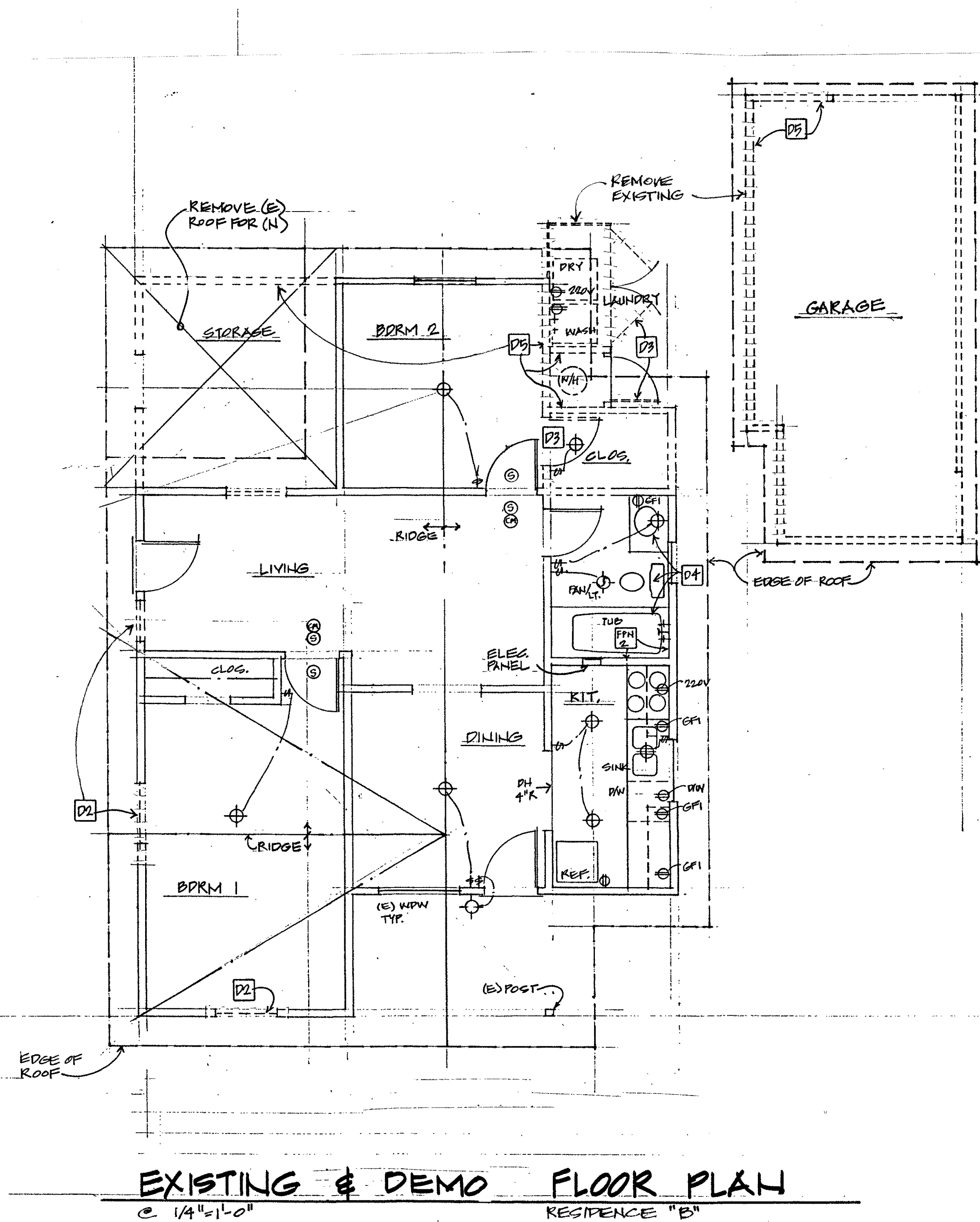
Storm drain polluters may be liable for fines of up to \$10,000 per day!



A1.1

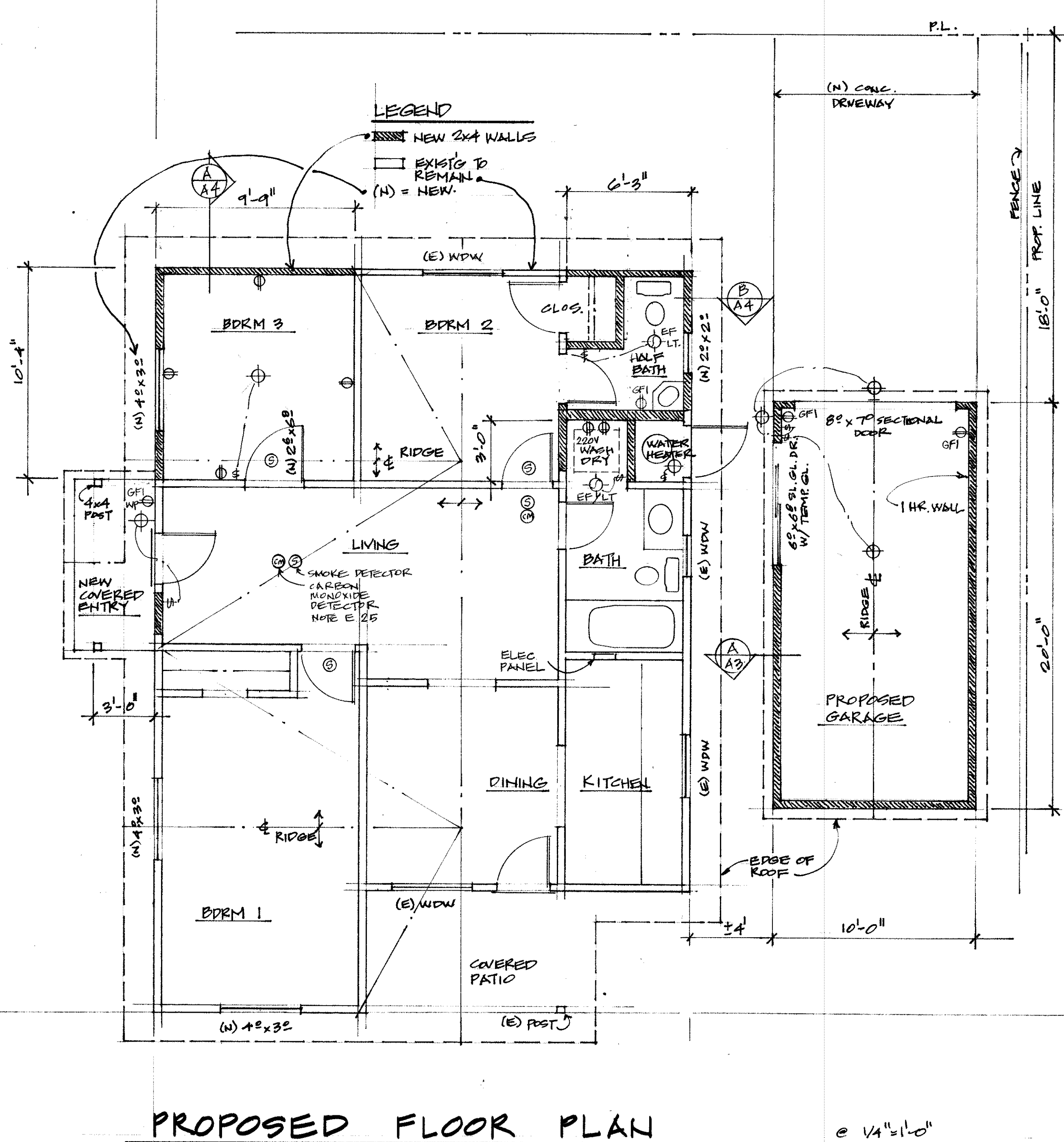
- A. Protect existing structure not being removed from damage including weather protection. Provide temporary visqueen partition to separate the work areas from the remaining spaces as required.
- B. Remove and replace existing as required for installing new work to original like new condition.
- C. Damage to the existing structure not required by the installation of new work shall be the responsibility of the General Contractor and damages shall be restored to original like new condition.
- D. Damaged material shall become the Contractor's responsibility and removed from the premises and disposed of in accordance with landfill site rules.
- E. Coordinate with the owner to verify retaining removed materials for future use.
- F. Provide proper support as required for existing walls and roof to remain while new work and repairs are conducted.
- G. Meet existing surfaces with new, match, patch, and repair existing surface to match adjacent new surface.
- H. Cut and cap behind wall finish all plumbing fixtures to be removed or relocated in accordance with the latest edition of the UPC.
- I. Remove existing electrical fixtures and appliances, and remove wires or terminate ends in accordance with the latest edition of the NEC. Do not abandon existing wires behind wall finish that have not been disconnected from the power source.
- J. Patch existing roof as required for install new work and match existing.
- K. See Exterior Elevations for additional requirements.

☐ 1	Remove existing cabinet(s).
☐ 2	Remove existing window.
☐ 3	Remove existing door, jamb and frame.
☐ 4	Remove existing fixture.
☐ 5	Remove existing wall full height or as noted on drawings. See structural drawings for new header or beams at new openings.



- 1) **Showers and Water Closets (CBC 2509.2):** Cement, fiber-cement or glass mat gypsum backing installed in accordance with manufacturer recommendations shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas.
- 2) **Water Closet Compartments (CBC 2509.2):** Water-resistant gypsum backing board shall be used as a base for the tile in water closet compartment walls, installed in accordance with manufacturer's recommendations.
- 3) **Water-resistant Gypsum Backing Board Limitations (CBC 2509.3):** WR gypsum backing board shall not be used over a vapor retarder in shower or bathroom compartments, nor where there will be direct exposure to water or in areas subject to continuous high humidity such as a steam room or sauna room, nor on ceilings where frame spacing exceeds 12 inches on center for ½" thick water-resistant gypsum board or more than 16" on center for 5/8" thick water-resistant gypsum board.
- 4) **Gypsum Board in Rest of Bathroom (CBC 2509.3):** Regular gypsum board is permitted under the tile or wall panel in other wall and ceiling areas.

1. DIMENSIONS: All interior dimensions are to face or center of studs as shown on plans U.O.N. (unless otherwise noted). All exterior dimensions are to face of wall P.S. (plywood sheathing) and edge of concrete slab U.O.N. on plans.
2. A. TUB & SHOWER WALLS: Tub and shower walls with plumbing shall be 2' x 6' or furred to accommodate pressure balance valves (limit water temperature to 120 degrees fahrenheit) required to prevent scalding. The shower walls (and 120" above a monolithic tub) shall be an impervious finish to a minimum height of 72" above the drain inlet. Doors made of glass and glass partitions shall be tempered. Showers controls shall be accessible without getting wet. See Note below for use of gypsum wallboard.
3. B. SHOWER FLOOR: The shower floor (where occurs) shall be an impervious surface over a waterproof membrane installed to slope to the drain inlet at 1/4" per foot and turned up behind the impervious shower wall finish a minimum of 6". See Note below for use of gypsum wallboard.
3. FINISHES: Walls: 1/2" gypsum wallboard
Ceilings: 1/2" gypsum wallboard
Floors: See plans.
Shower: See plans.
4. DRYER VENT: Provide a 4" dia. X 6ft long max. listed flex dryer vent (cannot be concealed in construction) from dryer to the exterior wall only (or to a duct in wall or floor) terminating at a backdraft damper with no screen. Ducts in construction shall be rigid smooth (inside & out) metal with a max. length of 14' including 2-90 degree bends. The exterior wall termination must be at least 3 ft from other openings & 3 ft from the property line.
5. ACCESS PANELS: Provide 12" x 12" access panels at plumbing fixtures with concealed split joint connections. Omit where accessible from crawl space.



E1. All branch circuits that supply 125 volt, 15 and 20 ampere outlets (including luminaires) installed in dwelling unit bedrooms shall be protected by a listed combination type arc-fault circuit interrupter(s) listed to provide protection of the entire branch circuit. (AFCI) CEC 210-12(B). All new receptacles and branch circuits not required to be GFCI protected shall be protected by combination AFCI devices, not just breakers.

E2. Laundry branch circuit in addition to other branch circuit requirements, at least one 20-amp branch circuit shall be provided to supply laundry receptacle outlets required by section 210-52(D). CEC210-11(c)2.

E3. Bathroom branch circuits in addition to other branch circuit requirements, at least one 20-amp branch circuit shall be provided to supply bathroom receptacle outlets. CEC210-11(c)3. Other equipment (lighting, exhaust fans) within the same bathroom, may be supplied by the same branch circuit where the branch circuit supplies a single bathroom only.

E4. Clothes dryers and electric ranges shall have a 4 wire grounded electrical outlet per CEC 250-140.

E5. Smoke alarms shall sound an alarm audible in all bedrooms of the house (interconnect all smoke detectors). For new construction, smoke alarms shall be hard wired and shall be equipped with battery backup. C97 902.2.10.1.

E6. Plumbing. Use of plumbing pipelines as an electrical ground is prohibited. Use of solder containing more than 2/10 of 1% lead in making joints on private or public water systems is prohibited.

E7. UFER grounding (concrete-encased electrode) is required per CEC 250-50(c) for electrical main.

E8. Bond water pipes and above ground metal gas piping to the service ground per CEC 250-104.

E9. All electrical outlets that serve the countertops in the kitchen shall have GFCI protection per CEC 210-69.

E10. All exterior outlets shall have a GFCI protection and a weatherproof enclosure per CEC 410-57(a). 125 volt & 250 volt receptacles installed outdoors in a wet location shall have an enclosure that is weatherproof whether or not the attachment plug cap is inserted. See Article 406.8(B)(1).

E11. Provide a means of disconnect (e.g., toggle switch) adjacent to and in sight from the equipment served.

E12. Provide a 120-volt service receptacle located within 25 feet of , and on the same level as, the equipment for maintenance. This receptacle is not to connect to the means of disconnect. CMC Sec 701.9

E13. 2013 CMC compliant source of combustion air to furnace and water heater. CMC Sec 701.1, 702, & 707.0

E14. Furnace BTU/H as per Title 24.

E15. Kitchens: At least 50% of installed wattage must be high efficiency, including nook area. Hot water pipes to kitchen shall be insulated.

E16. Bathrooms, utility rooms, garages, laundry rooms, hallways, stairs, closets (greater than 70 s.f.) & all hardwired lighting must be high efficiency or controlled by a manual or occupant sensor(s) certified to comply with section 119(d) that does not turn on automatically or have an always on option (150K/3). Bathrooms shall contain a minimum of one high efficiency light and all other lights shall be controlled by vacancy sensors.

E17. Exterior lighting: High efficiency or motion sensor/photo sensor.

E18. Duct: Required to be sealed when replaced.

E19. Clear working space at front of electrical equipment shall have:

- a) A minimum depth of 36 inches, width of 30 inches, height of 6 feet 6 inches per CEC Article 110.26 items 1, 2, & 3.
- b) At least one entrance of 24" wide by 6 feet 6 inches high. CEC Article 110.26 (A)
- c) Working space shall not be used for storage. CEC Article 1110.26 (B)
- d) Illumination shall be provided for all working spaces above service equipment, switchboards, panel boards, or motor controlled centers installed indoors. CEC Article 110.26 (D)

E20. Incandescent lighting in kitchen: prior to receiving a building final, a completed copy of the WS-SR form shall be given to the owner and the field inspector.

E21. Smoke, carbon monoxide alarms shall be installed at least 3 feet away from supply and return air registers.

E22. Omitted.

E23. Luminaires providing outdoor lighting and permanently mounted to a residential building or other buildings on the same lot shall be high efficiency luminaires or are controlled by occupant sensors with integral photo control certified to comply with section 119(d), 150(k)6

E24. Electrical boxes in membrane penetrations of fire-resistive walls shall be listed and separated horizontally by a distance in the listing.

E25. Carbon monoxide alarms are required in new dwelling units and sleeping units which have no burning appliances installed or have attached garages (R315.1.CRC) Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection [R315.1.CRC]. Where more than one carbon monoxide alarm is required, the alarm shall be interconnected so that activation of one alarm activates all of the alarms in the individual unit [R315.1.2.CRC]. Where alterations, repairs or additions to existing dwellings occur that require a permit and exceed \$1000, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings [R315.2.CRC]. Note the requirements for carbon monoxide alarm/detection systems and installation on the plans. Single- and double-stair carbon monoxide alarms shall be listed to comply with UL2034. Carbon monoxide detectors shall be listed to comply with UL 2075. Installation shall be in accordance with NFPA 72 and the manufacturer's installation instructions [R315.3.CRC]

E26. All 15 amp and 20 amp electrical receptacles shall be tamper resistant.

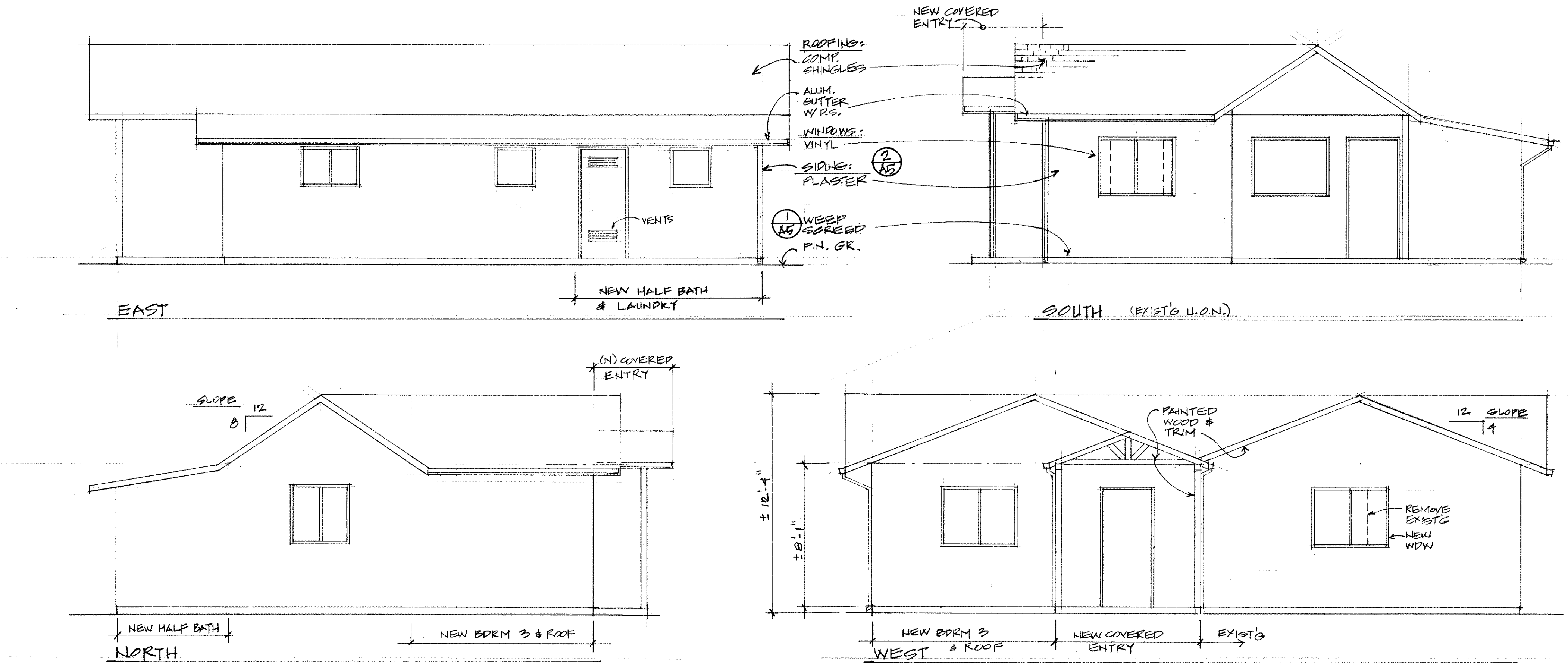
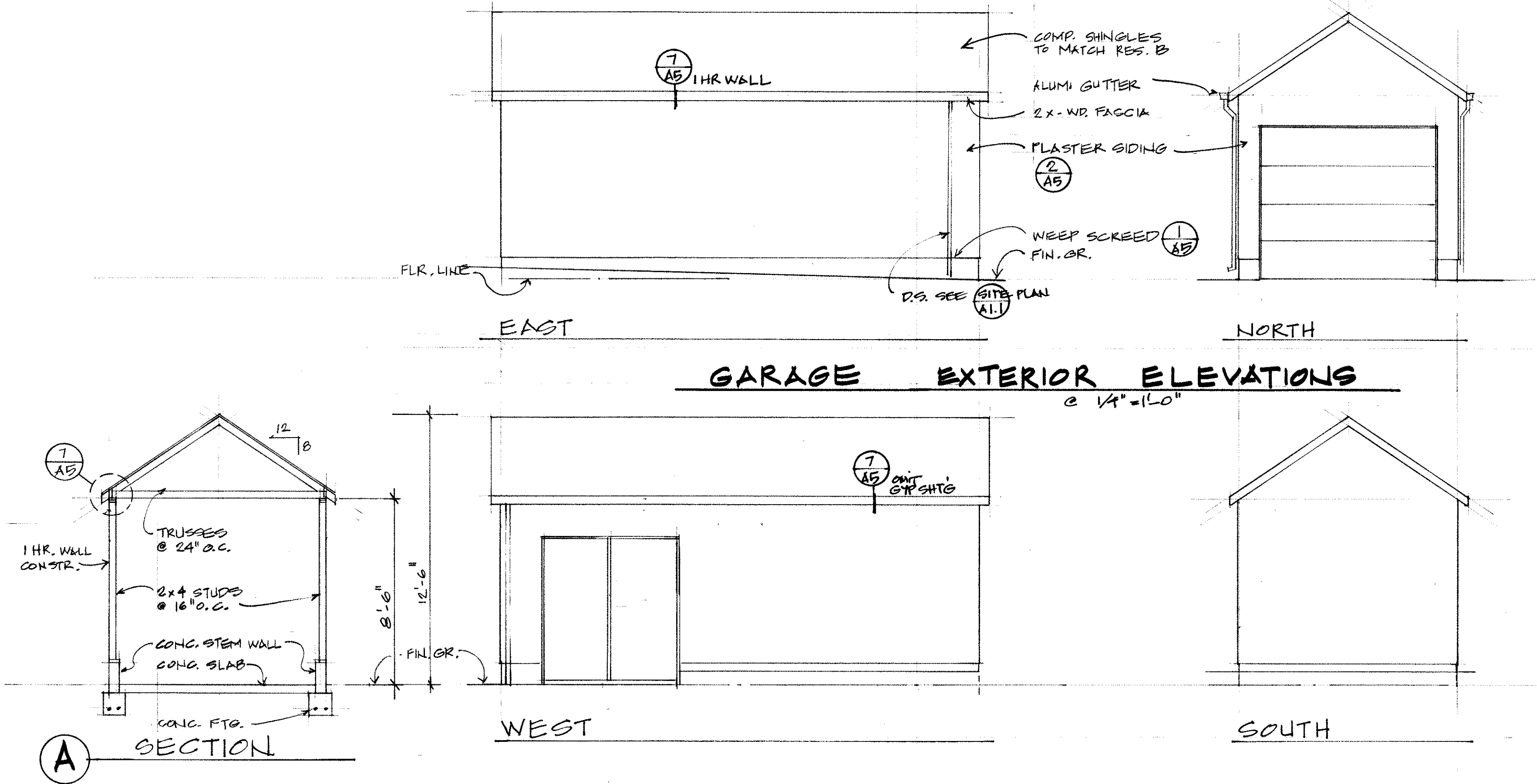
E27. All bathroom fans shall be energy star rated and have humidity controls.

FOUNDATION NOTES

1. **FOUNDATION:** Foundation design is based on an assumed bearing capacity of 1500 psf, Table R403.1, C.R.C. All footings shall bear on firm native, undisturbed, sandy soil and adhere to the following table:
- | STORIES | WIDTH | THICKNESS | DEPTH BELOW GRADE |
|---------|-------|-----------|-------------------|
| 1 | 12" | 10" | 12" |
| 1 | 15" | 10" | 18" |
- CONTRACTOR shall verify that existing soil conditions are as assumed. Notify ENGINEER if existing soil conditions are not as assumed prior to laying any reinforcing or pouring any concrete.
- EXISTING CONDITIONS:** CONTRACTOR shall verify that all existing conditions and grades are as shown. Notify DESIGNER of any discrepancies prior to proceeding with work.
2. **CONCRETE STRENGTH:** All concrete shall develop an ultimate compressive strength at age 28 days as follows:
- | | FOOTINGS | SLAB ON GRADE |
|--|----------|---------------|
| | 2500 psi | 2500 psi |
3. **CONCRETE SLAB ON GRADE:** Concrete slab on grade shall be minimum 5" thick, over 2" sand, over vapor barrier, over 4" gravel base. Vapor barrier shall be minimum 10 mil Moistop by "Fortifiber Corporation" or equal. Reinforce slab with #3 bars at 18" o.c. each way placed at the center of slab.
4. **REINFORCING:** All reinforcing shall conform to A.S.T.M. Grade 40.
5. **BOLTS:** All bolts shall conform to A.S.T.M. A307. The threaded portion of the bolt bearing on wood shall be kept to a minimum. Do not use All-Thread rods for bolts which bear on wood. All fasteners embedded on concrete shall be attached to or hooked around reinforcing steel.
6. **SILL PLATES:** All sill plates shall be bolted to foundation with 5/8" o x 10" A.B.'s at 48" o.c. Embed bolts minimum of 7" into concrete or grout. This spacing is typical U.O.N. on Foundation Plan or details. Provide 2" x 2" x 3/16" washers at all A.B.'s. Install washers parallel and perpendicular to sill plates. Provide minimum of two bolts per plate and one bolt within 4" to 12" from the end of all plates. All sill plates shall be 2 x ~ P.T.D.F. No. 2 or better U.O.N. or detailed on plans. All steel as A.B.'s washers and nails and framing hardware such as hangers, post caps and post bases, in contact with pressure-treated lumber shall be stainless steel or **HOT DIP GALVANIZED** with minimum coating of G90, 0.90 oz. per sq. ft.
7. **HOLD-DOWNS:** Location of hold-downs shown is approximate. See plans and details to determine exact location of hold-down anchor bolt. Provide minimum 2 - 2 x ~ studs or 4 x ~ post at the end of each shear wall for bolting hold-down to shear wall unless otherwise specified on plans. Provide shear wall edge nailing into each stud bolted to hold-down and two rows edge nailing into 4 x ~ posts. Hold-down devices shall be secured in place prior to foundation inspection. Hold-down devices shall be re-tightened just prior to covering the wall framing.
8. **CONTROL JOINTS:** CONTRACTOR shall space control joints evenly, 15' o.c. maximum each way. Provide extra control joints at all building corners and offsets or discontinuities.

ROOF FRAMING NOTES:

1. **ROOF SHEATHING:** Roof sheathing shall be 5/8" CDX plywood. Use minimum CCX or Exposure 1 plywood at all exposed overhangs U.O.N. on plans. Nail all sheathing with 8d at 6" o.c. all supported edges and 8d at 12" o.c. intermediate bearing. Lay panels with face grain perpendicular to supports. P.I. 32/16. Keep minimum 1/16" clear between all panel edges. At all shear walls, nail roof sheathing to all blocking or rim joist with 8d @ 4" o.c.
2. **ROOF TRUSSES:** Roof trusses shall be designed for the following loads:
- | | D.L. | L.L. |
|--------------|---------|----------|
| Top Chord | 8.0 psf | 16.0 psf |
| Bottom Chord | 8.0 psf | - |
- Truss manufacturer shall provide shop drawings and calculations for approval prior to manufacturing trusses. CONTRACTOR shall install and brace trusses as recommended by manufacturer.
3. **WALLS:** All walls shall be 2 x 4 studs @ 16" o.c. U.O.N. on plans. Studs at exterior and bearing walls shall be D.F. No. 2 or better. Balloon-frame all walls and block all studs at maximum 10" o.c. All plumbing walls that are shear walls or bearing walls shall be 2 x 6 walls. CONTRACTOR shall coordinate plumbing layout with plumbing subcontractor prior to start of framing. CONTRACTOR shall obtain ENGINEER's permission for drilling or notching studs or double top plate of any shear or bearing wall more than 1/2 of width of wall.
4. **HEADERS:** All headers shall be 4 x 12 U.O.N. on plans. Provide 1 - 2 x ~ trimmer and 1 - 2 x ~ king stud at all bearing and shear walls U.O.N. on plans.
5. **POSTS:** All beams shall bear on posts, width, and depth of post to width and depth of beam and wall U.O.N. on plans. Use PC post caps to connect beams to posts U.O.N. on details or plans. Use EPC post caps at ends of beams. Posts shall be continuous to foundation. Connections are typical U.O.N. on plans.
6. **DOUBLE TOP PLATES:** CONTRACTOR shall splice double top plates with 20 - 16d, U.O.N. on plans. Plates shall be D.F. Larch No. 2 or better. Notify ENGINEER of any bearing or shear walls where double top plate is notched more than 1/2 the width of the plate.
7. **NAILING:** All nailing shall comply with Table 2304.9.1 of the 2013 C.B.C. All nails shall be common nails, 8d (0.131d), 10d (0.148d), 16d (0.162d), 16d sinkers (0.135d).
8. **SHEAR WALLS:** All exterior walls shall be sheathed with Type P1 shear wall U.O.N. on plans. All shear wall sheathing shall be continuous to roof sheathing U.O.N. on plans or details. Provide minimum 6 x ~ post or 2 - 2 x ~ studs at ends of all shear walls for hold-downs U.O.N. on plans. At all shear walls, nail roof sheathing to blocking, double top plate, or rim joist with 8d @ 4" o.c.
9. **LUMBER:** All lumber shall conform to the rules of a recognized grading agency and Tables 4D through 4F of the NDS. Lumber shall be D.F. Larch No. 2 or better U.O.N. on plans. Beams shall be D.F. Larch No. 1 or better. GLB's shall have a combination symbol of 24F-V4 DFI/DF. Headers and posts shall be D.F. Larch No. 2 or better. For studs see Note 3. All lumber exposed to the weather shall be pressure-treated. All framing shall have a MAXIMUM MOISTURE CONTENT of 19% at the time of installation or incorporating the lumber into the structure.
10. **SKYLIGHTS:** Provide 2 - 2 x 6 blocks on each side of all skylights. Nail continuous CS18 strap to blocks with 5 - 8d nails into each block. Keep nails minimum 4" clear from ends of blocks to avoid splitting.
11. **ROOF FRAMING:** Roof framing and plywood sheathing shall be continuous to all shear or bearing walls at all lower roofs.
12. **EXISTING CONDITIONS:** CONTRACTOR shall verify existing conditions are as shown. Notify ENGINEER of any discrepancies prior to proceeding with work.



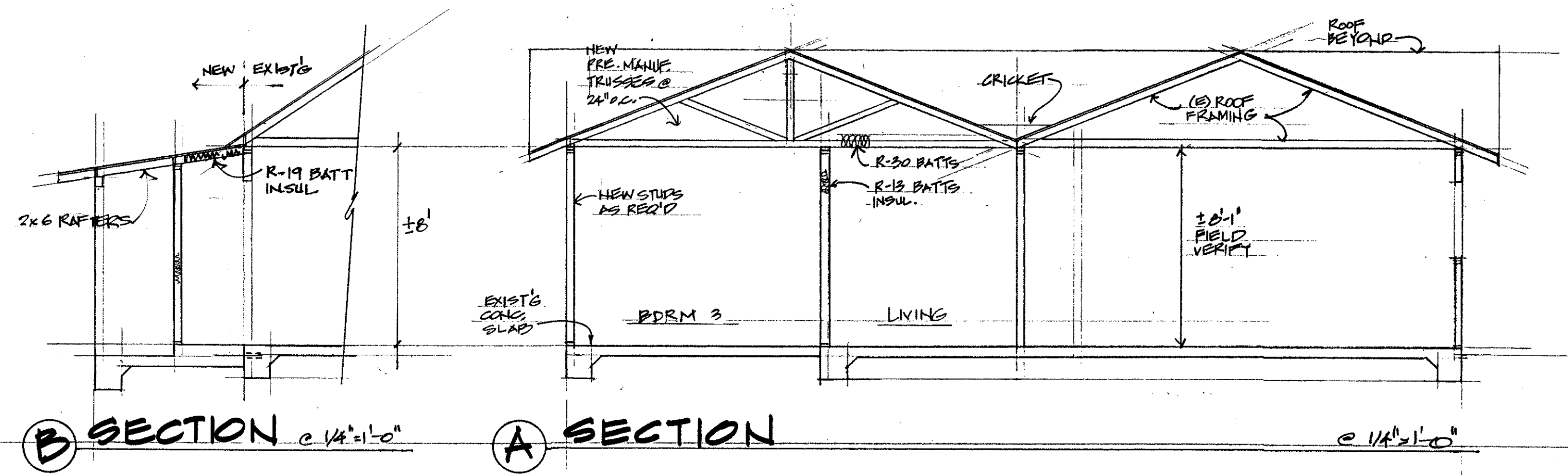
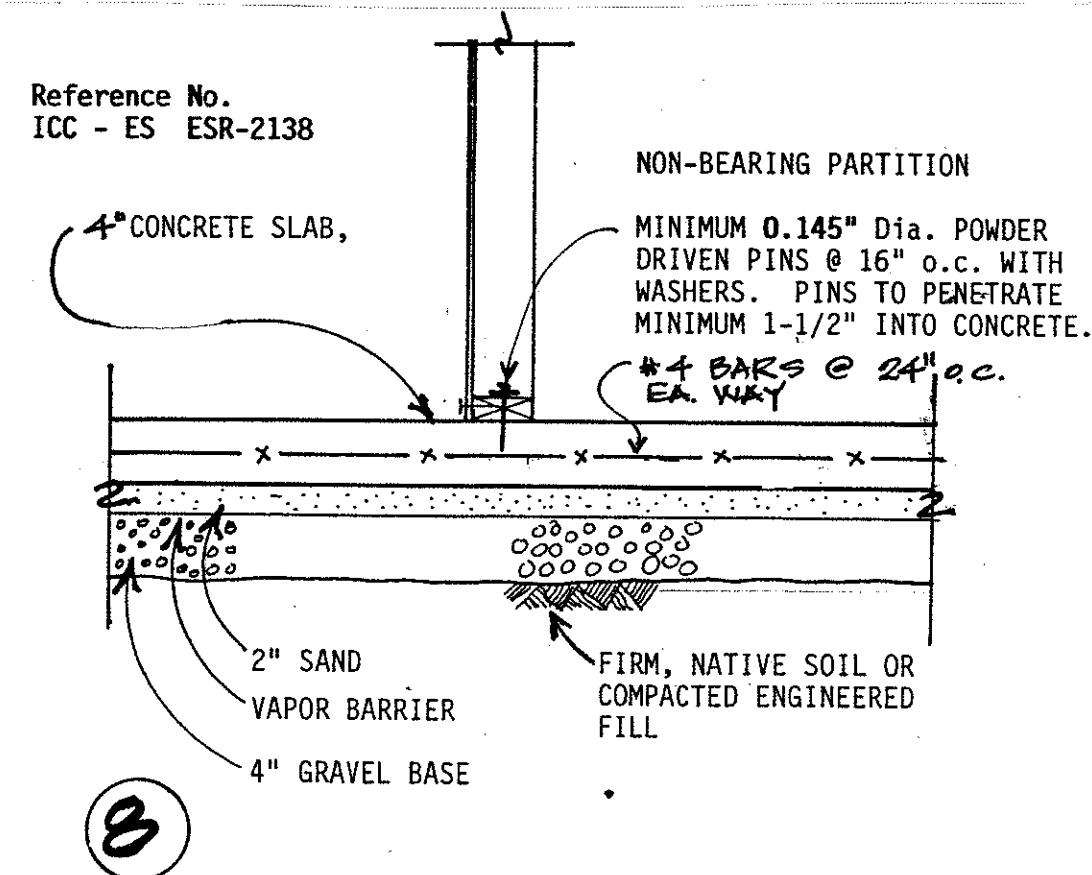
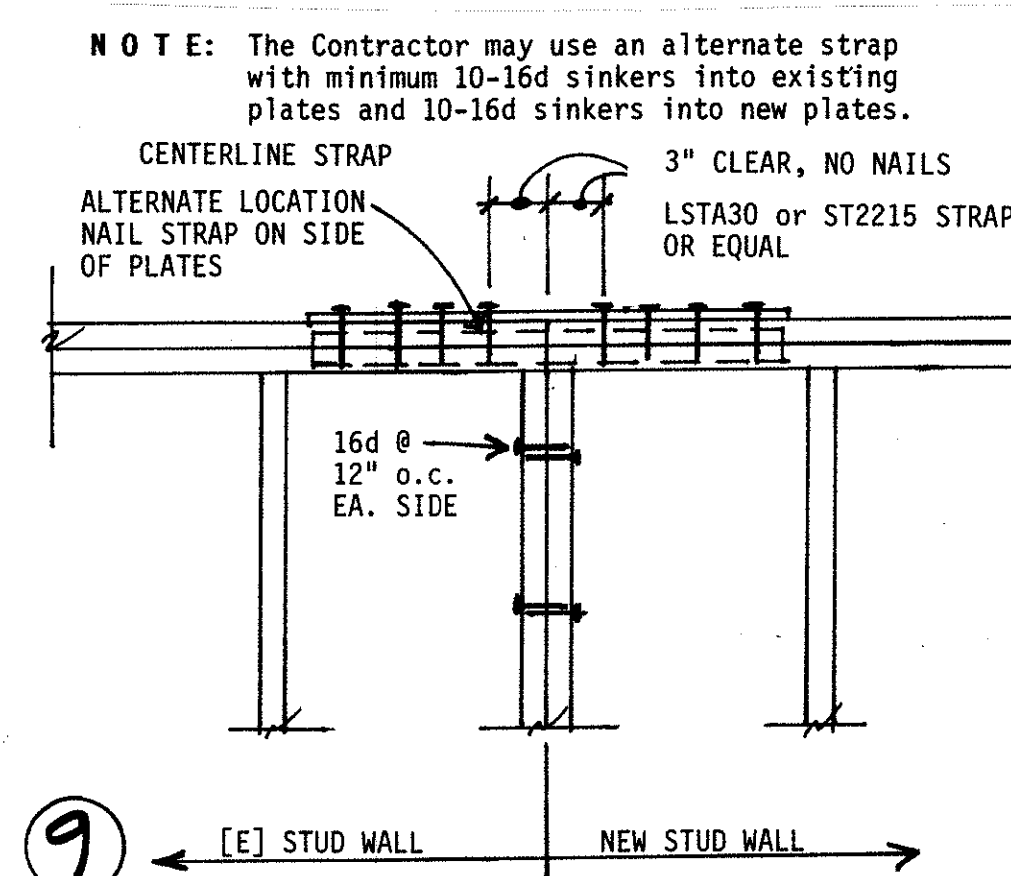
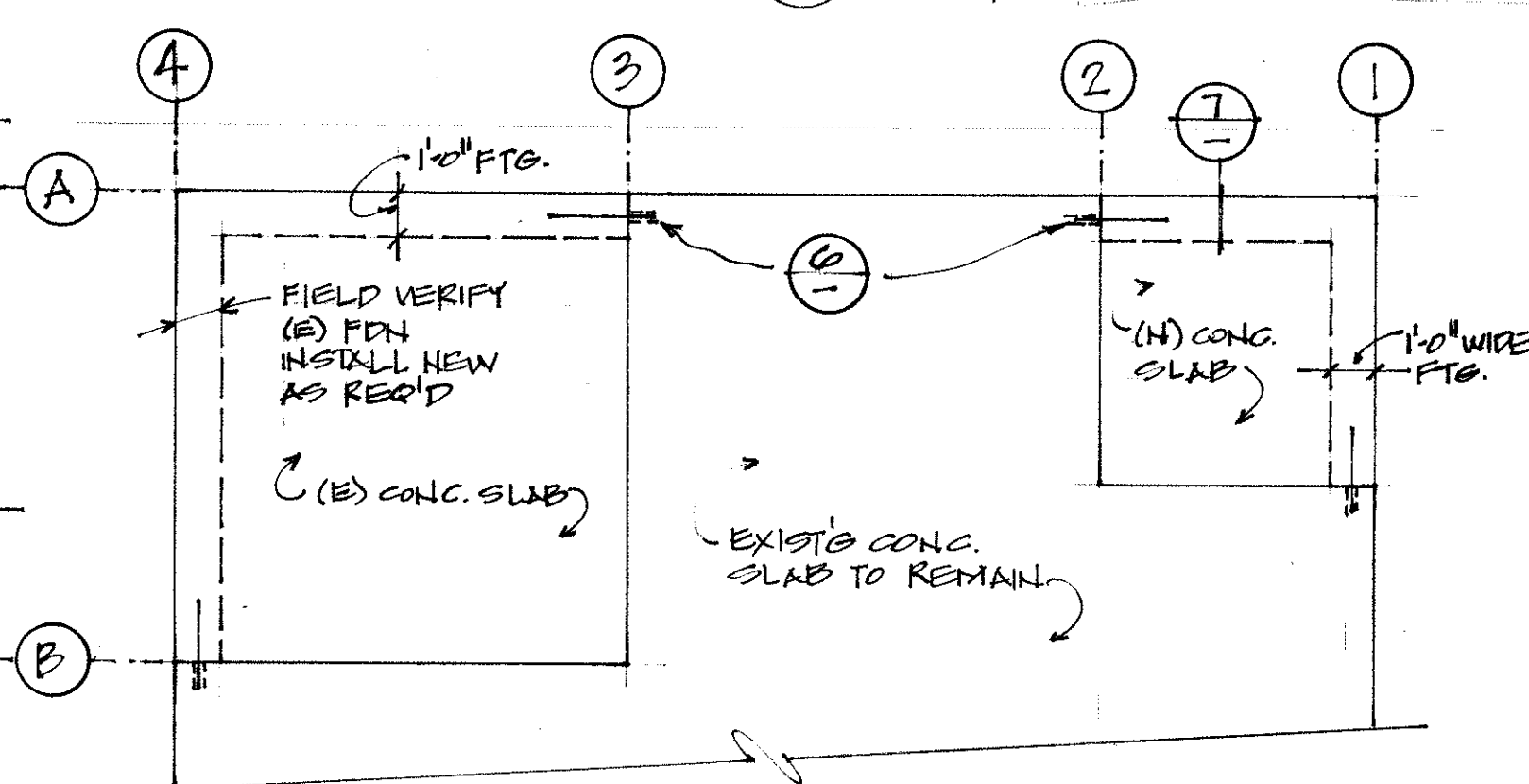
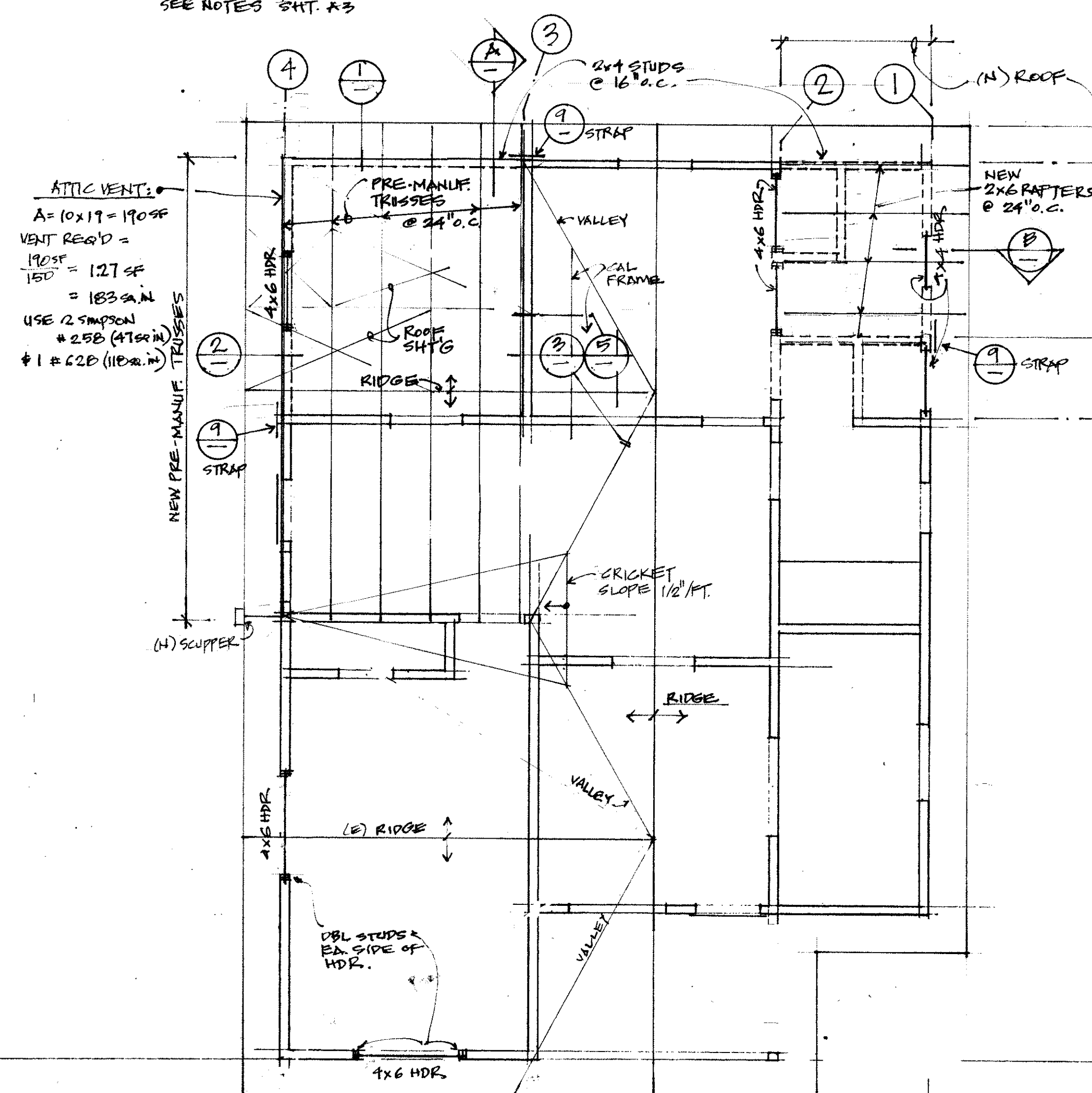
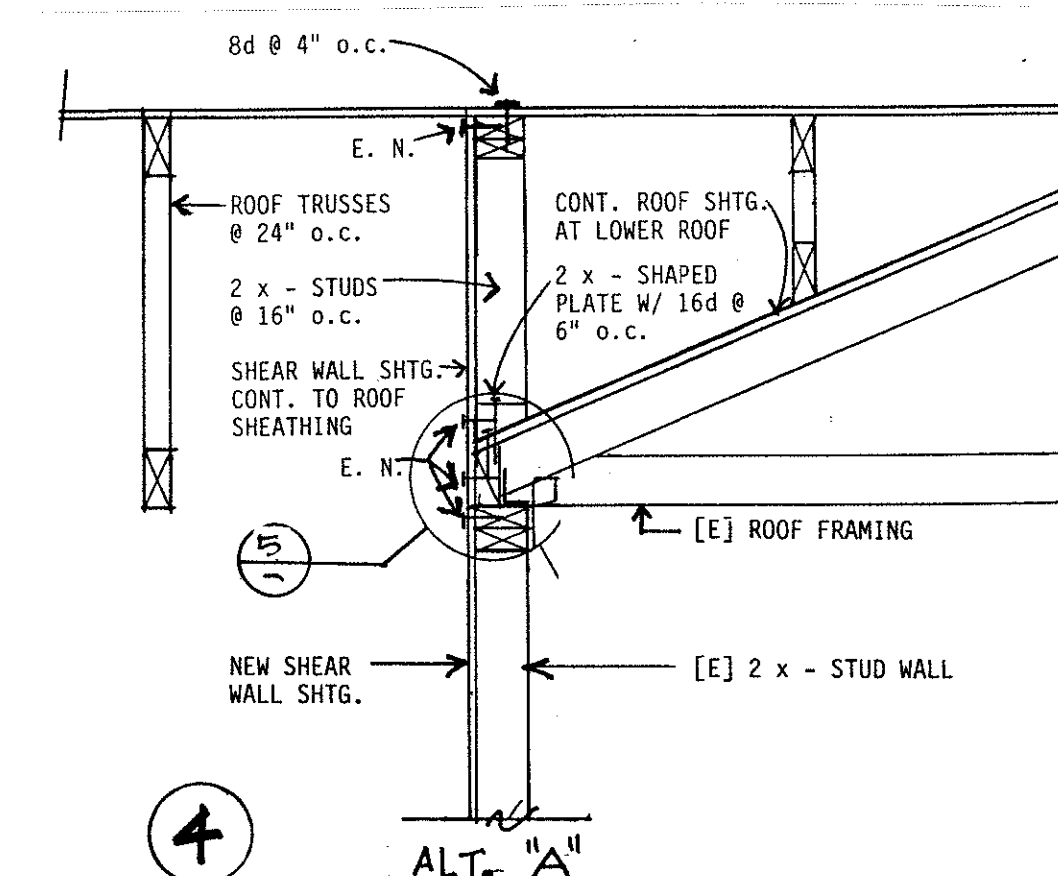
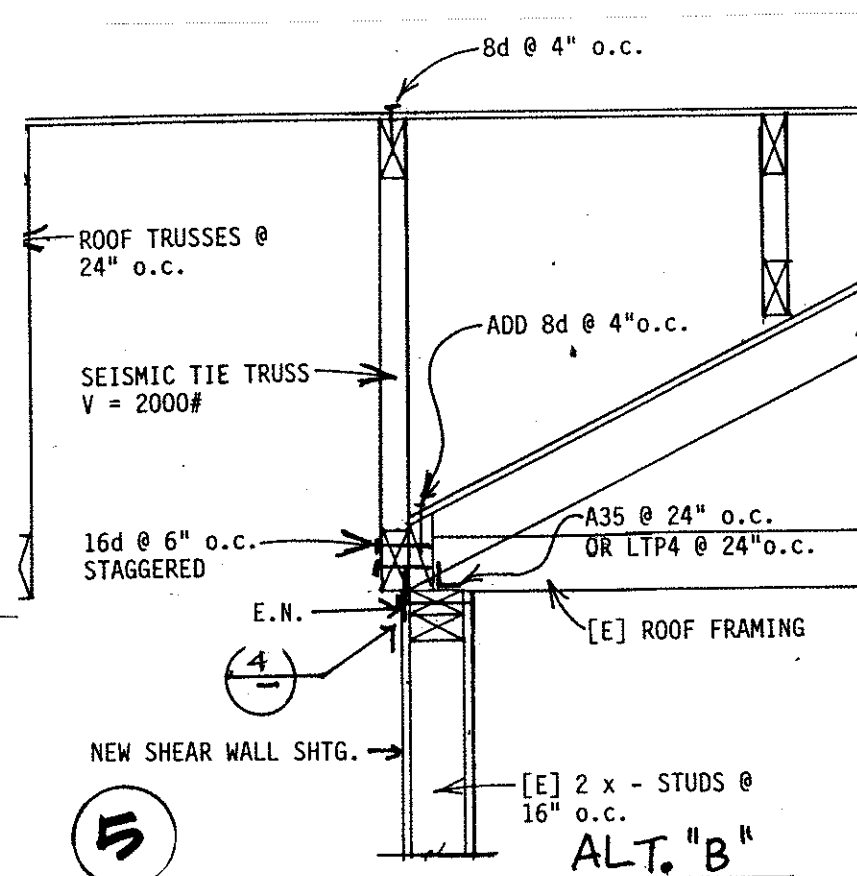
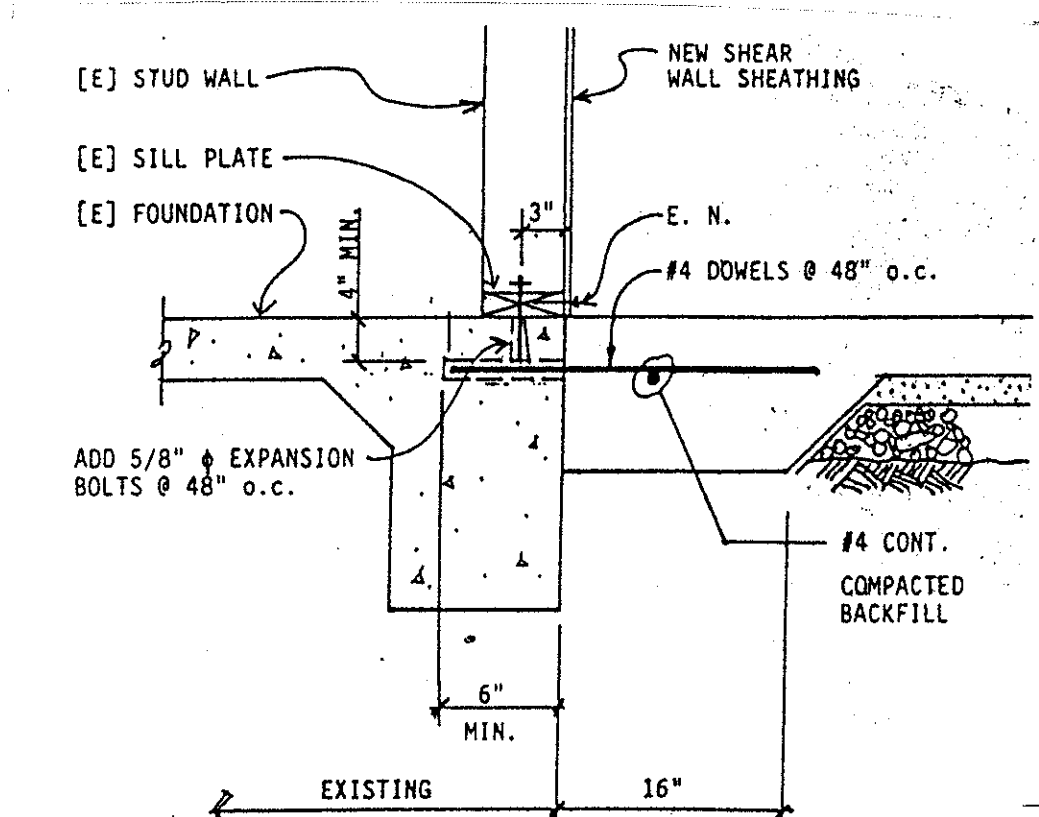
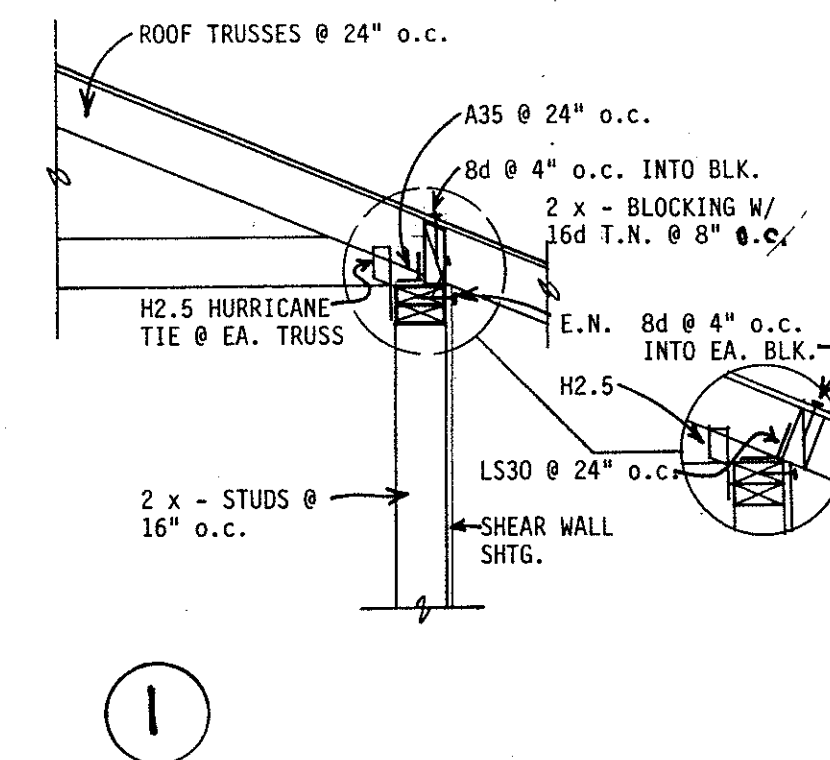
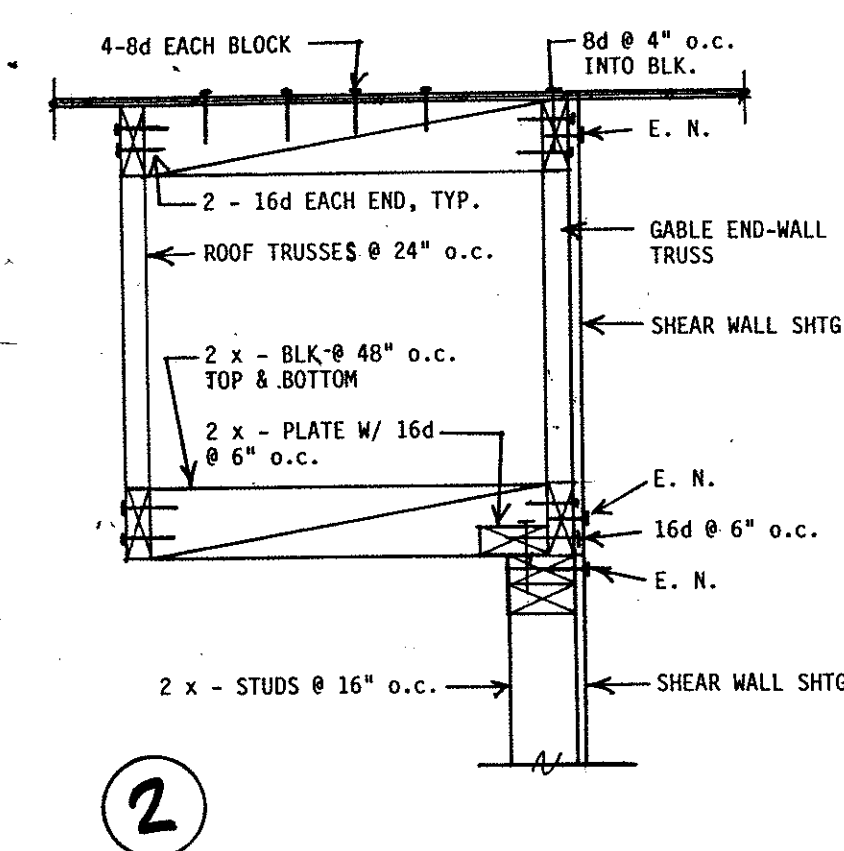
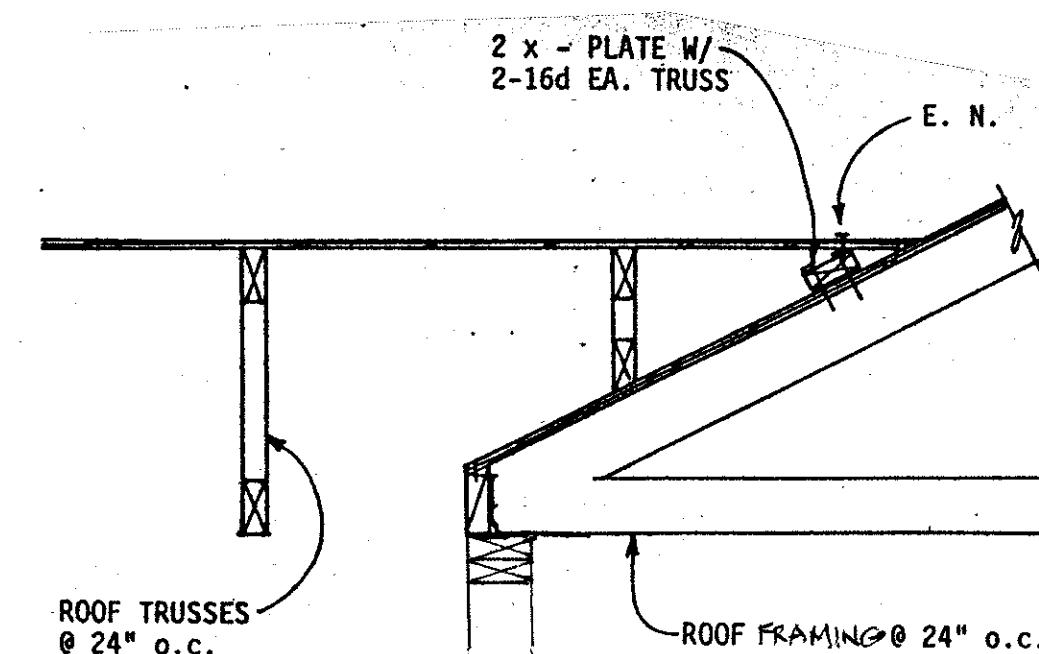
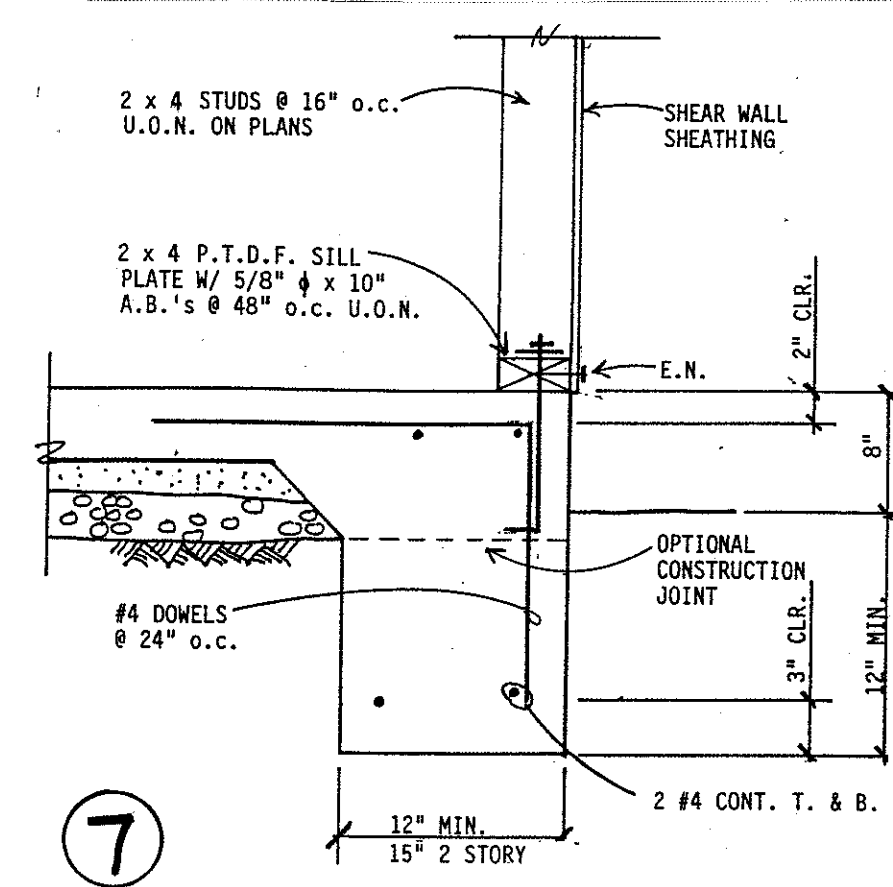
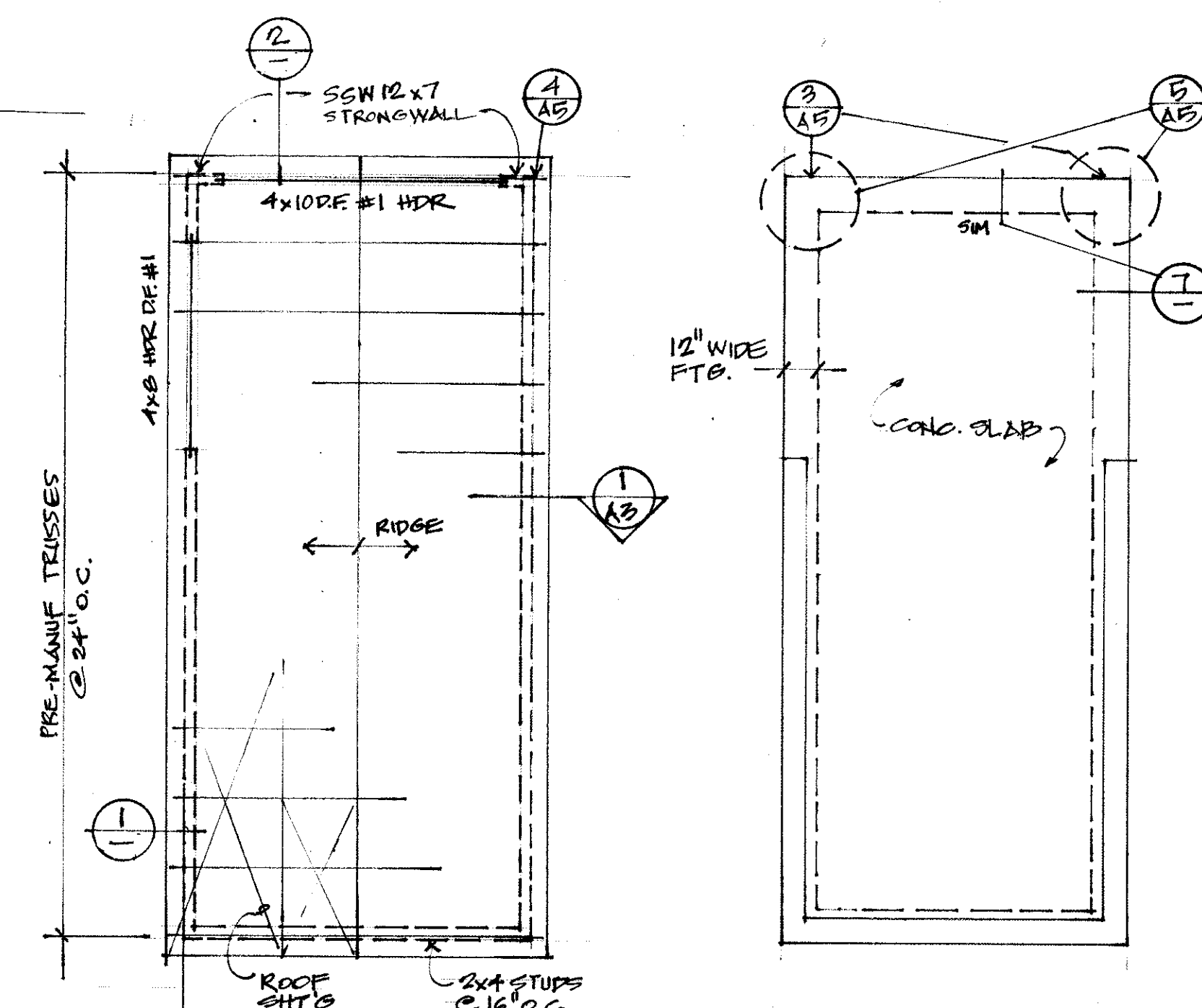
RESIDENCE "B" EXTERIOR

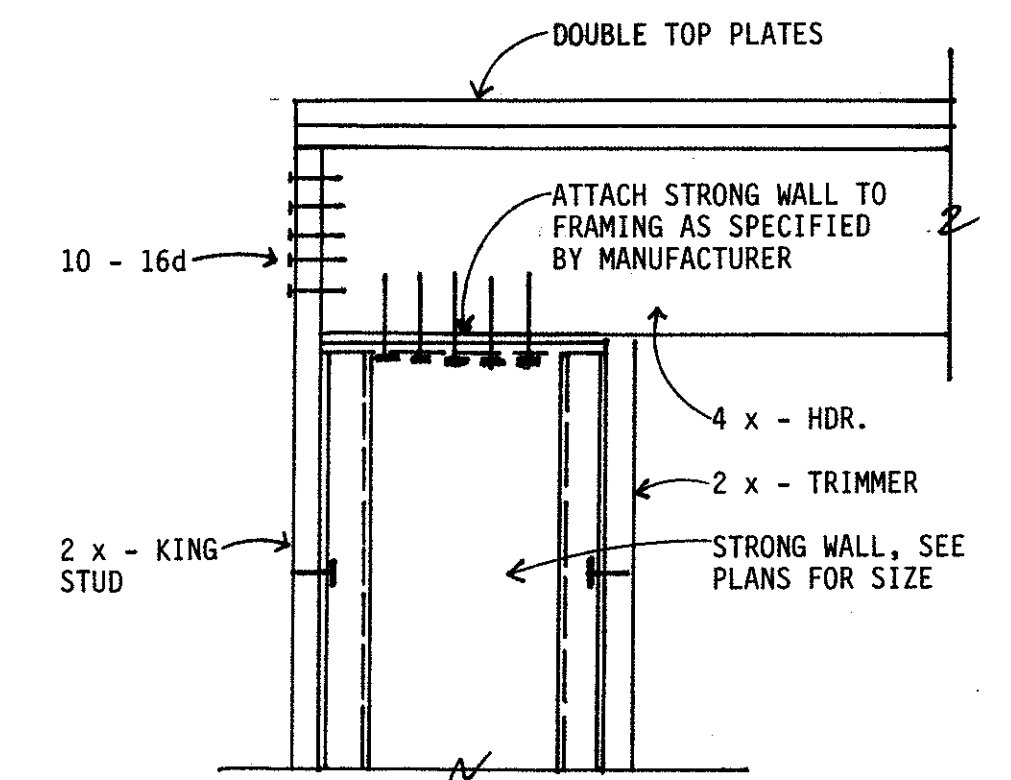
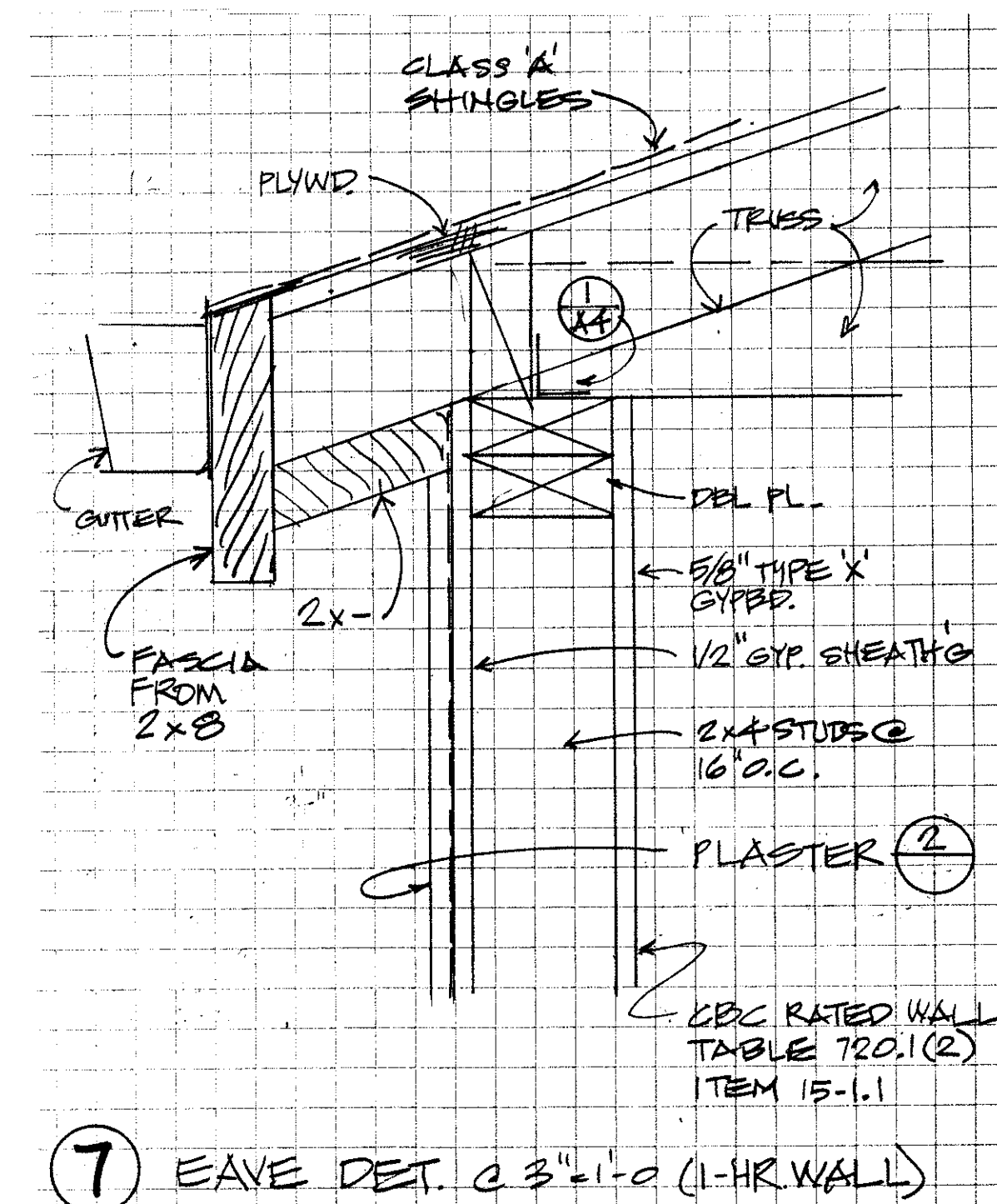
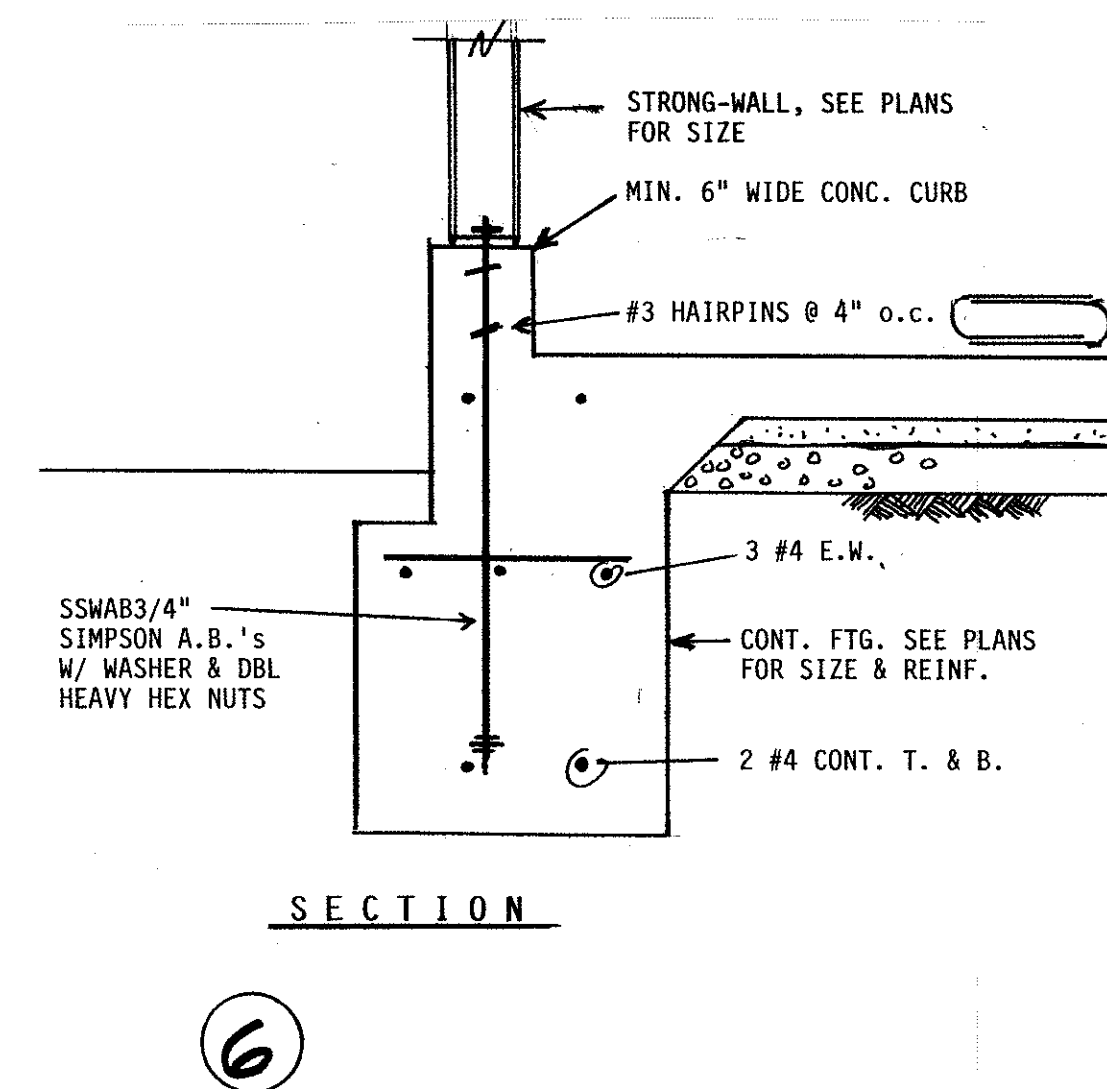
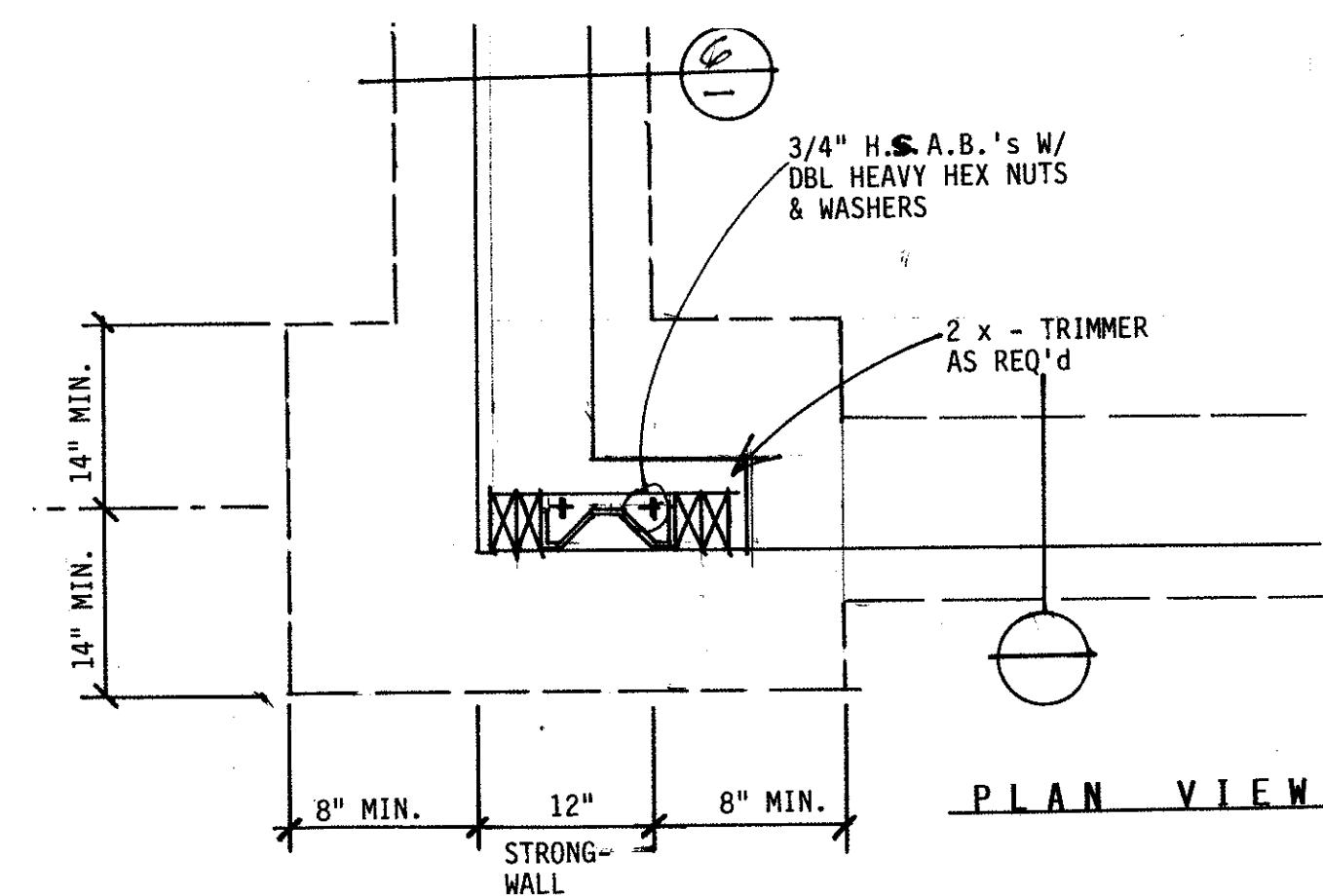
ELEVATIONS @ 1/4"=1'-0"

A Remodel For
1033 Olympia Avenue
Seaside, Ca

5/4/16

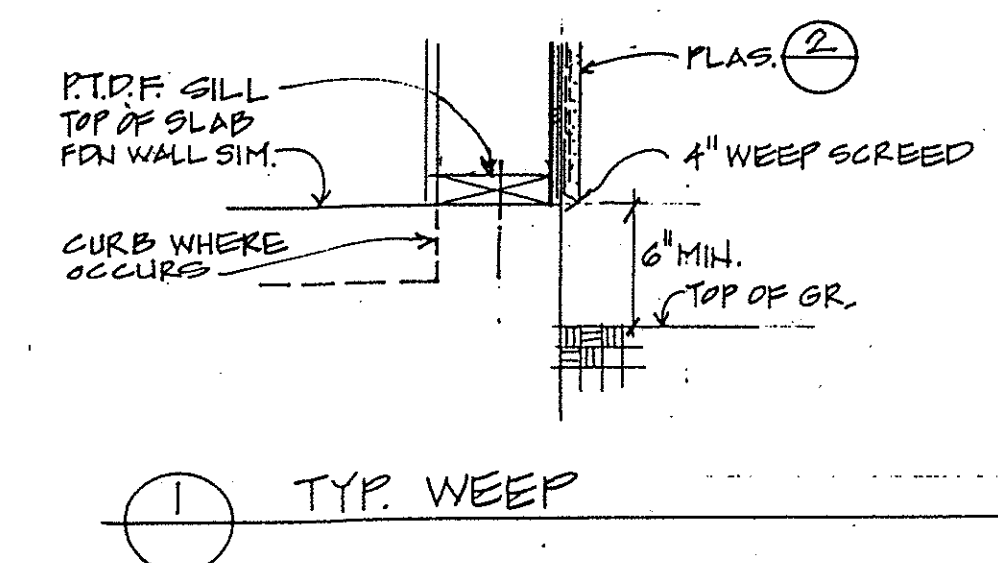
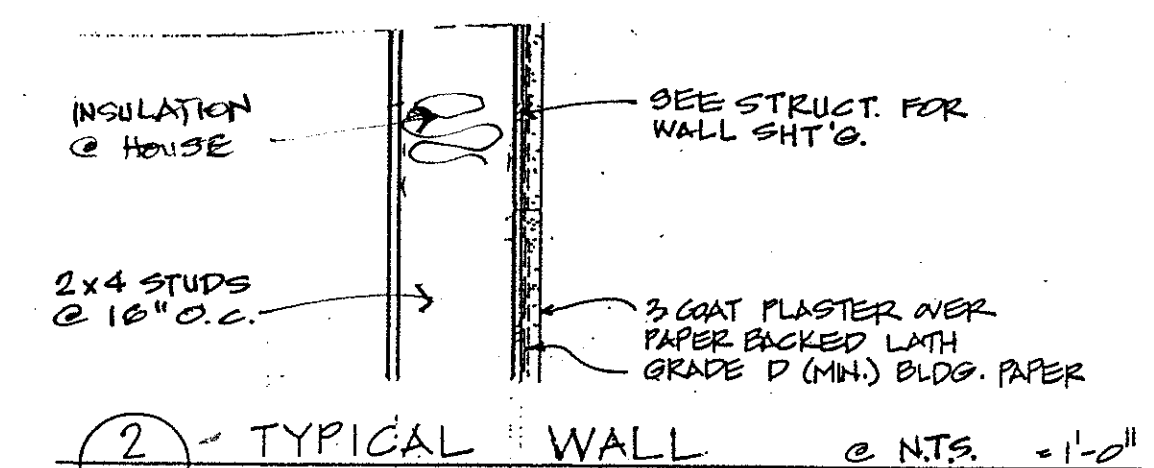
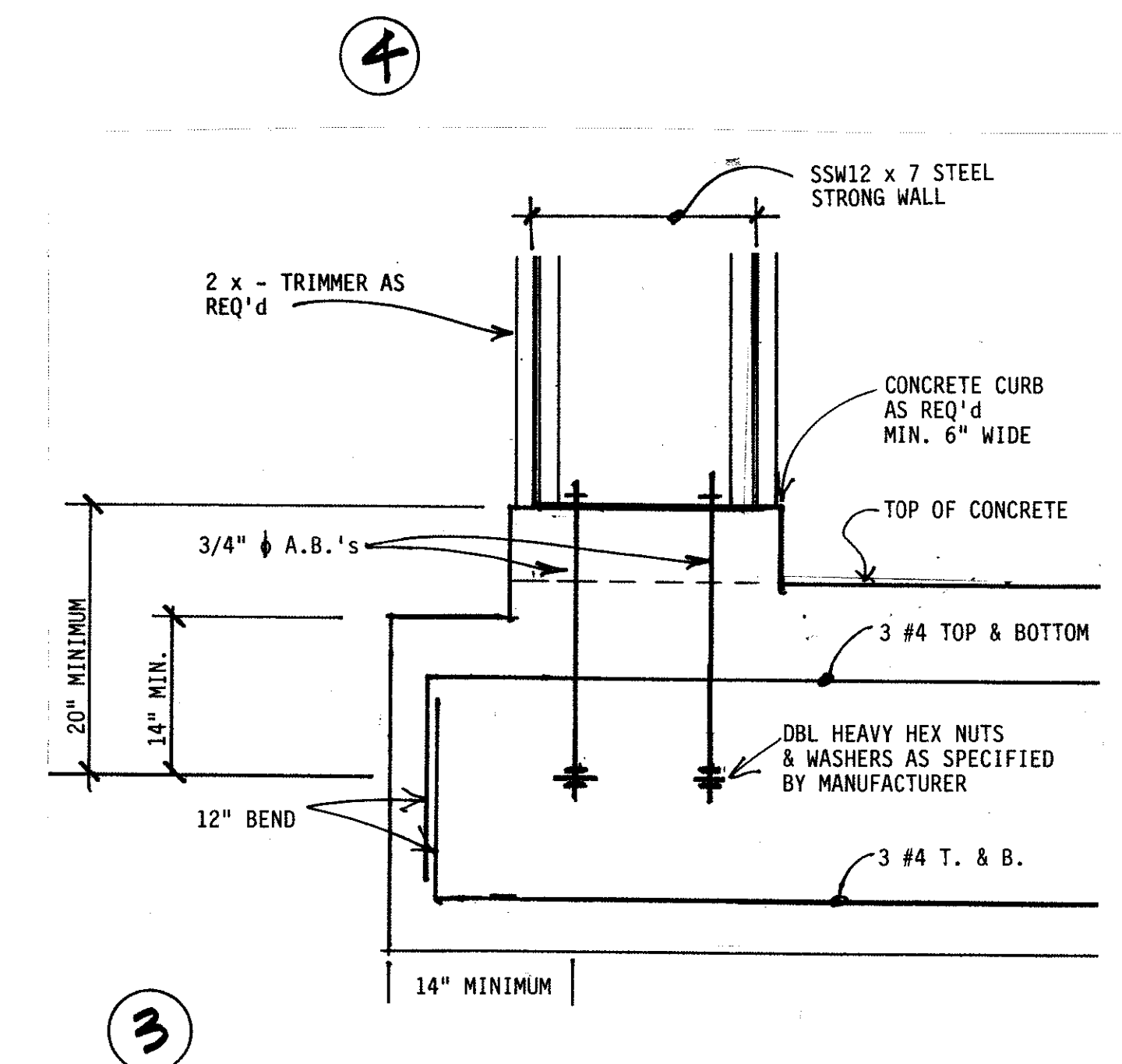
A3





NOTE:

- a) Align header with top of **STRONG WALL**.
- b) Do not shim between **STRONG WALL** and header.
- c) Adjust curb height as required to accommodate header height and **STRONG WALL**.

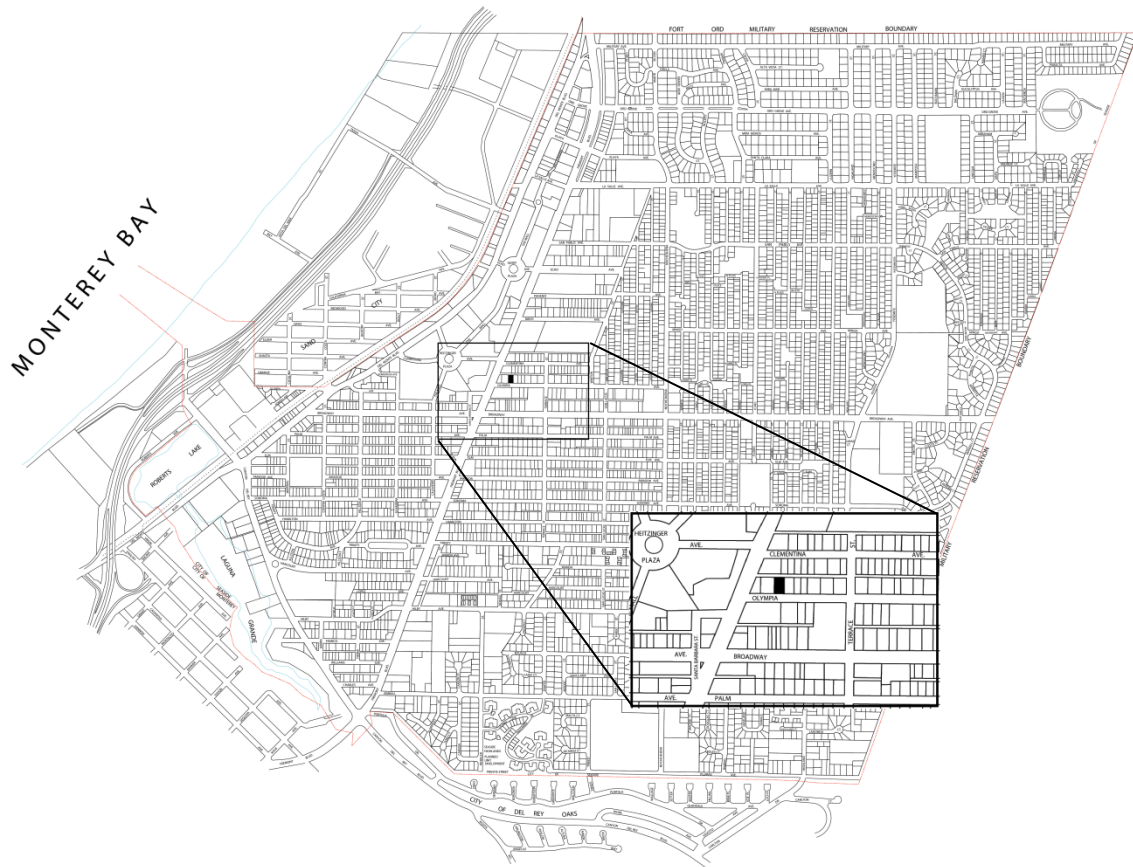


**A Remodel For
1033 Olympia Avenue
Seaside, Ca**

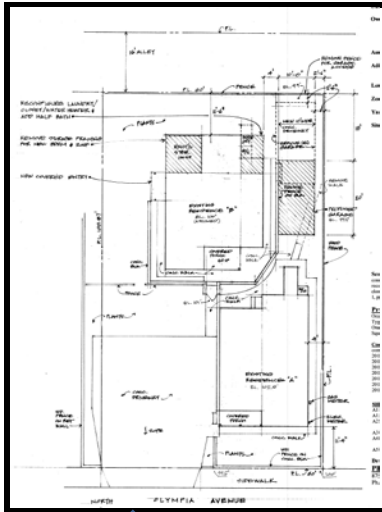
5/4/16

A5

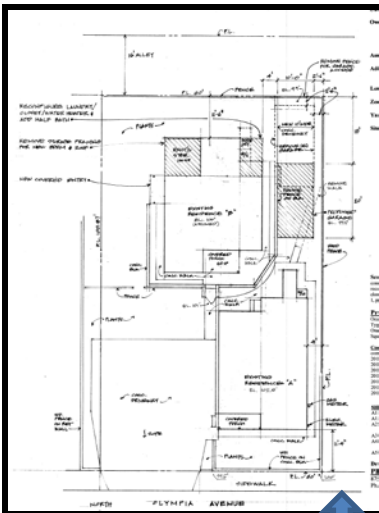
Location Map
1033 Olympia Avenue



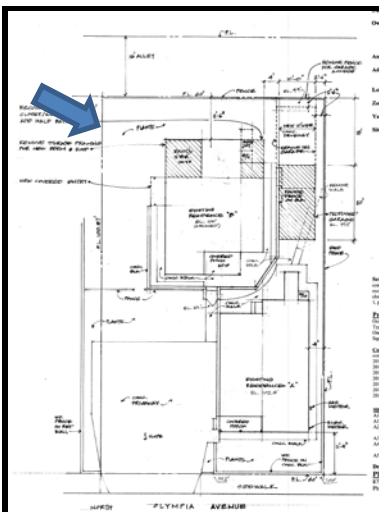
ATTACHMENT 4 Site Photos



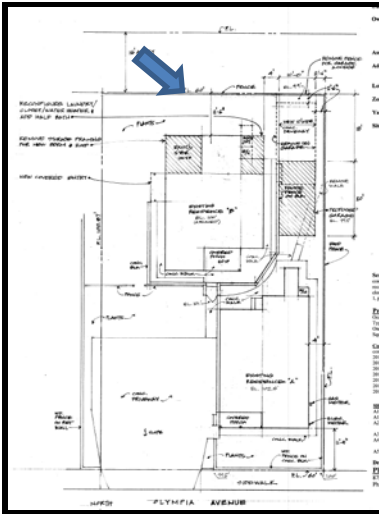
Unit A Property Frontage on Olympia Avenue



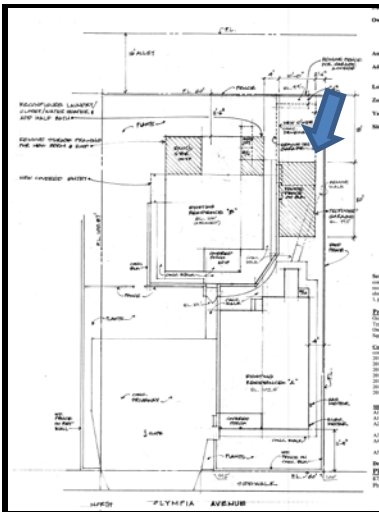
Unit A and Adjacent Property



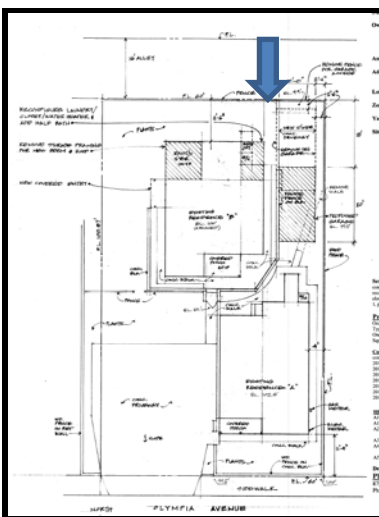
Unit B-Location of rear addition (demo existing non-permitted addition)



Existing garage structure (to be removed)



Location of new garage



Existing garage from alley fence